

**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, September 5, 2024**

**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: 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 Joel Garza of First Assembly of God – San Antonio, guest of Councilmember Courage, Council District 9.

**2. Pledge of Allegiance**

Mayor Nirenberg led the assembly in the Pledge of Allegiance.

3. Approval of minutes for the City Council meeting of August 21, 2024.

Councilmember Rocha Garcia moved to approve the minutes of the August 21, 2024 City Council meeting. Councilmember Viagran seconded the motion. The motion carried by the following vote:

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

**Absent:** Kaur, Pelaez, Whyte

### **POINT OF PERSONAL PRIVILEGE**

Mayor Nirenberg proclaimed the month of September 2024 to be Hunger Action Month and invited representatives from the San Antonio Food Bank to speak. Councilmembers Kaur, Viagran, Rocha Garcia, Cabello Havrda, Alderete Gavito, Courage, and Whyte spoke in support of the Proclamation and the work of the Food Bank.

Mayor Nirenberg recognized the 15<sup>th</sup> anniversary of Texas A&M University San Antonio and declared September 5, 2024 to be Texas A&M University San Antonio Anniversary Day and invited representatives to speak. Councilmembers Viagran, Rocha Garcia, Alderete Gavito, and Pelaez spoke in support of the university and its students.

Councilmember Viagran announced the 2024 World Heritage Festival opening today in Council District 3.

Councilmember Viagran announced that September was Senior Center Month.

### **CONSENT AGENDA**

#### **Purchase of Services, Supplies and Equipment**

4. **2024-09-05-0654**

Ordinance approving a contract with Carahsoft Technology Corporation utilizing The Interlocal Purchasing System (TIPS) Contract 220105 to provide the City of San Antonio with a vendor intake solution, beginning upon award for a one-year period, with four additional, one-year renewal options, for a first-year cost of \$150,000, and a total cost of \$670,000 for the entire contract period. Funding is from the Purchasing and General Services Fund FY 2024 Adopted Budget. Funding for future years is contingent upon City Council approval of annual the budget. [Ben Gorzell Jr., Chief Financial Officer; Troy Elliott, Deputy Chief Financial Officer]

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

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

**Absent:** Kaur, Pelaez, Whyte

## Capital Improvements

### 5. 2024-09-05-0655

Ordinance approving a change order in an amount of \$25,532,833 to the Design-Build Services contract with Hensel Phelps Construction Co. for a new contract value not to exceed \$87,232,833 and setting a Guaranteed Maximum Price (GMP) for construction of the following projects: Ground Loading Facility, relocation of Gate 20, South Remain Overnight and the Federal Inspection Station Bag Belt which are included in the amended contract; and appropriating \$5,880,694.76 for a total project budget of \$94,931,968.76 amending the FY 2024-FY 2029 Capital Improvement Program.[Jeff Coyle, Assistant City Manager; Jesus Saenz, Director, Aviation]

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

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

### 6. 2024-09-05-0656

Ordinance accepting the lowest responsive bid and awarding a construction contract to R.E.C. Industries, Inc. in the amount of \$1,546,000 for the Alamodome Boiler Replacement project, and approving the appropriation of additional funds of \$1,060,749 in Self-supporting Certificates of Obligations and \$47,603 from Hotel Occupancy Tax for a total project budget of \$1,596,461. This project is included in the Proposed FY 2025 –FY 2030 Capital Improvement Program. [Alejandra Lopez, Assistant City Manager; Patricia Muzquiz Cantor, Executive Director, Convention & Sports Facilities]

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

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

## Grant Applications and Awards

### 7. 2024-09-05-0657

Ordinance accepting a grant in an amount not to exceed \$1,200,000 from the Texas Department of Transportation for the Comprehensive Selective Traffic Enforcement Program, including the acceptance of additional grant funds up to 20% of the grant, for the period of October 1, 2024, through September 30, 2025. [Maria Villagomez, Deputy City Manager; William P. McManus, Chief of Police]

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

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

## Miscellaneous

### 8. **2024-09-05-0037R**

Resolution endorsing Dr. Adriana Rocha Garcia's application to the National League of Cities' Board of Directors, and her further application to serve on that Board as a second vice president. [Debbie Racca-Sittre, City Clerk]

Councilmember Alderete Gavito highlighted the Item for its significance to the City for having a member of the City Council on the NLC Board.

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

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

### 9. **CONTINUED**

Ordinance approving a contract with Xstrategy US, LLC in an amount not to exceed \$50,000 annually for a one-year term ending September 30, 2025, with two, one-year renewal options for a total contract price of up to \$150,000, in connection with Latin American strategic business coordination services. Funding of \$50,000 is from the General Fund FY 2024 Adopted Budget. Funding for future years is contingent upon City Council approval of the FY 2025 and FY 2026 annual budgets. [Alejandra Lopez, Assistant City Manager; Brenda Hicks-Sorensen, Director, Economic Development]

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

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

Councilmember Courage moved to reconsider the Item after it had been Approved on the Consent Agenda. Councilmember Pelaez seconded the motion noting that he had additional questions on the contract and requested more time for review by the Economic and Workforce Development Committee (EWDC).

Councilmember McKee-Rodriguez asked why this was being reconsidered and whether the City Manager recommended a delay. City Manager Erik Walsh stated that Councilmember Pelaez had concerns with the Item and he supported postponing the Item.

Councilmember Viagran asked whether the Item already went through a committee. City Manager Walsh stated that it was a Request for Proposals (RFP) but not high profile so it did not go to a committee.

Councilmember Viagran did not think the reconsideration of an Item already voted on by the City Council seemed transparent but supported taking the Item back through a committee.

Councilmember Rocha Garcia asked if the Item would be brought back in a couple of weeks. Segovia clarified that the process was to reconsider and then a motion would need to be made to continue the Item to a date certain.

Councilmember Whyte echoed concern about transparency but supported the motion to reconsider.

Councilmember Courage moved to Motion to Reconsider. Councilmember Pelaez seconded the motion. The motion carried by the following vote:

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

Councilmember Pelaez moved to Continue to November 7, 2024 after the Item was reviewed by the Economic and Workforce Development Committee (EWDC). Councilmember Rocha Garcia seconded the motion. The motion carried by the following vote:

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

## **Annexation**

### **10. CONTINUED**

Ordinance extending the city limits by full purpose annexation as requested by the property owner, Doggett Freightliner Properties III, LLC, of one property, legally described as 16.371 acres out of CB 5088, generally located at the southeast corner of the intersection of Weichold Road and Interstate Highway 10 East, which is contiguous to the city limits of San Antonio and located within the City of San Antonio's Extraterritorial Jurisdiction (ETJ) in east Bexar County, and approving a Service Agreement. [John Peterek, Interim Assistant City Manager; Bridgett White, Director, Planning]

Items 10, 11, and 12 were discussed as a group.

Scott Hardwick, neighbor to the property spoke in opposition to the Item.

Councilmember McKee-Rodriguez expressed concern with the Item and moved to continue the Item to October 17, 2024.

Councilmember Castillo noted that this project would bring jobs to our City but supported the motion to continue.

Councilmember Viagran expressed concern with compliance with the SA Tomorrow Plan and requested information about the area before reconsideration.

Councilmember Courage expressed concern with amending our master plans that were community developed, the difference of opinions from the Planning and Zoning Departments, and the willingness to throw out plans based on what one property owner requested and therefore supported the motion in order to get more information. City Manager Walsh clarified that Planning and Zoning Commissions disagreed, not the staff.

Councilmember Viagran recommended a review of the composition of the Planning and Zoning Commissions.

Councilmember McKee-Rodriguez moved to Continue to October 17, 2024. Councilmember Rocha Garcia seconded the motion The motion prevailed by the following vote:

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

**11. CONTINUED**

PLAN AMENDMENT CASE PA-2024-11600022 (ETJ – Closest to Council District 2): Ordinance amending the IH-10 East Corridor Perimeter Plan, a component of the Comprehensive Master Plan of the City, by changing the future land use classification from “Urban Living” to “Community Commercial” on 35.668 acres out of CB 5088 and NCB 18225, generally located at the southeast corner of the intersection of Weichold Road and Interstate Highway 10 East. Staff and Planning Commission recommend approval. (Associated Zoning Case Z2024-10700059 CD)

Councilmember McKee-Rodriguez moved to Continue to October 17, 2024. Councilmember Rocha Garcia seconded the motion The motion prevailed by the following vote:

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

**12. CONTINUED**

ZONING CASE Z-2024-10700059 CD (ETJ – Closest to Council District 2): Ordinance assigning zoning to property currently “OCL” Outside City Limits, “C-2 AHOD” Commercial Airport Hazard Overlay District, and “NP-10 AHOD” Neighborhood Preservation Airport Hazard Overlay District to “C-2 CD AHOD” Commercial Airport Hazard Overlay District with a Conditional Use for Manufactured Home/Oversize Vehicle Sales, Service, and Storage on 35.668 acres out of CB 5088 and NCB 18225, generally located at the southeast corner of the intersection of Weichold Road and IH-10 East. Staff recommends Approval. Zoning Commission recommends Denial. (Associated Plan Amendment PA2024-11600022)

Councilmember McKee-Rodriguez moved to Continue to October 17, 2024. Councilmember Rocha Garcia seconded the motion The motion prevailed by the following vote:

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

## **City Manager's Report**

### **13. City Manager's Report**

The City Manager did not have a report.

## **Executive Session**

Mayor Nirenberg recessed the meeting in Executive Session at 10:11 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 0:54 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 10:57 a.m.

**Approved**

**Ron Nirenberg  
Mayor**

**Debbie Racca-Sittre  
City Clerk**