

**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, February 27, 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 9:14 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, Rocha Garcia, Castillo, Cabello  
Havrda, Alderete Gavito, Pelaez, Courage, Whyte

**ABSENT:** None

**PROCEDURAL**

**1. Invocation**

The invocation was delivered by Pastor Tom Wilson of The Hills Church, guest of Councilmember Rocha Garcia, Council District 4.

**2. Pledge of Allegiance**

Mayor Nirenberg led the assembly in the Pledge of Allegiance.

3. Approval of minutes for the City Council meetings of February 12, 2025 and February 13, 2025.

Councilmember Castillo moved to Approve the minutes of the February 12, 2025, and February 13, 2025, City Council meetings. Councilmember Rocha Garcia seconded the motion. The motion carried by the following vote:

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

### **POINT OF PERSONAL PRIVILEGE**

Mayor Nirenberg invited the Divas of Eastwood to perform a song in honor of Black History Month.

Councilmember Pelaez recognized the 103rd birthday of World War II Veteran Raymond Flores.

Councilmember Whyte recognized fallen police officer David Evans who died on February 25, 2022 and announced that a portion of highway in Council District 10 would be named Officer David G. Evans Memorial Highway.

City Manager Erik Walsh announced the loss of Mario Hune, Project Manager with the Public Works Department, who passed away suddenly this week. Hune had served as a Council Aide for several City Councilmembers. Mayor Nirenberg led a moment of silence.

### **ITEM FOR STAFF BRIEFING**

4. Briefing on the 89th State Legislative Session. [Jeff Coyle, Assistant City Manager; Sally Basurto, Director, Government Affairs]

Director of Government Affairs (GA), Sally Basurto, reported that to date over 4,500 bills had been filed, and the GA team was tracking more than 700. She stated that House Speaker Dustin Burrows had announced House Committee assignments as follows: Rep. Trey Martinez Fischer, District 116, was the Ways & Means Committee Vice Chair and also served on Culture, Recreation & Tourism; Rep. Philip Cortez, District 117, was on the Homeland Security, Public Safety & Veterans' Affairs, and Intergovernmental Affairs Committees and was the Chair of the Permanent Standing Subcommittee on Defense and Veterans' Affairs; Rep. John Lujan, District 118, was on the Appropriations, Local & Consent Calendars, Trade, Workforce & Economic Development Committees and the Chair of the Permanent Standing Subcommittee on International Relations; Rep. Elizabeth "Liz" Campos, District 119, was a member of the Delivery of Government Efficiency Committee and the Vice Chair of Public Health; and Rep. Barbara Gervin- Hawkins, District 120, was a member of the Appropriations, Redistricting, and Ways & Means Committees; Rep. Marc LaHood, District 121, was on the Judiciary & Civil Jurisprudence, Permanent Standing Subcommittee on Family and Fiduciary Relationships, and Transportation Committees; Rep. Mark Dorazio, District 122, was on the Homeland Security, Public Safety & Veterans' Affairs, and Human Services Committees and Vice Chair of the Permanent Standing Subcommittee on Defense and Veterans'

Affairs Committee; Rep. Diego Bernal, District 123, was the Vice Chair of the Public Education Committee and served on the Ways & Means and Permanent Standing Subcommittee on Property Tax Appraisals Committees; and Rep. Josey Garcia, District 124, was a member of the Energy Resources, Natural Resources, and Redistricting Committees.

Basurto reported that Pape-Dawson Engineering had developed a conceptual plan and alignment for the East-West Corridor parkway including Greater SATX, Toyota, University Health, International, and JCB and a meeting with the Texas Department of Transportation (TxDOT) leadership was held. She indicated that staff was targeting May 2025 for a City Council action to add the Parkway to the City's Major Thoroughfare Plan and the goal would be to have the Metropolitan Planning Organization (MPO) include the Parkway in their Metropolitan Transportation Plan (MTP). Basurto reported ongoing dialogue with the State Delegation and transportation partners as the State was expected to call for Major Projects in the summer of 2026.

Basurto stated that the Senate had passed some priority bills and sent them to the House and noted that the deadline to file bills was March 14, 2025. She noted that Senate Priority Bills included Senate Bill (SB) 19, sponsored by Middleton, related to Community Censorship, and would prohibit political subdivisions from using public funds for lobbying and certain other activities. Basurto reported that SB 19 was scheduled for a hearing on February 27, 2025, in Senate State Affairs. She stated that SB 4, sponsored by Bettencourt, related to the Homestead Tax Exemption, was also a priority. Basurto indicated that SB 4 would raise the homestead exemption from \$100,000 to \$140,000 (and \$150k for seniors.) She added that SB 4 had passed the Senate and was received in the House.

Basurto stated that there were two bills related to dangerous dogs. She reported that HB 2806, sponsored by Lujan, would allow increased flexibility to our Animal Care Services (ACS) officers to identify and make dangerous dog designations, increase the penalty for multiple bite incidents from a Class C to a Class B misdemeanor, and would restrict ownership of dogs for five years for owners with multiple convictions for dangerous dog bites. She noted that, likewise, HB 2325, sponsored by Campos, would create a Statewide registry for dangerous dogs and mandate the Texas Department of Public Safety to collaborate with local animal control authorities to create and maintain a publicly accessible online registry.

Several regulatory bills related to the food industry that Basurto was tracking included: HB 2156, sponsored by Harris, and its companion bill SB 1008, sponsored by Middleton, which would change how a municipality could regulate food trucks, including changes in permitting, fees, and noise regulations. Basurto was concerned that HB 2156/SB 1008 would make cities liable for lawsuits. She indicated that HB 2844, sponsored by Landgraf, would establish the Mobile Food Vendor Regulatory Consistency Act, which would limit how cities could regulate mobile food vendors. Under HB 2844, cities would be prohibited from banning or regulating food trucks in ways that conflicted with State Law but may enforce fire codes, zoning laws, and general safety rules, according to Basurto. She indicated that HB 2625, sponsored by DeAyala, and its companion bill SB 1358, sponsored by Parker, would prohibit a city or public health district from requiring a permit, charging a fee, or otherwise prohibiting sound related activity at a food service establishment arising from late night deliveries between 10 p.m. and 5 a.m.

Basurto stated that HB 2248, sponsored by Smithee, and its companion bill SB 852,

sponsored by Middleton, would make changes to the Public Information Law by introducing new requirements for governmental bodies that handled public records requests, including timely responses, fee restrictions, and legal costs paid by the government agency. She reported that SB 1130, sponsored by Middleton, would allow requestors to require a governmental body to participate in an alternative dispute resolution procedure regarding a request in case of disagreements. Basurto added that SB 1130 was referred to the Senate Business & Commerce Committee.

Basurto mentioned that HB 2101, sponsored by Campos, would create a study on unreported gunshots detected using gunshot detection technology. She noted that HB 1998, sponsored by Spiller, along with its companion bill SB 1173, sponsored by Perry, would increase the competitive bidding thresholds required for city purchases from \$50,000 to \$100,000. Basurto stated that HB 1806, sponsored by Noble, and its companion bill SB 730, sponsored by Campbell, would prohibit government entities from using taxpayer resources to support abortion assistance entities or provide logistical support for obtaining an abortion. She stated that HB 2673, sponsored by Lujan, would repeal certain provisions authorizing cemeteries in certain municipalities and counties. Basurto added that HB 2673 would not allow the establishment of a cemetery within five miles of city boundaries.

#### DISCUSSION:

Councilmember Pelaez commented on how HB 167 would have significant impact on the City of San Antonio and could eliminate programs that served underserved communities, and he urged protection of City programs that were threatened because of a label; therefore, he recommended a review of program titles. He thanked the San Antonio delegation for their leadership. He supported establishing the State's cyber command in San Antonio.

Councilmember Cabello Havrda asked how property tax restrictions could impact the City of San Antonio. Basurto stated that SB4 was the bill being tracked related to property taxes. Assistant City Manager Jeff Coyle clarified that SB4 impacted school districts. Councilmember Cabello Havrda supported Open Meetings Training and revisions to the Public Information Act in the name of transparency. She wanted to track HB 377 establishing funding to track public school students' mental health, HB 2216 tightening conditions in which CPS could remove children from their homes, and SB1149 regarding licensing requirements for childcare providers.

Councilmember Rocha Garcia noted that the City was prepared for growth that was consistent with our values and priorities. She focused on budget shortfalls within the school districts, which resulted in some school closures, and suggested more investment in early childhood education. She suggested that partnerships with employers could help keep childcare services more stable. Assistant City Manager Alex Lopez confirmed that Dr. Baray, Director of PreK 4 SA, was involved.

Councilmember Rocha Garcia supported HB 2806 and SB 2525 to register dangerous dogs and hold owners more accountable, and to provide assistance so residents could access microchipping and spay/neuter surgeries. Councilmember Rocha Garcia requested clarification on the additional request for training in the Texas Open Meetings Act (TOMA) required by SB 1295. Assistant City Attorney Camila Kunau explained that the bill would require all attorneys who worked with City Council or Boards to be trained in the TOMA, however, all staff of the City Attorney's Office already received this training so this bill would have no impact.

Councilmember Rocha Garcia asked about increasing competitive bidding thresholds under SB 1173 and the impact of HB 2248. Deputy Chief Financial Officer Troy Elliott stated that his office supported SB 1173 as an efficiency. Basurto noted that her team was closely watching HB 2248 as it would reduce the City's required response times under the Texas Public Information Act and prohibit the City from charging fees for copies, as well as creating a complaint process with the Texas Attorney General (AG). Councilmember Rocha Garcia expressed concern with the Governor's proposal to place a loan against the equity in an elderly person's home in order to pay for nursing home care and feared that families who could not afford healthcare or dementia care could lose their home, at a time when the City was trying to promote and create generational wealth.

Councilmember Viagran commented that there was a large volume of bills filed. She requested a meeting with Basurto to let her know what issues she was discussing with the local delegation related to concerns from the community and issue groups. Councilmember Viagran suggested that the East-West Corridor had a good group working on it, but she wanted to ensure that it was a priority; she requested including the corridor on the City's Major Thoroughfare Plan as soon as possible.

Councilmember Viagran supported the dangerous dogs legislation but was concerned about food truck regulations and their cost to small businesses. Basurto explained that the food truck bills were aimed at deregulation and minimizing what cities could charge for permitting, which diminished the authority of cities. Councilmember Viagran recommended a review of the gunshot technology as this had been tried in San Antonio before and she suggested that the cemeteries proposal could impact zoning cases.

Councilmember Alderete Gavito supported both dangerous dogs bills noting that they were consistent with her Council Consideration Request (CCR) 2024-0014, which requested comprehensive safety measures for loose and dangerous dogs.

Councilmember Courage clarified that SB 4 should have no effect on the City of San Antonio property tax as it was targeting schools. However, he expressed concern with SB 14 as cities advocated for its residents, and advocacy should not be considered "lobbying." Councilmember Courage requested information on the progress of any education related bills that would affect local school districts and any bills impacting utilities.

Councilmember Castillo supported the dangerous dog and responsible pet ownership bills and thanked Councilmember Alderete Gavito for her leadership. She requested that the City support local public education in opposing vouchers and anything that defunded our school systems. Councilmember Castillo suggested that shuttered schools could be used as housing and requested that staff track any bills related to housing. She commented that more support was needed to assist seniors to fight fraud and abuse.

Councilmember Whyte supported the dangerous dogs bills and thanked House Speaker Burrows for including so many members of the San Antonio delegation on key committees. Councilmember Whyte recommended that the City not take actions related to the Reproductive Justice Fund that violated State Law, citing HB 1806/SB 730. He appreciated the Governor's support to move the State's cyber command to San Antonio and requested a Resolution from the City in support.

Mayor Nirenberg thanked staff for their work and noted that the Item was for briefing only so no

action was taken.

## **CONSENT AGENDA**

### **Purchase of Services, Supplies and Equipment**

**5. 2025-02-27-0147**

Ordinance approving a contract with Alterman, Inc., to provide a lighting controller upgrade for the eastside of the Henry B. Gonzalez Convention Center, to include parts, supplies and installation for a total cost of \$182,845.00. Funding is from the Convention Center improvement and contingency fund with current balance in the amount of \$189,750.00. [Ben Gorzell Jr., Chief Financial Officer; Troy Elliott, Deputy Chief Financial Officer, Finance]

Councilmember Castillo highlighted her support for the Item.

Councilmember Cabello Havrda 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, Pelaez, Courage, Whyte

**6. 2025-02-27-0148**

Ordinance approving a contract with Southern Aluminum Manufacturing Acquisition, Inc., to provide 576 table skirts for the Henry B. Gonzalez Convention Center in the amount of \$119,832. Funding is from the Hotel Occupancy Tax Fund. [Ben Gorzell Jr., Chief Financial Officer; Troy Elliott, Deputy Chief Financial Officer, Finance]

Councilmember Cabello Havrda 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, Pelaez, Courage, Whyte

**7. 2025-02-27-0149**

Ordinance ratifying a contract with Daktronics, Inc., for a Daktronics extended service plan for equipment at the Alamodome and Henry B. Gonzalez Convention Center for the period October 23, 2024, through October 22, 2026, for a total cost of \$136,830. Funding is from the Community and Visitor Facilities Fund. Funding for the subsequent year is contingent upon City Council approval of the annual budget. [Ben Gorzell Jr., Chief Financial Officer; Troy Elliott, Deputy Chief Financial Officer, Finance]

Councilmember Cabello Havrda 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, Pelaez, Courage, Whyte

**8. 2025-02-27-0150**

Ordinance approving a contract with Selrico Services, Inc., to provide emergency catering services for City of San Antonio employees and emergency workers after an emergency, a disaster, or in support of an activation of the City's Emergency Operations Center, for an estimated amount of \$20,000 annually and estimated total contract amount of \$100,000, beginning upon award through September 30, 2027, with two additional one-year renewal options. This contract will only be utilized during a State activation, which is 100% reimbursable by the Texas Division of Emergency Management (TDEM). [Ben Gorzell Jr., Chief Financial Officer; Troy Elliott, Deputy Chief Financial Officer, Finance]

Councilmember Cabello Havrda 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, Pelaez, Courage, Whyte

**Capital Improvements**

**9. 2025-02-27-0151**

Ordinance approving a funding agreement between the City of San Antonio and the Federal Railroad Administration (FRA) to accept federal grant funds in an amount not to exceed \$4,800,000 for design-related expenses for the Rittiman Road Grade Separation project; and authorizing a City match in the amount of \$1,200,000. Funding is from debt proceeds included in the FY 2025 Capital Budget. [John Peterek, Interim Assistant City Manager; Razi Hosseini, Director, Public Works]

Councilmember McKee-Rodriguez highlighted his support for the Item noting that it was the result of a Council Consideration Request (CCR) 2024-0003 initiated by the Councilmember on February 1, 2024, requesting a Union Pacific Maintenance Agreement.

Councilmember Cabello Havrda 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, Pelaez, Courage, Whyte

**10. 2025-02-27-0152**

Ordinance amending the Professional Services Agreement with ESP Associates, Inc. for an increased amount of \$144,176 and a total contract amount of \$1,641,894.50 for additional civil engineering services for the South Pine Roadway Phase 2 Project. Funding is from the 2022 General Obligation Bond Program included in the FY 2025 Capital Budget. [John Peterek, Interim Assistant City Manager; Razi Hosseini, Director, Public Works]

Councilmember Cabello Havrda 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

**11. 2025-02-27-0153**

Ordinance approving an Advanced Funding Agreement between the City of San Antonio and the Texas Department of Transportation (TxDOT) to accept reimbursement in the estimated amount not to exceed \$5,409,644 from TxDOT for construction-related expenses; to authorize payment in the amount not to exceed \$96,886 to TxDOT for administrative oversight of federal funds for the North Frio Bike and Pedestrian Improvements (West Houston Street to Interstate Highway 10) project; and authorizing a \$1,352,411 city match and consolidating projects. Funding is from the General Fund and the 2022 General Obligation Bond Program. [John Peterek, Interim Assistant City Manager; Razi Hosseini, Director, Public Works]

Councilmember Cabello Havrda 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, Pelaez, Courage, Whyte

**Acquisition, Sale or Lease of Real Property**

**12. 2025-02-27-0154**

Ordinance approving a lease for office space and associated joint use space in the San Antonio International Airport with Unifi Aviation, LLC for a five-year term commencing March 2, 2025 through March 1, 2030. The lease will generate an annual rent of \$149,536.01 which will be deposited into the Airport Operating and Maintenance Fund. [Jeff Coyle, Assistant City Manager; Jesus Saenz, Director, Aviation]

Councilmember Cabello Havrda 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, Pelaez, Courage, Whyte

**13. 2025-02-27-0155**

Ordinance renewing the no cost lease of 1,600 square feet of office/retail space located at 3850 S. New Braunfels, Suite 110 at the McCreless Market Shopping Center with HEBCO Development Inc. for a five-year term commencing March 1, 2025 through February 28, 2030 for use by the San Antonio Police Department's San Antonio Fear Free Environment unit. [John Peterek, Interim Assistant City Manager; Jorge A. Perez, Director, Building and Equipment Services]

The Item was pulled so that Mayor Nirenberg could recuse. Mayor Pro-Tem Kaur recognized Councilmember Viagran who spoke in support of the Item stating that the SAFFE Program was very important to the community.

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



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

**14. 2025-02-27-0156**

Ordinance amending the lease of 18,367 square feet of office and warehouse space located at 602 Dunton with the Port Authority of San Antonio for a five-year term commencing March 1, 2025 through February 28, 2030 for use by the San Antonio Fire Department Tech Services Division for an annual cost of \$274,231.59. Funding is from the General Fund. Funding for future years is contingent upon City Council approval of the annual budget. [John Peterek, Interim Assistant City Manager; Jorge A. Perez, Director, Building and Equipment Services]

Councilmember Cabello Havrda 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, Pelaez, Courage, Whyte

**15. 2025-02-27-0157**

Ordinance approving an amendment to the Cibolo Canyon Conservation Easement between TF Cibolo Canyons, L.P., and the Nature Conservancy to remove 30 acres from, and add 144 acres to, the existing conservation easement located north of the City of San Antonio in the extraterritorial jurisdiction (ETJ). [John Peterek, Interim Assistant City Manager; Razi Hosseini, Director, Public Works]

Councilmember Cabello Havrda 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, Pelaez, Courage, Whyte

**Boards, Commissions and Committee Appointments**

**16. Approving the appointment of Scott Price (District 9) to the Ethics Review Board for the remainder of a term of office to expire on April 25, 2025. [Debbie Racca-Sittre, City Clerk]**

Councilmember Cabello Havrda 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, Pelaez, Courage, Whyte

**17. 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 Louis Hernandez (District 5) to the Historic and Design Review Compliance and

Technical Advisory Board

B. Appointing Bradley Poronsky (District 5) to the Linear Creekway Parks Advisory Board

Councilmember Castillo highlighted her support for the board appointments.

Councilmember Cabello Havrda 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, Pelaez, Courage, Whyte

- 18.** Approving the following At-Large Appointees to the Planning Commission for a term of office to expire October 6, 2026. [Debbie Racca-Sittre, City Clerk]

A. Appointing Jacob Sanchez

B. Reappointing Samer Dessouky, George W. Peck, Matthew David Proffitt, and Meredith Siegel

Councilmember Castillo highlighted her support for the board appointments noting that Mr. Sanchez represented the South Side and was selected as a result of a board diversity process, which she initiated through Council Consideration Request (CCR) 2024-0019.

Councilmember Cabello Havrda 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, Pelaez, Courage, Whyte

## **Miscellaneous**

**19. 2025-02-27-0158**

Ordinance approving the settlement of a personal injury lawsuit styled Michael Anthony Knotts v. City of San Antonio, in County Court at Law No. 3, Bexar County, Texas, Cause No. 2022CV01153 for the amount of \$120,000. Funding is from the Self Insured Liability Fund. [Andy Segovia, City Attorney]

Jack Finger spoke in opposition to the Item.

Councilmember Cabello Havrda 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, Pelaez, Courage, Whyte

**20. 2025-02-27-0159**

Ordinance approving a Memorandum of Agreement with United States Customs and Border Protection to reimburse the federal agency in an amount not to exceed \$109,238.50 for costs related to

IT and technology upgrades for the Federal Inspection Services facility, in Terminal A of the San Antonio International Airport. Funding is from the Airport Operating and Maintenance Fund FY 2025 Adopted Budget. [Jeff Coyle, Assistant City Manager; Jesus Saenz, Director, Aviation]

Councilmember Cabello Havrda 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, Pelaez, Courage, Whyte

**21. 2025-02-27-0160**

Ordinance authorizing the City Manager, based upon input provided by the Mayor and City Council, to negotiate and execute a Memorandum of Understanding among the City, Bexar County and the San Antonio Spurs relating to a potential downtown sports and entertainment district, new downtown NBA Arena, and County-led redevelopment efforts. [Erik Walsh, City Manager]

The Item was pulled from consent by Councilmember McKee-Rodriguez for individual consideration.

**PUBLIC COMMENT:**

Jeff Webster, President and Chief Executive Officer of the Greater San Antonio Chamber of Commerce, Luis Rodriguez, President and Chief Executive Officer of the San Antonio Hispanic Chamber of Commerce, Chris Corso with Joeris General Contractors, and Mark Wohlfarth with Sabinal Construction Group, spoke in support of the Item.

Local residents Philip Adcock and Jack Finger spoke in opposition to the Item.

Megan Navarro read a letter from affordable housing advocate Kayla Miranda in opposition to the Item.

**DISCUSSION:**

Councilmember McKee-Rodriguez pulled the Item from the consent agenda and asked City Manager Erik Walsh to clarify the direction received yesterday. City Manager Walsh stated that the City Council overall supported the MOU but there was significant concern regarding the Willow Springs Golf Course, community engagement, type of development, and need for greenspace, as well as involvement by the Council District 2 Councilmember in any plans for the East Side.

Councilmember McKee-Rodriguez appreciated that most of the City Council supported him having a seat at the table, however, he expressed concern that many Councilmembers recommended leaving the Willow Springs Golf Course in the agreement if Bexar County wanted it as the Spurs would always win over the East Side. Councilmember McKee-Rodriguez did not feel that Bexar County was committed to thorough community engagement as they already had plans to develop the golf course.

Mayor Nirenberg explained that the resolution was non-binding and he expected current and future Councilmembers to support what the City Council voted including respect for Councilmember

McKee-Rodriguez's position; he committed to prioritize the request of Councilmember McKee-Rodriguez.

Councilmember Pelaez read the language related to redevelopment of the East Side in the MOU, which focused on families, businesses, and commerce opportunities for the Frost Bank Center, and Freeman Coliseum, and nearby properties. Councilmember Pelaez noted that the plan was to look at the entire area and therefore, he supported the MOU.

Councilmember Courage commented that the MOU was the first step in a long and complex process with no guarantee. He expressed concern with leaving anything off or on the table and supported City Council moving forward with authorization for the City Manager to negotiate.

Councilmember Alderete Gavito recommended overcommunication and regular updates by the City Manager to the City Council. She also requested consideration of traffic and parking related to the project. She supported moving forward with the MOU so long as the project did not negatively impact neighborhood infrastructure projects.

Councilmember Rocha Garcia pointed out that the MOU included the Willow Springs Golf Course as long as it was a part of a comprehensive plan to redevelop the Frost Bank Center and surrounding area. City Manager Walsh noted that based on yesterday's City Council B Session, the language would need to be revised. Councilmember Rocha Garcia noted that the MOU included community outreach and the identification of community benefits as a result of the community engagement. She supported the Item.

Councilmember Cabello Havrda stated that the community was demanding transparency. While she supported the project, she wanted to ensure that no resident was left behind and that the process was accountable to every resident including those on the East Side. She moved to ensure that the Council District 2 Councilmember was invited to any substantive discussions with the Spurs or Bexar County regarding the project. Councilmember Whyte seconded the motion.

Councilmember Rocha Garcia requested clarification on whether the motion was proper. Segovia indicated that the motion was proper because it spoke only to the process, not the content of the MOU.

Mayor Nirenberg understood the spirit of the amendment but requested clarification on how it would work.

Councilmember Viagran suggested that this was potentially a lack of trust in the City Manager and stated that the only action today was to give the City Manager authority to negotiate for us. Councilmember Viagran expressed concern with the precedent being set by the motion because it appeared that this was an overreach of authority by the City Council. Councilmember Viagran nominated herself to have a seat at the table.

Councilmember Whyte commented that today was about moving forward. He confirmed his support for the work of the City Manager but expressed concern with taking land from a council district and would expect the respective Councilmember to be involved in any similar discussion. Councilmember Whyte clarified that the vote was to grant the City Manager authority to negotiate an MOU and was not a vote on the terms of an actual MOU document. Councilmember Whyte requested

that the MOU not include new taxes, that no projects would be diverted from neighborhoods in favor of the project, that the process would be transparent with regular thorough public updates, and that any time land transfers were being discussed, the Councilmember should be involved in the process. He commented that the San Antonio Spurs were a vital component of our community and represented our values to create a unique fabric of our community.

Councilmember Castillo thanked the City Manager for his synopsis of City Council direction, Councilmember McKee-Rodriguez, and Commissioner Calvert. Councilmember Castillo commented that the project lacked transparency and she supported inclusion of the Councilmember in the discussion as exclusion of the Councilmember would disenfranchise residents. Councilmember Castillo asked when the agreement might be brought before the City Council for approval. City Manager Walsh stated that the Item did not include a full vote to execute as the Item was authorizing negotiation and execution of an MOU.

City Manager Walsh explained that any MOU would need to meet the needs of the City.

Councilmember Castillo moved to strike the authority to execute the MOU from the Item. Councilmember Rocha Garcia seconded the motion.

Councilmember Kaur noted that she trusted the City Manager to negotiate the best deal as he had properly summarized yesterday's direction, however, she also thought Councilmember McKee-Rodriguez should have a seat at the table and those were not mutually exclusive goals. Councilmember Kaur noted that there were differing opinions about how good community engagement looked. She wanted to have more understanding about the Request for Qualifications (RFQ) that was planned to go out. City Manager Walsh clarified that the Bexar County RFQ process for a master developer would need to be reconciled before they could release a solicitation.

Councilmember Kaur expressed concern with removing the City Manager's authority to execute the MOU, which might make the process take too long and key milestones would not be accomplished. Councilmember Kaur recommended creating a new Assistant Director of Public Works or at another level to focus on the Community Revitalization Action Group Area or this project to ensure proper coordination. She commented that the Toyota Soccer Field was an excellent example of how a partnership like this could work.

Councilmember McKee-Rodriguez clarified that removing the authority to execute an MOU would delay the project. He indicated that his main concern was with the Willow Springs Golf Course. He appreciated the motion to include him in the discussions and did not feel it removed any authority from the City Manager authorized under the City Charter.

Mayor Nirenberg asked how he would implement the amendment to include Councilmember McKee-Rodriguez in all substantive conversations about the MOU. City Manager Walsh noted that including the Councilmember in the process could be helpful. Segovia clarified that substantive discussions were those that had to do with the terms.

Councilmember Cabello Havrda agreed that the Spurs was the best franchise in the NBA and mentioned that giving a voice to the East Side would be accomplished by including Councilmember

McKee-Rodriguez.

Councilmember Whyte supported the amendment to add Councilmember McKee-Rodriguez to the discussions but did not support stripping authority to execute the MOU from the City Manager.

Councilmember Viagran reiterated that she trusted the City Manager to negotiate and execute.

Councilmember Pelaez supported the inclusion of Council District 2 to the negotiations and moved to add Council District 1 to the amendment. Councilmember Cabello Havrda accepted the amendment as a friendly amendment to her motion as did Councilmember Whyte.

Mayor Nirenberg called for a vote on the motion to include Councilmembers from Districts 1 and 2 in any substantial discussions on the MOU.

Councilmember Cabello Havrda moved to Amendment 1 - Council District 1 and Council District 2 representation. Councilmember Whyte seconded the motion. The motion carried by the following vote:

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

Mayor Nirenberg called for a vote on the amendment to exclude the execution of the MOU from the Item. Councilmember Castillo clarified that removing authority to execute the agreement would not make the action null, it would just mean that City Manager Walsh could negotiate. The motion to strike the word “execute” from the Item.

Councilmember Castillo moved to Amendment 2 – removing execution component of MOU Councilmember Rocha Garcia seconded the motion. The motion failed by the following vote:

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

Mayor Nirenberg called for a vote on the main motion, as amended. Motion carried unanimously.

Councilmember Rocha Garcia moved to Approve as Amended. 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, Pelaez, Courage, Whyte

**22. 2025-03-27-0023R**

Resolution directing City Staff to initiate changes to the land use plan and zoning district boundary of approximately 470 acres of property generally located within the boundaries of the United

Homeowners Improvement Association, which is generally bounded by Frost Bank Center Drive to the West, the Union Pacific Railroad Tracks to the North, Salado Creek to the East, and Willow Springs Golf Course to the South, to a Zoning District consistent with the property use. [John Peterek, Interim Assistant City Manager; Michael Shannon, Director, Development Services]

Councilmember Cabello Havrda 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, Pelaez, Courage, Whyte

**PUBLIC COMMENT:**

Jack Finger spoke in opposition to the Item.

Jesse Medeles, Cliff Ceden, Jacquelyn Ali, and Veronica Sauce spoke in support of the Item.

**DISCUSSION:**

Councilmember McKee-Rodriguez spoke in support of the large area rezoning, which was a result of Council Consideration Request (CCR) 2024-0026.

Mayor Nirenberg thanked residents for coming to the meeting and noted unanimous support for the rezoning.

**23. 2025-02-27-0161**

Ordinance authorizing the issuance of new money and refunding bonds, and the tender of outstanding obligations for purchase and the issuance of obligations, designated as City of San Antonio, Texas Electric and Gas Systems (DBA CPS Energy) Revenue and Refunding Bonds, in one or more series and in an aggregate amount not to exceed \$4,549,400,000. [Ben Gorzell Jr., Chief Financial Officer; Troy Elliott, Deputy Chief Financial Officer]

Councilmember Cabello Havrda 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, Pelaez, Courage, Whyte

**24. 2025-02-27-0162**

Ordinance authorizing the issuance of obligations from time to time under CPS Energy's interim commercial paper programs, in a principal amount not to exceed \$1,250,000,000 (representing an increase in the authorized aggregate principal amount by \$250,000,000), and the execution and extension of one or more credit agreements, dealer agreements, and other documentation in connection therewith. [Ben Gorzell Jr., Chief Financial Officer; Troy Elliott, Deputy Chief Financial Officer]

Councilmember Cabello Havrda 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, Pelaez, Courage, Whyte

**25. 2025-02-27-0163**

Ordinance approving the issuance by the San Antonio Housing Trust Public Facility Corporation (the “Issuer”) of its “Multifamily Housing Revenue Bonds (Creek Bend Apartment Homes Project) Series 2025” for purposes of Section 147 (f) of the Internal Revenue Code, as amended and in order to comply with the organizational documents of the Issuer [Ben Gorzell, Jr., Chief Financial Officer; Troy Elliott, Deputy Chief Financial Officer].

Councilmember Cabello Havrda 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, Pelaez, Courage, Whyte

**26. 2025-02-27-0164**

Ordinance amending the City's State Legislative Program to include support for the Fire and Police Retiree Healthcare Fund's 2025 legislative proposal. [Jeff Coyle, Assistant City Manager; Sally Basurto, Director, Government Affairs]

Councilmember Whyte highlighted his support for the Item.

Councilmember Cabello Havrda 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, Pelaez, Courage, Whyte

**27. 2025-02-27-0165**

Ordinance approving an agreement with the Center for Health Equity in South Texas (CHEST) to provide seed funding to support the development of CHEST to address health disparities in an amount up to \$300,000 for the term October 1, 2024 through September 30, 2025. Funding is from the General Fund FY 2025 Adopted Budget. [Erik Walsh, City Manager; Claude A. Jacob, Director, Health]

Councilmembers Viagran and Rocha Garcia highlighted their support for the Item.

Councilmember Cabello Havrda 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, Pelaez, Courage, Whyte

**28. 2025-02-27-0166**



Ordinance approving the HOME-American Rescue (HOME-ARP) Allocation Plan – Substantial Amendment #2. [Lori Houston, Assistant City Manager; Melody Woosley, Director, Human Services].

Councilmember Cabello Havrda 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, Pelaez, Courage, Whyte

## **City Manager's Report**

### **29. City Manager's Report**

City Manager Erik Walsh reported that Chief Mental Health Officer Jessie Higgins was awarded the top 40 under 40 by the San Antonio Business Journal.

City Manager Walsh reminded the City Council that the Parks & Recreation Department was hosting summer job fairs and that applications for the Ambassador Program for summer college student internships and high school internships were being accepted. He played a video highlighting the Summer Youth Employment Program.

### **Executive Session**

Executive Session was not held.

### **ADJOURNMENT**

There being no further discussion, the meeting was adjourned at 12:26 p.m.

**Approved**

**Ron Nirenberg Mayor**

**Debbie Racca-Sittre  
City Clerk**