

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

Thursday, June 16, 2022

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 9:27 AM. City Clerk Debbie Racca-Sittre took the Roll Call noting a quorum with the following Council Members present:

PRESENT: 10 – Nirenberg, Bravo, McKee-Rodriguez, Viagran, Rocha Garcia, Castillo, Cabello Havrda, Pelaez, Courage, Perry

ABSENT: 1 - Sandoval

PROCEDURAL

1. Invocation

The invocation was delivered by Rabbi Rikki Arad of Congregation Agudas Achim, guest of

Councilmember Courage, District 9.

2. Pledge of Allegiance

Mayor Nirenberg led the assembly in the Pledge of Allegiance.

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

Councilmember Rocha Garcia moved to Approve the minutes from the City Council meetings of June 1, 2022 and June 2, 2022. Councilmember Castillo seconded the motion. The motion carried by the following vote:

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

POINT OF PERSONAL PRIVILEGE

Mayor Nirenberg introduced Roshawnda Anderson, City of San Antonio Finance Department employee, who sang the African American National anthem in honor of the Juneteenth Holiday.

Councilmember McKee-Rodriguez spoke of the occasion and history of the Juneteenth Federal Holiday and events to be held during Juneteenth Celebration weekend.

Councilmember Cabello Havrda recognized the Stevens High School Law Enforcement Unit for being awarded State honors for law enforcement competition. Councilmember Rocha Garcia joined in congratulating the unit.

Councilmember Cabello Havrda recognized Judge Lizette Harrison-Lewis on the event of her retirement as a City of San Antonio Municipal Court Judge. Judge Harrison-Lewis thanked the City Council for their support during her tenure as Judge and spoke of her honor in serving the City of San Antonio.

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]

City Manager Erik Walsh introduced the Item and Deputy Chief Financial Officer Troy Elliott who provided an overview of the Item. Elliott stated that the staff recommendations were a balanced approach of exemptions and stated that discussions began in April 2022 during the Budget Goal

Setting Session. Elliott reviewed the FY2023 taxable value growth, statutory tax limitations considered to include “Appraisal Caps” and specifics of the current City Property Tax Program for all resident categories.

Elliott stated that the proposed City Property Tax Relief Program would increase the General Homestead Exemption by 10%, the Seniors Over 65 of Age Exemption from \$65,000 to \$85,000, and the Disabled Persons Exemption from \$12,500 to \$85,000. He discussed the process of scenarios analysis conducted by staff and the recommendations brought forward for consideration by staff. Elliott provided an overview of the City tax rate history and the impact of City Property Tax relief which was \$72.4 million in FY2022 and would increase to \$93.8 million in FY2023 and provided specifics for the increased relief data and projected associated resident tax bill samples. Elliott provided an overview of significant upcoming tax dates and reviewed how the significant tax property relief to residents was projected. Elliott reviewed the next steps in approving the proposed tax exemptions. City Manager Walsh stated that the recommendations were a reflection of input provided by the City Council during the Goal Setting Session.

PUBLIC COMMENT

Tracie Hasslocher, Chair of the San Antonio Board of Realtors (SABOR), spoke in support of the Item and how these exemptions would positively impact homeowners and those looking to purchase homes in San Antonio.

Chris Baecker spoke of the importance of tax relief for residents but noted that more work was still needed for additional tax relief.

DISCUSSION

Mayor Nirenberg noted that City Council and City staff worked diligently to identify ways to increase tax relief for the community which was not always an easy feat. He spoke in support of the proposed recommendations.

Councilmember Bravo spoke of the importance of listening to residents and their needs for tax relief and recognized staff for their thoughtfulness in their recommendations. Councilmember Bravo requested a breakdown of the \$5 billion in loss for those challenging their property valuations for residential and commercial property. Elliott stated that he would provide the information.

Councilmember Rocha Garcia thanked staff for their recommendations and noted her support of the Item.

Councilmember Viagran thanked the staff for their work on the Item and thanked SABOR and other stakeholders for their assistance and input on the proposed recommendations.

Councilmember Viagran stated that staff still needed to look at other possible exemptions to include those for individuals with disabilities. She stated that residents and staff needed to continue discussions with State Legislators to identify other exemptions.

Councilmember McKee-Rodriguez stated that it was important to continue to work on further tax relief at the local and State level to address increasing property tax values to make sure to assist older residents and future generations.

Councilmember Castillo expressed her support of staff and the recommendations and spoke of the impact to her Council District 5 residents. She stated that she was hopeful that staff would continue to identify additional relief and address digital divide issues. Councilmember Castillo asked that collateral marketing material be provided such as door hangers. City Manager Walsh stated that materials would be available and shared with residents.

Councilmember Cabello Havrda stated that she supported the Item and spoke of the positive impact to residents. Councilmember Cabello Havrda asked for clarification on the average homestead values and stated that she thought it was low. Elliott clarified the identified values and where they were derived from. Councilmember Cabello Havrda reiterated the importance of tax relief and working with the State to identify more options.

Councilmember Courage stated that residents identified what they needed and that the City Council was responsible for addressing these needs. He expressed his support of the Item and noted the negative impact of the COVID Pandemic on residents. Councilmember Courage stated that City Council and staff would need to continue to look at how homestead exemptions could be raised in the future but noted that this was a meaningful start in the right direction.

Councilmember Perry stated that he had been committed to bringing these exemptions to fruition and fully supported the proposed recommendations but noted that more was needed in the future. He noted that Bexar County was also looking at additional exemptions at the County level and that he was committed to identify additional exemptions at all levels. Councilmember Perry asked if Budget carry over funds were being considered for future exemption considerations. City Manager Walsh stated that carry over funds would be considered each year. Deputy City Manager Maria Villagomez and Chief Financial Officer Ben Gorzell provided specifics of the current balance and impacting factors on the usage of carry over and City reserve funds. Councilmember Perry reiterated his support of the Item.

Councilmember Pelaez spoke in support of the item and the need for State Legislators to support additional tax relief to taxpayers.

Councilmember Bravo moved to Approve. Councilmember Rocha Garcia seconded the motion. The motion prevailed by the following vote:

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

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]

City Manager Erik Walsh introduced the Item and stated that a large amount of public engagement and meetings were held and introduced City Attorney Andy Segovia who briefed the City Council on the redistricting process. Segovia stated that it was a process that always proposed change due to growth of the City and expansion of services. He noted that the process was not a simple process and he thanked the Redistricting Co-Chairs, Committees, contracted Attorneys and staff for their work on the redistricting process. Segovia noted that redistricting was required by Federal Law and utilized the U.S. Census to determine district lines.

Co-Chairs Bonnie Prosser Elder and Dr. Rogelio Saenz provided an overview of the redistricting process and provided specifics on the current size of each Council District and the redistricting criteria that was considered in the process to include legal requirements and priority requirements.

Elder reviewed the engagement process which included 15 public meetings from November 2021 to June 11, 2022 and noted the number of attendees and written comments provided during the meetings and on-line.

Saenz provided an overview of the final proposed plan and spoke to the map of new districts and associated demographics. He noted that the ideal size of each district was 143,494 and reviewed the new populations for each district and any deviations due to varying factors. Saenz discussed the demographics of resident makeups and spoke to the neighborhood movements associated with the proposed redistricting.

City Attorney Iliana Castillo Daily spoke on the future public outreach to be conducted by City staff, departments and stakeholders.

PUBLIC COMMENT

Casie Madrid with the Greater San Antonio Chamber of Commerce spoke in support of the Item and recognized the efforts of the Redistricting Committee.

DISCUSSION

Mayor Nirenberg thanked the Redistricting Committee and staff for their efforts and diligence for following best practices in the process. He stated that he welcomed input on how to improve the process in the future and that the process may be completed again a couple years if voters decided to increase the size of the City Council.

Councilmember Viagran thanked the Redistricting Team on their efforts associated with the redistricting process. She noted that the team had addressed the needs in her council district and that she would support the Item.

Councilmember McKee-Rodriguez noted his support of the Item and spoke of how the redistricting addressed each council district's boundary challenges. Councilmember McKee-Rodriguez spoke of the challenges of misperceptions to the redistricting process by residents.

Councilmember Courage expressed his thanks to the Redistricting Team and noted the challenging task that they had before them. He noted his support of the Item and thanked the residents who would no longer be in his council district due to boundary changes for their support.

Councilmember Cabello Havrda thanked her council district representative on the Redistricting Committee and expressed her support for the proposed recommendation. She noted that there were some communication challenges that needed to be addressed in the future, but she supported the recommendation overall.

Councilmember Rocha Garcia thanked the individuals who participated in the redistricting process to include her council district representatives. She noted that Committee Members were vital in addressing neighborhood demographics and challenges and that their input was impactful in the process. She stated that technology and innovation was thorough but she hoped that it could still be expanded in the future.

Councilmember Perry thanked the Redistricting Team and noted that not much change had occurred in his council district and that he supported the Item.

Councilmember Castillo thanked staff and the Redistricting Team for their efforts and noted that she was supportive of the Item. She expressed concern that Councilmembers were not allowed to appoint council district staff or family and hoped that this could be changed in the future.

Councilmember Bravo noted that the redistricting process could be challenging but that community input and the process was positive and meaningful. He expressed concern regarding the need for additional detail on maps used by Committee Members and recommended additional street map detail. Councilmember Bravo noted his support of the Item.

Councilmember Rocha Garcia moved to Approve. Councilmember Viagran seconded the motion. The motion prevailed by the following vote:

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

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]

Chief Financial Officer Ben Gorzell provided an overview of the Council action requested that would authorize funding for CPS Energy's new Energy Efficiency & Conservation Program through an adjustment in the fuel surcharge. Gorzell reviewed the accountability measures associated with the fuel surcharge recovery fees and reports mandated by the City and review of reports by City staff. He noted that a formal evaluation would be conducted in the third and fifth year of the program.

Gorzell reviewed the key program benefits to include alignment with the City's Climate Action and Adaptation Plan. He noted that the fuel adjustment would pass through fuel costs to customers and would be adjusted monthly for actual fuel costs. He reviewed the staff recommendation details that had an estimated cost of \$350 million over a five-year term and noted that costs would be recovered under the Save for Tomorrow Energy Plan (STEP) Program.

Rudy Garza, Interim President and Chief Executive Officer of CPS Energy, provided an overview of the Energy Efficiency and Conservation Program to include current status, proposed program, targeted outcomes and monitoring. Garza noted that the request would benefit customers with cost savings, carbon reduction and lower energy bills. Garza stated that meeting energy needs included consideration of a growing population, diversified supply strategy, operational flexibility and reduced carbon levels. Garza stated that the STEP Program had an economic impact with an increase in local jobs and small business provided services and reiterated that the recommendation would allow for expansion and continued success of the STEP Program.

CPS Energy Director of Technology and Innovation Rick Luna discussed the future state of the conservation and energy efficiency programs within CPS Energy and spoke to recent engagement efforts conducted by the organization to include meeting with the Rate Advisory Committee, City Council and the Citizen's Advisory Committee (CAC). Luna reviewed the current STEP contribution by rate group and the CPS Energy Board of Directors approved STEP improvements which totaled \$70 million per year as it provided comprehensive programs, ambitious goals and accountability with no additional impacts to energy customer bills. Luna reviewed the estimated budget goals and aligning program designs. He provided an overview of marketing and outreach to be conducted under the STEP Program enhancements and accountability provisions under the proposed funding.

PUBLIC COMMENT

Christopher Mayorga spoke in opposition of the Item and discussed alternatives to energy efficiencies and costs.

Shannon Mills spoke in support of the Item and the importance of the STEP Program to residents.

Andrew Berteaux spoke in support of the STEP Program and of the proposed recommendations under Item 6.

Aaron Berndt spoke in support of the Item and continued funding for the STEP Program.

Tabitha Guardiola spoke in support of the Item and noted the impact of the STEP Program to residents. She stated that expanded services were still needed and barriers to assistance under the STEP program would need to be addressed to include expanded communications.

David Drew with Presidio spoke in support of the STEP Program and the proposed recommendations.

Brian Ramirez spoke in support of the Item and spoke of impact to small businesses, schools and

non-profits.

Patrick Attewater spoke in support of the Item and the STEP Program.

DeeDee Belmares spoke in support of the Item and requested consideration for targeted residents in most need of assistance.

Antonia Taylor spoke in support of the Item and the need to further assist vulnerable community residents.

Hector Martinez with the San Antonio Housing Authority (SAHA) spoke in support of the STEP Program and partnership of CPS Energy and SAHA on the proposed recommendations.

Lillian White spoke in support of Item 6 and the positive impact of STEP Program to residents.

DISCUSSION

Mayor Nirenberg noted the success of the initial STEP Program success in energy improvements, energy creation and savings. He stated that CPS Energy and City staff had evaluated the current program to identify improvements in a more equitable way that also included solar initiatives. He noted that this was a ratification of the CPS Energy Board recommendations and that there would be no amendments to the Item.

Councilmember Bravo noted that he had been committed to working on energy conservation and that he supported the STEP Program initiatives and proposed recommendations. He stated that he wanted priorities in home weatherization and improvements to the most vulnerable communities and asked that community outreach be conducted to identify households. He requested that more funding be applied to low income households. Luna confirmed that funding and programs would be considered for low income populations. Councilmember Bravo asked that further consideration of low income resident needs be addressed in the Planning and Community Development Committee agenda. Councilmember Bravo requested that CPS Energy provide the Municipal Utilities Committee with updates to the program on a quarterly basis.

Councilmember McKee-Rodriguez stated that he supported the continued funding of the STEP Program and associated initiatives. He stated that he supported Councilmember Bravo's request for quarterly updates to the full City Council. He requested additional information on digital solar incentives and non-traditional approaches to solar energy for lower income families. Luna spoke of community solar initiatives and benefits to energy users. Councilmember McKee- Rodriguez asked for information on the number of low income households needing energy improvements. Garza stated that he would provide the information. Councilmember McKee-Rodriguez requested more detail regarding the non-traditional solar options. He noted that solar should work for the most vulnerable families and wanted to ensure that the programs would do that. Luna stated that programs could be developed that deal with the up-front costs such as community solar where residents could purchase one or more panels.

Councilmember Courage noted his support of the Item and the number of residents served under

the STEP Program.

Councilmember Rocha Garcia spoke of her concern for needed historical analysis data for the STEP Program. She stated that CPS Energy should be able to provide historical analysis data for the STEP Program. Councilmember Rocha Garcia spoke of recommendations made by the Sierra Club and how initiatives were being considered for the STEP Program. She noted the need of energy efforts on the Southside of the City and that the area needed to be equitably serviced and called for more support for Southside residents in all areas of energy efficiency. She noted that the digital divide impacted the initiatives since many residents did not have digital or internet services in their homes. Councilmember Rocha Garcia stated that the lack of STEP services was not acceptable and needed to be addressed. She stated that she would not be supporting the Item.

Garza stated that CPS Energy was committed to address equity issues to include technology and communication efforts. He acknowledged the concerns of the lower economic council districts and was committed to improvement.

Councilmember Castillo expressed her support of the Item and asked that CPS Energy work with Council District 5 on communication efforts to residents of STEP initiatives.

Councilmember Pelaez stated that Councilmember Rocha Garcia's concerns were warranted and should be addressed for all council district lower income residents. He acknowledged the efforts of CPS Energy on equity, compassion and improved services. Councilmember Pelaez supported the review of program statuses on a regular basis by the full City Council.

Councilmember Pelaez noted his frustration of not being able to provide more input and represent his constituents. Segovia stated that funding for the program was what was before the City Council today. He added that the program would be voted on by the CPS Energy Board. He noted that providing more flexibility under the Bond covenants and State Law could be discussed. Councilmember Perry spoke in support of Councilmember Rocha Garcia's concerns and the impact to residents of energy initiatives and true savings to customers. Councilmember Perry asked for clarification on the total savings of the STEP Program. Luna stated that over \$1 million had been saved by residents by improvements in the STEP Program. Councilmember Perry spoke of his concerns of recent rate increases and STEP Program costs to residents and requested additional data. Garza stated that a follow up report and data displaying impacts would be provided to Councilmembers.

Councilmember Perry noted that the RAC had concerns regarding the STEP Program while the CAC fully supported the program and asked for additional analysis to obtain true status. Garza stated that staff provided full information to both Committees. Councilmember Perry stated that CPS Energy should be run as a business that would provide economical and reliable energy to its customers and should look into additional power plants to provide services. He noted that he would not support the Item.

Mayor Nirenberg provided clarification on the role of the RAC and CAC to provide recommendations to the STEP Program and their recommendations. He stated that it was clear that both committees as a majority supported the STEP Program.

Councilmember Viagran asked for clarification of the STEP Program origins and if the City Council would be able to have any input on the program once approved. Segovia stated that the City Council would not have input on the initiatives. Councilmember Viagran asked what would happen if the STEP Program did not get approved. Garza stated that the STEP Program would not be funded after 2024.

Councilmember Viagran stated that as a member of the RAC she was able to observe great input by the Committees to energy initiatives. She expressed concern regarding true savings and cost benefits to residents. Councilmember Viagran acknowledged the efforts of CPS Energy but stated that she would not support the Item due to not fully supporting the southern sector of the community. She noted that generational planning was needed.

Councilmember Bravo stated that he had concerns that this Item was not brought before City Council at an earlier date to obtain greater support. He stated that Austin Energy could provide positive examples of energy efficiencies and cost savings to customers. Councilmember Bravo expressed to CPS Energy that he wanted to provide amendments to the Item and reiterated that the frequency of status updates was needed on a quarterly basis.

Mayor Nirenberg stated that the STEP Program would hopefully work as designed and that the initial program did not consider equity. He stated that the new program would address equity and that it was important to obtain status updates on meeting equity and services goals. He stated that he was confident that the program would address this.

Councilmember McKee-Rodriguez moved to Approve. Councilmember Castillo seconded the Motion. The motion prevailed by the following vote:

Aye:	Nirenberg, Bravo, McKee-Rodriguez, Castillo, Cabello Havrda, Pelaez, Courage
No:	Viagran, Rocha Garcia, Perry
Absent:	Sandoval

CONSENT AGENDA

Councilmember Viagran highlighted Item 25 and stated that she was proud that she was part of the process. She highlighted Items 27 and 28 which were part of the Mission Heritage and World Heritage Trail and sites. Councilmember Viagran highlighted Item 14 and applauded the Airport for its continued work to make the traveler's experience positive.

Councilmember McKee-Rodriguez highlighted Item 15 that spoke on STEM initiatives for youth.

Councilmember Rocha Garcia highlighted Item 14 which expanded alcoholic beverage usage outside restaurants.

Councilmember Pelaez spoke of his concern regarding Item 14 and stated that he would not support the Item.

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]

Councilmember Castillo moved to Approve on the Consent Agenda. Councilmember Rocha Garcia seconded the motion. The motion carried by the following vote:

Aye: Nirenberg, Bravo, McKee-Rodriguez, Viagran, Rocha Garcia, Castillo, Cabello
Havrda, Courage, Perry
No: Pelaez
Absent: Sandoval

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]

Councilmember Castillo moved to Approve on the Consent Agenda. Councilmember Rocha Garcia seconded the motion. The motion carried by the following vote:

Aye: Nirenberg, Bravo, McKee-Rodriguez, Viagran, Rocha Garcia, Castillo, Cabello
Havrda, Courage, Perry
No: Pelaez
Absent: Sandoval

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]

Councilmember Castillo moved to Approve on the Consent Agenda. Councilmember Rocha Garcia seconded the motion. The motion carried by the following vote:

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

No: Pelaez
Absent: Sandoval

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]

Councilmember Castillo moved to Approve on the Consent Agenda. Councilmember Rocha Garcia seconded the motion. The motion carried by the following vote:

Aye: Nirenberg, Bravo, McKee-Rodriguez, Viagran, Rocha Garcia, Castillo, Cabello
Havrda, Courage, Perry
No: Pelaez
Absent: Sandoval

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]

Councilmember Castillo moved to Approve on the Consent Agenda. Councilmember Rocha Garcia seconded the motion. The motion carried by the following vote:

Aye: Nirenberg, Bravo, McKee-Rodriguez, Viagran, Rocha Garcia, Castillo, Cabello
Havrda, Courage, Perry
No: Pelaez
Absent: Sandoval

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]

Councilmember Castillo moved to Approve on the Consent Agenda. Councilmember Rocha Garcia seconded the motion. The motion carried by the following vote:

Aye: Nirenberg, Bravo, McKee-Rodriguez, Viagran, Rocha Garcia, Castillo, Cabello
Havrda, Courage, Perry
No: Pelaez
Absent: Sandoval

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]

Councilmember Castillo moved to Approve on the Consent Agenda. Councilmember Rocha Garcia seconded the motion. The motion carried by the following vote:

Aye: Nirenberg, Bravo, McKee-Rodriguez, Viagran, Rocha Garcia, Castillo, Cabello
Havrda, Courage, Perry
No: Pelaez
Absent: Sandoval

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]

Councilmember Castillo moved to Approve on the Consent Agenda. Councilmember Rocha Garcia seconded the motion. The motion carried by the following vote:

Aye: Nirenberg, Bravo, McKee-Rodriguez, Viagran, Rocha Garcia, Castillo, Cabello
Havrda, Courage, Perry
No: Pelaez
Absent: Sandoval

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]

Councilmember Castillo moved to Approve on the Consent Agenda. Councilmember Rocha Garcia seconded the motion. The motion carried by the following vote:

Aye: Nirenberg, Bravo, McKee-Rodriguez, Viagran, Rocha Garcia, Castillo, Cabello
Havrda, Courage, Perry
No: Pelaez
Absent: Sandoval

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]

Councilmember Castillo moved to Approve on the Consent Agenda. Councilmember Rocha Garcia seconded the motion. The motion carried by the following vote:

Aye: Nirenberg, Bravo, McKee-Rodriguez, Viagran, Rocha Garcia, Castillo, Cabello
Havrda, Courage, Perry
No: Pelaez
Absent: Sandoval

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]

Councilmember Castillo moved to Approve on the Consent Agenda. Councilmember Rocha Garcia seconded the motion. The motion carried by the following vote:

Aye: Nirenberg, Bravo, McKee-Rodriguez, Viagran, Rocha Garcia, Castillo, Cabello
Havrda, Courage, Perry
No: Pelaez
Absent: Sandoval

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]

Councilmember Courage spoke in support of the Item and projects.

Councilmember Courage moved to Approve. Councilmember Castillo seconded the motion. The motion carried by the following vote:

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

Councilmember Courage moved to amend the motion to have the administrative fees paid by the developer deposited into the Affordable Housing Fund . Councilmember Castillo seconded the motion. The motion carried by the following vote:

Aye: Nirenberg, Bravo, McKee-Rodriguez, Castillo, Cabello Havrda, Pelaez, Courage
No: Viagran, Rocha Garcia, Perry
Absent: Sandoval

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]

Councilmember Castillo moved to Approve on the Consent Agenda. Councilmember Rocha Garcia seconded the motion. The motion carried by the following vote:

Aye: Nirenberg, Bravo, McKee-Rodriguez, Viagran, Rocha Garcia, Castillo, Cabello
Havrda, Courage, Perry
No: Pelaez
Absent: Sandoval

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]

Councilmember Castillo moved to Approve on the Consent Agenda. Councilmember Rocha Garcia seconded the motion. The motion carried by the following vote:

Aye: Nirenberg, Bravo, McKee-Rodriguez, Viagran, Rocha Garcia, Castillo, Cabello
Havrda, Courage, Perry
No: Pelaez
Absent: Sandoval

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]

Councilmember Castillo moved to Approve on the Consent Agenda. Councilmember Rocha Garcia seconded the motion. The motion carried by the following vote:

Aye: Nirenberg, Bravo, McKee-Rodriguez, Viagran, Rocha Garcia, Castillo, Cabello
Havrda, Courage, Perry
No: Pelaez
Absent: Sandoval

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]

Councilmember Castillo moved to Approve on the Consent Agenda. Councilmember Rocha Garcia seconded the motion. The motion carried by the following vote:

Aye: Nirenberg, Bravo, McKee-Rodriguez, Viagran, Rocha Garcia, Castillo, Cabello
Havrda, Courage, Perry
No: Pelaez

Absent: Sandoval

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]

Deputy City Manager Maria Villagomez provided an overview of the proposed contract services for the SAFD and associated costs and benefits to the SAFD Staff.

Councilmember Courage asked if the contract was part of the Collective Bargaining Agreement (CBA). Deputy City Manager Villagomez stated that it was not part of the CBA.

Mayor Nirenberg spoke of his support of the wellness center and associated services but asked for clarification on the temporary services contract in place. Deputy City Manager Villagomez provided clarification on the impact of the week delay. Mayor Nirenberg wanted to make sure that the added position would have high impact to SAFD employees. City Manager Walsh stated that the ease, access and level of services had been enhanced under the contract.

Councilmember Cabello Havrda moved to Continue to June 23, 2022. Councilmember Rocha Garcia seconded the motion. The motion carried by the following vote:

Aye: McKee-Rodriguez, Viagran, Rocha Garcia, Castillo, Cabello Havrda, Pelaez, Courage, Perry
No: Bravo
Abstain: Nirenberg
Absent: Sandoval

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]

Councilmember Castillo moved to Approve on the Consent Agenda. Councilmember Rocha Garcia seconded the motion. The motion carried by the following vote:

Aye: Nirenberg, Bravo, McKee-Rodriguez, Viagran, Rocha Garcia, Castillo, Cabello

Havrda, Courage, Perry
No: Pelaez
Absent: Sandoval

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]

Councilmember Castillo moved to Approve on the Consent Agenda. Councilmember Rocha Garcia seconded the motion. The motion carried by the following vote:

Aye: Nirenberg, Bravo, McKee-Rodriguez, Viagran, Rocha Garcia, Castillo, Cabello
Havrda, Courage, Perry
No: Pelaez
Absent: Sandoval

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]

Councilmember Castillo moved to Approve on the Consent Agenda. Councilmember Rocha Garcia seconded the motion. The motion carried by the following vote:

Aye: Nirenberg, Bravo, McKee-Rodriguez, Viagran, Rocha Garcia, Castillo, Cabello
Havrda, Courage, Perry
No: Pelaez
Absent: Sandoval

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 amend the project commencement and completion dates. [Lori Houston, Assistant City Manager; Veronica Garcia, Interim Director, Neighborhood and Housing Services Department]

Councilmember Castillo moved to Approve on the Consent Agenda. Councilmember Rocha Garcia seconded the motion. The motion carried by the following vote:

Aye: Nirenberg, Bravo, McKee-Rodriguez, Viagran, Rocha Garcia, Castillo, Cabello
Havrda, Courage, Perry
No: Pelaez

Absent: Sandoval

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]

Councilmember Bravo stated that at TIRZ Board Committee meetings he asked what the charge was of the board and how this project would impact the fund balance. Councilmember Bravo stated that he had continuous conversations with the developer and residents associated with the project to address energy efficiency concerns.

Councilmember Castillo stated that she was not convinced that the development would be beneficial to the community and would not support the Item.

Councilmember McKee-Rodriguez stated that initially, he was not excited about the project. He stated that he still believed that any incentives provided to a private housing development should provide affordable housing. He noted that public funds should be reserved for the public good. He stated that some amenities were added and noted that he would support the Item.

Councilmember Courage stated that he would not support the Item.

Mayor Nirenberg stated that there was a public benefit in that public improvements around a development were in the public right-of-way and if the City lost control of the balance in the housing ecosystem, a negative impact would be seen by the most vulnerable residents. He stated that the City was phasing out this type of development but should complete what was started and be mindful of facilitating the level of housing development at every opportunity. He expressed his support for the project.

City Manager Walsh clarified that TIRZ funds were available for projects already in the pipeline.

Councilmember Viagran asked if the Inner City TIRZ Board Members included three Councilmembers with the rest being appointed. Ian Benavidez, Interim Deputy Director, Neighborhood and Housing Services Department, replied that it did and there were representatives from Bexar County, San Antonio Independent School District and the Alamo Community Colleges on the Board.

Councilmember Perry stated that all types of housing were needed in San Antonio and he thought that the project would give the area a boost.

Councilmember Bravo stated that he failed to see why \$2.1 million of taxpayer money should be contributed to the project instead of projects that might be able to offer more to the community.

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

Aye: Nirenberg, McKee-Rodriguez, Viagran, Rocha Garcia, Cabello Havrda, Pelaez, Perry
No: Bravo, Castillo, Courage
Absent: Sandoval

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]

Councilmember Castillo moved to Approve on the Consent Agenda. Councilmember Rocha Garcia seconded the motion. The motion carried by the following vote:

Aye: Nirenberg, Bravo, McKee-Rodriguez, Viagran, Rocha Garcia, Castillo, Cabello Havrda, Courage, Perry
No: Pelaez
Absent: Sandoval

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]

Councilmember Castillo moved to Approve on the Consent Agenda. Councilmember Rocha Garcia seconded the motion. The motion carried by the following vote:

Aye: Nirenberg, Bravo, McKee-Rodriguez, Viagran, Rocha Garcia, Castillo, Cabello Havrda, Courage, Perry
No: Pelaez
Absent: Sandoval

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]

Councilmember Castillo moved to Approve on the Consent Agenda. Councilmember Rocha Garcia seconded the motion. The motion carried by the following vote:

Aye: Nirenberg, Bravo, McKee-Rodriguez, Viagran, Rocha Garcia, Castillo, Cabello
Havrda, Courage, Perry
No: Pelaez
Absent: Sandoval

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]

Councilmember Castillo moved to Approve on the Consent Agenda. Councilmember Rocha Garcia seconded the motion. The motion carried by the following vote:

Aye: Nirenberg, Bravo, McKee-Rodriguez, Viagran, Rocha Garcia, Castillo, Cabello
Havrda, Courage, Perry
No: Pelaez
Absent: Sandoval

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]

Councilmember Castillo moved to Approve on the Consent Agenda. Councilmember Rocha Garcia seconded the motion. The motion carried by the following vote:

Aye: Nirenberg, Bravo, McKee-Rodriguez, Viagran, Rocha Garcia, Castillo, Cabello
Havrda, Courage, Perry
No: Pelaez
Absent: Sandoval

City Manager's Report

35. City Manager's Report

City Manager Walsh stated that the City Manager's Report would be presented next week.

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

There being no further discussion, the meeting was adjourned at 3:11 PM.

Approved

Ron Nirenberg Mayor

By: **Debbie Racca-Sittre**
Deputy City Clerk