

**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, January 11, 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: 10 – Nirenberg, Kaur, McKee-Rodriguez, Viagran, Rocha Garcia, Castillo, Cabello Havrda, Alderete Gavito, Courage, Whyte

ABSENT: 1 - Pelaez

PROCEDURAL

1. Invocation

The invocation was delivered by Rabbi Mara Nathan of Temple Beth-El and Waheeda Kara, Ismaili Jamatkhana, guests of Councilmember Kaur, Council District 1.

2. Pledge of Allegiance

Mayor Nirenberg led the assembly in the Pledge of Allegiance.

3. Approval of minutes for the City Council meetings of December 6, 2023, December 7, 2023, December 11, 2023, and December 12, 2023.

Councilmember Castillo moved to Approve the minutes of the December 6, 2023, December 7, 2023, December 11, 2023 and December 12, 2023 City Council meetings. 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, Courage
Absent: Pelaez, Whyte

POINT OF PERSONAL PRIVILEGE

Councilmember Alderete Gavito recognized the family of Dr. Nandkishore Gurram, renowned San Antonio Cardiologist, and honored his life.

Mayor Nirenberg proclaimed Monday, January 15, 2024, as Dr. Martin Luther King, Jr. Day in San Antonio and invited all to join the largest MLK Day March in the nation. Councilmember McKee-Rodriguez thanked the MLK Commission and its chair, Dwayne Robinson for his leadership and provided details about the events occurring in honor of MLK. Councilmembers Kaur, Viagran, Garcia, Castillo, Cabello Havrda, Courage and Whyte spoke in support of the proclamation.

Councilmember Kaur recognized Rev. Wendy Holbrook for her work with the Interfaith San Antonio Alliance and announced the upcoming Interfaith Festival.

CONSENT AGENDA

Purchase of Services, Supplies and Equipment

4. **2024-01-11-0001**
Ordinance approving a contract with ShadePro, LLC, to provide and install shade canopy structures at Stinson Park for a cost of \$77,826 for the Parks and Recreation Department. Funding is from the 2022 General Obligation Bond. [Ben Gorzell Jr., Chief Financial Officer; Troy Elliott, Deputy Chief Financial Officer]

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

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

Absent: Pelaez, Whyte

5. 2024-01-11-0002

Ordinance approving a contract with Mallory Safety and Supply LLC to provide the San Antonio Fire Department with custom EMS / Rescue body armor and personal protective equipment for a cost of \$148,612.35. Funding is from the General fund. [Ben Gorzell Jr., Chief Financial Officer; Troy Elliott, Deputy Chief Financial Officer]

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

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

Absent: Pelaez, Whyte

6. 2024-01-11-0003

Ordinance approving the following contracts establishing unit prices for goods and services for an estimated annual cost of \$481,485 included in the respective department's FY 2024 Adopted Budget: (A) Doggett Freightliner of South Texas, LLC, for Autocar truck replacement parts for repairs; (B) Rush Truck Centers of Texas, L.P., dba Rush Truck Center - San Antonio, for automotive and heavy equipment filters; and (C) Management Information Technology USA, Inc., for Child Plus Software subscriptions for the Department of Human Services, Head Start Division [Ben Gorzell Jr., Chief Financial Officer; Troy Elliott, Deputy Chief Financial Officer, Finance]

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

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

Absent: Pelaez, Whyte

Capital Improvements

7. 2024-01-11-0004

Ordinance awarding the 2024 Wheelchair Ramp Installation Task Order Contract Package 1 to H. L. Zumwalt Construction, Inc. in an amount not to exceed \$672,650 of which \$13,500 will be reimbursed by San Antonio Water System and \$1,400 reimbursed by CPS Energy for necessary adjustments to their existing infrastructure. Funding is from the General Fund, Advanced Transportation District Fund, 2022 General Obligation Bond Program, debt proceeds, and other funding sources included in the FY 2024 – FY 2029 Capital Improvement Program. [Roderick Sanchez, Assistant City Manager; Razi Hosseini, Director, Public Works]

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

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

8. 2024-01-11-0005

Ordinance awarding the 2024 Wheelchair Ramp Installation and Pavement Striping Task Order Contract Package 2 to San Antonio Concepts Construction, LLC in an amount not to exceed \$850,380 of which \$9,000 will be reimbursed by San Antonio Water System and \$350 reimbursed by CPS Energy for necessary adjustments to their existing infrastructure. Funding is from the General Fund, Advanced Transportation District Fund, 2022 General Obligation Bond Program, debt proceeds, and other funding sources included in the FY 2024 – FY 2029 Capital Improvement Program. [Roderick Sanchez, Assistant City Manager; Razi Hosseini, Director, Public Works]

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

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

9. 2024-01-11-0006

Ordinance approving a task order to a Job Order Contract with HJD Capital Electric, Inc. in the amount not to exceed \$1,332,350 for the La Villita HVAC and Plumbing Improvements project. Funding is from previously authorized Certificates of Obligation, Tax Notes, and prior debt proceeds included in the FY 2024 – FY 2029 Capital Improvements Program. [Roderick Sanchez, Assistant City Manager; Razi Hosseini, Director, Public Works]

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

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

10. 2024-01-11-0007

Ordinance approving an Advanced Funding Agreement between the City of San Antonio and the Texas Department of Transportation (TxDOT), accepting reimbursement in the estimated amount not to exceed \$1,200,000 from TxDOT for construction-related expenses and authorizing payment in the amount not to exceed \$20,566 to TxDOT for administrative oversight of federal funds for the Abe Lincoln Shared Use Path project, a General Fund and federally funded project. A match for this project of \$300,000 will be paid for by the City. Funding is from the General Fund included in the FY 2024 – FY 2029 Capital Improvement Program. [Roderick Sanchez, Assistant City Manager; Razi Hosseini, Director, Public Works]

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

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

11. 2024-01-11-0008

Ordinance approving a utility contract amendment in the increased amount not to exceed \$509,037.27 for a total contract amount of \$31,559,486.68 with Sundt Construction, Inc. of which \$509,037.27 will be reimbursed by CPS Energy for construction services related to a gas main replacement at the Santa Rosa Street and Nueva Street intersection as part of the Zona Cultural Streets - Santa Rosa Street (Cesar E. Chavez Boulevard to Martin Street) project; and authorizing the acceptance of funds in the amount of \$509,037.27 from CPS Energy to the Santa Rosa (Cesar E Chavez Boulevard to Martin Street) project. Funding is from previously authorized debt proceeds and the 2017 General Obligation Bond Program included in the FY 2024 - FY 2029 Capital Improvement Program. [Roderick Sanchez, Assistant City Manager; Razi Hosseini, Director, Public Works]

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

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

12. 2024-01-11-0009

Ordinance approving a utility contract amendment in the increased amount not to exceed \$462,045.89 for a total contract amount of \$38,804,505.87 with Sundt Construction, Inc., of which \$462,045.89 will be reimbursed by San Antonio Water System (SAWS) for chilled water supply construction phase services as part of the South Alamo Street (Market Street to East Cesar E. Chavez Boulevard) project; and authorizing the acceptance of \$462,045.89 from SAWS for the South Alamo Street (Market Street to East Cesar E. Chavez) project. Funding is from 2017 General Obligation Bond, Certificates of Obligation and Hemisfair Tax Increment Reinvestment Zone funds included in FY 2024 - FY 2029 Capital Improvement Program. [Roderick Sanchez, Assistant City Manager; Razi Hosseini, Director]

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

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

13. 2024-01-11-0010

Ordinance approving a contract amendment in an increased amount not to exceed \$54,980.08 to the Professional Services Agreement with RS&H, Inc. for a total contract amount of \$1,699,256.43 for additional design and construction phase services for the Sidney Brooks Drive (City Base Landing to South New Braunfels Avenue) project. Funding is from the 2022 General Obligation Bond Program funds included in the FY 2024 – FY 2029 Capital Improvement Program. [Roderick Sanchez, Assistant City Manager; Razi Hosseini, Director, Public Works]

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

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

14. 2024-01-11-0011

Ordinance approving the negotiation and execution of eight On-Call Civil Engineering Professional Service Agreements with BGE, Inc.; Camacho-Hernandez & Associates, L.L.C.; CP&Y, Inc. dba STV Infrastructure (STV); Freese and Nichols, Inc.; Halff Associates, Inc.; KCI Technologies, Inc.; Kimley-Horn and Associates, Inc.; and Pape-Dawson Consulting Engineers, Inc. Each agreement is for an amount not to exceed \$3 million for a three-year term with no option to renew for a total amount not to exceed \$24 million for as-needed civil engineering services, program support and construction phase support related to capital projects citywide. Funding is from various sources, including 2017 General Obligation Bond Funds, 2022 General Obligations Bond Funds, General Fund, Certificates of Obligation, and other debt proceeds included in the FY 2024 – FY 2029 Capital Improvements Program. [Rod Sanchez, Assistant City Manager; Razi Hosseini, Director, Public Works]

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

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

Acquisition, Sale or Lease of Real Property

15. 2024-01-11-0012

Ordinance amending a lease agreement for a 19,050 square foot City-owned building located at 2803 East Commerce known as the Barbara Jordan Community Center, for its continued use by San Antonio Fighting Back for an additional five-year term expiring September 30, 2028. The annual rental amount is \$10 for a total of \$50 due in a lump sum upon renewal, which will be deposited into the General Fund. [Roderick Sanchez, Assistant City Manager; Jorge A. Perez, Director, Building and Equipment Services]

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

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

16. 2024-01-11-0013

Ordinance amending a lease agreement with DW SA Centerview, LLC, which commenced December 1, 2023 and expires on November 30, 2028, for the continued use of office space located at 4538 Centerview Drive by the San Antonio Metropolitan Health District, for the initial annual rent amount of \$43,479.96 increasing to \$47,828.04 in the final year. [Roderick Sanchez, Assistant City Manager; Jorge A. Perez, Director, Building and Equipment Services]

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

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

Grant Applications and Awards

17. 2024-01-11-0014

Ordinance authorizing the acceptance of additional grant funds of \$5,401.04 from the Texas Historical Commission for a total grant award of \$35,401.04 for the development of a strategic plan for Cultural Context Statements. [Lori Houston, Assistant City Manager; Shanon Shea Miller, Director, Office of Historic Preservation]

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

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

Boards, Commissions and Committee Appointments

18. 2024-01-11-0001R

Resolution confirming the reappointment by the CPS Energy Board of Trustees of Juanita "Janie" Gonzalez to serve as Trustee of the Southwest (SW) Quadrant for a second term commencing February 1, 2024, and expiring January 31, 2029. [Debbie Racca-Sittre, City Clerk]

Mayor Nirenberg and Councilmembers Viagran, Cabello Havrda, Alderete Gavito highlighted their support of the appointment.

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

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

19. Approving the following Board Appointments to the Building Standards Board for the remainder of unexpired two-year terms of office to expire May 31, 2025 [Debbie Racca-Sittre, City Clerk]

- A. Appointing Thomas Franks (At Large) to the Professional Property Manager seat
- B. Reappointing Robert Tapia (At Large) to the Architect/Adaptive Reuse of Historic Buildings seat.
- C. Reappointing Ann Winer (At Large) to the Health Care Professional seat.

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

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

20. 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 Janet Tovey to the Tax Increment Reinvestment Zone No. 17 – Mission Creek
- B. Reappointing Gwendolyn Albers, Matthew West, and Lloyd Denton to the Tax Increment Reinvestment Zone No. 33 – Northeast Corridor

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

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

Miscellaneous

21. **2024-01-11-0015**

Ordinance rescheduling January 17, 2024, B Session and Public Comment Session to January 24, 2024, and January 18, 2024 A Session and Zoning to January 25, 2024. [Debbie Racca-Sittre, City Clerk]

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

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

22. 2024-01-11-0016

Ordinance amending the Funding Agreement between Hemisfair Park Area Redevelopment Corporation (“HPARC”) and the City of San Antonio to legally designate HPARC as the recipient of the rebate of the State Tax Funds pursuant to Section 351.156 and 351.157 of the Texas Tax Code to collect the State Tax Funds, and HPARC in turn pledged to ZH Downtown Development Company, LLC, the State Tax Funds rebated to the project. [Lori Houston, Assistant City Manager; Shanon Shea Miller, Director, Office of Historic Preservation]

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

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

23. 2024-01-11-0017

Ordinance authorizing awards in the amounts of \$302,837 to Alamo Area Resource Center from Housing Opportunities For Persons With AIDS grant funds, \$555,940 to SAMMinistries from Emergency Solutions Grant funds, \$99,955 to St. Vinnys Bistro from Community Development Block Grant funds, and \$150,000 to American Gateways from General Funds for a total amount up to \$1,108,732 for homeless and legal services from unallocated FY 2024-2025 Human Services Consolidated Funding; authorizing the negotiation and execution of contracts and amendments for the term balance of FY 2024, with a one year renewal term. [Lori Houston, Assistant City Manager; Melody Woosley, Director, Human Services]

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

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

24. 2024-01-11-0002R

Resolution of No Objection for Pedcor Investments-2023-CXCV, LP’s application for 2024 Non-Competitive 4% Housing Tax Credits (HTC) from the Texas Department of Housing and Community Affairs (TDHCA) for the construction of a 336-unit affordable multi-family rental housing development named Stones Crossing Apartment Homes. [Lori Houston, Assistant City Manager; Veronica Garcia, Director, Neighborhood and Housing Services]

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

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

25. **2024-01-11-0018**

Ordinance approving the dissolution by mutual agreement of the Interlocal Agreement between the City of San Antonio and the City of Converse. [Roderick Sanchez, Assistant City Manager; Rudy Nino, Interim Director, Planning]

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

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

26. **2024-01-11-0019**

Ordinance authorizing the release of approximately 555.092 acres of real property, consisting of four tracts of land, generally located at 17511 FM 1283, in Medina County, Texas, from the City of San Antonio Extraterritorial Jurisdiction, as petitioned by landowners, Bonnie Zumwalt and Zumwalt Quarry, LLC. [Roderick Sanchez, Assistant City Manager; Rudy Nino, Interim Director, Planning]

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

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

City Manager's Report

27. City Manager's Report

City Manager Erik Walsh briefed the City Council on his plan of action for the upcoming winter weather which would include six resiliency centers, warming centers, outreach to homeless individuals and updates regarding power grid concerns that would be provided hourly to the City Council. Councilmember Whyte requested clarification as to who could use the resiliency centers.

Executive Session

Mayor Nirenberg recessed the meeting into Executive Session at 9:27 a.m. to discuss the following:

- A. Economic development negotiations pursuant to Texas Government Code Section 551.087

- (economic development).
- B. The purchase, exchange, lease or value of real property pursuant to Texas Government Code Section 551.072 (real property).
 - C. Legal issues related to litigation involving the City pursuant to Texas Government Code Section 551.071 (consultation with attorney).
 - D. Legal issues related to emergency preparedness pursuant to Texas Government Code Sec. 551.071 (consultation with attorney).
 - E. Legal issues related to Councilmember provisions under the City Charter pursuant to Texas Government Code Section 551.074 (personnel matters) and Texas Government Code Section 551.071 (consultation with attorney).

Mayor Nirenberg reconvened the meeting in Open Session at 11:10 a.m.

ADJOURNMENT

There being no further discussion, the meeting was adjourned at 11:49 p.m.

Approved

**Ron Nirenberg
Mayor**

**Debbie Racca-Sittre
City Clerk**