

**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

<b>Thursday, November 9, 2023</b>	<b>9:00 AM</b>	<b>City Council Chambers</b>
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The City Council convened a regular meeting in the Norma S. Rodriguez Council Chamber in the Municipal Plaza Building beginning at 9:10 AM. City Clerk Debbie Racca-Sittre took the Roll Call noting a quorum with the following Council Members present:

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

**ABSENT: 1** - Rocha Garcia

**PROCEDURAL**

**1. Invocation**

The invocation was delivered by Deacon Johnny Flores of St Francis of Assisi Catholic Church, guest of Councilmember Pelaez, Council District 8.

**2. Pledge of Allegiance**

Mayor Nirenberg led the assembly in the Pledge of Allegiance.

## **POINT OF PERSONAL PRIVILEGE**

Mayor Nirenberg recognized the “Empty Bowls Event” that was being hosted on Saturday, November 11, 2023 by San Antonio Metropolitan Ministries and invited Executive Director Nikisha Baker to speak.

Mayor Nirenberg proclaimed November to be National Diabetes Awareness Month and invited Assistant Metro Health Director Marjorie White to speak. Councilmembers Pelaez and Courage acknowledged that they were affected by Diabetes and spoke in support of the Proclamation. Councilmembers Kaur, McKee-Rodriguez, Viagran, Castillo, Cabello Havrda, Alderete Gavito, Courage and Whyte spoke in support of the Proclamation and providing diabetes education.

Mayor Nirenberg proclaimed November 9, 2023 to be Social Media Safety Day. Councilmember Whyte invited Maureen and Matt Molak, founders of David’s Legacy Foundation, to speak regarding their work to get David’s Law passed by the Texas State Legislature with the support from Senator Jose Menendez and Representative Steve Allison. David’s Law required school districts to include cyberbullying in their district bullying policies and notify a child’s parents if the child was a victim or alleged aggressor of bullying. Councilmembers Kaur, McKee-Rodriguez, Viagran, Cabello Havrda, Alderete Gavito and Courage spoke in support.

Councilmember Alderete Gavito recognized the work of the San Antonio League of Women Voters. Councilmembers Kaur and Courage spoke in support of the organization.

Councilmember Viagran announced the annual Festival and 5k hosted by Girls on the Run and the Flotilla Boating and Fishing Club Family Fishing Tournament.

Councilmember Castillo commented that this week marked one month since Isreal attacked Gaza and called for a cease fire.

Councilmember Cabello Havrda recognized this week as Homeless Youth Awareness Week, spoke in support of the work of the non-profit Stand Up for Kids and invited Executive Director Adrian Ramirez to speak. Councilmember Alderete Gavito spoke in support of the agency.

Councilmember Courage announced the Voluntary Weapons Exchange Program that was planned for November 19, 2023 at the Alamodome. He noted that residents could exchange their weapons for an HEB gift card that were purchased through donated funds.

## **STAFF BRIEFING**

3. Briefing on legislation filed in the 88th State Legislature's Third Special Session and the status of proposed legislation. [Jeff Coyle, Assistant City Manager; Sally Basurto, Government Affairs Director]

Sally Basurto, Director of Government Affairs, explained that the Governor had already called fourth special session to cover specific topics. Her briefing was limited to the 3rd special session which began October 9, 2023 and expired November 7, 2023 and the 4th special Session

which began Tuesday, November 7, 2023.

The Governor's Proclamation for the 3rd Special Session agenda items, according to Basurto, included: Legislation providing education savings accounts for all Texas school children; Legislation to do more to reduce illegal immigration by creating a criminal offense for illegal entry into the State from a foreign nation and authorizing all licensed Peace Officers to remove illegal immigrants from Texas; Legislation to impede illegal entry into Texas by increasing the penalties for criminal conduct involving the smuggling of persons or the operation of a stash house; Legislation to impede illegal entry into Texas by providing more funding for the construction, operation and maintenance of border barrier infrastructure; Legislation concerning public safety, security, environmental quality and property ownership in areas like the Colony Ridge development in Liberty County, Texas; and Legislation prohibiting COVID-19 vaccine mandates by private employers.

Basurto listed the following legislation that was passed in the 3rd special session: Senate Bill (SB) 4 sponsored by Flores which would punish certain criminal conduct involving the smuggling of persons or the operation of a stash house and SB 7 sponsored by Middleton which would prohibit an employer from adopting or enforcing certain COVID-19 vaccine mandates.

The Governor's Proclamation for the 4th Special Session agenda items, according to Basurto, included: Legislation relating to primary and secondary education, including the establishment of an Education Savings Account Program, the certification, compensation and health coverage of certain public school employees, the public school finance system, special education in public schools, measures to support the education of public school students that included certain educational grant programs, reading instruction and early childhood education, the provision of virtual education, and public school accountability, Legislation related to school safety measures and related State funding mechanisms; and Legislation to do more to reduce illegal immigration by creating criminal offenses for illegal entry into the State from a foreign nation and illegal reentry or presence following denial of admission, exclusion, deportation or removal; authorizing the removal of illegal immigrants from Texas; and providing indemnification and immunity for public officials, employees or contractors in connection with the foregoing, Legislation to impede illegal entry into Texas by providing more funding for the construction, operation, and maintenance of border barrier infrastructure and additional funding for the Department of Public Safety for border security operations, including additional overtime expenses and costs due to an increased law enforcement presence to preserve public safety and security in the Colony Ridge Development in Liberty County, Texas.

Legislation under discussion in the 4th special session included House Bill (HB) 4 sponsored by Spiller and its companion bill, SB 4 sponsored by Perry which would amend the Texas Penal Code to criminalize undocumented entry into the State from a foreign nation, authorize law enforcement officers to arrest any person who illegally entered or re-entered Texas. HB 4 would also create new procedures to ensure that every illegal crosser arrested was fingerprinted and background checked; after appearing before a magistrate or judge, the illegal border crosser would be taken to a port of entry and ordered to return to the foreign nation from which the person illegally entered.

Basurto reported that HB 4 would be heard in House State Affairs on November 10, 2023. HB 4/SB 4 –Proposed Amendments supported by the City were to add language to limit enforcement by the Department of Public Safety (DPS) officers only, not local police. She noted that an

amendment to SB 4 from the 85th legislature would not apply to the new offense of the illegal entry or presence into the State from a foreign nation. Basurto concluded her presentation by mentioning that the City of San Antonio and the City of Houston relayed overall concerns with the bill with the respective local delegations and the House and Senate Committee Members.

#### DISCUSSION:

Mayor Nirenberg asked Basurto why HB 4 was still being heard in Committee since it was from the 3rd special session. Basurto explained that the bill was re-filed in the 4th special session and assigned the same number.

Councilmember Courage asked if there were other issues being discussed that did not meet the Governor's call. Basurto stated that there were other bills filed but they were not able to advance if they were not within the Governor's orders.

Councilmember McKee-Rodriguez commented that sometimes there were issues that impacted our community that the City did not take a position on. He recommended that the City officially oppose school vouchers as they hurt our community and public schools.

Councilmember Whyte hoped City Council spent time on City issues and did not go into issues under the purview of State or the Federal government. Councilmember Whyte commended the Governor on the steps he had taken to protect the border.

Councilmember Viagran asked Basurto if the fentanyl poisoning and testing bills championed by the Angel Mom's were on the agenda. Basurto stated that this was not one of the Governor's proclaimed agenda but he could still add to the agenda.

Councilmember Castillo commented that Antisemitism and Islamophobia instances had increased and noted that the amendments to HB 4 were helpful. Councilmember Castillo asked about the status of the school voucher bills and recommended that the City take a position against school vouchers as public schools were already closing in her council district causing hardship and taking money away from them would be detrimental. Basurto stated that previous voucher bills had failed but new ones were still being debated.

Councilmember Kaur questioned how likely the amendment to HB 4 would pass and the next steps. Basurto explained the process and stated that anything could happen. Councilmember Kaur asked if Basurto was seeing teacher pay being brought into the school voucher discussion. Basurto stated that staff was keeping an eye on all bills and would report back to the City Council as changes occurred.

Councilmember Pelaez expressed concern that the lobbyists in Austin were only paid during session but not off-session when they should maintain their relationships and work for our interests year-round rather than only relying on the Texas Municipal League. Basurto stated that anytime the lobbyists were engaged, they were paid for their work but not during the off-session; she added that staff worked year-round.

## ACTION ITEMS FOR STAFF BRIEFING

4.

2023-11-09-0837

Ordinance authorizing the execution of a Masters Services Agreement with GS Solar, LLC d/b/a Big Sun Solar in the amount of \$30,772,879.00 to install roof top, parking, and park canopy solar Photovoltaic (PV) at multiple city facilities with an option for a supplemental \$10,000,000.00 for additional solar projects for a five year term with one two-year renewal, appropriating funds, and executing the Operation and Maintenance Agreement made part of the Master Services Agreement, and associated payment to Big Sun Solar for the operations and maintenance of solar PV installed at municipal facilities for a 15-year term with two five-year renewals. [David McCary, Assistant City Manager; Douglas Melnick, Chief Sustainability Officer, Office of Sustainability]

Douglas Melnick, Chief Sustainability Officer, provided background on the Climate Action & Adaptation Plan (CAAP) adopted in 2019 which included a pathway to achieve net carbon neutrality by 2050. He stated that the Plan called for emissions from the building energy sector to be reduced 41% by 2030 and 74% by 2040 noting that solar was a key strategy to meeting the goals.

Melnick stated that onsite solar provided the following benefits: scalable to meet City's renewable energy goal, cost savings and reduced reliance on energy market, supported local jobs and energy economy, decreased municipal Greenhouse Gas Emissions, provided innovative solutions and supported current and future resilience hubs.

According to Melnick, the goal was to install multiple rooftop, parking, and park canopy solar systems at City facilities. He reported that staff issued a two-phase Request for Proposals (RFP) to design, engineer, build, install, operate and maintain solar projects and the evaluation panel recommended Big Sun Solar using a purchase rather than a lease model.

Melnick stated that the Master Service Agreement included a Project Implementation Agreement where Big Solar would design and install solar at 42 municipal locations at a cost of \$30.8 Million, with an option for a supplemental \$10 Million for additional solar projects. He added that the agreement terms were five years with one two-year renewal.

Melnick indicated that under the Operations and Maintenance (O&M) Agreement, Big Solar would operate and maintain solar panels for 15 years at an estimated first year cost of \$195,911. He noted that the O&M contract also had two, five-year renewals and was required to meet 95% of estimated energy capacity. Melnick explained that the project would be funded by \$18.3 million in self-supporting debt, \$2.5 million through a State Energy Conservation Office 2% loan and \$10 million from tax credits. In closing, staff recommended approval to execute a Master Services and O&M Agreement with GS Solar, LLC d/b/a Big Sun Solar to provide Municipal On-Site Solar Photovoltaic (PV) System Services.

### PUBLIC COMMENT:

Jack Finger spoke in opposition to the Item.

## DISCUSSION:

Mayor Nirenberg commented that keeping debt capacity the same and our tax rate the same would ultimately mean that the community would benefit as this was an SA Climate Ready priority. He noted that the project would be the largest solar installation by a municipality in the State of Texas and the second largest in the nation. Placing the solar panels behind the meter would allow the City to save money on electricity which would generate the funding to pay for the investment in solar panels with a break-even point of 10 years and the City would continue to reap benefits for 30 years or more.

Mayor Nirenberg reminded everyone that solar and wind production really kept the lights on during this year's hot summer and CPS Energy was a huge partner in this project. He indicated that the project would make the City of San Antonio a leader in new energy and would employ hundreds of San Antonio residents including workers from the City's Ready to Work Program.

Councilmember McKee-Rodriguez asked Melnick how the 42 locations were determined. Melnick stated that staff initially identified 100 sites and in working with the successful respondent, it was reduced to 42 because those sites were most suitable and economically viable. Councilmember McKee-Rodriguez asked if new sites could be identified as the City built new buildings through the Bond Program.

Councilmember Alderete Gavito mentioned that yesterday's B Session was a tough conversation regarding a potential rate increase for CPS Energy and she hoped that the program would help save taxpayer money. She supported expansion of the program as new City facilities were built and asked about the potential deficits. Elliott stated that there were anticipated shortfalls in the first few years, but the project was expected to be fully paid over time as described by Melnick.

Councilmember Cabello Havrda supported the project and wanted to see projections of long term (25 year) savings and costs. Melnick stated that the plan was to track the technology and ensure that the City could be flexible if newer technology came available that would benefit the City.

Councilmember Courage commented that there were special financing instruments available and requested an explanation of the type of bonds utilized. Deputy Chief Financial Officer Troy Elliott stated that the bonds were taxable and City Council would need to approve the bonds at four-year increments. Councilmember Courage suggested that the long-term forecast could be \$7 to \$11 million but could also come in higher or lower. Elliott stated that staff would work with the contractor to shore up assumptions and improve predictions.

Councilmember Courage suggested that even if the project only broke even, it would be worth it to help combat climate change, however, he requested a return on investment to the San Antonio economy based on the \$30-\$40 million project. Melnick stated that the other return on investment benefits or energy demand reduction capacities had not been calculated but they could perform further analysis.

Councilmember Viagran noted that the project was a demonstration of the City of San Antonio's leadership and innovation in sustainability and climate action. Councilmember Viagran noted that several selected facilities were located in Council District 3. She suggested that storage capability

could continue to grow over time and benefit the community as well as support for the Resiliency Hubs. Councilmember Viagran recommended measuring the impact of local business preference as the company was from San Antonio and was hiring people from our community. She stated that this was an investment in our future.

Councilmember Kaur stated that the project was important for climate change, but it was also important to show that it was also affordable. She asked why a purchase option was recommended versus a lease. Elliot explained that the City had a low cost of borrowing which was available when we purchased but not for a lease. Councilmember Kaur asked if this project would reduce the urban heat island effect. Melnick stated that reflective surfaces of the solar panels would benefit urban areas. He added that Big Sun Solar in Council District 1 was providing jobs at the lowest cost.

Councilmember Pelaez commented that solar panels were incredibly durable and could withstand hailstorms but were also a good business decision. Councilmember Pelaez noted that one of the largest auto dealership in North America carpeted their facility with solar panels to provide constant energy; and even large private companies operated solar farms because they were profitable.

Councilmember Whyte expressed concern with the funding and suggested changing technology could wind up costing the City more in the long run; so he questioned the cost-effectiveness of the project. Big Sun Solar representatives reported that the PV panels were invented in the 1950's and components had not changed significantly since then, but they now produce more energy, and the panels came with a 25 year warranty.

Councilmember Whyte reported that San Antonio had the highest debt per capita according to the Texas Public Policy Foundation and asked if there were other ways to fund the project. Elliott stated that there were other opportunities that would be sought to reduce the amount of debt, but the proposal was conservative and showed that the City could afford it with the debt. Councilmember Whyte suggested that the voters might need to approve this large of a debt.

Councilmember Castillo noted that two of the selected locations were in Council District 5. She highlighted that there were large grants for climate initiatives available through the EPA. Councilmember Castillo recommended partnering with non-profits to expand the project further.

Mayor Nirenberg asked Chief Financial Officer Ben Gorzell to explain the comparison of San Antonio's debt with other cities. Gorzell stated that the City had a lower cost of borrowing so this made good financial sense. Gorzell noted that the per capital comparison contained CPS Energy, SAWS, Airport and Convention Center debt where other cities did not own their utilities or their airport.

Councilmember Viagran moved to Approve. Councilmember McKee-Rodriguez seconded the motion The motion prevailed by the following vote:

<b>Aye:</b>	Nirenberg, Kaur, McKee-Rodriguez, Viagran, Castillo, Cabello Havrda, Alderete Gavito, Pelaez, Courage
<b>No:</b>	Whyte
<b>Absent:</b>	Rocha Garcia

## CONSENT AGENDA

### Purchase of Services, Supplies and Equipment

**5. 2023-11-09-0838**

Ordinance amending the contract with ProDIGIQ, Inc. for Airfield Part 139 Self Inspection software, to extend the contract by one year through November 30, 2024 for an additional \$12,000 for a total estimated contract amount of \$61,900. Funding is from the Airport Operating and Maintenance Fund. [Ben Gorzell Jr., Chief Financial Officer; Troy Elliott, Deputy Chief Financial Officer]

Councilmember Cabello Havrda 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, Castillo, Cabello Havrda, Alderete  
Gavito, Pelaez, Courage, Whyte  
**Absent:** Rocha Garcia

**6. 2023-11-09-0839**

Ordinance approving a contract with Leidos Digital Solutions, Inc., to provide Intranet Quorum (IQ) Fed Cloud subscription and support services for City Council Offices, term of December 1, 2023 to November 30, 2024, for an estimated annual cost of \$55,465.92, with the option to renew for four additional one-year periods. Funding for the initial year is from the General Fund. Funding for subsequent years is contingent upon City Council approval of the annual budget. [Ben Gorzell Jr., Chief Financial Officer; Troy Elliott, Deputy Chief Financial Officer]

Councilmember Cabello Havrda 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, Castillo, Cabello Havrda, Alderete  
Gavito, Pelaez, Courage, Whyte  
**Absent:** Rocha Garcia

**7. 2023-11-09-0840**

Ordinance approving a contract with KMI Sports Construction, LLC, dba KMI Sports Construction, for the removal and replacement of the Wheatley Heights Sports Complex football field turf and track material for a total amount of \$999,768.27. This ordinance also reallocates previously authorized debt in the amount of \$205,070.10 to the \$794,698.17 available from the 2022 General Obligation Bond for this project included in the FY 2024-FY 2029 Capital Improvement Program. [Ben Gorzell Jr., Chief Financial Officer; Troy Elliott, Deputy Chief Financial Officer, Finance]

Councilmember Cabello Havrda 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, Castillo, Cabello Havrda, Alderete  
Gavito, Pelaez, Courage, Whyte  
**Absent:** Rocha Garcia

**8. 2023-11-09-0841**

Ordinance approving the following contracts establishing unit prices for goods and services for an estimated annual cost of \$1,382,630 in year 1 and \$1,333,500 annually thereafter, included in the respective department's FY 2024 Adopted Budget: (A) Texan Waste Equipment Inc. for Heil Refuse Truck Body Parts; (B) Aqua on Wheels, LLC for Potable Water Delivery at Eisenhower Park; (C) PipeLogix Inc for PipeLogix Upgrade and Annual Support [Ben Gorzell Jr., Chief Financial Officer; Troy Elliott, Deputy Chief Financial Officer, Finance]

Councilmember Cabello Havrda 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, Castillo, Cabello Havrda, Alderete  
Gavito, Pelaez, Courage, Whyte  
**Absent:** Rocha Garcia

**Capital Improvements**

**9. 2023-11-09-0842**

Ordinance approving a change order to a construction contract with SpawGlass Civil Construction, Inc. in the amount of \$767,247.92 for the Airfield Improvements Package 7 project at the San Antonio International Airport. Funding is from Federal Aviation Administration Airport Improvement Program grant funds. [Jeff Coyle, Assistant City Manager; Jesus Saenz, Director, Aviation]

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

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

**10. 2023-11-09-0843**

Ordinance approving a construction contract with CRI Electric Inc. in the amount of \$1,590,905 for three electric shuttle buses and three electric charging stations at the San Antonio International Airport. Ordinance also appropriates funds from Interim Financing for the City's cash match requirements. Funding is from the Zero Emissions Vehicle & Infrastructure Program Grant and Interim Airport Financing and included in the FY 2024 to FY 2029 Capital Improvement Program. [Jeff Coyle, Assistant City Manager; Jesus Saenz, Director, Aviation]

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

**Aye:** Nirenberg, Kaur, McKee-Rodriguez, Viagran, Castillo, Cabello Havrda, Alderete

Gavito, Pelaez, Courage, Whyte  
**Absent:** Rocha Garcia

**11. 2023-11-09-0844**

Ordinance amending the Operations and Maintenance Agreement with San Antonio River Authority (SARA) and Bexar County for the San Pedro Creek Cultural Park to include the operation and maintenance of Phases 3 and 4 of the San Pedro Creek Restoration project, including added responsibilities for the St. James A.M.E. church site within the footprint of the project. Ordinance also grants SARA the authority to operate and manage the public spaces of the project during special events. [Roderick Sanchez, Assistant City Manager; Razi Hosseini, Director, Public Works]

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

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

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

**12. 2023-11-09-0845**

Ordinance approving a master lease agreement for lessees of the West Air Cargo Facility at the San Antonio International Airport for a five-year term to commence on November 1, 2023 through October 31, 2028. Each bay will generate \$23,750.40 annually which will be deposited into the Airport Operating and Maintenance Fund. [Jeff Coyle, Assistant City Manager; Jesus Saenz, Director, Aviation]

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

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

**13. 2023-11-09-0846**

Ordinance approving a lease assignment of Buendia Imports, located in Farmers Market, to Nitza Truque Hovermale and Kayla Truque dba Earth to Art for an assignment fee of \$3,000 and an increase in FY 2024 lease revenue of \$1,386.24 to be deposited into the Market Square Improvement Fund. [Lori Houston, Assistant City Manager; John Jacks, Director, Center City Development and Operations]

Councilmember Cabello Havrda 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, Castillo, Cabello Havrda, Alderete  
Gavito, Pelaez, Courage, Whyte  
**Absent:** Rocha Garcia

## Grant Applications and Awards

### 14. 2023-11-09-0847

Ordinance authorizing the San Antonio Office of Emergency Management to apply for, accept, and appropriate upon award up to \$3,779,702 from the 2024 Urban Area Security Initiative Grant Program and authorizing a personnel complement of three positions. [María Villagómez, Deputy City Manager; Charles N. Hood, Fire Chief]

Councilmember Castillo highlighted her support of the Item.

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

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

**Absent:** Rocha Garcia

### 15. 2023-11-09-0848

Ordinance authorizing the San Antonio Office of Emergency Management (SAOEM) to apply for, accept, upon award, up to \$1,000,000 from the 2023 State Homeland Security Program (SHSP). [María Villagómez, Deputy City Manager; Charles N. Hood, Fire Chief]

Councilmember Cabello Havrda 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, Castillo, Cabello Havrda, Alderete  
Gavito, Pelaez, Courage, Whyte

**Absent:** Rocha Garcia

### 16. 2023-11-09-0849

Ordinance authorizing the acceptance upon award of up to \$2,202,537 in Community Services Block Grant funds from the Texas Department of Housing and Community Affairs to support programs that promote financial self-sufficiency for the term January 1, 2024 through December 31, 2024, and authorizing a budget and personnel complement. [Lori Houston, Assistant City Manager; Melody Woosley, Human Services Director]

Councilmember Cabello Havrda 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, Castillo, Cabello Havrda, Alderete  
Gavito, Pelaez, Courage, Whyte

**Absent:** Rocha Garcia

### 17. 2023-11-09-0850

Ordinance authorizing the acceptance of 2022 Homeless Housing and Services Program (HHSP) carryover funds from Texas Department of Housing and Community Affairs (TDHCA) in the

amount of \$179,140 to address youth homelessness for the term October 1, 2023 through May 31, 2024; and authorizing contracts with Haven for Hope of Bexar County to provide youth shelter beds and San Antonio Metropolitan Ministries for its youth support center serving drop-in clients and street outreach, each in the amount of \$89,570. [Lori Houston, Assistant City Manager; Melody Woosley, Director, Human Services]

Councilmembers McKee-Rodriguez, Viagran, Castillo, Alderete Gavito and Courage spoke in support of the Item.

Councilmember Alderete Gavito asked how many youths the program would be able to serve with the funding. Woosley stated that it would service 200 at SAMMinistries and fund 52 beds at Haven for Hope.

Councilmember McKee-Rodriguez moved to Approve. Councilmember Viagran seconded the motion. The motion carried by the following vote:

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

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

18. Approving the following board, commission, and committee appointments for the remainder of an unexpired term of office to expire May 31, 2025. [Debbie Racca-Sittre, City Clerk]

**A.** Appointing Arturo "Art" Veliz (District 1) to the Streets, Bridges and Sidewalks Advisory Board

**B.** Appointing Carlos Acosta (District 1) to the Veterans Advisory Commission

Councilmember Kaur highlighted her support for the Item.

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

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

**19. 2023-11-09-0851**

Ordinance appointing Daniela Serna (District 1) to the Transportation Advisory Board and waiving the category requirement of being an owner, permitted driver, or employee of a Large Taxicab Company for the remainder of an unexpired term of office to expire May 31, 2025 [Debbie Racca Sittre, City Clerk]

Councilmember Kaur highlighted her support for the Item.

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

Viagran seconded the motion. The motion carried by the following vote:

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

**Absent:** Rocha Garcia

**20. 2023-11-09-0852**

Ordinance appointing the following to the San Antonio Housing Trust Board of Directors, San Antonio Housing Trust Public Facility Corporation, and the San Antonio Housing Trust Finance Corporation [Debbie Racca-Sittre, City Clerk]:

**A.** Councilmembers Jalen McKee-Rodriguez (District 2), Phyllis Viagran (District 3), and Terri Castillo (District 5) for a term to expire May 21, 2025

**B.** Councilmembers Sukh Kaur (District 1) and Adriana Rocha Garcia (District 4) for a term to expire May 31, 2027

**C.** Community members Eric Cooper, Jane Paccione, and Antoinette "Toni" Brumfield for a term to expire May 31, 2027

Councilmember Castillo highlighted her support of the Item.

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

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

**Absent:** Rocha Garcia

**21. Approving the following board, commission and committee appointments to the Fire Fighters' and Police Officers' Civil Service Commission. [Debbie Racca-Sittre, City Clerk]**

**A.** Appointing Valerie Sprague for the remainder of an unexpired term of office to expire December 19, 2024

**B.** Reappointing Leland "Lee" Wingert for the remainder of an unexpired term of office to expire December 19, 2026

Councilmember Cabello Havrda 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, Castillo, Cabello Havrda, Alderete  
Gavito, Pelaez, Courage, Whyte

**Absent:** Rocha Garcia

**Miscellaneous**

**22. 2023-11-09-0853**

Ordinance approving two Memorandums of Understanding between the San Antonio Water System (SAWS) and the City of San Antonio for chilled water services at the former Federal John

Wood Courthouse and the AA Spears Judge Training Center at a rate of \$22.67 per ton for a five-year term with five, one-year renewal periods. Funding is from the Facility Service Fund FY 2024 Adopted Budget. [Roderick Sanchez, Assistant City Manager; Jorge A. Perez, Director, Building and Equipment Services]

Councilmember Cabello Havrda 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, Castillo, Cabello Havrda, Alderete  
Gavito, Pelaez, Courage, Whyte  
**Absent:** Rocha Garcia

**23. 2023-11-09-0038R**

Resolution allocating the City's 899 votes in favor of its nominee to the Bexar Appraisal District Board of Directors, Dr. Adriana Rocha Garcia, for a term of office to begin January 1, 2024 and end December 31, 2024. [Debbie Racca-Sittre, City Clerk]

Councilmember Cabello Havrda 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, Castillo, Cabello Havrda, Alderete  
Gavito, Pelaez, Courage, Whyte  
**Absent:** Rocha Garcia

**24. 2023-11-09-0854**

Ordinance approving a one-year Professional Services Agreement with Civic Initiatives, LLC for an amount not to exceed \$131,114.48 for procurement process mapping services and the development of an improvement plan. Funding is from the Economic Development Incentive Fund FY 2024 Adopted Budget. [Alejandra Lopez, Assistant City Manager; Brenda Hicks-Sorensen, Director, Economic Development]

Councilmember Cabello Havrda 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, Castillo, Cabello Havrda, Alderete  
Gavito, Pelaez, Courage, Whyte  
**Absent:** Rocha Garcia

**25. 2023-11-09-0855**

Ordinance approving a contract with Reviewed Costs Inc., D/B/A Industrial U.I. Services in an estimated annual amount of \$39,500 and total contract value of \$197,500 to provide unemployment cost management services. Funding is from the Unemployment Fund FY 2024 Adopted Budget. Funding for subsequent years is contingent upon City Council approval of the annual budget. [Ben Gorzell, Jr., Chief Financial Officer; Renee Frieda, Director, Human Resources]

Councilmember Cabello Havrda 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, Castillo, Cabello Havrda, Alderete Gavito, Pelaez, Courage, Whyte

**Absent:** Rocha Garcia

**26. 2023-11-09-0039R**

Resolution of No Objection for Pedcor Investments-2023-CXCIV, LP's application for 2024 or 2025 Non-Competitive 4% Housing Tax Credits (HTC) from the Texas Department of Housing and Community Affairs (TDHCA) for the construction of a 240-unit affordable multi-family rental housing development named Creek Bend Phase II Apartment Homes, located at the northwest quadrant of Highway 281 and Borgfeld Road in Council District 9 and allowing the construction of the development to be located within one linear mile or less from another development. [Lori Houston, Assistant City Manager; Veronica Garcia, Director, Neighborhood and Housing Services]

Jack Finger spoke in opposition to the Item.

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

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

**Absent:** Rocha Garcia

**27. 2023-11-09-0856**

Ordinance approving a Funding Agreement between City of San Antonio, Houston Street Tax Increment Reinvestment Zone, and Centro San Antonio for an amount not to exceed \$100,000 for activation initiatives in downtown San Antonio. Funding is from the City's increment in the Houston Street TIRZ. There is no fiscal impact to the City's General Fund. [Lori Houston, Assistant City Manager; Veronica Garcia, Director, Neighborhood and Housing Services]

Councilmember Cabello Havrda 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, Castillo, Cabello Havrda, Alderete Gavito, Pelaez, Courage, Whyte

**Absent:** Rocha Garcia

**28. 2023-11-09-0857**

Ordinance amending the Chapter 380 Economic Development Program Grant Agreement between the City of San Antonio and Centro San Antonio to increase funding to an amount not to exceed \$100,000 to support Centro's Art Everywhere Initiative. Funding is from the City's Tax increment in the Houston Street Tax Increment Reinvestment Zone. [Lori Houston, Assistant City Manager; Veronica Garcia, Director, Neighborhood and Housing Services]

Councilmember Cabello Havrda 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, Castillo, Cabello Havrda, Alderete  
Gavito, Pelaez, Courage, Whyte

**Absent:** Rocha Garcia

**29. 2023-11-09-0858**

Ordinance awarding up to \$300,000.00 of HOME Investment Partnerships Program (HOME) funding for eligible operating expenses to Habitat for Humanity of San Antonio, Inc., Housing and Community Services, Inc. dba Prospera Housing Community Services, Our Casas Resident Council, Inc. and Alamo Area Mutual Housing Association, Inc. dba Alamo Community Group. [Lori Houston, Assistant City Manager; Veronica Garcia, Director, Neighborhood and Housing Services Department]

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

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

**Absent:** Rocha Garcia

**30. 2023-11-09-0859**

Ordinance approving the following actions for the Grant Kress Building Rehabilitation Project for the San Antonio African American Community Archive and Museum: 1) Approving the Assignment of the Grant Kress Building Rehabilitation Project Development Agreement to the San Antonio African American Community Archive and Museum; 2) Approving an amended and restated Grant Kress Rehabilitation Project Development Agreement with the San Antonio African American Community Archive and Museum in the new amount of \$900,000 from the Houston Street TIRZ; and 3) Approving a Chapter 380 Economic Development Loan Agreement with the San Antonio African American Community Archive and Museum for the Grant Kress Building Project in the amount of \$5,350,000 from the Houston Street TIRZ. Funding for the agreements is from the Houston Street TIRZ. [Lori Houston, Assistant City Manager; Veronica Garcia, Director, Neighborhood and Housing Services]

Jack Finger spoke in opposition to the Item.

Councilmember McKee-Rodriguez highlighted his support for the Item noting that the building was home of historic lunch counters and was a fitting location for the museum and recognized representatives from the San Antonio African American Community Archives and Museum.

Councilmember Cabello Havrda 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, Castillo, Cabello Havrda, Alderete  
Gavito, Pelaez, Courage, Whyte

**Absent:** Rocha Garcia



31.

**2023-11-09-0860**

Ordinance adopting a Parkland Dedication Processes and the Compliance Exhibit as a component of the City's Comprehensive Master Plan, in accordance with Chapter 212, Subchapter H, of the Texas Local Government Code. [Roderick Sanchez, Assistant City Manager; Rudy Niño, Jr., Interim Director, Planning Department; David McCary, Assistant City Manager; Homer Garcia III, Director, Parks & Recreation]

Councilmember Cabello Havrda 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, Castillo, Cabello Havrda, Alderete  
Gavito, Pelaez, Courage, Whyte  
**Absent:** Rocha Garcia

32.

**2023-11-09-0861**

Ordinance authorizing three agreements with the San Antonio Zoological Society: 1) a twenty-year funding agreement in an amount not to exceed \$10 million for improvements to the San Antonio Zoo as part of the 2022 Bond Program; 2) a funding agreement in an amount not to exceed \$1,250,000 funded through certificates of obligations for perimeter fencing at the San Antonio Zoo; and 3) a renewed Lease and Management Agreement for operations and maintenance and programming at the San Antonio Zoo for a 20-year term ending December 31, 2044, with one 20-year renewal option. [David McCary, Assistant City Manager; Homer Garcia III, Director, Parks & Recreation]

Councilmember Cabello Havrda 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, Castillo, Cabello Havrda, Alderete  
Gavito, Pelaez, Courage, Whyte  
**Absent:** Rocha Garcia

### **City Manager's Report**

33. City Manager's Report.

City Manager Erik Walsh played an Employee Spotlight Video highlighting the work of Robyn Hawkins in the Human Resources Department.

### **Executive Session**

Mayor Nirenberg recessed the meeting into Executive Session at 11:54 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 including CPS litigation and other litigation 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 construction contracts for the San Antonio International Airport pursuant to Texas Government Code Section 551.071 (consultation with attorney).

Mayor Nirenberg reconvened the meeting in Open Session at 1:14 p.m. and announced that no official action was taken in Executive Session.

## **ADJOURNMENT**

There being no further discussion, the meeting was adjourned at 1:14 p.m.

**Approved**

**Ron Nirenberg  
Mayor**

**Debbie Racca-Sittre  
City Clerk**