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AGENDA
City Council Meeting
Municipal Plaza Building
City Hall Complex
114 W. Commerce
San Antonio, TX 78205
June 14, 2012
9:00 A.M.

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 a.m. 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) 207-7245 or 711 (Texas Relay Services for the Deaf).

For additional information on any item on this agenda, please visit 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. Invocation by Fr. Will Combs, Assistant Pastor, Saint Mary Magdalen Church, guest of Councilmember Diego Bernal, District 1.
2. Pledge of Allegiance.
3. Approval of Minutes for the May 9 - 10, 2012 City Council meetings.

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

CONSENT AGENDA

Purchase of Equipment and Supplies

4. An Ordinance authorizing the purchase of air monitoring equipment and parts for maintenance from HI-Q Environmental Products Company, Inc. for a total cost of \$80,337.75, funded through a 2010 Medical Metropolitan Response Systems Grant. [Ben Gorzell, Chief Financial Officer; Troy Elliott, Director, Finance]

2012-06-14-0421

5. An Ordinance authorizing a contract to provide the San Antonio Metropolitan Health District, Laboratory Services Branch with one Biomerieux Vitek 2 Compact semi-automated microbial identification system for food surveillance and food-borne outbreak response, funded by a Texas Department of State Health Services Public Health Emergency Preparedness grant in the amount of \$56,200.00. [Ben Gorzell, Chief Financial Officer; Troy Elliott, Director, Finance]

2012-06-14-0422

6. An Ordinance authorizing the following contracts establishing unit prices for annual goods and services: (A) Grande Truck Center for Differential Component Parts and Rebuilt Exchange Units, (B) 3M Company for High Intensity Prismatic Sign Sheeting, (C) Tree Wise Men for Tree and Palm Maintenance, (D) Martin Marietta Materials and Vulcan Construction Material LP for Flexible Base and Flexible Base for Stabilization, (E) Boritex Building Services, D.C. Distributing and Gulf Coast Paper Co. for Custodial Paper Products, and (F) US Med Warehouse dba Unified Service Associates for Janitorial Services at Detention Center. [Ben Gorzell, Chief Financial Officer; Troy Elliott, Director, Finance]

2012-06-14-0423

Capital Improvements

7. An Ordinance awarding a construction contract with Ballenger Construction Co. in the amount of \$6,262,358.58 for the Runway 3/21 Extension and the Airfield Pavement Repairs Project at the San Antonio International Airport. [Ed Belmares, Assistant City Manager; Frank Miller, Director, Aviation]

Pulled by staff

8. An Ordinance authorizing the amendment of a professional service contract with Beaty Palmer Architects, Inc., in the amount not to exceed \$385,191.00 for all phases of design, production of construction documents, estimating costs, and construction administration for Phase 4 of the River Walk Capital Improvements Project, Certificates of Obligation funded project; and amending the Capital Improvement Budget with the appropriation of an additional \$348,000.00 in River Walk Capital Improvements funds to the River Walk Capital Improvements project. [Peter Zanoni, Assistant City Manager; Mike Frisbie, Director, Capital Improvements Management Services]

2012-06-14-0424

9. An Ordinance awarding a construction contract in the amount of \$1,190,071.00 payable to Vertex Corporation, for construction of the Bitters Road Bulky Waste Residential Drop-Off Center Project, a Solid Waste Management funded project, located in Council District 9; and, amending the Capital Improvement Budget with the appropriation of \$1,569,885.14 in Solid Waste Management Operating funds to the Bitters Road Bulky Waste Residential Drop-Off Center project. [Peter Zanoni, Assistant City Manager; Mike Frisbie, Director, Capital Improvements Management Services]

2012-06-14-0425

10. An Ordinance accepting the lowest responsive bid and awarding a construction contract in the amount of \$1,187,000.00 payable to Hunter Demolition & Wrecking Corp. for the abatement and demolition of the existing San Antonio Police Department Headquarters site, a Certificates of Obligation funded project, located in Council District 1. [Peter Zanoni, Assistant City Manager; Mike Frisbie, Director, Capital Improvements Management Services]

2012-06-14-0426

11. An Ordinance authorizing an amendment in an increased amount not to exceed \$140,870.00 to a professional services agreement with Tetra Tech for providing additional design services for the Fort Sam Houston Transportation Project, a previously authorized 2007 General Obligation Bond funded project, located in Council District 2. [Peter Zanoni, Assistant City Manager; Mike Frisbie, Director, Capital Improvements Management Services]

2012-06-14-0427

12. An Ordinance authorizing the negotiation and execution of Design/Build Services Agreement to Byrne Construction Services, in an amount not-to-exceed \$8,450,000.00, for the design and construction improvements to rehabilitate the historic Plaza de Armas building, located in Council District 1; and, amending the Capital Improvement Budget with the appropriation of an additional \$2,574,826.00 in Public Education Government funds to the Plaza de Armas project. [Peter Zanoni, Assistant City Manager; Mike Frisbie, Director, Capital Improvements Management Services]

2012-06-14-0428

13. An Ordinance authorizing the execution of a job order contract in an amount not to exceed \$111,772.18 payable to F.A. Nunnelly Company in Housing and Urban Development 108 Funds for the Frank Garrett Community Center Facility Improvement Project, located in Council District 1. [Peter Zaroni, Assistant City Manager; Mike Frisbie, Director, Capital Improvements Management Services]

2012-06-14-0429

14. An Ordinance accepting the lowest qualified bid and awarding a construction contract in the amount of \$343,500.00 payable to Crownhill Builders, Inc. for the Kennedy Park Renovation CDBG Project, located in City Council District 5; authorizing the transfer of \$217,750.00 in General Funds to the Project; and providing for payment. [Ed Belmares, Assistant City Manager; Xavier Urrutia, Director, Parks & Recreation]

2012-06-14-0430

Acquisition, Sale or Lease of Real Property

15. An Ordinance authorizing an amendment to the lease agreement with AM Hanger, LLC to extend the lease term to January 31, 2018 at the San Antonio International Airport. [Ed Belmares, Assistant City Manager; Frank Miller, Director, Aviation]

2012-06-14-0431

16. An Ordinance authorizing the execution of an Extension and Amendment of Lease Agreement between the City of San Antonio and The Frost National Bank for the continued use by the Economic Development Department of 16,460 square feet of office space located at 100 West Houston Street for a term of three years ending June 30, 2015 for the monthly rental amount of \$24,552.83 during the first year, escalating to \$26,061.67 monthly during the third year. [Ben Gorzell, Chief Financial Officer; Jorge A. Perez, Director, Building and Equipment Services]

2012-06-14-0432

Grant Applications and Awards

17. An Ordinance authorizing the issuance of a job order contract in an amount up to \$275,830.67 with F.A. Nunnelly Co., for the replacement of heating, ventilation and air-conditioning units to improve energy efficiency of eight City-owned facilities, funded by the American Recovery and Reinvestment Act of 2009 Energy Efficiency and Conservation Block Grant program and the City of San Antonio Energy Efficiency Fund. [Edward Benavides, Chief of Staff; Laurence Doxsey, Director, Office of Environmental Policy]

2012-06-14-0433

18. An Ordinance authorizing an amendment to a contract with San Antonio Bike Share, in an increased amount of \$27,000.00, for a total contract value of \$1,287,746.00, to procure additional bike share bicycles, stations, and related costs funded by the American Recovery and Reinvestment Act of 2009 through the Centers for Disease Control Communities Putting Prevention to Work Initiative. [Edward Benavides, Chief of Staff; Laurence Doxsey, Director, Office of Environmental Policy]

2012-06-14-0434

19. A Resolution supporting the 2012 Texas Department of Agriculture's Summer Food Service Program. [Ed Belmares, Assistant City Manager; Xavier Urrutia, Director, Parks & Recreation]

2012-06-14-0017R

Boards, Commissions and Committee Appointments

20. Consideration of the following Board, Commission and Committee appointments for the remainder of unexpired terms of office to expire May 31, 2013, 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 John W. Salmon, Jr. (District 6) to the Ethics Review Board for the remainder of an unexpired term of office to expire April 25, 2014. *Approved*

B. Appointing Santos H. Villarreal (District 7) to the Zoning Commission for the remainder of an unexpired term of office. *Approved*

C. Appointing Frank A. Quijano (District 1) to the Zoning Board of Adjustment. *Approved*

D. Appointing Steven Goldberg (District 8, Category: Technical/Research) to the Brooks Development Authority. *Approved*

Miscellaneous

21. An Ordinance authorizing the continuation of a cooperative agreement with the Transportation Security Administration for continued law enforcement officer support at terminal checkpoints at San Antonio International Airport. [Ed Belmares, Assistant City Manager; Frank Miller, Director, Aviation]

2012-06-14-0435

22. An Ordinance awarding a five-year concession contract to NewZoom, Inc. for retail vending machines located at the San Antonio International Airport. [Ed Belmares, Assistant City Manager; Frank Miller, Director, Aviation]

2012-06-14-0436

23. An Ordinance authorizing the negotiation and execution of four on-call National Environmental Policy Act Environmental Consulting Services Agreements with AECOM, Adams Environmental, Inc., Atkins, and Poznecki-Camarillo, Inc. each in an amount not to exceed a total of \$2,400,000, or \$600,000.00 per contract per contract term, to provide as-

needed environmental consulting services for City projects in connection with City improvements and transportation related projects. [Peter Zanoni, Assistant City Manager; Mike Frisbie, Director, Capital Improvements Management Services]

2012-06-14-0437

- 24. A Resolution supporting Public Private Partnerships in accordance with Chapter 2267 of the Texas Government Code and authorizing the City of San Antonio to participate in such partnerships. [Pat DiGiovanni, Deputy City Manager; Mike Frisbie, Director, Capital Improvements Management Services]

2012-06-14-0018R

- 25. An Ordinance authorizing an Economic Development Program Grant Agreement for up to \$407,736.56 with 1101 Broadway, LP. and the River North Tax Increment Reinvestment Zone (TIRZ) Board for 203 E. Jones Avenue, a \$4,031,037.00 commercial redevelopment project, located in Council District 2. [Pat DiGiovanni, Deputy City Manager; Mark Brodeur, Director, Center City Development Office]

2012-06-14-0438

- 26. An Ordinance creating the Home Ownership Program for Employees (HOPE) and authorizing \$240,000.00 from the Inner City Incentive Fund. [Pat DiGiovanni, Deputy City Manager; Mark Brodeur, Director, Center City Development Office]

2012-06-14-0439

- 27. An Ordinance approving an Economic Development Program Grant Agreement for up to \$2,911,645.00 with Embrey Partners, LTD and the Midtown Tax Increment Reinvestment Zone Board and a SAWS impact fee waiver for up to \$400,000.00 for the Residences at Brackenridge Hill, a \$32,727,319.00 multi-family project located in Council District 2. [Pat DiGiovanni, Deputy City Manager; Mark Brodeur, Director, Center City Development Office]

2012-06-14-0440

- 28. An Ordinance amending the Community Arts Access Funding Guidelines to give city departments and council offices the opportunity to initiate and provide arts programs and services to residents utilizing the artist roster without having to make the required financial match in the amount up to \$5,000.00 for such services in each Council District. [Pat DiGiovanni, Deputy City Manager; Felix Padron, Director, Cultural Affairs]

2012-06-14-0441

- 29. An Ordinance authorizing the negotiation and execution of a bailment agreement with Boulder Electric Vehicle, Inc. for the use of three electric trucks for a pilot program with an initial term of one year, funded by the Texas Commission on Environmental Quality through a New Technology Research and Development Grant. [Edward Benavides, Chief of Staff; Laurence Doxsey, Director, Office of Environmental Policy]

2012-06-14-0442

- 30. An Ordinance authorizing certain actions relating to outstanding obligations designated as "City of San Antonio, Texas Hotel Occupancy Tax Subordinate Lien Variable Rate Demand Revenue and Refunding Bonds, Series 2008", including approving an amendment to the Amended and Restated Reimbursement and Security Agreement and enacting other provisions incident and related to the subject and purpose of this ordinance, and providing for an effective date. [Sheryl Sculley, City Manager, Ben Gorzell, Jr., Chief Financial

2012-06-14-0443

Officer]

31. An Ordinance authorizing execution of an Audit Services Contract with Padgett, Stratemann & Company, LLP to provide independent audit and related services to the City for fiscal years ending September 30, 2012, 2013, and 2014, with two (2) one (1) year renewal terms for fiscal years ending September 30, 2015 and 2016 at the City's option, for a total fee not to exceed \$3,939,300.00. [Ben Gorzell Jr., Chief Financial Officer, Troy Elliott, Director, Finance]

2012 - 06 - 14 - 0444

32. A Resolution authorizing the creation of the City of San Antonio, Texas Public Facilities Corporation, pursuant to Chapter 303 of the Local Government Code, to act on behalf of the City; approving the articles of incorporation and bylaws; and appointing initial directors. [Ben Gorzell, Jr., Chief Financial Officer, Troy Elliott, Director of Finance]

2012 - 06 - 14 - 0019R

33. An Ordinance authorizing the City, on behalf and for the benefit of the District Special Project of the San Antonio Water System, to establish a \$100 million flexible rate revolving note program for the issuance from time to time of revenue notes on an as needed basis and to execute contracts and agreements in connection therewith. [Ben Gorzell, Chief Financial Officer]

2012 - 06 - 14 - 0445

34. An Ordinance authorizing an amendment to the previously approved \$561,244.00 owner-occupied housing rehabilitation and vacant lot infill redevelopment Historic Gardens Neighborhood CDBG Project to include infrastructure improvements such as streets, sidewalks, curbs and driveway approaches. [Peter Zaroni, Assistant City Manager; Maria Villagomez, Director, Management and Budget]

2012 - 06 - 14 - 0446

35. An Ordinance authorizing First Amendment to the Chapter 380 Economic Development Grant and Loan Agreement with MAUC Point East Housing, LP for the E. Thurman Walker Multi-Family Senior Housing Project. [David Ellison, Assistant City Manager; John Dugan, Director, Planning and Community Development]

2012 - 06 - 14 - 0447

36. An Ordinance authorizing the execution of a Funding Agreement with CPS Energy and payment in an amount not to exceed \$320,000.00 to CPS Energy for the reconstruction of a retaining wall, located between the properties located along Feather Point Drive and Independence Avenue. [Ed Belmares, Assistant City Manager; Majed A. Al Ghafry, Director, Public Works]

2012 - 06 - 14 - 0448

37. Consideration of the following Ordinances relating to the Blue Star Phase II Project located in Council District 5: [Pat DiGiovanni, Deputy City Manager; Mark Brodeur, Director, Center City Development Office]

- A. An Ordinance establishing the Blue Star Reinvestment Zone, bounded by the parcels located at 354, 410 and 415 Blue Star, San Antonio, Texas in Council District 5.

2012 - 06 - 14 - 0449

- B. An Ordinance approving an economic development incentive agreement for up to \$4,427,718.00 with NRP Properties L.L.C. for the Blue Star Phase II, a \$42,705,845 housing development; approving a TIRZ boundary change to remove the parcels located at 354, 410 and 415 Blue Star, San Antonio, Texas from the Inner City TIRZ contingent on TIRZ Board approval; and approving a SAWS Impact Fee waiver for up to \$500,000.00.

2012-06-14-0450

- 38. Consideration of the following Ordinances regarding Maruchan, Inc.: [Pat DiGiovanni, Deputy City Manager; Rene Dominguez, Director, Economic Development]

- A. An Ordinance designating the Maruchan Industrial District in the City's extraterritorial jurisdiction; approving a five-year Non-Annexation Agreement and a Basic Fire Services Agreement with Maruchan, Inc.

2012-06-14-0451

- B. An Ordinance authorizing an Economic Development Program Grant Agreement with Maruchan, Inc. in an amount not to exceed \$2.4 million for an economic development project in the City's extraterritorial jurisdiction consisting of a \$318 million investment and the creation of 538 full-time jobs.

2012-06-14-0452

- 39. Consideration of the following matters in connection with approving the Form, Content and Distribution of the Preliminary Official Statements, Notice of Intent, and Reimbursement Resolutions: [Sheryl Sculley, City Manager, Ben Gorzell, Jr., Chief Financial Officer]

- A. This Resolution approves the City's preliminary official statement pertaining to the sale of obligations designated as "City of San Antonio, Texas General Improvement Bonds, Series 2012" in a maximum principal amount not to exceed \$175,000,000; and "City of San Antonio, Texas Combination Tax and Revenue Certificates of Obligation, Series 2012" in a maximum principal amount not to exceed \$35,000,000; complies with the requirements contained in the United States Securities and Exchange Commission's Rule 15c2-12; and approves other matters in connection therewith.

2012-06-14-0020R

- B. This Resolution approves the City's preliminary official statement pertaining to the sale of obligations designated as "City of San Antonio, Texas Tax Notes, Series 2012" in a maximum principal amount not to exceed \$20,000,000; complies with the requirements contained in the United States Securities and Exchange Commission's Rule 15c2-12; and approves other matters in connection therewith.

2012-06-14-0021R

- C. An Ordinance authorizing and approving publication of Notice of Intention to issue "City of San Antonio, Texas Combination Tax and Revenue Certificates of

Obligation, Series 2012" in a maximum principal amount not to exceed \$35,000,000; and providing for an effective date.

2012-06-14-0453

- D. A Resolution relating to establishing the City's intention to reimburse itself for the prior lawful expenditure of funds from the proceeds of one or more series of tax exempt or taxable obligations to be issued by the City for authorized purposes and designated as "City of San Antonio, Texas General Improvement Bonds from the May 12, 2012 Bond Election", as further designated by series and federal tax treatment; authorizing other matters incident and related thereto; and providing an effective date

2012-06-14-0022R

- E. A Resolution relating to establishing the City's intention to reimburse itself for the prior lawful expenditure of funds from the proceeds of tax exempt obligations to be issued by the City for authorized purposes designated as "City of San Antonio, Texas Combination Tax and Revenue Certificates of Obligation, Series 2013", "City of San Antonio, Texas General Improvement Bonds, Series 2013", and "City of San Antonio, Texas Tax Notes, Series 2013"; authorizing other matters incident and related thereto; and providing an effective date.

2012-06-14-0023R

40. Consideration of the following items related to the San Antonio Water System: [Ben Gorzell, Chief Financial Officer]

- A. An Ordinance authorizing the issuance of obligations designated as "City of San Antonio, Texas Water System Revenue and Refunding Bonds, Series 2012A" (the "Series 2012A Senior Lien Bonds"), in a principal amount not to exceed \$175,000,000.00; and other financial matters necessary to fund capital improvements.

2012-06-14-0454

- B. An Ordinance authorizing the issuance of obligations designated as "City of San Antonio, Texas Water System Junior Lien Revenue Bonds, Series 2012" (the "Series 2012 Junior Lien Revenue Bonds") in approximate amount of \$19,630,000.00 to be sold to the Texas Water Development Board through the Clean Water State Revolving Fund Program.

2012-06-14-0455

- C. A Resolution authorizing the submittal of an application requesting financial assistance from the Texas Water Development Board through its Clean Water State Revolving Fund Loan Program in an amount not to exceed \$6,220,000.00 for funding of certain qualified wastewater projects.

2012-06-14-0024R

- D. A Resolution establishing the City's intention to reimburse itself for the prior lawful capital expenditure from the proceeds of tax exempt obligations not to exceed \$6,220,000.00.

2012-06-14-0025R

E. A Resolution authorizing the submittal of an application requesting financial assistance through Texas Water Development Board's Water Infrastructure Fund Loan Program in an amount not to exceed \$50,000,000.00 for funding of the Brackish Groundwater Desalination project.

2012-06-14-0025R

F. A Resolution establishing the City's intention to reimburse itself for the prior lawful capital expenditure from the proceeds of tax exempt obligations not to exceed \$50,000,000.00.

2012-06-14-0026R

41. City Manager's Report

- A. Aviation Update
- B. Public Safety Enhancement (PSE) Grant

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

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