

**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, February 6, 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 9:12 AM. City Clerk Debbie Racca-Sittre took the Roll Call noting a quorum with the following Council Members present:

PRESENT: 11 – Nirenberg, Kaur, McKee-Rodriguez, Viagran, Rocha Garcia, Castillo, Cabello Havrda, Alderete Gavito, Pelaez, Courage, Whyte

ABSENT: None

PROCEDURAL

1. Invocation

The invocation was delivered by Pastor Courtney Beard from the Collective Church, guest of Councilmember Kaur, Council District 1.

2. Pledge of Allegiance

Mayor Nirenberg led the assembly in the Pledge of Allegiance.

POINT OF PERSONAL PRIVILEGE

Mayor Nirenberg proclaimed February 2025 to be Black and African American Heritage Month and recognized the San Antonio African American Community Archives and Museum. A Gospel group sang the Black National Anthem. Councilmember McKee-Rodriguez spoke in support of the month.

Mayor Nirenberg recognized the opening of the new World Heritage Center. Councilmember Viagran invited the public to the grand opening event scheduled for tomorrow.

Councilmember Viagran announced the annual Sustainability Symposium.

CONSENT AGENDA

Capital Improvements

3. 2025-02-06-0087

Ordinance approving a contract with Jamail & Smith Construction, LP, for construction work at a 5,698-square-foot, City-owned facility located at 901 Paul Wilkins St. for the relocation of the Airport Security and Airport Badge & ID Office for \$3,191,902 as part of the Terminal Development Program. Funding is from Airport Interim Financing. [Ben Gorzell Jr., Chief Financial Officer; Troy Elliott, Deputy Chief Financial Officer, Finance]

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

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

4. 2025-02-06-0088

Ordinance approving the execution of a Construction Manager at Risk (CMAR) contract with F.A. Nunnally Company for pre-construction and construction phase services in an amount not to exceed \$17,815,020 for the Ella Austin Community Center Renovation project. Funding is from the 2022 General Obligation Bond Program and the Inner City Tax Increment Reinvestment Zone TIRZ No. 11. [John Peterek, Interim Assistant City Manager; Razi Hosseini, Director, Public Works]

Councilmember McKee-Rodriguez highlighted his support for the Item.

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

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

5.

2025-02-06-0089

Ordinance approving a construction contract with E-Z Bel Construction, LLC in an amount not to exceed \$5,207,863.09 of which \$233,700 will be reimbursed by the San Antonio Water System, and \$98,577.30 will be reimbursed by CPS Energy, for the West College Link (St. Mary's University to Memorial High School to Zarzamora Creek) Linear Greenway Trails project. Funding is from the 2022 General Obligation Bond Program and Tree Preservation Fund included in the FY 2025 Capital Budget. [John Peterek, Interim Assistant City Manager; Razi Hosseini, Director, Public Works]

Councilmembers Castillo and Alderete Gavito highlighted their support for the Item.

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

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

Acquisition, Sale or Lease of Real Property

6.

2025-02-06-0090

Ordinance approving a lease agreement with ABM Aviation, Inc. for 141 square feet of office space in the San Antonio International Airport for a five-year period, commencing on February 9, 2025, through February 8, 2030. Annual revenue of \$26,588.37 will be deposited into the Airport Operating and Maintenance Fund. [Jeff Coyle, Assistant City Manager; Jesus Saenz, Jr., Director, Aviation]

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

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

7.

2025-02-06-0091

Ordinance recommending the release of a 0.5390-acre, or approximately 23,479 square feet, easement located on the 9.117-acre tract conveyed to Scott Felder Homes, LLC, by deed recorded in Document No. 20210211813 of the Official Public Records of Bexar County, Texas, being a portion of a variable width drainage easement recorded in Volume 7120, Page 1624 of the Official Public Records of Bexar County (New City Block 18333), Texas, located west of IH-10 and north of N Loop 1604 W, as requested by Scott Felder Homes, LLC, for no fee. [John Peterek, Interim Assistant City Manager; Razi Hosseini, Director, Public Works]

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

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

Street Closures and Traffic Control Procedures

8. 2025-02-06-0092

Ordinance recommending the closure, vacation and abandonment of a 0.198-acre (8,627 square feet) improved portion of East Myrtle Street Public Right-of-Way between New City Blocks 1004 and 6791, as requested by Oxbow Real Estate, LLC, for a fee of \$300,100, which will be deposited into the General Fund. [John Peterek, Interim Assistant City Manager; Razi Hosseini, Director, Public Works]

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

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

Boards, Commissions and Committee Appointments

9. 2025-02-06-0008R

Resolution reappointing Mayor Ron Nirenberg, Janie Gonzalez, Dr. Willis Mackey, Dr. Francine Romero, John T. Steen, Rudy Garza, and Cory Kuchinsky to the Board of Directors for the SA Energy Acquisition Public Facility Corporation for terms commencing February 1, 2025, and expiring January 31, 2027. [Debbie Racca-Sittre, City Clerk]

Councilmember Courage pulled the Item from the Consent Agenda for individual consideration.

PUBLIC COMMENT:

Jack Finger questioned the terms of appointment and whether the Mayor would step down after his term expired.

DISCUSSION:

Councilmember Courage requested clarification on the term of the appointments noting that two members would be term-limited out before the end of their appointment and asked if they would continue to serve beyond their terms on the CPS Energy Board. City Attorney Andy Segovia explained that once the new Mayor was seated, there would be a new resolution to appoint the new Mayor to the seat and if a CPS Board member left, there would be a new appointment.

Councilmember Viagran asked whether the Public Facility Corporation (PFC) required the Mayor to hold the seat. Segovia stated that the PFC was comprised of the CPS Energy Board and the current bylaws of the CPS Energy Board required the Mayor to hold the seat representing the City of San Antonio. She clarified that the City Council had approval authority for all CPS Energy Board members.

Mayor Nirenberg pledged a peaceful transfer of power.

Councilmember Castillo noted that at the Municipal Utilities Committee, the public had expressed

concern with transparency and the need for public discussions with the CPS Energy Board, the PFC, and subcommittees. She confirmed that her expectation was that the PFC had public discussions during open meetings and would not extensively utilize Executive Sessions.

Councilmember Whyte agreed that transparency was important at CPS Energy noting that rates had been raised.

Mayor Nirenberg noted that all meetings of the PFC were open to the public and the Committee did not have any subcommittees.

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

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

10. Approving the appointment of Richard Gonzales (District 6) to the San Antonio Diez y Seis Commission for the remainder of a term of office to expire on May 31, 2025. [Debbie Racca-Sittre, City Clerk]

Councilmember Cabello Havrda highlighted her support for the Item.

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

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

Miscellaneous

11. **2025-02-06-0093**

Ordinance authorizing the execution of a Utility Service Memorandum of Understanding with San Antonio Water System to provide water and wastewater service at the San Antonio International Airport and associated impact fees of \$572,960. Funding is from interim airport financing. [Jeff Coyle, Assistant City Manager; Jesus Saenz, Director, Aviation]

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

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

12. **2025-02-06-0094**

Ordinance ordering the General City Election to be held on Saturday, May 3, 2025, and Run-off Election to be held on Saturday, June 07, 2025, if necessary. [Debbie Racca-Sittre, City Clerk]

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

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

13. 2025-02-06-0095

Ordinance approving 1) the Master Tax-Exempt Lease Purchase Agreement with Webster Bank, National Association for refuse collection containers and lids for the Solid Waste Department; ambulance, enhanced squad vehicles, bunker gear, and life saving devices for the Fire Department; and police vehicles for the Police Department; 2) an Escrow and Account Control Agreement with Webster Bank, National Association and Frost Bank; and 3) exhibits and related schedules to the Master Tax-Exempt Lease Purchase Agreement in the amount of \$12,533,626 for the acquisition of equipment for the Solid Waste Management, Fire, and Police Departments. [Ben Gorzell Jr., Chief Financial Officer; Troy Elliott, Deputy Chief Financial Officer].

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

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

14. 2025-02-06-0096

Ordinance authorizing the City of San Antonio's consent to the creation of Kendall County Emergency Services District No. 1 to include a portion of the City's extraterritorial jurisdiction for the provision by the district of fire suppression and emergency medical services to individuals residing within its boundaries. [Jeff Coyle, Assistant City Manager; Sally Basurto, Director, Government Affairs]

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

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

15. 2025-02-06-0009R

Resolution supporting the construction of La Ventana Apartments, located at 2802 Cinema Ridge by the San Antonio Housing Facility Corporation, a public facility corporation. [Lori Houston, Assistant City Manager; Veronica Garcia, Director, Neighborhood and Housing Services Department].

Jack Finger spoke in opposition to the Item.

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

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

16. 2025-02-06-0097

Ordinance approving a Municipal Setting Designation (MSD) prohibiting the use of designated groundwater beneath a tract of land containing approximately 29-acres described in the application as the former Zarzamora Service Center located in and around 4503 Zarzamora Street in San Antonio, Texas; and supporting certification of a Municipal Setting Designation by the Texas Commission on Environmental Quality (TCEQ) at the request of the City of San Antonio; establishing a penalty and publishing notice. [John Peterek, Interim Assistant City Manager; Razi Hosseini, Director, Public Works]

Councilmember Castillo highlighted her support for the Item.

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

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

17. 2025-02-06-0098

Ordinance authorizing a professional services agreement with Astelle, LLC dba Work5hop for consultant services related to the development of the Northeast Corridor (NEC) Revitalization Plan Update, for a term beginning on February 10, 2025, through February 9, 2026, with one additional one-year renewal option, for a total cost of \$200,000.00 inclusive of renewals. Funding is from the General Fund. [John Peterek, Interim Assistant City Manager; Bridgett White, Director, Planning Department]

Councilmember Whyte highlighted his support for the Item.

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

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

City Manager's Report

18. City Manager's Report

City Manager Erik Walsh congratulated the Department of Arts & Culture for San Antonio being ranked 20th in 2025, up from 24th in 2024, by Movie Maker Magazine.

He showed an employee spotlight video featuring Eric Warner, Aviation Department Special Projects Manager with SAT Aviation Explorers and his work with the flight simulator that allowed the public, including youth, an opportunity to train to become a pilot or technician.

Executive Session

Mayor Nirenberg recessed the meeting into Executive Session at 9:57 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).
- F. Deliberate the 2024 evaluation for the City Clerk and Presiding Municipal Judge and any related legal issues pursuant to Texas Government Code Section 551.074 (personnel matters) and Texas Government Code Section 551.071 (consultation with attorney).

Mayor Nirenberg recessed the meeting into Executive Session at 9:57 a.m.

Mayor Nirenberg reconvened the meeting in Open Session at 10:53 a.m.

ADJOURNMENT

There being no further discussion, the meeting was adjourned at 10:53 a.m.

Approved

**Ron Nirenberg
Mayor**

**Debbie Racca-Sittre
City Clerk**