

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



**Meeting Minutes
City Council A Session**

Municipal Plaza Building
114 W. Commerce Street
San Antonio, Texas 78205

2023 – 2025 Council Members

Mayor Ron Nirenberg
Dr. Sukh Kaur, 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
Marina Alderete Gavito, Dist. 7 | Manny Pelaez, Dist. 8
John Courage, Dist. 9 | Marc Whyte, Dist. 10

Thursday, May 29, 2025

10:30 AM

City Council Chambers

The City Council convened a regular meeting in the Norma S. Rodriguez Council Chamber in the Municipal Plaza Building beginning at 10:40 a.m. City Clerk Debbie Racca-Sittre took the Roll Call noting a quorum with the following Council Members present:

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

ABSENT: 1 - Alderete Gavito

PROCEDURAL

1. Invocation

The invocation was delivered by Pastor James Amerson of New Light Baptist Church, guest of Councilmember McKee-Rodriguez, Council District 2.

2. Pledge of Allegiance

Mayor Nirenberg led the assembly in the Pledge of Allegiance.

3. Approval of minutes for the City Council meetings of May 7, 2025; May 8, 2025; May 14, 2025; and May 15, 2025.

Councilmember Rocha Garcia moved to Approve the minutes of the May 7, 2025, May 8, 2025, May 14, 2025, and May 15, 2025, City Council meetings. Councilmember Kaur seconded the motion. The motion carried by the following vote:

Aye: Nirenberg, Kaur, McKee-Rodriguez, Viagran, Rocha Garcia, Castillo, Cabello
Havrda, Courage, Whyte

Absent: Alderete Gavito, Pelaez

POINT OF PERSONAL PRIVILEGE

Mayor Nirenberg announced that this would be the last City Council meeting for Councilmember Rocha Garcia and recognized the President and Chief Executive Officer of Girls, Inc., Lea Rosenaur, who thanked the Councilwoman for her service. The Mayor and City Council thanked the Councilmember for her service. Councilmember Rocha Garcia gave her departing remarks.

CONSENT AGENDA

Purchase of Services, Supplies and Equipment

4. 2025-05-29-0384

Ordinance approving a contract with Premier Comfort Service Company, Inc., to provide HVAC systems preventative maintenance and repair services for the San Antonio Fire Department, for an estimated cost of \$700,000 annually and an estimated total cost of \$3,500,000 over the contract term, to begin upon award through February 29, 2028, with two, one-year renewal options. Funding is from the FY 2025 General Fund. Funding for subsequent years is contingent upon City Council approval of the annual budget. [Ben Gorzell Jr., Chief of Financial and Administrative Services; Troy Elliott, Chief Financial Officer, Finance]

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

Aye: Nirenberg, Kaur, McKee-Rodriguez, Viagran, Rocha Garcia, Castillo,
Cabello Havrda, Pelaez, Courage, Whyte

Absent: Alderete Gavito

Capital Improvements

5. 2025-05-29-0385

Ordinance approving a contract with Robinson General Contractors, LLC for the demolition

of Hangar 4, Hangar 6, the Police/Public Safety Building and associated site work for a cost not to

exceed \$1,497,136. Funding is from Airport Interim Financing included in the FY 2025 Capital Budget. [Jeff Coyle, Assistant City Manager; Jesus H. Saenz, Jr, Director, Aviation]

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

Aye: Nirenberg, Kaur, McKee-Rodriguez, Viagran, Rocha Garcia, Castillo, Cabello
Havrda, Pelaez, Courage, Whyte
Absent: Alderete Gavito

6. 2025-05-29-0386

Ordinance approving the 2025 Task Order Contract for Flatwork and Street Improvements Package 4 with Rucoba & Maya Construction, LLC in an amount not to exceed \$3,790,877.39 of which \$48,479.50 will be reimbursed by San Antonio Water System for necessary adjustments to their existing infrastructure. Funding is from the General Fund and the Advanced Transportation District Fund included in the FY 2025 Capital Budget. [John Peterek, Assistant City Manager; Razi Hosseini, Director, Public Works]

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

Aye: Nirenberg, Kaur, McKee-Rodriguez, Viagran, Rocha Garcia, Castillo, Cabello
Havrda, Pelaez, Courage, Whyte
Absent: Alderete Gavito

Acquisition, Sale or Lease of Real Property

7. 2025-05-29-0387

Ordinance extending La Villita Lease Agreements with Guadalajara Grill and Villa Tesoros for a second two-year renewal term, commencing on July 1, 2025, and expiring on June 30, 2027. Revenue of \$205,918.84 over the two-year term will be deposited into the General Fund. [Lori Houston, Assistant City Manager; John Jacks, Director, Center City Development and Operations Department]

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

Aye: Nirenberg, Kaur, McKee-Rodriguez, Viagran, Rocha Garcia, Castillo, Cabello
Havrda, Pelaez, Courage, Whyte
Absent: Alderete Gavito

8. 2025-05-29-0388

Ordinance approving the issuance of two 20-year-term encroachment permits for use and maintenance of two entrance monument signs; one sign above and across A) Quarry Park Public Right-of-Way for a fee of \$1,100 and one sign above and across B) Buzzi Way Public Right-of-Way for a fee of \$1,100, both located in New City Block 14945, as requested by Morgan's

Inclusion Initiative, dba Morgan's. Funds will be deposited into the General Fund. [John Peterek, Assistant City Manager; Razi Hosseini, Director, Public Works]

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

Aye: Nirenberg, Kaur, McKee-Rodriguez, Viagran, Rocha Garcia, Castillo, Cabello
Havrda, Pelaez, Courage, Whyte
Absent: Alderete Gavito

9. 2025-05-29-0389

Ordinance recommending the closure, vacation, and abandonment of a 0.142-acre (6,192 square feet) improved portion of Roosevelt Avenue Public Right-of-Way located between New City Blocks 2987 and A-20 P-117, as requested by Kenedy Junction, Ltd., for a fee of \$60,100. Funds will be deposited into the General Fund. [John Peterek, Assistant City Manager; Razi Hosseini, Director, Public Works].

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

Aye: Nirenberg, Kaur, McKee-Rodriguez, Viagran, Rocha Garcia, Castillo, Cabello
Havrda, Pelaez, Courage, Whyte
Absent: Alderete Gavito

Miscellaneous

10. 2025-05-29-0390

Ordinance acknowledging the temporary leave of absence of Council Member Jalen McKee-Rodriguez, District 2; and ratifying the initiation of procedures to potentially select a replacement council member. [Andy Segovia, City Attorney]

Jack Finger spoke in opposition to the Item.

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

Aye: Nirenberg, Kaur, McKee-Rodriguez, Viagran, Rocha Garcia, Castillo, Cabello
Havrda, Pelaez, Courage, Whyte
Absent: Alderete Gavito

11. 2025-05-29-0391

Ordinance approving the Pre-K 4 SA FY 2026 Budget for the fiscal year beginning July 1, 2025, and ending on June 30, 2026, in the amount of \$60,522,244, and the staffing as adopted by the San Antonio Early Childhood Education Municipal Development Corporation Board of Directors on May 21, 2025. [Alejandra Lopez, Assistant City Manager; Sarah Baray, Ph.D., Pre-K 4 SA CEO]

Councilmember Kaur highlighted her support for the Item.

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

Aye: Nirenberg, Kaur, McKee-Rodriguez, Viagran, Rocha Garcia, Castillo, Cabello
Havrda, Pelaez, Courage, Whyte
Absent: Alderete Gavito

12. 2025-05-29-0392

Ordinance approving the SA Ready to Work (RTW) Fiscal Year 2026 Annual Budget for the fiscal year beginning July 1, 2025, and ending on June 30, 2026, in the amount of \$42,936,292, and the staffing as adopted by the San Antonio Early Childhood Education Municipal Development Corporation Board of Directors on May 21, 2025. [Alejandra Lopez, Assistant City Manager; Michael Ramsey, Executive Director, Workforce Development]

Francisco Martinez with Project Quest spoke in favor of the Item.

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

Aye: Nirenberg, Kaur, McKee-Rodriguez, Viagran, Rocha Garcia, Castillo, Cabello
Havrda, Pelaez, Courage, Whyte
Absent: Alderete Gavito

13. 2025-05-29-0393

Ordinance approving contracts with Goodwill Industries of San Antonio and Hallmark University to provide intake, case management, and job training services for the SA Ready to Work program for a cumulative total not to exceed \$32,421,970.46. Funding in the amount of \$7,613,678.15 is from the SA Ready to Work Fund FY 2026 Adopted Budget. Funding for future years is contingent upon City Council approval of the annual budget. [Alejandra Lopez, Assistant City Manager; Michael Ramsey, Executive Director, Workforce Development]

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

Aye: Nirenberg, Kaur, McKee-Rodriguez, Viagran, Rocha Garcia, Castillo, Cabello
Havrda, Pelaez, Courage, Whyte
Absent: Alderete Gavito

14. 2025-05-29-0394

Ordinance approving a contract with Host True Flavors SAT FB II, LLC for a Food and Beverage Concession Agreement for four concepts and a food court in 5,276 square feet in Terminal B at the San Antonio International Airport. The contract has a minimum annual guarantee of \$1,083,233 and may generate over \$12 million over the 10-year term.
Revenues from this contract will be deposited into the Airport Operating and Maintenance Fund.

[Jeff Coyle, Assistant City Manager; Jesus H. Saenz, Jr., Director, Aviation]

Jack Finger spoke in opposition to the Item.

Councilmembers Viagran and Cabello Havrda highlighted their support for the Item.

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

Aye: Nirenberg, Kaur, McKee-Rodriguez, Viagran, Rocha Garcia, Castillo, Cabello
Havrda, Pelaez, Courage, Whyte

Absent: Alderete Gavito

15. 2025-05-29-0395

Ordinance authorizing a Reimbursable Agreement with the Federal Aviation Administration for their services in support of the Radio Transmitter Receiver F Relocation project, which will relocate FAA equipment at the San Antonio International Airport, in an amount up to \$3,043,843.36, funded from Airport Interim Financing and included in the FY 2025 Capital Budget. [Jeff Coyle, Assistant City Manager; Jesus Saenz, Director, Aviation]

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

Aye: Nirenberg, Kaur, McKee-Rodriguez, Viagran, Rocha Garcia, Castillo, Cabello
Havrda, Pelaez, Courage, Whyte

Absent: Alderete Gavito

16. Approval of an appeal of the decision of the Board of Adjustment, pursuant to City Code Sec. 28-5, to deny a 163 square foot variance from the maximum 75 sign square footage to allow a 238 square foot digital sign, located at 5431 West Loop 1604. Approval of this item would allow the requested variance for the applicant. [John Peterek, Assistant City Manager; Michael Shannon, Director, Development Services]

Councilmember Courage pulled the Item from the Consent Agenda for Individual Consideration.

PUBLIC COMMENT:

Jack Finger spoke in opposition to the Item.

Colleen Waguespack spoke in opposition to the Item.

DISCUSSION:

Councilmember Courage commented that two City commissions both denied the variance and wondered why the Item was not recommended for denial. City Attorney, Andy Segovia, explained that the Item was on the Consent Agenda and therefore it needed to be voted upon in the

affirmative; a yes vote would be to accept the applicant's appeal and approve the variance. Segovia added that the Councilmember of that council district supported the variance to be approved. but he noted that in the future, an Item like this would be listed individually on the agenda with a recommendation in favor of the staff recommendation.

Councilmember Courage asked if he could make a motion to deny the appeal. Segovia advised that a motion to approve the appeal was already pending on the agenda, so if the City Council wanted to deny the appeal, they should vote "no" on the Item. Councilmember Courage noted that the corridor was the gateway to the Hill Country, and he did not support adding visual clutter. He also recommended supporting the work of the Board of Adjustment.

Councilmember Pelaez commented that a small, woman-owned business was being impacted by the Texas Department of Transportation (TXDOT) construction of an overpass at Loop 1604 and IH 10, and this was a compromise to reduce the size of an existing sign and allow it to be digital. He noted that another nearby sign of similar size had been given a variance but that it was not a small business and suggested that a double standard was being held.

Councilmember McKee-Rodriguez asked which boards had recommended denial. Assistant Director of the Development Services Department, Amin Tohmaz, stated that both staff and the Board of Adjustment recommended denial because the request was substantially larger than the sign code allowed. Councilmember McKee-Rodriguez asked why a non-digital sign was not proposed since it could be larger. The applicant responded that signage would not be a higher footprint than current, and a digital sign would provide better visibility for the business than a larger static sign.

Councilmember Viagran supported the appeal of the variance noting that with growth came changes to the City and she stressed the need to be flexible as the highway overpasses were completed; she did not want to hurt small businesses.

Councilmember Castillo noted that the Planning and Community Development Committee had a robust discussion about digital signage downtown which was fully supported by Councilmember Courage and she was disappointed that there was support for digital signs downtown but not on the North Side. Councilmember Castillo noted that as this was a small business, she supported the variance.

Councilmember Pelaez noted that there were no neighborhoods nearby and no community opposition to the variance had been received.

Councilmember Courage cautioned City Council against ignoring the recommendations of the City's volunteer board members and professional opinions of staff suggesting that it eroded public trust in the City Council. However, he acknowledged that the City Council had the right to make the final decision.

Councilmember Kaur commented that the job of City Council was to review each case individually and make the best decision for the community and not merely be a rubber- stamp for the staff.

Mayor Nirenberg commented that he did not know much about the issue until a constituent called with concerns. He had reviewed the Item's backup documents which recommended denial, however, he felt the discussion today was an enlightening conversation. Mayor Nirenberg noted that the overlay district was designed to protect the gateway to the hill country, but he recalled that a couple of years ago the policy was relaxed to allow more digital signs based upon growth. Tohmaz agreed that the area was mainly commercial, and stated that the City Code was adjusted in 2015 to allow for 25% digital signs in the area but this sign was larger than the City Code allowed so it resulted in staff denial.

Mayor Nirenberg recommended an update to the Ordinance as much had changed in the area since 2015. He supported the smaller sign that was digital rather than the larger static sign, which would be allowed under the current City Code.

City Manager Erik Walsh indicated that staff would ensure the corridor was reviewed for potential revisions to the City Code.

Councilmember Pelaez moved to Approve. Councilmember Rocha Garcia seconded the motion. The motion carried by the following vote:

Aye: Nirenberg, Kaur, McKee-Rodriguez, Viagran, Rocha Garcia, Castillo, Cabello
Havrda, Pelaez, Whyte
No: Courage
Absent: Alderete Gavito

17. 2025-05-29-0396

Ordinance authorizing the extension of line -of- duty injury leave for Fire Engineer, Stephanie Lopez. [Maria Villagomez, Deputy City Manager; Valerie Frausto, Fire Chief, Fire Department]

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

Aye: Nirenberg, Kaur, McKee-Rodriguez, Viagran, Rocha Garcia, Castillo, Cabello
Havrda, Pelaez, Courage, Whyte
Absent: Alderete Gavito

18. 2025-05-29-0397

Ordinance approving Amendment No. 4 in the amount of \$935,250 to the Professional Services Agreement for System Integration for SAP Success Factors Between the City of San Antonio and Accenture, LLP. Funding for the amendment is from the SAP Project Contingency and the total amended contract value is \$5,097,250. [Ben Gorzell, Jr., Chief of Financial and Administrative Services; Craig Hopkins, Chief Information Officer, ITSD]

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

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

Absent: Havrda, Pelaez, Courage, Whyte
Alderete Gavito

19. 2025-05-29-0028R

Resolution supporting the construction of Creekside at Lookout Apartments by the San Antonio Housing Facility Corporation, a Public Facility Corporation (PFC). [Lori Houston, Assistant City Manager; Veronica Garcia, Director, Neighborhood and Housing Services Department]

Councilmember Courage pulled the Item from the Consent Agenda for Individual Consideration.

Councilmember Courage noted that the project was originally intended to bring more affordable housing to the North Side, however, only 10% of the units were at 60% Area Median Income (AMI) and 40% of the units were at 80% AMI and half the project would be at market rate. He noted that the City Council denied a significant affordable housing project earlier this year and suggested that the project did not really help working families and did not provide for enough deeply affordable housing.

Councilmember Whyte moved to Approve. Councilmember Rocha Garcia seconded the motion. The motion carried by the following vote:

Aye: Nirenberg, Kaur, McKee-Rodriguez, Viagran, Rocha Garcia, Castillo, Cabello
Havrda, Pelaez, Whyte
No: Courage
Absent: Alderete Gavito

20. 2025-05-29-0398

Ordinance approving Substantial Amendment #2 to the FY 2025 U.S. Department of Housing and Urban Development (HUD) Annual Action Plan and Budget authorizing an award of up to \$1,900,000 to Habitat for Humanity of San Antonio, Inc. for an affordable single-family housing development project. Funding is from the Community Development Block Grant (CDBG) and HOME Investment Partnerships Program (HOME). [Lori Houston, Assistant City Manager; Veronica Garcia, Director, Neighborhood and Housing Services Department]

Michael Taylor with Habitat for Humanity spoke in support of the Item.

Councilmember Castillo highlighted her support for the Item.

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

Aye: Nirenberg, Kaur, McKee-Rodriguez, Viagran, Rocha Garcia, Castillo, Cabello
Havrda, Pelaez, Courage, Whyte
Absent: Alderete Gavito

21. 2025-05-29-0399

Ordinance approving the execution of the Development Agreement, approving the Finance Plan and

Project Plan for Tax Increment Reinvestment Zone #41 - Rosillo Creek, located southeast of Loop 410 and New Sulphur Springs Road. [Lori Houston, Assistant City Manager; Veronica Garcia, Director, Neighborhood and Housing Services]

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

Aye: Nirenberg, Kaur, McKee-Rodriguez, Viagran, Rocha Garcia, Castillo, Cabello
Havrda, Pelaez, Courage, Whyte
Absent: Alderete Gavito

City Manager's Report

22. City Manager's Report

City Manager Erik Walsh announced that the City of San Antonio had received a clean audit and Comprehensive Annual Financial Report (CAFR) and lauded the work of City employees and the quality of our systems and business processes particularly the Finance Department as the report was used by grantors and bond rating agencies.

City Manager Walsh recognized the winners of the City Manager's Excellence Award, which was a team of 22 employees: 13 from the Human Resources Department and nine from the Parks & Recreation Department, who were able to successfully hire hundreds of summer seasonal employees.

Executive Session

Mayor Nirenberg recessed the meeting into Executive Session at 12:25 p.m. to 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 litigation involving the City pursuant to Texas Government Code Section 551.071 (consultation with attorney).
- D.** Legal issues related to emergency preparedness pursuant to Texas Government Code Sec. 551.071 (consultation with attorney).
- E.** Legal issues related to collective bargaining pursuant to Texas Government Code Section 551.071 (consultation with attorney).

Mayor Nirenberg reconvened the meeting in Open Session at 1:15 p.m. and announced that no official action had been taken in Executive Session.

ADJOURNMENT

There being no further discussion, the meeting was adjourned at 1:15 p.m.

Approved

Ron Nirenberg
Mayor

Debbie Racca-Sittre
City Clerk

DRAFT