

**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, January 16, 2025**

**9:00 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 9:07 AM. City Clerk Debbie Racca-Sittre took the Roll Call noting a quorum with the following Council Members present:

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

**ABSENT: 1** - Nirenberg

**PROCEDURAL**

**1. Invocation**

The invocation was delivered by Father Kevin Shanahan of St. Anthony de Padua Catholic Church, guest of Councilmember Whyte, Council District 10.

**2. Pledge of Allegiance**

Mayor Pro-Tem Kaur led the assembly in the Pledge of Allegiance.

3. Approval of minutes for the City Council meetings of December 4, 2024; December 11, 2024; December 12, 2024; December 18, 2024; and December 19, 2024.

Councilmember Rocha Garcia moved to Approve the minutes of the December 4, 2024, December 11, 2024, December 12, 2024, December 18, 2024 and December 19, 2024 City Council meetings. Councilmember Viagran seconded the motion. The motion carried by the following vote:

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

## **CONSENT AGENDA**

### **Capital Improvements**

#### **4. 2025-01-16-0001**

Ordinance approving the 2025 Pavement Preservation Package 1 – Advanced Slurry Task Order Contract with Viking Construction, LLC in an amount not to exceed \$2,355,450.19. Funding is from the General Fund and the Advanced Transportation District Fund. [John Peterek, Interim Assistant City Manager; Razi Hosseini, Director, Public Works]

Councilmember Cabello Havrda moved to Approve on the Consent Agenda. Councilmember Viagran seconded the motion. The motion carried by the following vote:

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

#### **5. 2025-01-16-0002**

Ordinance approving the 2025 Pavement Preservation Package 2 – Advanced Slurry Task Order Contract with Viking Construction, LLC in an amount not to exceed \$2,355,450.19. Funding is from the General Fund and the Advanced Transportation District Fund. [John Peterek, Interim Assistant City Manager; Razi Hosseini, Director, Public Works]

Councilmember Cabello Havrda moved to Approve on the Consent Agenda. Councilmember Viagran seconded the motion. The motion carried by the following vote:

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

#### **6. 2025-01-16-0003**

Ordinance approving the 2025 Pavement Preservation Package 5 – Slurry Task Order Contract with AG3 Group, LLC in an amount not to exceed \$2,355,462.50. Funding is from the General

Fund and the Advanced Transportation District Fund. [John Peterek, Interim Assistant City Manager; Razi Hosseini, Director, Public Works]

Councilmember Cabello Havrda moved to Approve on the Consent Agenda. Councilmember Viagran seconded the motion. The motion carried by the following vote:

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

**7. 2025-01-16-0004**

Ordinance approving the 2025 Street Rehabilitation Task Order Contract Package 8 with Clark Construction of Texas, Inc. in an amount not to exceed \$9,209,296.33, of which \$144,250 will be reimbursed by San Antonio Water System (SAWS), and \$10,000 will be reimbursed by CPS Energy for necessary adjustments to their existing infrastructure. Funding is from the General Fund, Advanced Transportation District Fund, Bond Program, and debt proceeds. [John Peterek, Interim Assistant City Manager; Razi Hosseini, Director, Public Works]

Councilmember Cabello Havrda moved to Approve on the Consent Agenda. Councilmember Viagran seconded the motion. The motion carried by the following vote:

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

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

**8. 2025-01-16-0005**

Ordinance approving a lease with Lynxs San Antonio CargoPort, LP for Building 2650 and ground space located at 10315 Wetmore Road at the San Antonio International Airport for a term of one year with an annual rent of \$171,522.15 which will be deposited into the Airport Operating and Maintenance Fund. [Jeff Coyle, Assistant City Manager; Jesus Saenz, Director, Aviation]

Councilmember Cabello Havrda moved to Approve on the Consent Agenda. Councilmember Viagran seconded the motion. The motion carried by the following vote:

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

**9. 2025-01-16-0006**

Ordinance approving a lease with DHL Express (USA) Inc., for Building 1600, including ground space, apron/ramp space and preferential parking located at 10307 Wetmore Road at the San Antonio International Airport for an initial term of one year with the option to extend for four, one-year periods. An annual rent of \$303,823.60 will be deposited into the Airport Operating and Maintenance Fund. [Jeff Coyle, Assistant City Manager; Jesus Saenz, Director, Aviation]

Councilmember Cabello Havrda moved to Approve on the Consent Agenda. Councilmember Viagran seconded the motion. The motion carried by the following vote:

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

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

10. Approving the following board, commission, and committee appointments for the remainder of an unexpired term of office to expire May 31, 2025. [Debbie Racca-Sittre, City Clerk]  
A. Appointing Yvonne Pelayo (Mayoral) to the Office of Urban Redevelopment San Antonio  
B. Appointing Dan Wallace (District 7) to the Small Business Economic Development Advocacy Committee  
C. Appointing Magdalena Barrera (At-Large – Mexican Consulate) and Dean Leija (District 7) to the San Antonio Diez y Seis Commission

Councilmember Alderete Gavito highlighted the appointments of Dan Wallace to the Small Business Advocacy Committee and Dean Leija to the Diez y Seis Commission.

Councilmember Cabello Havrda moved to Approve on the Consent Agenda. Councilmember Viagran seconded the motion. The motion carried by the following vote:

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

11. Approving the following Board appointments to the Municipal Golf Association – San Antonio Board of Directors for a term of office to expire on January 15, 2027. [Debbie Racca-Sittre, City Clerk]  
A. Jenny Lou Carnes  
B. Gretchen Garceau-Kragh  
C. Geronimo Guerra  
D. Jason Sandoval  
E. Heather Wedige

Councilmember Cabello Havrda moved to Approve on the Consent Agenda. Councilmember Viagran seconded the motion. The motion carried by the following vote:

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

### **Miscellaneous**

**12. 2025-01-16-0007**

Ordinance amending a professional services agreement with Teichroeb Consulting to extend the term six-months and increase the amount by \$24,498, to a new contract value of \$73,498 to allow the continuation of quarterly passenger survey services at the San Antonio International Airport. Funding of \$24,498 is from the Airport Operating and Maintenance Fund FY 2025 Adopted Budget. [Jeff Coyle, Assistant City Manager; Jesus Saenz, Director, Aviation]

Councilmember Cabello Havrda moved to Approve on the Consent Agenda. Councilmember Viagran seconded the motion. The motion carried by the following vote:

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

**13. WITHDRAWN**

WITHDRAWN – Approval of an appeal of the decision of the Board of Adjustment, pursuant to City Code Sec. 28-5, to deny a 93 square foot variance from the maximum 200 square foot to allow a 293 square foot sign, located at 26642 Bulverde Road. Approval of this item would allow the requested variance for the applicant. [John Peterek, Interim Assistant City Manager; Amin Tohmaz, Interim Director, Development Services]

**14. 2025-01-16-0008**

Ordinance approving agreements with ADMT Solutions, LLC, Alamo Home Health, Inc. dba Touchstone Health, BEAT AIDS Coalition Trust, Courageous Creativity, Doin Well, LLC, Parenting Plus, Stability Staffing and Consulting, LLC, The Immunization Partnership, The University of Texas Health Science Center at San Antonio, and Young Women's Christian Association of San Antonio for the City of San Antonio's Metropolitan Health District's Immunizations Program to provide vaccine education outreach services for \$100,000 each and a cumulative amount up to \$1,000,000 for terms December 1, 2024, through June 30, 2025. Funding is from the Immunization and Vaccines for Children grant. [Erik Walsh, City Manager; Claude A. Jacob, Director, Health]

Jack Finger spoke in opposition to the Item.

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

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

**15. 2025-01-16-0009**

Ordinance approving an agreement with Young Men's Christian Association of Greater San Antonio, for diabetes workshops as part of the City of San Antonio Metropolitan Health District's Diabetes Prevention and Control Program in an amount up to \$242,750 for a term beginning

February 1, 2025 through September 30, 2025, with the option to renew for an additional one-year term for a total amount up to \$485,500, inclusive of renewals. Funding is from the Medicaid 1115 Waiver. Funding for future years is contingent upon City Council approval of the annual budget and funds. [Erik Walsh, City Manager; Claude A. Jacob, Director, Health]

Councilmember Cabello Havrda moved to Approve on the Consent Agenda. Councilmember Viagran seconded the motion. The motion carried by the following vote:

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

**16. 2025-01-16-0010**

Ordinance approving a contract with VIA Metropolitan Transit to continue the VIA EZ Rider Program for City Employees for \$65,000 annually with a total value of \$325,000 beginning January 1, 2025, through December 31, 2026, with three additional one-year extensions. Funding is from the FY 2025 General Fund. [Ben Gorzell, Chief Financial Officer; Renee Frieda, Director, Human Resources]

Jack Finger spoke in opposition to the Item.

Councilmember Viagran highlighted the Item.

Councilmember Cabello Havrda moved to Approve on the Consent Agenda. Councilmember Viagran seconded the motion. The motion carried by the following vote:

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

**17. 2025-01-16-0001R**

Resolution of No Objection for Emberstone Apartments, LP's application for 2025 Non-Competitive 4% Housing Tax Credits (HTC) from the Texas Department of Housing and Community Affairs (TDHCA) for the construction of a 240-unit affordable multi-family rental housing development named Emberstone Apartments, located at Watson Road and State Highway 16 South in City Council District 4 and acknowledgment that more than 20% of the total housing in the Census Tract is supported by HTC. [Lori Houston, Assistant City Manager; Veronica Garcia, Director, Neighborhood and Housing Services]

Jack Finger spoke in opposition to the Item.

Councilmember Cabello Havrda moved to Approve on the Consent Agenda. Councilmember Viagran seconded the motion. The motion carried by the following vote:

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

**Absent:** Nirenberg

**18. 2025-01-16-0002R**

Resolution of No Objection for Lakeside Lofts, Ltd's application for 2025 or 2026 Non-Competitive 4% Housing Tax Credits (HTC) from the Texas Department of Housing and Community Affairs (TDHCA) for the construction of a 336-unit affordable multi-family rental housing development named Lakeside Lofts, located at 5606 Highway 87 in City Council District 2. [Lori Houston, Assistant City Manager; Veronica Garcia, Director, Neighborhood and Housing Services]

Jack Finger spoke in opposition to the Item.

Councilmember Cabello Havrda moved to Approve on the Consent Agenda. Councilmember Viagran seconded the motion. The motion carried by the following vote:

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

**Absent:** Nirenberg

**19. 2025-01-16-0011**

Ordinance approving a Substantial Amendment to the HOME-American Rescue Plan (HOME-ARP) Allocation Plan for the reprogramming of \$1,000,000 in HOME-American Rescue Plan (HOME-ARP) Program funds. [Lori Houston, Assistant City Manager; Veronica Garcia, Director, Neighborhood and Housing Services Department]

Councilmember Cabello Havrda moved to Approve on the Consent Agenda. Councilmember Viagran seconded the motion. The motion carried by the following vote:

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

**Absent:** Nirenberg

**20. 2025-01-16-0003R**

Resolution granting the City of San Antonio's consent to the creation by Bexar County of a Public Improvement District (PID) to be named the Straus Medina Special Improvement District, generally located southeast of Montgomery Road and Straus Medina Road, in the extraterritorial jurisdiction of the City of San Antonio. [John Peterek, Interim Assistant City Manager; Bridgett White, Director, Planning]

Councilmember Cabello Havrda moved to Approve on the Consent Agenda. Councilmember Viagran seconded the motion. The motion carried by the following vote:

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

**Absent:** Nirenberg

**21. 2025-01-16-0012**

Ordinance approving a Development Agreement between the City of San Antonio and, JEN Texas 36 LLC, the Landowner of approximately 276.657 acres of land generally located southeast of Montgomery Road and Straus Medina Road, in the extraterritorial jurisdiction of the City of San Antonio, and consenting to the creation of the Straus Medina Special Improvement District. [John Peterek, Interim Assistant City Manager; Bridgett White, Director, Planning]

Councilmember Cabello Havrda moved to Approve on the Consent Agenda. Councilmember Viagran seconded the motion. The motion carried by the following vote:

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

**22. 2025-01-16-0004R**

Resolution granting the City of San Antonio's consent to the creation by Bexar County of a Public Improvement District (PID) to be named the Sienna Lakes Special Improvement District, generally located southwest of Schuwirth Road and FM 1346, in the extraterritorial jurisdiction of the City of San Antonio. [John Peterek, Interim Assistant City Manager; Bridgett White, Director, Planning]

Councilmember Cabello Havrda moved to Approve on the Consent Agenda. Councilmember Viagran seconded the motion. The motion carried by the following vote:

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

**23. 2025-01-16-0013**

Ordinance approving a Development Agreement between the City of San Antonio and, Chesmar Homes, LLC, the Landowner of approximately 133.773 acres of land generally located southwest of Schuwirth Road and FM 1346, in the extraterritorial jurisdiction of the City of San Antonio, and consenting to the creation of the Sienna Lakes Special Improvement District. [John Peterek, Interim Assistant City Manager; Bridgett White, Director, Planning]

Councilmember Cabello Havrda moved to Approve on the Consent Agenda. Councilmember Viagran seconded the motion. The motion carried by the following vote:

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

**City Manager's Report**

**24. City Manager's Report**



There was no City Manager Report.

### **Executive Session**

Mayor Nirenberg recessed the meeting into Executive Session at 9:25 a.m. to discuss 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 9:41 a.m. and announced that no official action had been taken in Executive Session.

### **ADJOURNMENT**

There being no further discussion, the meeting was adjourned at 9:42 a.m.

**Approved**

**Ron Nirenberg  
Mayor**

**Debbie Racca-Sittre  
City Clerk**