

**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, November 21, 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 9:11 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 Dr Peter L. Lawson of Mt. Ararat Baptist Church, guest of Councilmember Castillo, Council District 5.

2. Pledge of Allegiance

Mayor Nirenberg led the assembly in the Pledge of Allegiance.

3. Approval of minutes for the City Council meetings of October 30, 2024; October 31, 2024; November 6, 2024; and November 7, 2024.

Councilmember Rocha Garcia moved to Approve the minutes of the October 30, 2024, October 31, 2024, November 6, 2024, and November 7, 2024 City Council meetings. Councilmember Courage seconded the motion. The motion carried by the following vote:

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

POINT OF PERSONAL PRIVILEGE

ACTION ITEMS FOR STAFF BRIEFING

2024-11-21-0899

4. Ordinance appointing Baltazar "Buddy" Vargas as the City Internal Auditor of the City of San Antonio. [Debbie Racca-Sittre, City Clerk]

The Mayor and City Council congratulated Vargas on his appointment. City Clerk Debbie Racca-Sittre swore-in Vargas following his appointment.

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

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

CONSENT AGENDA

Purchase of Services, Supplies and Equipment

5. **2024-11-21-0900**

Ordinance approving a contract with Jamail & Smith Construction, LP, to provide the Convention and Sports Facilities Department installation of theatrical rigging infrastructure including all structural, electrical and equipment for a cost not to exceed \$2,077,500. Funding for this contract is available from the Hotel Occupancy Tax Redemption and Capital Fund included in the FY 2025 – FY 2030 Capital Improvement Program. [Ben Gorzell Jr., Chief Financial Officer; Troy Elliott, Deputy Chief Financial Officer, Finance]

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

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

Capital Improvements

6. 2024-11-0901

Ordinance approving a construction contract including additive alternates for the total amount of \$2,303,249 with HJD Capital Electric, Inc., for the Frank Garrett HVAC and plumbing projects. Funding is from Tax Notes and Certificates of Obligation included in the FY 2023 Deferred Maintenance Program and the FY 2025 Capital Budget. [John Peterek, Interim Assistant City Manager; Jorge A. Perez, Director, Building and Equipment Services]

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

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

7. 2024-11-21-0902

Ordinance approving the 2025 Pavement Preservation Package 11 – Crack Seal Task Order Contract with JCM Commercial Services LLC in an amount not to exceed \$450,500. Funding is from the General Fund, the Advanced Transportation District Fund, and debt proceeds included in the FY 2025 Capital Budget. [John Peterek, Interim Assistant City Manager; Razi Hosseini, Director, Public Works]

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

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

8. 2024-11-21-0903

Ordinance approving the 2025 Pavement Preservation Package 12 – Crack Seal Task Order Contract with JCM Commercial Services LLC in an amount not to exceed \$326,500. Funding is from the General Fund, the Advanced Transportation District Fund, and debt proceeds, included in the FY 2025 Capital Budget. [John Peterek, Interim Assistant City Manager; Razi Hosseini, Director, Public Works]

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

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

9. 2024-11-21-0904

Ordinance approving a Reimbursement Agreement authorizing the City to reimburse CITGO

Products Pipeline Company funds in the amount of \$285,700 for design and construction costs related to the lowering of a high-pressure gas pipeline in advance of construction of the Peggy Drive Area Drainage Project. Funding is from 2022 General Obligation Bond Program funds included in the FY 2025 Capital Budget. [John Peterek, Interim Assistant City Manager; Razi Hosseini, Director, Public Works]

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

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

Acquisition, Sale or Lease of Real Property

10. 2024-11-21-0905

Ordinance approving a lease agreement with Ocotillo Aviation, LLC for 349,656 square feet of ground space over several parcels at Stinson Municipal Airport and includes four buildings and the construction of four new box hangars for a thirty-year term. The lease agreement will generate an estimated annual revenue of \$81,600.64 over the first five years of the term which will increase every five years. Revenues generated from this agreement 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 Viagran seconded the motion. The motion carried by the following vote:

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

11. 2024-11-21-0906

Ordinance authorizing the execution of a Lease Amendment with TCP Las Palmas Partners LTD to increase the City contribution towards the tenant improvements by \$300,000 for a total value of \$762,500 to renovate 3,700 S.F. of clinic space at 803 Castroville Road, for use by the Animal Care Services Department funded from the General Fund. [John Peterek, Interim Assistant City Manager; Jorge A. Perez, Director, Building and Equipment Services].

Councilmember Alderete Gavito highlighted her support for the Item.

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

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

Boards, Commissions and Committee Appointments

12. 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 Laken Hall (District 2) to the Lesbian, Gay, Bisexual, Transgender, Queer + (LGBTQ+) Advisory Board
B. Appointing Dennis Stuckey (District 10) to the Veterans Advisory Commission

Councilmembers McKee-Rodriguez and Whyte highlighted their support for their District Board Appointment.

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

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

Miscellaneous

13. 2024-11-21-0907
Ordinance approving the transfer of two DC Fast Chargers for Electric Vehicle use at the San Antonio International Airport through the partnership with Advanced Research Project Agency - Energy (ARPA-E) and the associated City costs for installation in an amount not to exceed \$50,000. Funding is from the Airport Operating and Maintenance Fund FY 2025 Adopted Budget. [Jeff Coyle, Assistant City Manager; Jesus Saenz, Director, Aviation]

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

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

14. **2024-11-21-0908**
Ordinance approving contracts with Host True Flavors SAT FB, LLC for food and beverage concession services and Paradies Lagardère @ SAT 2024, LLC for retail concession services for an estimated total revenue of over \$54,000,000.00 over the ten-year terms. Revenues generated from these contracts will be deposited within the Airport Operating and Maintenance Fund. [Jeff Coyle, Assistant City Manager; Jesus Saenz, Director, Aviation]

PUBLIC COMMENT

Chef Johnny Hernandez, representing Host True Flavors introduced the Host Team: Chef Nicola Black, Chef Elizabeth Johnson, Chef Jason Dady, and Chef Alison Balfour who spoke in support of the Item.

DISCUSSION:

Councilmember Cabello Havrda clarified that the amendment proposed by Councilmember Viagran was to approve the Item which was to approve a contract with Host for Food & Beverage Package 2 and Paradies Lagardere for Retail, but also direct staff to negotiate with Host for Food & Beverage Package 1 and if negotiations were not successful, issue a new Request for Proposals.

Councilmembers Rocha Garcia and Whyte spoke in support of the local chef's participating at the airport.

Councilmember Viagran moved to Amend to direct Aviation Department staff to negotiate with Host True Flavors for a prime concession agreement for Food and Beverage Package 1 at the San Antonio International Airport and return to City Council for consideration if an agreement was reached. If an agreement was not reached then staff would be directed to issue a solicitation for a prime concession agreement for Food and Beverage Package 1. Councilmember Cabello Havrda seconded the motion. The motion carried by the following vote:

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

Councilmember Kaur moved to Approve as Amended. Councilmember Castillo seconded the motion. The motion carried by the following vote:

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

15. 2024-11-21-0909

Ordinance approving the Peer-to-Peer Vehicle Sharing Operating Agreement at the San Antonio International Airport for an initial term of one year with the option to extend for two additional one-year periods. Revenues generated from this agreement will be deposited into the Airport Operating and Maintenance Fund. [Jeff Coyle, Assistant City Manager; Jesus Saenz, Director, Aviation]

Councilmember Cabello Havrda highlighted her support for the Item.

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

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

16. 2024-11-21-0047R

Resolution authorizing the nomination of Holt Texas, Ltd. for designation as a "qualified business" and enterprise project under the Texas Enterprise Zone Program. [Alejandra Lopez, Assistant City Manager; Brenda Hicks-Sorensen, Director, Economic Development]

Councilmember Viagran highlighted her support for the Item.

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

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

17. 2024-11-21-0048R

A Resolution of the City of San Antonio, Texas Public Facilities Corporation authorizing the issuance, sale and delivery of up to \$275,000,000 in principal amount of City of San Antonio, Texas Public Facilities Corporation Lease Revenue Refunding Bonds, Series 2025 (Convention Center Facilities Project) for the purpose of refunding all the remaining or a portion of the Corporation's Improvement and Refunding Lease Revenue Bonds, Series 2012 (Convention Center Refinancing and Expansion Project); approving the form and distribution of a preliminary official statement and a final official statement relating to the Bonds; delegating authority to a pricing committee to select Series 2012 Bonds to be refunded and approve all final terms of the Bonds; approving the form and execution of an Amended and Restated Trust Agreement, an Amended and Restated Lease Agreement, and a Purchase Contract in connection therewith; and authorizing other necessary actions related thereto. [Ben Gorzell, Chief Financial Officer; Troy Elliott, Deputy Chief Financial Officer]

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

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

18. 2024-11-21-0910

An Ordinance requesting the City of San Antonio, Texas Public Facilities Corporation to issue up to \$275,000,000 in principal amount of Lease Revenue Refunding Bonds, Series 2025 (Convention Center Facilities Project) for the purpose of refunding all or a portion of the Corporation's remaining outstanding Improvement and Refunding Lease Revenue Bonds, Series 2012 (Convention Center Refinancing and Expansion Project); approving the form and distribution of a preliminary official statement and a final official statement relating to the Bonds; authorizing the approval and execution of an Amended and Restated Lease Agreement and a Purchase Contract in connection therewith; approving the form of a Bond Resolution to be adopted by the Corporation; consenting to the execution and delivery by the Corporation of an Amended and Restated Trust Agreement, the Amended and Restated Lease Agreement, the Purchase Contract, and all other related documents and agreements, all in connection with the issuance by the Corporation of the Bonds; authorizing the Corporation to call the Refunded Bonds for redemption; approving and authorizing the execution by the City of all other documents and agreements related to the issuance of the Bonds; and providing for an immediate effective date. [Ben Gorzell, Chief Financial Officer; Troy Elliott, Deputy Chief Financial Officer]

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

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

19. 2024-11-21-0049R

A Resolution of the City of San Antonio, Texas Public Facilities Corporation authorizing and providing for the defeasance or prepayment of certain outstanding lease revenue obligations in an amount up to \$75 million; authorizing the execution of an escrow agreement and any documents related thereto; and authorizing other necessary actions related thereto. [Ben Gorzell, Chief Financial Officer; Troy Elliott, Deputy Chief Financial Officer]

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

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

20. 2024-11-21-0050R

A Resolution requesting the City of San Antonio, Texas Public Facilities Corporation provide for the defeasance or prepayment of certain of its currently outstanding Lease Revenue Obligations in an amount up to \$75 million; authorizing the execution of an escrow agreement and any documents related thereto; and authorizing other necessary actions related thereto. [Ben Gorzell, Chief Financial Officer; Troy Elliott, Deputy Chief Financial Officer]

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

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

21. 2024-11-21-0911

Ordinance extending line-of-duty injury leave for San Antonio Fire Department Fire Lieutenant Shawn Ashley. [Maria Villagomez, Deputy City Manager; Valerie Frausto, Fire Chief]

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

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

22. 2024-11-21-0051R

Resolution declaring overdoses a public health crisis. [Erik Walsh, City Manager; Claude A.

Jacob, Director, Health]

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

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

23. 2024-11-21-0912

Ordinance amending an agreement with the University of Texas Health Science Center at Tyler, for the City of San Antonio Metropolitan Health District's Tuberculosis Prevention and Control Program, to increase funding in an amount up to \$138,000 for the term October 1, 2024 through September 30, 2025 and subsequent renewals, for a total contract amount of \$654,000. Funding is from the Public Health Provider Charity Care Program. Funding for subsequent years is contingent upon City Council approval of the annual budget and funds. [Erik Walsh, City Manager; Claude A. Jacob, Director, Health]

Councilmember Castillo highlighted her support for the Item.

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

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

24. 2024-11-21-0913

Ordinance authorizing agreements with River City Produce Co. Inc. and Nino's Fresh Cut Fruit and Veg., LLC for the City of San Antonio Metropolitan Health District's Healthy Neighborhoods Program in the amounts of \$25,000.00 and \$15,000.00, respectively, for a cumulative amount up to \$40,000.00 for terms beginning December 1, 2024 through September 30, 2025, with options to renew for four, one-year terms for a total cumulative amount up to \$200,000.00, inclusive of renewals. Funding is available from the General Fund FY 2025 Adopted Budget. Funding for subsequent years is contingent upon City Council approval of the annual budget. [Erik Walsh, City Manager; Claude A. Jacob, Director, Health]

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

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

25. 2024-11-21-0914

Ordinance amending an agreement with the Alamo Community College District (ACCD) for the City of San Antonio Metropolitan Health District's Oral Health Program to continue to support the development of a dental hygiene program for students and a community dental clinic at no additional cost for the term January 30, 2018 through September 30, 2029, and approving a facility use

agreement with ACCD for Metro Health’s Oral Health Program to conduct onsite dental hygiene clinical services at no additional cost for the term beginning upon execution through September 30, 2029. [Erik Walsh, City Manager; Claude A. Jacob, Director, Health]

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

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

26. 2024-11-21-0915

Ordinance amending an agreement with Triple P America, Inc. to support positive parenting education and reduce child abuse, including access to virtual parenting classes for parents and caregivers, as well as special certifications for existing practitioners. The agreement is for the amount of \$90,758.08, for a total contract amount up to \$207,493.08 and extending the term through March 31, 2025. Funding is from the General Fund FY 2025 Adopted Budget. [Erik Walsh, City Manager; Claude A. Jacob, Director, Health]

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

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

27. 2024-11-21-0916

Ordinance authorizing contracts with Empower House SA, Latched Support, Inc., San Antonio AIDS Foundation, and Young Women's Christian Association of San Antonio for a cumulative amount up to \$499,179.24, for a term upon approval through November 30, 2025, for services to promote community capacity-building, healthcare navigation, and reproductive and sexual healthcare. Funding is from the General Fund. [Erik Walsh, City Manager; Claude A. Jacob, Director, Health]

Councilmember Cabello Havrda moved to Approve. Councilmember Castillo seconded the motion. The motion carried by the following vote:

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

28. 2024-11-21-0052R

Resolution of No Objection for Galm Apartments, Ltd’s application for 2025 or 2026 Non-Competitive 4% Housing Tax Credits (HTC) from the Texas Department of Housing and Community Affairs (TDHCA) for the construction of a 324-unit affordable multi-family rental housing development named Galm Apartments, located at approximately 13380 W FM 471 in San Antonio’s Extraterritorial Jurisdiction (ETJ). [Lori Houston, Assistant City Manager; Veronica Garcia, Director, Neighborhood and Housing Services]

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

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

29. 2024-11-21-0053R

Resolution of No Objection for Sage Lofts, Ltd's application for 2025 or 2026 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 Sage Lofts, located at approximately 7193 Old Talley Road in San Antonio's Extraterritorial Jurisdiction (ETJ) and allowing the construction of the development to be located within one linear mile or less from another development. [Lori Houston, Assistant City Manager; Veronica Garcia, Director, Neighborhood and Housing Services]

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

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

30. 2024-11-21-0054R

Resolution of No Objection for Pedcor Investments-2024-CCVIII, LP's application for 2025 or 2026 Non-Competitive 4% Housing Tax Credits (HTC) from the Texas Department of Housing and Community Affairs (TDHCA) for the construction of a 312-unit affordable multi-family rental housing development named West Dell Apartment Homes, located at approximately 11400 Alamo Ranch Parkway in San Antonio's Extraterritorial Jurisdiction (ETJ). [Lori Houston, Assistant City Manager; Veronica Garcia, Director, Neighborhood and Housing Services]

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

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

31. 2024-11-21-0917

Ordinance authorizing a Professional Services Agreement with Texas RioGrande Legal Aid in connection with the Right to Counsel Program and other eviction prevention services for an amount up to \$100,000, for the term October 1, 2024 through September 30, 2025, with five, one-year renewal options, and a total contract value up to \$600,000, inclusive of renewals. Funding is from the General Fund FY 2025 Adopted Budget. Funding for subsequent years is contingent upon approval of the annual budget and funds. [Lori Houston, Assistant City Manager; Veronica Garcia, Director, Neighborhood and Housing Services]

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

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

32. 2024-11-21-0918

Ordinance approving a contract with 3rd Stage, LLC, to provide claims audit services for the City of San Antonio's Office of Risk Management beginning January 1, 2025 and ending December 31, 2027, with two additional, one-year renewal options, for a first year cost of \$33,000 and an estimated total contract cost of \$182,347. Funding is from the FY 2025 Self-Insurance Fund Adopted Budgets. Funding for subsequent years is contingent upon the City Council approval of the annual budget. [Ben Gorzell Jr., Chief Financial Officer; Debra Ojo, Director, Office of Risk Management]

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

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

33. 2024-11-21-0919

Ordinance authorizing a Voluntary Extraterritorial Jurisdiction (ETJ) Expansion, consisting of an approximately 35.55-acre tract of land, generally located at the southeast intersection of Abbott Road and Stapper Road in east Bexar County, Texas as petitioned by the landowners SA Do The Evolution, LLC and SA Eisele, LLC. [John Peterek, Interim Assistant City Manager; Bridgett White, Director, Planning]

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

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

34. 2024-11-21-0055R

Resolution granting the City of San Antonio's consent to the annexation of 146.153 acres by the Clearwater Creek Special Improvement District, generally located northwest of the intersection of FM 2538 and Miller Road in the extraterritorial jurisdiction (ETJ) of the City of San Antonio. [John Peterek, Interim Assistant City Manager; Bridgett White, Director, Planning]

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

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

35. 2024-11-21-0920

Ordinance authorizing an amendment to the Development Agreement between the City of San Antonio and the Owners, Fair Oaks Mosaic TBY, LLC, SA Kosta Browne Ltd, SA Given To Fly, LP, SA Do the Evolution, LLC, and SA Eisele, LLC, of the Clearwater Creek Special Improvement District, generally located northwest of the intersection of FM 2538 and Miller Road, in the extraterritorial jurisdiction (ETJ) of the City of San Antonio. [John Peterek, Interim Assistant City Manager; Bridgett White, Director, Planning]

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

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

36. 2024-11-21-0056R

Resolution granting the City of San Antonio's consent to the annexation of 38.56 acres by the Sapphire Grove Special Improvement District, generally located northwest of the intersection of New Sulphur Springs Road and Gardner Road in the extraterritorial jurisdiction (ETJ) of the City of San Antonio. [John Peterek, Interim Assistant City Manager; Bridgett White, Director, Planning].

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

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

37. 2024-11-21-0921

Ordinance authorizing an amendment to the Development Agreement between the City of San Antonio and the Owner, Lennar Homes of Texas Land and Construction, LTD of the Sapphire Grove Special Improvement District, generally located northwest of the intersection of New Sulphur Springs Road and Gardner Road, in the extraterritorial jurisdiction (ETJ) of the City of San Antonio. [John Peterek, Interim Assistant City Manager; Bridgett White, Director, Planning]

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

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

38.

2024-11-21-0922

Ordinance amending and extending a contract with Nardis, Inc., for concealable body armor for an amount up to \$500,000 annually, and a total cost of \$1,000,000, for the term beginning December 5, 2024, through December 4, 2026. Funding is included in the General Fund Budget for FY 2025 and funding for subsequent fiscal years is contingent upon City Council approval of the annual budget. [María Villagómez, Deputy City Manager; William P. McManus, Chief of Police]

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

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

Absent: Pelaez

39.

2024-11-21-0923

Ordinance approving the execution of a Contribution Agreement between the City of San Antonio and CRP/Maple Alamo Heights to accept funds in the amount of \$88,023.00 to construct the remainder of the developer's traffic mitigation requirements as part of the City's planned traffic control improvements on Jones Maltsberger Road, a FY 2024 Warranted Traffic Signal project located in Council District 1; and authorizing the acceptance and appropriation of these funds. [John Peterek, Interim Assistant City Manager; Razi Hosseini, Director, Public Works]

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

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

Absent: Pelaez

40.

2024-11-21-0924

Ordinance approving contracts with Longhorn Recycling, LP and Monterrey Iron & Metal to recycle metals collected by the Solid Waste Management Department (SWMD) for a term beginning upon award by City Council through September 30, 2027 with two, one-year renewal options. The City will receive estimated annual revenue of \$150,000 and an estimated total revenue of \$750,000 for the contract term. [David W. McCary, Assistant City Manager; Josephine Valencia, Interim Director, Solid Waste Management]

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

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

Absent: Pelaez

Annexation

2024-11-21-0925

41. Ordinance extending the city limits by full purpose annexation as requested by the property owner,

Doggett Freightliner Properties III, LLC, of one property, legally described as 16.371 acres out of CB 5088, generally located at the southeast corner of the intersection of Weichold Road and Interstate Highway 10 East, which is contiguous to the city limits of San Antonio and located within the City of San Antonio's Extraterritorial Jurisdiction (ETJ) in east Bexar County, and approving a Service Agreement. (Continued from November 7, 2024) [John Peterek, Interim Assistant City Manager; Bridgett White, Director, Planning]

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

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

Absent: Alderete Gavito

2024-11-21-0926

42. PLAN AMENDMENT CASE PA-2024-11600022 (ETJ – Closest to Council District 2): Ordinance amending the IH-10 East Corridor Perimeter Plan, a component of the Comprehensive Master Plan of the City, by changing the future land use classification from "Urban Living" to "Community Commercial" on 35.668 acres out of CB 5088 and NCB 18225, generally located at the southeast corner of the intersection of Weichold Road and Interstate Highway 10 East. Staff and Planning Commission recommend approval. (Associated Zoning Case Z-2024-10700059 CD) (Continued from November 7, 2024)

Councilmember McKee-Rodriguez moved to Approve. Councilmember Viagran 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

2024-11-21-0927

43. ZONING CASE Z-2024-10700059 CD (ETJ – Closest to Council District 2): Ordinance assigning zoning to property currently "OCL" Outside City Limits, "C-2 AHOD" Commercial Airport Hazard Overlay District, and "NP-10 AHOD" Neighborhood Preservation Airport Hazard Overlay District to "C-2 CD AHOD" Commercial Airport Hazard Overlay District with a Conditional Use for Manufactured Home/Oversize Vehicle Sales, Service, and Storage on 35.668 acres out of CB 5088 and NCB 18225, generally located at the southeast corner of the intersection of Weichold Road and IH-10 East. Staff recommends Approval. Zoning Commission recommends Denial. (Associated Plan Amendment PA-2024-11600022) (Continued from November 7, 2024)

Councilmember Courage moved to Approve. Councilmember Viagran 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

City Manager's Report

44. City Manager's Report

Executive Session

Mayor Nirenberg recessed the meeting into Executive Session at 1:45 p.m. to discuss the following:

- A.** Economic development negotiations pursuant to Texas Government Code Section 551.087 (economic development).
- B.** The purchase, exchange, lease or value of real property pursuant to Texas Government Code Section 551.072 (real property).
- C.** Legal issues related to litigation involving the City pursuant to Texas Government Code Section 551.071 (consultation with attorney).
- D.** Legal issues related to emergency preparedness pursuant to Texas Government Code Sec. 551.071 (consultation with attorney).
- E.** Legal issues related to collective bargaining pursuant to Texas Government Code Section 551.071 (consultation with attorney).

Mayor Nirenberg reconvened the meeting in Open Session at 2:54 p.m. and announced that no official action had been taken in Executive Session.

ADJOURNMENT

There being no further business, the meeting was adjourned at 2:54 p.m.

Approved

Ron Nirenberg Mayor

**Debbie Racca-Sittre City
Clerk**