

# City of San Antonio



## AGENDA City Council A Session

City Hall Complex  
114 W. Commerce  
San Antonio, Texas 78205

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Thursday, December 11, 2014

9:00 AM

Municipal Plaza Building

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The City Council shall hold its regular meetings in the Norma S. Rodriguez Council Chamber in the Municipal Plaza Building within the City Hall Complex beginning at 9:00 AM. After the meeting is convened, the City Council shall consider the following time certain items no sooner than the designated times, but may consider them at a later time.

**9:00AM: Invocation and Approval of Minutes**

**12:00PM: Lunch Break**

**6:00PM: Adjourn**

At any time during the meeting, the City Council may meet in executive session for consultation concerning attorney-client matters under Chapter 551 of the Texas Government Code.

Citizens may appear before the City Council to speak for or against any item on this agenda, in accordance with procedural rules governing City Council meetings. Questions relating to these rules may be directed to the Office of the City Clerk at (210) 207-7253.

### DISABILITY ACCESS STATEMENT

**This meeting site is wheelchair accessible. The Accessible Entrance is located at the Municipal Plaza Building / Main Plaza Entrance. Accessible Visitor Parking Spaces are located at City Hall, 100 Military Plaza, north side. Auxiliary Aids and Services, including Deaf interpreters, must be requested forty-eight [48] hours prior to the meeting. For assistance, call (210) 207-7268 or 711 Texas Relay Service for the Deaf.**

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

The City Council of San Antonio will convene in the Norma S. Rodriguez Council Chamber, Municipal Plaza Building in a Regular Council Meeting at 9:00 A.M.

1. [14-3156](#) Invocation by Reverend Robert Glenn, Bethel United Methodist Church, guest of Councilmember Ray Lopez, District 6.

2. [14-3157](#) Pledge of Allegiance
3. [14-3158](#) Approval of Minutes for the Regular Meetings of October 8 - 9, 2014 and the Regular Meetings of October 15 - 16, 2014.

**THE FOLLOWING ITEMS MAY BE CONSIDERED AT ANY TIME DURING THE REGULAR COUNCIL MEETING:**

**ACTION ITEMS FOR STAFF BRIEFING**

4. [14-3148](#) An Ordinance appointing a replacement City Council member for District 1. [Leticia M. Vacek, City Clerk]
5. [14-3179](#) An Ordinance amending Chapter 33 of the City Code (Vehicles for Hire) regarding Transportation Network Companies. [Erik Walsh, Deputy City Manager; William P. McManus, Chief of Police]
6. [14-3182](#) An Ordinance confirming the City Manager's appointment of Anthony Trevino as Interim Chief of Police of the City of San Antonio. [Sheryl Sculley, City Manager]
7. [14-3184](#) Consideration of the following items related to the redevelopment of Hemisfair Park: [Carlos Contreras, Assistant City Manager]
- 7a. [14-2660](#) An Ordinance approving a Master Agreement between the City of San Antonio, the Hemisfair Park Public Facility Corporation and Hemisfair Park Area Redevelopment Corporation. [Carlos Contreras, Assistant City Manager]

*The City Council of San Antonio recesses and convenes as the Hemisfair Park Public Facility Corporation to consider the following:*

- 7b. [14-3183](#) An Ordinance of the Hemisfair Park Public Facility Corporation approving a Master Lease between the Hemisfair Park Public Facility Corporation and the Hemisfair Park Area Redevelopment Corporation, and a Master Agreement between the City of San Antonio, Hemisfair Park Public Facility Corporation, and Hemisfair Park Area Redevelopment Corporation. [Carlos Contreras, Assistant City Manager]

*The Hemisfair Park Public Facility Corporation adjourns and the City Council of San Antonio reconvenes to consider the following:*

**CONSENT AGENDA**

**Purchase of Services, Supplies and Equipment**

8.     [14-3022](#)     An Ordinance authorizing the execution of a professional services contract with Shine Early Learning, Inc. to provide data analysis, individualized data management tools and ongoing staff training to support the implementation of quality and outcome-focused initiatives in the Head Start Program for a one year period, with three one-year renewal options, for a total amount not to exceed \$560,000.00. [Gloria Hurtado, Assistant City Manager; Melody Woosley, Director, Human Services]
  
9.     [14-2844](#)     An Ordinance authorizing the following contracts establishing unit prices for goods and services for an estimated annual cost of \$155,000.00: (A) Advanced Filtration Products, LLC, All Materials Construction, LLC, Dustless Air Filter Co. and JF Filtration for HVAC disposable air filters, (B) Western BRW Paper for copier and printer paper, and (C) Alamo Distribution, LLC d/b/a Alamo Iron Works for reinforced steel and mesh wire. [Ben Gorzell, Chief Financial Officer; Troy Elliott, Director, Finance]

**Capital Improvements**

10.    [14-2635](#)     An Ordinance for the construction of Ingram Road from Culebra to Mabe accepting the lowest responsive bid and awarding a construction contract including an additive alternate in the amount of \$4,806,946.35 to Capital Excavation Company with \$348,355.00 being reimbursed by San Antonio Water Systems (SAWS), a 2012-2017 Bond-funded Project, located in Council District 6. [Peter Zanoni, Deputy City Manager; Mike Frisbie, Director Transportation and Capital Improvements Department]
  
11.    [14-2798](#)     An Ordinance for the construction of Tezel Road, from Culebra to Timber Path, accepting the lowest responsive bid and awarding a construction contract in the amount of \$4,396,936.00 to San Antonio Constructors, Ltd., of this amount, \$290,369.00 will be reimbursed by San Antonio Water Systems (SAWS) for its work and \$141,183.00 will be reimbursed by CPS Energy, a 2012-2017 Bond-funded Project, located in Council District 6. [Peter Zanoni, Deputy City Manager; Mike Frisbie, Director, Transportation and Capital Improvements]
  
12.    [14-2799](#)     An Ordinance for the Arneson River Theater Masonry Rehabilitation

Project authorizing a task order to a Job Order Contract in an amount not to exceed \$193,750.00 to F.A. Nunnally Co., an authorized River Walk Capital Improvement funded Project, located in Council District 1. [Peter Zaroni, Deputy City Manager; Mike Frisbie, Director, Transportation and Capital Improvements]

13. [14-2836](#) An Ordinance for Northampton Park Improvements Project accepting the lowest responsive bid and awarding a construction contract, including three additive alternates, in the amount of \$238,913.70, to MGB Group, Inc., a 2012-2017 Bond-funded Project, located in Council District 2. [Peter Zaroni, Deputy City Manager; Mike Frisbie, Director, Transportation and Capital Improvements]
14. [14-2837](#) An Ordinance for the Police Academy Pistol Range Facility authorizing the execution of a task order to a Job Order Contract to Con-Cor, Inc., for facility improvements in an amount not to exceed \$188,823.13, a 2015 Certificates of Obligation-funded Project, located in Council District 3. [Peter Zaroni, Deputy City Manager; Mike Frisbie, Director, Transportation and Capital Improvements]
15. [14-2911](#) An Ordinance accepting the lowest qualified bid and awarding a construction contract, including an additive alternate, to TCL Construction Enterprises, Inc. in the amount of \$1,965,000.00 in connection with the Leon Creek Greenway Trail Project from Ingram Road to Military Drive, a 2005 Proposition 2 Sales Tax Initiative funded project located in Council District 6; and authorizing an Advance Funding Agreement with Texas Department of Transportation to allow for the construction and maintenance of the Leon Creek Greenway Trail Project from Ingram Road to Military Drive, within their rights-of-way. [Gloria Hurtado, Assistant City Manager; Xavier D. Urrutia, Director, Parks and Recreation]
16. [14-2912](#) An Ordinance accepting the lowest qualified bid and awarding a construction contract to Tropical Contracting, LLC in the amount of \$1,556,242.00 in connection with the Culebra/Helotes Creek Greenway Trail Project from Shaenfield Road to Culebra Creek Park, a 2010 Proposition 2 Sales Tax Initiative funded project located in Council District 6; appropriating \$744,000.00 from the 2010 Proposition 2 Sales Tax Initiative funds; and authorizing the execution of an Advance Funding Agreement with the Texas Department of Transportation (TxDOT) to allow for the construction and

maintenance of the Culebra/Helotes Creek Greenway Trail Project from Shaenfield Road to Culebra Creek Park. [Gloria Hurtado, Assistant City Manager; Xavier D. Urrutia, Director, Parks and Recreation]

#### **Acquisition, Sale or Lease of Real Property**

17. [14-3046](#) An Ordinance authorizing the acceptance of a donation of approximately 23.3086 acres from The Capital Foresight Limited Partnership and GB Development, LLC to be designated for park land, located east of Bulverde Road, situated north of Loop 1604, south of Evans Road, in the Edwards Aquifer Recharge Zone, in Council District 10. [Gloria Hurtado, Assistant City Manager; Xavier D. Urrutia, Director, Parks and Recreation]
18. [14-2724](#) An Ordinance authorizing four Joint Use Agreements between the City of San Antonio and the San Antonio Water System for use of 0.171 acre drainage right-of-way within the Heatherwood Subdivision, 0.481 acre drainage right-of-way within the Heatherwood Subdivision, 1.209 acre drainage right-of-way within Woodstone Subdivision, and 0.378 acre drainage right-of-way within the Raintree Subdivision in Council District 10 for a total fee of \$3,720.00. [Peter Zaroni, Deputy City Manager; Mike Etienne, Director, EastPoint & Real Estate Services Office]
19. [14-2993](#) An Ordinance authorizing lease renewal agreements for the Margarita Huantes Learning Center and the Bob and Jeanne Billa Learning Center with San Antonio Independent School District for a term of one year until December 31, 2015. [Gloria Hurtado, Assistant City Manager; Melody Woosley, Director, Human Services]
20. [14-3113](#) Consideration of the following two items authorizing the negotiation and execution of Lease Agreements for the San Antonio Metropolitan Health District located at 2303 SE Military Drive in Council District 3: [Erik Walsh, Deputy City Manager; Dr. Thomas L. Schlenker, Public Health Director, Mike Etienne, Director, EastPoint & Real Estate Services Office]
- 20A. [14-3162](#) An Ordinance approving the negotiation and execution of an Amendment to an existing lease for 3,662 additional square feet of clinic space with State of Texas Department of State Health Services

in Council District 3, at 2303 SE Military Drive for a term ending March 31, 2034 at the additional monthly rental rate of \$1,220.66 at the commencement of the occupancy for the expansion area increasing to \$1,620.43 per month in the final year of the term and reimbursing the State of Texas up to \$10,000 for the renovation of the space to serve as additional office space for employees engaged in tuberculosis treatment and prevention programs under the management of the San Antonio Metropolitan Health District.

- 20B.** [14-3163](#) An Ordinance approving the negotiation and execution of a lease agreement for up to 12,000 square feet of lab and office space with State of Texas Department of State Health Services in Council District 3, at 2303 SE Military Drive for a term ending March 31, 2034 at the annual rental amount of \$1.00 plus operating expenses charged monthly at the rate of \$4,060.00 at the commencement of the occupancy for the space increasing to \$5,307.80 per month in the final year of the term and reimbursing the State of Texas up to \$150,000 for the renovation of the space to serve as the primary lab for the City's public health operations under the management of the San Antonio Metropolitan Health District.

### Grant Applications and Awards

- 21.** [14-2807](#) An Ordinance authorizing the submission of a grant application and acceptance of funds for a Federal Aviation Administration Airport Improvement Program grant in an amount up to \$8,000,000.00 for the continuation of the Residential Acoustical Treatment Program utilizing the proposed noise exposure maps as required by the FAA at the San Antonio International Airport. [Ed Belmares, Assistant City Manager; Frank Miller, Director, Aviation]
- 22.** [14-3021](#) An Ordinance authorizing the acceptance upon award of up to \$1,661,676.00 in Community Services Block Grant funds from the Texas Department of Housing and Community Affairs for the period January 1, 2015 through December 31, 2015; appropriating funds and approving a budget and personnel complement for the operation of the CSBG Program; approving revisions of the Community Action Advisory Board by-laws; and authorizing agreements with local educational institutions in a cumulative amount not to exceed \$100,000.00 to support the Transition Out of Poverty Program. [Gloria Hurtado, Assistant City Manager; Melody Woosley, Director, Human

Services]

23. [14-3041](#) An Ordinance authorizing the submission of a grant application, and the acceptance of up to \$400,000.00, upon award, for a Brownfields Community-Wide Assessment Grant to implement environmental site assessments within targeted areas of the city. [Carlos J. Contreras, III, Assistant City Manager; Lori Houston, Director, Center City Development & Operations]
24. [14-3045](#) An Ordinance authorizing the reimbursement of up to \$50,000.00 for a grant from the Texas Department of Transportation as part of the Routine Airport Maintenance Program for Texas Air Museum roof repairs at Stinson Municipal Airport. [Ed Belmares, Assistant City Manager; Frank Miller, Director, Aviation]

#### **Boards, Commissions and Committee Appointments**

25. [14-3137](#) Consideration of the following Board, Commission and Committee appointments for the remainder of unexpired terms of office to expire May 31, 2015, to be effective immediately upon the receipt of eight affirmative votes, or, in the event eight affirmative votes are not received, ten days after appointment; or for terms and effectiveness as otherwise indicated below: [Leticia M. Vacek, City Clerk]
- A) Appointing Paul L. Miller (District 9) to the City Commission on Veterans Affairs.
- B) Appointing Daniel M. Corbett (District 7) to the Animal Care Services Advisory Board.

#### **Miscellaneous**

26. [14-2791](#) An Ordinance authorizing the negotiation and execution of an amendment to the Fiesta Event at Market Square License Agreement with El Consejo Real de Reyes Feos Anteriores dba Rey Feo Consejo Educational Foundation to extend the agreement for five years. [Ed Belmares, Assistant City Manager; Felix Padron, Director, Culture and Creative Development]
27. [14-3075](#) An Ordinance authorizing the settlement of a lawsuit styled Abimelch Garcia v. City of San Antonio, Cause No. 2011-CI-07091 in the 45th Judicial District Court, Bexar County, Texas, for the amount of

\$200,000.00 payable from the Self-Insurance Liability Fund. [Martha G. Sepeda, Acting City Attorney]

28. [14-2615](#) An Ordinance endorsing the vision and guiding principles established by the Alamo Plaza Advisory Committee and updates to the 1994 Alamo Plaza Study Committee Report; and authorizing the issuance of a Request for Qualifications for the development of Comprehensive Master Plan for Alamo Plaza. [Carlos Contreras, Assistant City Manager; Lori Houston, Director, Center City Development & Operations]
29. [14-2985](#) An Ordinance authorizing the street name change of “Alta Vista Street” to “Jaime P Martinez Place” between South Navidad Street and South Trinity Street, in City Council District 5, San Antonio, Texas. [Erik Walsh, Deputy City Manager; Roderick Sanchez, Director, Development Services]
30. [14-2986](#) An Ordinance authorizing an extension in the termination date from May 1, 2015 to May 1, 2017 and an increase in the authorized amount from \$100,000,000 to \$115,000,000 of the City of San Antonio, Texas District Special Project Waterworks System Tax-Exempt Flexible Rate Revolving Note Private Placement Program. [Ben Gorzell, Chief Financial Officer; Troy Elliott, Director, Finance]
31. [14-3026](#) An ordinance authorizing the reallocation of FY 2015 Delegate Agency Consolidated Funding in the amount of \$133,254.00 in FY 2015 General Funds and authorizing the execution of a contract and contract amendments with Catholic Charities Archdiocese of San Antonio, Inc. and Family Service Association of San Antonio, Inc. [Gloria Hurtado, Assistant City Manager; Melody Woosley, Director, Department of Human Services]
32. [14-3054](#) An Ordinance authorizing amendments to the Industrial District Non-annexation Agreement and the Basic Fire Services Agreement between the City and the Texas Research and Technology Foundation authorized by Ordinance No. 2010-12-09-1046 dated December 9, 2010, to remove property located in the Texas Research and Technology Foundation Industrial District. [Carlos Contreras, Assistant City Manager; Rene Dominguez, Director, Economic Development Department]



33. [14-3058](#) An Ordinance authorizing a Funding Agreement in an amount not-to-exceed \$500,000.00 with the Municipal Golf Association-San Antonio (MGA-SA) for the use of Tree Canopy and Mitigation Funds to plant trees at City-owned golf courses managed by MGA-SA. [Gloria Hurtado, Assistant City Manager; Xavier D. Urrutia, Director, Parks and Recreation]
34. [14-3067](#) An Ordinance amending a contract with Southwest Texas Regional Advisory Council for software access and maintenance for the Fire Department use of licensing for patient care records and fire incidents reporting and statistical analysis for an estimated cost of \$400,000.00 annually, funded from the FY 2015 Budget. [Erik J. Walsh, Deputy City Manager; Charles N. Hood, Fire Chief]
35. [14-3071](#) An Ordinance authorizing an E-16 Rider Program Agreement with Skyonic Corporation and recommending Skyonic Corporation for participation in CPS Energy’s E-16 Economic Incentive Rate Rider Program. [Carlos Contreras, Assistant City Manager; Rene Dominguez, Director, Economic Development]
36. [14-2984](#) Consideration of the following financial matters related to the San Antonio Water System: [Ben Gorzell, Chief Financial Officer; Troy Elliott, Director, Finance]
- 36A. [14-3164](#) An Ordinance authorizing the issuance of obligations designated as “City of San Antonio, Texas Water System Junior Lien Revenue Bonds, Series 2015A” (Series 2015A Bonds), in an amount not to exceed \$75,920,000 to be sold to the Texas Water Development Board (TWDB) through the Drinking Water State Revolving Fund Program.
- 36B. [14-3165](#) An Ordinance authorizing the issuance of obligations designated as “City of San Antonio, Texas Water System Junior Lien Revenue and Refunding Bonds, Series 2015B (No Reserve Fund)” (Series 2015B Bonds), in an amount not to exceed \$348,445,000 to fund capital improvements and refund outstanding revenue bonds for debt service savings.
37. [14-2988](#) Consideration of the following financial matters related to the San Antonio Water System: [Ben Gorzell, Chief Financial Officer; Troy Elliott, Director, Finance]
- 37A. [14-3169](#) A Resolution authorizing the submittal of an application requesting

financial assistance from the Texas Water Development Board (TWDB) in the amount of \$54,700,000 through its Clean Water State Revolving Fund for funding of certain qualified wastewater projects

- 37B.** [14-3171](#) A Resolution establishing the City's intention to reimburse itself for the prior lawful capital expenditures of funds from the proceeds of tax-exempt obligations not to exceed \$54,700,000.
- 38.** [14-2407](#) Consideration of the following ordinances allowing City staff to negotiate and execute parking agreements for 100 parking spaces at One Alamo Center in an effort to facilitate the redevelopment of East Commerce Corridor and the downtown core: [Carlos Contreras, Assistant City Manager; Lori Houston, Director, Center City Development & Operations]
- 38A.** [14-3172](#) An Ordinance approving valet license agreement terms and conditions for a total of 90 parking spaces at One Alamo Center.
- 38B.** [14-3173](#) An Ordinance approving individual month to month parking terms and conditions for a total of 10 parking spaces at One Alamo Center.
- 39.** [14-3027](#) Consideration of the following Ordinances concerning the Tax Abatement and Economic Development Incentive Fund (EDIF) Guidelines: [Carlos Contreras, Assistant City Manager; Rene Dominguez, Director, Economic Development Department]
- 39A.** [14-3174](#) An Ordinance adopting the Tax Abatement Guidelines effective January 1, 2015 through December 31, 2016.
- 39B.** [14-3175](#) An Ordinance amending the Economic Development Incentive Fund (EDIF) Guidelines effective January 1, 2015.
- 40.** [14-3025](#) Consideration of the following items related to Security Service Federal Credit Union: [Carlos Contreras, Assistant City Manager; Rene Dominguez, Director, Economic Development]
- 40A.** [14-3176](#) Public Hearing and consideration of an Ordinance designating the Security Service Federal Credit Union Reinvestment Zone consisting of 27.732 acres located in the City of San Antonio, Bexar County, Texas bounded by Leon Creek on the North and West, Interstate 10 R.O.W. on the East and UTEX Blvd on the South, and as more particularly described in the Metes and Bounds Map on file with the

Office of the City Clerk.

- 40B. [14-3177](#) An Ordinance approving a 100% Tax Abatement with Security Service Federal Credit Union for a period not to exceed 10 years for real and personal property improvements; and approving an Economic Development Program Grant Agreement not to exceed five years, with a cumulative maximum incentive value for both agreements not to exceed \$10,534,195.
41. [14-2862](#) Second public hearing regarding the annexation of approximately 1,906.12 acres located within the Government Canyon State Natural Area, as requested by the Texas Parks and Wildlife Department. [Peter Zaroni, Deputy City Manager; John Dugan, Director, Planning and Community Development.]

### City Manager's Report

42. [14-3186](#) City Manager's Report
- A. Young Engineers Program
  - B. Downtown Entertainment Pilot Program

At any time during the meeting, the City Council may recess into executive session to discuss the following:

- A. [14-3159](#) Deliberate the appointment, evaluation and duties of public officers and discuss legal issues pursuant to Texas Government Code Section 551.074 (personnel matters) and Texas Government Code Section 551.071 (consultation with attorney).

**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.