

REGULAR MEETING OF THE CITY COUNCIL
OF THE CITY OF SAN ANTONIO HELD IN
THE COUNCIL CHAMBER, CITY HALL, ON
THURSDAY, SEPTEMBER 6, 1979.

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The meeting was called to order at 1:00 P.M. by the presiding officer, Mayor Lila Cockrell, with the following members present: CISNEROS, EBB, DUTMER, WING, EURESTE, THOMPSON, ALDERETE, CANAVAN, ARCHER, STEEN, COCKRELL; Absent: NONE.

79-42 The invocation was given by The Reverend Dwight S. Abbott, Harlandale Christian Church.

79-42 Members of the City Council and the audience joined in the Pledge of Allegiance to the flag of the United States.

79-42 VISITORS FROM GUADALAJARA

Mayor Cockrell welcomed a group of distinguished visitors who were in the audience.

Ms. Patricia O'Connell, the International Relations Director for the Convention and Visitor's Bureau, introduced the following group of people from the City of Guadalajara:

Lic. Roberto Larios Valencia, Mayor Pro-Tem of Guadalajara, accompanied by his wife, Sra. Irma Casillas de Larios;
Lic. Luis Ernesto Garcia Baena, Director of the Mexican Cultural Institute in San Antonio, Texas, accompanied by his wife;
Luz Maria Del Moral, Public Information Officer, for the Fine Arts Institute in Mexico City.

The Council welcomed this group to the City of San Antonio and asked that these visitors convey the Council's best wishes to the Mayor of their City.

79-42 PRESENTATION OF CITATIONS TO THE
MODERN PENTATHLON TEAM

Mayor Cockrell read the following Citation:

THE CITY OF SAN ANTONIO
(State of Texas)

Hereby Presents This

CITATION

TO

ROBERT LEE NIEMAN

IN RECOGNITION OF HIS SUPERB PERFORMANCE IN BECOMING WORLD CHAMPION IN MODERN PENTATHLON AT THE WORLD CHAMPIONSHIPS HELD IN BUDAPEST IN AUGUST, 1979. HIS EXHIBITION OF STAMINA, TRAINING, DETERMINATION AND ATHLETIC ABILITY SET AN EXAMPLE FOR ALL MEN TO FOLLOW IN THE SEARCH FOR PERFECTION. HIS PERFORMANCE AND DISPLAY OF SPORTSMANSHIP HAVE BROUGHT MUCH FAME AND AND CREDIT TO THE CITIZENS OF SAN ANTONIO, FORT SAM HOUSTON AND THE ENTIRE UNITED STATES OF AMERICA.

THE CITY COUNCIL JOINS WITH ALL OUR CITIZENS IN
CONGRATULATING HIM AND EXTENDING VERY BEST WISHES
FOR HIS CONTINUED SUCCESS.

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Mayor Cockrell then read the following Citation, and
presented a copy to Mr. Michael E. Burley, Mr. John D. Fitzgerald, and
Mr. Robert G. Losey, Modern Pentathlon participants:

CITATION

IN RECOGNITION OF HIS CONTRIBUTION TO THE UNITED STATES
MODERN PENTATHLON TEAM IN WINNING THE WORLD CHAMPIONSHIP
OF MODERN PENTATHLON HELD IN BUDAPEST IN AUGUST, 1979.
THE DEDICATION, DETERMINATION AND ATHLETIC ABILITY DIS-
PLAYED BY THIS GREAT TEAM HAS BROUGHT MUCH FAME AND
CREDIT TO THE CITIZENS OF SAN ANTONIO, FORT SAM HOUSTON
AND THE ENTIRE UNITED STATES OF AMERICA.

THE CITY COUNCIL JOINS WITH ALL OF OUR CITIZENS IN CON-
GRATULATING HIM ON HIS OUTSTANDING PERFORMANCE AND
EXTENDING VERY BEST WISHES FOR CONTINUED SUCCESS.

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Mayor Cockrell recognized a delegation from Fort Sam Houston
and welcomed Colonel Hull, Post Commander and Colonel Luckey, Public Affairs
Officer at the meeting.

79-42 The minutes of the meeting of August 30 were approved.

79-42 SALE OF \$6,400,000.00 CITY OF SAN ANTONIO
TEXAS, COMBINATION TAX AND REVENUE REFUNDING
BONDS, SERIES 1979

The following discussion took place:

MR. G.V. JACKSON, JR., CITY CLERK: Mayor and Council, at 1:00 P.M.
the bids were opened in my office for \$6,400,000.00 Combination Tax
and Revenue Refunding Bonds. There were ten bids opened as follows:

First National Bank in Dallas

Total Interest from October 1, 1979 to maturity	\$4,683,950.00
Less Premium	308.75
Net Interest Cost	<u>\$4,683,641.25</u>

Effective Interest Rate - 5.79121%

Republic National Bank of Dallas

Total Interest from October 1, 1979 to maturity	\$4,659,425.00
Less Premium	1,500.00
Net Interest Cost	<u>\$4,657,925.00</u>

Effective Interest Rate - 5.7594

Citibank, N.A.

Total Interest from October 1, 1979 to maturity	\$4,722,425.00
Less Premium	-0-
Net Interest Cost	<u>\$4,722,425.00</u>

Effective Interest Rate - 5.8391

Merrill Lynch, Pierce, Fenner & Smith, Inc.,

Total Interest from October 1, 1979 to maturity	\$4,781,525.00
Less Premium	254.50
Net Interest Cost	<u>\$4,781,270.50</u>

Effective Interest Rate - 5.911926

Harris Trust and Savings Bank, Chicago

Total Interest from October 1, 1979 to maturity	\$4,713,375.00
Less Premium	389.00
Net Interest Cost	<u>\$4,712,986.00</u>

Effective Interest Rate - 5.8275

Cullen Bank, Manager

Total Interest from October 1, 1979 to maturity	\$4,645,300.00
Less Premium	-0-
Net Interest Cost	<u>\$4,645,300.00</u>

Effective Interest Rate - 5.743802

A.G. Becker, Manager

Total Interest from October 1, 1979 to maturity	\$4,667,250.00
Less Premium	-0-
Net Interest Cost	<u>\$4,667,250.00</u>

Effective Interest Rate - 5.77094

Northern Trust Company

Total Interest from October 1, 1979 to maturity	\$4,710,100.00
Less Premium	101.00
Net Interest Cost	<u>\$4,709,999.00</u>

Effective Interest Rate - 5.8238

Morgan Guaranty Trust Company of New York

Total Interest from October 1, 1979 to maturity	\$4,669,675.00
Less Premium	399.00
Net Interest Cost	<u>\$4,669,276.00</u>

Effective Interest Rate - 5.7734

First City National Bank of Houston

Total Interest from October 1, 1979 to maturity	\$4,657,362.50
Less Premium	-0-
Net Interest Cost	<u>\$4,657,362.50</u>

Effective Interest Rate - 5.7587

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MR. G.V. JACKSON, JR., CITY CLERK: It appears that the Cullen Bank was low with an effective interest rate of 5.743802. The bids are now in the Finance Department being checked on the computer program.

MAYOR COCKRELL: All right, so we will not take any action until we get a final report. Is that correct, sir? We simply note the opening of the bids and officially take note of them and we will then have a report as soon as it is available of the final run to recheck the figures and at that time, we will consider the Ordinance.

(Later in the meeting, the following discussion continued)

MR. CARL WHITE, FINANCE DIRECTOR: Madam Mayor and Members of the City Council, we opened bids at 1:00 P.M. this afternoon, for the sale of \$6.4 million Combination Tax and Revenue Refunding Bonds to finance the parking structure that is being built. We received 10 bids, which indicates that there is a lot of competition for City of San Antonio bonds.

The bids range from a low of 5.74 to 5.911. The low bid was submitted by Cullen Bank Joint Manager with several other investment bankers in that Syndicate. We recommend the awarding of the low bid to Cullen Bank. We recommend awarding that to the low bidder, Cullen Bank; it is an excellent bid in today's market.

MR. STEEN: I would so move.

DR. CISNEROS: Second.

MR. CANAVAN: My only question would be is that, does this impair in any way our future dealings relating to River Bend Parking Garage? As far as the hotels are concerned?

MAYOR COCKRELL: I would have to ask the City Manager to respond to that.

MR. CANAVAN: My concern is not with the bonds. I think it's a great bid.

CITY MANAGER, THOMAS HUEBNER: It is.

MR. CANAVAN: I want to be certain that this in no way, would impair the further negotiations that we have relating to the River Bend Parking Garage. I know that this is the amount of estimated cost, and so on, however, I want to be certain that we still have our avenues open to change.

CITY MANAGER: I think that we have our avenues open to change, but we would have to talk with you in an Executive Session about any legal problem that might arise out of this, but it is a good bid, and I recommend that you proceed with it.

MR. CANAVAN: What you're saying is that this would in no way hinder additional negotiations.

CITY MANAGER HUEBNER: Approving this would not materially change the circumstances with respect to negotiating with the two different developing parties.

MR. CANAVAN: Fine.

MAYOR COCKRELL: Thank you. All right, I think we have some captions to be read.

The Clerk read the following Ordinance:

AN ORDINANCE 51,198

BY THE CITY COUNCIL OF THE CITY OF SAN ANTONIO, TEXAS, AUTHORIZING THE ISSUANCE OF \$6,400,000.00 CITY OF SAN ANTONIO, TEXAS, COMBINATION TAX AND REVENUE REFUNDING BONDS, SERIES 1979 DATED OCTOBER 1, 1979, FOR THE PURPOSE OF REFUNDING A LIKE PRINCIPAL AMOUNT OF CERTIFICATES OF OBLIGATION OF THE CITY; PRESCRIBING THE FORM OF SAID BONDS AND INTEREST COUPONS APPERTAINING THERETO; LEVYING AN AD VALOREM TAX AND MAKING A PLEDGE OF CERTAIN NET REVENUES TO PAY THE INTEREST ON SAID CERTIFICATES AND THE PRINCIPAL THEREOF AT MATURITY; ENACTING OTHER PROVISIONS INCIDENT AND RELATING TO THE SUBJECT AND PURPOSE OF THIS ORDINANCE; AND DECLARING AN EMERGENCY.

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MR. STEEN: So moved.

DR. CISNEROS: Second the motion.

MAYOR COCKRELL: There is a motion and a second, and if there is no further discussion, Dr. Cisneros.

DR. HENRY CISNEROS: The reading of the Ordinance, includes the words, "An Ad Valorem Tax", and it was my understanding that we were going to do this at a revenue bond, now it is a combination, revenue, and tax so, is that the reason for the words, "Ad Valorem" in there? What is the combination?

MAYOR COCKRELL: All right, may we ask the Manager.

CITY MANAGER HUEBNER: From the standpoint of getting a good interest rate on the bonds, to have it as a revenue and taxation bond, is very much in our best interest because any bond that has the full faith and credit of the City behind it.

DR. CISNEROS: So, basically, what we'll do is we will use, or go revenue up to the point that they meet obligations and then the backing of the Ad Valorem Tax beyond that?

CITY MANAGER HUEBNER: That is correct.

DR. CISNEROS: And you don't have any idea, projections, as to what that is at a 80-20 split or a 90-10 split, revenues covering, expected revenues, coming from revenues from the parking structure.

CITY MANAGER HUEBNER: It better be a whole bunch better than 80-20.

DR. CISNEROS: You don't have any idea, though.

CITY MANAGER HUEBNER: Well, we think over the long haul, certainly that that's going to be a self-supporting parking structure, particularly if we can work out something in terms of additional revenue through the use of air-rights.

DR. CISNEROS: So that the Ad-Valorem dimension of it is just a kind of a back-up.

CITY MANAGER HUEBNER: That's right, it's a back-up.

MAYOR COCKRELL: A guarantee.

DR. CISNEROS: Okay.

MAYOR COCKRELL: I would like to call on Mr. Richard Harris, who is the legal counsel, if he would like to make a comment.

MR. RICHARD HARRIS: Thank you, Madam Mayor, of course, the Certificates of Obligation that are being refunded in the bonds were payable from a combination of revenue and taxes. The Constitution of Texas requires a City, when they issue any obligation that would be payable from taxes to levy a tax, if however, if the revenues are sufficient from the operation of the garage, the tax will never actually be levied. It just simply is there as a back-up. And as Mr. Huebner said, it does definitely aid the salability of the bonds because it is additional security. If the revenues over the long run prove sufficient, then no tax monies need ever actually be used at all. Then, that depends on operation of the garage itself.

MR. STEEN: Thank you, Madam Mayor. I was just going to repeat what Mr. Harris said. I think this is just additional collateral. We never expect to have to charge any Ad Valorem Taxes to pay for this garage, because we kind of went into that at the inception of all this. We wanted it to pay off and to be self-sustaining. So, I think to get this low rate, Henry, we had to use that additional collateral. But, I don't believe we'll ever have to use any Ad Valorem Taxes. I hope not.

MR. ARCHER: Well, I voted against this thing, originally, because of that very reason on the Certificates of Obligation, because I felt like I think the Charter says that, as a matter of fact, that when we

commit tax dollars to it, I mean Ad Valorem Taxes that it has to be approved by the voters. And I know that the Certificates of Obligation are a legal way of getting around doing that but that was the reason I voted against it in the first place.

MAYOR COCKRELL: May I ask if the City Attorney has any further comment?

CITY ATTORNEY, JANE MACON: We feel that this would not be in violation of the Charter. These are refunding bonds, and as I understand from our Finance Director and Mr. Harris, one of the reasons we're using the refunding bonds, in this situation, is because of the advantage of the interest rate and those kind of things, and it's really to our advantage from a financial aspect.

MAYOR COCKRELL: Thank you.

MR. BERNARDO EURESTE: What is meant by this statement. It says here "the Bonds are direct obligations of the City and are payable from Ad Valorem Taxes, levied against all taxable property located therein?"

MAYOR COCKRELL: May we ask Mr. Harris if he would like to respond?

MR. HARRIS: Yes, what we're doing here today, we're not creating a debt, in other words, a debt already exists in the form of the Certificates of Obligation, which this Council has already approved. What we're doing is refunding that debt into refunding bonds sold on the open market which we felt that we could obtain at a better rate and payable over an extended maturity that would probably enable us to support the obligation from revenues only.

Councilman Eureste, you're looking, I assume at the Notice of Sale that was published. The Certificates of Obligation are direct obligations of the City of San Antonio because they provide that a tax can be levied to pay the obligation. The way the Ordinance is drafted, authorizes both the original Certificates of Obligation and these bonds, which simply refund that indebtedness provide that they are payable both from revenues and if the revenues are insufficient from taxes. So, if the revenues from the operation of the garage prove sufficient, to pay the principal interest on the bonds, the tax need never be levied each year. However, if for any reason, those revenues prove insufficient then the purchasers of these bonds then can look to the taxing power of the City as additional security. That's what makes the debt more secure from investment point of view and what enables us to get as a result of a better interest rate. My understanding based upon the projection that the City has received is that the feeling is that they will be, the revenues should be sufficient, to fully amortize the debt, if that proves to be true, according to the projections of the expert, Young Hadawi, then if their projections are in fact, correct, then it will never be necessary to actually accrue funds through the tax levy.

MAYOR COCKRELL: Thank you. May I ask just for further clarification. I don't know if you have these figures, but, Mr. White, do we have any projections as to what kind of a saving will accrue to San Antonio through this particular method, the refunding bonds.

MR. CARL WHITE: No Madam, we've not calculated that because we've just opened the bids but there will be a substantial savings because of the interest rate and also we're lengthening the maturities. Right now, we have a maturity schedule of 5 years, and if we were to stick to that we would have to pay off the parking garage in 5 years. This lengthens it out to 20 years.

MAYOR COCKRELL: Thank you, sir.

MR. WHITE: So there is a substantial savings.

MAYOR COCKRELL: Thank you, Mr. Eureste.

MR. EURESTE: I guess I'm still a little confused about the degree to which you rely on the Ad Valorem Tax. You could rely fully on the tax, could you not?

MR. WHITE: No, sir. Because we're pledging all the revenues.

MR. EURESTE: Well, what if you had zero revenues?

MR. WHITE: Well, if something happened, and we didn't have any revenues, of course, then we would have to levy the tax to pay it. But I think, that would certainly be a very remote kind of a thing. We've got insurance to protect the structure in case of . . .

MR. EURESTE: But we will be levying a tax to retire this debt. Won't we?

MR. WHITE: No sir, not unless the revenues are not sufficient to cover it, included in this bond issue, we didn't explain this thoroughly enough, but included in this bond issue, is 18 months of interest. We're capitalizing the interest during construction. So, the first 18 months of this structure the monies to pay the indebtedness is already in this bond issue; so we will not have to make a payment on the garage, out of the revenues of the garage for two years.

MR. EURESTE: It says here a flow of fund. It says here that the City will each year include in its annual tax levy, a tax sufficient to produce revenues in an amount which when added to the adjusted balance of the interest and sinking fund will be sufficient to pay all principal and interest requirements coming due in the next City year.

MR. WHITE: Well, that's just a contingency provision which just covers any situation where we would not have enough revenues to cover the indebtedness.

MR. EURESTE: It just says here, that the City will each year, it didn't say, maybe we will have to do it, it just says here, "the City will each year include in its annual tax levy."

MR. WHITE: Yes, that portion is not sufficient to cover it. In other words, well, it's just that difference, of differential between the revenue and the actual payments that we will have to make.

MR. EURESTE: Thank you.

MAYOR COCKRELL: All right, Dr. Cisneros.

DR. HENRY CISNEROS: Yes, the first question that I had you answered in your statement about two years of payments being on-hand, because it's in that first year or two years that we're likely to have the lowest revenues, if we start in operation at a mid-year point, for example, we're going to have half a year or less and by the time the public learns to use the garage, and we get it up to occupancy, projected occupancy, we will not have half the money for making those first year's payment.

MR. HARRIS: That's precisely the reason that we did that.

DR. CISNEROS: The second question was just, "do you expect that we'll have any effect on our GO Bond capacity?"

MR. HARRIS: No, sir, not at all, because this will be a self-supporting debt.

DR. CISNEROS: So, we have to have a contingency of the certain amount of the capacity. . .

MR. WHITE: It's just like revenue bonds, revenue bonds don't impact the City's ability to issue additional bonds that are self-supporting. This will be in a self-supporting category just like revenue bonds.

DR. CISNEROS: I think you all made a good decision in going this way, and the interest rate proves it and you and the City Manager ought to be commended on guiding the Council in this direction.

MR. ARCHER: Mr. White, you are assuming that this garage will pay for itself. That is what you seem to think, by the way, I read you as you are telling the Council this afternoon, is that right?

MR. WHITE: Well, let me explain it this way, the City hired some parking experts out of Dallas, Young-Hadawi Company out of Dallas. They are nationally recognized experts in the field of parking. They made a feasibility study that indicates that the parking garage would be a self-supporting operation. Now, all we're doing is accepting their study.

MR. ARCHER: Well, I think that I know as much about it as they do. And I will tell you, also, and I want to ask Mr. Huebner about this, hasn't the Council been told that there is not a way in the world for the garage to pay for itself?

CITY MANAGER HUEBNER: No, no, it has not been told that. What gave you that impression?

MR. ARCHER: Well, I thought that was the basis for building this hotel up on the air rights, that we needed that to make the thing pay for itself.

CITY MANAGER HUEBNER: Well, it certainly improves the financial operation but you have to go back to the original Young-Hadawi Study, and the Young-Hadawi Study said that it would be self-supporting on the basis that there would be a hotel in that area, probably catty-corner, it would be, what would be the northwest corner of Presa and Commerce, however, since that study which is now over three years old, we have lost the two key downtown surface parking lots, the one adjacent to La Mansion and the one on which we are now building the Hyatt Regency Hotel. In addition, we have had four residential downtown apartment projects, underway. It is our feeling that certainly on a long-term basis, that this will be a self-supporting project and any development on the air rights will enhance that project. Well, we have never said that . . .

MR. ARCHER: Well, last Thursday morning, I drove by that property at 10:30 in the morning, I counted the number of cars parked there and there were four, and I can tell you, all of the members of this Council, if you want to believe it or not, that there ain't a way in the world and I don't care what study, who did what, when a garage costs \$10 thousand dollars a car space, for it ever to pay, at a dollar a hitch . . .

MR. EURESTE: But we don't even know the rates yet.

MAYOR COCKRELL: All right, Mr. Steen.

MR. STEEN: Thank you Madam Mayor. I think Van, this whole deal started out because they thought the Stouffers people were going to build the hotel near this parking garage. And I was a little bit dubious about this parking garage myself, to tell you the truth, all along. And I think where you picked up the rumor about the parking garage, not being able to support itself, is from the people that are now operating the lot over there in saying that they do not think that it will support itself from the amount of business they have had during the few weeks that they have operated the lot. Maybe that's where you picked up that report. I don't think anything has been ever reported to the City Council, but I heard some rumors about that myself. But it looks like now, that we're going to have some type of complex, a hotel-motel or something on top of the garage. So, I think, that we have every reason to believe now, that it will be self-sustaining, over there, because we will be able to lease a number of those spaces in the parking garage to whatever is built on top of it. And, therefore, I think it will be a self-supporting unit, and therefore, I'm very much in favor of it now. Whereas, before I was not, because I had the same feelings that you had, that the garage itself, would not only be a sort of an ugly structure but would also not be self-supporting, and I did not want to subsidize it with the taxpayer's money. So, I think you're coming from the right direction, but I think that what is going to happen tonight, when we meet about it, I think everything is going to turn out all right. It looks like we're going to have some type of building on top of that parking garage. We're all going to be very happy about it.

MAYOR COCKRELL: All right, just to review for the Council. This is a decision that the Council has made a number of times insofar as reaffirming its desire to meet one of the greatest downtown needs in supplying additional parking. In the redevelopment and in the enhancement of downtown, it has been pointed out over and over again that a lack of sufficient parking in the right place was one of the deterrents. The feasibility study that we had indicated very firmly that this parking structure could be expected to pay for itself. Further, we have had an increase in projects downtown that would put potentially, a demand for parking space at the same time, we have lost surface parking lots as the City Manager has pointed out. This is a refunding procedure which will save the City dollars, and I certainly recommend it. Mr. Eureste.

MR. EURESTE: Yes Madam, I would concur with everything you said. That is the understanding I have of what we're doing here. I just wanted to ask on this combination tax and revenue refunding bonds, have we used this before? Very often?

MR. WHITE: The only time we have ever done this was when with the arena, when we added the 6,000 seats to the arena, we used this same type of financing at that time.

MR. EURESTE: I was just concerned about the legality of doing this. And if we've done it before, and I would assume that the City Attorney went over this, at least one time, and I don't think I have any more questions.

MAYOR COCKRELL: Fine, Mr. Webb.

MR. JOE WEBB: Yes, Carl White, you've been with the City for 23 years, My Lord. Finance Director for 8, I believe you, thank you.

MAYOR COCKRELL: If there's no further discussion, I believe we had a motion and a second, those in favor say "Aye," those opposed, "No." Motion carried.

AYES: Cisneros, Webb, Wing, Eureste, Thompson, Alderete, Canavan, Archer, Steen, Cockrell;

NAYS: None.

ABSENT: Mrs. Dutmer.

79-42 The following Ordinance was read by the Clerk and after consideration, on motion of Mr. Steen, seconded by Dr. Cisneros, was passed and approved by the following vote: AYES: Cisneros, Webb, Wing, Eureste, Thompson, Alderete, Canavan, Archer, Steen, Cockrell; NAYS: None; ABSENT: Dutmer.

AN ORDINANCE 51,199

APPROVING THE FINAL NOTICE OF SALE AND OFFICIAL STATEMENT IN CONNECTION THE PROPOSED \$6,400,000 CITY OF SAN ANTONIO, TEXAS, COMBINATION TAX AND REVENUE REFUNDING BONDS, SERIES 1979; AND DECLARING AN EMERGENCY.

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Mr. Steen moved that items constituting the consent agenda be approved, with the exception of items #7,9,11, 13, and 14, to be considered individually. Dr. Cisneros seconded the motion.

On roll call, the motion, carrying with it the passage of the following Ordinances, prevailed by the following vote: AYES: Cisneros, Webb, Wing, Thompson, Alderete, Canavan, Archer, Steen, Cockrell; NAYS: None; ABSENT: Dutmer, Eureste.

AN ORDINANCE 51,194

ACCEPTING THE LOW BIDS OF KENDALL COUNTY RENTAL AND SALES INC., AND MISSION INTERNATIONAL INC., TO FURNISH THE CITY OF SAN ANTONIO PARKS AND RECREATION DEPARTMENT WITH UTILITY TRACTORS AND MOWERS FOR A TOTAL OF \$36,510.00.

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AN ORDINANCE 51,195

AUTHORIZING THE CITY MANAGER TO EXECUTE FIELD ALTERATION NO. 7 IN THE AMOUNT OF \$15,904.02 TO THE CONTRACT FOR THE CONSTRUCTION OF THE HILLSIDE ACRES SANITARY SEWER AND WATER SYSTEM (UNSEWERED AREA NO. 70): AND APPROPRIATING CERTAIN SUMS TO COVER SAID CONSTRUCTION.

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AN ORDINANCE 51,196

AUTHORIZING THE CITY MANAGER TO ENTER INTO A STANDARD PROFESSIONAL SERVICES CONTRACT WITH FERNANDEZ ENGINEERS, INC., FOR PROFESSIONAL SERVICES FOR A STUDY OF ALTERNATE LOCATIONS FOR SANITARY SEWER CROSSINGS AT THREE PROPOSED DAM SITES PROJECT; APPROPRIATING SUMS TO COVER SAID CONSTRUCTION; AND AUTHORIZING PAYMENT AS SPECIFIED HEREIN.

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The Clerk read the following Ordinance:

AN ORDINANCE 51,197

ACCEPTING THE LOW QUALIFIED BID OF DOUGLASS W. KING COMPANY TO FURNISH THE CITY OF SAN ANTONIO PARKS AND RECREATION DEPARTMENT WITH GRASS SEED FOR A NET TOTAL OF \$32,310.00.

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Dr. Cisneros moved to approve the Ordinance. Mr. Steen seconded the motion.

Mr. Alderete expressed concern that sufficient information was not available in the Council's packet regarding this item.

Mr. George Noe, Administrative Assistant to the City Manager, stated that he would furnish Mr. Alderete with the list of the persons who had shown an interest in bidding on this project. He explained the procedure by which persons are asked to bid on a project and further explained the reason why Goldthwaite's of Texas and Star Seed & Grain Corporation did not meet the specifications required.

After discussion, the motion, carrying with it the passage of the Ordinance, prevailed by the following vote: AYES: Cisneros, Webb, Wing, Thompson, Alderete, Canavan, Archer, Steen, Cockrell; NAYS: None; ABSENT: Dutmer, Eureste.

79-42 At this point in the meeting, the sale of the Bonds continued on page 2.

79-42 The Clerk read the following Ordinance:

AN ORDINANCE 51,200

EXTENDING THE CURRENT CONTRACT WITH ZEROX CORPORATION TO LEASE A ZEROX 9400 COPIER SYSTEM FOR THE CENTRAL STORES REPRODUCTION ROOM FOR A PERIOD OF TWO (2) YEARS.

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Dr. Cisneros moved to approve the Ordinance. Mr. Canayan seconded the motion.

Mr. Archer expressed concern that too much unnecessary material was being zeroxed for the Council's packet, which he felt resulted in a waste of money.

Mayor Cockrell suggested that staff review the items on the agenda and use their discretion on whether back-up information should be distributed to the Council.

Mr. Eureste spoke against the idea because he preferred to have back-up information on all the items being considered.

Mr. Wing suggested that more citizens' groups participate in the Council's "B" Session. He stated that this is the reason for the many questions that are asked on the consent agenda items.

After discussion, the motion, carrying with it the passage of the Ordinance, prevailed by the following vote: AYES: Cisneros, Webb, Wing, Eureste, Thompson, Alderete, Canavan, Archer, Steen, Cockrell; NAYS: None; ABSENT: Dutmer.

79-42 The Clerk read the following Ordinance:

AN ORDINANCE 51,201

AUTHORIZING PAYMENT OF ARCHITECTURAL FEES AND CONTINGENT EXPENSES PREVIOUSLY BUDGETED TO HUMBERTO SALDANA, AIA, IN CONNECTION WITH THE HARLANDALE RECREATION COMPLEX PROJECT.

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Dr. Cisneros moved to approve the Ordinance. Mr. Wing seconded the motion.

In response to a question by Mr. Thompson, Mr. George Noe, Administrative Assistant, stated that a copy of the report regarding architectural fees being paid by the City, was being review by the Assistant City Manager at the present time.

A discussion then took place among a few of the Council members regarding the 8% fee being charged to the City for fixed services.

Mr. Eureste stated that he was not yet convinced that the City was paying too much money on these projects.

Mr. Steen asked that the report regarding architectural fees be considered at a "B" Session in a week or two.

City Manager Huebner stated that he would expedite the matter.

After discussion, the motion carrying with it the passage of the Ordinance, prevailed by the following vote: AYES: Webb, Wing, Eureste, Thompson, Alderete, Canavan, Archer, Steen, Cockrell; NAYS: None; ABSENT: Cisneros, Dutmer.

79-42 The Clerk read the following Ordinance:

AN ORDINANCE 51,202

AUTHORIZING PAYMENT FROM THE GENERAL FUND TO THE NATIONAL LEAGUE OF CITIES FOR MEMBERSHIP DUES FOR THE PERIOD OF OCTOBER 1, 1979 THROUGH SEPTEMBER 30, 1980, AND THE PAYMENT OF A BUILDING FUND ASSESSMENT FOR THE SAME ORGANIZATION.

* * * *

Mr. Alderete moved to approve the Ordinance. Mr. Steen seconded the motion.

In response to a question by Mr. Archer, Mayor Cockrell explained the role and the function of the National League of Cities. She gave background information on the subject and urged the Council to approve the passage of the Ordinance.

Mr. Archer expressed his concern regarding the monies being spent to build a building in Washington D.C. He spoke in opposition.

Several of the Council members voiced their support.

After discussion, the motion, carrying with it the passage of the Ordinance, prevailed by the following vote: AYES: Cisneros, Webb, Wing, Eureste, Thompson, Alderete, Canavan, Steen, Cockrell; NAYS: Archer; ABSENT: Dutmer.

79-42 The Clerk read the following Ordinance:

AN ORDINANCE 51,203

MANIFESTING AN AGREEMENT EXTENDING A LEASE OF SPACE IN THE CARGO BUILDING AT INTERNATIONAL AIRPORT TO BURLINGTON NORTHERN AIR FREIGHT, INC., FOR ONE YEAR.

* * * *

Mr. Steen moved to approve the Ordinance. Dr. Cisneros seconded the motion.

Mr. Archer made a substitute motion that the lease be subject to monthly rate increases in the next 11 months by starting at \$11.00 a square foot and ending at \$26.26 per square feet. He stated that the number and percentage of rate increases would be equal to the increases Burlington Northern has charged the City. Mr. Alderete seconded the motion.

Mr. Eureste spoke against the substitute motion because he felt that this was a type of "political vindictiveness" against Burlington Northern.

City Manager, Thomas Huebner recommended that the Council extend the contract at the set rates. In response to Mr. Wing's question, Mr. Huebner spoke of the number of employees' jobs that could be jeopardized if the Council should decide to consider such a move.

City Attorney, Jane Macon, spoke regarding the legal implications the City could encounter if they were to decide to set up different rates for any individual customer.

Mr. Thompson stated that the City needs to explore any way possible of getting the attention of Burlington Northern. In regards to the property, he felt that the space was being leased at below market value.

Mayor Cockrell stated that she agreed with several of the Council's opinions regarding Burlington Northern. She stated that the City is getting their attention, but she spoke against the substitute motion because of the concerns stated by the City Attorney.

After further discussion, the substitute motion failed to carry by the following vote: AYES: Thompson, Alderete, Archer; NAYS: Cisneros, Wing, Eureste, Canavan, Steen, Cockrell; ABSENT: Webb, Dutmer.

The original motion, carrying with it the passage of the Ordinance, prevailed by the following vote: AYES: Cisneros, Wing, Eureste, Canavan, Archer, Steen, Cockrell; NAYS: Webb, Thompson, Alderete; ABSENT: Dutmer.

79-42

ZONING HEARINGS

15. CASE 7803 - to rezone Tract 10-D, Block 18, NCB 15046, 6525 Ingram Road, from Temporary "R-1" Single Family Residential District to "B-3R" Restrictive Business District, located northeast of the cutback between N.W. Loop 410 Expressway and Ingram Road, having 225' on N.W. Loop 410 Expressway, 228.53' on Ingram Road and 105.28' on the cutback between North W. Loop 410 Expressway and Ingram Road.

The Zoning Commission has recommended that this request of change of zone be approved by the City Council.

The attorney, Mr. Steven J. Bilyeu, representing the applicant, Mr. Joel Canales, explained the proposed use for the property and requested that the stipulation be removed because it would only add to the applicant's cost of starting an operation and he further stated that it would be of no use.

Mr. Gene Camargo, Planning Administrator, explained that the stipulation would be necessary only if the applicant wished to expand the facility. He stated that the stipulation could be included in the Ordinance, but would not be required to be enforced. He stated that this was merely a standard procedure.

No citizen appeared to speak in opposition.

After consideration, Mr. Alderete moved that the recommendation of the Zoning Commission be approved provided that proper platting is accomplished. Mr. Steen seconded the motion. On roll call, the motion, carrying with it the passage of the following Ordinance, prevailed by the following vote: AYES: Cisneros, Webb, Wing, Eureste, Thompson, Alderete, Canavan, Archer, Steen, Cockrell; NAYS: None; ABSENT: Dutmer.

AN ORDINANCE 51,204

AMENDING CHAPTER 42 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 TRACT 10-D, BLOCK 18, NCB 15046, 6525 INGRAM ROAD, FROM TEMPORARY "R-1" SINGLE FAMILY RESIDENTIAL DISTRICT TO "B-3R" RESTRICTIVE BUSINESS DISTRICT, PROVIDED THAT PROPER PLATTING IS ACCOMPLISHED.

* * * *

16. CASE 7753 - to rezone Lots 32 and 33, NCB 14735, 11110 Vance Jackson Road from "R-3" Multiple Family Residential District to "P-1 R-1" Planned Unit Development Single Family Residential District, located on the northeast side of Vance Jackson Road, being 1,569.4' northwest of the intersection of Vance Jackson Road and Wurzbach Road, having 245.2' on Vance Jackson Road and a maximum depth of 1967.3'.

The Zoning Commission has recommended that this request of change of zone be approved by the City Council.

No citizen appeared to speak in opposition.

After consideration, Dr. Cisneros moved that the recommendation of the Zoning Commission be approved provided that proper platting in accordance with the Planned Unit Development Ordinance, is accomplished. Mr. Steen seconded the motion. On roll call, the motion, carrying with it the passage of the following Ordinance, prevailed by the following vote: AYES: Cisneros, Webb, Wing, Eureste, Thompson, Alderete, Canavan, Archer, Steen, Cockrell; NAYS: None; ABSENT: Dutmer.

AN ORDINANCE 51,205

AMENDING CHAPTER 42 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 LOTS 32 AND 33, NCB 14735, 11110 VANCE JACKSON ROAD FROM "R-3" MULTIPLE FAMILY RESIDENTIAL DISTRICT TO "P-1(R-1)" PLANNED UNIT DEVELOPMENT SINGLE FAMILY RESIDENTIAL DISTRICT, PROVIDED THAT PROPER PLATTING IN ACCORDANCE WITH THE PLANNED UNIT DEVELOPMENT ORDINANCE, IS ACCOMPLISHED.

* * * *

79-42 The following Ordinance was read by the Clerk and after consideration, on motion of Mr. Canavan, seconded by Dr. Cisneros, was passed and approved by the following vote: AYES: Cisneros, Webb, Wing, Eureste, Thompson, Alderete, Canavan, Archer, Steen, Cockrell; NAYS: None; ABSENT: Dutmer.

AN ORDINANCE 51,206

APPROVING THE PRICE AND CONDITIONS OF THE SALE BY THE URBAN RENEWAL AGENCY OF THE CITY OF SAN ANTONIO OF PARCELS 7326-MF-5 AND 7326-MF-6, CONTAINING APPROXIMATELY 26,400 SQUARE FEET, LOCATED WITHIN THE KENWOOD NORTH PROJECT, TEX R-136, TO THE OLMOS PARTNERSHIP FOR THE SUM OF \$7,500.00.

* * * *

The Clerk read the following Ordinance:

AN ORDINANCE 51,207

AUTHORIZING AN APPLICATION TO THE FEDERAL OFFICE OF PERSONNEL MANAGEMENT FOR AN INTERGOVERNMENTAL PERSONNEL ACT GRANT.

* * * *

Dr. Cisneros moved to approve the Ordinance. Mr. Canavan seconded the motion.

In response to a question by Mr. Archer, Mr. Leroy Harvey, Assistant Personnel Director, explained that it would be beneficial to the City to take an internal audit with the aid of consultants in making sure that the personnel management achieves the highest results that they possibly can.

After discussion, the motion, carrying with it the passage of the Ordinance, prevailed by the following vote: AYES: Cisneros, Webb, Wing, Eureste, Thompson, Alderete, Canavan, Archer, Steen, Cockrell; NAYS: None; ABSENT: Dutmer.

3:00 P.M. -- PUBLIC HEARING REGARDING THE SUBMISSION OF A REVISED APPLICATION FOR THE FIFTH YEAR COMMUNITY DEVELOPMENT BLOCK GRANT PROGRAM

Mayor Cockrell declared the hearing open:

The following citizens spoke in support of the Barbara Jordan Community Center:

Mr. Mario Salas
Mr. T.C. Calvert
Mr. Rick Green
Mrs. Betty Roberts

* * * *

Mr. Ricardo Medina, Villa Coronado Community citizen, asked that money be allocated for projects in their area.

Mr. Marcus Jahns, Director of Budget and Research, stated that at this point, there are no projects pending. He stated that beginning September 12, there will be neighborhood meetings held, and he encouraged citizens to participate in these meetings and submit their requests.

Mayor Cockrell declared the hearing closed.

The Clerk read the following Ordinance:

AN ORDINANCE 51,208

AUTHORIZING ACCEPTANCE OF AN INCREASE IN THE FIFTH YEAR CDBG FUNDS OF \$295,061.00 FOR CLOSE-OUT OF THE ROSA VERDE URBAN RENEWAL PROJECT, AND SUBMISSIONS OF A REVISED APPLICATION FOR THE FIFTH YEAR CDBG PROGRAM.

* * * *

Dr. Cisneros moved to approve the Ordinance. Mr. Webb seconded the motion.

On roll call, the motion, carrying with it the passage of the Ordinance, prevailed by the following vote: AYES: Cisneros, Webb, Wing, Thompson, Canavan, Archer, Steen, Cockrell; NAYS: None; ABSENT: Dutmer, Eureste, Alderete.

Mayor Cockrell congratulated the citizens for working hard on this project.

79-42 The following Ordinances were read by the Clerk and after consideration, on motion made and duly seconded, were each passed and approved by the following vote: AYES: Cisneros, Webb, Wing, Eureste, Thompson, Canavan, Archer, Steen, Cockrell; NAYS: None; ABSENT: Dutmer, Alderete.

AN ORDINANCE 51,209

AUTHORIZING EXECUTION OF A CONTRACT WITH PEAT, MARWICK, MITCHELL & CO. FOR DEVELOPMENT AND IMPLEMENTATION OF A GENERAL FINANCIAL REPORTING SUBSYSTEM TO CITY'S ACCOUNTING SYSTEM FAMIS.

* * * *

AN ORDINANCE 51,210

AMENDING CERTAIN LANGUAGE IN RESIDENTIAL ELECTRIC AND GENERAL SERVICE GAS RATE SCHEDULES OF THE CITY PUBLIC SERVICE BOARD OF SAN ANTONIO TO INCORPORATE REFERENCE TO A BUDGET PAYMENT PLAN.

* * * *

79-42 The Clerk read the following Ordinance:

AN ORDINANCE 51,211

AMENDING ORDINANCE NO. 51160 OF AUGUST 23, 1979, TO PROVIDE FOR BUDGET ADJUSTMENTS FOR THE CETA PROGRAM OF THE ALAMO CONSORTIUM.

* * * *

Mr. Steen moved to approve the Ordinance. Dr. Cisneros seconded the motion.

In response to a question by Mr. Archer, Mr. Narciso Cano, Director of Economic and Employment Department, explained that there will be 1400 people whose 18 month limitation by law, expires by September. He stated that he would like to place them out of the program at a rate of 200 people a month.

Mr. Canavan stated that he had visited the Fort Sam Houston area and learned about the number of people that are being terminated due to the CETA personnel that will begin employment there.

Mayor Cockrell asked staff to look into this matter.

After discussion, the motion, carrying with it the passage of the Ordinance, prevailed by the following vote: AYES: Cisneros, Webb, Wing, Eureste, Thompson, Canavan, Archer, Steen, Cockrell; NAYS: None; ABSENT: Dutmer, Alderete.

79-42 The following Ordinance was read by the Clerk and after consideration, on motion of Mr. Steen, seconded by Mr. Eureste, was passed and approved by the following vote: AYES: Cisneros, Webb, Wing, Eureste, Thompson, Canavan, Archer, Steen, Cockrell; NAYS: None; ABSENT: Dutmer, Alderete.

AN ORDINANCE 51,212

TRANSFERRING MANAGEMENT AND CONTROL OF THE HILLSIDE ACRES WATER SYSTEM TO THE WATER WORKS BOARD OF TRUSTEES OF SAN ANTONIO AND PROVIDING FOR THE COLLECTION OF DELINQUENT WATER ACCOUNTS.

* * * *

The meeting was recessed at 3:20 P.M. and reconvened at 3:35 P.M.

79-42 The Clerk read the following Resolution:

A RESOLUTION
NO. 79-42-93

STATING THE OPPOSITION OF THE CITY OF SAN ANTONIO TO THE APPLICATION PENDING BEFORE THE TEXAS DEPARTMENT OF HEALTH REGARDING THE NELSON GARDENS LANDFILL.

* * * *

Mr. Thompson moved to approve the Resolution. Mr. Wing seconded the motion.

The following citizens spoke for the passage of this Resolution:

Mr. Don Green, representing VOICE, spoke in favor of the Resolution. He stated that they are not in favor of extending the life of the Pearsall Road Landfill. He asked that Pearsall park be finished so that the site could be put to some other productive use. He urged the Council to approve the Resolution.

Mr. Carl Nentwich spoke regarding the problems of the area's drinking water and water used for recreational use if the Nelson Garden Landfill is approved. He also spoke regarding the site's proximity to the Applewhite Reservoir.

Honorable Frank Madla, State Representative, spoke on behalf of the proponents, claiming that the fill would not only be a health hazard, but would stifle economic growth and development in the area.

Mr. Cliff Clebourne, representing Southwest Independent School District, pointed out the various improvements of development that are occurring in the area. He stated that a new community is about to evolve in this part of San Antonio but would not continue to do so, unless the Council passes this Resolution.

Mr. Bennie Steinhauser, Superintendent of the Southwest Independent School District, stated that there has been real progress in the area of growth in this part of the City. He reiterated Mr. Clebourne's statements and urged the Council to pass this Resolution.

Ms. Mary Verstuyft stated that she lives adjacent to the proposed site and that the neighbors feel that this landfill was being forced on them. She stated that there are other areas, other dump sites, that could be looked into for this proposal.

The following citizens spoke in opposition to the passage of the Resolution:

Mr. Larry Graham, Secretary Treasurer and Past-President of the San Antonio Manufacturers Association, stated that San Antonio has no place to dump solid industrial wastes and that area businesses must transport their waste to Robstown, approximately 120 miles south in Nueces County.

Mr. Tom Buckle, an Attorney representing Nelson Gardens Landfill, stated that this application went to the Texas Department of Public Health in June of 1978. He stated that this matter was fully reviewed and hearings were held; a rehearing was also heard at the urgency of the citizens. He stated that this site is outside the City limits of San Antonio. He explained that this application guarantees that there is no environmental danger and to approve the passage of this Resolution would be a mistake.

Mr. Carl Raba Jr., 10526 Gulf Dale, a professional engineer, stated that he had done the analysis of the site and prepared the application to go before the proper authorities. He described the area, presented an aerial map, and urged the Council not to grant the passage of this Resolution.

Mr. Joe Pyle, President of Seligman & Pyle, reiterated the previous statements made. He spoke about the 1200 tons of waste at the Pearsall Road. He urged the Council not to pass this Resolution.

Mr. L.W. Clark, President of Industrial Disposal Corporation, stated that the site proposed was ideal for a landfill project. He stated that San Antonio desperately needed a land fill site. He explained that a plan has been developed and the permit issued by the Bexar County is pending. Mr. Clark urged the Council not to grant the passage of the Resolution.

Mr. Thompson stated that this site is inside the City's extraterritorial jurisdiction, south of Medina Base. He spoke in opposition to the landfill site at this location.

Mr. Eureste spoke against the Landfill Site and spoke about the recycling garbage situation. He asked about the status of the report on the recycling of garbage.

Mr. Webb stated that this is a dilemma because waste must be disposed of and urged that the report regarding the recycling of garbage be expedited.

Mr. Canavan stated that based on engineering studies and the report of the City Water Board, he would be voting against the Resolution. He urged expediency with regard to the recycling of the garbage report.

After further discussion, the motion, carrying with it the passage of the Resolution, prevailed by the following vote: AYES: Cisneros, Webb, Wing, Eureste, Thompson, Alderete, Cockrell; NAYS: Canavan, Archer, Steen; ABSENT: Dutmer.

AN ORDINANCE 51,213

REPEALING ARTICLE I OF CHAPTER 28 OF THE CITY CODE AND ENACTING A NEW ARTICLE I REGULATING PEDDLERS AND CANVASSERS; REQUIRING REGISTRATION AND LICENSING AND ESTABLISHING MINIMUM REQUIREMENTS FOR OBTAINING A LICENSE; PROVIDING FOR A LICENSING FEE TO DEFRAY THE CITY'S EXPENSES FOR SERVICES PROVIDED; PROVIDING A PENALTY FOR ANY VIOLATION BY FINE OF NOT MORE THAN \$200.00 AND BY REVOCATION OF LICENSE, AND PROVIDING FOR SEVERABILITY.

* * * *

Mr. Thompson moved to approve the Ordinance. Dr. Cisneros seconded the motion.

Mr. Thomas L. Morgan stated that if this Ordinance is approved it will drive him out of business. He also stated that there are others who will be affected upon passage of the Ordinance. He also stated that the City Attorney's Office had misled him and asked that the City Council should delay action on this matter.

A discussion then took place on the matter of the sales tax and how it is collected by these type of vendors.

In response to a question by Mr. Eureste, Mr. Steve Arronge, Assistant City Attorney, stated that the City Council could suspend the Ordinance for special events such as parades and this would enable vendors such as Mr. Morgan to sell their wares on these certain occasions.

Mr. Arronge then explained what had transpired at a meeting that Mr. Morgan had referred to. He said that the Traffic Department had prepared a map which was utilized to show the streets that would be included in the Ordinance.

Mr. Eureste expressed concern about the Ordinance as it is written infringing on the business of such people as Mr. Morgan.

Mrs. Estella Monsalvo stated that they had been to the City Council several months ago in an attempt to bring to their attention the unfair competition they were receiving from flower peddlers on the street. She asked that the Ordinance be approved.

Mr. Rudolph Obregon, Owner of Ethel's Flowers, also spoke on behalf of the Ordinance. He stated that they do not want anyone put out of business and suggested that Mr. Morgan operate his business like other novelty shops.

Mr. Tom Barnes spoke in support of the Ordinance.

Councilmen Canavan and Cisneros spoke in support of the Ordinance.

Mr. Eureste explained that he is concerned about the possible infringement on certain businesses and asked if novelties could be excluded from the Ordinance.

Mr. Arronge stated that the definition of novelties would have to be defined which could prove difficult.

Mr. Eureste then stated that the main objective of the Ordinance was to deal with the plant or flower vendors and felt that the Ordinance should have been drafted to read as such. He further stated that he would vote against the Ordinance because he feels it infringes on a small group of people.

On roll call, the motion carrying with it the passage of the Ordinance, prevailed by the following vote: AYES: Cisneros, Webb, Wing, Thompson, Alderete, Canavan, Steen, Archer, Cockrell; NAYS: Eureste; ABSENT: Dutmer.

The Clerk read the following Ordinance:

AN ORDINANCE 51,214

APPROVING AN AMENDMENT TO THE VISTA
VERDE SOUTH UDAG GRANT APPLICATION.

* * * *

Dr. Cisneros moved to approve the ordinance. Mr. Wing seconded the motion.

Mr. Winston Martin, Executive Director of the San Antonio Development Agency, stated that this Ordinance is the next step in the process of making an application to the Department of HUD. The plan remains as originally submitted. He then spoke about the financial commitments from the major developer.

Mrs. Sonia Torres, representing C.O.P.S., spoke on behalf of the project. She said that it has been endorsed by many state and city officials and urged the Council to approve the Ordinance. She also emphasized the concept of the additional industry that this project will bring to the area.

In response to a question by Dr. Cisneros on the composition of the Ordinance, City Attorney Jane Macon stated that in the event any representation by the San Antonio Development Agency is made on site improvements, they would indemnify the City.

Dr. Cisneros spoke about the significance of this project to the City and urged its approval.

On roll call, the motion, carrying with it the passage of the Ordinance, prevailed by the following vote: AYES: Cisneros, Webb, Wing, Eureste, Thompson, Alderete, Canavan, Archer, Steen, Cockrell; NAYS: None; ABSENT: Dutmer.

79-42

CITIZENS TO BE HEARD

MR. KARL WURZ

Mr. Karl Wurz read a prepared statement to the Council regarding an incident involving EMS Personnel. (A copy of Mr. Wurz' statement is on file with the papers of this meeting.)

Mr. Wing asked that the staff investigate and prepare report to the Council on this incident.

MRS. JOANNA PARRISH

Mrs. Joanna Parrish, President of the San Antonio Conservation Society, read a prepared statement to the Council regarding any development along the San Antonio River. They urged that the City Council require that any proposal have sufficient setbacks to allow the continued growth of the greenery, and that schematics and studies by qualified landscape architects be required before any construction is granted. (A copy of Mrs. Parrish's statement is on file with the papers of this meeting.)

MRS. ADAH MARIE JEFFRIES

Mrs. Adah Marie Jeffries, President of the Women's Shelter of Bexar County, stated that they have been operating for the past two years without any City or State funding. However, in order to expand their services they are asking for \$25,000 from the City. She asked for the Council's favorable consideration.

MR. RAUL RODRIGUEZ

Mr. Raul Rodriguez spoke about the insufficient police protection in the City of San Antonio. He offered several suggestions to better serve the public with police protection.

RIVER BEND PARKING STRUCTURE

MARINER CORPORATION

Mr. Martin Weiss introduced Mr. Archie Bennett, President of Mariner Corporation, who would make the formal presentation to Council on their proposed plans.

Mr. Bennett presented Architect's renderings of a proposed 500 room, \$20 million Holiday Inn Riverside Hotel to be built atop the City's planned River Bend Parking Garage on the block bounded by Commerce, Presa, Market and Casino Streets. He then introduced Mr. Tom Hendry of Holiday Inn, Inc.

Mr. Hendry stated that market research indicates that there is a definite need for more hotels in the area. He spoke about their proposed Holiday Inn to be built near the Airport and their plans to place a Luxury-Type Holiday Inn in the downtown area. He also stated that hotel rooms will be priced about 15 percent lower than the Marriott and the Hilton.

Mr. Larry Melody, President of Mortgage Bankers, spoke about the financing of the hotel.

Mr. Bennett then stated that he is negotiating with Lyda about building the project and spoke about their commitment to the hotel project. He also discussed the traffic circulation in the area. He asked for Council's favorable consideration of their request.

ROUTH & COMPANY

Mr. Russell Kyse, representative of Routh & Company, spoke about their proposal to utilize the River Bend Parking Structure. He described their project, \$52 million, 45-story structure, which would include a 500 room Raddison Hotel, with townhouses and retail complex. He then described a conference center which would serve as site for conventions. He also stated that 950 new jobs will be added to the City's economy if this project is approved. Mr. Kyse then requested a 45 day extension in order to present all their architect's renderings. Mr. Kyse then described the projected revenue that will come in to the City as a result of their project. He also stated that he had spoken to Lyda and they agree with their 45 day extension. He then introduced Mr. Jeffrey K. Simon.

Mr. Jeffrey K. Simon spoke to the Council regarding the present lack of convention space in San Antonio. He also spoke about their financing. He asked that Council favorably consider their request in order to present their proposal in detail to the Council.

Mayor Cockrell thanked the two groups for being present at the Council meeting and would take their suggestions under advisement.

MR. RICHARD CONN

Mr. Richard Conn, owner of two art shops in the River Square area, spoke in favor of the proposed construction of the projects in the area. However, he asked that the City Council not consider starting any project until after the Christmas Season. He said that business will be affected if construction is begun.

79-42 The meeting was recessed at 7:30 P.M. to go into Executive Session and "B" Session and reconvened at 10:25 P.M.

79-42 The following Ordinance was read by the Clerk and after consideration, on motion of Mr. Thompson, seconded by Mr. Wing, was passed and approved by the following vote: AYES: Cisneros, Webb, Dutmer, Wing, Thompson, Canavan, Archer, Steen, Cockrell; NAYS: None; ABSENT: Eureste, Alderete.

AN ORDINANCE 51,215

ALLOCATING FUNDS TO THE MEXICAN AMERICAN NEIGHBORHOOD CIVIC ORGANIZATION (MANCO) IN THE AMOUNT OF \$35,000.00 AND TO THE AMISTAD COMMUNITIES CIVIC COORDINATING ORGANIZATION, INC., IN THE AMOUNT OF \$12,500.00 FROM FUNDS APPROPRIATED IN THE 1979-80 BUDGET FOR DISTRICT 6 CONTINGENCY; APPROVING A BUDGET REVISION; AUTHORIZING THE CITY MANAGER TO EXECUTE CONTRACTS WITH THE AGENCIES; AND ASSIGNING MONITORING AND EVALUATION RESPONSIBILITIES TO THE HUMAN RESOURCES AND PARKS & RECREATION DEPARTMENTS.

* * * *

79-42 The following Resolution was read by the Clerk and after consideration, on motion of Mr. Steen, seconded by Mr. Thompson, was passed and approved by the following vote: AYES: Cisneros, Webb, Dutmer, Wing, Thompson, Canavan, Archer, Steen, Cockrell; NAYS: None; ABSENT: Eureste, Alderete.

A RESOLUTION
NO. 79-42-94

FORWARDING RUN-OFF REGULATIONS SUBMITTED BY THE EDWARDS AQUIFER ADVISORY COMMITTEE TO THE TEXAS DEPARTMENT OF WATER RESOURCES FOR CONSIDERATION.

* * * *

79-42 The following Ordinance was read by the Clerk and after consideration, on motion of Mr. Steen, seconded by Mr. Canavan, was passed and approved by the following vote: AYES: Cisneros, Webb, Dutmer, Wing, Thompson, Alderete, Canavan, Archer, Steen, Cockrell; NAYS: None; ABSENT: Eureste.

AN ORDINANCE 51,216

CLOSING PORTIONS OF RUSSELL STREET TO TRAFFIC ON SEPTEMBER 9, 1979.

* * * *

79-42

STREET CLOSING

Mayor Cockrell brought to staff's attention a petition requesting the closing of a certain portion of Main Street on October 13, 1979 for the Installation Ceremonies of Bishop Patrick Flores.

79-42 Travel authorization granted for:

Mayor Lila Cockrell's trip to Washington, D.C, 8/12-14/79
Councilman Henry Cisneros' trip to Washington, D.C., 8/12-14/79.

September 6, 1979
nsr

The Clerk read the following Ordinance:

AN ORDINANCE 51,217

AMENDING THE BUDGET ORDINANCE TO UPGRADE THE SALARY OF THE CITY MANAGER.

* * * *

Section 1. The salary for Thomas E. Huebner, City Manager, is hereby upgraded to \$65,000.00 per annum.

* * *

Mr. Thompson moved to approve the Ordinance. Mr. Webb seconded the motion. On roll call, the motion, carrying with it the passage of the Ordinance, prevailed by the following vote: AYES: Cisneros, Webb, Wing, Eureste, Thompson, Alderete, Canavan, Archer, Steen, Cockrell; NAYS: None; ABSTAIN: DUTMER; ABSENT: None.

Mayor Cockrell stated that the City Council feels that Mr. Huebner is doing a good job and deserves this merit increase.

The Clerk read the following letter:

August 31, 1979

Honorable Mayor and Members of the City Council
City of San Antonio

The following petition was received in my office and forwarded to the City Manager for investigation and report to the City Council.

August 31, 1979

Petition submitted by the City of Elmendorf, Texas, requesting that the City of San Antonio consider an exchange of extraterritorial jurisdiction.

/s/ G. V. Jackson, Jr.
City Clerk

* * * *

There being no further business to come before the Council, the meeting was adjourned at 10:35 P.M.

A P P R O V E D

Lila Cockrell

M A Y O R

ATTEST: *G. V. Jackson, Jr.*
C i t y C l e r k