

**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, June 5, 2025

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 9:15 a.m. 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, Mungia, Castillo, Cabello Havrda, Alderete Gavito, Pelaez, Courage, Whyte

ABSENT: None

PROCEDURAL

1. Invocation

The invocation was delivered by Reverend Ann E. Helmke, City of San Antonio Faith Liaison.

2. Pledge of Allegiance

Mayor Nirenberg led the assembly in the Pledge of Allegiance.

POINT OF PERSONAL PRIVILEGE

Mayor Nirenberg let a moment of silence in honor of the Jonathan Joss who was murdered this week.

Mayor Nirenberg proclaimed the month of June 2025 to be Pride Month in honor of the Lesbian, Bisexual, Gay, Transgender, and Queer (LGBTQ+) Community and invited representatives to speak including: Chris Chun, Fiesta Youth + Board; Sofia Sepulveda, Equality Texas; Justin Holley, Thrive Youth Center; James Poindexter, Pride Bigger than Texas Parade; Erica Alcocer and Lex Loro, The Pride Center; and Avery Donovan, The San Antonio Gender Association.

Councilmember McKee-Rodriguez recognized representatives from American Indians in Texas at the Spanish Colonial Missions who honored fellow Native American Johnathan Joss who was an actor that helped bring more visibility to the Native American community.

ITEM FOR STAFF BRIEFING

3. Post-solicitation briefing on recommendations from three Requests for Proposals for Rental Housing Production, Rehabilitation, Preservation and Acquisition (Rental Housing), Homeownership Production, and Permanent Supportive Housing (PSH) estimating a total value of \$34 million from the 2022-2027 Affordable Housing Bond, HOME, HOME-ARP and CDBG programs. [Lori Houston, Assistant City Manager; Veronica Garcia, Director, Neighborhood and Housing Services Department]

Director of Neighborhood Housing Services Department (NHSD). Veronica Garcia. presented an overview of the procurement process and each project recommended for funding. City Manager Erik Walsh closed the staff presentation by mentioning the City Council's desire to go back to the voters with another Housing Bond prior to 2027 since the work done with the 2022 Bond Program was fully supporting the goals of the Strategic Housing Implementation Plan (SHIP) and there was more to be done. He noted that 2022 was the first Housing Bond Program implemented by the City of San Antonio and thanked NHSD staff and partners such as the San Antonio Housing Trust (SAHT) for their work.

DISCUSSION:

Mayor Nirenberg was pleased with the progress being made on the SHIP and the 2022 Bond Program which was supported by voters. He predicted continued success toward the goals of the SHIP noting that the Plan was a model for other cities throughout the country. Mayor Nirenberg stated that housing was a basic need for families to be successful and while affordable housing was foundational, market rate was also important to make the housing market healthy for everyone. He thanked NHSD for their work.

Councilmember Castillo was proud that more than 50% of the units were at 30% Area Median Income (AMI) which made them deeply affordable for families. She also supported partnerships with Opportunity Home and options for homeownership.

Councilmember Castillo highlighted the role of SAHT and was excited about the Robert E. Lee Hotel Project.

Councilmember Courage asked Chief Housing Officer, Mark Carmona, about the need for more affordable housing. Carmona reported that in 2021, the SHIP called for 28,000 total units and the City was well on its way to meet that goal, however, deeper affordability and permanent supportive housing were also needed. Councilmember Courage noted that the goal was set four years ago and so far, there were less than 10,000 in the pipeline, therefore, he recommended a separate Housing Bond before 2027.

Councilmember Courage expressed concern with combining a Housing Bond with an Infrastructure Bond related to a new downtown Arena as housing should be the focus. City Manager Walsh noted that when the SHIP was originally approved, it called for \$300 million of affordable housing investment and voters had recently amended the City Charter to allow for a housing bond. The 2022 Housing Bond was \$150 million so the original plan still needed more funding, according to City Manager Walsh.

Councilmember McKee-Rodriguez requested a semi-annual update on achievement of the SHIP goals and the policy recommendations within the Plan. Garcia indicated that NHSD had a dashboard and would make regular updates to the Planning & Community Development Committee (PCDC). As of now, about 10,000 of the 28,000 units had been completed or were within the pipeline, according to Garcia who noted that the City was about a third into the SHIP which was a 10-year plan, so housing was on track with about 33% of the units being achieved.

Councilmember McKee-Rodriguez recommended more focus on Permanent Supportive Housing (PSH). Garcia stated that PSH providers needed more incentives and support acquiring sites, getting zoning which was something SAHT could help provide.

Councilmember McKee-Rodriguez asked if Bexar County's investments were counted in the results. Garcia replied that the numbers included Bexar County's projects. City Manager Walsh noted that the last update to PCDC was two months ago, and information would be provided to the full City Council in a memorandum from that presentation and the one today.

Councilmember Alderete Gavito commented that the lack of affordable housing impacted homelessness which was a top concern of Council District 7 residents. She asked if Federal funding was at risk of being lost. Garcia stated that the funding in her presentation had already been allocated and was safe. Councilmember Alderete Gavito appreciated the visuals provided regarding what each level of AMI represented, and she supported preservation of housing as well as homeownership.

Councilmember Alderete Gavito asked about partnership with Toyota. Garcia indicated that Toyota had partnered on the Tezel Road Apartments to provide transportation and might consider expanding services to other projects.

Councilmember Mungia thanked members of the Housing Commission for their work and spoke in support of the new projects with the SAHT including the Robert E. Lee Hotel.

Councilmember Mungia highlighted the Habitat for Humanity property in Council District 4.

Councilmember Kaur thanked Mayor Nirenberg for his focus and leadership on Housing. She was excited about the Robert E. Lee Hotel noting that the loss of the Soap Factory Lofts had a significant impact on affordable housing so when the Hotel came up for sale it was important for SAHT to step in so that it could stay affordable. Therefore, she supported land banking as a strategy to meet the affordability goals of the SHIP.

Councilmember Kaur supported a review of the SHIP and providing an update to the full City Council at B Session since not all councilmembers were on PCDC. She supported a new housing bond.

Councilmember Viagran thanked NHSD for their efforts and hoped that the new City councilmembers were watching the session and would be ready to support meeting the goals of the SHIP.

Mayor Nirenberg noted that the Item was for briefing only so no action was taken.

ACTION ITEMS FOR STAFF BRIEFING

2025-06-05-0400

4. Ordinance reappointing Carla Obledo as Municipal Court Presiding Judge for the remainder of a two-year term expiring April 30, 2027. [Andy Segovia, City Attorney]

Councilmember McKee-Rodriguez, Chair of the Municipal Court Advisory Committee, spoke in support of the reappointment of Judge Carla Obledo as the only applicant for the position. He thanked Judge Obledo for her excellent work.

Mayor Nirenberg and Councilmembers Mungia, Castillo, Cabello Havrda, Alderete Gavito, and Pelaez, spoke in support of the reappointment and thanked Obledo for her leadership. .

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

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

Following the vote, City Clerk Debbie Racca-Sittre swore-in Judge Obledo.

2025-06-05-0401

5. Ordinance appointing Lori A. Crockett and Gabriel Quintanilla as part-time Municipal Court Judges for the remainder of unexpired two-year terms ending April 30, 2026. [Carla Obledo, Presiding Judge, Municipal Courts]

Councilmember McKee-Rodriguez, Chair of the Municipal Court Advisory Committee, spoke in support of the appointments.

Councilmember McKee-Rodriguez moved to Approve. Councilmember Cabello Havrda seconded

the motion The motion prevailed by the following vote:

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

Following the vote, City Clerk Debbie Racca-Sittre swore-in the judges.

CONSENT AGENDA

Purchase of Services, Supplies and Equipment

6. 2025-06-05-0402

Ordinance approving contracts with (a) Central Electric Enterprise & Co., (b) The Brandt Companies, LLC, and (c) Zachman Enterprises, Inc., dba Fred Clark Electrical Contractor, to provide on-call commercial electrical repairs and services for various City Departments for an estimated cost of \$960,000 annually, not to exceed \$4,800,000 over the contract term for all three contracts. The initial term of the contracts will be for a two-year period beginning upon award, with three additional, one-year renewal options. Funding is from the respective department's FY 2025 Adopted Budget. Funding for future years is contingent upon City Council approval of the annual budget. [Ben Gorzell Jr., Chief of Financial and Administrative Services; Troy Elliott, Chief Financial Officer, Finance]

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

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

Capital Improvements

7. 2025-06-05-0403

Ordinance approving a task order to a Job Order Contract with Con-Cor, Inc., in the amount not to exceed \$699,876.84 for the Cody Library HVAC replacement project. Funding is from Certificates of Obligation included in the FY 2025 Capital Budget. [John Peterek, Assistant City Manager; Razi Hosseini, Director, Public Works]

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

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

Acquisition, Sale or Lease of Real Property

8. 2025-06-05-0404

Ordinance approving a concessions agreement with Host True Flavors SAT Terminal FB, LLC for two concepts totaling approximately 4,760 square feet in Terminal A at the San Antonio

International Airport. The contract has a minimum annual payment guarantee of \$520,560 with an initial term of five years with five, one-year options. Revenues generated from this contract will be deposited into the Airport Operating and Maintenance Fund. [Jeff Coyle, Assistant City Manager; Jesus H. Saenz, Jr., Director, Aviation]

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

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

9. 2025-06-05-0405

Ordinance approving a lease with the General Services Administration for the Transportation Security Administration for 1,749 square feet of exclusive space at 437 Sandau Rd and 10 parking spaces at the San Antonio International Airport for an initial term of 15 years with a two-year option to extend generating \$1,427,735 over the term of the contract. Revenue of \$69,972.44 from the initial year of the lease will be deposited into the Airport Operating and Maintenance Fund. [Jeff Coyle, Assistant City Manager; Jesus Saenz, Director, Aviation]

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

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

10. 2025-06-05-0406

Ordinance approving a lease with Tower FM Consortium, LLC for management of the Master Antenna atop the Tower of the Americas and corresponding leases with iHeart Media + Entertainment, Inc. and Alpha Media, LLC for radio broadcasting from the Master Antenna for a term of five years with two, five-year renewal options. Revenue from the first year of the agreement is estimated to be \$360,000 and \$2,109,600 over the initial contract term. Revenues will be deposited into the General Fund. [Lori Houston, Assistant City Manager; John Jacks, Director, Center City Development & Operations]

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

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

Grant Applications and Awards

11. 2025-06-05-0407

Ordinance authorizing the acceptance of grant funds in an amount up to \$1,369,198 from the Motor Vehicle Crime Prevention Authority for the Regional Auto Crimes Taskforce for the period

of September 1, 2025, through August 31, 2026, with a cash match from the city of \$517,143 and an in-kind match of \$3,372,101. [Maria Villagómez, Deputy City Manager; William P. McManus, Chief of Police]

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

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

12. 2025-06-05-0408

Ordinance accepting grant funds in an amount up to \$349,576 from the U.S. Department of Justice, Bureau of Justice Assistance, for the Child Welfare Strategic Alliance Program and authorizing an Interlocal Agreement with Bexar County for the distribution of grant funds and the designation of Bexar County as the grant fiscal agent. [María Villagómez, Deputy City Manager; William P. McManus, Chief of Police]

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

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

13. 2025-06-05-0409

Ordinance approving the submission of a grant application, and acceptance of funds upon award, in an amount up to \$3,500,000 from the U.S. Department of Justice, Office of Community Oriented Policing Services for a Hiring Program grant to fund 28 police officer positions and authorizing a cash match contribution of \$15,701,095 over four years. [María Villagómez, Deputy City Manager; William P. McManus, Chief of Police]

Councilmember Whyte highlighted his support for the Item.

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

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

Boards, Commissions and Committee Appointments

14. Approving the following board, commission, and committee appointments for a term of office to expire May 31, 2027. [Debbie Racca-Sittre, City Clerk]

A. Appointing Thad Rutherford to the Tax Increment Reinvestment Zone No. 06 – Mission Del Lago

B. Appointing Paul Basaldua to the Tax Increment Reinvestment Zone No. 40 – Lone Oak

Councilmember Courage moved to Approve. Councilmember Whyte seconded the motion. The motion carried by the following vote:

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

15. Approving the following board appointments to the Tax Increment Reinvestment Zone No. 36 – Thea Meadows for a term of office to expire May 31, 2027. [Debbie Racca-Sittre, City Clerk]

A. Michelle Hoang
B. Allen Hoover
C. Jeffrey McKinnie
D. Joshua Dym

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

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

16. Approving the following board appointments to the Tax Increment Reinvestment Zone No. 38 – Somerset Grove and to the to the Tax Increment Reinvestment Zone No. 39 – Valley Sol for a term of office to expire May 31, 2027. [Debbie Racca-Sittre, City Clerk]

A. Clifton Karam
B. Richard Mott
C. Taylor Haag
D. John Lohr

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

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

Miscellaneous

17. **2025-06-05-0410**

Ordinance approving contracts with Blueprint Ministries, Inc.; Meals on Wheels San Antonio; and Rebuilding Together for Non-Profit Home Rehab Services for a total amount up to \$955,500 for the term beginning July 1, 2025 through June 30, 2026, with two, one- year renewal options for an estimated total value of \$2,964,250, inclusive of renewals. Funding is from the General Fund FY 2025 Adopted Budget. Funding for future years is contingent upon City Council approval of the annual budget. [Lori Houston, Assistant City Manager; Veronica Garcia, Director, Neighborhood

and Housing Services Department]

Tyler Ferguson, Executive Director of Blueprint Ministries, spoke in support of the Item.

Councilmember Castillo highlighted her support for the Item.

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

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

18. 2025-06-05-0411

Ordinance approving contracts with BBG Consulting, Inc.; GreenWorks Service Company; and J D Williams Engineering, PLLC dba Criterium-Williams Engineers for on-call residential rehabilitation inspection services for a total amount up to \$2,200,000 for the term beginning June 30, 2025 through June 30, 2028, with two, one-year renewal options. Funding is from the General Fund FY 2025 Adopted Budget, 2022 Housing Bond, and Community Development Block Grant. Funding for future years is contingent upon City Council approval of the annual budget. [Lori Houston, Assistant City Manager; Veronica Garcia, Director, Neighborhood and Housing Services Department]

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

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

19. 2025-06-05-0412

Ordinance authorizing the release of approximately 302.15 acres of real property, generally located northwest of the intersection of Old Nacogdoches Road and Coyote Run in Comal County, from the City of San Antonio's Extraterritorial Jurisdiction, as petitioned by landowners Heidelberg Materials Southwest Agg LLC and Beazer East, Inc. [John Peterek, Assistant City Manager; Bridgett White, Director, Planning]

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

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

20. 2025-06-05-0413

Ordinance approving contracts with RS&H, Inc. and Weston Solutions, Inc. to provide on- call environmental compliance, sustainability initiatives and engineering consulting services for the Aviation Department for an estimated cost of \$1,000,000 annually and an estimated total cost of \$5,000,000 over the contract term to begin August 4, 2025, through August 31, 2028, with two

additional, one-year renewal options. Funding is from the Airport Operating and Maintenance Fund FY 2025 Adopted Budget. Funding for subsequent years is contingent upon City Council approval of the annual budget. [Ben Gorzell Jr., Chief of Financial and Administrative Services; Troy Elliott, Chief Financial Officer, Finance]

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

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

City Manager's Report

21. City Manager's Report

City Manager Erik Walsh showed an employee spotlight video that highlighted the work of Mark Williams who was Communications Manager for the San Antonio Public Library and his team. City Manager Walsh mentioned the redesigned Library Cards.

Executive Session

Mayor Nirenberg recessed the meeting into Executive Session at 11:12 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 collective bargaining pursuant to Texas Government Code Section 551.071 (consultation with attorney).
- F.** Discuss personnel matters related to appointed officials including the Municipal Court Presiding Judge and Part-Time Municipal Court Judges 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 11:40 p.m. and announced that no official action had been taken in Executive Session.

ADJOURNMENT

There being no further discussion, the meeting was adjourned at 11:40 a.m.

Approved

Ron Nirenberg Mayor

**Debbie Racca-Sittre City
Clerk**

DRAFT