

**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 16, 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 9:14 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 Aysia Rawze, guest of Councilmember McKee-Rodriguez.

**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 1, 2024, and May 2, 2024.

Councilmember Rocha Garcia moved to Approve the minutes of the May 1, 2024 and May 2, 2024 City Council meetings. 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

### **POINT OF PERSONAL PRIVILEGE**

Mayor Nirenberg proclaimed May 15, 2024 as Peace Officers Memorial Day and thanked members of the San Antonio Police Department for their difficult work. Councilmembers Kaur, McKee-Rodriguez, Viagran, Rocha Garcia, Castillo, Cabello Havrda, Alderete Gavito, Pelaez, Courage, and Whyte spoke in support of the Proclamation and the work keeping our community safe.

Mayor Nirenberg proclaimed March 28, 2024 as Kiolbassa Smoked Meat's 75<sup>th</sup> Anniversary Day and invited members of the family to speak. Councilmember Castillo spoke in support of the Proclamation noting that the business was located in Council District 5.

Mayor Nirenberg stated that William "Bill" Miliken, Founder & Vice Chairman of national non-profit Communities in Schools, was recognized as an Honorary Citizen. Councilmember Rocha Garcia introduced Miliken and former City Councilmember Rey Saldaña who was the current President and Chief Executive Officer of Communities in Schools. Councilmember Courage spoke in support of the recognition.

Mayor Nirenberg recognized Blair Bennett, student at Brandeis High School, representing the region as Miss Southeast Texas in the Miss America competition. Councilmember Pelaez congratulated Bennett for her accomplishments.

Mayor Nirenberg recognized the first annual Rexercise event. Councilmember Kaur announced a special event this weekend at Hemisfair Park and invited the parents of Rexton Marshall Revell to speak. Rexton died from necrotizing enterocolitis (NEC), an intestinal disease that primarily affected premature and medically fragile infants.

### **ACTION ITEMS FOR STAFF BRIEFING**

4. Public Hearing and Consideration of an Ordinance approving the amendment of Impact Fees, including updates to Land Use Assumption Plan, Capital Improvements Plans, and the maximum Impact Fees for the San Antonio Water System (SAWS) Service Area [Ben Gorzell Jr., Chief Financial Officer; Troy Elliott, Deputy Chief Financial Officer]

Mayor Nirenberg opened the Public Hearing at 11:53 a.m. City Clerk Debbie Racca-Sittre read the caption for the Item.

**PUBLIC COMMENT:**

Members of the Capital Improvements Advisory Commission (CIAC) Thad Rutherford, Chad Schmid, and Susan Wright spoke in support of the Item.

Mayor Nirenberg closed the public hearing at 12:00 p.m.

Ben Gorzell, Chief Financial Officer noted that SAWS had amended the Item for the fees to take effect July 1, 2024 instead of June 1, 2024 as originally proposed.

#### DISCUSSION:

Councilmember Courage read a letter from Michael Moore, Council District 9 representative of the CIAC in support of the Item.

Councilmember Castillo thanked the members of the CIAC for their work and support for the rate change but asked why the implementation date was proposed to be moved from June 1, 2024 to July 1, 2024. SAWS President and CEO Robert Puente stated that the change was to give more time for developers to plan.

Councilmember McKee-Rodriguez requested that SAWS take a more direct approach to help residents when their contractors caused damage to residents' property. Puente committed to help the customer through the claims process when the SAWS' contractor was at fault.

Councilmember Viagran noted that the South Side of San Antonio had been overlooked in the past but was seeing growth. She supported more affordable housing and wanted to ensure that the increased fees would not hinder affordability. Councilmember Viagran asked if there was an opportunity to amend the fees if they were impacting affordability. Puente stated that the City Council always could change the rates but maintained that the SAWS Impact Fee did not adversely impact affordable housing because it was a very small cost to an individual home compared to other costs. Gorzell stated that the Impact Fee Waiver Program was targeted to address affordable housing projects but the Budget for that program was not a part of today's action.

Councilmember Alderete Gavito supported Councilmember Castillo's CCR to help fund residential laterals and asked SAWS about the process and capital plan. Puente explained that the process was to provide all information and data to the CIAC and the Committee provided their input and ultimate support.

Councilmember Rocha Garcia thanked her representative of the CIAC and other board members for their work.

Councilmember Whyte spoke in support of the Item and wanted to ensure that the increased costs did not trickle down too much. Puente pointed out that the City of Houston had the lowest impact fee but the highest monthly bills which made current customers pay for new development; SAWS' plan ensured appropriate costs to new development rather than existing customers.

Councilmember Pelaez moved to Approve. Councilmember Courage seconded the motion The motion prevailed by the following vote:

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

## **ITEMS FOR BRIEFING ONLY**

5. Briefing on the ongoing negotiations with the San Antonio Professional Fire Fighters Association.  
[Erik Walsh, City Manager]

Deputy City Manager Maria Villagomez stated that the current 5-year Collective Bargaining Agreement (CBA) was awarded through binding arbitration and would expire in December 2024. Meetings between the City and the Fire Union began on March 29, 2024, with a discussion on the ground rules and there had been several negotiation sessions since that time. She stated that the City's Goals were to have competitive wages, continue to value and recognize the significant work of our Firefighters, remain efficient in reaching an agreement, and agree to a contract with certain terms, that the City could afford.

Deputy City Manager Villagomez reported that staff conducted a Compensation Survey of peer Texas cities asserting that San Antonio was competitive amongst its Texas peers because of its multi-layered pay structure, base pay was relatively low compared to others, longevity pay was the highest in the state, supplemental and certifications pay were above average, health benefits were the richest in the state (most others had civilian healthcare), and the pension was the second highest in the State and the only City in the peer group to prepay for retiree health for active employees.

Deputy City Manager Villagomez compared the City's \$157.8 million proposal to the union's \$520 million proposal. She stated that the City proposed increases to base pay, moving \$2,400 from premium pay to base pay which included a \$720 clothing allowance, \$780 in Fire Certification Pay, and \$900 EMT/Paramedic Pay. The city's proposal also included changes in overtime article to adjust for actual hours worked with a savings of \$3.7 million added to the base pay for a 1.68% across the board wage increase. She added that the total 5-year wage increase was 21.6% at a cost of \$62.3 million over three years.

The Fire Union proposal increased the following: base pay, overtime pay, holiday pay, premium pays, leave, wellness incentives, and health benefits, according to Deputy City Manager Villagomez. She noted that the Fire Union proposal also moved the \$720 Clothing allowance to base pay and added a fourth shift which would require an estimated 404 new Firefighters. She added that the total 3-year wage increase was 30.8% at a cost of \$203 million over the same period.

Deputy City Manager Villagomez stated that there was a tentative agreement on the Union Activity Article but other items still under discussion included: grievance and discipline, applicant processing for Fire Cadets, promotions, sick leave and vacation leave, drugs and alcohol, term and evergreen.

No City Council discussion was held in Open Session. Mayor Nirenberg recessed the meeting into Executive Session at 12:24 p.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 RELATING TO EMERGENCY PREPAREDNESS PURSUANT TO TEXAS GOVERNMENT CODE SECTION 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 2:56 p.m. and announced that no official action had been taken in Executive Session.

**CONSENT AGENDA**

**Purchase of Services, Supplies and Equipment**

- 6. **2024-05-16-0348**  
 Ordinance approving a contract with Genesis Systems, Inc., for a vital records management system for the Office of the City Clerk for an estimated total cost of \$6,638,294 including renewals. The contract term is for five years with three additional one-year renewal options. Funding is from Tax Notes included in the FY 2024 - 2029 Capital Improvement Program with future funding contingent upon City Council approval of the annual budget. [Ben Gorzell Jr., Chief Financial Officer; Troy Elliott, Deputy Chief Financial Officer, Finance]

Councilmember Rocha Garcia moved to Approve on the Consent Agenda. 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  
**Absent:** Whyte

- 7. **2024-05-16-0349**  
 Ordinance approving a contract with the Xerox Corporation to lease six multi-function printers for printing vital records for the Office of the City Clerk for a term of five years beginning July 1, 2024, for a total cost of \$76,770. Funding is from the General 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 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  
**Absent:** Whyte

## Capital Improvements

**8. 2024-05-16-0350**

Ordinance awarding a construction contract to Abelar Incorporated in the amount not to exceed \$638,000 for the construction of the Highland Park and Bellaire Park included in the District 3 Parks Project. Funding is from the 2022 General Obligation Bond Program funds included in the FY 2024 – FY 2029 Capital Improvement Program. [John Peterek, Interim Assistant City Manager; Razi Hosseini, Director, Public Works]

Councilmember Viagran highlighted her support for the Item.

Councilmember Rocha Garcia moved to Approve on the Consent Agenda. 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  
**Absent:** Whyte

**9. 2024-05-16-0351**

Ordinance approving a task order to a Job Order Contractor with Con-Cor, Inc., in the amount of \$517,591.55 for the construction of improvements for Citywide Public Health and Safety Facility & Resiliency Improvements (Northeast Clinic) located at 4020 Naco-Perrin Boulevard. Funding is from the 2022 General Obligation Bond Program funds included in the FY 2024 – FY 2029 Capital Improvement Program. [John Peterek, Interim Assistant City Manager; Razi Hosseini, Director, Public Works]

Councilmember Courage highlighted his support for the Item.

Councilmember Rocha Garcia moved to Approve on the Consent Agenda. 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  
**Absent:** Whyte

**10. 2024-05-16-0352**

Ordinance approving two contract amendments for projects located in Council District 4 Heritage Neighborhood Park: (a) execution of a contract amendment in the increased amount not to exceed \$78,100 for a total professional design services agreement amount of \$869,240 with Robey Architecture, Inc. to extend construction administration services through the completion of District 4 Heritage Community Center project, a 2017 Bond Program, General Fund and Certificates of Obligation funded project; and, (b) execution of a contract amendment in the increased amount of

\$481,162 for a total construction contract of \$9,091,862.96 with FA Nunnelly (dba “Nunnelly

General Contractor”) for additional construction services related to the Heritage Neighborhood Park project, a 2022 Bond Program and Tree Preservation funded project. Funding for both projects is from previously authorized 2017 and 2022 General Obligation Bond, General Fund, Certificates of Obligation and Tree Preservation funds included in the FY 2024 - FY 2029 Capital Improvement Program. [John Peterek, Interim Assistant City Manager; Razi Hosseini, Director, Public Works]

Councilmember Whyte highlighted his support for the Item.

Councilmember Rocha Garcia moved to Approve on the Consent Agenda. 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  
**Absent:** Whyte

**11. 2024-05-16-0353**

Ordinance awarding the 2024 Pavement Preservation Package 6 – Crack Seal Task Order Contract to Four-B Paving, Inc. in an amount not to exceed \$224,000. Funding is from the General Fund and Advanced Transportation District Funds included in the FY 2024 – FY 2029 Capital Improvement Program. [John Peterek, Interim Assistant City Manager; Razi Hosseini, Director, Public Works]

Councilmember Rocha Garcia moved to Approve on the Consent Agenda. 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  
**Absent:** Whyte

**12. 2024-05-16-0354**

Ordinance awarding the 2024 Pavement Preservation Package 13 – Crack Seal Task Order Contract to Four-B Paving, Inc. in an amount not to exceed \$329,500. Funding is from the General Fund and the Advanced Transportation District Fund included in the FY 2024 – FY 2028 Capital Improvements Program. [John Peterek, Interim Assistant City Manager; Razi Hosseini, Director, Public Works]

Councilmember Rocha Garcia moved to Approve on the Consent Agenda. 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  
**Absent:** Whyte

**13. 2024-05-16-0355**

Ordinance awarding the 2024 Pavement Preservation Package 14 – Crack Seal Task Order

Contract to JCM Commercial Services LLC in an amount not to exceed \$324,750. Funding is from the General Fund and the Advanced Transportation District Fund included in the FY 2024 – FY 2029 Capital Improvements Program. [John Peterek, Interim Assistant City Manager; Razi Hosseini, Director, Public Works]

Councilmember Rocha Garcia moved to Approve on the Consent Agenda. 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

**Absent:** Whyte

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

**14. 2024-05-16-0356**

Ordinance approving a lease agreement with Quintanilla Management Company for Building 1140 and ground space located at 935 Paul Wilkins Blvd. at the San Antonio International Airport for a term of five years with an annual rent of \$93,254.32 which will be deposited into the Airport Operating and Maintenance Fund. [Jeff Coyle, Assistant City Manager; Jesus Saenz, Director, Aviation]

Councilmember Rocha Garcia moved to Approve on the Consent Agenda. 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

**Absent:** Whyte

### **Grant Applications and Awards**

**15. 2024-05-16-0357**

Ordinance authorizing the acceptance of reimbursement funding from the Federal Emergency Management Agency (FEMA) Shelter and Services Program (SSP) in an amount up to \$3,000,000, and the application and acceptance of funds upon award in an amount up to \$18,798,474, for a total amount up to \$21,798,474 for local costs to assist migrants traveling through San Antonio in coordination with the U.S. Department of Homeland Security (DHS). [Lori Houston, Assistant City Manager; Melody Woosley, Director, Human Services]

Jack Finger spoke in opposition to the Item.

The Item was pulled from consent for individual consideration by Councilmember Whyte. Councilmember Whyte stated that he did not support the Item because it was a failure by the Federal Government to pass comprehensive immigration reform and he doubted that the Federal Government would continue to reimburse the City for its costs in operating the Migrant Resource Center (MRC). He expressed concern that the MRC was not safe due to a small number of people and recommended discontinuing the operation of the MRC.

Councilmember Courage concurred that the United States Congress needed to manage the border and pass comprehensive immigration reform. He commented that our residents were concerned about general homelessness in our community but cautioned that without the MRC there would be more public disorder and homelessness of those hundreds of thousands of people coming through San Antonio every day. Councilmember Courage supported the reimbursement of Federal funds for the City to continue to operate the MRC.

Councilmember Alderete Gavito supported the desire of people to make a better life for themselves. She noted that the Item was to authorize the acceptance of Federal funds to help them continue their journey and it was the responsibility of the Federal Government.

Councilmember Rocha Garcia noted that not accepting the funds would cost our city because it was a reimbursement. She requested a plan B for what to do if the reimbursements stopped and noted that there was a labor shortage so it would be great if those migrants could fill those gaps. She thanked Catholic Charities for their work.

Councilmember Kaur thanked staff for securing the reimbursement and encouraged residents to view the dashboard that was hosted by the City. She stated that if we did not serve the 187 people who just arrived today through the MRC, they would be a great burden on our community so she supported accepting the funding and looking for a longer-term solution.

Councilmember Whyte maintained that migrants would not continue to be bussed to San Antonio if the City did not offer an MRC. He noted that 600,000 migrants had come through the City over the past couple of years and 1-2% were staying here, which amounted to over 6,000 people and he was concerned that a small percentage of those might be wanting to cause trouble. While he supported the overall mission of Catholic Charities, Councilmember Whyte did not support Catholic Charities funding travel to other parts of the country as it attracted more people.

Councilmember Pelaez stated that if the City Council did not approve the Item, the City would experience a loss of funds because the money was already spent and this was a reimbursement. He noted that without the MRC there would be chaos and more people wandering our streets.

Councilmember Viagran asked whether Catholic Charities still had money for travel. Jessica Dovalina, Assistant Director of the Department of Human Services (DHS) stated that Catholic Charities had not been purchasing travel since December 2023. Councilmember Viagran applauded Catholic Charities for their faith and belief and appreciated the compassion of our community.

Councilmember McKee-Rodriguez asked when the MRC opened because there was an influx of individuals waiting at the airport to catch flights. He stated that when we had no MRC, migrants were still arriving. Councilmember McKee-Rodriguez noted that before they were congregating around the bus station when transportation moved to air travel, they moved to the airport. He clarified that not having an MRC would not stop people from coming to SA. He suggested that anti-immigrant propaganda was dangerous and harmful not just to the migrants but to our community.

Councilmember Cabello Havrda supported the Item because the City needed to be reimbursed

and noted that she asked for an alternative plan on March 6, 2024 in a B Session in case the Federal funding ended and recommended more discussion on the topic.

City Manager Erik Walsh stated that staff planned to reallocate ARPA funding, use Federal funds, and then local sources if neither of the first two options were viable.

Councilmember Castillo noted that this was for reimbursement of up to \$21 million and with the upcoming Budget dialogue, it would be irresponsible to turn away Federal funds. She agreed that comprehensive immigration reform was needed.

Mayor Nirenberg supported comprehensive immigration reform at the Federal level but was not optimistic. He noted that without that legislation, we needed to continue to operate the MRC and seek Federal reimbursement.

Councilmember Castillo 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, Alderete Gavito, Pelaez, Courage  
**No:** Whyte

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

16. Approving the following board, commission and committee appointments for the remainder of an unexpired term of office to expire May 31, 2025 or for the terms as shown below [Debbie Racca-Sittre, City Clerk]
  - A. Reappointing Maribel Martinez (District 9) to the City of San Antonio Higher Education Student Advisory Board
  - B. Reappointing Jose Martinez (District 9) to the Disability Access Advisory Committee
  - C. Appointing Antonio Gonzalez-Martinez (District 10) to the Lesbian, Gay, Bisexual, Transgender, Queer + (LGBTQ+) Advisory Board
  - D. Reappointing Jo Ann Harris (District 2) to the San Antonio Public Library Board of Trustees for the remainder of a term of office to expire on September 30, 2025.

Councilmembers McKee-Rodriguez, Courage, and Whyte highlighted their support for their council district appointees.

Councilmember Rocha Garcia moved to Approve on the Consent Agenda. 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  
**Absent:** Whyte

### **Miscellaneous**

**17. 2024-05-16-0358**

Ordinance approving a Prequalified list of Art Professionals to implement arts projects in amounts not to exceed the eligible allocation, approving contracts for such projects, and authorizing payments subject to the availability of funds. [Lori Houston, Assistant City Manager; Krystal Jones, Director, Department of Arts & Culture]

Councilmember Castillo highlighted her support for the Item.

Councilmember Rocha Garcia moved to Approve on the Consent Agenda. 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  
**Absent:** Whyte

**18. 2024-05-16-0359**

Ordinance rescheduling City Council meetings in May, June, July, and August 2024 as follows: May 29, 2024, to June 5, 2024; May 30, 2024, to June 6, 2024; June 19, 2024, to June 18, 2024; July 3, 10, 17, and 31, 2024, to August 7, 2024; July 4, 11, and 18, 2024, and August 1, 2024, to August 8, 2024. [Debbie Racca-Sittre, City Clerk]

Councilmember Rocha Garcia moved to Approve on the Consent Agenda. 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  
**Absent:** Whyte

**19. 2024-05-16-0360**

Ordinance approving the memorial street name designation on a portion of Robert B. Green Way, located between La Trinidad Street and North Frio Street in Council District 5, as Jovita Idar Memorial Way. [John Peterek, Interim Assistant City Manager; Michael Shannon, Director, Development Services]

Councilmember Castillo highlighted her support for the Item.

Councilmember Rocha Garcia moved to Approve on the Consent Agenda. 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  
**Absent:** Whyte

**20. 2024-05-16-0361**

Ordinance Reappointing Kenneth Bell, Melanie Castillo, Clarissa L. Chavarria, Yvonne Gomez, Lisa M. Gonzales, Daniel Guerrero, Daniel Kassahn, Margarita Pol, Michael Ramos and Peter A. Zamora as Full-Time Municipal Court Judges; reappointing Anthony Arriaga, Lauren Lefton,

Veronica Legarreta, Elizabeth Martinez, Cheryl Mendoza, Frank D. Sandoval, Alfredo M. Tavera, Mario A. Vega and Aida A. Zaragoza as Part-Time Judges and appointing James Abanka and Rolando Arguelles as Part-Time Judges, for the remainder of a two-year term expiring April 30, 2026. [Carla Obledo, Municipal Court]

Councilmember McKee-Rodriguez, Chair of the Municipal Court Advisory Committee highlighted his support for the appointees.

Councilmember Rocha Garcia moved to Approve on the Consent Agenda. 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  
**Absent:** Whyte

**21. 2024-05-16-0362**

Ordinance approving the Pre-K 4 SA FY 2024 Budget for the fiscal year beginning July 1, 2024 and ending on June 30, 2025 in the amount of \$65,160,618, and staffing as adopted by the San Antonio Early Childhood Education Municipal Development Corporation Board of Directors on May 8, 2024. [Alejandra Lopez, Assistant City Manager; Sarah Baray, Ph.D., Pre-K 4 SA CEO]

Councilmember Rocha Garcia moved to Approve on the Consent Agenda. 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  
**Absent:** Whyte

**22. 2024-05-16-0363**

Ordinance approving the SA: Ready to Work (RTW) Fiscal Year 2025 Budget for the fiscal year beginning July 1, 2024, and ending on June 30, 2025, in the amount of \$49,480,955 and staffing as adopted by the San Antonio Early Childhood Education Municipal Development Corporation Board of Directors on May 8, 2024. [Alejandra Lopez, Assistant City Manager; Michael Ramsey, Executive Director, Workforce Development]

The following persons spoke in support of the Item: Joe Linson founder of JEL Associates, Nathan Peterson HVAC professional, Aurora Geis representing apprenticeship programs, Errol Sykes founder of Projectized Solutions, Marti Garza trade union representative on the RTW Board, Tiffany Darr, head of human resources development for Scorpius BioManufacturing, Inc., Clayton Russell, Vice-President of JR Ramon Construction Company, Mario Barrera, Attorney and Chair of the Greater San Antonio Chamber of Commerce, and Cari Alvarado Executive Project Manager with South Texas Allergy & Asthma Medical Professionals PLLC.

Jack Finger spoke in opposition to the Item.

Chris Baecker opposed providing On-the-Job training (OJT) and Incumbent Worker Training (IWT) as he felt they were a form of corporate welfare.

## DISCUSSION:

Councilmember Alderete Gavito acknowledged that the RTW Program was an effort to lift residents out of generational poverty and recognized that the Program had lofty goals and was difficult, however, she commented that so far RTW had struggled to meet the measures of success and recommended setting a clear path forward. She noted that 597 participants (65%) who had been out of training for six months or longer had not been able to find work. Councilmember Alderete Gavito understood that the funding came from voter-approved sales tax and could not be used for anything else so she reluctantly supported the Item but requested regular reports to ensure taxpayer dollars were being used as effectively as possible.

Councilmember Rocha Garcia thanked all members of the community for coming to today's meeting as well as those stakeholders who offered their ideas throughout the Program. She mentioned that the pitch to voters was to provide subsidized training in-demand occupations for up to 10,000 residents and recommended continuing to strive to meet those numbers.

Councilmember Rocha Garcia supported the significant wraparound and case management services and appreciated the partnership from workforce development organizations and non-profits such as Cops Metro and supported that the apprenticeship and employer programs were transferable and improved the life of the participants and their families. She recommended that all partnerships focus on accountability, flexibility, and helping those who needed it the most such as small and mid-sized companies.

Councilmember Rocha Garcia commented that various lengths and types of training programs were a great indication of being responsive. She acknowledged that the Program was taking too long to produce results but was hopeful that additional staff would improve the Program and asserted that the Program was "too big to fail" and supported the Budget.

Councilmember McKee-Rodriguez asked if there was a clawback clause for businesses that did not fulfill their agreements to train workers. Director of Workforce Development, Mike Ramsey stated that there was no clawback provision because the funding was only paid to the businesses on a reimbursement basis after the work was done. Councilmember McKee-Rodriguez was hopeful the Program would help break generational poverty trends and encouraged residents of Council District 2 to participate in the Program to receive higher wages. He asked participating employers to commit to uplifting their employees to retain those skilled workers.

Councilmember Whyte thanked Councilmember Alderete Gavito for clarifying that the funds could not be used for anything else. While he supported workforce development, Councilmember Whyte did not think the government was really the best entity to implement such a program but since we were already in it, we should move forward and make improvements. He recommended targeting spending the money to encourage employers to hire people who went through the Program.

Councilmember Viagran commented that the Program was made up of people who needed case management and wrap-around services and was glad to see Cops Metro and Project Quest supporting RTW. She noted that for many years, people were told they could do no better because of racism and implicit bias, so she was hopeful that businesses were beginning to step up.

She supported the City having a workforce development program since the State and Federal Government had not acted boldly enough. Councilmember Viagran also recommended regular City Council updates.

Councilmember Kaur suggested that to truly address income and education segregation in our country, education, training, and other opportunities were needed adding that RTW was a Program that was sorely needed but, as a new program, it took time to implement and build success. She thanked staff for thinking critically and requested qualitative data on how the Program could be improved and fill the gaps to hit those performance targets.

Councilmember Courage mentioned that it was important for Councilmembers to keep asking questions, evaluate results, and identify, and overcome barriers. He asked Ramsey about the value and results of putting \$6 million into partner agreements. Ramsey stated that OJT and IWT were important components of a strong workforce development program, and the partnerships could create efficient, effective training for our residents.

Councilmember Courage suggested that the goal was to upskill the current employees of companies to help them move up the ladder and open the door for those entry-level jobs, perhaps for more RTW participants. Ramsey offered to include Councilmember Courage's suggestion in the next round of employer contracts.

Councilmember Castillo suggested that there was an opportunity to shore up the numbers for those who had been trained but not entered the workforce in six months, noting that even though she originally did not support the Program at the ballot box, as an elected leader, she needed to ensure fiscal responsibility and success. She suggested that giving the IWT and OJT Programs to large businesses was a form of corporate welfare and recommended the next round of partnerships focus on local small businesses.

Councilmember Rocha Garcia supported Councilmember Courage's suggestion for requiring employers to open more slots for new employees after the upskill process. She asked how long on average it took trainees to get a job after completion of their training and whether those who declined an offer were also included in those who were not placed. Ramsey stated that most participants got jobs in a few days after completion of training and even those who turned down a job were included in the numbers. She recommended disaggregating the data.

Councilmember Pelaez commented that no program was ever perfect, but there were 250,000 individuals living below the poverty line in San Antonio, and too many lacked the opportunity to thrive due to a lack of training. He asserted that doing nothing was not a strategy and the free market had not changed it and would not in the future.

In a post-COVID market, Councilmember Pelaez suggested, that we could not ignore the fact that this was a commitment the City made to its voters who approved the RTW Program. Councilmember Pelaez believed the IWT and OJT Programs met the expectations of the voters, noting that this shift was necessary to take into consideration economic and other changes and suggested it took time to get a new program off the ground.

Councilmember Whyte stated that we could learn from this effort to see what programs the City

Government should be involved in.

Mayor Nirenberg commented that the issue of generational poverty and economic segregation was too important to ignore and noted that the community approved the program through a referendum expecting to see change. He mentioned that the huge and growing skills and income gap in our country was significant and it took time to implement a program of this scale. However, he wanted to correct the comment that the Program was run by the government, asserting that it was run by employers, training providers, and talented staff to facilitate success.

Mayor Nirenberg mentioned that the Program was now three years old and invited members of the public to review the RTW dashboard as 7,070 people were enrolled in the program, 1,700 were in training, and 1,000 were placed in quality jobs. He noted that the median household income for participants was \$15,000 per year; the average wage of a person exiting the Program was \$44,000 per year with a credential to allow for upward mobility in their career.

Mayor Nirenberg warned that hard work was needed for the future and he thanked not only the partners and team members but the voters for approving the Program. He noted that since its inception, RTW had collected \$146 million in revenue, and spent \$35 million with an average cost per participant of \$6,000. He closed that in the past six weeks, more people were placed in jobs than in the first three years so momentum was building.

Councilmember Rocha Garcia moved to Approve. Councilmember Pelaez 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. 2024-05-16-0024R**

A Resolution establishing the City’s intent to reimburse itself for prior capital expenditures for the Airport Capital Program from the proceeds of one or more series of tax-exempt or taxable obligations to be issued by the City for authorized purposes; authorizing other related matters; and providing an effective date [Ben Gorzell, Chief Financial Officer; Troy Elliott, Deputy Chief Financial Officer, Finance].

Councilmember Rocha Garcia moved to Approve on the Consent Agenda. 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  
**Absent:** Whyte

**24. 2024-05-16-0025R**

A Resolution authorizing the remarketing of obligations designated as “City of San Antonio, Texas Municipal Facilities Corporation Variable Rate Lease Revenue Bonds, Taxable Series 2021 (City Tower Renovation Project)” in the approximate amount of \$30,550,000 into a new interest mode; providing additional tax-related covenants related to the remarketing of certain bonds into tax-exempt rates; prescribing the form, term, conditions, and resolving other related matters for the

remarketing of the bonds; authorizing certain corporation representatives to execute conversion certificates for the remarketing of the bonds; approving a remarketing agreement and remarketing memorandum relating to these obligations; and other related matters. [Ben Gorzell Jr., Chief Financial Officer; Troy Elliott, Deputy Chief Financial Officer, Finance]

Councilmember Rocha Garcia moved to Approve on the Consent Agenda. 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  
**Absent:** Whyte

**25. 2024-05-16-0364**

Ordinance approving the issuance by the San Antonio Housing Trust Finance 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 in order to comply with the San Antonio Housing Trust Finance Corporation’s organizational documents. [Ben Gorzell, Jr., Chief Financial Officer; Troy Elliott, Deputy Chief Financial Officer].

Councilmember Kaur highlighted her support for the Item.

Councilmember Rocha Garcia moved to Approve on the Consent Agenda. 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  
**Absent:** Whyte

**26. 2024-05-16-0365**

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 and in order 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].

Councilmember Rocha Garcia moved to Approve on the Consent Agenda. 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  
**Absent:** Whyte

**City Manager's Report**

**27. City Manager’s Report**

There was no report by the City Manager.

## **Executive Session**

Mayor Nirenberg recessed the meeting into Executive Session at 12:24 p.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 2:56 p.m. and announced that no official action was taken in Executive Session.

## **ADJOURNMENT**

There being no further discussion, the meeting was adjourned at 2:56 p.m.

**Approved**

**Ron Nirenberg  
Mayor**

**Debbie Racca-Sittre  
City Clerk**