

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 13, 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 9:14 AM. Deputy City Clerk Aurora Perkins took the Roll Call noting a quorum with the following Council Members present:

**PRESENT: 9** – Nirenberg, Kaur, McKee-Rodriguez, Viagran, Castillo, Cabello Havrda, Alderete Gavito, Pelaez, Whyte

**ABSENT: 2** - Rocha Garcia, Courage

**PROCEDURAL**

**1. Invocation**

The invocation was delivered by Deacon Adrian Soriano of St Timothy Catholic Church, guest of Councilmember Castillo, Council District 5.

**2. Pledge of Allegiance**

Mayor Nirenberg led the assembly in the Pledge of Allegiance.

## **POINT OF PERSONAL PRIVILEGE**

Mayor Nirenberg recognized the United States Army on the occasion of its 249<sup>th</sup> Birthday and welcomed U.S. Army Colonel Mark Stackle, Commander of the Brooke Army Medical Center. He recognized the Military Affairs Office and retired General Juan Ayala for recognizing all the Military Branches.

Councilmembers Kaur, McKee-Rodriguez, Castillo, Viagran, Cabello Havrda, Alderete Gavito, Pelaez, and Whyte expressed their congratulations to the U.S. Army on the event of their 249<sup>th</sup> Birthday.

Mayor Nirenberg read a Proclamation recognizing the Juneteenth Celebration and its observance of the oldest African American commemoration in America. Councilmember McKee-Rodriguez spoke of the importance of Juneteenth to the African American community and the granting of equal rights to all. He thanked the Juneteenth Coalition for their work in the community. Oscar Vicks of the Juneteenth Coalition thanked the City Council for this recognition and provided details of the Juneteenth Celebration and parade.

Councilmembers Alderete Gavito and Pelaez expressed their support of the event and reiterated the importance of the Juneteenth observance.

Mayor Nirenberg thanked City Leadership for the recognition of Juneteenth as a City Holiday.

## **ACTION ITEMS FOR STAFF BRIEFING**

3. Ordinance amending Chapter 16 of the Municipal Code, Licenses and Business Regulations, Article XXII Short Term Rentals. [John Peterek, Interim Assistant City Manager; Michael Shannon, Director, Development Services]

Development Service Department (DSD) Director Michael Shannon provided an overview of the Short-Term Rental (STR) Program and its history. He reviewed the activity of the task force that was established to review the current STR Program and the current Ordinance established in November 2018.

Shannon spoke to the different types of short-term rental categories which were Type 1 (primary residence of resident or owner) and Type 2 (property not occupied by owner or operator with density cap of 12.5%). He added that the nontransferable permits for STRs were \$110 for a three-year permit and \$100 for a permit renewal.

Shannon provided an overview of the current active permits by council district for each category type noting that the majority of STRs were Type 1 rentals. He noted that the majority of STRs were in Council District 1.

Shannon reviewed the STR Task Force composition of 24 voting members and stated that there was a balanced representation of neighborhood leaders, industry experts, residents, and staff. He noted that the Task Force focus areas were permit compliance, Hotel Occupancy Tax (HOT) compliance, enforcement and violation strategies, events and party violations, permit fees, LLC versus individual owner consideration and Platform (i.e. Airbnb), Vacation Rentals by Owner (VRBO)) obligations. Shannon stated that there were six meetings over four months with over

1,549 volunteer hours from members and 235 hours by staff. Shannon provided an overview of the proposed changes to include changes in permit compliance, HOT compliance, and enforcement and violation strategies. He stated that under permit compliance, citations were issued for violations and staff recommended mandating rental platforms to remove listings with legitimate permit numbers and add a one-year revocation penalty for misleading information. He added that under HOT compliance, it was recommended that rather than individuals remitting monthly payments, rental platforms would remit HOT directly to the City monthly.

Shannon stated that currently under the enforcement and violation strategies, an STR permit would be revoked with three or more confirmed citations within a six-month period. He noted that the Task Force recommended adding a required “quiet hour” notice and spoke to options for reviewing enforcement to include an opportunity to meet with the department director, civil enforcement through an Administrative Hearing Officer, and a possible permit revocation window extended from six months to three months.

Shannon reviewed proposed changes to the areas of events and party violations which included clarifications on maximum occupancy calculation and adding a compliance meeting with the director to discuss violations.

Under LLC versus the individual owner category, Shannon recommended an amendment to allow owners to change the designated operator of an STR without reapplying for a permit. He added that currently, a permit was not transferable to another operator.

Shannon stated that currently there were no obligations by STR platforms, and the Task Force recommended that platforms remove listings without legitimate permit information and that they remit HOT to the City directly every month.

Shannon reviewed the permit fees for other Texas cities and provided a comparison of current permit fees versus City expenses. He stated that the recommendation was for fees to be adjusted from \$100 for every three years for both Type 1 and 2 STR to \$300 for three years for both types. Shannon stated that the Planning and Community Development Committee's recommendation was to change fees to \$300 for three years for Type 1, and \$975 for three years for Type 2. He reviewed the permit fees of other Texas cities. He reviewed current permit fees and expenses and noted that current fees did not cover the costs of the STR Program.

Shannon stated that the proposed Task Force recommendations were supported by staff and would increase efficiency in administration of rules and regulations. He added that recommendations would provide additional regulations to increase permit compliance, increase HOT compliance, added more tools for nuisance abatement, and increased fees for cost recovery of City resources. He noted that letters of support for the recommended changes were submitted by several homeowner associations.

## PUBLIC COMMENT

Shelley Galbraith of the Short-Term Rental Association spoke in support of the Task Force recommendations and changes to the current Ordinance.

Bianca Maldonado, STR Task Force Member, expressed her and the neighborhood association's support of the recommendations to the STR Ordinance. She stressed the importance of STR regulations and compliance platform development.

Michelle Madson, President and CEO of the San Antonio Hotel and Lodging Association, expressed her support of the Task Force recommendations and changes to the HOT requirements for STRs.

Erin Hahn of the organization Texas Hunters expressed her support of the Task Force recommendations and increased compliance of STRs.

Laurentiu Popa expressed concern regarding changes to the Ordinance and the associated permit fees for increased activities at STRs.

Ruben Uribe expressed concern about the number of STR companies that had a large number of party houses and increased fees without the due diligence of the owner rental activity or bad rental customer acts.

Elizabeth Luna, resident of Council District 7, expressed concern regarding the STR industry and the assistance that it provided to individuals requiring medical activity, military transitions, or short-term employment needs.

Gloria Abdel Jalec, STR owner, expressed concern about the increase of permits and requested consideration of individuals who operated a STR for supplemental income and increased enforcement of STR investors not meeting requirements.

## DISCUSSION

Councilmember Castillo moved to Approve Item 3 with the amendment to increase Type 2 STR permits from \$300 to \$450 every three years and adopt staff's recommendation for Type 1 Short-Term Rental permits and renewals of \$300 every three years. She discussed studies that supported the need for compliance with STR regulations and asked if there were currently Code Enforcement Officers dedicated to STR compliance. Shannon stated that there were not currently dedicated officers for STR compliance. Councilmember Castillo stated that she hoped that the increase in fees would allow for the hiring of a dedicated enforcement Officer for STR issues.

Councilmember McKee-Rodriguez expressed his support for an increase in permit fees for investment owners of STRs. He spoke about the exploitation of investment firms and individuals who were bad actors in meeting compliance requirements.

Councilmember McKee-Rodriguez stated that he supported higher fees for investment owners. He asked if it was possible to have higher fees for investment owners and residents. Shannon stated that it would require additional analysis but it could be possible. He noted that the increase in fees could allow for the hiring of dedicated staff for STR enforcement and monitoring.

Councilmember Alderete Gavito thanked the Task Force for their work on the Item and noted that

she supported the recommendations presented. She asked what the average cost of rentals and occupancy was. Shannon stated that staff did not have that information from the relevant associations.

Councilmember Alderete Gavito asked which type of STR had higher violations. Shannon confirmed that type 2 STRs had more violations. Councilmember Alderete Gavito asked if there was any legal reason why the fees could not be increased. City Attorney Andy Segovia stated there were no concerns as long as the fees were tied to the cost of regulation. He added that the Development Services Department and the City Attorney's Office felt that the recommendations met that requirement. Councilmember Alderete Gavito asked if there was a known number of party house violators. Shannon stated that there were approximately a dozen sites that were frequent violators which was not a large number considering there were over 3,000 STRs within the City. Councilmember Alderete Gavito asked of the process for reporting party homes. Shannon stated that SAPD would be called to incidents who would then work with DSD to address incidents and associated fines/corrective actions.

Councilmember Alderete Gavito stated that she was in support of the hiring of a dedicated Code Officer for monitoring STRs and the recommended permit fees. She provided a letter of support for recommended changes from the Monticello Park Neighborhood Association for the Councilmembers to review.

Councilmember Whyte expressed his support for additional Code Officers but wanted to make sure that it was to focus on public safety. He stated that it was important to ensure that residents were allowed to invest in their property and expressed concern about increasing fees to alleviate investors. He supported the increased fees for the hiring of Code Officers and asked if DSD supported the hiring of Code Officers. Shannon stated that he did agree with the benefit of having STR enforcement Officers who would work closely with other Officers on related issues. Councilmember Whyte asked what hours the Officers would work. Shannon stated that an analysis would need to be performed to see when they were most needed. He reiterated that there was a small number of party houses and staff was aware of those sites and worked closely with the San Antonio Police Department (SAPD) to address them.

Councilmember Whyte asked if there was daily occupancy rate for these sites. Shannon stated that the information would be obtained from related occupancy associations. Councilmember Whyte stated that he was in support of the increased rates.

Councilmember Viagran thanked Councilmember Castillo for the amendment for increased fees. She noted that she had traveled internationally and that many Airbnb Type 2 STR sites for tourists were located around historic sites and that many locals were upset since those establishments eliminated affordable housing for the community. She stated that she had concerns about this happening around the City due to its historic nature and stressed the need for analysis of Type 2 sites within the community owned by out-of-town investors. She expressed her support for increased fees, hiring of dedicated enforcement Officers, and the limit of type 2 sites.

Councilmember Viagran noted that one of the individuals who spoke during public comment had expressed concern of increased fees and difficulty of paying, and asked if there were avenues for

assistance. Shannon stated that there was staff available to assist individuals in gaining permits and the associated process. Councilmember Viagran expressed her support of the staff recommendations and funding for a dedicated Code Officer for the STR Program.

Councilmember Kaur noted that Council District 1 had the largest number of STRs and supported the recommendations presented by the Task Force. She stated that her office had spoken to many Council District 1 residents to gain input on STR regulations. Councilmember Kaur spoke about the benefits of Type 1 STRs and providing income and increased quality of life for those homeowners. She expressed her support of HOT funds being accepted by platform entities allowing for better receipt of funds to build the Program and provide increased staffing for monitoring.

Councilmember Kaur asked if the dedicated Code Officer could be dedicated to nights and weekends to address violations. Shannon stated that it was possible and that an analysis would be performed for appropriate staffing of the Program.

Councilmember Kaur noted that the increased fees proposed for Type 2 STRs would provide over \$338,000 for the Program and would more than cover the cost for Type 1 homeowners to decrease their burden in meeting their economic needs. She stated that this would more than address concerns of negative impact on homeowners who were looking to build income to provide for their families. She requested the City Council's consideration in considering lower proposed fees for Type 1 STR but did not make a formal motion at that time.

Mayor Nirenberg asked Shannon to comment on Councilmember Kaur's comments. Shannon stated that considering different proposed fees for Type 1 STRs would require additional analysis from staff and could be presented to the City Council at a later time. He noted that Type 1 STR permits comprised about 21% of the total STR permits and there were approximately 1,000 to 1,400 unpermitted STRs that would be brought into compliance under the recommended changes.

Councilmember Pelaez noted the challenges of monitoring STRs at the State and Federal levels. He stated that it was important for cities to provide reasonable regulations for STRs and monitoring. Councilmember Pelaez noted that STRs were frequently sought in his council district due to its proximity to UTSA and local attractions but agreed with concerns about party houses and public safety. He expressed his support for the recommendations presented.

Councilmember Castillo noted that even with the increased proposed fees, San Antonio would still have some of the lowest fees in the State of Texas. She presented a letter from Austin City Councilmember Fuentes supporting increased fees.

Mayor Nirenberg thanked his colleagues and staff for their work on the Item. He expressed his support for the Item and addressing density concerns within communities.

Councilmember Castillo moved to Approve as amended to increase Type 2 Short-Term Rental permits from \$300 to \$450 every three years and adopt staff's recommendation for Type 1 Short-Term rental permits and renewals of \$300 every three years.

Councilmember McKee-Rodriguez seconded the motion. The motion prevailed by the following vote:

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

## CONSENT AGENDA

### Purchase of Services, Supplies and Equipment

**4. 2024-06-13-0434**

Ordinance approving a contract with Cape Equipment & Services, LLC, dba LSS Digital Print Finishing Systems, for the purchase and installation of a high-volume industrial document shredder for \$55,697.20 for the Office of the City Clerk. 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, Castillo, Cabello Havrda, Alderete  
Gavito, Pelaez, Whyte  
**Absent:** Rocha Garcia, Courage

**5. 2024-06-13-0435**

Ordinance approving a contract with Compass Group USA, Inc., to provide fresh food, beverage and snack vending for employees and visitors at various City facilities for a five-year term beginning upon award with the option to renew for one additional, five-year period. The contract also includes office coffee and tea services for City Departments. [Ben Gorzell Jr., Chief Financial Officer; Troy Elliott, Deputy Chief Financial Officer, Finance]

Councilmember Kaur noted that the contract had been de-bundled to provide increased opportunities for local small businesses to possibly gain contracts. She noted that a local small business had applied for the contract but had not been awarded and she expressed concern about gaps within the SBEDA Ordinance that could support local businesses. Councilmember Kaur asked for analysis on whether businesses needed to address capacity or if the SBEDA Ordinance needed to further address gaps. She asked to be included in the meeting with the local vendor to assist with the education of the program.

Councilmember Viagran thanked Councilmember Kaur for addressing this issue and noted that she would not be supporting the Item due to the need to further support local small businesses.

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

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

**6. 2024-06-13-0436**

Ordinance approving a contract with Diehard Catering and Event Center, LLC, dba Chef Don's Catering, to provide catering services for the Department of Human Services San Antonio Ambassador Summer Internship Program and NXT Level for an estimated cost of \$24,555 annually, beginning upon award through April 30, 2027, with two additional one-year renewal options, or an estimated total cost of \$122,775 for the entire contract term including renewals. 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, Castillo, Cabello Havrda, Alderete  
Gavito, Pelaez, Whyte  
**Absent:** Rocha Garcia, Courage

**7. 2024-06-13-0437**

Ordinance approving a contract with Kone, Inc., for escalator and elevator work for the Henry B. Gonzalez Convention Center for a total cost of \$10,149,690 and appropriating \$908,565 in additional funds from the Texas Public Facility Corporation. Funding is from the Texas Public Facility Corporation and included in the FY 2024 – 2029 Capital Improvement Program. [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, Castillo, Cabello Havrda, Alderete  
Gavito, Pelaez, Whyte  
**Absent:** Rocha Garcia, Courage

**8. 2024-06-13-0438**

Ordinance ratifying the contract with PropertyRoom.com, Inc., for revenue to the City in the amount of \$222,273; and approving a contract with PropertyRoom.com, Inc., beginning upon award and ending March 19, 2025, with an additional one-year renewal option, to provide the San Antonio Police Department (SAPD) online auction services for the sale of property collected and stored in surplus in the SAPD property room. The City will receive an estimated \$95,000 in revenue annually which will be deposited into City's 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, Castillo, Cabello Havrda, Alderete  
Gavito, Pelaez, Whyte  
**Absent:** Rocha Garcia, Courage

**9. 2024-06-13-0439**

Ordinance ratifying the purchase of service and repairs of fixed breathing air compressors located at Fire Stations, mobile air compressors, and Self-Contained Breathing Apparatus (SCBA) air packs for the San Antonio Fire Department from Heat Safety Equipment, LLC, in the amount of \$81,204.08. 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, Castillo, Cabello Havrda, Alderete  
Gavito, Pelaez, Whyte  
**Absent:** Rocha Garcia, Courage

**10. 2024-06-13-0440**

Ordinance approving a contract with Tyler Technologies, Inc., to provide e-Citation writers, printers, support, and accessories for a total cost of \$373,548 for the San Antonio Police Department Traffic Unit. Funding is from the General Fund. [Ben Gorzell Jr., Chief Financial Officer; Troy Elliott, Deputy Chief Financial Officer, Finance]

Councilmember Alderete Gavito stated that she pulled the Item to ensure that public safety Officers had the technology they needed to do their jobs. Information Officer Craig Hopkins stated that the purchase was for a hardware device and not a system migration.

Councilmember Alderete Gavito asked what type of testing and training would be provided to Officers. Assistant Police Chief Robert Blanton explained the training and testing provided. Councilmember Viagran moved to Approve. Councilmember Kaur seconded the motion. The motion carried by the following vote:

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

**11. 2024-06-13-0441**

Ordinance approving a contract with XELA Resources and Contracting, Inc., to provide maintenance and repair services for fitness equipment for various City departments for an estimated cost of \$18,000 annually, beginning upon award and ending March 31, 2026, with two, one-year renewal options. Funding is from the respective department's FY 2024 Adopted 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, Castillo, Cabello Havrda, Alderete  
Gavito, Pelaez, Whyte  
**Absent:** Rocha Garcia, Courage

## Capital Improvements

### 12. 2024-06-13-0442

Ordinance amending a professional services agreement with Kimley-Horn and Associates, Inc. for Airfield Engineering Design Services for the Airfield Safety Enhancement and Improvements Program at the San Antonio International Airport in an amount not to exceed \$9,381,742 for a new contract value of \$21,238,007. Funding is from Airport Interim Financing and included in the FY 2024 – 2029 Capital Improvement Program. [Jeff Coyle, Assistant City Manager; Jesus Saenz, Director, Aviation]

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

**Absent:** Rocha Garcia, Courage

### 13. 2024-06-13-0443

Ordinance amending a contract in the increased amount of \$285,635.74 for a total construction contract value of \$20,175,635.74 with Skanska USA Building, Inc. for additional construction services related to the Alamodome Improvements Project; and authorizing the reallocation of funds in the amount of \$400,000 from the Alamodome Expansion Joints Project to the Alamodome Improvements Project. Funding is from previously authorized Hotel Occupancy Tax Redemption and Capital Funds included in the FY 2024 – FY 2029 Capital Improvement Program. [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, Castillo, Cabello Havrda, Alderete  
Gavito, Pelaez, Whyte

**Absent:** Rocha Garcia, Courage

### 14. 2024-06-13-0444

Ordinance awarding a construction contract to TCL Construction Enterprises, LLC in the amount not to exceed \$406,065 for construction of the Jupe Manor Neighborhood Park. Funding is from 2022 General Obligation Bond Program funds included in the FY 2024 - FY 2029 Capital Improvement Program and previously authorized 2017 General Obligation Bond Program funds. [John Peterek, Interim, Assistant City Manager; Razi Hosseini, Director, Public Works]

Councilmember Viagran highlighted 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, Castillo, Cabello Havrda, Alderete  
Gavito, Pelaez, Whyte

**Absent:** Rocha Garcia, Courage

**15. 2024-06-13-0445**

Ordinance awarding the 2024 Street Rehabilitation Task Order Contract Package 14 to Keeley Construction Group, Inc. in an amount not to exceed \$9,688,716.98, of which \$278,603 will be reimbursed by San Antonio Water System (SAWS) and \$22,040 will be reimbursed by CPS Energy for necessary adjustments to their existing infrastructure. Funding of \$1,673,529.75 is from FY 2023 and \$7,714,814.23 is from FY 2024 General Fund, Advanced Transportation District Fund, 2022 General Obligation Bond Program, debt proceeds, and other funding sources included in the FY 2024 – FY 2029 Capital Improvement Program. [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, Castillo, Cabello Havrda, Alderete  
Gavito, Pelaez, Whyte

**Absent:** Rocha Garcia, Courage

**16. 2024-06-13-0446**

Ordinance awarding the 2024 Task Order Contract for Transportation Construction Projects – Package 1 to E-Z Bel Construction, LLC in the amount not to exceed \$3,748,396 for the Mid Block Crossing Project. Funding is from the General Fund included in the FY 2024 – FY 2029 Capital Improvement Program. [John Peterek, Interim Assistant City Manager; Catherine Hernandez, Director, Transportation 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, Castillo, Cabello Havrda, Alderete  
Gavito, Pelaez, Whyte

**Absent:** Rocha Garcia, Courage

**Grant Applications and Awards**

**17. 2024-06-13-0447**

Ordinance relating to two Centers for Disease Control and Prevention (CDC) grants to authorize the acceptance of funds upon award in an amount up to \$3,093,451 from the CDC, Office of Grants Services, for the period of July 1, 2024 through June 30, 2025, and authorizing a budget and existing personnel complement for the Immunization and Vaccines for Children Program, and authorizing staffing for the CDC Strengthening U.S. Public Health Infrastructure, Workforce, and Data Systems Grant. [Erik Walsh, City Manager; Claude A. Jacob, Director, Health]

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

**18. 2024-06-13-0448**

Ordinance authorizing the acceptance of funds upon award by the Texas Department of Housing and Community Affairs (TDHCA) Homeless Housing and Services Program (HHSP) Youth Set- Aside funds in the amount of \$250,503 for the term September 1, 2024 through August 31, 2025, and authorizing a budget and personnel complement; authorizing continued funding from the grant to THRU Project's Educational Housing Program for the contract renewal period; and the designation of Haven for Hope of Bexar County, Inc. as an eligible subrecipient of General Set- Aside funds in the amount of \$839,059 annually for the term September 1, 2024 through August 31, 2026. [Lori Houston, Assistant City Manager; Melody Woosley, Director, Human Services]

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

**19. 2024-06-13-0449**

Ordinance approving the acceptance of grant funds upon award in an amount up to \$6,250,000 from the U.S. Department of Justice, Office of Community Oriented Policing Services for a Hiring Program grant to fund 50 police officer positions and authorizing a cash match contribution of \$25,232,174 over four years. [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, Castillo, Cabello Havrda, Alderete  
Gavito, Pelaez, Whyte  
**Absent:** Rocha Garcia, Courage

**Boards, Commissions and Committee Appointments**

**20. Approving the following board, commission, and committee appointments for the remainder of an unexpired term of office to expire May 31, 2025, or for the terms as shown below. [Debbie Racca-Sittre, City Clerk]**

A. Appointing Brad Veloz (District 3) to the Lesbian, Gay, Bisexual, Transgender, Queer + (LGBTQ+) Advisory Board

B. Reappointing Ricardo "Richard" Perez (District 4), Dr. Tracy Hurley (District 6), and Jan Kirby (District 10) to the San Antonio Early Childhood Education Municipal Development Corporation for the remainder of a term of office to expire on May 31, 2026.

Councilmember Viagran highlighted Item 20A.

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

## Miscellaneous

### 21. **2024-06-13-0450**

Ordinance approving the selection of BG Construction Services, ProMasters Remodeling, Geofill Material Technologies, MM Weatherization, JGG Integrated, AJ Brinegar LLC, and Byrdson Services LLC for the REHABARAMA housing preservation program to assist with the rehabilitation of residential properties for an estimated value not to exceed \$500,000. Funding is from the General Fund FY2024 Adopted Budget. [Lori Houston, Assistant City Manager; Shanon Miller, Director, Office of Historic Preservation]

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

### 22. **2024-06-13-0451**

Ordinance approving a contract with Industrial/Organizational Solutions, Inc. for the preparation of validated, written promotional examinations for the positions of SAFD Fire Engineer, Fire Lieutenant, Fire Captain, and District Fire Chief; along with the administration of assessment centers for the District Fire Chief position for a total amount not to exceed \$726,260. The term shall commence on July 1, 2024 and terminate on June 30, 2027. Funding is from the General Fund. [Ben Gorzell, Chief Financial Officer; Renee Frieda, Director, Human Resources]

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

### 23. **2024-06-13-0452**

Ordinance approving an agreement with the San Antonio Housing Trust Public Facility Corporation in an amount up to \$2,535,000 for the acquisition of approximately 1.57 acres of property at 811 W.

Houston Street located in City Council District 5. [Lori Houston, Assistant City Manager; Veronica Garcia, Director, Neighborhood and Housing Services]

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

**24. 2024-06-13-0453**

Ordinance approving a Chapter 380 Economic Development Agreement in the amount of \$254,495 from the Inner City Tax Increment Reinvestment Zone #11 between the City of San Antonio and Forward Progress Arts and Entertainment Center, Inc. for the Eastside Youth Content Creators Summer 2024 Program. [Lori Houston, Assistant City Manager; Veronica Garcia, Director, Neighborhood and Housing Services]

Councilmember McKee-Rodriguez highlighted 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, Castillo, Cabello Havrda, Alderete  
Gavito, Pelaez, Whyte  
**Absent:** Rocha Garcia, Courage

**25. 2024-06-13-0454**

Ordinance approving a Chapter 380 Economic Development Loan Agreement in an amount up to \$300,000 between the City of San Antonio, Inner City Tax Increment Reinvestment Zone #11, and Gardopia Gardens for the Gardopia Gardens Facilities Project located at 615 and 619 N. New Braunfels in City Council District 2. [Lori Houston, Assistant City Manager; Veronica Garcia, Director, Neighborhood and Housing Services]

Councilmember McKee-Rodriguez highlighted the Item and its impact to the community.

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

**26. 2024-06-13-0455**

Ordinance authorizing a Development Agreement between the YWCA San Antonio, the City of San Antonio, and the Westside Tax Increment Reinvestment Zone (TIRZ) in an amount up to \$2,000,000 for affordable housing at the Women's Live and Learn Center located at 2318 Castroville

Road in City Council District 5. [Lori Houston, Assistant City Manager; Veronica Garcia, Director, Neighborhood and Housing Services]

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

**27. 2024-06-13-0456**

Ordinance approving contracts with ISL Contractors, Trebor, Inc., and F&L Landscaping and Construction to provide standby Texas Certified Lead Abatement Contractor Services for housing rehabilitation and lead abatement programs for a one-year term beginning upon City Council approval. The contracts will not exceed \$2,000,000 over the term. Funding is from the Lead Hazard Reduction Grant (LHRG), Healthy Homes Production Grant, Community Development Block Grant (CDBG), and HOME Investment Partnerships program (HOME). [Lori Houston, Assistant City Manager; Veronica Garcia, Director, Neighborhood and Housing Services]

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

**City Manager's Report**

**28. City Manager's Report**

City Manager Erik Walsh spoke to a recent Budget Work Session discussion addressing illegal dumping and that the Solid Waste and the Communications and Engagement Departments had developed an illegal dumping campaign called Fight Dirty that would run through the Summer. He noted that the campaign would include social media, billboards, and VIA bus shelter marketing. He added that SAPD would continue to monitor illegal dumping sites and work with the Solid Waste Management Department to address frequent dumping areas.

City Manager Walsh introduced the Spotlight video highlighting married staffers Khaila and Walter Barrett and their experience of working for the City Departments of Solid Waste Management and Communications and Engagement. They discussed the benefits of working for the City, expressing their support for each other's careers, and serving the residents of San Antonio.

**POINT OF PERSONAL PRIVILEGE**

Councilmember Alderete Gavito recognized Council District 7 staffer Dorian Keller who would be leaving City service to enter Law School and noted his dedicated service to Council District 7.

### **Executive Session**

Executive Session was not held.

### **ADJOURNMENT**

There being no further discussion, the meeting was adjourned at 11:18 a.m.

**Approved**

**Ron Nirenberg Mayor**

**Debbie Racca-Sittre  
City Clerk**