

**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  
Rosie Castro, Dist. 7 | Manny Pelaez, Dist. 8  
John Courage, Dist. 9 | Marc Whyte, Dist. 10

**Thursday, June 15, 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 9:05 AM. City Clerk Debbie Racca-Sittre took the Roll Call noting a quorum with the following Council Members present:

**PRESENT:** 11 – Nirenberg, Bravo, McKee-Rodriguez, Viagran, Rocha Garcia, Castillo, Cabello Havrda, Castro, Pelaez, Courage, Whyte

**ABSENT:** None

**PROCEDURAL**

**1. Invocation**

The invocation was delivered by Sister Gabriella Lohan of the Sisters of the Holy Spirit and Mary Immaculate, guest of Councilmember Castro, District 7.

**2. Pledge of Allegiance**

Mayor Nirenberg led the assembly in the Pledge of Allegiance.

3. Approval of minutes for the City Council meetings of May 31, 2023 and June 1, 2023.

Councilmember Rocha Garcia moved to Approve the minutes of the May 31, 2023 and June 1, 2023 City Council meetings. Councilmember Viagran seconded the motion. The motion carried by the following vote:

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

**POINT OF PERSONAL PRIVILEGE**

Mayor Nirenberg announced that the San Antonio International Airport (SAIA) was partnering with the Federal Aviation Administration (FAA) to promote the Small, Minority, Women-owned Business Conference and SAIA's being designated as a pilot partner with FAA for airfield safety.

Mayor Nirenberg proclaimed June 19, 2023 to be Emancipation Day also known as "Juneteenth." Councilmember McKee-Rodriguez provided the history of Juneteenth and called for continued longstanding systems of discrimination to be dismantled and invited Aubrey Prather-Gatlin and Robynn Thomas-Gatlin to sing the Black National Anthem. Councilmember McKee-Rodriguez recognized the founder of the local Black art gallery Eye of the Beholder to speak.

Councilmember Castillo recognized the retirement of Janie Barrera founding president and Chief Executive Officer of LiftFund and one of the most prominent Latina women in San Antonio's business community, who was retiring after leading the local small-business lender for nearly 30 years. Mayor Nirenberg presented a certificate, thanked her for helping and mentoring local small businesses and invited Barrera to make some remarks. Councilmembers Viagran, Rocha Garcia and Courage congratulated Barerra.

Councilmembers Pelaez, Rocha Garcia, and Cabello Havrda congratulated the Northside Independent School District Board of Trustees for being chosen as the 2023 Outstanding School Board in the State of Texas in the H-E-B Excellence in Education Awards Program. Mayor Nirenberg invited member of the school board, Bobby Blount to speak. Blount recognized the work of School Board President Karen Freeman and the 28 years of service on the board by M'Lissa Chumbley.

Councilmember McKee-Rodriguez recognized the significant violence prevention work of Rising Stars Community Basketball League and congratulated them on being able to compete in New York. Charles Sattiewhite, founder of the group, presented a championship trophy to the City which was accepted by Mayor Nirenberg, Councilmember McKee-Rodriguez and Police Chief William McManus.

**CONSENT AGENDA**

**Purchase of Services, Supplies and Equipment**

4.

**2023-06-15-0399**

Ordinance approving a contract with Tejas Maintenance Services Corp, dba Dustless Air Filter Company to provide a qualified contractor to support on-call HVAC filter replacements and filter services for the Building and Equipment Services Department, the San Antonio Fire Department, and the Convention and Sports Facilities Department. Term is upon award through March 23, 2025, with three, one-year renewal options, for an estimated amount of \$480,000 annually, not to exceed \$2.4 million for the entire contract term, including renewals. Funding of \$1.4 million is from the American Rescue Plan Act (ARPA) Fund, State and Local Fiscal Recovery Fund (SLFRF), and \$1 million from the Facility Services Fund, General Fund, and Convention and Sports Facility Fund. 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 Bravo moved to Approve on the Consent Agenda. Councilmember Courage seconded the motion. The motion carried by the following vote:

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

5.

**2023-06-15-0400**

Ordinance approving a contract with GovRed Technology, Inc., to provide a Virtual Reality De-Escalation Training Simulator and annual maintenance and support for the San Antonio Police Department for an estimated total cost of \$173,000 for a 5-year contract period. Funding of \$125,000.00 is available from the FY 2021 Community Policing Development De-Escalation Training grant from the U.S. Department of Justice, Office of Community Oriented Policing Services, Department of Justice Federal Grant. Funding for annual maintenance of \$12,000.00 per year for a total of \$48,000.00 is available from the SAPD General Fund budget subject to future year appropriations. [Ben Gorzell Jr., Chief Financial Officer; Troy Elliott, Deputy Chief Financial Officer, Finance]

San Antonio Police Department (SAPD) Chief William McManus provided an overview of the real life three-dimensional virtual reality training simulator that was proposed to be purchased from GovRed Technologies.

Councilmember Rocha Garcia asked if there were other cities that used the simulator and if SAPD was satisfied with the training. McManus listed several other cities and recommended the training.

Councilmember Bravo commented that the Public Safety Committee had received training on the old two-dimensional system and supported this as an improved technology.

Councilmember McKee-Rodriguez recommended that SAPD produce data and objective feedback on the training which would be tracked related to this training. He encouraged SAPD to ensure de-escalation efforts focused on people of color.

Councilmember Courage asked whether all Officers would attend the training and what

happened if they failed. McManus stated that all Officers would receive the training and immediate feedback and corrective action would be provided and the Officers would go back through the simulator to ensure a proper response.

Councilmember McKee-Rodriguez noted that this training took place during Cadet training but recommended regular training. McManus stated that the training would also be provided during regular in-services. Councilmember McKee-Rodriguez stressed tracking and outcome measures for the training.

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

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

### **Capital Improvements**

#### **6. 2023-06-15-0401**

Ordinance awarding the 2023 Street Rehabilitation Task Order Contract Package 11 (Reconstruction) to J&P Paving Co., Inc. in an amount not to exceed \$5,159,017.40, of which \$92,250 will be reimbursed by San Antonio Water System and \$8,000 will be reimbursed by CPS Energy for necessary adjustments to their existing infrastructure. Funding is from the General Fund, Advanced Transportation District Fund, Right of Way, 2022 General Obligation Bond Program, debt proceeds, and other funding sources included in the FY 2023 – FY 2028 Capital Improvement Program. [Roderick Sanchez, Assistant City Manager; Razi Hosseini, Director, Public Works]

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

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

#### **7. 2023-06-15-0402**

Ordinance approving a task order to a Job Order Contract with Alpha Building Corporation in the amount of \$327,000 for the Maverick Branch Library Renovation Improvements project, an FY 2023 Deferred Maintenance project. Funding is from Tax Notes included in the FY 2023 – FY 2028 Capital Improvement Program. [Roderick Sanchez, Assistant City Manager; Razi Hosseini, Director, Public Works]

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

**Aye:** Nirenberg, Bravo, McKee-Rodriguez, Viagran, Rocha Garcia, Castillo,

**Absent:** Cabello Havrda, Castro, Courage, Whyte  
Pelaez

**8. 2023-06-15-0403**

Ordinance approving two contract amendments in the total increased amount of \$378,398.15 for a revised construction contract value of \$10,608,939.15 with E-Z Bel Construction, LLC, of which \$208,617.50 will be reimbursed by CPS Energy for gas adjustments, including associating street restoration and \$169,780.65 will be funded by the City for construction services related to the storm drain system and new sewer bypass for the S. Gevers Street Drainage Improvement project. Funding is from prior debt proceeds, and Stormwater Operating Fund included in the FY 2023 – FY 2028 Capital Improvement Program. [Roderick Sanchez, Assistant City Manager; Razi Hosseini, Director, Public Works]

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

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

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

**9. 2023-06-15-0404**

Ordinance approving a sublease to Saint Mary's Hall to use portions of City-leased land for an initial term of 20 years, which would begin on June 1, 2023. [David W. McCary, Assistant City Manager; Homer Garcia III, Director, Parks & Recreation]

Councilmember Viagran pulled the Item for individual consideration and requested a presentation on the Item. Homer Garcia, Director of Parks & Recreation, provided background and overview of the Item.

Councilmember Viagran requested clarification on how much the land was worth in 2007 for the 5.76 acres. Garcia stated that he did not have the information. Councilmember Viagran expressed concern that St. Mary's Hall was a private school that charged tuition and the land was publicly owned and should be made available to the public. She was concerned that the contract was for 20 years with a 20-year extension. Assistant City Manager David McCary clarified that the YMCA no longer had an interest, and the greenway trail would still be accessible. Garcia stated that St. Mary's Hall had donated land to the City for the greenway trail and constructed the access point in 2007; the agreement was that St. Mary's Hall would have access to the land for ingress and egress. Councilmember Viagran requested a fiscal impact to the Item as giving access to five acres of land had a value and requested other projects. Councilmember Viagran suggested reducing the amount of land being leased considering that the City was still obligated to maintain the area.

Councilmember Pelaez requested information on other similar leases and more information about similar leases. City Manager Walsh clarified that these were different because the land was

actually owned by CPS Energy, leased to the City then subleased to St. Mary's Hall.

Councilmember Courage noted that the City entered into many agreements with non-profits related to park lands and asked if there were restrictions against them fencing it off from public use for a ball field or building a facility on the property. Garcia listed the sole permitted uses as: parking, outdoor classroom, walk/run trails, and storage of equipment.

Councilmember Rocha Garcia asked how many automatic renewals there were in the City and whether there were specific guidelines for when an automatic renewal was included. Garcia stated that the provisions were not unusual and he would provide a listing of those contracts, but added that this particular space was unique and had a history of collaboration with, and investment by, St. Mary's Hall.

Councilmember McKee-Rodriguez requested information related to the conditions upon which the land was donated to the City. Garcia stated that at the time, the City was only obligated to build the trail, but there was intent to maintain the sublease even though it was not included in the donation agreement. Councilmember McKee-Rodriguez asked what would happen if the lease were delayed. City Manager Walsh stated that the trail design would continue and the project would not be delayed if the Item was continued until August 2023.

Councilmember Viagran expressed concern that a 40-year contract deserved more attention and thoughtful consideration to ensure that the City received a good deal.

Councilmember Castillo supported getting clarification and full accounting of investments by the City and St. Mary's Hall before making a decision that would restrict public access to the park.

Mayor Nirenberg requested historical clarification on the project and lease. He noted that there were many private agreements along the greenway trail and the property would not change ownership in this case and the public would still have access to the greenway trail. Mayor Nirenberg did not support a delay as he felt these were good faith partnerships.

Councilmember Viagran objected to the lease.

Mayor Nirenberg clarified that the partner, not the City was paying for the improvements.

Councilmember Viagran moved to Continue the Item to August 2, 2023 B Session.  
Councilmember Castillo seconded the motion. The motion failed by the following vote:

**Aye:** McKee-Rodriguez, Viagran, Rocha Garcia, Castillo, Castro,  
**No:** Nirenberg, Bravo, Cabello Havrda, Pelaez, Courage, Whyte

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

**Aye:** Nirenberg, Bravo, Rocha Garcia, Castillo, Cabello Havrda, Castro, Pelaez,  
Courage, Whyte

**No:** Viagran, Castro  
**Abstain:** McKee-Rodriguez

**10. 2023-06-15-0405**

Ordinance approving a three-year extension of a parking lease with General Services Administration for the parking lot at 727 East Cesar Chavez Blvd. by the City of San Antonio. Funding in the amount of \$18,510 is from the FY 2023 Parking Operating & Maintenance Fund Budget with subsequent years contingent upon City Council approval of the annual budget. [Lori Houston, Assistant City Manager; John Jacks, Director, Center City Development & Operations]

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

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

**Grant Applications and Awards**

**11. 2023-06-15-0406**

Ordinance approving the submission of grant applications and the acceptance and appropriation of funds for the Federal Aviation Administration (FAA) Airport Infrastructure Grant (AIG) Program under the Bipartisan Infrastructure Law for the three projects at the San Antonio International Airport in the total amount of \$19,058,672 with the FAA's share of \$14,294,004 and the City's share of \$4,764,668. This action will appropriate funds and amend the FY 2023 - FY 2028 Capital Improvement Program. [Jeff Coyle, Assistant City Manager; Jesus Saenz, Director, Aviation]

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

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

**12. 2023-06-15-0407**

Ordinance approving the submission of grant applications and the acceptance of funds for the Federal Aviation Administration (FAA) Airport Improvement Program (AIP) for two projects at the San Antonio International Airport in the total amount of \$23,545,000 with the FAA's share of \$17,658,750 and the City's share of \$5,886,250 from Unissued Interim Financing of which \$2,803,750 will be appropriated by this action. This action will also accept grant funds in an amount up to \$2,220,750 for the Terminal A Roof Recover project. This action will appropriate funds and amend the FY 2023- FY 2028 Capital Improvement Program. [Jeff Coyle, Assistant City Manager; Jesus Saenz, Director, Aviation]

Councilmember Bravo moved to Approve on the Consent Agenda. Councilmember Courage

seconded the motion. The motion carried by the following vote:

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

**13. 2023-06-15-0408**

Ordinance approving the acceptance and appropriation of additional grant funds if awarded, for the Terminal A Ground Loading Facility project in an amount up to \$24,400,000. This action will appropriate funds and amend the FY 2023 - FY 2028 Capital Improvement Program. [Jeff Coyle, Assistant City Manager; Jesus Saenz, Director, Aviation]

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

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

**Boards, Commissions and Committee Appointments**

- 14.** 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. Reappointing Celso Guzman, Dr. Adrian Guardia, Valerie Sprague, Joseph Tartell, and Brenda Wingert to the Municipal Civil Service Commission (At-Large)  
B. Appointing Hudson Locke (District 9) to the San Antonio Youth Commission  
C. Appointing Inayat Momin (District 9) to the Small Business Advisory Commission

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

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

**Miscellaneous**

**15. 2023-06-15-0409**

Ordinance approving the settlement of a lawsuit styled Gilbert Navarro v. City of San Antonio, Cause No. 2019CI01257, in the 73rd Judicial District Court, Bexar County, Texas, in a total amount of \$110,000. [Andy Segovia, City Attorney]

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

**Aye:** Nirenberg, Bravo, McKee-Rodriguez, Viagran, Rocha Garcia, Castillo,



**Absent:** Cabello Havrda, Castro, Courage, Whyte  
Pelaez

**16. 2023-06-15-0410**

Ordinance approving a Memorandum of Understanding between the Federal Aviation Administration (“FAA”) and the City of San Antonio in support of Runway Incursion Prevention through Situational Awareness system, an initiative sponsored by the FAA and aimed at reinforcing protection of the Runway Safety Area at the San Antonio International Airport. [Jeff Coyle, Assistant City Manager; Jesus Saenz, Director, Aviation]

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

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

**17. 2023-06-15-0411**

Ordinance approving the issuance by the San Antonio Housing Trust Public Facility Corporation of its “Multifamily Housing Revenue Bonds (Palladium Crestway Apartments) Series 2023” (the “Bonds”) in a maximum aggregate amount of \$43 million and for purposes of Section 147 (f) of the Internal Revenue Code and to comply with the San Antonio Housing Trust Public Facility Corporation’s organizational documents. The Borrower will pay the City an administrative fee of \$2,500 which will be deposited into the Affordable Housing Fund. [Ben Gorzell, Jr., Chief Financial Officer; Troy Elliott, Deputy Chief Financial Officer].

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

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

**18. 2023-06-15-0412**

Ordinance approving the issuance by the San Antonio Housing Trust Public Facility Corporation of its “Multifamily Housing Revenue Note (Leon Creek Flats Apartments) Series 2023” (the “Bonds”) in a maximum aggregate amount of \$43 million and for purposes of Section 147 (f) of the Internal Revenue Code and to comply with the San Antonio Housing Trust Public Facility Corporation’s organizational documents. The Borrower will pay the City an administrative fee of \$2,500 which will be deposited into the Affordable Housing Fund. [Ben Gorzell, Jr., Chief Financial Officer; Troy Elliott, Deputy Chief Financial Officer].

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

**Aye:** Nirenberg, Bravo, McKee-Rodriguez, Viagran, Rocha Garcia, Castillo,  
Cabello Havrda, Castro, Courage, Whyte

**Absent:** Pelaez

**19. 2023-06-15-0413**

Ordinance approving the issuance by the San Antonio Housing Trust Public Facility Corporation of its “Multifamily Housing Revenue Bonds (Cattleman Square Lofts Apartments) Series 2023” (the “Bonds”) in a maximum aggregate amount of \$25 million and for purposes of Section 147 (f) of the Internal Revenue Code and to comply with the San Antonio Housing Trust Public Facility Corporation’s organizational documents. The Borrower will pay the City an administrative fee of \$2,500 which will be deposited into the Affordable Housing Fund. [Ben Gorzell, Jr., Chief Financial Officer; Troy Elliott, Deputy Chief Financial Officer].

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

**Aye:** Nirenberg, Bravo, McKee-Rodriguez, Viagran, Rocha Garcia, Castillo, Cabello Havrda, Castro, Courage, Whyte

**Absent:** Pelaez

**20. 2023-06-15-0414**

Ordinance extending the Professional Services Agreement with Host Compliance, LLC for a one- year term to provide Short-Term Rental registration, permitting, compliance and collection services in an amount not to exceed \$219,993. [Ben Gorzell, Jr., Chief Financial Officer; Troy Elliott, Deputy Chief Financial Officer]

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

**Aye:** Nirenberg, Bravo, McKee-Rodriguez, Viagran, Rocha Garcia, Castillo, Cabello Havrda, Castro, Courage, Whyte

**Absent:** Pelaez

**21. 2023-06-15-0415**

Ordinance extending the contract with Wells Fargo Bank, N.A., for Corporate Purchasing Card (P-Card) services for an additional two months, commencing on July 1, 2023, and ending on August 31, 2023. Anticipated revenue of \$12,500 will be deposited into the Purchasing and General Services Fund. [Ben Gorzell Jr., Chief Financial Officer; Troy Elliott, Deputy Chief Financial Officer, Finance]

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

**Aye:** Nirenberg, Bravo, McKee-Rodriguez, Viagran, Rocha Garcia, Castillo, Cabello Havrda, Castro, Courage, Whyte

**Absent:** Pelaez

**22. 2023-06-15-0416**

Ordinance approving a contract with JPMorgan Chase Bank, N.A. to provide Corporate

Purchasing Card (P-Card) services to the City of San Antonio for an initial term of five years, commencing September 1, 2023 and ending August 31, 2028, with an option to renew for two additional, two-year terms by mutual agreement of the parties. Anticipated revenue of approximately \$125,000 will be deposited into the Purchasing and General Services Fund. [Ben Gorzell Jr., Chief Financial Officer; Troy Elliott, Deputy Chief Financial Officer, Finance]

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

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

**23. 2023-06-15-0417**

Ordinance approving the selection of a Financial Underwriting Pool from which Financial Underwriting Syndicates will be selected and approved by City Council for various financings for a period to commence June 16, 2023 and terminate September 30, 2026, with an option to extend the contract for one additional two-year period under the same terms and conditions. [Ben Gorzell, Chief Financial Officer; Troy Elliott, Deputy Chief Financial Officer]

The Item was pulled for discussion by Councilmember Courage. Councilmember Courage cited various violations and fines incurred by Wells Fargo due to significant wrongdoing and fraud. Councilmember Courage noted that when large companies got caught in scandals, they often used local employees and philanthropic efforts to get out of trouble.

Mayor Nirenberg recognized Joe Atkinson, Region Bank President of South Central Texas Wells Fargo, who spoke in support of maintaining Wells Fargo in the pool as the company had supported the San Antonio community in the past and had provided many philanthropic efforts.

Councilmember Castillo commented that banks accumulated large wealth, there were many banks with histories of violations but she cited Wells Fargo's discriminatory mortgage lending practices during the COVID-19 Pandemic that gave better access and lower interest rates to white borrowers. Councilmember Castillo stated that the company scapegoated and fired 6,000 workers after the mortgage scandal that their company culture promoted and added that supporting Wells Fargo went against the City's equity and housing goals.

Councilmember McKee-Rodriguez commented that after honoring Juneteenth today, there had been systemic harm to people of color by Wells Fargo, therefore he supported the motion.

Councilmember Rocha Garcia recommended inclusion of a reputational component to our solicitations and review of the Community Reinvestment Act rating for banks as black and brown communities had long been targeted by powerful corporations, particularly banks. Councilmember Rocha Garcia felt that this was an important decision and appreciated reviewing the contract in greater detail and recommended more due diligence in the future before City

Council considered these contracts. Councilmember Rocha Garcia took note of the significant community engagement and efforts by Wells Fargo to be a good corporate citizen.

Councilmember Viagran commented that the big picture of a company's culture should be considered and how they had treated communities of color which was the most of what her council district represented. However, Councilmember Viagran appreciated Wells Fargo employees' community work.

Councilmember Pelaez invited Julissa Carielo, owner of Tejas Premier Builders and founder of the Maestro Entrepreneur Center to speak. Carielo stated that Wells Fargo supported her business and she supported including Wells Fargo adding that the failure was in the City's process and not the bank.

Councilmember Whyte commented that this seemed to be a discussion on which bank had done the most or least wrong noting that all of the banks had been fined. Councilmember Whyte did not support the removal of Wells Fargo adding that their wrongs were no worse than those of the other banks.

Councilmember Pelaez cited fines related to fraud and predatory lending practices committed by other banks and class-action lawsuits against PNC Bank.

Councilmember Castro apologized that she had not reviewed the scoring and information last week, however, upon further review and after hearing the discussions, expressed concern that Wells Fargo had never made those customers who were mistreated whole. She added that all the charity work by the company and its employees did not make the black and brown customer whole.

Councilmember Castillo cited U.S. Department of Justice website headlines that included criminal lawsuits against Wells Fargo for opening fraudulent accounts in customers' names.

Councilmember Courage clarified that this was not an effort to punish Wells Fargo and noted that this issue was brought up several years ago, when they were awarded a contract previously and given a pass at that time because they were going to do better, however, they have not done better and continued to be cited with numerous violations. Councilmember Courage stated that the City was a leader in affordable housing, early childhood education and other equity issues. Councilmember Courage encouraged his colleagues to remove Wells Fargo.

Councilmember Bravo commented that the City's Budget reflected its values and removing Wells Fargo would send a message to all vendors that we stand behind our values of equity and justice. Councilmember Bravo supported Councilmember Rocha Garcia's recommendation to require a more value based evaluation.

Mayor Nirenberg agreed that the conversations had expressed concern with inconsistent standards being applied and recommended a comprehensive discussion and policy on corporate responsibility. Mayor Nirenberg commented that Wells Fargo had been a previous underwriter for the City and did a good job with that so he wanted to focus on only the merits

of the contract at hand.

Councilmember Courage asked whether the City needed seven underwriters in the large institution category and whether staff recommended adding PNC Bank. Gorzell stated that the City would be fine with only six firms.

Councilmember Bravo requested clarification on the point spreads between PNC Bank and the 6th ranked firm. Elliott stated that the spread in points between the 6th ranked firm and the 8th rank firm was three points which was significant.

Councilmember Viagran thanked Elliott for his explanation and agreed to leave six underwriters in the large firm pool.

City Manager Walsh recommended that individual procurements should be discussed in a larger conversation prior to solicitations perhaps within the pre-solicitation briefings.

Councilmember Rocha Garcia requested the updated High-Profile Report. Gorzell explained that there were two reports, one was the update regarding what was outstanding and would be sent out tomorrow. The other report was a forecast and recommendation on which would be reviewed by B Session versus the Audit Committee which would come out at the end of the summer.

Councilmember Courage moved to Amend the main motion to replace the 7th ranked firm Wells Fargo, with the 8th placed firm PNC Bank. City Attorney Andy Segovia requested that Councilmember Courage split the motion into two actions and only remove Wells Fargo from the pool, then, if that motion passed, he should move to add PNC Bank as they were two separate issues.

Councilmember Courage restated his amendment to remove Wells Fargo from the Underwriting Pool. Councilmember Castillo seconded the motion. The motion carried by the following vote:

**Aye:** Bravo, McKee-Rodriguez, Viagran, Rocha Garcia, Castillo, Castro, Courage

**No:** Nirenberg, Cabello Havrda, Pelaez, Whyte

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

**Aye:** Nirenberg, McKee-Rodriguez, Viagran, Rocha Garcia, Castillo, Cabello Havrda, Castro, Pelaez, Courage, Whyte, Bravo

**24.**

**2023-06-15-0418**

Ordinance approving a professional services contract with Oniro, LLC dba Alpha Sleep Labs to provide a sleep study and/or CPAP machine for City CDL drivers for a total contract amount not to exceed \$360,000 for a three-year term beginning July 1, 2023 and ending June 30, 2026 with the option to renew for two additional one-year terms. Funding is from the

Employee Benefits Insurance Fund. [Ben Gorzell, Chief Financial Officer; Renee Frieda, Director, Human Resources]

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

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

**25. 2023-06-15-0419**

Ordinance approving a professional services agreement with YMCA of Greater San Antonio in an annual amount of \$75,000 to provide weekly fitness classes to City of San Antonio employees beginning July 1, 2023 and ending on June 30, 2026, with the option to renew for two additional one-year terms. Funding is from the FY 2023 Employee Benefits Insurance Fund. [Ben Gorzell, Chief Financial Officer; Renee Frieda, Director, Human Resources]

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

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

**26. 2023-06-15-0420**

Ordinance approving a Funding and Support Agreement with Alamo Area Community Network (AACN) for the establishment and continuance of a case management platform for online client referral and coordination of services across our community, which will also be used by the City for the Department of Human Services Training for Job Success (TFJS) and the Workforce Development Office's SA: Ready to Work (RTW) programs, in the amount of \$1,160,965 over a five-year period. Funding for year one of the agreement is from SA: Ready to Work and the FY 2023 Adopted General Fund for the Department of Human Services. Funding for future years is contingent upon City Council approval of the annual budget. [Lori Houston, Assistant City Manager; Melody Woosley, Director, Human Services]

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

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

**27. 2023-06-15-0024R**

Resolution of No Objection for Tigoni Preservation Apartments, LP's application for 2023 Non-Competitive 4% Housing Tax Credits (HTC) from the Texas Department of Housing and Community Affairs (TDHCA) for the rehabilitation of a 140-unit affordable multi-family rental housing development named Tigoni Villas, located at 1527 W. Sunshine Drive. [Lori Houston,

Assistant City Manager; Veronica Garcia, Director, Neighborhood and Housing Services]

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

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

**28. 2023-06-15-0025R**

Resolution of No Objection for Costa Almadena Apartments, LLC's application for 2023 Non-Competitive 4% Housing Tax Credits (HTC) from the Texas Department of Housing and Community Affairs (TDHCA) for the rehabilitation of a 176-unit affordable multi-family rental housing development named Costa Almadena, located at 6222 S. New Braunfels Avenue. [Lori Houston, Assistant City Manager; Veronica Garcia, Director, Neighborhood and Housing Services]

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

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

**29. 2023-06-15-0421**

Ordinance approving a reimbursement agreement in the amount of \$73,304.42 to Atlantic Pacific for delinquent taxes paid to the Bexar County Tax Collector for 301 Spriggsdale. [Lori Houston, Assistant City Manager; Veronica Garcia, Director, Neighborhood and Housing Services]

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

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

**30. 2023-06-15-0422**

Ordinance approving the execution of a Professional Services Agreement with Wallace Roberts & Todd, LLC to develop a comprehensive Youth Services Master Plan for the Parks and Recreation Department in an amount up to \$289,070. Funding is from the FY 2023 General Fund Budget. [David W. McCary, Assistant City Manager; Homer Garcia III, Director, Parks & Recreation]

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

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

31. Ordinance extending the City limits by full purpose annexation of a property legally described as 81.583 acres out of CB 4298, generally located southeast of the intersection of Somerset Road and Watson Rd., which is contiguous to the City limits of San Antonio, in the City of San Antonio's Extraterritorial Jurisdiction (ETJ) and southwest Bexar County, as requested by the landowner and approving the associated Service Agreement. [Roderick Sanchez, Assistant City Manager; Rudy Nino, Interim-Director, Planning]

Councilmember Rocha Garcia moved to Continue the Item to August 3, 2023. Councilmember Castillo seconded the motion. The motion carried by the following vote:

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

32. ZONING CASE Z-2023-10700089 (ETJ – Closest to Council District 4): Ordinance assigning zoning to property currently located Outside the City Limits by applying "MHC MLOD-2 MLR-2 AHOD" Manufactured Housing Conventional Lackland AFB Annex Military Lighting Overlay District 2 Military Lighting Region 2 Airport Hazard Overlay District on 81.583 acres out of CB 4298. Staff and Zoning Commission recommend Approval.

Councilmember Rocha Garcia Moved to Continue the Item to August 3, 2023. Councilmember Castillo seconded the motion. The motion carried by the following vote:

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

### **City Manager's Report**

City Manager Erik Walsh announced that the National Civil League recognized San Antonio as one of ten cities as an All-American City for 2023 for the second year in a row.

City Manager Walsh played an Employee Spotlight video highlighting the work of Rose Navarro, San Antonio Public Library (SAPL) Facility Manager for her work ensuring the proper maintenance of San Antonio's library facilities.

### **Executive Session**

There was no Executive Session held.



## **ADJOURNMENT**

There being no further discussion, the meeting was adjourned at 11:33 a.m.

**Approved**

**Ron Nirenberg  
Mayor**

**Debbie Racca-Sittre  
City Clerk**