

**State of Texas
County of Bexar
City of San Antonio**



**Meeting Minutes
City Council A Session**
City Hall Complex
San Antonio, Texas 78205

2021 – 2023 Council Members

Mayor Ron Nirenberg
Mario Bravo, 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
Manny Pelaez, Dist. 8 | John Courage, Dist. 9
Clayton Perry, Dist. 10

Thursday, February 9, 2023

9:00 AM

Municipal Plaza Building

The City Council convened a regular meeting in the Norma S. Rodriguez Council Chamber in the Municipal Plaza Building beginning at 9:07 AM. City Clerk Debbie Racca-Sittre took the Roll Call noting a quorum with the following Council Members present:

PRESENT: 7 – Nirenberg, Bravo, McKee-Rodriguez, Castillo, Cabello Havrda, Courage, Perry
ABSENT: 3 - Viagran, Rocha Garcia, Pelaez

PROCEDURAL

1. Invocation

The invocation was delivered by Virginia Mata of COPS/Metro, guest of Councilmember Castillo, Council District 5.

2. Pledge of Allegiance

Mayor Nirenberg led the assembly in the Pledge of Allegiance.

3. Approval of minutes for the City Council meetings of January 25, 2023, and January 26, 2023.

Councilmember Cabello Havrda moved to Approve the minutes from the City Council meetings of January 25, 2023 and January 26, 2023. Councilmember Courage seconded the motion. The motion carried by the following vote:

Aye: Nirenberg, Bravo, McKee-Rodriguez, Castillo, Cabello Havrda, Courage, Perry
Absent: Viagran, Rocha Garcia, Pelaez

POINT OF PERSONAL PRIVILEGE

Mayor Nirenberg led a moment of silence in remembrance of the 19,000 victims of the earthquake in Turkey and Syria.

Artist Barbara Felix announced the new exhibit at the Department of Arts & Culture's Plaza de Armas Gallery titled "Between Yesterday and Tomorrow" and other local arts events that celebrated Black History Month. Andrea "Vocab" Anderson, San Antonio's Poet Laureate, a drummer and dancer performed.

Councilmember McKee-Rodriguez recognized National Black HIV Awareness Day and invited "Black Effort Against the Threat of AIDS" aka BEAT AIDS non-profit organization to share information on the mission and work of the organization.

Councilmember Castillo recognized the work of resident Richard Garcia in Council District 5 who was stepping down as president of the Memorial Heights Neighborhood Association after many years of service.

CONSENT AGENDA

Purchase of Services, Supplies and Equipment

4. 2023-02-09-0076

Ordinance approving contracts with Mechanical Technical Services, Inc., and The Brandt Companies, LLC, to provide on-call commercial heating, ventilation, and air conditioning (HVAC) maintenance and repairs at the San Antonio International Airport and Stinson Municipal Airport, beginning upon award and ending February 1, 2025, with up to three additional, one-year renewal options for an estimated annual cost of \$800,000, not to exceed the maximum amount of \$4 million over the entire term for both contracts. Funding for the first year of the contract is from the FY 2023 Airport Operating and Maintenance Fund budget. Funding for subsequent years is contingent upon City Council approval of the annual budget. [Ben Gorzell Jr., Chief Financial Officer; Troy Elliott, Deputy Chief Financial Officer, Finance]

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

Aye: Nirenberg, Bravo, McKee-Rodriguez, Castillo, Cabello Havrda, Courage, Perry
Absent: Viagran, Rocha Garcia, Pelaez

5. **2023-02-09-0077**

Ordinance approving a contract with Siddons-Martin Emergency Group, LLC, to provide an aerial platform ladder truck for the San Antonio Fire Department for a total cost of \$1,995,819. Of this amount, \$1,515,752.17 will be funded through the Assistance to Firefighters Grant and matching funds in the amount of \$480,066.83 are from the FY 2023 General Fund Adopted Budget. This funding is contingent upon award of grant; if the grant is not awarded, the purchase of the truck in the amount of \$1,995,819 will be funded through a municipal lease. [Ben Gorzell Jr., Chief Financial Officer; Troy Elliott, Deputy Chief Financial Officer, Finance]

Councilmember Cabello Havrda highlighted her support for the Item.

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

Aye: Nirenberg, Bravo, McKee-Rodriguez, Castillo, Cabello Havrda, Courage, Perry
Absent: Viagran, Rocha Garcia, Pelaez

Capital Improvements

6. **2023-02-09-0078**

Ordinance approving an increased amount of \$501,070.48 to the \$11,450,320.98 construction contract with Harper Brothers Construction, LLC for services related to street reconstruction as part of the West Commerce Street (Frio Street to Colorado Street) project, a 2017 General Obligation Bond funded project. Funding is from 2017 General Obligation Bond funds included in the FY 2023 - FY 2028 Capital Improvement Program. [Roderick Sanchez, Assistant City Manager; Razi Hosseini, Director, Public Works]

Councilmember Castillo highlighted her support for the Item.

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

Aye: Nirenberg, Bravo, McKee-Rodriguez, Castillo, Cabello Havrda, Courage, Perry
Absent: Viagran, Rocha Garcia, Pelaez

7. **2023-02-09-0079**

Ordinance approving an increased amount not to exceed \$1,500,556 to the \$36,628,793.61 Construction Services Agreement with Sundt Construction, Inc., of which \$1,500,556 will be reimbursed by AT&T for utility work associated with the South Alamo Street (Market Street to East Cesar E. Chavez Boulevard) Project, a 2017 General Obligation Bond and Hemisfair Tax Increment Reinvestment Zone funded project; and authorizing the appropriation and amending the FY 2023 - FY 2028 Capital Improvement Program with funds in the amount of \$1,500,556 from AT&T to the South Alamo Street (Market Street to East Cesar E. Chavez Boulevard) Project. [Roderick Sanchez, Assistant City Manager; Razi Hosseini, Director, Public Works]

Aye: Nirenberg, Bravo, McKee-Rodriguez, Castillo, Cabello Havrda, Courage, Perry
Absent: Viagran, Rocha Garcia, Pelaez

Grant Applications and Awards

8. 2023-02-09-0080

Ordinance approving the acceptance of additional funds from the National Association of County and City Health Officials (NACCHO) for the Medical Reserve Corps (MRC) COVID-19 Respond, Innovate, Sustain, and Equip (RISE) Grant in the amount of \$26,250 for a total grant amount of \$101,250 for a period ending June 30, 2023. [Erik Walsh, City Manager; Claude A. Jacob, Director, Health]

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

Aye: Nirenberg, Bravo, McKee-Rodriguez, Castillo, Cabello Havrda, Courage, Perry
Absent: Viagran, Rocha Garcia, Pelaez

9. 2023-02-09-0081

Ordinance accepting and appropriating funds from the Southwest Texas Regional Advisory Council for Trauma in the total amount of \$713,609. Of this amount \$330,631 is for the Polysubstance Overdose Prevention and Crisis Response Program and \$382,978 is for the Program for Intensive Care Coordination (PICC). [Maria Villagomez, Deputy City Manager; Charles Hood, Fire Chief]

Councilmembers Cabello Havrda and Castillo highlighted their support for the Item.

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

Aye: Nirenberg, Bravo, McKee-Rodriguez, Castillo, Cabello Havrda, Courage, Perry
Absent: Viagran, Rocha Garcia, Pelaez

Boards, Commissions and Committee Appointments

- 10.** Approving the following At-Large appointments to Prosper West - San Antonio for the remainder of unexpired terms of office ending as stated below:
- a. Appointing Dr. Yolanda Reyes Guevara and reappointing Daniel Yoxall as Community At- Large Representatives for a term ending on November 28, 2024
 - b. Reappointing Phillip Chavez as Edgewood Independent School District Representative for a term ending November 28, 2024
 - c. Reappointing Hazel Davis as Financial Institution Representative for a term ending November 28, 2023
 - d. Reappointing Megan Legacy as Non-Profit Business Representative for a term ending November 28, 2024
 - e. Appointing Georgina Schmahl as Our Lady of the Lake Representative for a term ending November 28, 2024
 - f. Reappointing John Patrick Hernden as Real Estate Developer Representative for a term ending November 28, 2024
 - g. Appointing Manuel Garza and Nadean Herrera and reappointing Lauro De

- Leon, Jr. as Resident Representatives for a term ending on November 28, 2023
- h. Appointing James Fenimore, Susana Lozano, and Rudolph Rodriguez as Small Business Representatives for a term ending on November 28, 2023
- i. Appointing Dr. Stephanie Ward as St. Mary's University Representative for a term ending November 28, 2024
- j. Reappointing Theresa De La Haya as University Health System Representative for a term ending November 28, 2024
- k. Reappointing Shawn "Rod" McSherry as University of Texas at San Antonio Representative for a term ending November 28, 2024

Councilmember Castillo highlighted her support for the Item, particularly the appointment of Manuel Garza.

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

Aye: Nirenberg, Bravo, McKee-Rodriguez, Castillo, Cabello Havrda, Courage, Perry
Absent: Viagran, Rocha Garcia, Pelaez

11. Approving the following Board, Commission and Committee appointments for the remainder of an unexpired term of office to expire May 31, 2023 or for the terms shown below [Debbie Racca-Sittre, City Clerk]

- a. Appointing Stephanie Faulkner and reappointing Dr. Samer Dessouky, George Peck, Matthew Proffitt, and Meredith Siegel (At Large Appointments) to the Planning Commission for a term ending October 6, 2024.
- b. Appointing Paul Basaldua, Laura Cabanilla, Todd Compton, and George Weron (At Large Appointments) to the Tax Increment Reinvestment Zone No. 40 – Lone Oak.

Councilmember Perry highlighted his support for the appointment of Matt Proffitt to the Planning Commission.

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

Aye: Nirenberg, Bravo, McKee-Rodriguez, Castillo, Cabello Havrda, Courage, Perry
Absent: Viagran, Rocha Garcia, Pelaez

Miscellaneous

12. 2023-02-09-0082

Ordinance extending the Tower of the Americas Antenna License Agreement with Mary Helen Lopez for an additional five years. The first year rental amount of \$33,971 will be deposited into the General Fund. [Lori Houston, Assistant City Manager; John Jacks, Director, Center City Development & Operations]

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

Aye: Nirenberg, Bravo, McKee-Rodriguez, Castillo, Cabello Havrda, Courage, Perry
Absent: Viagran, Rocha Garcia, Pelaez

13. 2023-02-09-0083

Ordinance approving an agreement with Equal Heart for the placement of AmeriCorps members to support the San Antonio Metropolitan Health District in an amount up to \$13,200 for an initial period beginning January 23, 2023, through August 31, 2023, with the option to renew for up to two additional one-year terms for a total amount up to \$81,200. Funding for the initial term is from the FY 2023 General Fund Adopted Budget. Funding for subsequent years is contingent upon City Council approval of the annual budget. [Erik Walsh, City Manager; Claude A. Jacob, Director, Health]

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

Aye: Nirenberg, Bravo, McKee-Rodriguez, Castillo, Cabello Havrda, Courage, Perry
Absent: Viagran, Rocha Garcia, Pelaez

14. 2023-02-09-0001R

Resolution of Support for Franklin Development's application to the Texas Department of Housing and Community Affairs' Competitive 9% Housing Tax Credits program for the construction of Four25 San Pedro, an 80-unit, affordable, multi-family, rental housing development at 419 & 425 San Pedro. [Lori Houston, Assistant City Manager; Veronica Garcia, Director, Neighborhood and Housing Services]

Jack Finger spoke in opposition to the Item.

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

Aye: Nirenberg, Bravo, McKee-Rodriguez, Castillo, Cabello Havrda, Courage, Perry
Absent: Viagran, Rocha Garcia, Pelaez

15. 2023-02-09-0002R

Resolution of Support for FishPond Development's application to the Texas Department of Housing and Community Affairs' Competitive 9% Housing Tax Credits program for the construction of Randolph Square, a 70-unit, affordable, multi-family, rental housing development at 5494 Randolph Boulevard. [Lori Houston, Assistant City Manager; Veronica Garcia, Director, Neighborhood and Housing Services]

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

Aye: Nirenberg, Bravo, McKee-Rodriguez, Castillo, Cabello Havrda, Courage, Perry

Absent: Viagran, Rocha Garcia, Pelaez

Jack Finger spoke in opposition to the Item.

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

Aye: Nirenberg, Bravo, McKee-Rodriguez, Castillo, Cabello Havrda, Courage, Perry

Absent: Viagran, Rocha Garcia, Pelaez

16. WITHDRAWN

WITHDRAWN Resolution of Support for Madhouse Development's application to the Texas Department of Housing and Community Affairs' Competitive 9% Housing Tax Credits program for the construction of Avanti North Creek, a 94-unit, affordable, multi-family, rental housing development at the Southeast Quadrant of Eisenhower Road and Midcrown Drive. [Lori Houston, Assistant City Manager; Veronica Garcia, Director, Neighborhood and Housing Services]

Item was withdrawn.

17. 2023-02-09-0003R

Resolution of No Objection for Lincoln Avenue Capital's application to the Texas Department of Housing and Community Affairs' Non-Competitive 4% Housing Tax Credits program for the construction of Ellison Apartments, a 308-unit, affordable, multi-family, rental housing development at the Northwest Corner of Ellison Boulevard, Holm Road, and Old Pearsall Road. [Lori Houston, Assistant City Manager; Veronica Garcia, Director, Neighborhood and Housing Services]

Jack Finger spoke in opposition to the Item.

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

Aye: Nirenberg, Bravo, McKee-Rodriguez, Castillo, Cabello Havrda, Courage, Perry

Absent: Viagran, Rocha Garcia, Pelaez

18. 2023-02-09-0004R

Resolution of Support for FishPond Development's application to the Texas Department of Housing and Community Affairs' Competitive 9% Housing Tax Credits program for the rehabilitation of FishPond at Buena Vista, a 55-unit, affordable, multi-family, rental housing development at 1601 & 1615 Buena Vista Street. [Lori Houston, Assistant City Manager; Veronica Garcia, Director, Neighborhood and Housing Services]

Jack Finger spoke in opposition to the Item.

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

Aye: Nirenberg, Bravo, McKee-Rodriguez, Castillo, Cabello Havrda, Courage, Perry
Absent: Viagran, Rocha Garcia, Pelaez

19. 2023-02-09-0005R

Resolution of Support for Atlantic Pacific Companies' application to the Texas Department of Housing and Community Affairs' Competitive 9% Housing Tax Credits program for the construction of Vista at Reed, a 70-unit, affordable, multi-family, rental housing development at 8401 Reed Road. [Lori Houston, Assistant City Manager; Veronica Garcia, Director, Neighborhood and Housing Services]

Jack Finger spoke in opposition to the Item.

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

Aye: Nirenberg, Bravo, McKee-Rodriguez, Castillo, Cabello Havrda, Courage, Perry
Absent: Viagran, Rocha Garcia, Pelaez

20. WITHDRAWN

WITHDRAWN Resolution of Support for Madhouse Development's application to the Texas Department of Housing and Community Affairs' Competitive 9% Housing Tax Credits program for the construction of Avanti Timber View, a 48-unit, affordable, multi-family, rental housing development at 3281 Timber View Drive. [Lori Houston, Assistant City Manager; Veronica Garcia, Director, Neighborhood and Housing Services]

Item was withdrawn.

21. 2023-02-09-0006R

Resolution of No Objection for Pedcor Investments, LLC's application to the Texas Department of Housing and Community Affairs' Non-Competitive 4% Housing Tax Credits program for the construction of Creek Bend Apartment Homes, a 288-unit, affordable, multi-family, rental housing development at the Northwest Quadrant of Highway 281 & Borgfeld Drive. [Lori Houston, Assistant City Manager; Veronica Garcia, Director, Neighborhood and Housing Services]

Jack Finger spoke in opposition to the Item.

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

Aye: Nirenberg, Bravo, McKee-Rodriguez, Castillo, Cabello Havrda, Courage, Perry
Absent: Viagran, Rocha Garcia, Pelaez

22. 2023-02-09-0007R

Resolution of Support for NRP Group's application to the Texas Department of Housing and Community Affairs' Competitive 9% Housing Tax Credits program for the construction of Rainbow Lofts, a 70-unit, affordable, multi-family, rental housing development at 15838 San Pedro. [Lori Houston, Assistant City Manager; Veronica Garcia, Director, Neighborhood and

Housing Services]

23.

WITHDRAWN

WITHDRAWN Resolution of Support for Atlantic Pacific Companies' application to the Texas Department of Housing and Community Affairs' Competitive 9% Housing Tax Credits program for the construction of Vista at Henderson Pass, a 66-unit, affordable, multi-family, rental housing development at the southeast corner of Henderson Pass and Turkey Point Street. [Lori Houston, Assistant City Manager; Veronica Garcia, Director, Neighborhood and Housing Services]

Item was withdrawn.

City Manager's Report

City Manager Erik Walsh played an Employee Spotlight Video highlighting the work of the Department of Human Services' Homeless Outreach Team and several delegate agencies that worked with the homeless population.

Executive Session

Mayor Nirenberg recessed the meeting into Executive Session at 9:49 AM to deliberate and discuss the following:

- A. Economic development negotiations pursuant to Texas Government Code Section 551.087 (economic development).
- B. The purchase, exchange, lease or value of real property pursuant to Texas Government Code Section 551.072 (real property).
- C. Legal issues related to litigation involving the City pursuant to Texas Government Code Section 551.071 (consultation with attorney).
- D. Legal issues relating to COVID-19 preparedness pursuant to Texas Government Code Section 551.071 (consultation with attorney).

Mayor Nirenberg reconvened the meeting in Open Session at 10:56 AM and announced that no official action was taken in Executive Session.

ADJOURNMENT

There being no further business, the meeting was adjourned at 10:56 AM.

Approved

**Ron Nirenberg
Mayor**

**Debbie Racca-Sittre
City Clerk**