

**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, December 19, 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 9:06 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 Rev. Dr. Ann Helmke, City of San Antonio Faith Liaison, Department of Human Services, guest of Councilmember Pelaez, Council District 8.

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 4, 2024 and December 5, 2024.

Councilmember Kaur moved to Approve the minutes of the December 4, 2024 and December 5, 2024 City Council meetings. Councilmember Whyte seconded the motion. The motion carried by the following vote:

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

ACTION ITEMS FOR STAFF BRIEFING

4. Ordinance adopting the Transit-Oriented Policy Framework and Amending Chapter 35, Unified Development Code, and Chapter 28 of the City Code, related to “TOD” Transit-Oriented Development Districts, including Buffers, Lot Layout Regulations, Definitions, Setbacks, and determining TOD boundaries along the Green Line ART. [John Peterek, Interim Assistant City Manager; Catherine Hernandez, Director, Transportation Department]

Catherine Hernandez, Director of the Transportation Department provided an overview of the TOD which began in February 2024 with community engagement and included a B Session briefing to the City Council on October 16, 2024. She noted that the objectives of the TOD Policy Framework included housing affordability, multimodal connectivity, health and quality of life, economic opportunity, and resilience. Additional community feedback and public comments were collected since October 2024 with recommended priorities of housing affordability, multimodal connectivity, and resilience, according to Hernandez.

Hernandez reported that the community supported excluding single-family zoned lots, developing customized maps, but had concerns over parking requirements, permitted uses such as alcohol sales, and walkability within the TOD boundaries. She mentioned that the outreach was focused on neighborhoods near the Green Line which was a North/South Advanced Rapid Transit (ART) VIA bus line.

Hernandez stated that the next steps would be to connect with other City departments, programs, and services as well as community partners to implement the policy. She noted that parking was expensive and the Unified Development Code (UDC) for minimum parking requirements were adopted in 1965 with no update since. Hernandez indicated that parking minimums could force the use of land inefficiently, and decrease walkability. She asserted that reducing parking minimums promoted greater social equity in a community, parking requirements raised rent prices, and inhibited the development of affordable housing.

Hernandez reported that the Planning Commission approved the TOD Policy with the following: all Single-family zoned lots with single-family uses within the CRAG were excluded from TOD zoning and a traffic circulation study would be completed for schools. The Zoning Commission approved the TOD Policy with the following: reduction of the parking requirements by 75% in TOD-MX districts and

maps with staff amendments and the Housing Commission approved with no changes, according to Hernandez.

PUBLIC COMMENT:

Gemma Kennedy with the Tier 1 Neighborhood Association and representing the River Road Neighborhood Association, Anne Alexander, Bianca Maldonado with the Tier 1 Neighborhood Association and representing the Monticello Park Neighborhood Association, Ann Van Pelt, Thomas Archer, Vincent Michael with the San Antonio Conservation Society, Jill Torbert, Tony Garcia with the TOD Task Force, and Patty Gibbons recommended approval but requested updates to the parking requirements and that Multi-Family and Mixed Use Districts require 50% parking instead of the proposed 25% and opposed parking garages.

Austin Kelm, Leilah Powell with the Local Initiatives Support Corporation (LISC), John Bailey board member for Activate SA, Dane Willett, Melanie Cawthon with Disability SA, Stephanie Falkner with the Planning Commission, Samantha Whitney TOD Task Force Member, Anthony Cruz Jr., Elena Camarillo, Jim Bailey, William Long, Erik Sanden with the Ridgeview/Shearer Hills Neighborhood, Jeff Hunt with the Roosevelt Park Neighborhood Association, and Eddie Romero representing Centro San Antonio and TOD Task Force Member spoke in support of the Item as proposed by staff.

Gage Williams, Betty Eckert, Suzanne Baker, Ray Morales representing the Starcrest Residential Association, Megan Navarro, Brian Lopez with Pueblos over Profit, Molly, Marisa Grimaldo, Robert Hernandez, Jake Tucker, Erin Hahn, Drea Garza, Luissana Santibanez, Leticia Sanchez, Isabel Galvan, and Jack Finger spoke in opposition to the Item.

DISCUSSION:

Councilmember Kaur thanked the residents for their input and the staff and Task Force for their work. She noted that her CCR 2023-0018 entitled “Creation of TOD Plan” was intended to eliminate barriers around public transit and would directly address the goals of the Strategic Housing Implementation Plan (SHIP). She noted that some of the community concerns were related to traffic, pedestrian safety, building height restrictions and single-family homes as well as preservation of the character of the neighborhood including Historic Overlay Districts.

Councilmember Kaur acknowledged that the big concern today was related to parking, but many residents needed access to public transportation and this policy was created to ensure housing density near the TOD. Councilmember Kaur clarified that no parking requirements would not mean that there would be no parking in the TOD areas but would allow developers to determine the amount of parking needed and any future zoning change would still need approval by the City Council as this TOD framework did not create a “by right” for the owner to decide unilaterally. She supported land banking along the corridor to ensure that the housing was affordable. Councilmember Kaur asserted that the framework was the first step in creating opportunities for all.

Councilmember Castillo thanked the Neighborhood Housing Services (NHSD), Transportation, and Planning Departments for their work as well as those members of the public that participated in the community meetings as well as the TOD Task Force. She reflected on case studies of TOD’s around

the country which found that displacement occurred when there was a lack of Community Land Trusts, however, San Antonio was land banking to ensure investments in anti-displacement strategies. She empathized with the skepticism that the community might have but recognized the anti-displacement work of the Housing Commission which was described by NHSD Director Veronica Garcia.

Councilmember Castillo wanted to ensure that those who lived along the TOD would be able to utilize public transit and requested acceleration of a new Housing Bond to 2026 instead of 2027. She was grateful that there was an anti-displacement tool built into the SHIP. She acknowledged the concern about parking but noted that TOD was all about public transit and not cars and parking for individual vehicles.

Councilmember Alderete Gavito thanked the community for their engagement and staff for their work and stated that passing the policy was a first step to ensure that the City could move toward a more walkable and car-less city. She acknowledged that there were parking concerns about vehicles being parked on inner-city neighborhood streets.

Councilmember Alderete Gavito moved to amend the TOD policy to allow Affordable Housing Developments that met the UDC definition of “Affordable Housing” to be exempt from parking requirements and within the MX 3 and 6 Districts: Allow compliance with either a 50% requirement or 33rd percentile of the Institute of Transportation Engineers (ITE) rate, whichever was lower, and an exemption when there was reuse of an existing structure or if the property was 10,000 square feet or less, and allow for cooperative parking agreements within a half mile, and require a “Specific use authorization” for Parking Garages within the MX Districts. Councilmember Whyte seconded the motion.

Mayor Nirenberg acknowledged the amendment and resumed discussion on the Item as well as the amendment.

Councilmember Pelaez asserted that a city which did not proactively plan for growth, would be left behind and suggested that the TOD policy was a bold plan which recognized future population growth, the need for infrastructure and transit, expansion of education, employment, climate change, and the authenticity of neighborhoods. Councilmember Pelaez commented that the TOD Policy was developed by neighborhoods, teachers, housing advocates, bus riders, artists, and other community members on the Task Force and not by billionaire developers. He acknowledged that it was complex but thanked the TOD Task Force.

Councilmember Viagran clarified that parking could be discussed on a project-by-project basis through the rezoning process and would require City Council approval. She noted that there was a need for workforce and senior housing with access to public transportation and recommended adding free Wi-Fi along and past the TOD. Hernandez indicated that there would be Wi-Fi on the VIA ART busses but there had also been discussion about free Wi-Fi in buildings along the corridor and this could be considered in the future.

Councilmember Viagran stated that she did not generally support amendments from the dais and noted that the amendment needed a deeper policy discussion. She recommended discussing policy related to

walkability, sustainability such as electric vehicles (EV)s, and technology.

Councilmember Whyte noted that TOD Policy could cause issues if it was not created with stakeholder involvement and did not include a mix of housing along the corridor. Councilmember Whyte recommended that the priority should be residents' quality of life. He acknowledged the parking issue and supported the amendment.

Councilmember Rocha Garcia thanked the community and staff as well as the San Antonio Housing Trust for their work. Protecting and support existing residents to remain in their homes and safeguard affordable housing was included in the policy framework, according to Councilmember Rocha Garcia. She also noted a balanced approach to development and a strategic approach to land banking and compatibility with the City of San Antonio Master Plan and SHIP. She was pleased that the Housing Commission was involved in the process.

Councilmember Rocha Garcia noted that requiring parking garages to be labeled for special use was initially discussed and she asked about that issue. Hernandez explained that people who traveled to the corridor to use the bus line might need to have a place to park and therefore, garages were included in the recommendation from the Planning Commission. Councilmember Rocha Garcia recommended that neighborhoods help define boundaries for the TOD. She supported accelerating another housing bond.

Councilmember Cabello Havrda noted that TOD was exciting but also complicated. She recommended that the focus be on access and requested a list of organizations represented on the Task Force and expressed concern that some speakers at today's meeting felt left out of the process. Councilmember Cabello Havrda asked what the next steps for the SHIP would be and how this program would meet those goals. Garcia stated that the next step would be to develop housing density bonuses and continue to look at other barriers within the City Code. Councilmember Cabello Havrda recommended more details and acceleration of the discussion.

Councilmember Cabello Havrda commented that there was a request for special alcohol variances and expressed concern with the addition of red tape for a small business that might already have an alcohol license. Hernandez confirmed that there were some existing business concerned as well as concern about drunk driving, however, an alcohol variance would need to go through another process. Hernandez added that UDC amendments could be considered to address existing businesses or special types of businesses. Councilmember Cabello Havrda recommended allowing alcohol sales by right.

Councilmember Cabello Havrda clarified that the amendment was to increase the minimum parking to 50% unless they were affordable housing and asked how a parking garage would be viewed. Hernandez indicated that an attached parking garage would be counted as a part of the parking for the development.

Councilmember Cabello Havrda moved to amend the Ordinance governing TOD zoning to include alcohol sales as a permitted use 'by right' in applicable TOD zones. Specifically, Councilmember Cabello Havrda proposed removing the requirement for a special alcohol variance for businesses such as restaurants and bars within TOD zones, provided that they met the Texas Alcoholic Beverage

Commission (TABC) licensing requirements and adhered to local zoning compliance. Councilmember McKee-Rodriguez seconded the motion.

Councilmember McKee-Rodriguez suggested that it was impossible to detach the TOD Policy from the Green Line and the Silver Line which was the East/West ART as well as downtown developments and the proposed Entertainment District. He expressed concern that this policy was mostly driven by residents on the Green line and what would be approved today would apply to the Silver Line which disenfranchised residents on the Silver Line. He recommended more engagement of public transit users as well as East and West Side neighborhoods most impacted by displacement. He recommended aggressively implementing anti-displacement policies and supported prioritizing affordable housing now to ensure inclusivity.

Councilmember McKee-Rodriguez supported eliminating parking minimums eventually but recognized the challenges of today. He noted that other walkable cities only got there because of bold policies that were set to ensure more use of public transit rather than reliance on cars, therefore, he would not support the parking amendment. Councilmember McKee-Rodriguez asked about the viability of an off-cycle Housing Bond. City Manager Erik Walsh stated that there would need to be significant financial analysis and he recommended a future B Session and noted that it could impact the 2027 Bond Program.

Councilmember Kaur commented that alignment with SHIP goals included more access to larger two-and three-bedroom family units in the urban core, but the cost was a barrier. She warned that continuing to increase costs would make these larger units less viable; one factor was the high cost of parking. Councilmember Kaur recommended reducing the parking limits so that more housing density could be built suggesting that the parking requirements led to urban sprawl. She noted that VIA was planning to build the Green Line in the next two years and not all the land would be redeveloped right away; the land would still need to go through the rezoning process of approvals. She thanked the neighborhoods including the Tobin Hill Neighborhood Association and recommended innovative strategies for parking concerns such as one-way streets.

Councilmember Kaur commented that single-family land use policies were the modern-day redlining and caused more displacement. She encouraged more mixed-use and density.

Councilmember Castillo emphasized that her office was beginning the conversation about the Silver Line. She noted that parking spaces could cost even more depending on the type and suggested having more parking would undermine the TOD Policy, so she did not support the parking amendment. Councilmember Castillo expressed concern with the creation of Tax Increment Reinvestment Zones (TIRZ) in TODs. She suggested that TIRZ diverted funding away from the City's General Fund and could undermine another Housing Bond.

Councilmember Pelaez supported the parking amendment because in Council District 8, there was a problem of restaurant patrons parking in neighborhoods, particularly in the College Park Neighborhood, and they would stay very late and disrupt the residents.

Mayor Nirenberg asked how the TOD Policy would impact existing businesses, including bars. Hernandez stated that the businesses would only be impacted if they were requesting rezoning, and the

TOD Policy did not rezone any property. Mayor Nirenberg cited the SA Tomorrow Plan which created a comprehensive land use strategy to focus on public transit and sustainability and these goals were also included in the SHIP. He noted that TOD was an important conversation with or without the ART as this was an important consideration for comprehensive planning and to combat urban sprawl. He supported elimination of parking minimums to reduce the cost burdens on housing so people could rely on public transit and not need to have a car.

Councilmember Castillo asked if the alcohol amendment would impact schools. Hernandez replied that it would not.

Mayor Nirenberg called for a vote on the parking amendment moved by Councilmember Alderete Gavito and seconded by Councilmember Whyte. The motion failed by the following vote:

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

Mayor Nirenberg called for a vote on the alcohol variance amendment moved by Councilmember Cabello Havrda and seconded by Councilmember McKee-Rodriguez. The motion carried by the following vote:

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

Mayor Nirenberg called for a vote on the main motion as amended to include the alcohol variance. Councilmember Kaur moved to Approve as Amended and seconded by Councilmember Viagran. The motion prevailed by the following vote:

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

CONSENT AGENDA

Purchase of Services, Supplies and Equipment

5.

2024-12-19-1018

Ordinance approving a contract with Southern Aluminum Manufacturing Acquisition, Inc., to provide swirl tables, banquet round tables, and table carts for the Alamodome and Henry B. Gonzalez Convention Center for a total cost of \$210,222 for the Convention and Sports Facilities Department. Funding is from the Hotel Occupancy Tax Redemption and Capital Fund included in the FY 2025 Capital Budget. [Ben Gorzell Jr., Chief Financial Officer; Troy Elliott, Deputy Chief Financial Officer, Finance]

Councilmember Kaur 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, Courage, Whyte
Absent: Alderete Gavito, Pelaez

6. 2024-12-19-1019

Ordinance approving a contract with Across the Street Productions, Inc., for subscription services for the Blue Card Command Certification program for the San Antonio Fire Department, beginning January 1, 2025, through December 31, 2025, with four additional, one-year renewals for a first year cost of \$121,503 and an estimated total cost of \$571,191. Funding is from the FY 2025 General Fund Adopted Budget. 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, Finance]

Councilmember Kaur 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, Courage, Whyte
Absent: Alderete Gavito, Pelaez

7. 2024-12-19-1020

Ordinance ratifying a contract with Tech5 USA, Inc., for Cloud Law Enforcement applications software for the San Antonio Police Department, beginning December 1, 2024 through November 30, 2025, with two, one-year renewal options for a total cost of \$88,798, including renewals. Funding for year one in the amount of \$38,860 is available from the FY 2025 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, Finance]

Councilmember Kaur 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, Courage, Whyte
Absent: Alderete Gavito, Pelaez

8. 2024-12-19-1021

Ordinance approving a contract with Wenger Corporation for replacement of the Strata Pit Filler deck at the Lila Cockrell Theatre for a total cost of \$76,990 for the Convention and Sports Facilities Department. Funding of \$76,990 is from the Hotel Occupancy Tax (HOT) Improvement and Contingency Fund included in the FY 2025 Capital Budget. [Ben Gorzell Jr., Chief Financial Officer; Troy Elliott, Deputy Chief Financial Officer, Finance]

Councilmember Kaur 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, Courage, Whyte
Absent: Alderete Gavito, Pelaez

9. 2024-12-19-1022

Ordinance ratifying a contract with Oracle Elevator Holdco, Inc., dba Elevated Facility Services, for repairs and modernization of an elevator which provides public access to the Riverwalk near the Valencia Hotel for a total cost of \$308,650.00 in accordance with the agreement between the City of San Antonio, Gray Street Houston and Hotel Valencia. Funding is from the General Fund. [Ben Gorzell Jr., Chief Financial Officer; Troy Elliott, Deputy Chief Financial Officer, Finance]

Councilmember Kaur 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, Courage, Whyte
Absent: Alderete Gavito, Pelaez

10. 2024-12-19-1023

Ordinance approving the following contract and change order establishing unit prices for goods and services for an estimated cost of \$164,400 annually, included in the respective department's FY 2025 Adopted Budget: (A) Greenlight Credentials, LLC, for a Training Skills Management System for the Workforce Development Office; and (B) a change order to extend the ParkHub, Inc., contract for a Alamodome Parking Lot Point of Sale System for a one-year period beginning December 15, 2024, and ending December 14, 2025. [Ben Gorzell Jr., Chief Financial Officer; Troy Elliott, Deputy Chief Financial Officer, Finance]

Councilmember Kaur 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, Courage, Whyte
Absent: Alderete Gavito, Pelaez

11. 2024-12-19-1024

Ordinance approving the following contracts and one amendment establishing unit prices for goods and services for an estimated cost of \$381,000 annually, included in the respective department's FY 2025 Adopted Budget: (A) Comfort Systems USA (Central Texas), Inc. dba Mtech, Mtech- Icon, and Mechanical Technical Services, Inc., for preventative maintenance on chillers for Parks & Recreation Department; (B) Magnetic Ticket & Label Corporation for baggage tags and boarding passes for the San Antonio International Airport; (C) AgH20 Holdings, LLC, for wood fiber playground chips for the Parks & Recreation Department; (D) Multicultural Books & Videos for Spanish language books and media for the San Antonio Public Library (SAPL); (E) Unistar- Sparco Computers, Inc., for DotNetNuke web development application licensing and support for the Information Technology Services Department; and (F) an amendment to the Climatec, LLC, contract for HVAC monitoring for SAPL. [Ben Gorzell Jr., Chief Financial Officer; Troy Elliott, Deputy Chief Financial Officer, Finance]

Councilmember Kaur 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, Courage, Whyte
Absent: Alderete Gavito, Pelaez

Capital Improvements

12. 2024-12-19-1025

Ordinance approving a task order to a Job Order Contract with Con-Cor, Inc., in the amount not to exceed \$2,550,000 for the expansion of the Emergency Operations Center (EOC). Funding is from the General Fund. [John Peterek, Interim Assistant City Manager; Razi Hosseini, Director, Public Works]

Councilmember Kaur 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, Courage, Whyte
Absent: Alderete Gavito, Pelaez

13. 2024-12-19-1026

Ordinance approving the creation of the Calder Alley TVSA project and the reallocation of \$650,000 from the Public Educational and Governmental Fund to the Calder Alley TVSA Project. Funding is from the Public Educational and Governmental Fund FY 2025 Adopted Budget. [John Peterek, Interim Assistant City Manager; Razi Hosseini, Director, Public Works]

Councilmember Kaur 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, Courage, Whyte
Absent: Alderete Gavito, Pelaez

Grant Applications and Awards

14. 2024-12-19-1027

Ordinance approving the submission of a grant application and acceptance of funds upon award up to the amount of \$5,750,000 by the Neighborhood and Housing Services Department to the U.S. Department of Housing and Urban Development for funding of the Lead Hazard Reduction Grant and Green and Healthy Homes Programs, for a grant period of January 1, 2025 through January 2, 2029; authorizing an in-kind match and Community Development Block Grant contribution of for administration in support of Lead Reduction Activities; and approving a budget and staffing. [Lori Houston, Assistant City Manager; Veronica Garcia Director, Neighborhood & Housing Services]

Councilmember Castillo highlighted her support for the Item.

Councilmember Kaur 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, Courage, Whyte
Absent: Alderete Gavito, Pelaez

Boards, Commissions and Committee Appointments

15. 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 Leonardo Buentello (District 1) to the City of San Antonio Higher Education Student Advisory Board
B. Appointing Olivia Ortiz (District 3) and Anthony Medrano (District 8) to the San Antonio Diez y Seis Commission

Councilmembers Kaur and Viagran highlighted their support for their council district board appointments.

Councilmember Kaur 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, Courage, Whyte
Absent: Alderete Gavito, Pelaez

16. Approving the appointment of Larissa Martinez (District 6) to the Veterans Advisory Commission for the remainder of an unexpired term of office to expire May 31, 2025. [Debbie Racca-Sittre, City Clerk]

Councilmember Cabello Havrda highlighted her support for the board appointment.

Councilmember Kaur 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, Courage, Whyte
Absent: Alderete Gavito, Pelaez

17. Approving the reappointment of Valerie Sprague to the Fire Fighters' and Police Officers' Civil Service Commission for the remainder of an unexpired term of office to expire December 19, 2027. [Debbie Racca-Sittre, City Clerk]

Councilmember Kaur 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

Absent: Havrda, Courage, Whyte
Alderete Gavito, Pelaez

Miscellaneous

18. **2024-12-19-1028**

Ordinance approving the settlement of a personal injury lawsuit styled Patton Zarate v. City of San Antonio, et al., Cause No. 2023-CV-0476 in the County Court at Law No. 10. Bexar County, Texas, for the total amount of \$120,000. Funding is from the FY 2025 Self Insurance Liability Fund. [Andy Segovia, City Attorney]

Jack Finger spoke in opposition to the Item.

Councilmember Kaur 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, Courage, Whyte

Absent: Alderete Gavito, Pelaez

19. **2024-12-19-1029**

Ordinance approving an addendum to the employment agreement for the City Manager as a result of the November 2024 election. [Andy Segovia, City Attorney]

PUBLIC COMMENT:

Brett Finley, Director of the North San Antonio Chamber of Commerce, also known as Metro SA Chamber, and Aidan Robinson spoke in support of the Item.

Kelly Ann Gonzalez and Aiden Robinson with the American Federation of State County and Municipal Employees (AFSCME), and Mando Flores requested a comprehensive market salary study for all City employees since the City Manager's salary was no longer tied to the City employee minimum wage but supported moving to a \$20 to \$22 minimum wage.

Jack Finger spoke in opposition to the Item noting the raise was 23% and the City Manager's new salary would be \$461,000.

DISCUSSION:

Councilmember Cabello Havrda did not support giving the City Manager a \$100,000 raise when so many San Antonio families were struggling, and she likewise did not support increasing City Council pay but voters had approved it. She noted that the City Manager was doing a good job and she valued his work as it was more about the principle.

Councilmember Rocha Garcia thanked AFSCME for attending and asked how often market adjustments were made for City employees. Director of Human Resources (HR) Renee Frieda stated that a market analysis was conducted for all city jobs in FY 2023 and the current focus was on

compression, but every job would be reevaluated every three years. Councilmember Rocha Garcia noted the comparison of other City Manager salaries and noted that she previously served as the City's Executive Recruiter and recommended continuing the conversation about placing measurable objectives in the City Manager's contract.

Councilmember Rocha Garcia supported removal of the term limit and raising the City Manager's salary to keep consistent leadership but noted that the City Manager worked at the will of the City Council and could be terminated at any time. Councilmember Rocha Garcia thanked the Human Resources team but recommended hiring an outside consultant to study the market for City Manager salaries and perform an evaluation to ensure impartiality.

Councilmember Pelaez commented that the City Council were stewards of tax dollars from the residents, and they had an obligation to hire the best City Manager and this salary adjustment was to help recruit the best talent. He noted that voters approved a City Charter amendment to allow the City Council to determine the City Manager's salary and he urged City Manager Erik Walsh to focus on ensuring competitive wages for all City employees.

Councilmember Alderete Gavito was pleased that the voters removed the City Manager's salary cap to ensure the best talent could be kept and hired in San Antonio. She noted that the City Manager worked at the will of the City Council and agreed that there needed to be some key performance indicators, and these could be set by the City Council.

Councilmember Viagran stated that as a daughter of a City employee and as a former City employee, she had seen other city managers, however, Erik Walsh was a person who supported his employees. Councilmember Viagran thanked AFSCME for speaking because under-employing the City Manager would trickle down to the rest of the employees including those of the Local Government Corporation (LGC). She recommended creativity in ensuring fair pay for all employees and fully supported raising the salary for the City Manager.

Councilmember McKee-Rodriguez supported Proposition C largely because there should not be term limits on the City Manager, however, he maintained the belief that tying the City Manager's pay to the lowest paid employee helped bring up wages for all. Councilmember McKee-Rodriguez noted that a market study was performed for all City staff, and many received an adjustment, but the adjustments were not made until the Budget adoption. City Manager Walsh clarified that there were some mid-year market adjustments made immediately but the full adjustment was made with the Budget.

Councilmember McKee-Rodriguez commented that there never seemed to be money for special requests, programs, and community needs so he wondered how the \$100,000 salary increase would be funded. City Manager Walsh noted that the item would take effect on January 1, 2025, so it was not an entire year, and would be included in the projections and adjustments. Councilmember McKee-Rodriguez noted that he had never cumulatively made \$400,000 in his whole working life so he could not really comprehend the amount. However, he supported the raise for the City Manager based on the market but wanted to increase all City employee's wages and reduce vacancies across the City. He felt there was a structural issue with Public Works, Animal Care Services, and other challenges that he requested the City Manager tackle.

Councilmember Kaur clarified that this was a market rate increase, and she was shocked to see that a much smaller city such as Corpus Christi was paying their City Manager significantly more. She commented that we had not been paying our City Manager market rate for six years so the adjustment should be thought of within that context. Councilmember Kaur recommended including a performance pay metric for the City Manager in his contract as well as for all City staff.

Councilmember Whyte noted that he had voted against a pay raise for City Council, but the voters had approved it along with the City Manager’s salary being left up to the City Council. He suggested that the City had a lot of problems and could do things better but the City Manager and his team were required to follow the direction of City Council and they tried diligently to execute.

Councilmember Castillo noted that she had opposed Proposition C primarily because of the removal of tying the City Manager’s salary to the lowest paid employee, however, the voters approved it. As the City Manager of the seventh largest City in the United States, he deserved a market adjustment and she was happy to have the discussion about performance later. She noted that she often saw staff working late into the evening. Councilmember Castillo recommended setting a higher minimum wage and asked if LGC employee salaries had been analyzed for market rate. Frieda confirmed that LGC employees were included.

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

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

20. 2024-12-19-1030

Ordinance approving the issuance by the San Antonio Housing Trust Public Facility Corporation of its “Multifamily Mortgage Revenue Note (Commons at Acequia Trails Apartments) Series 2024A- 1” and “Multifamily Mortgage Revenue Note (Commons at Acequia Trails Apartments) Series 2024A-2” for purposes of 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 Kaur 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, Courage, Whyte
Absent: Alderete Gavito, Pelaez

21. 2024-12-19-1031

Ordinance approving an agreement with RightSite Health Physicians PLLC for telemedicine and other services to the San Antonio Fire Department mobile integrated healthcare patients for the period upon award through December 31, 2027, with two additional, one-year renewal options at no cost to the

City. [María Villagómez, Deputy City Manager; Valerie Frausto, Fire Chief, San Antonio Fire Department]

Councilmember Kaur 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, Courage, Whyte
Absent: Alderete Gavito, Pelaez

22. 2024-12-19-1032

Ordinance authorizing the acceptance of funds from the Southwest Texas Regional Advisory Council for Trauma (STRAC) up to the amount of \$587,802. Funds will be used for services provided by the San Antonio Fire Department Mobile Integrated Healthcare (MIH) unit to interact with high-utilizer patients in non-emergency and emergency settings to provide proactive care, intervention, and healthcare navigation to improve health, and maximize efficiencies. [María Villagómez, Deputy City Manager; Valerie Frausto, Fire Chief]

Councilmember Kaur 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, Courage, Whyte
Absent: Alderete Gavito, Pelaez

23. 2024-12-19-1033

Ordinance authorizing amendments to the Westside and Houston Street Tax Increment Reinvestments Zones (TIRZ) and approving the respective Finance Plans. The amendments to the Westside TIRZ include extending the term from 2032 to 2060, increasing the City’s participation rate from 90% to 100%, and removing 17 parcels from the boundary. The amendments to the Houston Street TIRZ include extending the term from 2034 to 2060 and adding 17 parcels to the boundary. [Erik Walsh, City Manager; Lori Houston, Assistant City Manager]

PUBLIC COMMENT:

Jake Tucker, Graciela Sanchez, Erin Hahn, Leticia Sanchez, and Ana Polanco urged City Council to vote against moving the 17 parcels from the Westside TIRZ to the Houston Street TIRZ.

DISCUSSION:

Councilmember Castillo opposed the Item stating that moving the 17 parcels syphoned off public dollars from our community, and specifically the West Side to build a baseball stadium and remove affordable housing. She stated that this was a systemic disinvestment of the City’s West Side and did not accomplish the goals of the TIRZ or the SHIP. She noted that the parcels being transferred were destined to bring prosperity to the West Side and were now being removed to focus on leisure rather than improving the lives of our residents. She felt this was a move to disinvest in our community. She

added that while she understood that the parcels were owned by the developer, they should not have the ability to carve out the parcels for their own benefit.

Councilmember Alderete Gavito asked if the Memorandum of Understanding (MOU) would be impacted by moving the parcels. City Manager Walsh indicated that the 17 parcels were necessary to make the Ballpark Stadium Project viable. Councilmember Alderete Gavito asked how the developer and the baseball owner could work to make up for the loss to the West Side community. City Manager Walsh explained that the projected impact to the West Side terms would negatively impact the West Side TIRZ by \$13,041 and the total through the current term was a decrease of \$1,154,096 but the total project impact if you increase the participation level to 100% was an increase of \$2.3 million.

Councilmember Rocha Garcia asked why the West Side TIRZ did not take action on this Item. Assistant City Manager Lori Houston stated that State Law gave the authority to amend TIRZ boundaries to the City Council and not the TIRZ. Councilmember Rocha Garcia asked what would happen if the Item was not approved today. Houston stated that the MOU would not have a funding source so it would kill the project. Councilmember Rocha Garcia expressed concern that the West Side TIRZ Board had not approved the change and requested a staff presentation.

Assistant City Manager Lori Houston reported that on September 12, 2024, City Council authorized the execution of an MOU and term sheet that would facilitate the construction of a multi-purpose baseball facility for the San Antonio Missions and other community events. She noted that the baseball facility would be built in the northwest quadrant of downtown near the San Pedro Creek Culture Park and Fox Tech High School. Houston indicated that on December 16, 2024, the San Antonio Independent School District (SAISD) Board approved an MOU with Weston Urban, Designated Bidders, and the County that provided designated bidders the land necessary to construct the baseball stadium.

Houston stated that the estimated cost of the ballpark facility was \$160 million and the plan of finance for the Ballpark Stadium Project included an equity contribution of \$34 million from the ownership group and bond financing through the Houston Street TIRZ. She added that the project included a pledge of TIRZ revenues from the Houston Street TIRZ that would primarily be repaid through team revenues and incremental revenues from the development (Phases 1 and 2).

Houston showed a map of the project and reported that the new development related to the Ballpark Stadium Project would have a total estimated taxable value of \$1 billion. She stated that the proposed Ballpark Stadium Project was located in the Houston Street TIRZ along with the majority of property tracts for the new development, but 17 parcels were located within the Westside TIRZ. As part of the Finance Plan, the 17 parcels would be removed from the Westside TIRZ and added to the Houston Street TIRZ, according to Houston. As part of this realignment, the City's participation rate in the Westside TIRZ was proposed to be increased from 90% to 100% and both TIRZ were to be extended to FY 2060. These changes were expected to result in a net \$266.6 million benefit to the Westside TIRZ, added Houston who recommended approval.

Councilmember Rocha Garcia thanked Houston for her presentation and continued the discussion asking how the new development was factored into the project. Chief Financial Officer Ben Gorzell stated that the projections were based on new development in the 17 parcels that would help fund the bond

financing for the Ballpark Stadium Project . He further explained that the developer was providing a guarantee against the bond.

Councilmember Castillo asked if removing 391 affordable units from the Soap Factory Apartment Complex was in alignment with the SHIP. Neighborhood Housing Services Department (NHSD) Director Veronica Garcia stated that the SHIP called for retaining existing affordable housing and ensuring quality housing and there was a provision that City incentives would not go to market rate or displacement of affordable housing, however, the City Council could decide to approve projects that did not fit that description. Councilmember Castillo pointed out that the West Side TIRZ was the only TIRZ not at 100%. City Manager Walsh clarified that there were no incentives associated with the Weston Urban development, only for the Ballpark Stadium Project. Councilmember Castillo asserted that the TIRZ was an incentive.

Councilmember McKee-Rodriguez commented that \$266 million over 60 years was a great amount of money that could help the West Side but the City did not need the Ballpark Stadium Project to increase the West Side TIRZ increment to 100%. He suggested that harm was being done to the West Side TIRZ by removing the 17 parcels as more money could go into the West Side TIRZ if those parcels were not moved to the Houston Street TIRZ.

Councilmember Kaur asked whether the parcels could be moved back to the West Side TIRZ after the debt was paid. Gorzell stated that it could after the 30-year debt. She asked why the Houston Street TIRZ was chosen to receive the parcels and fund the Ballpark Stadium Project rather than the West Side TIRZ. Gorzell indicated that the land that the Ballpark Stadium Project would be built on was in the Houston Street TIRZ so it made sense to move the 17 parcels from the West Side TIRZ into the Houston Street TIRZ. Councilmember Kaur noted that the Soap Factory Apartment Complex was a private development so there was no way the City could control what the developer wanted to build in that space regardless of the Ballpark Stadium Project .

Councilmember Kaur moved to Approve. Councilmember Pelaez seconded the motion. The motion carried by the following vote:

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

24. 2024-12-19-1034

Ordinance approving an agreement with the San Antonio Housing Trust Public Facility Corporation and the Westside Tax Increment Reinvestment Zone (TIRZ) Board of Directors in an amount up to \$250,000 to support the Cattleman Square Community Vision to include community engagement, feasibility, and preliminary master planning of publicly owned assets. Funding is from tax increments produced by the Westside TIRZ. [Lori Houston, Assistant City Manager; Veronica Garcia, Director, Neighborhood and Housing Services Department]

Councilmember Kaur 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, Courage, Whyte
Absent: Alderete Gavito, Pelaez

25. 2024-12-19-1035

Ordinance approving an agreement with House of Neighborly Service of San Antonio, Texas and Westside Tax Increment Reinvestment Zone (TIRZ) Board of Directors in an amount up to \$500,000 to support capital improvements. Funding is from tax increments produced by the Westside TIRZ. [Lori Houston, Assistant City Manager; Veronica Garcia, Director, Neighborhood and Housing Services Department]

Councilmember Kaur 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, Courage, Whyte
Absent: Alderete Gavito, Pelaez

26. 2024-12-19-1036

Ordinance approving an agreement with Corazon Ministries, Inc. and the Westside and Houston Street Tax Increment Reinvestment Zone (TIRZ) Board of Directors in a cumulative amount up to \$250,000, with a maximum contribution of up to \$125,000 each, to conduct all necessary activities including: assessment, planning, feasibility, design, and/or improvements to a future campus site within or near the Historic Cattleman Square area to provide services for unhoused clients. [Lori Houston, Assistant City Manager; Veronica Garcia, Director, Neighborhood and Housing Services Department]

Councilmember Kaur 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, Courage, Whyte
Absent: Alderete Gavito, Pelaez

27. 2024-12-19-1037

Ordinance amending the Chapter 380 Economic Development Grant Agreement for the Midcrown Project within the Inner City Tax Increment Reinvestment Zone (TIRZ) to reallocate approximately \$390,017 in unused funds for community engagement, design and environmental remediation costs for the project site. Funding is from the tax increment produced by the Inner City TIRZ. [Lori Houston, Assistant City Manager; Veronica Garcia, Director, Neighborhood and Housing Services]

Councilmember McKee-Rodriguez highlighted his support for the Item.

Councilmember Kaur 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

Absent: Havrda, Courage, Whyte
Alderete Gavito, Pelaez

28. 2024-12-19-1038

Ordinance approving an amendment to extend a Professional Service Agreement with Oracle Tech Diagnostic Labs, LLC (Oracle) to continue providing random, reasonable suspicion, and post- accident drug testing to sworn members of the San Antonio Police Department (SAPD) in an amount of \$60,000.00 for a total contract amount of \$110,000.00. [María Villagómez, Deputy City Manager; William P. McManus, Chief of Police]

Councilmember Kaur 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, Courage, Whyte

Absent: Alderete Gavito, Pelaez

City Manager's Report

29. City Manager's Report

There was no City Manager Report.

Executive Session

There was no Executive Session.

ADJOURNMENT

There being no further discussion, the meeting was adjourned at 1:52 p.m.

Approved

Ron Nirenberg Mayor

**Debbie Racca-Sittre
City Clerk**