

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



**FINAL  
Meeting Minutes  
City Council A Session**

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

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Thursday, May 14, 2015

9:00 AM

Municipal Plaza Building

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The City Council convened in a Regular City Council Meeting. City Clerk Leticia Vacek took the Roll Call with the following Councilmembers present:

**PRESENT:** 11 - Mayor Taylor, Trevino, Warrick, Viagran, Saldaña, Gonzales, Lopez, Medina, Nirenberg, Krier and Gallagher

1. The Invocation was delivered by Reverend Chuck Woehler, St. Thomas Episcopal Church, guest of Councilmember Joe Krier, District 9.
2. Mayor Taylor led the Pledge of Allegiance to the Flag of the United States of America.
3. Approval of Minutes for the Regular City Council Meetings of April 8 - 9, 2015.

Councilmember Gallagher moved to approve the minutes of the Regular City Council Meetings of April 8-9, 2015. Councilmember Nirenberg seconded the motion. The motion prevailed by the following vote:

**AYE:** 11 - Mayor Taylor, Trevino, Warrick, Viagran, Saldaña, Gonzales, Lopez, Medina, Nirenberg, Krier and Gallagher

**POINT OF PERSONAL PRIVILEGE**

Councilmember Treviño highlighted the 20th Anniversary of the Central Library and recognized Library Director, Ramiro Salazar. Mr. Salazar spoke of the work at the Central Library and thanked the City Council for their continued support. Councilmember Viagran thanked the Library Staff for their great work. Mayor Taylor added her congratulations to the Central Library for their 20th Anniversary.

Councilmember Saldaña recognized students from Medio Creek Elementary School and welcomed them to the City Council Meeting. Mayor Taylor also welcomed the students to the meeting.

The City Clerk read the caption for Item 4:

4. Briefing and possible action on legislation filed in the 84th Regular State Legislative Session, an update on the status of proposed State legislation and its impact on the City of San Antonio. [Carlos Contreras, Assistant City Manager; Jeff Coyle, Director, Intergovernmental Relations]

Jeff Coyle presented a Power Point highlighting the bills relative to the City of San Antonio in the 84th Legislative Session. He reported the status of City of San Antonio Initiatives related to: 1) Municipal Court; 2) Military Funding; 3) Third Trimester Syphilis Testing; 4) G.J. Sutton Building; 5) Missions Resolution; and 6) Local Procurement Preference. He highlighted Priority Issues which include Annexation, Revenue Caps, and Transportation Network Companies (TNCs), Alamo Funding, Fire Sprinklers, and Open Carry. He noted that the last day of the Regular Session was June 1, 2015 and that the last day the Governor could sign or veto bills was June 21, 2015.

Mayor Taylor called upon the citizens registered to speak on Item 4.

Nazirite Ruben Flores Perez stated that the State Constitution should be changed in the future.

Jack M. Finger stated that he was supportive of residents of an area being able to vote on whether or not to be annexed. He noted that was in favor of parents being able to select the school for their child to attend.

No action was required for Item 4.

**CONSENT AGENDA ITEMS**

Items 7A, 7B, 10, 11A, 11B, 12, 13, 16, 23, 24A, and 24B were pulled for Individual Consideration. Mayor Taylor announced that Items 17 and 18 were pulled from the agenda by staff and would not be addressed. Councilmember Gallagher moved to approve the remaining Consent Agenda Items: 5, 6, 8, 9, 14, 15, 19, 20, 21, and 22. Councilmember Treviño seconded the motion.

Mayor Taylor called upon Mr. Jack M. Finger to speak.

Mr. Jack M. Finger stated that he was opposed to the creation of a position that would be responsible for intake of complaints regarding the Non-Discrimination Ordinance (Item 16) noting that there were already mechanisms in place to address same.

Faris Hodge, Jr. submitted written testimony in support of Items 4-22. He wrote in opposition to Item 23.

The motion to approve the remaining Consent Agenda Items prevailed by the following vote:

**AYE:** 11 - Mayor Taylor, Trevino, Warrick, Viagran, Saldaña, Gonzales, Lopez, Medina, Nirenberg, Krier and Gallagher

**2015-05-14-0401**

5. An Ordinance accepting the offer from Texas Bus Sales, Inc., utilizing the Houston-Galveston Area Council cooperative contract, to provide the Aviation Department with two Shuttle Buses with ADA Lifts for a total cost of \$127,370.00, funded with the Airport Operating and Maintenance Fund. [Ben Gorzell, Chief Financial Officer; Troy Elliott, Director, Finance]

**2015-05-14-0402**

6. An Ordinance authorizing the following contracts establishing unit prices for goods and services for an estimated annual cost of \$467,000.00: (A) Heil of Texas for rear load cart lifter parts & service, (B) Clampitt Paper Company for copier paper and card stock, (C) Consolidated Traffic Controls, Inc. for pedestrian countdown timers, (D) 3M Company and American Traffic Safety Materials, Inc. for transparent non-reflective film, and (E) Litho Press, Inc. for quarterly flight guide brochures. [Ben Gorzell, Chief Financial Officer; Troy Elliott, Director, Finance]

**2015-05-14-0405**

8. An Ordinance for the Municipal Archives, Records and Passport Facility, a 2015 Certificates of Obligation funded project, located in Council District 1, authorizing a Job-Order Contract to Jamail and Smith Construction in an amount not to exceed \$271,600.14 for overlay and application of a new roofing membrane. [Peter Zaroni, Deputy City Manager; Mike Frisbie, Director, Transportation & Capital Improvements]

**2015-05-14-0406**

9. An Ordinance for Fire Station 12 Apparatus Bay, a FY 2015 Deferred Maintenance Project, located in Council District 4, authorizing a Job Order Contract to F.A. Nunnelly Co., in an amount not to exceed \$323,827.02 for the replacement of Fire Station 12's apparatus bay. [Peter Zaroni, Deputy City Manager; Mike Frisbie, Director, Transportation & Capital Improvements]

**2015-05-14-0412**

14. An Ordinance authorizing the submission of a grant application in an amount up to \$50,000.00 to the Texas Department of Transportation for the 2015 "Click It Or Ticket" Selective Traffic Enforcement Program; and authorizing the acceptance of funds, upon award. [Erik Walsh, Deputy City Manager; Anthony Trevino, Interim Chief, Police]

**2015-05-14-0413**

15. An Ordinance authorizing the submission of a grant application to The Texas Department of State Health Services and authorizing the acceptance of funds upon award in an amount up to \$452,112.00 for the San Antonio Metropolitan Health District's participation in the Local Public Health Services Program for a period beginning September 1, 2015 through August 31, 2017. [Erik Walsh, Deputy City Manager; Dr. Thomas L. Schlenker, Director of Public Health]

**PULLED FROM THE AGENDA BY STAFF**

17. An Ordinance approving the Fiscal Year 2016 Budget in the amount of \$38,845,302 for the Pre-K 4 SA program as adopted by the Pre-K 4 SA Board of Directors [Peter Zaroni, Deputy City Manager; Kathy Bruck, CEO, Pre-K 4 SA]

**PULLED FROM THE AGENDA BY STAFF**

18. An Ordinance approving a one-time pay adjustment to the salary of the City Auditor to provide for a performance pay increase. [Martha G. Sepeda, Acting City Attorney]

**2015-05-14-0415**

19. An Ordinance authorizing the acceptance of \$125,000 from the San Antonio Conservation Society and allocating \$125,000 from the Community and Visitor Facilities Fund to the previously authorized Maverick Plaza/Wall Entrance Enhancement Project at La Villita Historic Arts Village resulting in a total project cost of \$450,000.00. [Ed Belmares, Assistant City Manager; Felix Padron, Director, Culture and Creative Development]

**2015-05-14-0416**

20. An Ordinance authorizing and approving publication of Notice of Intention to issue City of San Antonio, Texas Combination Tax and Revenue Certificates of Obligation in one or more series in a maximum principal amount not to exceed \$95,000,000 for funding of capital projects approved in the Fiscal Year 2015 Adopted Budget including \$45 million in funding for improvements to the Alamodome which will be paid for from Alamodome revenues; and providing for an effective date. [Ben Gorzell, Chief Financial Officer, Troy Elliott, Director, Finance]

**2015-05-14-0417**

21. An Ordinance authorizing an amendment to an agreement with The Immunization Partnership (TIP) to extend the term, modify the scope of work, and increase the amount of compensation to TIP by \$49,000.00 to a total amount not to exceed \$69,000.00 to support the San Antonio Metropolitan Health District's Immunization Program in improving immunization rates by educating the community and supporting immunization best practices for a term ending July 31, 2015. [Erik Walsh, Deputy City Manager; Dr. Thomas L. Schlenker, Director of Public Health]

**2015-05-14-0418**

22. An Ordinance authorizing a professional services contract with ComPsych, Inc., to provide administrative services for Family Medical Leave Act claims for a three year term beginning July 1, 2015 and ending June 30, 2018, with two renewal terms of one year each at the City's option, with total compensation not to exceed \$517,080.00. [Ben Gorzell, Chief Financial Officer; Lori Steward, Interim Human Resources Director]

**CONSENT ITEMS CONCLUDED****ITEMS PULLED FOR INDIVIDUAL CONSIDERATION**

The City Clerk read the captions for Items 7A and 7B:

7. Consideration of the following two items related to the purchase of street sweepers:  
[Ben Gorzell, Chief Financial Officer; Troy Elliott, Director, Finance]

**2015-05-14-0403**

- 7A. An Ordinance accepting the bids from Industrial Disposal Supply Company, LTD. and Cooper Equipment Company to provide the Transportation and Capital Improvement Department with 10 replacement street sweepers for a total cost of \$1,727,049.74.

**2015-05-14-0404**

- 7B. An Ordinance authorizing a \$162,450.00 change order to a \$1,299,600.00 contract with Industrial Disposal Supply Company, LTD. for the purchase of one additional replacement street sweeper, from the Equipment Renewal and Replacement Fund.

Councilmember Viagran spoke of the importance of having good equipment in order for the street sweeping to be performed well and stated that she looked forward to improved performance with the new equipment.

Councilmember Gonzales asked of the life span of the new equipment. Mr. Art Reinhardt replied that the life span was 8-9 years and that the current equipment was 10 years old. He noted that the drivers that utilized the equipment had Commercial Drivers Licenses (CDL).

Councilmember Viagran moved to adopt the proposed ordinances for Items 7A and 7B. Councilmember Medina seconded the motion. The motion prevailed by the following vote:

**AYE:** 11 - Mayor Taylor, Trevino, Warrick, Viagran, Saldaña, Gonzales, Lopez, Medina, Nirenberg, Krier and Gallagher

The City Clerk read the caption for Item 10:

**2015-05-14-0407**

10. An Ordinance for District 7 Park Improvements at French Creek Park and Nani Falcone Park, both 2012-2017 Bond-funded Projects, authorizing a construction contract to MGB Group, Inc. in the amount of \$544,598.61 for the construction of park improvements at French Creek Park and Nani Falcone Park and appropriating \$14,539.94 in Unified Development Code (UDC) fees in lieu of park dedication funds from the Parks and Recreation Department. [Peter Zanoni, Deputy City Manager; Mike Frisbie, Director, Transportation & Capital Improvements]

Councilmember Medina highlighted the project and asked of the scope of work. Mr. Razi Hosseini replied that the work would include sidewalks, fencing, signage, and additional parking. He noted that the work would be completed in October.

Councilmember Medina moved to adopt the proposed ordinance. Councilmember Lopez seconded the motion. The motion prevailed by the following vote:

**AYE:** 11 - Mayor Taylor, Trevino, Warrick, Viagran, Saldaña, Gonzales, Lopez, Medina, Nirenberg, Krier and Gallagher

The City Clerk read the captions for Items 11A and 11B:

11. Consideration of the following actions related to the Ray Ellison Boulevard from Loop 410 to Old Pearsall Road Project, an approved 2012 - 2017 General Obligation Bond-funded project located in Council District 4: [Peter Zanoni, Deputy City Manager, Mike Frisbie, Director, Transportation & Capital Improvements]

**2015-05-14-0408**

11A. An Ordinance for the construction of Ray Ellison Boulevard, from Loop 410 to Old Pearsall Road, accepting the lowest responsive bid and awarding a construction contract in the amount of \$19,133,823.56, to Texas Sterling Construction, with \$968,089.26 being reimbursed by San Antonio Water Systems for its work and \$2,892,478.00 being reimbursed by CPS Energy a 2012-2017; a Bond-funded Project, located in Council District 4.

**2015-05-14-0409**

11B. An Ordinance amending the Professional Design Services Agreement with Pape Dawson Engineers in the amount not to exceed \$150,000.00 for supplemental construction phase engineering services related to the Ray Ellison Boulevard from Loop 410 to Old Pearsall Road Project.

Councilmember Saldaña highlighted the project and stated that it was very significant for the residents of District 4. He spoke of the former West Campus High School in the area which experienced a great amount of flooding and was forced to close. He noted that he was pleased with the homes that would be built in the area due to the drainage issues being addressed.

Councilmember Saldaña moved to adopt the proposed ordinances for Items 11A and 11B. Councilmember Viagran seconded the motion. The motion prevailed by the following vote:

**AYE:** 11 - Mayor Taylor, Trevino, Warrick, Viagran, Saldaña, Gonzales, Lopez, Medina, Nirenberg, Krier and Gallagher

The City Clerk read the caption for Item 12:

**2015-05-14-0410**

- 12.** An Ordinance for the Hardy Oak Boulevard (Stone Oak Parkway to Knights Cross Drive) Project, a 2012-2017 Bond Program-funded project, located in Council District 9, authorizing the acquisition by condemnation of Las Lomas-Stone Oak Owners Association, Inc. property interest related to the property located at 1406 Knights Cross Drive of approximately 0.2238 acres, declaring it to be a public use project and authorizing expenditures in the amount of \$15,000.00, payable to the Registry of the Court or a selected title company, for litigation expenses and associated title fees. [Peter Zanoni, Deputy City Manager; Mike Frisbie, Director, Transportation & Capital Improvements]

Councilmember Krier moved that that the City of San Antonio authorize the use of the power of eminent domain to acquire HOA property interest for a public use project for the Hardy Oak Boulevard (Stone Oak Parkway to Knights Cross Drive) Project relating to the property described by the City Clerk and incorporated as part of this Motion. Councilmember Gallagher seconded the motion.

City Clerk Vacek read the property description denoting the property consists of 0.2238 acres and is described as Lot 20, Block 10, NCB 19220 also known as 1406 Knights Cross Drive, Real Property Records of Bexar County, Texas. It was noted that this property is depicted on the map attached to the ordinance and incorporated as part of this Motion.

The motion prevailed by the following vote:

**AYE:** 11 - Mayor Taylor, Trevino, Warrick, Viagran, Saldaña, Gonzales, Lopez, Medina, Nirenberg, Krier and Gallagher

The City Clerk read the caption for Item 13:

**2015-05-14-0411**

- 13.** An Ordinance authorizing a lease agreement with The Fidelia Limited Partnership for one building, two hangars and ground space at the San Antonio International Airport and generating \$385,138.15 in annual revenue. [Ed Belmares, Assistant City Manager; Frank Miller, Director, Aviation]

Councilmember Treviño moved to adopt the proposed ordinance. Councilmember Gallagher seconded the motion. The motion prevailed by the following vote:

**AYE:** 10 - Mayor Taylor, Trevino, Warrick, Viagran, Saldaña, Gonzales, Lopez, Medina, Nirenberg and Gallagher

**ABSENT:** 1 - Krier

The City Clerk read the caption for Item 16:

**2015-05-14-0414**

16. An Ordinance amending the FY 2015 Annual Operating Budget based on actual revenues and expenditures for the first six months of FY 2015 (October 2014 to March 2015) and projections for the remaining six months of FY 2015 (April 2015 to September 2015) in the General Fund and various Restricted Funds and authorizing personnel reclassifications. [Sheryl Sculley, City Manager; Maria Villagomez, Director, Management and Budget]

Councilmember Warrick asked if the Gun Shot Detection Program had been proven to reduce gunshot violence throughout the country. Interim Police Chief Treviño responded the feedback they have received shows that it may be helpful but did not have a correlation of why. Councilmember Warrick asked when more homicides occur. Chief Treviño replied that they occurred in the warm summer months. Councilmember Warrick asked if the Body Worn Cameras would be more impactful in the higher violence areas. Chief Treviño replied that the Body Worn Cameras were being strategically placed with those that do not have any type of video technology. Councilmember Warrick asked if the additional services being requested for Animal Care Services (ACS) were currently being provided. Ms. Kathy Davis replied that they did not have an extensive educational program and only had one person assigned to visit schools and provide education. Councilmember Warrick asked of the funding for spay and neuter services. Ms. Davis replied that they had \$515,000 allocated for spay and neuter services but only one person to provide education to the community.

Councilmember Warrick moved to take \$350,000 from ACS and \$50,000 from the Body Cameras and allocate said \$400,000 toward Gun Shot Detection Technology. The motion died due to lack of a second.

Councilmember Gonzales asked for additional information on the Gun Shot Detection Program. Chief Treviño replied that the program was being recommended as a Pilot Program that would cover primarily District 2 but also the West Service Area which encompassed Districts 1, 5, and 7. He stated that they would be the first city in the State of

Texas to implement the technology and would detect where gunshots are coming from. He noted that the location would be conveyed to the Communications Unit and Police Officers would be deployed to the area.

Councilmember Saldaña stated that he was supportive of a Gun Shot Detection Pilot Program but was concerned about taking money from one program to fund another.

Councilmember Saldaña moved to adopt the ordinance as recommended by staff. Councilmember Viagran seconded the motion.

Councilmember Medina made an amendment to the motion on the floor to support the Gun Shot Detection Program in District 2 in the amount of \$200,000. Councilmember Warrick seconded the motion.

Councilmember Nirenberg spoke of the importance of educating the public on responsible pet ownership and stated that it would be important to better understand the Gun Shot Detection Program during a B Session. Councilmember Viagran concurred that more information on the Gun Shot Detection Program should be presented at a B Session.

Councilmember Warrick stated that this technology was important in District 2 and spoke of the gun shots fired after the Martin Luther King March that killed two people. He noted that San Antonio should be a leader throughout the country and asked that the \$200,000 be approved.

Councilmember Krier stated that he would like to learn more about the Gun Shot Detection Program. He asked staff about the cost of the Police and Fire Contracts. Maria Villagomez stated that the forecast presented yesterday assumed the City's March 20, 2015 Proposal; the City would have a \$1 Million deficit for FY 2016. She stated that they would be able to maintain a 15% General Fund Ending Balance every year of the Financial Forecast and would provide a surplus in FY 2017. She added that if the City of San Antonio accepted the Union's Offer of March 17, 2015, the City Council would be provided options to reduce General Fund Services or increase revenues. Councilmember Krier asked how the City of San Antonio could have five or more years of predictable balanced budgets. City Manager Sheryl Sculley stated that there were no guarantees and that they were required to have a Balanced Budget by City Charter. She noted that securing the Collective Bargaining Agreement would help maintain a balanced budget and without that; the City would be faced with large deficits. Councilmember Krier asked if additional streets and drainage funding would be restored beyond the level that was cut earlier this year. Ms. Villagomez confirmed that they were not recommending additional funding at this time.

Councilmember Warrick asked of the amount of additional funding available. Ms. Villagomez responded that \$1 Million in General Fund Contingency was available. Councilmember Warrick asked why \$1.3 Million had been presented the previous day. Ms. Villagomez replied that the list included the total amount that would be prioritized by the City Council.

Councilmember Treviño asked if the amendment would have an effect on the budget. Ms. Villagomez replied that they would have to cut \$200,000 from another program if the amendment was approved. Councilmember Treviño asked if the Gun Shot Detection Program would improve response times for Police Officers. Chief Treviño stated that it had the potential to be a valuable tool for the Police Department. Councilmember Treviño stated that he was supportive of the Pilot Program but expressed concern with taking funds from ACS or the Body Worn Cameras.

Councilmember Gallagher thanked Councilmembers Warrick and Medina for bringing this technology forward. He stated that he would support this effort in the future but could not support the amendment. Councilmember Saldaña added that he would like the benefit of a full presentation on the Gun Shot Detection Program before allocating funds.

Councilmember Medina noted that \$400,000 had been allocated toward the Gun Shot Detection Program the previous day and asked where said funds were allocated from. Ms. Villagomez replied that the list provided at the previous day's B Session was a list of all of the requests. She noted that based on the feedback received from the City Council, they had moved that item to be considered during the FY 2016 Budget Process. Mrs. Sculley added that they had moved up funding for Body Cameras based on the discussion during the B Session.

Mayor Taylor stated that this was a difficult conversation since there was never enough funding for all of the programs that the City Council would like to implement. She spoke of the importance of Economic Development to help deter crime and create more opportunities for the residents of San Antonio.

The motion to approve an amendment to the motion on the floor to support the Gun Shot Detection Program in District 2 in the amount of \$200,000 by Councilmember Medina and seconded by Councilmember Warrick failed by the following vote:

**AYE:** 2 - Warrick and Medina

**NAY:** 9 - Mayor Taylor, Trevino, Viagran, Saldaña, Gonzales, Lopez, Nirenberg, Krier and Gallagher

The motion by Councilmember Saldaña and seconded by Councilmember Nirenberg to approve the staff recommendation prevailed by the following vote:

**AYE:** 11 - Mayor Taylor, Trevino, Warrick, Viagan, Saldaña, Gonzales, Lopez, Medina, Nirenberg, Krier and Gallagher

The City Clerk read the caption for Item 23:

**2015-05-14-0419**

- 23.** An Ordinance amending the 2008 City of San Antonio Tax Increment Financing Program Policy. [Peter Zanoni, Deputy City Manager; John Dugan, Director, Planning and Community Development]

Councilmember Saldaña asked for additional information on the Tax Increment Financing (TIF) Program. Mr. John Dugan reported that TIF referred to the primary community development tool that the city has to help renew neighborhoods. He explained that the funds were primarily used for Housing and Infrastructure and that projects were identified as part of a Project Plan. He noted that a Financing Plan was created to determine how the projects would be paid over the life of the Tax Increment District which was usually 20 years. He added that a TIF Board was established if the TIF was City Council Initiated and they worked with Planning and Community Development Staff to manage the TIF Boundary, Project List, and Finance Plan. He reported that an Audit was conducted last year which recommended that they establish a new policy that clearly separates Administrative from Overall Policy Criteria. Additionally, the new policy addresses the fee structure to ensure that it can pay for itself since it has been operating in a deficit the past few years. He noted that they would also establish a Governance Committee to manage the adoption of new Tax Increment Reinvestment Zones (TIRZ) or amendments to existing TIRZ. He added that the new policies recommended would apply to future TIRZ and not the current 20 TIRZ. Councilmember Saldaña asked how TIRZ or TIFs could help efforts to increase affordable housing. Mr. Dugan replied that if a neighborhood did not have affordable housing, they would be a high priority for a TIRZ.

Councilmember Gallagher asked of the TIF on Infrastructure compared to select Social Programs. Mr. Dugan replied that the Social Programs that have been approved were in TIRZ 11 on the East Side and were a small percentage of the total funding. He noted that the new policy would provide flexibility and allow adjustments to be made in the future. Councilmember Nirenberg recommended that representatives from the TIRZ Boards be a part of the Comprehensive Plan Technical Committees.

Councilmember Saldaña moved to adopt the proposed ordinance. Councilmember Viagan

seconded the motion. The motion prevailed by the following vote:

**AYE:** 11 - Mayor Taylor, Trevino, Warrick, Viagran, Saldaña, Gonzales, Lopez, Medina, Nirenberg, Krier and Gallagher

The City Clerk read the captions for Items 24A and 24B:

**24.** Consideration of the following two items relating to the Mayor's Task Force on Preserving Dynamic and Diverse Neighborhoods: [Carlos Contreras, Assistant City Manager]

**2015-05-14-0037R**

**24A.** A Resolution accepting the Mayor's Task Force on Preserving Dynamic and Diverse Neighborhoods Report.

**2015-05-14-0420**

**24B.** An Ordinance establishing the San Antonio Housing Commission and approving the composition of the Commission.

Carlos Contreras presented a Power Point regarding the work of the Mayor's Task Force on Preserving Dynamic and Diverse Neighborhoods. He stated that the Task Force was established in July 2014 by Mayor Castro and Chaired by Mayor Taylor. He noted that their goal was to identify policies and programs that encourage investment in inner city neighborhoods but minimize or prevent displacement of people or adverse impacts related to History, Culture, and Quality of Life of unique neighborhoods. He stated that the Task Force Members included Mayor Taylor and Councilmembers Treviño, Viagran, Saldaña and Gonzales, as well as eight other Community Stakeholders. He presented an overview of their Short-Term Recommendations that include: 1) Create San Antonio Housing Commission; 2) Amend the Zoning Change Notification Process (Courtesy Notice); 3) Designate the City Housing Counseling Program and the Fair Housing Council of Greater San Antonio as Primary Resources for Residents; 4) Develop a Relocation Assistance Program; and 5) Plan and Host an Annual Housing Summit. He outlined the San Antonio Housing Commission which would consist of a 13-Member Commission appointed by the Mayor within various categories.

Mr. Contreras provided an overview of the Long-Term Recommendations as follows: 1) Conduct a Systematic Assessment of City of San Antonio Ordinances and Policies to determine their impact on Displacement and Neighborhood Change; 2) Explore Inclusionary Housing Policies for Residential Development; 3) Develop a Plan and Timeline for the Issuance of a Housing Bond; 4) Identify ongoing sources of funds to be

utilized by the San Antonio Housing Trust and Nonprofit Housing Providers; 5) Amend the Unified Development Code (UDC) to support Alternative Housing Types; 6) Explore the Development of a Community Land Trust; 7) Explore Tools for the protection of Existing Mobile/Manufactured Home Communities and Residents; and 8) Explore the Creation of a Neighborhood Empowerment Zone and other tools to provide Targeted Property Tax Relief for Long-Time Residents. He noted that staff recommended approval of a Resolution accepting the Mayor's Task Force on Preserving Dynamic and Diverse Neighborhoods Report and an Ordinance establishing the San Antonio Housing Commission and approving the composition of the Commission to be appointed by Mayor Taylor.

Mayor Taylor thanked everyone for their work and stated that she was excited to be at this point. She spoke of her previous work as a City Employee on Housing Issues and noted that this was a great opportunity to be proactive prior to displacement of neighborhoods. She called upon the citizens registered to speak.

Nazirite Ruben Flores Perez stated that he did not have enough information at this time to support or oppose the recommendations or report of the Task Force but expressed concern with Gentrification in the city.

Maria A. Berriozabal stated that she had served on the Task Force and that she had not voted in favor of the Final Report. She noted that she had provided the City Council with her experiences and reasons for not supporting the Report. She indicated that they had not done justice to the goals they were charged with and had not spent enough time identifying areas for preservation. She added that they had not identified problems, conducted analysis, or discussed the issue of Gentrification.

Nettie Hinton stated that she too had served on the Task Force and had not voted in support of the Final Report. She requested that the City Council receive a copy of the recommendations that were not included in the Report and expressed concern that they had not addressed the goals of the Task Force.

Marianne Kestenbaum stated that the proposed ordinance for Item 24B required several modifications and should explicitly assign the proposed Commission the task of implementing the recommendations in the Task Force Report. She added that it should instruct the Commission that its long term mission is to prevent displacement.

Jessica Fuentes expressed opposition to the Final Report and stated concerns that individuals were being displaced such as the Mission Trails Residents. She asked the City Council to reject the Final Report and stated that individuals such as herself that have lived in older neighborhoods deserved to stay in them.

Eiginio Rodriguez expressed concern with ordinances that allow the City of San Antonio to take property through negotiation and condemnation. He requested that the vote on the two items be postponed so that they could gather additional information.

Graciela Sanchez, Amelia Valdez and Susana Segura representing the Esperanza Peace and Justice Center addressed the City Council in opposition to the Final Report. Ms. Sanchez stated that many people were opposed to the Report and noted concerns with corporate insiders taking property and other community assets from working class citizens. She added that many of the poor and working class citizens lived in the Downtown Area and was concerned that the Task Force had not addressed the issues of Gentrification and Displacement.

Christine Drennon stated that she had served on the Task Force and had written much of the Report before it was edited in the final series. She noted that although it was a quick process, she had voted in support of the recommendations. She added that there were two contrasting processes that threatened the Housing Stock which include Preferred Maintenance and Gentrification.

Anne Wyatt stated that she was one of the leaders of the Texas Organizing Project and lived in Council District 4. She noted that she was blessed that San Antonio was a healthy, growing city but requested that the Task Force keep in mind those that live on fixed incomes.

Liz Davila stated that she resided in the same home she grew up in on the West Side and asked that older neighborhoods be revitalized and not demolished.

Mu Son Chi, Bexar County Director of the Texas Organizing Project stated that they had 68,000 members and were working to develop a Neighborhood Rights Project. He spoke of the basic needs of the community that needed to be addressed such as streetlights, sidewalks, and drainage.

Antonia Castaneda stated that she was representing the West Side Preservation Alliance and requested that the vote on said items be delayed. She noted that they needed additional time to perform analysis and discuss issues such as Gender which was not addressed by the Task Force.

Itza Carbajal stated that the recommendations of the Task Force were not complete and that their goals had not been accomplished. She requested that the vote on said items be delayed.

Mayor Taylor thanked everyone that spoke and called upon the City Councilmembers to speak.

Councilmember Treviño stated that he understood the concerns raised today and that they would continue working to address them. He noted that although it was not a perfect document; it was a good step in the right direction.

Councilmember Treviño moved to approve the Resolution accepting the Mayor's Task Force on Preserving Dynamic and Diverse Neighborhoods Report and adopt the proposed ordinance establishing the San Antonio Housing Commission and approving the composition of the Commission. Councilmember Viagran seconded the motion.

Councilmember Gallagher thanked everyone for their work and asked if the recommendations from the Task Force were guidelines. Edward Guzman, City Attorney's Office stated that by accepting the Report; the City Council was establishing guidelines and a framework moving forward.

Councilmember Gallagher made a friendly amendment to amend the composition of the San Antonio Housing Commission by adding one Construction Professional, one additional representative to the For-Profit Private Real Estate/Development Category for a total of two representatives for that category, and one additional representative for the Financial Institution Category for a total of two representatives for that category. Additionally, he requested to shift the composition so that one of the four Neighborhood Groups/Community Representatives is required to be a Non-Profit Service Provider rather than having a Non-Profit Service Provider as a standalone category. This will bring the total number of representatives on the San Antonio Housing Commission to 15 Members. Councilmembers Treviño and Viagran accepted the friendly amendment.

Councilmember Warrick asked if the Relocation Assistance proposed would have specific limitations. Mr. Contreras replied that the Relocation Assistance Policy had not yet been determined but would work with the Housing Commission on same. Councilmember Warrick asked if the Housing Commission would be tasked with specific goals on the reduction of demolitions or housing stock. Mr. Contreras replied that it would be one of the charges of the Housing Commission. Councilmember Warrick concurred with Councilmember Gallagher regarding including the Private Sector due to the limited funds in the Public Sector.

Councilmember Gonzales made a friendly amendment that the Councilmembers select at least 10 of the Housing Commission Members. Councilmembers Treviño and Viagran

accepted the friendly amendment.

Councilmember Gonzales thanked the Task Force Members for their service and asked how they would ensure that the Housing Commission would work on the recommendations in the Report. Mr. Contreras replied that the charge of the Housing Commission would include reviewing the Short and Long Term Goals and could make additional recommendations. Councilmember Gonzales spoke of demolition issues in District 5 and asked of short term assistance. Mr. Contreras replied that there were Short and Long Term Recommendations in the Report that would address said issue. Richard Keith of the Department of Human Services stated that there was a section of the Report that recommended designating the Fair Housing Counseling Program and the Fair Housing Council of Greater San Antonio as primary resources to residents.

Councilmember Saldaña stated that the Report was a set of recommendations that would guide good policy and prevent issues. He recommended that a member of the Texas Organizing Project be appointed to the Housing Commission.

Councilmember Saldaña made a friendly amendment that the following sentence be included in the ordinance, "The Commission would initially be tasked with implementing the recommendations of the Mayor's Task Force on Preserving Dynamic and Diverse Neighborhoods." Additionally, that the name of the Commission be the "Housing Commission to Preserve and Protect Dynamic and Diverse Neighborhoods." Councilmembers Treviño and Viagran accepted the friendly amendments.

Councilmember Nirenberg thanked everyone for their work and asked if they were adopting policy or making rule changes. Mr. Contreras confirmed that they were accepting the Report and establishing the Commission but were not making any policy or rule changes. Councilmember Nirenberg spoke of the issue of displacement and noted that it was important for these individuals to be included in the conversation.

Councilmember Lopez asked of legislation related to Workforce Housing. Mr. Contreras replied that he did not have that information but would follow up on the status of the legislation.

Mayor Taylor thanked the Task Force for their work and stated that she wanted to clarify that there was not a conspiracy by the City of San Antonio to facilitate displacements. She noted that there were ways to strengthen and streamline processes and procedures. She indicated that there should be deeper collaboration with the community and Faith Based Partners that can provide assistance. She stated that they valued the people that have been long-term residents in neighborhoods. She added that she was excited to move forward and

continuing the discussions related to Housing.

The motion with the friendly amendments prevailed by the following vote:

**AYE:** 11 - Mayor Taylor, Trevino, Warrick, Viagran, Saldaña, Gonzales, Lopez, Medina, Nirenberg, Krier and Gallagher

- 25.** City Manager's Report
- A. Office of Municipal Integrity Update
  - B. Transportation and Capital Improvements Update

The City Manager's Report was not addressed.

### **POINT OF PERSONAL PRIVILEGE**

Mayor Taylor recognized City Manager Sheryl Sculley who would be celebrating her birthday the following week on May 20, 2015 but would be out of town. The City Council sang Happy Birthday to Mrs. Sculley.

### **EXECUTIVE SESSION**

Mayor Taylor recessed the meeting at 12:40 pm to reconvene the previous day's Executive Session to discuss the following:

B. DELIBERATE THE PURCHASE, EXCHANGE, LEASE OR VALUE OF REAL PROPERTY AND DISCUSS RELATED LEGAL ISSUES PURSUANT TO TEXAS GOVERNMENT CODE SECTIONS 551.072 (REAL PROPERTY) AND 551.071 (CONSULTATION WITH ATTORNEY).

D. DELIBERATE THE AUDIT COMMITTEE'S REPORT OF THE CITY INTERNAL AUDITOR'S DUTIES AND EVALUATION, PURSUANT TO TEXAS GOVERNMENT CODE, SECTION 551.074 (PERSONNEL MATTERS) AND SECTION 551.071 (ATTORNEY-CLIENT CONSULTATION).

### **RECONVENED**

Mayor Taylor reconvened the meeting at 1:57 pm and announced that no action was taken in Executive Session.

ADJOURNMENT

There being no further discussion, Mayor Taylor adjourned the meeting at 1:57 pm.

APPROVED



IVY R. TAYLOR  
MAYOR

ATTEST:



LETICIA M. VACEK, TRMC/CMC/MMC  
CITY CLERK