

**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, April 10, 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 9:00 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 Most Reverend Archbishop Gustavo Garcia-Siller, guest of Councilmember Pelaez, Council District 8.

2. Pledge of Allegiance

Mayor Nirenberg led the assembly in the Pledge of Allegiance.

3. Approval of minutes for the City Council meetings of March 26, 2025 and March 27, 2025.

Councilmember Rocha Garcia moved to Approve the minutes of the March 26, 2025 and March 27, 2025, City Council meetings. 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

POINT OF PERSONAL PRIVILEGE

Mayor Nirenberg recognized the 80th Anniversary of Goodwill Industries.

Mayor Nirenberg proclaimed the week of April 7th through 11th to be National Public Health Week in San Antonio.

Councilmember Courage welcomed Dr. Jayesh B. Shah as the new President of the Bexar County Medical Society.

CONSENT AGENDA

Purchase of Services, Supplies and Equipment

4. 2025-04-10-0261

Ordinance approving a contract with Lake Country Chevrolet Inc. for one Chevrolet SUV Tahoe with upfitting for the San Antonio Fire Department for a total cost of \$76,978.56. Funding is from the General Fund FY 2025 Adopted Budget. [Ben Gorzell Jr, Chief Financial Officer; Troy Elliott, Deputy Chief Financial Officer, Finance]

Councilmember Rocha Garcia moved to Approve on the Consent Agenda. Councilmember Kaur 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

5. 2025-04-10-0262

Ordinance approving a contract with FarrWest Environmental Supply, Inc., for the purchase and delivery of two liquid identifier/finder handheld systems for the San Antonio Fire Department, Office of Emergency Management, in the amount of \$88,200. Funding is from the Department of Homeland Security 2022 Urban Area Security Initiative grant. [Ben Gorzell Jr., Chief Financial Officer; Troy Elliott, Deputy Chief Financial Officer, Finance]

Councilmember Cabello Havrda highlighted her support for the Item.

Councilmember Rocha Garcia moved to Approve on the Consent Agenda. Councilmember

Kaur 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. 2025-04-10-0263

Ordinance approving a contract with FarrWest Environmental Supply, Inc., for the purchase and delivery of two gas identifier/finder handheld systems for the San Antonio Fire Department, Office of Emergency Management, in the amount of \$122,500. Funding is from the Department of Homeland Security 2022 Urban Area Security Initiative grant. [Ben Gorzell Jr., Chief Financial Officer; Troy Elliott, Deputy Chief Financial Officer, Finance]

Councilmember Cabello Havrda highlighted her support for the Item.

Councilmember Rocha Garcia moved to Approve on the Consent Agenda. Councilmember Kaur 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. 2025-04-10-0264

Ordinance approving a contract with Conference Technologies, Inc., to provide the San Antonio Fire Department with Phase II of audio-visual component upgrades that display and share critical information in the Emergency Operations Center (EOC) for an estimated total cost of \$182,504.61. Funding is from the Department of Homeland Security 2022-2023 Urban Area Security Initiative grant. [Ben Gorzell Jr., Chief Financial Officer; Troy Elliott, Deputy Chief Financial Officer, Finance]

Councilmember Rocha Garcia moved to Approve on the Consent Agenda. Councilmember Kaur 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. 2025-04-10-0265

Ordinance approving a contract with FAAC Incorporated for the purchase of a fire pump simulator for the San Antonio Fire Department, Office of Emergency Management for a cost of \$109,685.08. Funding is from the Department of Homeland Security 2022 Urban Area Security Initiative grant. [Ben Gorzell Jr., Chief Financial Officer; Troy Elliott, Deputy Chief Financial Officer, Finance]

Councilmember Rocha Garcia moved to Approve on the Consent Agenda. Councilmember Kaur 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

9. WITHDRAWN

WITHDRAWN – Ordinance approving the release of a City held 25.40 acre tract of land at US-281 South and Del Lago Parkway in the Mission Del Lago TIRZ back to Southstar Mission del Lago Developer LLC and approving a Right of First Refusal of a 13.60 acre tract of land near US-281 South and Mission Grande in Mission Del Lago TIRZ for future affordable housing development. [Lori Houston, Assistant City Manager; Veronica Garcia, Director, Neighborhood and Housing Services Department]

The Item was withdrawn and not considered.

10. 2025-04-10-0266

Ordinance recommending the declaration of a 24.971-acre (1,087,731 square feet) tract of land located at 6435 W. Military Highway, San Antonio, Texas 78236, in the southwest quadrant of Bexar County, in New City Block 15602, as surplus and authorizing its disposal, as requested by San Antonio Water System (SAWS). [John Peterek, Interim Assistant City Manager; Razi Hosseini, Director, Public Works]

Councilmember Rocha Garcia moved to Approve on the Consent Agenda. Councilmember Kaur 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

Street Closures and Traffic Control Procedures

11. 2025-04-10-0267

Ordinance approving the temporary closure of certain streets for the 2025 Fiesta San Antonio celebration; approving the dates, times and locations for specified Fiesta events including the Fiesta street parade route, Fiesta river parade route, and approving the dates and times for the Fiesta Carnival and related requirements and conditions. [Lori Houston, Assistant City Manager; John Jacks, Director, Center City Development & Operations]

Councilmember Kaur highlighted the need for robust communications about street closures downtown.

Councilmember Rocha Garcia moved to Approve on the Consent Agenda. Councilmember Kaur 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

Grant Applications and Awards

12. 2025-04-10-0268

Ordinance authorizing the acceptance, upon award, of grant funds from the Federal Aviation

Administration (FAA) Airport Infrastructure Grants (AIG) Program in the amount of \$1,171,000 with a cash match of \$670,677 for a total of \$1,841,677. Funding for the cash match is from Interim Airport Financing. [Jeff Coyle, Assistant City Manager; Jesus H. Saenz, Jr, Director, Aviation]

Councilmember Rocha Garcia moved to Approve on the Consent Agenda. Councilmember Kaur 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. 2025-04-10-0269

Ordinance approving the submission of a grant application and the acceptance of funds upon award from the Texas Parks & Wildlife Department (TPWD) for the Outdoor Recreation Legacy Partnership (ORLP) Program Grant as part of the National Park Service's Land and Water Conservation Fund (LWCF) in an amount up to \$5,772,861 for revitalization and development at Normoyle Park. This grant requires matching funds in the amount of \$5,772,861. Funding is from the 2022 General Obligation Bond Program and the Tree Canopy Preservation and Mitigation Fund. [David W. McCary, CPM, Assistant City Manager; Homer Garcia III, Director, Parks & Recreation]

Councilmember Castillo highlighted her support for the Item.

Councilmember Rocha Garcia moved to Approve on the Consent Agenda. Councilmember Kaur 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

14. 2025-04-10-0270

Ordinance amending the participation agreement with Airports Council International (ACI) to continue participating in the quarterly airport service quality survey results for five additional years in the amount of \$132,025 for a total contract value of \$156,350. Funding for FY 2025 is from the Airport Operating and Maintenance Fund FY 2025 Adopted Budget. Funding for future years is contingent upon City Council approval of the annual budget. [Jeff Coyle, Assistant City Manager; Jesus H. Saenz, Jr, Director, Aviation]

Councilmember Rocha Garcia moved to Approve on the Consent Agenda. Councilmember Kaur 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. 2025-04-10-0271

Ordinance approving an agreement with the Main Plaza Conservancy, a 501 (c) (3) non-

profit organization to provide management, event programming, and concessions in Main Plaza for a five-year term at a cost of \$250,000 annually. Funding of \$200,000 is from the General Fund, and \$50,000 is from the Hotel Occupancy Tax Fund FY 2025 Adopted Budget for the first year. [Lori Houston, Assistant City Manager; John Jacks, Director, Center City Development and Operations Department]

Councilmember Rocha Garcia moved to Approve on the Consent Agenda. Councilmember Kaur 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

16. 2025-04-10-0272

Ordinance amending the First Amended and Restated Baseball Stadium Facility Lease Agreement with the SA Missions Baseball Club, LLC and appropriating funds for the Stadium Improvement Plan in the amount of \$258,129, from Wolff Stadium Renewal and Improvement Fund. [Alejandra Lopez, Assistant City Manager; Patricia Muzquiz Cantor, Executive Director, Convention & Sports Facilities]

Councilmember Rocha Garcia moved to Approve on the Consent Agenda. Councilmember Kaur 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. 2025-04-10-0273

Ordinance approving contracts with (A) Big Tex Contractors, LLC; (B) Ida Ponce; (C) Jeremy Powers; (D) Legacy Vision Preservation, LLC; (E) Mauro Monita; (F) Michael A. Ramirez, DBA Top Notch Services; (G) MJC Contracting, LLC, DBA Alamo Utility Service; (H) Raul M. Cerda; and (I) Silvia R. Mendoza for vacant lot abatement services at various locations for the Development Services Department, beginning May 1, 2025 through April 30, 2026, with four additional one-year renewal options for an estimated cost of \$791,678 annually and a total cost of up to \$3,958,390. Funding is from the FY 2025 General Fund Adopted Budget. Funding for subsequent years is contingent upon City Council approval of the annual budget. [John Peterek, Interim Assistant City Manager, City Manager's Office; Michael Shannon, Director, Development Services Department]

Development Services Director, Mike Shannon, provided an overview of the contracts, which were used by the Code Enforcement Division to abate privately owned vacant lots. He provided a timeline for the contract Request for Proposals (RFP) stating that the RFP was released on September 11, 2024, and 15 proposals were received on November 21, 2024, from the 803 potential bidders that were notified. Shannon reported that the Evaluation Panel met on January 9, 2025, and selected nine vendors. He stated that five of the nine recommended vendors had existing contracts and four new vendors were being recommended due to the volume of work. Shannon noted that he had provided a post-solicitation briefing to the Audit Committee on February 11, 2025.

DISCUSSION:

Councilmember Whyte requested a review of the scoring matrix noting that some of the recommended vendors had scored very poorly during evaluation, particularly in Experience and Proposed Plan. He noted that a Council District 10 project where the contractor had walked off the job and wanted to ensure quality vendors received contracts. He noted that while he agreed that the department needed more contractors, he was concerned with giving contracts to groups that scored so low and asked if the department was having trouble finding firms to do the work.

Shannon indicated that he was pleased to get 15 responses and noted that some vendors that scored lower were small businesses that only had 3-4 years of experience while others had 25 years. He noted the ability to not assign work to poorly performing vendors as well as not renewing contracts if they were not successful. Councilmember Whyte questioned the process and did not support the Item.

Councilmember Castillo noted that her residents often called about Code Enforcement regarding vacant lots and buildings. She appreciated that more vendors were needed and supported providing opportunities to small businesses. Councilmember Castillo suggested approaching vacant privately owned lots through land banking to help with absentee ownership and suggested adding steel plates over the openings of vacant buildings to keep people safe.

Councilmember Kaur asked of the characteristics of a good abatement vendor. Shannon stated that a good vendor would own their own equipment, employ their own personnel, and be able to mobilize quickly. She asked if Shannon was confident that these vendors could meet those obligations. Shannon was optimistic that these vendors would be able to perform, and his office would determine which jobs fit the smaller vendors capabilities. Councilmember Kaur recommended testing vendors to ensure they could perform. Shannon recommended giving them a chance.

Councilmember Viagran, Chair of the Audit Committee, commented that most of the vacant lot calls came from Council Districts 2, 3, 4, and 5. Shannon agreed but commented that this was a City-wide contract. Councilmember Viagran commented that the Small Business Economic Development Advocacy (SBEDA) Program applied to the solicitation, and it was important to provide opportunities for small, local, family-owned businesses. She recommended more information on the vendors' proposed plans and experience scoring criteria to help City Council understand why some scored low. Councilmember Viagran recommended that bad actors not be given additional jobs.

Councilmember McKee-Rodriguez clarified that the reason these contractors scored low was because of their length of experience, not their performance. Shannon agreed that the experience scoring was more about years in business. Councilmember McKee-Rodriguez asked if there was a rubric applied. Shannon indicated that the scoring was discretionary and the Evaluation Panel discussed each proposal submitted but the panelists scored individually. Councilmember McKee-Rodriguez recommended that the department emphasize quality over quantity and the scoring might need to better reflect vendor

capability than time in business.

Councilmember Courage asked how many vacant privately owned properties were abated annually and requested information on repeat properties. Shannon reported that 1,200 vacant lots and 1,000 vacant structures were expected to be abated in the coming year and he estimated that approximately 10% were repeat cleanups. Councilmember Courage asked if there was a penalty to the property owner. Shannon replied that the property owner was required to pay for the abatement along with an administrative fee and if they did not pay, a lien would be placed on the property.

Councilmember Courage asked about monitoring and verification of the work. Shannon stated that the Code Officer went to the site following the abatement and approved the work for payment. Shannon explained that if the vendor did not do a good job, they had to correct the errors and the Code Officer would re-inspect. Councilmember Courage asked what happened when a vendor repeatedly had to go back out and recommended a three strike policy. Shannon stated that the department worked with the vendors to ensure quality and understanding of the deficiencies to try to get them to improve before removing them from the list. Councilmember Courage noted that this was not construction, but rather abatement and it was not as big of an issue for these contracts.

Councilmember Whyte stated that he had an issue with how the contractors were selected and suggested that the evaluation criteria and process was not unique to these contracts. He warned that if something happened and the City was sued, hiring a low-scoring contractor would reflect poorly on the City. City Attorney Andy Segovia responded that the contracts included standard terms and conditions as well as indemnity to protect the City.

Councilmember McKee-Rodriguez agreed that it was important to ensure that small businesses received contracts but he felt it was important for him to understand the scoring rubric to feel more comfortable with the lower scoring on experience. City Manager Erik Walsh noted that this was an on-call contract for basic work such as mowing grass, not building streets. City Manager Walsh stated that because of the demand, it was important to have sufficient vendors and he noted that there was a clear break in scoring between number nine and ten on the vacant lot abatement proposals. City Manager Walsh commented that the goal of the SBEDA Program was to level the playing field for those newer, smaller firms that would not score as high on the Experience criteria.

Mayor Nirenberg did not want the public to think there was a certain threshold for pass or fail and clarified that this was not like a grade in school. Shannon noted that only 60 out of the 100 points were scored by the panel, as SBEDA was 20 points and pricing was 20 points. Mayor Nirenberg noted that 100 was impossible for any of the applicants as none of them were Veteran-Owned and did not get those 5 points. He urged robust monitoring of the contracts to hold vendors accountable.

Councilmember Courage 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,

No: Cabello Havrda, Courage
Absent: Whyte
Alderete Gavito, Pelaez

18. 2025-04-10-0274

Ordinance approving contracts with (A) Legacy Vision Preservation, LLC; (B) Mauro Monita; (C) Michael A. Ramirez, DBA Top Notch Services; (D) MJC Contracting, LLC, DBA Alamo Utility Service; and (E) Raul M. Cerda for dangerous premise abatement, lot clearing and securing of structures at various locations for the Development Services Department, beginning May 1, 2025, through April 30, 2026, with four additional one-year renewal options for an estimated cost of \$1,017,396 annually and an estimated total cost of \$5,086,980. Funding is from the FY 2025 General Fund Adopted Budget. Funding for subsequent years is contingent upon City Council approval of the annual budget. [John Peterek, Interim Assistant City Manager, City Manager's Office; Michael Shannon, Director, Development Services Department]

Development Services Director Mike Shannon provided an overview of the contracts, which were used by the Code Enforcement Division to abate private property deemed to be dangerous premises. He provided a timeline for the contract Request for Proposals (RFP) stating that the RFP for the dangerous premises abatement was released on September 11, 2024, and eight proposals were received on November 21, 2024, from the 802 potential bidders that were notified. He reported that one of the eight responses was deemed nonresponsive. Shannon indicated that the Evaluation Panel met on January 9, 2025, and selected five vendors. He stated that three of the five recommended vendors had existing contracts and two new vendors were being recommended due to the volume of work. Shannon noted that he had provided a post-solicitation briefing to the Audit Committee on February 11, 2025.

DISCUSSION:

Discussion on this Item was held with Item 17 and were noted in the minutes above.

Councilmember Courage 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, Courage
No: Whyte
Absent: Alderete Gavito, Pelaez

19. 2025-04-10-0024R

Resolution approving the following: a) creation of the San Pedro Creek Development Authority, a Local Government Corporation under subchapter D, Chapter 431 of the Texas Transportation Code; b) the associated Articles of Incorporation and Bylaws; and c) the filing of a petition with the Texas Commission on Environmental Quality for the creation of the San Pedro Creek Management District, a Municipal Management District under Chapter 375 of the Texas Local Government Code. [Ben Gorzell, Jr., Chief Financial Officer; Troy

Elliott, Deputy Chief Financial Officer, Finance]

Councilmember Rocha Garcia moved to Approve on the Consent Agenda. Councilmember Kaur 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. 2025-04-10-0275

Ordinance adopting Self-Monitoring Standards for the Parks and Recreation Department's Summer Youth Program and other applicable recreation programs to comply with Texas Department of Health and Human Services regulations. [David W. McCary, CPM, Assistant City Manager; Homer Garcia III, Director, Parks and Recreation]

Councilmember Rocha Garcia moved to Approve on the Consent Agenda. Councilmember Kaur 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

21. City Manager's Report

City Manager Erik Walsh recognized 3-1-1 and the employees that answered the City's customer service calls. He played a video spotlighting the work of the 3-1-1 Customer Service Department.

Executive Session

There was no Executive Session.

ADJOURNMENT

There being no further discussion, the meeting was adjourned at 10:55 a.m.

Approved

**Ron Nirenberg
Mayor**

**Debbie Racca-Sittre
City Clerk**