

**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 9, 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 Nina Gundlach of Soka Gakki International-USA, 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 the month of May to be Asian American Pacific Islander Heritage Month and invited members of the Asian community to speak.

Mayor Nirenberg proclaimed the week of May 6 through 10, 2024 to be Municipal Clerk's Week and invited City Clerk Debbie Racca-Sittre to speak.

Mayor Nirenberg recognized the Hispanic Association of Colleges & Universities and announced that their headquarters was planned to be built in San Antonio, Texas in Council District 7. Councilmember Alderete Gavito spoke in support of the organization and invited the president of the organization to speak.

Mayor Nirenberg congratulated the Our Lady of the Lake Softball Team for the 50-3 winning streak and for making it to the National Association of Intercollegiate Athletics Conference finals and stated that if they won, they would go to the world series. Councilmember Rocha Garcia congratulated the team and invited their coach to speak.

## CONSENT AGENDA

### Purchase of Services, Supplies and Equipment

#### 3. **2024-05-09-0328**

Ordinance approving a contract with Johnson Health Tech Retail, Inc., for fitness equipment for the San Antonio Police Department Wellness Center within the Texas Anti-Gang Unit Facility for a total cost of \$76,336. Funding is from the Texas Anti-Gang Program Grant. [Ben Gorzell Jr., Chief Financial Officer; Troy Elliott, Deputy Chief Financial Officer, Finance]

Councilmember Alderete Gavito highlighted her support for the Item.

Councilmember Rocha Garcia moved to Approve on the Consent Agenda. Councilmember Cabello Havrda 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. **2024-05-09-0329**

Ordinance approving a contract with Kinloch Equipment & Supply, Inc., to provide a replacement street sweeper for the Public Works Department for a total cost of \$373,180. Funding is from the Equipment Renewal and Replacement Fund. [Ben Gorzell Jr., Chief Financial Officer; Troy Elliott, Deputy Chief Financial Officer, Finance]

Councilmember Rocha Garcia moved to Approve on the Consent Agenda. Councilmember Cabello Havrda 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. 2024-05-09-0330**

Ordinance approving a contract with NTT Enterprises, Inc., to provide the San Antonio Police Department Helicopter Unit with a special operations platform set with a fast rope rappel system for a total cost of \$90,875. Funding is from the 2022 Urban Area Security Initiative (UASI) grant. [Ben Gorzell Jr., Chief Financial Officer; Troy Elliott, Deputy Chief Financial Officer, Finance]

Councilmembers Cabello Havrda, Alderete Gavito, and Whyte highlighted their support for the Item.

Councilmember Rocha Garcia moved to Approve on the Consent Agenda. Councilmember Cabello Havrda 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

**6. 2024-05-09-0331**

Ordinance approving a contract with Reeder Distributors, Inc., for six heavy duty column lifts for the San Antonio Fire Department for a total cost of \$82,760. Funding is from the General Fund. [Ben Gorzell Jr., Chief Financial Officer; Troy Elliott, Deputy Chief Financial Officer, Finance]

Councilmembers Cabello Havrda, Alderete Gavito, and Whyte highlighted their support for the Item.

Councilmember Rocha Garcia moved to Approve on the Consent Agenda. Councilmember Cabello Havrda 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. 2024-05-09-0332**

Ordinance approving a contract with Siddons Martin Emergency Group, LLC, to provide platform ladder and pumper trucks for the San Antonio Fire Department for a total cost of \$15,466,197. Funding for \$8,434,627 is available from the Equipment Renewal and Replacement Fund FY 2024 Adopted Budget, funding of \$5,750,801 is contingent on City Council approval of the future annual budget, and funding of \$1,280,769 is through a future Tax-Exempt Lease Purchase financing contingent on City Council approval. [Ben Gorzell Jr., Chief Financial Officer; Troy Elliott, Deputy Chief Financial Officer, Finance]

Councilmembers Cabello Havrda, Alderete Gavito, and Whyte highlighted their support for the Item.

Councilmember Rocha Garcia moved to Approve on the Consent Agenda. Councilmember Cabello Havrda 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

**8. 2024-05-09-0333**

Ordinance approving the following contracts and a change order establishing unit prices for goods and services for an estimated cost of \$563,000 annually, included in the respective department's FY 2024 Adopted Budget: (A) Avery Dennison Corporation for high intensity prismatic sign sheeting; (B) NCH Corporation for industrial water treatment; and (C) a change order to the CDSI, Inc., contract for window cleaning services. [Ben Gorzell Jr., Chief Financial Officer; Troy Elliott, Deputy Chief Financial Officer, Finance]

Councilmember Rocha Garcia moved to Approve on the Consent Agenda. Councilmember Cabello Havrda 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**

**9. 2024-05-09-0334**

Ordinance authorizing the purchase of a 12.221 acre (532,347 square feet) vacant tract of land located at 4911 Lord Road, New City Block 10615, Portions of Lot A-18 & Lot A-19, in the amount not to exceed \$745,000 and authorizing the reallocation of \$100,000 from the District 2 City Council Infrastructure 2022 Tax Notes to the CD 2 Senior Center (D2 Property Acquisition) project. Funds are available from previously authorized Certificates of Obligation and Tax Notes included in the FY 2024 – FY 2029 Capital Improvement Program. [John Peterek, Interim Assistant City Manager; Razi Hosseini, Director, Public Works]

Councilmember McKee-Rodriguez highlighted his support for the Item.

Councilmember Rocha Garcia moved to Approve on the Consent Agenda. Councilmember Cabello Havrda 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

**Grant Applications and Awards**

**10. 2024-05-09-0335**

Ordinance approving the acceptance of supplemental funds upon award in an amount up to \$2,047,954, for a total amount up to \$7,123,968, from the Texas Department of State Health Services (DSHS), for the IDCU/COVID Expansion grant from July 31, 2024 through July 31, 2026 and authorizing a revised budget. [Erik Walsh, City Manager; Claude A. Jacob, Director, Health]

Councilmember Rocha Garcia moved to Approve on the Consent Agenda. Councilmember Cabello Havrda 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

**11. 2024-05-09-0336**

Ordinance approving the acceptance of funds upon award in an amount up to \$5,408,333 over a five-year period, from the U.S. Department of Health and Human Services, Health Resources & Services Administration (HRSA), for the Healthy Start Initiative grant for the period of May 1, 2024 through March 31, 2029 and authorizing a budget and staffing. [Erik Walsh, City Manager; Claude A. Jacob, Director, Health]

Councilmember Rocha Garcia moved to Approve on the Consent Agenda. Councilmember Cabello Havrda 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**

12. Approving Marti Garza as the At-Large Appointee in the Trade and Labor Category to the San Antonio Ready to Work Advisory Board for the remainder of an unexpired term ending May 31, 2025. [Debbie Racca-Sittre, City Clerk]

Councilmember Rocha Garcia moved to Approve on the Consent Agenda. Councilmember Cabello Havrda 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**

**13. WITHDRAWN**

**WITHDRAWN** – Ordinance approving the issuance by the San Antonio Housing Trust Public Facility Corporation of its “Multifamily Housing Revenue Bonds (The Arbors at West Avenue Apartments) Series 2024” in a maximum aggregate amount of \$4,000,000 under Section 147(f) of the Internal Revenue Code and to comply with the San Antonio Housing Trust Public Facility Corporation’s organizational documents. [Ben Gorzell, Jr., Chief Financial Officer; Troy Elliott,

Deputy Chief Financial Officer].

**14. WITHDRAWN**

**WITHDRAWN** – Ordinance approving the issuance by the San Antonio Housing Trust Public Facility Corporation of its “Multifamily Housing Revenue Bonds (Palladium San Antonio) Series 2024” in a maximum aggregate amount of \$43,000,000 under Section 147 (f) of the Internal Revenue Code to comply with the San Antonio Housing Trust Public Facility Corporation’s organizational documents. [Ben Gorzell, Jr., Chief Financial Officer; Troy Elliott, Deputy Chief Financial Officer].

**15. 2024-05-09-0021R**

A Resolution approving the issuance by the City of Balcones Heights Cultural Education Facilities Finance Corporation, in a maximum aggregate amount of \$10,000,000 under Section 147(f) of the Internal Revenue Code. [Ben Gorzell, Jr., Chief Financial Officer; Troy Elliott, Deputy Chief Financial Officer].

Councilmember Viagran pulled the Item for discussion.

Deputy Chief Financial Officer Troy Elliott explained that the partnership allowed cities to take advantage of tax-exempt debt.

Councilmember Viagran supported the partnership and the work of Goodwill Industries.

Councilmember Viagran moved to Approve. Councilmember Courage 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

**16. 2024-05-09-0022R**

A Resolution by the City Council of the City of San Antonio, Texas approving the Issuance of higher education revenue bonds by the City of San Antonio, Texas Education Facilities Corporation for Trinity University, a Texas nonprofit corporation, and approving other related actions. [Ben Gorzell, Jr., Chief Financial Officer; Troy Elliott, Deputy Chief Financial Officer].

Councilmember Rocha Garcia moved to Approve on the Consent Agenda. Councilmember Cabello Havrda 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. 2024-05-09-0023R**

A Resolution of the City of San Antonio, Texas Education Facilities Corporation authorizing 1) the issuance of City of San Antonio, Texas Education Facilities Corporation Higher Education Revenue Bonds (Trinity University Project); 2) the execution of a Fourth Amended and Restated

Loan Agreement, a Fourth Amended and Restated Indenture of Trust, and a Purchase Contract; 3) the distribution of an official statement; 4) calling certain outstanding bonds for optional redemption; and 5) other related actions. [Ben Gorzell, Jr., Chief Financial Officer; Troy Elliott, Deputy Chief Financial Officer].

Councilmember Rocha Garcia moved to Approve on the Consent Agenda. Councilmember Cabello Havrda 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

**18. 2024-05-09-0337**

Ordinance approving the issuance by the Las Varas Public Facility Corporation of its Multifamily Housing Revenue Notes (Union Park Apartments), Series 2024 in a maximum aggregate amount of \$22,000,000 under Section 147(f) of the Internal Revenue Code. [Ben Gorzell, Jr., Chief Financial Officer; Troy Elliott, Deputy Chief Financial Officer].

Councilmember Rocha Garcia moved to Approve on the Consent Agenda. Councilmember Cabello Havrda 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

**19. 2024-05-09-0338**

Ordinance approving the issuance by the Las Varas Public Facility Corporation of its Multifamily Housing Revenue Notes (Union Pines Apartments), Series 2024 in a maximum aggregate amount of \$30,000,000 under Section 147(f) of the Internal Revenue Code. [Ben Gorzell, Jr., Chief Financial Officer; Troy Elliott, Deputy Chief Financial Officer].

Councilmember Rocha Garcia moved to Approve on the Consent Agenda. Councilmember Cabello Havrda 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

**20. 2024-05-09-0339**

Ordinance authorizing an amendment to the contract with David A Marks, MD, PA, to add one Psychiatric Mental Health Nurse Practitioner for the San Antonio Fire Department (SAFD) for a one-year term commencing June 1, 2024 through May 31, 2025 for an additional estimated amount of \$142,826.00. This would increase the total contract value to an estimated \$1,790,826.00. Funding in the amount of \$47,192.00 is from the General Fund FY 2024 Adopted Budget. Funding for subsequent years is contingent upon City Council approval of the annual budget. [Maria Villagómez, Deputy City Manager; Christopher Monestier, Interim Fire Chief]

Councilmembers Rocha Garcia, Cabello Havrda, and Alderete Gavito highlighted their support for the Item.

Councilmember Rocha Garcia moved to Approve on the Consent Agenda. Councilmember Cabello Havrda 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

**21. 2024-05-09-0340**

Ordinance approving an agreement with Family Endeavors, Inc., dba Endeavors for counseling services, as part of the San Antonio Metropolitan Health District's SA Forward Plan to improve Violence Prevention for Stand Up SA and Domestic Violence program participants and staff in an amount up to \$450,000 for a term beginning May 1, 2024 through September 30, 2026, with options to renew for two, one-year terms, and a total amount up to \$750,000, inclusive of renewals. Funding of \$150,000 is from the General Fund FY 2024 Adopted Budget. Funding for subsequent years is contingent upon City Council approval of the annual budget. [Erik Walsh, City Manager; Claude A. Jacob, Director, Health]

Councilmember Peleaz highlighted his support for the Item.

Councilmember Rocha Garcia moved to Approve on the Consent Agenda. Councilmember Cabello Havrda 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

**22. 2024-05-09-0341**

Ordinance approving the appropriation of Opioid Settlement Funds in an amount up to \$909,000 for use by the San Antonio Metropolitan Health District for substance use and harm reduction initiatives. [Erik Walsh, City Manager; Claude A. Jacob, Director, Health]

Councilmember Rocha Garcia moved to Approve on the Consent Agenda. Councilmember Cabello Havrda 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

**23. 2024-05-09-0342**

Ordinance assigning the Development Agreement for the Borden Park Project, a mixed-use development in the Midtown Tax Increment Reinvestment Zone (TIRZ), to Borden River Road Owner, LLC. [Lori Houston, Assistant City Manager; Veronica Garcia, Director, Neighborhood and Housing Services]



Councilmember Rocha Garcia moved to Approve on the Consent Agenda. Councilmember Cabello Havrda 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

**24. 2024-05-09-0343**

Ordinance amending the Contract for Sale of Land for Private Redevelopment agreement between the City of San Antonio and Franklin Development Properties, Ltd., increasing the funding in an amount of \$4,826,210.78 for a total contract amount up to \$7,476,210.78 for the Four25 San Pedro Project, a 2017 Neighborhood Improvements Bond Project; appropriating funds, and authorizing up to \$1,025,000 in gap funding from the San Antonio Housing Trust to Franklin Development Properties, Ltd. for the project. [Lori Houston, Assistant City Manager; Veronica Garcia, Director, Neighborhood and Housing Services Department]

Councilmember Rocha Garcia moved to Approve on the Consent Agenda. Councilmember Cabello Havrda 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

**25. 2024-05-09-0344**

Ordinance approving a Funding Agreement between the City of San Antonio and the Midtown Tax Increment Reinvestment Zone (TIRZ) in an amount up to \$200,000 for a Traffic and Parking Study for Brackenridge Park. [Lori Houston, Assistant City Manager; Veronica Garcia, Director, Neighborhood and Housing Services]

Councilmember Rocha Garcia moved to Approve on the Consent Agenda. Councilmember Cabello Havrda 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

**26. 2024-05-09-0345**

Ordinance approving a Funding Agreement between the City of San Antonio, the Midtown TIRZ Board of Directors, and Oxbow Real Estate, LLC for an amount not to exceed \$6,810,000 for public improvements in the Pearl District. [Lori Houston, Assistant City Manager; Veronica Garcia, Director, Neighborhood and Housing Services]

Councilmember Rocha Garcia moved to Approve on the Consent Agenda. Councilmember Cabello Havrda 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

27.

**2024-05-09-0346**

Ordinance amending the Funding Agreement between the City of San Antonio, Midtown Tax Increment Reinvestment Zone (TIRZ) Board of Directors, and San Antonio Botanical Garden Society, Inc. for an amount not to exceed \$1,355,000 for renovations to the Lucile Halsell Conservatory at the Botanical Garden. [Lori Houston, Assistant City Manager; Veronica Garcia, Director, Neighborhood and Housing Services]

Councilmember Rocha Garcia moved to Approve on the Consent Agenda. Councilmember Cabello Havrda 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**

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

City Manager Erik Walsh recognized May 6 through 9, 2024 as Public Service Recognition Week. He showed a video highlighting the work of Senior Equipment Operator Mike Rea, one of the Public Works Employees who worked to sweep the streets and pick up trash after the Fiesta parades.

### **Executive Session**

There was no Executive Session.

### **ADJOURNMENT**

There being no further discussion, the meeting was adjourned at 9:51 a.m.

**Approved**

**Ron Nirenberg  
Mayor**

**Debbie Racca-Sittre  
City Clerk**