

City of San Antonio



AGENDA

City Council A Session

Municipal Plaza Building
114 W. Commerce Street
San Antonio, Texas 78205

Thursday, June 6, 2024

9:00 AM

Municipal Plaza Building

The City Council will hold its regular meeting in the Norma S. Rodriguez Council Chamber in the Municipal Plaza Building beginning at the above referenced date and time for the following items. Once convened, the City Council will take up the following items in any order during the meeting but no sooner than the designated times.

9:00AM: Call to Order

Members of the public can comment on items on the agenda. To sign up to speak visit www.saspeakup.com. Click on meetings and events and select the meeting you'd like to participate in. Sign up to speak or submit a written comment. Questions relating to these rules may be directed to the Office of the City Clerk at (210) 207-7253.

Individuals signing up for public comment may register for VIA bus fare or parking validation at www.saspeakup.com. VIA bus fare or parking at City Tower Garage (located at 100 Blk N. Main) will be provided to individuals who request the assistance. Staff will provide VIA bus fare passes and parking validation tickets in the lobby of City Council Chambers.

To view the Live meeting please view our [Live Stream](#)

During the meeting, the City Council may meet in executive session for consultation with the City Attorney's Office concerning attorney-client matters under Chapter 551 of the Texas

Government Code.

ACCESS STATEMENT

The City of San Antonio ensures meaningful access to City meetings, programs and services by reasonably providing: translation and interpretation, materials in alternate formats, and other accommodations upon request. To request these services call (210) 207-2098 or Relay Texas 711 or by requesting these services online at <https://www.sanantonio.gov/gpa/LanguageServices>. Providing at least 72 hours' notice will help to ensure availability.

Intérpretes en español estarán disponibles durante la junta del consejo de la ciudad para los asistentes que lo requieran. También se proveerán intérpretes para los ciudadanos que deseen exponer su punto de vista al consejo de la ciudad. Para más información, llame al (210) 207-7253.

For additional information on any item on this agenda, please visit www.sanantonio.gov or call (210) 207-7080.

3. Approval of minutes for the City Council meetings of May 8, 2024, May 9, 2024, May 15, 2024, and May 16, 2024.

THE CITY COUNCIL MAY RECESS FOR LUNCH AND RECONVENE TO CONSIDER ANY UNFINISHED COUNCIL BUSINESS

6:00 P.M. – If the Council has not yet adjourned, the presiding officer shall entertain a motion to continue the council meeting, postpone the remaining items to the next council meeting date, or recess and reconvene the meeting at a specified time on the following day.

Printed on: 04/06/2025 07:59 AM

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



**Meeting Minutes
City Council B Session**

Council Briefing Room
City Hall
100 Military Plaza
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

Wednesday, May 8, 2024

2:00 PM

Council Briefing Room

The City Council convened a B Session meeting in the Council Briefing Room beginning at 2:06 PM. 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

ITEMS

1. Briefing on FY 2025 Trial Budget [Maria Villagómez, Deputy City Manager; Justina Tate, Director, Management and Budget]

City Manager Erik Walsh introduced the Item and Director of the Office of Management and Budget (OMB) Justina Tate who presented the FY 2025 Trial Budget, the FY 2026 Plan for the General Fund (GF) and the Solid Waste Management Fund (SWMF). City Manager Walsh clarified

that the Trial Budget was not the Proposed Budget but was a preliminary update on the allocation of resources that incorporated feedback from the Goal Setting Session on April 17, 2024.

Tate stated that the total City Budget was \$3.7 billion with \$1.33 billion (36%) in restricted funds, \$798,000 (21%) in the Capital Program, and \$1.6 billion (43%) in the General Fund. She reported that the General Fund was funded through property taxes (29%), CPS Energy Revenues (26.3%), sales tax (25.7%), and other revenues (18.7%). Tate reported that the preliminary property tax values had been received from the Bexar County Appraisal District (BCAD) and indicated an estimated 8.3% increase but did not consider property tax protests and new laws providing exemptions to child care facilities, however, revenue growth was capped by State Law at 3.5%. Tate anticipated that the current tax rate would stay the same as in 2024 and still incorporate more revenues due to increased valuation and growth but there was an unused increment available and to stay within today's tax rate, staff assumed that \$2.5 million could be used in FY 2025 and \$2.7 million could be used in FY 2026.

Tate reported that the Trial Budget was built upon the 5-year financial forecast, continued FY 2024 City Council priorities, and added improvements for priorities discussed at the Goal Setting Session which included: public safety, infrastructure, homeless services, housing strategic plan, animal care, small business support, and employees. She indicated that expenditures included in the Trial Budget included operating and maintenance costs for new capital projects that were expected to come online in FY 2025 such as parks and facilities included in the 2022 Bond Program.

Other mandates included in the 5-year forecast were the Police Contract 4% increase, the 2023 COPS Grant, State Legislative Contracts, and high-volume pet partners, according to Tate. She stated that other expenses included the Fire Union Collective Bargaining Agreement, civilian compensation, 130 new Police Officers over two years, the second year of the Animal Care Services Strategic Plan, and enhancements to address medical calls by the Fire Department. Tate listed improvements added as a result of the Goal Setting Session including continuing the Construction Mitigation Grant Program, Neighborhood Access and Mobility Program (NAMP) at \$550,000 per Council District, additional speed traffic signs (100 total), enhancing spay/neuter services, additional flashing signs at key accident locations (100 total) and continuing the Senior Assistance Program.

Tate indicated that the expenditures for FY 2025 would be over budget by \$5.1 million, and she suggested that the City would need to reduce spending, reduce new improvements, or raise revenue. City Manager Walsh interjected that the Fire Union Collective Bargaining Agreement was still under negotiation, and it was important to keep their compensation package competitive yet affordable. He indicated that the City offered the Firefighters approximately a 22% wage increase over five years and the Fire Union countered with a 39% increase over three years which was \$363 million more than the City's offer. City Manager Walsh stated that the Fire Union's current offer was unaffordable and it was calculated that an additional \$50 million would be needed annually to fund the Fire Union's current proposal.

Tate stated that the SWMF was a \$148.7 million enterprise fund that provided curbside collection services to approximately 375,000 residential customers. She indicated that the 5-year forecast for

SWMF included a rate increase of \$0.50 for the medium cart and \$0.75 for the large cart to cover increased labor, disposal, and equipment costs as well as a new five-person illegal dumping crew at a cost of \$800,000 per year. She added that there was no rate increase for the small cart.

In closing, Tate provided a timeline for the development and adoption of the FY 2025 Budget which began with the results of a statistically valid community budget survey being briefed to the City Council on June 20, 2024, Budget Work Sessions and Townhalls in August, and September after the City Manager proposed the Budget on August 15, 2024, but before Budget adoption which was slated for September 19, 2024.

DISCUSSION:

Councilmember Rocha Garcia clarified that the unused property tax increment was added to the General Fund and suggested that this could be put into the reserve. City Manager Walsh explained that not putting the revenue into operations would simply increase the deficit.

Councilmember Rocha Garcia requested clarification on the mandates and improvements and asked about the progress in year one of the Animal Care Services (ACS) Strategic Plan. Director of ACS, Shannon Sims stated that ACS hired new staff and lost some due to attrition but their critical call rate was at 54%, which was a 10% increase over last year. Councilmember Rocha Garcia requested additional recruitment information and asked if \$3.9 million was enough to cover new programming such as SnipSA. City Manager Walsh stated that the details were not finalized and City Council's priorities could be considered such as the SnipSA Programs.

Councilmember Rocha Garcia was pleased that the Trial Budget included \$100,000 per council district more for NAMP and she supported more money for the Capital Improvement Program (CIP) and the Senior Assistance Program. She understood fee increases were never popular, however, Solid Waste Management services needed to be expanded such as with the new illegal dumping team.

Councilmember Cabello Havrda noted that public safety was a City Council priority and it was 65% of the Budget. San Antonio Police Department (SAPD), Parks Police, and the San Antonio Fire Department were part of the 65%, according to Tate. Councilmember Cabello Havrda asked about the fire contract including the City's offer and Fire Union's proposal. Deputy City Manager Maria Villagomez stated that the City had increased its proposal since the start of the negotiations, and the City's newest offer was included in the Trial Budget expenditures adding that the current proposal from the union was unaffordable.

Councilmember Cabello Havrda asked if the latest Fire Union proposal kept the total public safety costs under 66% in the Budget. City Manager Walsh provided context that while the total for public safety was under the City's financial policy of 66% there was not an unallocated portion of the General Fund that could be used to pay for more. Councilmember Cabello-Havrda requested an Executive Session and a breakdown of the numbers.

Councilmember Cabello Havrda recommended that some of the funding in SWMF be spent on prevention of illegal dumping, not just cleanup. City Manager Walsh confirmed that there was a need.

for a public education campaign to combat illegal dumping. Councilmember Cabello Havrda requested information on the Community Budget Survey and the calendar. Alana Reed, Director of Communications & Engagement, stated that the SASpeakUp portal would be launched Friday, May 10, 2024 through texts, social media, and flyers with the survey also available in paper form.

Councilmember Whyte supported not increasing the property tax rate, and adding more Police, funding the Construction Mitigation Grant, and asked if there would be an executive session on the Fire Union negotiations. Mayor Nirenberg stated that the updates on the Fire Union negotiations were being provided to the individual Councilmembers and through memos from the City Attorney. Councilmember Whyte strongly advocated for increasing the base pay for the San Antonio Firefighters and supported cutting other parts of the budget to pay for it. Councilmember Whyte recommended Zero Base Budgeting, looking at every department, what was working and what was not working.

Councilmember Whyte noted that the General Fund Budget was \$90 million to \$100 million more than last year and recommended limiting the growth of other non-public safety departments. He supported having another Executive Session on the Fire Union contract.

Councilmember Whyte commented that the City raised rates on garbage collection last year and this would be the second year of an increase. He asked if there were restrictions on what could be dropped at the landfills and how much it cost. City Manager Walsh stated that the brush sites were free for residents, but were not for commercial waste and bulky sites were available to anyone.

Director of the Solid Waste Management Department David Newman stated that there had been a crackdown on construction companies from dumping for free but that was not really an issue and there was curbside collection twice a year for both bulky and brush. Councilmember Whyte stated that he had heard that there were some restrictions from residents that were causing folks to illegally dump and asked what it cost to operate the drop-off centers. Tate stated that \$7.5 million was budgeted to operate the drop-off centers and the FY 2025 Budget would include a one-time purchase of equipment but the reoccurring equipment cost was \$500,000 per year.

Councilmember Whyte asked if there were fines for illegal dumping. Newman confirmed that there were fines but it was hard to know who was doing the illegal dumping.

Councilmember Alderete Gavito clarified that employee compensation as a City Council priority was specific to the Local Government Corporation (LGC) staff of the City Council and recommended merit reviews and merit raises for those teams. She committed to advocating for public safety and supported having an Executive Session to discuss the Fire Union Collective Bargaining Agreement (CBA). She thought there were ways to cut the Budget to focus on core services but supported the additional services being provided by ACS.

Councilmember Kaur asked why the Construction Mitigation Grants were proposed to be kept at the current level. City Manager Walsh explained that the demand for the grants was not yet determined because we were not far enough along with the Pilot Program and after lessons learned, the funding could be adjusted.

Councilmember Kaur questioned raising the SWMF rates, noting that they were just raised last

year and asked if it was more expensive to service a larger size cart. City Manager Walsh stated that since the City had to pay disposal fees, it was more expensive if residents used the medium or large cart.

Councilmember Kaur commented that disposal was a fee that everyone paid, even if they were renters, and asked about sustainability. City Manager Walsh stated that in FY 2021 and FY 2022, the rates were kept low, and revenues fell behind, however, the department needed to accommodate increased costs for labor, disposal, and equipment. City Manager Walsh suggested a two or three-year adjustment to the SWMF fees to create more certainty. Councilmember Kaur requested to explore more long-term sustainability.

Councilmember Kaur asked what type of signs were being ordered. City Manager Walsh stated that it was the flashing and speed radar signs tied to traffic studies. Councilmember Kaur agreed that public safety was the number one priority and encouraged the City's negotiation team to work diligently with the Fire Union to come up with an acceptable offer showing that we valued their work but within Budget.

Councilmember Pelaez stated that Zero Based Budgeting was a double-edged sword and there was a risk that departments could say they needed even more money but noted that it was a worthy suggestion. Councilmember Pelaez thought it was important to clean up homeless encampments and illegal dumping as it was what residents wanted. Councilmember Pelaez commented that bonfires had been set near neighborhoods and these could easily catch fire to residences during a drought.

Councilmember Pelaez recommended a review and analysis of the effectiveness of the small business grants. He recommended supporting Police Officers and Firefighters to keep our residents safe noting that residents wanted to see faster response times as well as excellent services. Councilmember Pelaez supported competitive wages for Police and Firefighters, however, he was alarmed by the violence that broke out during Fiesta and suggested that there be a new strategy to keep the peace.

Councilmember Castillo was pleased that there would be an increase to NAMP and also recommended an increase to CIP. She supported funding to ensure competitive wages for employees and the flexibility to compensate LGC employees for their hard work. Councilmember Castillo supported funding for homeless services and housing programs noting that this was a concern of the residents that included fires in empty structures and drug overdoses. She supported using CPS Energy revenues to help support SAFD and the Residential Energy Efficiency and Sustainability (REES) Fund suggesting both were influenced by extreme weather. She expressed concern that there were more applications than slots available for the Minor Home Repair Program.

Councilmember Castillo commented there were many illegal dumping locations in her council district and recommended working collaboratively with SAPD to monitor certain locations that were repeatedly found to have illegal dumping.

Councilmember McKee-Rodriguez commented that the forecast sounded very bleak and it seemed more imminent than had been portrayed a couple of weeks ago at the Budget Goal Setting Session and requested clarification on the \$50 million shortfall. City Manager Walsh clarified that

the \$50 million was related to the Fire Union contract if the City were to accept their current proposal.

Councilmember McKee-Rodriguez stated that his highest priority was ACS and picking up stray animals and addressing dangerous dogs. He noted that Public Works had been successful in working to achieve equity goals through F Street Goals for pavement conditions and added that CIP and NAMP were a funding priority. Employees in every department should feel well compensated and cared for noting that the Fire Union wanted more than what the City was offering but other employees were also concerned with compensation, according to Councilmember McKee-Rodriguez.

Councilmember McKee-Rodriguez expressed concern that the SAPD Budget continued to grow and was the most impactful to our Budget and recommended targeting SAPD's large Budget for efficiencies as their growth was at the expense of every other department including SAFD. Councilmember McKee-Rodriguez proposed asking Bexar County to pay for City services and perhaps withholding City services to county residents until they started paying their fair share.

Councilmember McKee-Rodriguez suggested setting clear expectations for non-profits that could be funded and having them apply through the Delegate Agency or other solicitation processes noting that new non-profits should compete rather than be included in an earmark just for them.

Councilmember Viagran suggested trading all large cans for medium and making residents specifically request the large can and requested costs to help reduce costs and meet climate action goals.

Councilmember Viagran asked about the proposal to cut \$50 million. City Manager Walsh explained that there was a shortfall of \$5 million per year but if the City accepted the Fire Union's current proposal there would be an additional \$50 million shortfall in FY 2025. She challenged the City Council to find the funds if they wanted to fund the full request from the Fire Union and asked City Manager Walsh if the \$50 million in cuts would impact employees. City Manager Walsh explained that 91% of the City's Budget was for personnel and their support to do their job.

Councilmember Courage asked the City Manager how well our Firefighters today were compensated compared to those in other cities in Texas. Deputy City Manager Villagomez stated that the current SAFD compensation was within the top three. Councilmember Courage pointed out that while the City was currently under negotiation with the Fire Union, in two years, the Police Union would also be asking for pay raises as well.

Councilmember Courage suggested that there had been some benefits from the COVID-19 Pandemic because we were able to fill up holes in our Budget with approximately \$800 million in Federal funds that paid our staff, expanded programs, and went to grants. He mentioned that now we were going back to relying on our own revenue and we still had 250,000 people living in poverty, thousands who were homeless; we were in a housing crisis, the Food Bank had more people coming to get food every day, people wanted the City to address animal care, small

businesses, youth and senior services, yet people also wanted tax relief. Councilmember Courage suggested that public education affected the quality of life of people in our community noting that the City could not provide all services on our own as non-profits provided significant support to our residents.

Councilmember Kaur supported money for construction incentives to ensure projects would be completed on time. She recommended adding one shift to Code Enforcement for nights and weekends and thought the bike patrol would benefit neighborhoods. She supported the Minor Home Repair Program and the Economic Development Department's Façade Improvement Grants.

Councilmember Alderete Gavito requested key performance indicators (KPI) for some departments and requested details for the expenditures included in the Budget for EDD, the Center City & Downtown Operations Department (CCDO), Office of Innovation, as well as line items for non-departmental, non-operations, agency, and transfers. Councilmember Whyte supported more Code Enforcement Officers.

Mayor Nirenberg recommended a redesign of the \$1.4 million grants for small businesses impacted by construction but felt it was more important to complete projects timely to reduce impact. Mayor Nirenberg noted that the Trial Budget process was first implemented during the COVID-19 Pandemic and its purpose was to provide a high-level overview of the forecasted revenues and expenditures noting that the Budget Work Sessions would include an in-depth department by department review.

Mayor Nirenberg wanted a contract with the Fire Union that included our Firefighters being compensated fairly and cautioned that if a Councilmember wanted to increase funds to the Fire Union, the City needed to find cuts in other parts of the Budget. He commented that the 66% policy was a cap set to keep public safety from overtaking the entire Budget. We were spending down some Federal American Rescue Plan Act (APRA) funding this year and were at 60.2% but we needed to be mindful of all the needs of our community, according to Mayor Nirenberg. He supported more efforts to assist with affordable housing, including title clearance and minor home rehabilitation.

Councilmember Cabello Hayrda clarified that the \$50 million shortfall was the difference between the City's proposal and the Fire Union's current proposal. City Manager Walsh explained that even without the Fire Union's proposal, we were already short \$5 million so the deficit was really anywhere from \$5 million to \$55 million noting that hard decisions would need to be made this summer. Councilmember Cabello Hayrda requested a breakdown of wage increases versus other costs such as 404 new Firefighters. City Manager Walsh stated that the agreement was an entire package and all costs needed to be covered. Mayor Nirenberg clarified that aside from the Fire Union's request, we were still needing to cut \$5 million.

City Manager Walsh closed by stating that everything he did was balancing needs and resources and there was no question that employees were the backbone of the organization and they, along with the tools needed to do their job, were 91% of the Budget. City Manager Walsh stated that if there was a need to make cuts, some reduction to City services and employees would be implemented. He also noted that Sales Tax revenues were returning to normal and other cities

were experiencing the same following the COVID-19 Pandemic.

EXECUTIVE SESSION

Executive Session was not held.

ADJOURNMENT

There being no further business, the meeting was adjourned at 4:02 p.m.

Approved

Ron Nirenberg
Mayor

Debbie Racca-Sittre
City Clerk

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



**Meeting Minutes
Public Comment 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

Wednesday, May 8, 2024

5:00 PM

City Council Chambers

The City Council convened the Public Comment Session in the Norma S. Rodriguez Council Chamber in the Municipal Plaza Building beginning at 5:08 PM. City Clerk Debbie Racca-Sittre took the Roll Call with the following Council Members present:

PRESENT: 9 – Nirenberg, Kaur, McKee-Rodriguez, Rocha Garcia, Castillo, Cabello Havrda, Pelaez, Courage, Whyte

ABSENT: 2 - Viagran, Alderete Gavito

PUBLIC COMMENT

1. Public Comment is your opportunity to address your City of San Antonio elected officials directly about issues that are important to you and your community. To sign up to speak visit www.saspeakup.com. Click on meetings and events and select the meeting you'd like to participate in. Sign up to speak or submit a written comment. NOTE: Speaker registration closes 15 minutes before the start of the meeting. Members of the public are given up to three minutes to speak, and groups are given up to nine minutes.

Blake Feuge, CEO and Founder of Bear Den Cat Sanctuary proposed a City-funded cat sanctuary funded through the Budget of Animal Care Services (ACS).

John Bachman, Kristin Nickell, Jen Galletti, Deanna Lee, Mel Bee, Lea LaPorte, Frances Ely, Donna Legendre-Hoffmann, Ana Herrero, Maggie Elizabeth Hill, and Monique Wellesley recommended scrutinizing the hiring of the new ACS Director including strong consideration of an outside candidate for ACS Director with expertise in operating a no kill facility and providing more spay/neuter facilities and shelters and increased enforcement for animal abuse.

Joshua Hinson complained about being harassed by police for drawing with chalk on the sidewalk.

ADJOURNMENT

There being no further comment, the meeting was adjourned at 5:53 p.m.

Approved

**Ron Nirenberg
Mayor**

**Debbie Racca-Sittre
City Clerk**

**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
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John Courage, Dist. 9 | Marc Whyte, Dist. 10

Thursday, May 9, 2024

9:00 AM

City Council Chambers

The City Council convened a regular meeting in the Norma S. Rodriguez Council Chamber in the Municipal Plaza Building beginning at 9:07 AM. 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 Nina Gundlach of Soka Gakki International-USA, guest of Councilmember Kaur, Council District 1.

2. Pledge of Allegiance

Mayor Nirenberg led the assembly in the Pledge of Allegiance.

POINT OF PERSONAL PRIVILEGE

Mayor Nirenberg proclaimed the month of May to be Asian American Pacific Islander Heritage Month and invited members of the Asian community to speak.

Mayor Nirenberg proclaimed the week of May 6 through 10, 2024 to be Municipal Clerk's Week and invited City Clerk Debbie Racca-Sittre to speak.

Mayor Nirenberg recognized the Hispanic Association of Colleges & Universities and announced that their headquarters was planned to be built in San Antonio, Texas in Council District 7. Councilmember Alderete Gavito spoke in support of the organization and invited the president of the organization to speak.

Mayor Nirenberg congratulated the Our Lady of the Lake Softball Team for the 50-3 winning streak and for making it to the National Association of Intercollegiate Athletics Conference finals and stated that if they won, they would go to the world series. Councilmember Rocha Garcia congratulated the team and invited their coach to speak.

CONSENT AGENDA

Purchase of Services, Supplies and Equipment

3. 2024-05-09-0328

Ordinance approving a contract with Johnson Health Tech Retail, Inc., for fitness equipment for the San Antonio Police Department Wellness Center within the Texas Anti-Gang Unit Facility for a total cost of \$76,336. Funding is from the Texas Anti-Gang Program Grant. [Ben Gorzell Jr., Chief Financial Officer; Troy Elliott, Deputy Chief Financial Officer, Finance]

Councilmember Alderete Gavito highlighted her support for the Item.

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

4. 2024-05-09-0329

Ordinance approving a contract with Kinloch Equipment & Supply, Inc., to provide a replacement street sweeper for the Public Works Department for a total cost of \$373,180. Funding is from the Equipment Renewal and Replacement Fund. [Ben Gorzell Jr., Chief Financial Officer; Troy Elliott, Deputy Chief Financial Officer, Finance]

Councilmember Rocha Garcia moved to Approve on the Consent Agenda. Councilmember Cabello Havrda 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. 2024-05-09-0330

Ordinance approving a contract with NTT Enterprises, Inc., to provide the San Antonio Police Department Helicopter Unit with a special operations platform set with a fast rope rappel system for a total cost of \$90,875. Funding is from the 2022 Urban Area Security Initiative (UASI) grant. [Ben Gorzell Jr., Chief Financial Officer; Troy Elliott, Deputy Chief Financial Officer, Finance]

Councilmembers Cabello Havrda, Alderete Gavito, and Whyte highlighted their support for the Item.

Councilmember Rocha Garcia moved to Approve on the Consent Agenda. Councilmember Cabello Havrda 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. 2024-05-09-0331

Ordinance approving a contract with Reeder Distributors, Inc., for six heavy duty column lifts for the San Antonio Fire Department for a total cost of \$82,760. Funding is from the General Fund. [Ben Gorzell Jr., Chief Financial Officer; Troy Elliott, Deputy Chief Financial Officer, Finance]

Councilmembers Cabello Havrda, Alderete Gavito, and Whyte highlighted their support for the Item.

Councilmember Rocha Garcia moved to Approve on the Consent Agenda. Councilmember Cabello Havrda 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. 2024-05-09-0332

Ordinance approving a contract with Siddons Martin Emergency Group, LLC, to provide platform ladder and pumper trucks for the San Antonio Fire Department for a total cost of \$15,466,197. Funding for \$8,434,627 is available from the Equipment Renewal and Replacement Fund FY 2024 Adopted Budget, funding of \$5,750,801 is contingent on City Council approval of the future annual budget, and funding of \$1,280,769 is through a future Tax-Exempt Lease Purchase financing contingent on City Council approval. [Ben Gorzell Jr., Chief Financial Officer; Troy Elliott, Deputy Chief Financial Officer, Finance]

Councilmembers Cabello Havrda, Alderete Gavito, and Whyte highlighted their support for the Item.

Councilmember Rocha Garcia moved to Approve on the Consent Agenda. Councilmember Cabello Havrda 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. 2024-05-09-0333

Ordinance approving the following contracts and a change order establishing unit prices for goods and services for an estimated cost of \$563,000 annually, included in the respective department's FY 2024 Adopted Budget: (A) Avery Dennison Corporation for high intensity prismatic sign sheeting; (B) NCH Corporation for industrial water treatment; and (C) a change order to the CDSI, Inc., contract for window cleaning services. [Ben Gorzell Jr., Chief Financial Officer; Troy Elliott, Deputy Chief Financial Officer, Finance]

Councilmember Rocha Garcia moved to Approve on the Consent Agenda. Councilmember Cabello Havrda 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. 2024-05-09-0334

Ordinance authorizing the purchase of a 12.221 acre (532,347 square feet) vacant tract of land located at 4911 Lord Road, New City Block 10615, Portions of Lot A-18 & Lot A-19, in the amount not to exceed \$745,000 and authorizing the reallocation of \$100,000 from the District 2 City Council Infrastructure 2022 Tax Notes to the CD 2 Senior Center (D2 Property Acquisition) project. Funds are available from previously authorized Certificates of Obligation and Tax Notes included in the FY 2024 – FY 2029 Capital Improvement Program. [John Peterek, Interim Assistant City Manager; Razi Hosseini, Director, Public Works]

Councilmember McKee-Rodriguez highlighted his support for the Item.

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

10. 2024-05-09-0335

Ordinance approving the acceptance of supplemental funds upon award in an amount up to \$2,047,954, for a total amount up to \$7,123,968, from the Texas Department of State Health Services (DSHS), for the IDCU/COVID Expansion grant from July 31, 2024 through July 31, 2026 and authorizing a revised budget. [Erik Walsh, City Manager; Claude A. Jacob, Director, Health]

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

11. 2024-05-09-0336

Ordinance approving the acceptance of funds upon award in an amount up to \$5,408,333 over a five-year period, from the U.S. Department of Health and Human Services, Health Resources & Services Administration (HRSA), for the Healthy Start Initiative grant for the period of May 1, 2024 through March 31, 2029 and authorizing a budget and staffing. [Erik Walsh, City Manager; Claude A. Jacob, Director, Health]

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

12. Approving Marti Garza as the At-Large Appointee in the Trade and Labor Category to the San Antonio Ready to Work Advisory Board for the remainder of an unexpired term ending May 31, 2025. [Debbie Racca-Sittre, City Clerk]

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

13. WITHDRAWN

WITHDRAWN – Ordinance approving the issuance by the San Antonio Housing Trust Public Facility Corporation of its “Multifamily Housing Revenue Bonds (The Arbors at West Avenue Apartments) Series 2024” in a maximum aggregate amount of \$4,000,000 under Section 147(f) of the Internal Revenue Code and to comply with the San Antonio Housing Trust Public Facility Corporation’s organizational documents. [Ben Gorzell, Jr., Chief Financial Officer; Troy Elliott,

Deputy Chief Financial Officer].

14. WITHDRAWN

WITHDRAWN – Ordinance approving the issuance by the San Antonio Housing Trust Public Facility Corporation of its “Multifamily Housing Revenue Bonds (Palladium San Antonio) Series 2024” in a maximum aggregate amount of \$43,000,000 under Section 147 (f) of the Internal Revenue Code to comply with the San Antonio Housing Trust Public Facility Corporation’s organizational documents. [Ben Gorzell, Jr., Chief Financial Officer; Troy Elliott, Deputy Chief Financial Officer].

15. 2024-05-09-0021R

A Resolution approving the issuance by the City of Balcones Heights Cultural Education Facilities Finance Corporation, in a maximum aggregate amount of \$10,000,000 under Section 147(f) of the Internal Revenue Code. [Ben Gorzell, Jr., Chief Financial Officer; Troy Elliott, Deputy Chief Financial Officer].

Councilmember Viagran pulled the Item for discussion.

Deputy Chief Financial Officer Troy Elliott explained that the partnership allowed cities to take advantage of tax-exempt debt.

Councilmember Viagran supported the partnership and the work of Goodwill Industries.

Councilmember Viagran moved to Approve. Councilmember Courage 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. 2024-05-09-0022R

A Resolution by the City Council of the City of San Antonio, Texas approving the Issuance of higher education revenue bonds by the City of San Antonio, Texas Education Facilities Corporation for Trinity University, a Texas nonprofit corporation, and approving other related actions. [Ben Gorzell, Jr., Chief Financial Officer; Troy Elliott, Deputy Chief Financial Officer].

Councilmember Rocha Garcia moved to Approve on the Consent Agenda. Councilmember Cabello Havrda 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. 2024-05-09-0023R

A Resolution of the City of San Antonio, Texas Education Facilities Corporation authorizing 1) the issuance of City of San Antonio, Texas Education Facilities Corporation Higher Education Revenue Bonds (Trinity University Project); 2) the execution of a Fourth Amended and Restated

Loan Agreement, a Fourth Amended and Restated Indenture of Trust, and a Purchase Contract; 3) the distribution of an official statement; 4) calling certain outstanding bonds for optional redemption; and 5) other related actions. [Ben Gorzell, Jr., Chief Financial Officer; Troy Elliott, Deputy Chief Financial Officer].

Councilmember Rocha Garcia moved to Approve on the Consent Agenda. Councilmember Cabello Havrda 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. 2024-05-09-0337

Ordinance approving the issuance by the Las Varas Public Facility Corporation of its Multifamily Housing Revenue Notes (Union Park Apartments), Series 2024 in a maximum aggregate amount of \$22,000,000 under Section 147(f) of the Internal Revenue Code. [Ben Gorzell, Jr., Chief Financial Officer; Troy Elliott, Deputy Chief Financial Officer].

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

19. 2024-05-09-0338

Ordinance approving the issuance by the Las Varas Public Facility Corporation of its Multifamily Housing Revenue Notes (Union Pines Apartments), Series 2024 in a maximum aggregate amount of \$30,000,000 under Section 147(f) of the Internal Revenue Code. [Ben Gorzell, Jr., Chief Financial Officer; Troy Elliott, Deputy Chief Financial Officer].

Councilmember Rocha Garcia moved to Approve on the Consent Agenda. Councilmember Cabello Havrda 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. 2024-05-09-0339

Ordinance authorizing an amendment to the contract with David A Marks, MD, PA, to add one Psychiatric Mental Health Nurse Practitioner for the San Antonio Fire Department (SAFD) for a one-year term commencing June 1, 2024 through May 31, 2025 for an additional estimated amount of \$142,826.00. This would increase the total contract value to an estimated \$1,790,826.00. Funding in the amount of \$47,192.00 is from the General Fund FY 2024 Adopted Budget. Funding for subsequent years is contingent upon City Council approval of the annual budget. [Maria Villagómez, Deputy City Manager; Christopher Monestier, Interim Fire Chief]

Councilmembers Rocha Garcia, Cabello Havrda, and Alderete Gavito highlighted their support for the Item.

Councilmember Rocha Garcia moved to Approve on the Consent Agenda. Councilmember Cabello Havrda 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. 2024-05-09-0340

Ordinance approving an agreement with Family Endeavors, Inc., dba Endeavors for counseling services, as part of the San Antonio Metropolitan Health District's SA Forward Plan to improve Violence Prevention for Stand Up SA and Domestic Violence program participants and staff in an amount up to \$450,000 for a term beginning May 1, 2024 through September 30, 2026, with options to renew for two, one-year terms, and a total amount up to \$750,000, inclusive of renewals. Funding of \$150,000 is from the General Fund FY 2024 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 Peleaz highlighted his support for the Item.

Councilmember Rocha Garcia moved to Approve on the Consent Agenda. Councilmember Cabello Havrda 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. 2024-05-09-0341

Ordinance approving the appropriation of Opioid Settlement Funds in an amount up to \$909,000 for use by the San Antonio Metropolitan Health District for substance use and harm reduction initiatives. [Erik Walsh, City Manager; Claude A. Jacob, Director, Health]

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

23. 2024-05-09-0342

Ordinance assigning the Development Agreement for the Borden Park Project, a mixed-use development in the Midtown Tax Increment Reinvestment Zone (TIRZ), to Borden River Road Owner, LLC. [Lori Houston, Assistant City Manager; Veronica Garcia, Director, Neighborhood and Housing Services]

Councilmember Rocha Garcia moved to Approve on the Consent Agenda. Councilmember Cabello Havrda 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. 2024-05-09-0343

Ordinance amending the Contract for Sale of Land for Private Redevelopment agreement between the City of San Antonio and Franklin Development Properties, Ltd., increasing the funding in an amount of \$4,826,210.78 for a total contract amount up to \$7,476,210.78 for the Four25 San Pedro Project, a 2017 Neighborhood Improvements Bond Project; appropriating funds, and authorizing up to \$1,025,000 in gap funding from the San Antonio Housing Trust to Franklin Development Properties, Ltd. for the project. [Lori Houston, Assistant City Manager; Veronica Garcia, Director, Neighborhood and Housing Services Department]

Councilmember Rocha Garcia moved to Approve on the Consent Agenda. Councilmember Cabello Havrda 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. 2024-05-09-0344

Ordinance approving a Funding Agreement between the City of San Antonio and the Midtown Tax Increment Reinvestment Zone (TIRZ) in an amount up to \$200,000 for a Traffic and Parking Study for Brackenridge Park. [Lori Houston, Assistant City Manager; Veronica Garcia, Director, Neighborhood and Housing Services]

Councilmember Rocha Garcia moved to Approve on the Consent Agenda. Councilmember Cabello Havrda 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. 2024-05-09-0345

Ordinance approving a Funding Agreement between the City of San Antonio, the Midtown TIRZ Board of Directors, and Oxbow Real Estate, LLC for an amount not to exceed \$6,810,000 for public improvements in the Pearl District. [Lori Houston, Assistant City Manager; Veronica Garcia, Director, Neighborhood and Housing Services]

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

2024-05-09-0346

Ordinance amending the Funding Agreement between the City of San Antonio, Midtown Tax Increment Reinvestment Zone (TIRZ) Board of Directors, and San Antonio Botanical Garden Society, Inc. for an amount not to exceed \$1,355,000 for renovations to the Lucile Halsell Conservatory at the Botanical Garden. [Lori Houston, Assistant City Manager; Veronica Garcia, Director, Neighborhood and Housing Services]

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

28. City Manager's Report

City Manager Erik Walsh recognized May 6 through 9, 2024 as Public Service Recognition Week. He showed a video highlighting the work of Senior Equipment Operator Mike Rea, one of the Public Works Employees who worked to sweep the streets and pick up trash after the Fiesta parades.

Executive Session

There was no Executive Session.

ADJOURNMENT

There being no further discussion, the meeting was adjourned at 9:51 a.m.

Approved

**Ron Nirenberg
Mayor**

**Debbie Racca-Sittre
City Clerk**

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



**Meeting Minutes
City Council Special Meeting**

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, May 9, 2024

1:00 PM

City Council Chambers

The City Council convened a special meeting in the Norma S. Rodriguez Council Chamber in the Municipal Plaza Building beginning at 1:00 PM. 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

ITEMS

1. A briefing on the status of the Resiliency, Energy Efficiency, and Sustainability Fund (REES) and Urban Heat Island Mitigation Initiative [David McCary, Assistant City Manager; Douglas Melnick, Chief Sustainability Officer, Office of Sustainability]

Assistant City Manager David McCary provided an overview of the Item and background on the Climate Action and Adaptation Plan (CAAP) that was adopted in 2019. According to Assistant City Manager McCary, the CAAP was the roadmap to achieve carbon neutrality and adapt to

current and future climate impacts. He stated that it was planned to be updated in 2024 - 2025 as part of the Climate Pollution Reduction Grant (CPRG) regional planning initiative. Assistant City Manager McCary reported that while Greenhouse Gas Emissions (GGE) had been declining, additional reductions needed to be accelerated to meet targets.

Assistant City Manager McCary stated that the FY 2024 plan included grants from REES to fund actively supported Climate Ready implementation with \$1 million in the Neighborhood and Community Grants Program to support community climate action by providing grants of up to \$20,000. McCary noted that there was \$125,000 under the Grassroots Engagement Program where Community-Based Organizations (CBO) provided equity based climate engagement. He reported that The Community-Based Organization Resilience Network Program provided \$300,000 for capacity building and financial support to CBOs to increase community climate resilience. Assistant City Manager McCary mentioned that the Low-Income Neighborhood Resilience Pilot Program identified and implemented priority Urban Heat Island and Climate Resilience Projects through an expedited grassroots planning process.

Assistant City Manager McCary reported that the Business Urban Heat Island Mitigation & Sustainability Grant Program had \$1,500,000 to support business climate action by providing grants up to \$20K for projects with measurable impact and that were consistent with the SA Climate Ready Plan. He added that the Texas Solar for All (Tx SFA) Program was planned to provide direct financial benefit to low-income and energy-burdened households.

According to McCary, the \$1.5 million Airport Energy Master Plan included a partnership with Opportunity Home (OH), Multi-Family EV Charging, and the low-income E-Bike Rebate Program. He stated that the Office of Historic Preservation submitted a grant application for the US EPA Climate Pollution Reduction Grant (CPRG). McCary noted that the CAAP would be updated in 2025 and assessed every three-five years and would include an update to Greenhouse Gas Reduction Targets, and prioritize community and municipal climate mitigation strategies.

Doug Melnick, Chief Sustainability Officer, provided an example of record breaking heat noting that there were 75 days of over 100 degrees Fahrenheit temperatures in San Antonio in 2023. He noted that the Urban Heat Island Initiative included a plan to develop a Citywide heat equity map and install and test cool pavement options in FY 2023 and in FY 2024 the department would be creating storyboards. Melnick demonstrated the website that included information citywide and by Council District on climate trends, heat vulnerability, and heat related illnesses. Melnick indicated that the interactive map provided a heat score overlaid with an equity score and listed programs, resources such as swimming pools, and the impact of various initiatives such as cool pavement and the Tree Mitigation Program.

Melnick provided results of the Urban Heat Island Cool Pavement Pilot Program which was installed at ten locations (one in each council district.) He stated that the Program determined that Seal Master provided the best option with a heat difference of 18 degrees Fahrenheit compared to fresh black asphalt. Melnick stated that the next steps were to add more sites based on specified criteria including a focus on four priority census blocks, interdepartmental and interagency coordination, layering multiple infrastructure based mitigation measures, community and stakeholder engagement, University of Texas at San Antonio (UTSA) research and sensor infrastructure installation, leveraging of programs including Casa Verde, Under 1 Roof, EquiTree,

and Bond Projects.

The Low-Income Weatherization Program funded by the Resiliency, Energy Efficiency, and Sustainability (REES) Fund was available to assist low-income homeowners in reducing energy consumption and costs by providing energy efficiency improvements and weatherization services for small scale home repairs, according to Melnick. He stated that REES Funds were integrated into the Neighborhood Housing Services Department's (NHSD) Major Repair Program to support qualifying repairs such as: wall and attic insulation, windows, siding, and heating ventilation and air conditioning (HVAC) systems. As of April 2024, 20 projects had been selected; NHSD was planning to accept up to 30 more projects.

Melnick provided an update on the Shade as Art Program which included GIS mapping of where shade and art were needed in relation to high heat areas. The Office of Sustainability initiated conversations with partner agencies to develop a potential FY 2025 Pilot Program which included a competition to commission local artists to develop creative ways to provide shade.

Ana Lozano, Director of Technology and Product Innovation at CPS Energy provided an update on the Sustainable Tomorrow Energy Plan (STEP) successful completion of year one which included goals of demand and bill savings. She reported that CPS Energy's portfolio of STEP Programs included: equity focused programs, Demand Response, Electric Vehicles, Residential Energy Efficiency, Commercial Energy Efficiency, and Solar.

Lozano stated that CPS Energy planned to expand the benefits of weatherization to multi-family customers who could not participate in the Single-Family Weatherization Program. She noted that eligible properties included multi-family properties with four or more units that were owned and operated by a 501(c)3 or 25% occupied by tenants who received low-income assistance. Lozano reported that expanded goals for community solar included: equitable offerings that supported Low-to-Moderate Income (LMI) customers, increased visibility throughout the community, local partnerships to deliver the Program, heat island mitigation, resiliency opportunities, and creating an opportunity for local businesses to participate. She added that CPS Energy was currently evaluating proposals for the provision of up to 50 megawatts (MW) of additional community solar.

Lozano completed the presentation by reviewing CPS Energy's Vision 2027 power generation plans through the year 2030 which retired all coal power plants, retired inefficient gas power plants, and focused on renewable energy and cleaner gas power generation.

Mayor Nirenberg commented that the increment being accrued by the City generated from the STEP fee had been concentrated into CAAP programs including the Urban Heat Island Pilot Program. He recommended matching all weatherization programs up with each other and the Minor Home Rehabilitation Program to serve more residents. Mayor Nirenberg noted an obstacle to participation in these programs was the lack of a clear title and encouraged more funding to be put into the Title Clearance Program.

City Manager Erik Walsh commented that City Council wanted to provide feedback on the CPS Energy funding of REES and the split between CPS Energy and the City. City Manager Walsh stated that the staff had been working to integrate the two Climate Action Advisory

Commissions into one to continue the advisory efforts.

Councilmember Viagran appreciated the progress made to date on the CAAP noting that it was adopted October 17, 2019. She highlighted the Council District 3 accomplishments including the arboretum, food forests, the Cool Pavement Pilot Program, encouraging clean energy businesses to be developed at Brooks City Base, and the sustainability symposium held earlier this year. She recommended prioritizing signage for bicycle lanes so more people would use clean transportation alternatives.

Councilmember Viagran asked if the City was doing regular HVAC maintenance for the resiliency hubs and recommended the replacement of the old systems with clean energy systems. Melnick stated that the Building & Equipment Services Department (BESD) was responsible for maintenance and he would ask them to provide the information. Councilmember Viagran recommended that the Neighborhood Housing Services Department (NHSD) Minor Repair Program assist residents that lived in older homes that might not qualify for weatherization programs.

Councilmember Viagran asked about the Solar for All Program and spoke in support of the grant. Melnick stated that the coalition requested \$40 million and received 40% of that request from the Environmental Protection Agency (EPA) which was expected to be \$21 million for the City of San Antonio to assist low-income and energy cost burdened communities. Councilmember Viagran recommended increasing the tree canopy in parks and requested a prioritization plan for park locations and noted that the Art-As-Shade Program would be a great partnership.

Councilmember McKee-Rodriguez commented that the most vulnerable residents were the most impacted by climate change and he advocated for climate justice. He was pleased that the Office of Sustainability was applying for grants in partnership with other organizations. Councilmember McKee-Rodriguez proposed a review of innovative programs such as the Air Conditioning Unit Program in New York City.

Councilmember Alderete Gavito requested clarification on the EquiTree Program funding noting that she had some neighborhood associations in her council district that wanted access to free trees. Director of Parks & Recreation, Homer Garcia reported that there was \$11.9 million in the Tree Program and just under \$3 million was designated for the EquiTree Program and interested parties could reach out to the Parks Department. Garcia added that the approach was to work with NHSD and collaborate with partners such as CPS Energy under the Casa Verde Program. Councilmember Aldrete Gavito advocated for addressing sidewalk gaps in our city and increased bike facilities so people could walk and bike more safely. She supported the plan to provide other mitigation.

Councilmember Cabello Havrda asked how the CAAP could adapt to the population growth. Melnick stated that it was about working with the community and stakeholders to find the best balance between smart growth policies and just being practical noting that the department was already implementing similar principles in coordination with Public Works on their Bond Programs.

Councilmember Cabello Havrda recommended focusing on more grant programs through collaboration including the goal of carbon neutrality. She asked about the proposal for the new

commission and timeline. Melnick recommended combining the two commissions into one because it was hard to get a quorum under the current structure. He stated that the new structure would shift to individual council district Councilmember appointees and the Office of Sustainability and the Office of the City Clerk would try to get the new structure before City Council in the next two months.

Councilmember Courage requested a breakdown of the spending on the entire REES Fund over the past year, how that was derived and whether the City would be looking to take more money in the future. McCary stated that \$8.9 million was assessed for the REES Fund and City Manager Walsh explained that the 14% associated with the STEP Program was being placed into the REES Fund and was annually adjusted based on the work CPS Energy did in the STEP Plan.

Councilmember Courage asked about the grants that were being applied for and whether the City had to fund a match. Melnick stated that the City submitted an application in partnership with CPS Energy and SAWS for \$164 million to install solar at SAWS H2Oaks facility and battery storage at the SAWS substation and 102.5 megawatts of solar for low-income communities; there was no match required.

Councilmember Rocha Garcia commented that there were many great ideas such as New York City's Home Energy Assistance Program (HEAP) and liked the "what can you do to help climate change" section of the website to encourage the community to get more involved. She asked how we defined success if we were to get additional funding for FY 2025. Melnick stated that the Business Grant and Community Grant Program cast a wide net for anything in line with the CAAP with measurable impact and he expected to use their proposals to develop a more targeted approach similar to the City of Denver that measured the amount of energy reduced. She recommended regular progress checks on the grants and a simple approach to the application.

Councilmember Rocha Garcia requested a list of the homes that participated in the Casa Verde Weatherization Program and more information on the participation in the Affordability Discount Program (ADP). She recommended coordination with CPS Energy on the Urban Heat Island Effect and asked how much funding would be needed for all the areas that the University of Texas at San Antonio (UTSA) was recommending treating. City Manager Walsh stated that an exact amount was not known and he had directed staff to see how the cool pavement strategies could be incorporated Public Works' annual Infrastructure Maintenance Program (IMP). She requested a copy of the results of the Urban Heat Island Pilot Program. Melnick stated that they were all on the dashboard but offered to email a link.

Councilmember Rocha Garcia requested data on heat equity, tree canopy, energy burdened and vulnerable families. She recommended follow-up on whether the trees survived after they were given away through the Tree Planting Program. Garcia stated that the Parks and Recreation Department monitored the City's trees planted in its parks and they were building an inventory to help track information on how the tree was doing and provide those who received trees with education on how to care for trees.

Councilmember Rocha Garcia requested information on projects that would include cool pavement. Hosseini stated that the planned IMP Map was overlaid with the heat island map and coordinated the treatment. City Manager Walsh stated that any street planned to be resurfaced in a

heat island area would incorporate the cool pavement product as a natural part of the IMP. DeeAnna Hardwick, CPS Chief Customer Strategy Officer stated that she would also provide information in the quarterly update.

Councilmember Castillo recommended evaluating drainage projects such as Bioswells for impacts. She thanked community organizers and the Maestro Center for connecting the community and businesses to the grant programs and providing education. Councilmember Castillo expressed concern that in her council district, there were cement blocks separating bike lanes from the street that attracted heat and suggested more shade. Councilmember Castillo wanted to ensure that the City of San Antonio residents were the ones accessing the free trees and not non-residents.

Councilmember Whyte asked why the grant program deadlines were extended. Melnick stated that there was \$2.5 million available, and the department had not received enough proposals, so they extended it and received more. Councilmember Whyte asked how measurable community and business impact was calculated. Melnick indicated that they measured electricity reduction for persons and businesses that participated in the programs as one impact and small businesses were targeted for the program as they seemed to need more help. Councilmember Whyte recommended continuing to look at the metrics to ensure a return on investment.

Councilmember Kaur requested a booklet or flyer the council offices could pass out at community and neighborhood meetings. Melnick said the plan was to leverage resources. Councilmember Kaur recommended adding Electric Vehicle (EV) infrastructure to underserved areas and suggested development of goals for hybrid vehicles as well as electric. Ruben A. Flores, Assistant Director for the Building & Equipment Services Department stated that any time they bought a light duty vehicle, it would be hybrid and the goal was to double the EV fleet to 100 next year. Councilmember Kaur asked how we could better support the homeowner to complete deconstruction and recommended tracking where the materials were going. Melnick said he would get the information from the Office of Historic Preservation.

Councilmember Kaur asked if there was a white roof program. Melnick said CPS Energy had a white roof incentive program and the Office of Sustainability was planning to discuss new building codes with the Developmental Services Department. Veronica Garcia, Director NHSD said her department administered the Under 1 Roof Program and anticipated completing 240 white roofs this year and this was funded separately from REES. Councilmember Kaur recommended an energy audit before weatherizing or other mitigation to ensure the proper steps were implemented.

Councilmember Kaur recommended providing businesses with a list of eligible activities and expenditures for the business grants. She said the community had provided positive feedback on the cool pavement and tree planting programs but wanted to ensure stakeholders were informed before the City took action and follow up on the impact and sustainability. Councilmember Kaur supported CPS Energy's work with multi-family housing.

Councilmember Rocha Garcia supported use of REES fund for any efforts with positive impact and supported the many partnerships including CPRG implementation grant and recommended a check-in for the STEP before year three. Councilmember Rocha Garcia requested a specific goal for addressing energy cost burdened families, children, and elderly. CPS Energy said the goal was to enroll 90% of the household in the targeted census tracts in ADP and weatherization programs.

She requested sustainable funding for future and goals including how much energy would be saved.

EXECUTIVE SESSION

There was no Executive Session.

ADJOURNMENT

There being no further discussion, the meeting was adjourned at 2:48 p.m.

Approved

Ron Nirenberg
Mayor

Debbie Racca-Sittre
City Clerk

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



**Meeting Minutes
City Council B Session**

Council Briefing Room
City Hall
100 Military Plaza
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

Wednesday, May 15, 2024

2:00 PM

Council Briefing Room

The City Council convened a B Session meeting in the Council Briefing Room beginning at 2:06 PM. 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

ITEMS

1. Briefing on the emerging use of Artificial Intelligence (AI) technologies [Ben Gorzell, Chief Financial Officer; Craig Hopkins, Chief Information Officer, Information Technology Services]

Item was postponed and not heard at this meeting.

2. Briefing on a proposed ordinance amendment to regulate the overnight parking of oversized

commercial vehicles on non-residential public streets. [María Villagómez, Deputy City Manager; William P. McManus, Chief of Police]

Item was postponed and not heard at this meeting.

EXECUTIVE SESSION

Mayor Nirenberg recessed the meeting into Executive Session at 2:07 p.m. to 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 emergency preparedness pursuant to Texas Government Code Section 551.071 (consultation with attorney).
- E. Legal issues related to collective bargaining pursuant to Texas Government Code Section 551.071 (consultation with attorney).

The City Council may recess into executive session in the Presidio Conference Room and deliberate the following:

- F. Discuss personnel matters related to the City Attorney pursuant to Texas Government Code Section 551.074 (personnel matters) and Texas Government Code Section 551.071 (consultation with attorney).

Mayor Nirenberg reconvened the meeting in Open Session at 4:35 p.m. and announced that no official action had been taken in Executive Session.

ADJOURNMENT

There being no further business, the meeting was adjourned at 4:35 p.m.

Approved

**Ron Nirenberg
Mayor**

**Debbie Racca-Sittre
City Clerk**

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



**Meeting Minutes
Public Comment 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

Wednesday, May 15, 2024

5:00 PM

City Council Chambers

The City Council convened the Public Comment Session in the Norma S. Rodriguez Council Chamber in the Municipal Plaza Building beginning at 5:06 PM. City Clerk Debbie Racca-Sittre took the Roll Call with the following Council Members present:

PRESENT: 8 – Nirenberg, Kaur, McKee-Rodriguez, Rocha Garcia, Castillo, Alderete Gavito, Pelaez, Courage

ABSENT: 3 - Viagran, Cabello Havrda, Whyte

PUBLIC COMMENT

1. Public Comment is your opportunity to address your City of San Antonio elected officials directly about issues that are important to you and your community. To sign up to speak visit www.saspeakup.com. Click on meetings and events and select the meeting you'd like to participate in. Sign up to speak or submit a written comment. NOTE: Speaker registration closes 15 minutes before the start of the meeting. Members of the public are given up to

three minutes to speak, and groups are given up to nine minutes.

Rebecca Flores, Matilda Torres, Alfredo Llamas, Diana Dos Santos, Juniper Gwin, Claudia Sanchez, Debra Ponce, Alisia Garlock, and Ida Ayala spoke in opposition to removing trees and destroying habitat of the egrets and other birds at Brackenridge Park and recommended more input from stakeholders all across the city as this was a citywide park. Torres proposed removing the name Lambert from the Lambert Beach area. Sanchez read a Resolution from the League of United Latin American Citizens.

Armando Menagarcia, Tori Ramirez, Hayat Majali, and Olivia Butler requested that the City Council call for a cease fire in Gaza and recommended a discontinuation of the Sister City relationship with Tel Aviv, Israel.

ADJOURNMENT

There being no further public comment, the meeting was adjourned at 5:50 p.m.

Approved

**Ron Nirenberg
Mayor**

**Debbie Racca-Sittre
City Clerk**

**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, May 16, 2024

9:00 AM

City Council Chambers

The City Council convened a regular meeting in the Norma S. Rodriguez Council Chamber in the Municipal Plaza Building beginning at 9:14 AM. 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 Aysia Rawze, guest of Councilmember McKee-Rodriguez.

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 1, 2024, and May 2, 2024.

Councilmember Rocha Garcia moved to Approve the minutes of the May 1, 2024 and May 2, 2024 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 proclaimed May 15, 2024 as Peace Officers Memorial Day and thanked members of the San Antonio Police Department for their difficult work. Councilmembers Kaur, McKee-Rodriguez, Viagran, Rocha Garcia, Castillo, Cabello Havrda, Alderete Gavito, Pelaez, Courage, and Whyte spoke in support of the Proclamation and the work keeping our community safe.

Mayor Nirenberg proclaimed March 28, 2024 as Kiolbassa Smoked Meat's 75th Anniversary Day and invited members of the family to speak. Councilmember Castillo spoke in support of the Proclamation noting that the business was located in Council District 5.

Mayor Nirenberg stated that William "Bill" Miliken, Founder & Vice Chairman of national non-profit Communities in Schools, was recognized as an Honorary Citizen. Councilmember Rocha Garcia introduced Miliken and former City Councilmember Rey Saldaña who was the current President and Chief Executive Officer of Communities in Schools. Councilmember Courage spoke in support of the recognition.

Mayor Nirenberg recognized Blair Bennett, student at Brandeis High School, representing the region as Miss Southeast Texas in the Miss America competition. Councilmember Pelaez congratulated Bennett for her accomplishments.

Mayor Nirenberg recognized the first annual Rexercise event. Councilmember Kaur announced a special event this weekend at Hemisfair Park and invited the parents of Rexton Marshall Revell to speak. Rexton died from necrotizing enterocolitis (NEC), an intestinal disease that primarily affected premature and medically fragile infants.

ACTION ITEMS FOR STAFF BRIEFING

4. Public Hearing and Consideration of an Ordinance approving the amendment of Impact Fees, including updates to Land Use Assumption Plan, Capital Improvements Plans, and the maximum Impact Fees for the San Antonio Water System (SAWS) Service Area [Ben Gorzell Jr., Chief Financial Officer; Troy Elliott, Deputy Chief Financial Officer]

Mayor Nirenberg opened the Public Hearing at 11:53 a.m. City Clerk Debbie Racca-Sittre read the caption for the Item.

PUBLIC COMMENT:

Members of the Capital Improvements Advisory Commission (CIAC) Thad Rutherford, Chad Schmid, and Susan Wright spoke in support of the Item.

Mayor Nirenberg closed the public hearing at 12:00 p.m.

Ben Gorzell, Chief Financial Officer noted that SAWS had amended the Item for the fees to take effect July 1, 2024 instead of June 1, 2024 as originally proposed.

DISCUSSION:

Councilmember Courage read a letter from Michael Moore, Council District 9 representative of the CIAC in support of the Item.

Councilmember Castillo thanked the members of the CIAC for their work and support for the rate change but asked why the implementation date was proposed to be moved from June 1, 2024 to July 1, 2024. SAWS President and CEO Robert Puente stated that the change was to give more time for developers to plan.

Councilmember McKee-Rodriguez requested that SAWS take a more direct approach to help residents when their contractors caused damage to residents' property. Puente committed to help the customer through the claims process when the SAWS' contractor was at fault.

Councilmember Viagran noted that the South Side of San Antonio had been overlooked in the past but was seeing growth. She supported more affordable housing and wanted to ensure that the increased fees would not hinder affordability. Councilmember Viagran asked if there was an opportunity to amend the fees if they were impacting affordability. Puente stated that the City Council always could change the rates but maintained that the SAWS Impact Fee did not adversely impact affordable housing because it was a very small cost to an individual home compared to other costs. Gorzell stated that the Impact Fee Waiver Program was targeted to address affordable housing projects but the Budget for that program was not a part of today's action.

Councilmember Alderete Gavito supported Councilmember Castillo's CCR to help fund residential laterals and asked SAWS about the process and capital plan. Puente explained that the process was to provide all information and data to the CIAC and the Committee provided their input and ultimate support.

Councilmember Rocha Garcia thanked her representative of the CIAC and other board members for their work.

Councilmember Whyte spoke in support of the Item and wanted to ensure that the increased costs did not trickle down too much. Puente pointed out that the City of Houston had the lowest impact fee but the highest monthly bills which made current customers pay for new development; SAWS' plan ensured appropriate costs to new development rather than existing customers.

Councilmember Pelaez moved to Approve. Councilmember Courage seconded the motion The motion prevailed by the following vote:

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

ITEMS FOR BRIEFING ONLY

5. Briefing on the ongoing negotiations with the San Antonio Professional Fire Fighters Association.
[Erik Walsh, City Manager]

Deputy City Manager Maria Villagomez stated that the current 5-year Collective Bargaining Agreement (CBA) was awarded through binding arbitration and would expire in December 2024. Meetings between the City and the Fire Union began on March 29, 2024, with a discussion on the ground rules and there had been several negotiation sessions since that time. She stated that the City's Goals were to have competitive wages, continue to value and recognize the significant work of our Firefighters, remain efficient in reaching an agreement, and agree to a contract with certain terms, that the City could afford.

Deputy City Manager Villagomez reported that staff conducted a Compensation Survey of peer Texas cities asserting that San Antonio was competitive amongst its Texas peers because of its multi-layered pay structure, base pay was relatively low compared to others, longevity pay was the highest in the state, supplemental and certifications pay were above average, health benefits were the richest in the state (most others had civilian healthcare), and the pension was the second highest in the State and the only City in the peer group to prepay for retiree health for active employees.

Deputy City Manager Villagomez compared the City's \$157.8 million proposal to the union's \$520 million proposal. She stated that the City proposed increases to base pay, moving \$2,400 from premium pay to base pay which included a \$720 clothing allowance, \$780 in Fire Certification Pay, and \$900 EMT/Paramedic Pay. The city's proposal also included changes in overtime article to adjust for actual hours worked with a savings of \$3.7 million added to the base pay for a 1.68% across the board wage increase. She added that the total 5-year wage increase was 21.6% at a cost of \$62.3 million over three years.

The Fire Union proposal increased the following: base pay, overtime pay, holiday pay, premium pays, leave, wellness incentives, and health benefits, according to Deputy City Manager Villagomez. She noted that the Fire Union proposal also moved the \$720 Clothing allowance to base pay and added a fourth shift which would require an estimated 404 new Firefighters. She added that the total 3-year wage increase was 30.8% at a cost of \$203 million over the same period.

Deputy City Manager Villagomez stated that there was a tentative agreement on the Union Activity Article but other items still under discussion included: grievance and discipline, applicant processing for Fire Cadets, promotions, sick leave and vacation leave, drugs and alcohol, term and evergreen.

No City Council discussion was held in Open Session. Mayor Nirenberg recessed the meeting into Executive Session at 12:24 p.m. to 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 EMERGENCY PREPAREDNESS PURSUANT TO TEXAS GOVERNMENT CODE SECTION 551.071 (CONSULTATION WITH ATTORNEY).**
- E. LEGAL ISSUES RELATED TO COLLECTIVE BARGAINING PURSUANT TO TEXAS GOVERNMENT CODE SECTION 551.071 (CONSULTATION WITH ATTORNEY).**

Mayor Nirenberg reconvened the meeting in Open Session at 2:56 p.m. and announced that no official action had been taken in Executive Session.

CONSENT AGENDA

Purchase of Services, Supplies and Equipment

6. 2024-05-16-0348

Ordinance approving a contract with Genesis Systems, Inc., for a vital records management system for the Office of the City Clerk for an estimated total cost of \$6,638,294 including renewals. The contract term is for five years with three additional one-year renewal options. Funding is from Tax Notes included in the FY 2024 - 2029 Capital Improvement Program with future funding contingent upon City Council approval of the annual 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 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

Absent: Whyte

7. 2024-05-16-0349

Ordinance approving a contract with the Xerox Corporation to lease six multi-function printers for printing vital records for the Office of the City Clerk for a term of five years beginning July 1, 2024, for a total cost of \$76,770. Funding is from the General Fund. [Ben Gorzell Jr., Chief Financial Officer; Troy Elliott, Deputy Chief Financial Officer, Finance]

Councilmember Rocha Garcia 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
Absent: Whyte

Capital Improvements

8. 2024-05-16-0350

Ordinance awarding a construction contract to Abelar Incorporated in the amount not to exceed \$638,000 for the construction of the Highland Park and Bellaire Park included in the District 3 Parks Project. Funding is from the 2022 General Obligation Bond Program funds included in the FY 2024 – FY 2029 Capital Improvement Program. [John Peterek, Interim Assistant City Manager; Razi Hosseini, Director, Public Works]

Councilmember Viagran highlighted her support for the Item.

Councilmember Rocha Garcia 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
Absent: Whyte

9. 2024-05-16-0351

Ordinance approving a task order to a Job Order Contractor with Con-Cor, Inc., in the amount of \$517,591.55 for the construction of improvements for Citywide Public Health and Safety Facility & Resiliency Improvements (Northeast Clinic) located at 4020 Naco-Perrin Boulevard. Funding is from the 2022 General Obligation Bond Program funds included in the FY 2024 – FY 2029 Capital Improvement Program. [John Peterek, Interim Assistant City Manager; Razi Hosseini, Director, Public Works]

Councilmember Courage highlighted his support for the Item.

Councilmember Rocha Garcia 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
Absent: Whyte

10. 2024-05-16-0352

Ordinance approving two contract amendments for projects located in Council District 4 Heritage Neighborhood Park: (a) execution of a contract amendment in the increased amount not to exceed \$78,100 for a total professional design services agreement amount of \$869,240 with Robey Architecture, Inc. to extend construction administration services through the completion of District 4 Heritage Community Center project, a 2017 Bond Program, General Fund and Certificates of Obligation funded project; and, (b) execution of a contract amendment in the increased amount of

\$481,162 for a total construction contract of \$9,091,862.96 with FA Nunnelly (dba “Nunnelly

General Contractor”) for additional construction services related to the Heritage Neighborhood Park project, a 2022 Bond Program and Tree Preservation funded project. Funding for both projects is from previously authorized 2017 and 2022 General Obligation Bond, General Fund, Certificates of Obligation and Tree Preservation funds included in the FY 2024 - FY 2029 Capital Improvement Program. [John Peterek, Interim Assistant City Manager; Razi Hosseini, Director, Public Works]

Councilmember Whyte highlighted his support for the Item.

Councilmember Rocha Garcia 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
Absent: Whyte

11. 2024-05-16-0353

Ordinance awarding the 2024 Pavement Preservation Package 6 – Crack Seal Task Order Contract to Four-B Paving, Inc. in an amount not to exceed \$224,000. Funding is from the General Fund and Advanced Transportation District Funds included in the FY 2024 – FY 2029 Capital Improvement Program. [John Peterek, Interim Assistant City Manager; Razi Hosseini, Director, Public Works]

Councilmember Rocha Garcia 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
Absent: Whyte

12. 2024-05-16-0354

Ordinance awarding the 2024 Pavement Preservation Package 13 – Crack Seal Task Order Contract to Four-B Paving, Inc. in an amount not to exceed \$329,500. Funding is from the General Fund and the Advanced Transportation District Fund included in the FY 2024 – FY 2028 Capital Improvements Program. [John Peterek, Interim Assistant City Manager; Razi Hosseini, Director, Public Works]

Councilmember Rocha Garcia 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
Absent: Whyte

13. 2024-05-16-0355

Ordinance awarding the 2024 Pavement Preservation Package 14 – Crack Seal Task Order

Contract to JCM Commercial Services LLC in an amount not to exceed \$324,750. Funding is from the General Fund and the Advanced Transportation District Fund included in the FY 2024 – FY 2029 Capital Improvements Program. [John Peterek, Interim Assistant City Manager; Razi Hosseini, Director, Public Works]

Councilmember Rocha Garcia 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

Absent: Whyte

Acquisition, Sale or Lease of Real Property

14. 2024-05-16-0356

Ordinance approving a lease agreement with Quintanilla Management Company for Building 1140 and ground space located at 935 Paul Wilkins Blvd. at the San Antonio International Airport for a term of five years with an annual rent of \$93,254.32 which will be deposited into the Airport Operating and Maintenance Fund. [Jeff Coyle, Assistant City Manager; Jesus Saenz, Director, Aviation]

Councilmember Rocha Garcia 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

Absent: Whyte

Grant Applications and Awards

15. 2024-05-16-0357

Ordinance authorizing the acceptance of reimbursement funding from the Federal Emergency Management Agency (FEMA) Shelter and Services Program (SSP) in an amount up to \$3,000,000, and the application and acceptance of funds upon award in an amount up to \$18,798,474, for a total amount up to \$21,798,474 for local costs to assist migrants traveling through San Antonio in coordination with the U.S. Department of Homeland Security (DHS). [Lori Houston, Assistant City Manager; Melody Woosley, Director, Human Services]

Jack Finger spoke in opposition to the Item.

The Item was pulled from consent for individual consideration by Councilmember Whyte. Councilmember Whyte stated that he did not support the Item because it was a failure by the Federal Government to pass comprehensive immigration reform and he doubted that the Federal Government would continue to reimburse the City for its costs in operating the Migrant Resource Center (MRC). He expressed concern that the MRC was not safe due to a small number of people and recommended discontinuing the operation of the MRC.

Councilmember Courage concurred that the United States Congress needed to manage the border and pass comprehensive immigration reform. He commented that our residents were concerned about general homelessness in our community but cautioned that without the MRC there would be more public disorder and homelessness of those hundreds of thousands of people coming through San Antonio every day. Councilmember Courage supported the reimbursement of Federal funds for the City to continue to operate the MRC.

Councilmember Alderete Gavito supported the desire of people to make a better life for themselves. She noted that the Item was to authorize the acceptance of Federal funds to help them continue their journey and it was the responsibility of the Federal Government.

Councilmember Rocha Garcia noted that not accepting the funds would cost our city because it was a reimbursement. She requested a plan B for what to do if the reimbursements stopped and noted that there was a labor shortage so it would be great if those migrants could fill those gaps. She thanked Catholic Charities for their work.

Councilmember Kaur thanked staff for securing the reimbursement and encouraged residents to view the dashboard that was hosted by the City. She stated that if we did not serve the 187 people who just arrived today through the MRC, they would be a great burden on our community so she supported accepting the funding and looking for a longer-term solution.

Councilmember Whyte maintained that migrants would not continue to be bussed to San Antonio if the City did not offer an MRC. He noted that 600,000 migrants had come through the City over the past couple of years and 1-2% were staying here, which amounted to over 6,000 people and he was concerned that a small percentage of those might be wanting to cause trouble. While he supported the overall mission of Catholic Charities, Councilmember Whyte did not support Catholic Charities funding travel to other parts of the country as it attracted more people.

Councilmember Pelaez stated that if the City Council did not approve the Item, the City would experience a loss of funds because the money was already spent and this was a reimbursement. He noted that without the MRC there would be chaos and more people wandering our streets.

Councilmember Viagran asked whether Catholic Charities still had money for travel. Jessica Dovalina, Assistant Director of the Department of Human Services (DHS) stated that Catholic Charities had not been purchasing travel since December 2023. Councilmember Viagran applauded Catholic Charities for their faith and belief and appreciated the compassion of our community.

Councilmember McKee-Rodriguez asked when the MRC opened because there was an influx of individuals waiting at the airport to catch flights. He stated that when we had no MRC, migrants were still arriving. Councilmember McKee-Rodriguez noted that before they were congregating around the bus station when transportation moved to air travel, they moved to the airport. He clarified that not having an MRC would not stop people from coming to SA. He suggested that anti-immigrant propaganda was dangerous and harmful not just to the migrants but to our community.

Councilmember Cabello Havrda supported the Item because the City needed to be reimbursed

and noted that she asked for an alternative plan on March 6, 2024 in a B Session in case the Federal funding ended and recommended more discussion on the topic.

City Manager Erik Walsh stated that staff planned to reallocate ARPA funding, use Federal funds, and then local sources if neither of the first two options were viable.

Councilmember Castillo noted that this was for reimbursement of up to \$21 million and with the upcoming Budget dialogue, it would be irresponsible to turn away Federal funds. She agreed that comprehensive immigration reform was needed.

Mayor Nirenberg supported comprehensive immigration reform at the Federal level but was not optimistic. He noted that without that legislation, we needed to continue to operate the MRC and seek Federal reimbursement.

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

Boards, Commissions and Committee Appointments

16. Approving the following board, commission and committee appointments for the remainder of an unexpired term of office to expire May 31, 2025 or for the terms as shown below [Debbie Racca-Sittre, City Clerk]
- A. Reappointing Maribel Martinez (District 9) to the City of San Antonio Higher Education Student Advisory Board
 - B. Reappointing Jose Martinez (District 9) to the Disability Access Advisory Committee
 - C. Appointing Antonio Gonzalez-Martinez (District 10) to the Lesbian, Gay, Bisexual, Transgender, Queer + (LGBTQ+) Advisory Board
 - D. Reappointing Jo Ann Harris (District 2) to the San Antonio Public Library Board of Trustees for the remainder of a term of office to expire on September 30, 2025.

Councilmembers McKee-Rodriguez, Courage, and Whyte highlighted their support for their council district appointees.

Councilmember Rocha Garcia 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
Absent: Whyte

Miscellaneous

17. 2024-05-16-0358

Ordinance approving a Prequalified list of Art Professionals to implement arts projects in amounts not to exceed the eligible allocation, approving contracts for such projects, and authorizing payments subject to the availability of funds. [Lori Houston, Assistant City Manager; Krystal Jones, Director, Department of Arts & Culture]

Councilmember Castillo highlighted her support for the Item.

Councilmember Rocha Garcia 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
Absent: Whyte

18. 2024-05-16-0359

Ordinance rescheduling City Council meetings in May, June, July, and August 2024 as follows: May 29, 2024, to June 5, 2024; May 30, 2024, to June 6, 2024; June 19, 2024, to June 18, 2024; July 3, 10, 17, and 31, 2024, to August 7, 2024; July 4, 11, and 18, 2024, and August 1, 2024, to August 8, 2024. [Debbie Racca-Sittre, City Clerk]

Councilmember Rocha Garcia 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
Absent: Whyte

19. 2024-05-16-0360

Ordinance approving the memorial street name designation on a portion of Robert B. Green Way, located between La Trinidad Street and North Frio Street in Council District 5, as Jovita Idar Memorial Way. [John Peterek, Interim Assistant City Manager; Michael Shannon, Director, Development Services]

Councilmember Castillo highlighted her support for the Item.

Councilmember Rocha Garcia 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
Absent: Whyte

20. 2024-05-16-0361

Ordinance Reappointing Kenneth Bell, Melanie Castillo, Clarissa L. Chavarria, Yvonne Gomez, Lisa M. Gonzales, Daniel Guerrero, Daniel Kassahn, Margarita Pol, Michael Ramos and Peter A. Zamora as Full-Time Municipal Court Judges; reappointing Anthony Arriaga, Lauren Lefton,

Veronica Legarreta, Elizabeth Martinez, Cheryl Mendoza, Frank D. Sandoval, Alfredo M. Tavera, Mario A. Vega and Aida A. Zaragoza as Part-Time Judges and appointing James Abanka and Rolando Arguelles as Part-Time Judges, for the remainder of a two-year term expiring April 30, 2026. [Carla Obledo, Municipal Court]

Councilmember McKee-Rodriguez, Chair of the Municipal Court Advisory Committee highlighted his support for the appointees.

Councilmember Rocha Garcia 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
Absent: Whyte

21. 2024-05-16-0362

Ordinance approving the Pre-K 4 SA FY 2024 Budget for the fiscal year beginning July 1, 2024 and ending on June 30, 2025 in the amount of \$65,160,618, and staffing as adopted by the San Antonio Early Childhood Education Municipal Development Corporation Board of Directors on May 8, 2024. [Alejandra Lopez, Assistant City Manager; Sarah Baray, Ph.D., Pre-K 4 SA CEO]

Councilmember Rocha Garcia 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
Absent: Whyte

22. 2024-05-16-0363

Ordinance approving the SA: Ready to Work (RTW) Fiscal Year 2025 Budget for the fiscal year beginning July 1, 2024, and ending on June 30, 2025, in the amount of \$49,480,955 and staffing as adopted by the San Antonio Early Childhood Education Municipal Development Corporation Board of Directors on May 8, 2024. [Alejandra Lopez, Assistant City Manager; Michael Ramsey, Executive Director, Workforce Development]

The following persons spoke in support of the Item: Joe Linson founder of JEL Associates, Nathan Peterson HVAC professional, Aurora Geis representing apprenticeship programs, Errol Sykes founder of Projectized Solutions, Marti Garza trade union representative on the RTW Board, Tiffany Darr, head of human resources development for Scorpius BioManufacturing, Inc., Clayton Russell, Vice-President of JR Ramon Construction Company, Mario Barrera, Attorney and Chair of the Greater San Antonio Chamber of Commerce, and Cari Alvarado Executive Project Manager with South Texas Allergy & Asthma Medical Professionals PLLC.

Jack Finger spoke in opposition to the Item.

Chris Baecker opposed providing On-the-Job training (OJT) and Incumbent Worker Training (IWT) as he felt they were a form of corporate welfare.

DISCUSSION:

Councilmember Alderete Gavito acknowledged that the RTW Program was an effort to lift residents out of generational poverty and recognized that the Program had lofty goals and was difficult, however, she commented that so far RTW had struggled to meet the measures of success and recommended setting a clear path forward. She noted that 597 participants (65%) who had been out of training for six months or longer had not been able to find work. Councilmember Alderete Gavito understood that the funding came from voter-approved sales tax and could not be used for anything else so she reluctantly supported the Item but requested regular reports to ensure taxpayer dollars were being used as effectively as possible.

Councilmember Rocha Garcia thanked all members of the community for coming to today's meeting as well as those stakeholders who offered their ideas throughout the Program. She mentioned that the pitch to voters was to provide subsidized training in-demand occupations for up to 10,000 residents and recommended continuing to strive to meet those numbers.

Councilmember Rocha Garcia supported the significant wraparound and case management services and appreciated the partnership from workforce development organizations and non-profits such as Cops Metro and supported that the apprenticeship and employer programs were transferable and improved the life of the participants and their families. She recommended that all partnerships focus on accountability, flexibility, and helping those who needed it the most such as small and mid-sized companies.

Councilmember Rocha Garcia commented that various lengths and types of training programs were a great indication of being responsive. She acknowledged that the Program was taking too long to produce results but was hopeful that additional staff would improve the Program and asserted that the Program was "too big to fail" and supported the Budget.

Councilmember McKee-Rodriguez asked if there was a clawback clause for businesses that did not fulfill their agreements to train workers. Director of Workforce Development, Mike Ramsey stated that there was no clawback provision because the funding was only paid to the businesses on a reimbursement basis after the work was done. Councilmember McKee-Rodriguez was hopeful the Program would help break generational poverty trends and encouraged residents of Council District 2 to participate in the Program to receive higher wages. He asked participating employers to commit to uplifting their employees to retain those skilled workers.

Councilmember Whyte thanked Councilmember Alderete Gavito for clarifying that the funds could not be used for anything else. While he supported workforce development, Councilmember Whyte did not think the government was really the best entity to implement such a program but since we were already in it, we should move forward and make improvements. He recommended targeting spending the money to encourage employers to hire people who went through the Program.

Councilmember Viagran commented that the Program was made up of people who needed case management and wrap-around services and was glad to see Cops Metro and Project Quest supporting RTW. She noted that for many years, people were told they could do no better because of racism and implicit bias, so she was hopeful that businesses were beginning to step up.

She supported the City having a workforce development program since the State and Federal Government had not acted boldly enough. Councilmember Viagran also recommended regular City Council updates.

Councilmember Kaur suggested that to truly address income and education segregation in our country, education, training, and other opportunities were needed adding that RTW was a Program that was sorely needed but, as a new program, it took time to implement and build success. She thanked staff for thinking critically and requested qualitative data on how the Program could be improved and fill the gaps to hit those performance targets.

Councilmember Courage mentioned that it was important for Councilmembers to keep asking questions, evaluate results, and identify, and overcome barriers. He asked Ramsey about the value and results of putting \$6 million into partner agreements. Ramsey stated that OJT and IWT were important components of a strong workforce development program, and the partnerships could create efficient, effective training for our residents.

Councilmember Courage suggested that the goal was to upskill the current employees of companies to help them move up the ladder and open the door for those entry-level jobs, perhaps for more RTW participants. Ramsey offered to include Councilmember Courage's suggestion in the next round of employer contracts.

Councilmember Castillo suggested that there was an opportunity to shore up the numbers for those who had been trained but not entered the workforce in six months, noting that even though she originally did not support the Program at the ballot box, as an elected leader, she needed to ensure fiscal responsibility and success. She suggested that giving the IWT and OJT Programs to large businesses was a form of corporate welfare and recommended the next round of partnerships focus on local small businesses.

Councilmember Rocha Garcia supported Councilmember Courage's suggestion for requiring employers to open more slots for new employees after the upskill process. She asked how long on average it took trainees to get a job after completion of their training and whether those who declined an offer were also included in those who were not placed. Ramsey stated that most participants got jobs in a few days after completion of training and even those who turned down a job were included in the numbers. She recommended disaggregating the data.

Councilmember Pelaez commented that no program was ever perfect, but there were 250,000 individuals living below the poverty line in San Antonio, and too many lacked the opportunity to thrive due to a lack of training. He asserted that doing nothing was not a strategy and the free market had not changed it and would not in the future.

In a post-COVID market, Councilmember Pelaez suggested, that we could not ignore the fact that this was a commitment the City made to its voters who approved the RTW Program. Councilmember Pelaez believed the IWT and OJT Programs met the expectations of the voters, noting that this shift was necessary to take into consideration economic and other changes and suggested it took time to get a new program off the ground.

Councilmember Whyte stated that we could learn from this effort to see what programs the City

Government should be involved in.

Mayor Nirenberg commented that the issue of generational poverty and economic segregation was too important to ignore and noted that the community approved the program through a referendum expecting to see change. He mentioned that the huge and growing skills and income gap in our country was significant and it took time to implement a program of this scale. However, he wanted to correct the comment that the Program was run by the government, asserting that it was run by employers, training providers, and talented staff to facilitate success.

Mayor Nirenberg mentioned that the Program was now three years old and invited members of the public to review the RTW dashboard as 7,070 people were enrolled in the program, 1,700 were in training, and 1,000 were placed in quality jobs. He noted that the median household income for participants was \$15,000 per year; the average wage of a person exiting the Program was \$44,000 per year with a credential to allow for upward mobility in their career.

Mayor Nirenberg warned that hard work was needed for the future and he thanked not only the partners and team members but the voters for approving the Program. He noted that since its inception, RTW had collected \$146 million in revenue, and spent \$35 million with an average cost per participant of \$6,000. He closed that in the past six weeks, more people were placed in jobs than in the first three years so momentum was building.

Councilmember Rocha Garcia moved to Approve. Councilmember Pelaez 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

23. 2024-05-16-0024R

A Resolution establishing the City's intent to reimburse itself for prior capital expenditures for the Airport Capital Program from the proceeds of one or more series of tax-exempt or taxable obligations to be issued by the City for authorized purposes; authorizing other related matters; and providing an effective date [Ben Gorzell, Chief Financial Officer; Troy Elliott, Deputy Chief Financial Officer, Finance].

Councilmember Rocha Garcia 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
Absent: Whyte

24. 2024-05-16-0025R

A Resolution authorizing the remarketing of obligations designated as "City of San Antonio, Texas Municipal Facilities Corporation Variable Rate Lease Revenue Bonds, Taxable Series 2021 (City Tower Renovation Project)" in the approximate amount of \$30,550,000 into a new interest mode; providing additional tax-related covenants related to the remarketing of certain bonds into tax-exempt rates; prescribing the form, term, conditions, and resolving other related matters for the

remarketing of the bonds; authorizing certain corporation representatives to execute conversion certificates for the remarketing of the bonds; approving a remarketing agreement and remarketing memorandum relating to these obligations; and other related matters. [Ben Gorzell Jr., Chief Financial Officer; Troy Elliott, Deputy Chief Financial Officer, Finance]

Councilmember Rocha Garcia 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

Absent: Whyte

25. 2024-05-16-0364

Ordinance approving the issuance by the San Antonio Housing Trust Finance Corporation of its “Multifamily Housing Revenue Bonds (The Arbors at West Avenue Apartments) Series 2024” in a maximum aggregate amount of \$4,000,000 under Section 147(f) of the Internal Revenue Code and in order to comply with the San Antonio Housing Trust Finance Corporation’s organizational documents. [Ben Gorzell, Jr., Chief Financial Officer; Troy Elliott, Deputy Chief Financial Officer].

Councilmember Kaur highlighted her support for the Item.

Councilmember Rocha Garcia 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

Absent: Whyte

26. 2024-05-16-0365

Ordinance approving the issuance by the San Antonio Housing Trust Public Facility Corporation of its “Multifamily Housing Revenue Bonds (Palladium San Antonio) Series 2024” in a maximum aggregate amount of \$43,000,000 under Section 147 (f) of the Internal Revenue Code and in order to comply with the San Antonio Housing Trust Public Facility Corporation’s organizational documents. [Ben Gorzell, Jr., Chief Financial Officer; Troy Elliott, Deputy Chief Financial Officer].

Councilmember Rocha Garcia 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

Absent: Whyte

City Manager's Report

27. City Manager’s Report

There was no report by the City Manager.

Executive Session

Mayor Nirenberg recessed the meeting into Executive Session at 12:24 p.m. to 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 related to emergency preparedness pursuant to Texas Government Code Sec. 551.071 (consultation with attorney).
- E. Legal issues related to collective bargaining pursuant to Texas Government Code Section 551.071 (consultation with attorney).

Mayor Nirenberg reconvened the meeting in Open Session at 2:56 p.m. and announced that no official action was taken in Executive Session.

ADJOURNMENT

There being no further discussion, the meeting was adjourned at 2:56 p.m.

Approved

**Ron Nirenberg
Mayor**

**Debbie Racca-Sittre
City Clerk**

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



**Meeting Minutes
City Council Comprehensive Plan Amendments and Zoning**

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, May 16, 2024

2:00 PM

City Council Chambers

The City Council convened a regular meeting in the Norma S. Rodriguez Council Chamber in the Municipal Plaza Building beginning at 2:56 PM. City Clerk Debbie Racca-Sittre took the Roll Call noting a quorum with the following Council Members present:

PRESENT: 9 – Nirenberg, Kaur, McKee-Rodriguez, Viagran, Rocha Garcia, Castillo, Pelaez, Courage, Whyte

ABSENT: 2 - Cabello Havrda, Alderete Gavito

Public Hearing and Consideration of the following Adoption and Amendments of the Neighborhood, Community and Perimeter Plans as Components of the Master Plan and Zoning Cases. Plan amendments and Zoning cases presented by John Peterek, Interim Assistant City Manager; Michael Shannon, Director, Development Services unless otherwise noted.

1.

2024-05-16-0366

PLAN AMENDMENT CASE PA-2024-11600008 (Council District 1): Ordinance amending the Midtown Neighborhoods Plan, a component of the Comprehensive Master Plan of the City, by

changing the future land use classification from "Mixed Use" and "Medium Density Residential" to "Mixed Use" on Lot 24, Lot 25, and Lot 26, Block 2, NCB 3031, located at 708 Fredericksburg Road. Staff recommends Denial. Planning Commission recommends Approval. (Associated Zoning Case Z-2024-10700027)

Jack Finger spoke in opposition to the Item.

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

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

2. 2024-05-16-0367

ZONING CASE Z-2024-10700027 (Council District 1): Ordinance amending the Zoning District Boundary from "C-3NA NCD-5 AHOD" General Commercial Nonalcoholic Sales Beacon Hill Neighborhood Conservation Overlay Airport Hazard Overlay District and "O-2 NCD-5 AHOD" High-Rise Office Beacon Hill Neighborhood Conservation Overlay Airport Hazard Overlay District to "IDZ-2 NCD-5 AHOD" Medium Intensity Infill Development Zone Beacon Hill Neighborhood Conservation Overlay Airport Hazard Overlay District with uses permitted in "C-2 NR" Commercial Noise Restricted District, Tattoo Parlor, and Bar/Tavern on Lot 24, Lot 25, and Lot 26, Block 2, NCB 3031, located at 708 Fredericksburg Road. Staff recommends Denial. Zoning Commission recommends Approval. (Associated Plan Amendment PA-2024-11600008)

AMENDING CHAPTER 35 OF THE CITY CODE THAT CONSTITUTES THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF SAN ANTONIO BY CHANGING THE CLASSIFICATION AND REZONING OF CERTAIN PROPERTY DESCRIBED HEREIN AS: Lot 24, Lot 25, and Lot 26, Block 2, NCB 3031 TO WIT: from "C-3NA NCD-5 AHOD" General Commercial Nonalcoholic Sales Beacon Hill Neighborhood Conservation Overlay Airport Hazard Overlay District and "O-2 NCD-5 AHOD" High-Rise Office Beacon Hill Neighborhood Conservation Overlay Airport Hazard Overlay District to "IDZ-2 NCD-5 AHOD" Medium Intensity Infill Development Zone Beacon Hill Neighborhood Conservation Overlay Airport Hazard Overlay District with uses permitted in "C-2 NR" Commercial Noise Restricted District, Tattoo Parlor, and Bar/Tavern "THE PENALTY FOR VIOLATION IS A FINE NOT TO EXCEED \$1,000.00".

Jack Finger spoke in opposition to the Item.

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

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

3. 2024-05-16-0368

ZONING CASE Z-2024-10700038 CD (Council District 1): Ordinance amending the Zoning District Boundary from "C-1 CD AHOD" Light Commercial Airport Hazard Overlay District with a Conditional Use for Auto and Light Truck Repair to "C-1 CD AHOD" Light Commercial Airport Hazard Overlay District with a Conditional Use for Motor Vehicle Sales (Full Service) on Lot 19 and Lot 20, Block 95, NCB 8811, located at 1704 West Avenue. Staff and Zoning Commission recommend Approval.

AMENDING CHAPTER 35 OF THE CITY CODE THAT CONSTITUTES THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF SAN ANTONIO BY CHANGING THE CLASSIFICATION AND REZONING OF CERTAIN PROPERTY DESCRIBED HEREIN AS: Lot 19 and Lot 20, Block 95, NCB 8811 TO WIT: from "C-1 CD AHOD" Light Commercial Airport Hazard Overlay District with a Conditional Use for Auto and Light Truck Repair to "C-1 CD AHOD" Light Commercial Airport Hazard Overlay District with a Conditional Use for Motor Vehicle Sales (Full Service)
"THE PENALTY FOR VIOLATION IS A FINE NOT TO EXCEED \$1,000.00".

Jack Finger spoke in opposition to the Item.

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

Aye: Nirenberg, Kaur, McKee-Rodriguez, Viagran, Rocha Garcia, Castillo, Pelaez, Courage, Whyte

Absent: Cabello Havrda, Alderete Gavito

4. 2024-05-16-0369

ZONING CASE Z-2024-10700020 CD (Council District 2): Ordinance amending the Zoning District Boundary from "R-4 EP-1 MLOD-3 MLR-2" Residential Single-Family Facility Parking/Traffic Control Overlay Martindale Army Air Field Military Lighting Overlay Military Lighting Region 2 District to "R-4 CD EP-1 MLOD-3 MLR-2" Residential Single-Family Facility Parking/Traffic Control Overlay Martindale Army Air Field Military Lighting Overlay Military Lighting Region 2 District with a Conditional Use for a Catering Shop on Lot 27 and Lot 28, Block 13, NCB 10239 located at 307 Fargo Avenue. Staff and Zoning Commission recommend Approval.

AMENDING CHAPTER 35 OF THE CITY CODE THAT CONSTITUTES THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF SAN ANTONIO BY CHANGING THE CLASSIFICATION AND REZONING OF CERTAIN PROPERTY DESCRIBED HEREIN AS: Lot 27 and Lot 28, Block 13, NCB 10239 TO WIT: from "R-4 EP-1 MLOD-3 MLR-2" Residential Single-Family Facility Parking/Traffic Control Overlay Martindale Army Air Field Military Lighting Overlay Military Lighting Region 2 District to "R-4 CD EP-1 MLOD-3 MLR-2" Residential Single-Family Facility Parking/Traffic Control Overlay Martindale Army Air Field Military Lighting Overlay Military Lighting Region 2 District with a Conditional Use for a Catering Shop
"THE PENALTY FOR VIOLATION IS A FINE NOT TO EXCEED \$1,000.00".

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

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

5. 2024-05-16-0370

ZONING CASE Z-2024-10700055 (Council District 2): Ordinance amending the Zoning District Boundary from "C-2NA AHOD" Commercial Nonalcoholic Sales Airport Hazard Overlay District to "IDZ-1 AHOD" Low Intensity Infill Development Zone Airport Hazard Overlay District with uses permitted for two (2) dwelling units on Lot 9, Block 3, NCB 661, located at 903 South Pine Street. Staff and Zoning Commission recommend Approval.

AMENDING CHAPTER 35 OF THE CITY CODE THAT CONSTITUTES THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF SAN ANTONIO BY CHANGING THE CLASSIFICATION AND REZONING OF CERTAIN PROPERTY DESCRIBED HEREIN AS: Lot 9, Block 3, NCB 661 TO WIT: from "C-2NA AHOD" Commercial Nonalcoholic Sales Airport Hazard Overlay District to "IDZ-1 AHOD" Low Intensity Infill Development Zone Airport Hazard Overlay District with uses permitted for two (2) dwelling units

"THE PENALTY FOR VIOLATION IS A FINE NOT TO EXCEED \$1,000.00".

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

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

6. CONTINUED

ZONING CASE Z-2024-10700056 (Council District 2): Ordinance amending the Zoning District Boundary from "I-1 AHOD" General Industrial Airport Hazard Overlay District to "MF-18 AHOD" Limited Density Multi-Family Airport Hazard Overlay District on 0.057 acres of NCB 649, located at 206 Virginia Boulevard. Staff and Zoning Commission recommends Approval.

Jack Finger spoke in opposition to the Item.

Councilmember McKee-Rodriguez moved to Continue. Councilmember Courage seconded the motion. The motion carried by the following vote:

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

7.

2024-05-16-0371

ZONING CASE Z-2024-10700064 CD (Council District 3): Ordinance amending the Zoning District Boundary from “R-4 AHOD Residential Single-Family Airport Hazard Overlay District to “R-4 CD IDZ AHOD” Residential Single-Family Infill Development Zone Overlay Airport Hazard Overlay District with a Conditional Use for four (4) dwelling units on Lot 13, Block 17, NCB 3221, located at 110 Webb. Staff recommends Denial, with an Alternate Recommendation. Zoning Commission recommends Approval.

AMENDING CHAPTER 35 OF THE CITY CODE THAT CONSTITUTES THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF SAN ANTONIO BY CHANGING THE CLASSIFICATION AND REZONING OF CERTAIN PROPERTY DESCRIBED HEREIN AS: Lot 13, Block 17, NCB 3221 TO WIT: from “R-4 AHOD Residential Single-Family Airport Hazard Overlay District to “R-4 CD IDZ AHOD” Residential Single-Family Infill Development Zone Overlay Airport Hazard Overlay District with a Conditional Use for four (4) dwelling units
"THE PENALTY FOR VIOLATION IS A FINE NOT TO EXCEED \$1,000.00".

Jack Finger spoke in opposition to the Item.

Councilmember Viagran stated that she had worked with Opportunity Home to ensure affordable housing in the area.

Councilmember Viagran moved to Approve with Conditions. Councilmember Courage seconded the motion. The motion carried by the following vote:

Aye: Nirenberg, Kaur, McKee-Rodriguez, Viagran, Rocha Garcia, Castillo, Pelaez, Courage, Whyte

Absent: Cabello Havrda, Alderete Gavito

8.

CONTINUED

ZONING CASE Z-2024-10700036 CD (Council District 4): Ordinance amending the Zoning District Boundary from "R-6 MLOD-2 MLR-1 AHOD" Residential Single-Family Lackland Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District to "R-6 CD MLOD-2 MLR-1 AHOD" Residential Single-Family Lackland Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District with Conditional Use for four (4) dwelling units on Lot 29, Block 7, NCB 8748, located at 239 Peabody Avenue. Staff recommends Denial, with an Alternate Recommendation. Zoning Commission recommends Denial.

Jack Finger spoke in opposition to the Item.

Councilmember McKee-Rodriguez moved to Continue. Councilmember Courage seconded the motion. The motion carried by the following vote:

Aye: Nirenberg, Kaur, McKee-Rodriguez, Viagran, Rocha Garcia, Castillo, Pelaez, Courage

Absent: Cabello Havrda, Alderete Gavito, Whyte

9.

2024-05-16-0372

ZONING CASE Z-2024-10700049 CD (Council District 4): Ordinance amending the Zoning District Boundary from "MF-33 MLOD-2 MLR-1 AHOD" Multi-Family Lackland Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District to "C-2NA CD MLOD-2 MLR-1 AHOD" Commercial Nonalcoholic Sales Lackland Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District with a Conditional Use for Parking and/or Storage – Long Term on Lot 2F, Block 010, NCB 15506, located at 524 Altitude Drive. Staff and Zoning Commission recommend Approval.

AMENDING CHAPTER 35 OF THE CITY CODE THAT CONSTITUTES THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF SAN ANTONIO BY CHANGING THE CLASSIFICATION AND REZONING OF CERTAIN PROPERTY DESCRIBED HEREIN AS: Lot 2F, Block 010, NCB 15506 TO WIT: from "MF-33 MLOD-2 MLR-1 AHOD" Multi-Family Lackland Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District to "C-2NA CD MLOD-2 MLR-1 AHOD" Commercial Nonalcoholic Sales Lackland Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District with a Conditional Use for Parking and/or Storage – Long Term
"THE PENALTY FOR VIOLATION IS A FINE NOT TO EXCEED \$1,000.00".

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

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

10.

2024-05-16-0373

ZONING CASE Z-2024-10700058 (Council District 4): Ordinance amending the Zoning District Boundary from "R-6 MLOD-2 MLR-1 AHOD" Residential Single-Family Lackland Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District to "MHC MLOD-2 MLR-1 AHOD" Manufactured Housing Conventional Lackland Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District on Lot 27, Block 2, NCB 15617, located at 5115 Farr Drive. Staff and Zoning Commission recommend Approval.

AMENDING CHAPTER 35 OF THE CITY CODE THAT CONSTITUTES THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF SAN ANTONIO BY CHANGING THE CLASSIFICATION AND REZONING OF CERTAIN PROPERTY DESCRIBED HEREIN AS: Lot 27, Block 2, NCB 15617 TO WIT: from "R-6 MLOD-2 MLR-1 AHOD" Residential Single-Family Lackland Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District to "MHC MLOD-2 MLR-1 AHOD" Manufactured Housing Conventional Lackland Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District
"THE PENALTY FOR VIOLATION IS A FINE NOT TO EXCEED \$1,000.00".

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

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

11. 2024-05-16-0374

ZONING CASE Z-2023-10700235 CD (Council District 5): Ordinance amending the Zoning District Boundary from "R-3 MLOD-2 MLR-2 AHOD" Single-Family Residential Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District to "R-3 CD MLOD-2 MLR-2 AHOD" Single-Family Residential Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District with a Conditional Use for two (2) dwelling units on Lot 54, Block 1, NCB 6389, located at 1019 Rivas Street. Staff and Zoning Commission recommend Approval.

AMENDING CHAPTER 35 OF THE CITY CODE THAT CONSTITUTES THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF SAN ANTONIO BY CHANGING THE CLASSIFICATION AND REZONING OF CERTAIN PROPERTY DESCRIBED HEREIN AS: Lot 54, Block 1, NCB 6389 TO WIT: from "R-3 MLOD-2 MLR-2 AHOD" Single-Family Residential Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District to "R-3 CD MLOD-2 MLR-2 AHOD" Single-Family Residential Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District with a Conditional Use for two (2) dwelling units "THE PENALTY FOR VIOLATION IS A FINE NOT TO EXCEED \$1,000.00".

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

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

12. DENIED

PLAN AMENDMENT CASE PA-2024-11600021 (Council District 5): Ordinance amending the Guadalupe/Westside Community Plan, a component of the Comprehensive Master Plan of the City, by changing the future land use classification from "Low Density Residential" to "Low Density Mixed Use" on Lot 20, NCB 6877, located at 203 Obregon Street. Staff recommends Denial. Planning Commission recommends Approval. (Associated Zoning Case Z-2024-10700053)

Jack Finger spoke in opposition to the Item.

Applicant Edgar Munoz spoke in support of the Item.

Councilmember Castillo moved to Deny. Councilmember Pelaez seconded the motion. The motion carried by the following vote:

Aye: Nirenberg, Kaur, McKee-Rodriguez, Viagran, Rocha Garcia, Castillo, Pelaez,

Courage, Whyte
Absent: Cabello Havrda, Alderete Gavito

13. DENIED

ZONING CASE Z-2024-10700053 (Council District 5): Ordinance amending the Zoning District Boundary from "R-3 CD MLOD-2 MLR-2 AHOD" Single-Family Residential Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District with a Conditional Use for two (2) dwelling units to "IDZ-2 MLOD-2 MLR-2 AHOD" Medium Intensity Infill Development Zone Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District with uses permitted for two (2) dwelling units on Lot 20, NCB 6877, located at 203 Obregon Street. (Associated Plan Amendment PA-2024-11600021) Staff and Zoning Commission recommend Denial.

Jack Finger spoke in opposition to the Item.

Applicant Edgar Munoz spoke in support of the Item.

Councilmember Castillo moved to Deny. Councilmember Pelaez seconded the motion. The motion carried by the following vote:

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

14. CONTINUED

ZONING CASE Z-2024-10700017 CD (Council District 7): Ordinance amending the Zoning District Boundary from "R-5 AHOD" Residential Single-Family Airport Hazard Overlay District to "R-5 CD AHOD" Residential Single-Family Airport Hazard Overlay District with a Conditional Use for three (3) dwelling units on Lot 1, Block 29, NCB 8111, located at 530 East Sunshine Drive. Staff and Zoning Commission recommend Approval.

Councilmember McKee-Rodriguez moved to Continue. Councilmember Courage seconded the motion. The motion carried by the following vote:

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

15. 2024-05-16-0375

ZONING CASE Z-2023-10700355 S ERZD (Council District 8): Ordinance amending the Zoning District Boundary from "C-3 MLOD-1 MLR-1 AHOD ERZD" General Commercial Camp Bullis Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay Edwards Recharge Zone District to "L S MLOD-1 MLR-1 AHOD ERZD" Light Industrial Camp Bullis Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay Edwards Recharge Zone District with a Specific Use Authorization for Laboratory - Research and Testing within the

Edwards Recharge Zone on Lot 2, Block 5, NCB 14848, located at 15926 University Oak. Staff

and Zoning Commission recommend Approval.

AMENDING CHAPTER 35 OF THE CITY CODE THAT CONSTITUTES THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF SAN ANTONIO BY CHANGING THE CLASSIFICATION AND REZONING OF CERTAIN PROPERTY DESCRIBED HEREIN AS: Lot 2, Block 5, NCB 14848 TO WIT: from "C-3 MLOD-1 MLR-1 AHOD ERZD" General Commercial Camp Bullis Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay Edwards Recharge Zone District to "L S MLOD-1 MLR-1 AHOD ERZD" Light Industrial Camp Bullis Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay Edwards Recharge Zone District with a Specific Use Authorization for Laboratory - Research and Testing within the Edwards Recharge Zone "THE PENALTY FOR VIOLATION IS A FINE NOT TO EXCEED \$1,000.00".

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

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

16. 2024-05-16-0376

ZONING CASE Z-2024-10700024 CD (Council District 10): Ordinance amending the Zoning District Boundary from "C-2 AHOD" Commercial Airport Hazard Overlay District to "C-2 CD AHOD" Commercial Airport Hazard Overlay District with a Conditional Use for Tattoo Parlor on Lot 20, NCB 11972, located at 2554 Blossom Drive. Staff and Zoning Commission recommend Approval. (Continued from May 2, 2024)

AMENDING CHAPTER 35 OF THE CITY CODE THAT CONSTITUTES THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF SAN ANTONIO BY CHANGING THE CLASSIFICATION AND REZONING OF CERTAIN PROPERTY DESCRIBED HEREIN AS: 0.3047 acres out of NCB 11972 TO WIT: from "C-2 AHOD" Commercial Airport Hazard Overlay District to "C-2 CD AHOD" Commercial Airport Hazard Overlay District with a Conditional Use for Tattoo Parlor "THE PENALTY FOR VIOLATION IS A FINE NOT TO EXCEED \$1,000.00".

Jack Finger spoke in opposition to the Item.

Councilmember Whyte moved to Approve with Conditions. Councilmember Castillo seconded the motion. The motion carried by the following vote:

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

17. 2024-05-16-0377

ZONING CASE Z-2024-10700032 CD (Council District 10): Ordinance amending the Zoning District Boundary from "R-6 AHOD" Residential Single-Family Airport Hazard Overlay District and "C-2 AHOD" Commercial Airport Hazard Overlay District to "C-2 CD AHOD" Commercial Airport Hazard Overlay District with Conditional Use for Motor Vehicle Sales (Full Service) on Lot 11, Block 2, NCB 15679, located at 13525 Wetmore Road. Staff and Zoning Commission recommend Approval.

AMENDING CHAPTER 35 OF THE CITY CODE THAT CONSTITUTES THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF SAN ANTONIO BY CHANGING THE CLASSIFICATION AND REZONING OF CERTAIN PROPERTY DESCRIBED HEREIN AS: Lot 11, Block 2, NCB 15679 TO WIT: from "R-6 AHOD" Residential Single-Family Airport Hazard Overlay District and "C-2 AHOD" Commercial Airport Hazard Overlay District to "C-2 CD AHOD" Commercial Airport Hazard Overlay District with Conditional Use for Motor Vehicle Sales (Full Service)
"THE PENALTY FOR VIOLATION IS A FINE NOT TO EXCEED \$1,000.00".

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

Aye: Nirenberg, Kaur, McKee-Rodriguez, Viagran, Rocha Garcia, Castillo, Pelaez, Courage, Whyte

Absent: Cabello Havrda, Alderete Gavito

18. 2024-05-16-0378

ZONING CASE Z-2024-10700062 (Council District 10): Ordinance amending the Zoning District Boundary from "MF-33 AHOD" Multi-Family Airport Hazard Overlay District to "I-1 AHOD" General Industrial Airport Hazard Overlay District on Lot 47, Block 1, NCB 15911, generally located in the 11800 block of Tech Com Drive. Staff and Zoning Commission recommend Approval.

AMENDING CHAPTER 35 OF THE CITY CODE THAT CONSTITUTES THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF SAN ANTONIO BY CHANGING THE CLASSIFICATION AND REZONING OF CERTAIN PROPERTY DESCRIBED HEREIN AS: Lot 47, Block 1, NCB 15911 TO WIT: from "MF-33 AHOD" Multi-Family Airport Hazard Overlay District to "I-1 AHOD" General Industrial Airport Hazard Overlay District
"THE PENALTY FOR VIOLATION IS A FINE NOT TO EXCEED \$1,000.00".

Jack Finger spoke in opposition to the Item.

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

Aye: Nirenberg, Kaur, McKee-Rodriguez, Viagran, Rocha Garcia, Castillo, Pelaez, Courage, Whyte

Absent: Cabello Havrda, Alderete Gavito

Adjournment

There being no further discussion, the meeting was adjourned at 3:25 p.m.

Approved

**Ron Nirenberg
Mayor**

**Debbie Racca-Sittre
City Clerk**

DRAFT