

REGULAR MEETING OF THE CITY COUNCIL OF THE CITY OF SAN ANTONIO HELD IN THE CITY COUNCIL CHAMBER, CITY HALL, ON WEDNESDAY, NOVEMBER 8th, 1961, AT 8:30 A.M.

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The regular meeting of the City Council was called to order by the Presiding Officer Mayor Walter W. McAllister with the following members present:

McALLISTER

DE LA GARZA

PASSUR

KAUFMAN

GUNSTREAM

GATTI

PADILLA and

PARKER

ABSENT: Bremer.

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The invocation was given by the Reverend T. Ervin Veale, Pastor of Southside Christian Church.

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On motion of Mr. de la Garza, the minutes of the previous meeting were approved.

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The following ordinances and resolutions were passed and approved by the following vote: AYES: McAllister, de la Garza, Passur, Kaufman, Gunstream, Gatti, Padilla and Parker; NAYS: None; ABSENT: Bremer.

AN ORDINANCE 29,925

ACCEPTING THE ATTACHED LOW QUALIFIED BID OF WATSON DISTRIBUTING COMPANY, INC., TO FURNISH THE CITY OF SAN ANTONIO WITH ONE TERRAIN KING TK-450 PULL TYPE MOWER FOR A TOTAL OF \$1,665.43

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Full text in Ordinance Book L L, Page 334

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AN ORDINANCE 29,926

ACCEPTING THE ATTACHED LOW QUALIFIED BID OF ALVIN SAUR & WILLIAM A. PFEUFFER TO FURNISH ALL LABOR AND EQUIPMENT, ACCORDING TO SPECIFICATIONS ATTACHED HERETO FOR CERTAIN GOLF COURSE AND PARK AREA CONSTRUCTION WORK FOR A TOTAL NOT TO EXCEED \$11,000.00

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Full text in Ordinance Book L L, Page 334

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AN ORDINANCE 29,927

ACCEPTING THE ATTACHED LOW QUALIFIED BID OF AMERICAN ROOFING & METAL COMPANY FOR THE REPAIR OF GREENHOUSE AT LA VILLITA FOR A TOTAL OF \$1,987.00

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Full text in Ordinance Book L L, Page 335

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AN ORDINANCE 29,928

ACCEPTING THE ATTACHED LOW QUALIFIED BID OF ALAMO FIRE EQUIPMENT COMPANY TO FURNISH THE CITY OF SAN ANTONIO FIRE DEPARTMENT WITH CERTAIN FIRE FIGHTING HELMETS FOR A TOTAL OF \$1,240.00

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Full text in Ordinance Book L L, Page 335

AN ORDINANCE 29,929

ACCEPTING THE ATTACHED LOW QUALIFIED BID OF SOUTHWEST GLOBE TICKET COMPANY TO FURNISH THE CITY OF SAN ANTONIO TAX DIVISION WITH CERTAIN TAX STATEMENTS REAL AND PERSONAL PROPERTY FOR A NET TOTAL OF \$1,442.00

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Full text in Ordinance Book L L, Page 336

AN ORDINANCE 29,930

ACCEPTING THE PROPOSAL OF AND MANIFESTING A CONTRACT WITH CRUMRINE, INC. FOR THE PRINTING OF SIX ISSUES OF INTER-COM FOR THE CITY OF SAN ANTONIO BEGINNING ON DATE OF ACCEPTANCE AND TERMINATING AFTER COMPLETION OF SIXTH ISSUE

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Full text in Ordinance Book L L, Page 336

AN ORDINANCE 29,931

ACCEPTING THE LOW BID OF J. C. TRUEHEART FOR THE CONSTRUCTION OF SANITARY SEWERS ON W. W. WHITE ROAD, DREXEL AND HAMMOND AVENUES; AUTHORIZING THE CITY MANAGER TO EXECUTE A CONTRACT; AND APPROPRIATING THE SUMS OF \$11,247.95 PAYABLE TO J. C. TRUEHEART, \$1,500.00 AS A CONSTRUCTION CONTINGENCY ACCOUNT AND \$500.00 AS A MISCELLANEOUS EXPENSES CONTINGENCY ACCOUNT, ALL OUT OF SEWER RENTAL PLEDGE FUND NO. 204 IN CONNECTION THEREWITH.

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Full text in Ordinance Book L L, Page 336

AN ORDINANCE 29,932

APPROPRIATING THE SUM OF \$5,362.68 TO BE PAID TO GUIDO BROTHERS CONSTRUCTION COMPANY OUT OF POLICE HEADQUARTERS BUILDING BOND FUND NO. 479-15 FOR WORK ON POLICE HEADQUARTERS AND CORPORATION COURTS BUILDING.

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Full text in Ordinance Book L L, Page 337

AN ORDINANCE 29,933

AUTHORIZING THE PAYMENT OF THE SUM OF \$2,322.80 OUT OF SEWER RENTAL PLEDGE FUND NO. 204 TO TERRY A. ANDERSON AND ACCEPTING THE ASSIGNMENT TO THE CITY BY SAID TERRY A. ANDERSON OF CERTAIN SANITARY SEWER EASEMENTS.

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Full text in Ordinance Book L L, Page 337

November 8, 1961

A RESOLUTION

AUTHORIZING ERECTION OF A TRANSMISSION TOWER IN BUCKEYE AVENUE RIGHT OF WAY BY CITY PUBLIC SERVICE BOARD.

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Full text in Ordinance Book L L, Page 338

AN ORDINANCE 29,934

APPROPRIATING THE SUM OF \$74,000.00 OUT OF CERTAIN FUNDS FOR ACQUISITION OF RIGHT OF WAY FOR U.S. HIGHWAY 90 WEST EXPRESSWAY AND FOR LOOP 410 (FORMERLY LOOP 13) PROJECTS.

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Full text in Ordinance Book L L, Page 338

AN ORDINANCE 29,935

MAKING AND MANIFESTING A CONTRACT BETWEEN THE CITY AND BURTON LOUIE, D/B/A LUNG JEU RESTAURANT, FOR USE OF A PORTION OF THE SAN ANTONIO RIVER AS AN OUTDOOR DINING ROOM

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Full text in Ordinance Book L L, Page 339

AN ORDINANCE 29,936

MAKING AND MANIFESTING A CONTRACT BETWEEN THE CITY AND G. W. KIMBRELL FOR OPERATION OF THE ALLIGATOR GARDEN AT BRACKENRIDGE PARK.

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Full text in Ordinance Book L L, Page 340

AN ORDINANCE 29,937

DIRECTING THE SALE OF PERSONAL PROPERTY, CONSISTING OF 232 MISCELLANEOUS ITEMS OF PERSONAL PROPERTY, IN THE POSSESSION OF THE POLICE DEPARTMENT NOT OWNED OR CLAIMED BY THE CITY OF SAN ANTONIO.

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Full text in Ordinance Book L L, Page 342

AN ORDINANCE 29,938

AUTHORIZING THE PAYMENT OF THE SUM OF \$822.00 OUT OF REVENUE ACCOUNT NO. 23-024, GENERAL FUND 1-01, TO REIMBURSE A. J. MONIER & COMPANY FOR THE HEATING AND AIR CONDITIONING PERMIT FEES PAID TO THE CITY OF SAN ANTONIO.

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Full text in Ordinance Book L L, Page 342

November 8, 1961

AN ORDINANCE 29,939

AMENDING SECTION 38-107, SCHEDULE "A", FULL SIGNAL OPERATION LOCATIONS; 38-107, SCHEDULE "C", FULL FOUR-WAY STOP LOCATIONS AND FULL STOP LOCATIONS; 38-110, SCHEDULE "D", YIELD RIGHT OF WAY LOCATIONS; 38-111, SCHEDULE "E", SPEED LIMITS; 38-113, SCHEDULE "G", PARKING PROHIBITED AT ALL TIMES; 38-114, SCHEDULE "H", STOPPING, STANDING OR PARKING PROHIBITED DURING CERTAIN HOURS ON CERTAIN STREETS, OF THE CITY CODE OF THE CITY OF SAN ANTONIO.

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Full text in Ordinance Book L L, Page 345

AN ORDINANCE 29,940

AMENDING SECTION 38-83 OF THE CITY CODE AND DESIGNATING ALL ALLEYS WITHIN THE CENTRAL BUSINESS DISTRICT AS LOADING ZONES SUEJECT TO SECTION 38-77.

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Full text in Ordinance Book L L, Page 346

AN ORDINANCE 29,941

AMENDING ORDINANCE NO. 28398, PASSED AND APPROVED MARCH 31, 1960, TO EXCLUDE ALLEYS WITHIN THE CENTRAL BUSINESS DISTRICT FROM THE NON ENFORCEMENT PROVISION OF SAID ORDINANCE.

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Full text in Ordinance Book L L, Page 346

AN ORDINANCE 29,942

AMENDING CHAPTER 36 OF THE CITY CODE BY ADDING THERETO SECTION 36-7.1: RULES AND REGULATIONS FOR PLANNING COMMISSION, PURSUANT TO SECTION 122 OF THE CITY CHARTER AND REPEALING ORDINANCE 21391 AS AMENDED.

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Full text in Ordinance Book L L, Page 347

AN ORDINANCE 29,943

AMENDING CHAPTER 42 OF THE CITY CODE TO ADD A SECTION 42.18.1--RULES AND PROCEDURES FOR MEETINGS AND DELIBERATIONS OF THE ZONING COMMISSION OF THE CITY OF SAN ANTONIO.

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Full text in Ordinance Book L L, Page 348

AN ORDINANCE 29,944

AUTHORIZING A TOTAL PAYMENT OF \$119.03, FROM GENERAL FUND NO. 1-01, PAYABLE TO JOE S. SHELDON, FOR ADDITIONAL INSURANCE COVERAGE.

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Full text in Ordinance Book L L, Page 349

November 8, 1961

AN ORDINANCE 29,945

AUTHORIZING RENEWAL OF A LEASE FROM THE CITY TO THE UNITED STATES OF AMERICA FOR SPACE AT SAN ANTONIO INTERNATIONAL AIRPORT USED BY UNITED STATES DEPARTMENT OF AGRICULTURE.

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Full text in Ordinance Book L L, Page

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AN ORDINANCE 29,946

AUTHORIZING THE CITY MANAGER TO EXECUTE AN ASSIGNMENT AGREEMENT WITH AAXICO AIRLINES, INC., AND ALL AMERICAN MAINTENANCE, INC., FOR THE LEASE OF CERTAIN PREMISES AT INTERNATIONAL AIRPORT.

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Full text in Ordinance Book L L, Page

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AN ORDINANCE 29,947

AUTHORIZING EXECUTION OF A LICENSE AGREEMENT, AS REQUESTED BY CITY WATER BOARD, WITH MISSOURI-PACIFIC RAILROAD CO., FOR PIPE LINE CORSSING ON ARBOR PLACE.

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Full text in Ordinance Book L L, Page

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AN ORDINANCE 29,948

AUTHORIZING THE PAYMENT OF THE SUM OF \$1,425.00 OUT OF SEWER RENTAL PLEDGE FUND NO. 204 TO REIMBURSE CERTAIN INDIVIDUALS FOR SEWER CONNECTION FEES PAID BY THEM TO SAN ANTONIO WATER SUPPLY COMPANY AND TO BUSBY THE BUILDER, INC.

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Full text in Ordinance Book L L, Page

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AN ORDINANCE 29,949

APPOINTING B. J. SHELLEY AS THE CITY MANAGER OF THE CITY OF SAN ANTONIO, EFFECTIVE NOVEMBER 13, 1961, AND FIXING THE ANNUAL SALARY AND ANNUAL EXPENSE FUNDS TO BE PAID TO SAID CITY MANAGER.

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Full text in Ordinance Book L L, Page

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City Manager Lynn Andrews presented a report on projects in progress. The Report consisted of twenty projects. He gave special attention to the Guadalupe Street Grade Separation, Nebraska Street Underpass, Edwards Bus Route into Columbia Heights, refuse disposal, branc Library site and construction and relocation of Fire Station 19 and sale of old site to City Public Service Board, and Sewer Service Charges outside the City limits.

The Report is as follows:

PROJECT #1 RIGHT OF WAY STATUS REPORT

Purpose of Project:

To provide the City Council with latest information concerning various major right-of-way acquisition projects.

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North Loop 410 (Old Loop 13)

Present Status: (Skyway to Nacogdoches Road)

Acquisition is complete except for three condemnation suits to be tried. These cases should be complete in time for a November contract letting. All utility easements that would interfere with contract letting have been obtained.

(Nacogdoches Road to Fratt)

Of the 28 parcels to be acquired in this section, 9 are complete. In March, 1961, updated appraisals were requested from the Highway Department for all of the parcels remaining to be purchased. Thirteen (13) of the revised appraisals were received in September and October. Six (6) revised appraisals are to be submitted in the near future. These revised appraisals are two to three times the original appraisal, and upon receipt of all the revised appraisals a financial report will be given the management for further authorization to proceed with this section. This right-of-way can be cleared within six months to one year after instructions to proceed are received on the revised (State) appraisals.

Future Action: (Skyway to Nacogdoches Road)

(1) Three condemnation suits are yet to be tried. (2) Acquire one small utility easement (this will not interfere with contract letting.) (3) Prepare for a November contract letting.

(Nacogdoches to Fratt)

Upon receipt of final appraisals from State Highway Department, prepare financial report for evaluation, then proceed with right-of-way acquisition.

U. S. Highway 90 West Expressway

Present Status: (Nogalitos to Cupples Road)

Right-Of-way map was received from State Highway Department on July 12, 1961. This project consists of 365 parcels, 142 of which have been appraised and submitted to the State for approval. Of these, 97 have been approved and returned, and 55 of the 97 have been purchased by the City. It is estimated that most approved parcels will be purchased within the next week or 10 days. Complete right-of-way clearance should be complete on this section in late 1962, which is 18 months from receipt of the right-of-way map.

(Cupples Road to City Limits)

No right-of-way map has been received for this particular section but reports indicate that we will have it by December 1, 1961. Hardship buying has been approved on this section and nine (9) hardship appraisals have been submitted, five (5) have been approved and four (4) have been purchased. Full scale right-of-way procurement on this section will follow the completion of the Nogalitos to Cupples Road section.

Future Action:

(1) Appraise and obtain approval from the State on balance of the 223 remaining parcels. (2) Purchase the balance of 310 parcels between Cupples and Nacogdoches Road. (3) Continue hardship buying on the section from Cupples Road to the City Limits.

U. S. 281 North Expressway

Present Status:

It is estimated that engineering, State approval and the approved right-of-way map can be complete in twelve to eighteen months. Upon receipt of the right-of-way map, the Land Division can begin their appraisals immediately. State funds are to be made available at the rate of one million dollars per year for right-of-way acquisition beginning in 1962.

Future Action:

As stated within the status report, right-of-way appraisals can begin by the Land Division upon receipt of the approved right-of-way map from the State Highway Department and procurement can follow immediately.

Kelly Field Access Road

Present Status:

The right-of-way map on this project is expected in the near future. It is estimated that the 35 to 40 parcels necessary for procurement can be obtained 12 months after receipt of the right-of-way.

Future Action:

Prepare for appraisal work on this project upon receipt of approved right-of-way map.

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PROJECT #2

GUADALUPE STREET GRADE SEPARATION

Purpose of Project:

To provide immediate relief of traffic congestion on existing streets in this area.

Present Status:

Bonds were voted for this project on January 10, 1961, and the bonds have not been sold. An ordinance dated July 5, 1961 created a contract with W. E. Simpson, Consulting Engineers, for engineering design of this project. An ordinance dated October 11, 1961, authorized funds to secure soil samples within the bounds of the proposed improvement.

The preliminary engineering report was submitted on October 26, 1961, which indicates that the most desirable type grade separation for the project will be an overpass. An overpass will be more economical and troublefree due to the safety hazards and drainage problems involved with an underpass. The cost of underpass construction would be approximately \$66,000 more than if an overpass is constructed. Construction costs for an overpass, not including right-of-way, are estimated at \$622,248. Right-of-way costs are estimated to be about \$176,000. Construction costs for an underpass, not including right-of-way, are estimated at \$683,724. Right-of-way costs for the underpass would be considerably more than the \$176,000 estimated for the overpass.

Future Action:

Preliminary plans and specifications must be submitted to the railroad for approval. They must also be approved by the City of San Antonio, after which the City Council may award a contract for final plans and specifications.

PROJECT #3

NEBRASKA STREET UNDERPASS

Purpose of Project:

To widen and reconstruct the vehicular and pedestrian underpass on Nebraska Street at the M-K-T Railroad.

Present Status:

Funds for the reconstruction of Nebraska Street from Gevers to Brooksdale were provided from the 1957 Street Improvement Bond Issue; however, this did not include funds for the widening and reconstruction of the underpass. The Nebraska Street improvement was authorized on February 25, 1960. On the same day, the City Council authorized a contract to provide engineering services for the Nebraska Street Underpass so that the project could be considered as funds became available. An ordinance dated May 12, 1960 authorized funds for securing soil samples in connection with this project.

In May, 1961, additional revenue was made available from City Public Service Board Funds and \$100,000 was allocated for the Nebraska Street Underpass improvement. On May 24, 1961, an ordinance was approved authorizing the preparation of final plans and specifications. These plans are to be delivered during the week of October 30, 1961.

Future Action:

After submission and acceptance of final plans and specifications, the MKT Railroad must be contacted to determine the extent of their participation in this project. Pending final negotiation with the MKT Railroad, the City Council may authorize a call for bids on the Nebraska Street Underpass.

PROJECT #4

NEW BUS ROUTE INTO COLUMBIA HEIGHTS

Purpose of Project:

To make necessary street improvements that will allow the extension of Edwards Bus Line into the Columbia Heights area.

Present Status:

Estimated construction costs necessitated by the original proposal were \$93,688. An alternate route has been designed by the Department of Public Works and Transit System officials that will serve approximately the same area as originally proposed, but utilizing more streets that have received the two course G-5 treatment. The revised route will require G-5 work on Collinsworth, between Gladstone and Britton, and a concrete slab for a traffic crossing at Ferndale and Brighton. At an estimated cost of \$3,700., work will commence about October 30, 1961 on these improvements. The Edwards Bus Line will be extended into the Columbia Heights area at such time as the paving has been accomplished and the Transit System notified.

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PROJECT #5

SOUTHEAST SERVICE CENTER

Purpose of Project:

To provide the third new service center to serve the Southeast part of the City.

Present Status:

An architect has been retained to furnish all architectural services, including site selection. This architect is presently working on ideas for structures and materials to be used. A 12 1/2 acre site is being considered on State Hospital property at the northeast corner of Southwest Military Drive and New Braunfels Avenue. A bid is to be submitted for this property on November 13, 1961. Other locations are also being considered along W. W. White Road.

Future Action:

(1) Continuing architectural study. (2) Submit bid for State Hospital property on November 13th. (3) After a site has been procured, final plans and specifications can be completed, then construction of the center can be initiated immediately.

PROJECT #6

REFUSE DISPOSAL

Purpose of Project:

To provide for the disposal of refuse collected by municipal trucks and those private collectors in San Antonio who would have permission to use municipal disposal facilities. "Refuse" would include garbage, tree trimmings, building material waste, commercial and industrial waste.

Present Status:

A report has been received from Benham Engineers, Oklahoma City, in accordance with our contract; however, an additional report will be furnished by them at no additional cost. Approximately 25 new reports will be sent to us early in November. Upon receipt of these reports, the agreed fee of \$7,500 should be paid to Benham Engineers.

Future Action:

After a complete study of the Benham report, Council policy should be determined as to method(s) of procedure to accomplish the desired purpose of this project. If it is believed that present policy should be extended and enlarged upon, then some 5 or 6 sites of 10-15 acres should be located to secure land needed for a composting plant. If possible, 12-month options should be secured on one or more of these sites.

Bid specifications should be drawn that would provide basically:

1. Site would be provided by the City of San Antonio.
2. City or private haulers will deliver all refuse to the site.
3. City to own plant (although cost of construction is paid by successful bidders) so as to avoid other taxing agencies. Plant leased back to the successful bidders for \$1.00 per year.
4. Bidding to be on the basis of incoming ton to site, i.e., amount bidder would charge (per incoming ton) to dispose of all refuse received or amount that would be paid to the City of San Antonio per incoming ton of refuse. Bids should be ready about May 1, 1962 and be returnable August 1, 1962, with an effective date for the first site approximately one year later.

PROJECT #7

URBAN RENEWAL

Purpose of Project:

To report progress being made with San Antonio Urban Renewal Projects I and II.

Present Status: Project IAcquisition:

1. All "fair market values" have been established by LPA and HHFA.
2. First contact by negotiators has been made on all parcels, second and third on many.
3. Thirty parcels are in contract of sale.
4. No properties as yet have been filed for condemnation, nor will they be until negotiation appears useless.
5. As soon as property title has been established, and occupants properly relocated, premises are boarded up, utilities and services discontinued and the area is placed "off limits" by posted public notices.
6. Demolition and clearance will be accomplished on a block-by-block basis for safety and economy.

Relocation:

As property is acquired, tenants are assigned to a staff relocation agent. This agent is responsible for the preparation for, and the placing of, these families into standard housing and environment. This often involves job placement, family counseling, welfare work, enrollment in training courses, etc.

Three project families have already been qualified by the Urban Renewal Agency office for purchase of standard housing under this program's 221 housing provision. This is private enterprise housing.

Disposition:

1. The second re-use appraisal report will be completed and submitted to The Urban Renewal Agency by the San Antonio firm of French and Drane by October 31, 1961. It will then be necessary for the LPA and the HHFA to establish minimum acceptable square foot value.

2. The City Attorney's staff, representing the LPA, is in preparation of the necessary documents required so that the Agency may offer for public bid the land now being acquired. These documents will outline the material to be submitted by interested parties in the way of purchase proposal, method of submittal, the amount of detail with reference to planning and specifications required, and method of bid. This material will be completed by early November. It will then be sent to the Regional Office for review, hence to Washington for concurrence.

3. Upon receipt of Washington's concurrence, anticipated sometime during the latter part of November, The Urban Renewal Agency will publish the availability of the land in local press and other media, listing it by individual parcel; bids to be received on all parcels, individual tracts, or partial tracts, thereby giving every interest an opportunity to make a proposal.

4. Upon receipt of bids, Commissioners will determine those acceptable, and before sale can be consummated, these must be referred to the City Council for its review and concurrence in the Agency's selected recommendation.

5. Prior to sale of the property, the City has agreed to the responsibility of accomplishing demolition and removal of existing streets, paving, gutters, sidewalks, etc., as well as structures and slabs. An estimate of this work, as prepared by the project engineers, would be \$45,055 for the breaking and removal of streets, paving, gutters and sidewalks, and \$350,798 for the demolition of structures and slabs, for a total estimated cost of \$395,853. All this amount will be credited to the City of San Antonio as a non-cash grant-in-aid. Bid specifications are in the process of preparation by the Agency, with the assistance of the City's Purchasing Agent, Mr. Al Tripp. Since it is anticipated that approximately half the work involved will fall during the 1961-1962 fiscal year, as properties are acquired and prepared for delivery to private enterprise, an amount of \$196,926 for all types of demolition and clearance has been projected for the 1961-1962 period as reflected in the proposed City Capital Improvements Program.

6. Real property denations to be made by the City of San Antonio in the form of Washington Square property and three additional small tracts of City-owned land, will require "quit claim" action to the Urban Renewal Agency by the City Council. The total estimated value of this land donation, also a non-cash grant-in-aid credit, is \$275,879.00. Other non-cash grant-in-aid credit, services to be accomplished by the City, will fall within the 1962-1963 fiscal year. Small scale demolition work is scheduled to begin immediately.

Project II (General Neighborhood Renewal Plan)

1. This GNRP, consisting of approximately 424 acres, has been submitted to the Housing and Home Finance Agency, in the form of an application for Survey and Planning, requesting an advance of funds in the amount of \$80,707. This application has been approved by the Regional Office and is now in Washington, D. C. For processing.

2. Washington's approval and the subsequent availability of Survey and Planning funds is anticipated during the early part of November, at which time the Urban Renewal Agency will select the services of a planning consultant and engineer to begin the necessary work to place the project in early execution.

This project will be accomplished in stage development; the first project site selected by the Board of Commissioners involves the area around the Santa Rosa Hospital, Columbus Square and the Robert B. Green Hospital area.

PROJECT #8

AIRPORT MASTER PLAN

Purpose of Project:

To report progress being made in actuation of the Master Plan for International Airport.

Present Status:

A. Federal funds were applied for on October 31, 1961 and Revenue Bonds were sold in June, 1961, for the following projects:

1. Overlay and lighting of Runways 17 & 30.
2. Construction of crash station.

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3. Purchase of crash truck.
4. Miscellaneous electrical work.

B. Other projects, including additional ramp expansion being considered for federal funds.
 C. Contract has been awarded for Entrance Road Landscape work.
 D. Plans and possible locations for a motel and service station are being considered at this time.

PROJECT #9

THE CITY OF SAN ANTONIO MASTER PLAN

Purpose of Project:

To guide future growth and development of the City through the use of prepared and revised components of the Master Plan.

Present Status:

The following components are to be included in the revised master plan for the City of San Antonio.

1. Land Use
2. Major Thoroughfares
3. Sanitary Sewers
4. Storm Drainage
5. Fire Stations
6. Transportation
7. Parks and Open Space
8. Schools
9. Libraries
10. Service Centers
11. Public Building Sites
12. International Airport
13. Housing and Rehabilitation and Redevelopment
14. House Numbering
15. Central Business Area
16. Water System

The following components have been designed and approved by the City Council.

1. Major Thoroughfares
2. Fire Stations
3. International Airport
4. Water System
5. Storm Drainage
6. Sanitary Sewers
7. Libraries

Future Action:

The Planning Department is presently working on a plan for Parks and Open Space. Upon completion, this plan should be submitted to the Planning Commission for recommendation to the City Council.

The Service Center plan has been designed, which should be submitted to the Planning Commission for review and recommendation to the City Council for adoption.

A plan for House Numbering in the City was designed several years ago. This plan should be studied by the Planning Department and the Planning Commission for submission to the City Council and ultimate adoption.

PROJECT #10

PROPOSED NEW ZONING ORDINANCE

Purpose of Project:

To replace San Antonio's 1938 Zoning Ordinance with one that is more appropriate for current conditions.

Present Status:

Many amendments have been added to our present Zoning Ordinance in an attempt to modernize this document. However, the 1938 Ordinance is badly in need of a major overhaul.

A proposed new ordinance has been prepared and recommended by the Planning Commission for adoption by the City Council. The new ordinance has been approved by the Legal Department and submitted for review by the City Manager.

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PROJECT #11

CAPITAL IMPROVEMENTS BUDGET

Purpose of Project:

To schedule proposed capital improvement projects for five fiscal years next succeeding the budget year.

Present Status:

As required by City Charter, the Planning Department prepared the recommended capital improvements program during the Spring of 1961. Most projects proposed were presented as submitted by the various departments. The program was adopted by the Planning Commission on May 3, 1961, and forwarded to the City Manager's office for consideration. In order that a more thorough review might be made, the City Council agreed to delay Council presentation. The Planning Department contacted departments again in order to update the program, and a revised program was prepared for submission to the Manager's Office.

Future Action:

The Capital Improvements Program needs further review by the top administrators of the City staff before presentation to the Planning Commission and City Council for adoption. This will enable a financial plan to be incorporated within the program to determine projected funds necessary to complete scheduled projects. In many instances the program represents a summation of proposals from departments and are not supported by proper study. We therefore recommend that staff review of this program be given as soon as possible and that the Planning Department present the program to the Planning Commission for their review and recommendation. Funds set aside under the capital account within the current 1961-62 budget have not been allocated.

PROJECT #12

BRANCH LIBRARY SITE
ACQUISITION AND CONSTRUCTIONPurpose of Project:

To provide a Branch Library in the vicinity of Vance Jackson Road and Interstate Highway 10 Expressway to serve citizens of the northwest part of the City.

Present Status:

A potential site is being studied for this Branch Library, which is also proposed for use as a new Fire Station site (relocation of Station No. 19). Both facilities would be located on one tract of land, as suggested by the Fire Station and Library Master Plans. This site has the approval of the Library Board, Library Director, Fire Chief, Planning Commission and the Planning Director. The owner of the property has been contacted by the Land Division, finding that the land is for sale. Plans for development of this property have been designed by the Planning Department, and are on file with the City Manager.

PROJECT #13

PROSPECT HILL LIBRARY
IMPROVEMENTSPurpose of Project:

To provide an adequate library facility for the Prospect Hill Area as proposed by the Library Master Plan.

Present Status:

As suggested by the Library Master Plan, it is recommended that the building be retained and remodeled as necessary to provide an adequate facility. This proposal has been approved by the Library Board and the Planning Commission. According to Mr. Emmett Tuggle, Architect, the remodeling will cost some \$10,500., which will include demolition of the auditorium, as well as to provide heating and air-conditioning for the remaining structure.

PROJECT #14

WITTE MUSEUM CONTRACT

Purpose of Project:

To prepare a proposed contract with Witte Museum Association for review by the City Council.

Present Status:

A tentative proposed contract has been prepared by the Legal Department. However, no contract has been made by the city staff concerning this contract with any member of the Museum Association. Our Legal Department reports that the San Antonio Museum Association is a Chartered organization.

The present 1961-62 City of San Antonio Budget provides for the following with regard to Witte Museum:

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Special Projects

Heating and Air Conditioning - \$84,000
Cases - \$10,000

Regular Budget

Cases - \$5,000
(original request for cases was \$30,000)

Future Action:

The tentative contract should be prepared for Council review and action.

PROJECT #15

MINIMUM HOUSING ENFORCEMENT

Purpose of Project:

To increase activity with regard to minimum housing enforcement.

Present Status:

In an effort to increase the effectiveness of this program, a policy of quarterly concentration on inspection and compliance was initiated. That is, efforts during the first quarter were directed toward inspections; efforts during the second quarter were directed toward compliance of violations found as inspections were made. This policy has been altered to carry out the program monthly instead of quarterly. The following will indicate progress being made in Minimum Housing Enforcement:

August, 1961

Inspections	342
Correction Notices	164
Violations	1,740
Corrections	108
Re-Inspections	78
Investigations	12
Demolitions	11
Hardship Cases	6
Cases Closed	30

September, 1961

Number of Dwellings inspected	390
Correction Notices Issued to Owners	196
Violations Found	1,207
Violations Corrected	137
Re-Inspections of Dwellings	115
Investigations	21
Demolitions	9
Hardship Cases	8
Cases Closed	48

Accumulated total as of August, 1961

Inspections	2,202
Correction Notices	1,500
Violations	14,543
Corrections	7,037
Demolitions	199
Cases Closed	655
Hardship Cases	57
Investigations	402

At present more than twice as many inspections will be made in one year than have been made throughout the history of Minimum Housing Enforcement in San Antonio.

Future Action:

Periodic review should be made of monthly progress to evaluate this program.

PROJECT #16

STINSON HOMES AREA

Purpose of Project:

To determine future status of the Stinson Homes Area.

Present Status:

The current condition of the 366 dwelling units located on this property is as follows:

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Those in rentable condition occupied	245
Rentable condition, unoccupied	24
Nonrentable condition	<u>97</u>
Total	366

Actual revenues and expenditures for the preceding five years and budgeting revenues and expenditures for the current fiscal year are as follows:

	<u>FISCAL YEAR</u>	<u>REVENUES</u>	<u>EXPENDITURES</u>
Actual	1956 - 57	\$120,026.10	\$111,586.93
"	1957 - 58	127,800.78	93,211.56
"	1958 - 59	130,667.30	60,869.78
"	1959 - 60	127,380.53	38,284.32
"	1960 - 61	124,446.81	37,572.29
Budget	1961 - 62	120,600.00	40,210.00

It is estimated that in twelve to twenty-four months, it will be necessary to condemn and close approximately 15 more units. The cost of rehabilitation of these housing units would be prohibitive and not of a permanent nature. They were erected during World War II as semi-permanent units with an estimated life of approximately ten years.

Future Action:

Policy must be established as to the future of this housing project.

PROJECT #17

REVIEW OF THE CITY INSURANCE
PROGRAM

Purpose of Project:

To analyze current policy with regard to the City's Insurance Program.

Present Status:

Procedure for securing insurance is described as follows:

Annually, the Director of Finance notifies departments as to the insurance or bond coverage to be renewed. Departments are asked for recommendations concerning such renewals, plus any additional coverage deemed advisable.

The Director of Finance makes a study of the recommendations received, conferring with the Insurance Advisory Committee of the City of San Antonio, as to the adequacy of present coverage and the advisability for recommended additional coverage. The advice of the City Attorney is also secured, where coverage is protecting possible claim against the City.

The Director of Finance then makes his recommendations to the City Manager as to the coverage required. An ordinance is then presented for City Council consideration.

All City insurance and bond coverage is placed through the Insurance Advisory Committee. This Committee is composed of eight local agents, each of whom is particularly well qualified in a specific field of the industry; all are members of the Insurance Exchange of San Antonio. The City enjoys the feature of a more responsible, broader, and competent supervision of its program than would be possible if placement were more widespread.

The Finance Department prepares an insurance manual containing all insurance information which is forwarded to all Councilmen and Department Heads.

The present scope of insurance carried by the City
of San Antonio is as follows:

Liability coverage is maintained on all City-operated vehicles and equipment, excluding those of the Police, Fire and Health Departments. Since the excluded units are used in performing governmental functions, claims of liability arising from accidents involving these units are denied on the grounds of governmental immunity. Although garbage collections would probably come under governmental immunity, it has proven that carrying liability on this function is less costly to the City than any other method. There is no provision for loss or damage due to collision, fire, or theft; nor does the coverage extend to injured of City employees suffered in an accident. Limits of liability are \$20,000 each person and \$40,000 each accident for bodily injury and \$5,000 each accident for property damage. The same liability coverage is maintained on all privately-owned vehicles when such vehicles are used in connection with the performance official duties.

Owners, Landlords and Tenants' Liability Coverage is maintained on all premises used by the general public. Limits of liability are dependent upon the number of persons generally expected to congregate on the particular premises at one given time. Also, insurance coverage is carried on all elevators operated by the City.

Fire and Extended coverage insurance is carried on all City-owned buildings having a value of \$25,000 or more. All insured buildings are covered at appraised value with the 80% co-insurance feature existing where applicable.

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Explosion insurance is carried on the Sewage Disposal Plant in an amount of \$805,000. Boiler and Machinery coverage is maintained on boilers and gas-fired water heaters in all City-owned buildings.

A Public Employees Honesty Blanket Position Bond indemnified the City for losses suffered through any fraudulent or dishonest act or acts committed by a City employee; the amount of indemnity on each employee is \$5,000. A Money and Securities Policy Indemnifies the City against loss or destruction of monies and securities, and damage to property resulting from safe robbery or holdup. Limits of coverage at the premises insured, vary with the maximum loss which could be expected.

Miscellaneous insurance holdings include Comprehensive Glass coverage at International Airport, Stinson Field, McAllister Building and City Hall Annex; Fine Arts coverage which provides \$200,000 insurance on art objects at Witte Museum; Property Floater policy which protects the coin and stamp collection at Witte Museum; and an Official Bond in the amount of \$100,000 (required by City Charter) for, or on behalf of, the Director of Finance.

The Insurance Advisory Committee recommends that City-owned buildings of a value under \$25,000 be covered by Fire and Extended Coverage insurance. They also recommend that the machinery providing air-conditioning at City Hall, City Hall Annex, Auditorium, International Airport and the new Police Headquarters-Corporation Court Building be covered under our Boiler and Machinery Policy. I do not concur in either of these recommendations.

Future Action

It is recommended that the City's Insurance Program be reviewed at regular intervals to insure adequate, economic coverage.

PROJECT #18

SEWER SERVICE CHARGES OUTSIDE
CITY LIMITS

Purpose of Project:

To determine equality and any changes desired in these particular charges.

Present Status:

Bexar County Improvement District #1

Serving Olmos Park, the 1934 contract provides for semi-annual payments of only \$20 per million gallons. This low rate cannot be revised until the expiration of the contract on July 12, 1964; however, some relief was received through a concession by the Board authorizing payment of an additional 10% by way of an adjustment. As of April 1, 1960, bills have been rendered 10% by way of an adjustment. As of April 1, 1960, bills have been rendered and paid on the basis of \$20 per million gallons plus the 10% rate adjustment.

City of Alamo Heights

A contract dated July, 1957, provides for a charge of \$24.25 per million gallons. The current contract provides that some sewerage originating north of Alamo Heights could be transported through their lines, and those located in Alamo Heights belonging to the City of San Antonio. The City of Alamo Heights maintains all lines within their boundaries. The current contract does not expire until 1970, but does provide for review every two years. In an analysis of costs dated February 1, 1961, the actual cost of treatment for year ending July, 1960, was determined to be \$22.94. The estimated cost for 1960-1961 at that time was \$21.97 per million gallons. Actual cost for 1961 and estimates for 1962 are currently being compiled.

City of Castle Hills

An agreement negotiated March, 1960, does not provide for a charge per million gallons but a schedule of rates applicable to different types of users. The schedule provides for a rate of \$1.50 per month minimum for private residential units with four fixtures or less plus 10 cents per month for each additional fixture. The contract also provides that the City of Castle Hills collects charges and maintains all lines within its boundaries. The current agreement expires March, 1963.

Fort Sam Houston and Fort Sam Houston
Village I and II

Within a contract re-negotiated and effective July 1, 1961, a charge of \$35.52 per million gallons is paid based on 58.7% of all water used on post to include Fort Sam Village I and II. The new contract will bring in about \$23,250 per year as opposed to \$4,000 with the old contract.

The San Antonio State TB Hospital,
Kelly Air Force Base and Brooks Air Force Base

All these contracts were signed since October 1956, and provide for a charge of \$35.52 per million gallons. The two hospital contracts expire in July of next year. The other contracts have no expiration date, but as in the case of the hospital contracts, provide for re-negotiation on due notice by the City. The Air Force contract provides for application of part of the charges against facilities built by the Federal Government and being acquired by the City. A separate agreement made with the Air Force covers Brooks Home Area containing 102 units which are served on a basis of \$6.00 per year per unit. Latest study indicates that the

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City's cost to serve these areas with sewer service is \$35.60 per year, only 8 cents difference from the actual rate on the contract. This report was based on the cost of maintenance and operation for sewer mains 10" and larger. It has been suggested that the cost of maintenance and operation of the entire sewer system should be used in the calculation. This study amortized the bond interest over a period of 40 years. Since the City of San Antonio has issued no 40-year bonds since 1928, it has been suggested that the actual interest per year should be used. This alone would change this cost from \$35.60 to \$38.89. It may be desirable to enter into re-negotiation with these agencies at a future date based on a rate comparable to the \$38.89; however such re-negotiation should be contingent on the result of the cost studies that are now in progress. It should be kept in mind that the hospital contracts are based on 100% of water purchased with no allowance for loss or other usage.

The City of Terrell Hills and Balcones Heights

The ordinance covering these two areas provide for the collection of sewer charges directly from the users or property owners. The rates are based on the number of fixtures in each residence as opposed to total gallonage for any particular area. The charge is \$12.00 per year for 4 or less fixtures with an additional charge of \$2.00 per year for each additional fixture. It has been suggested that thought be given to changing the sewer service charge rates on these accounts to correspond with the rates currently in effect with Castle Hills, and that billings to customers in Terrell Hills and Balcones Heights invoiced on December 1st become due on January 1st and are delinquent after January 31st. These rates could be adjusted as of January 1, 1963, in line with Castle Hills Contract.

Future Action

1. The Bexar County Water Improvement District No. 1 contract cannot be revised until July 12, 1964.
2. City of Alamo Heights contract provides for a review every 2 years even though the contract does not expire until January, 1970. Alamo Heights could be notified of a rate adjustment effective January 1, 1962 and payable April 1st of that calendar year.
3. The contract negotiated with the City of Castle Hills does not expire until March, 1963.
4. It may be desirable in the very near future to enter into renegotiation with the San Antonio State Hospital, San Antonio State TB Hospital, Kelly AFB and Brooks AFB for rate adjustments.
5. It is suggested that rates be adjusted for the City of Terrell Hills and Balcones Heights effective January, 1963.

PROJECT #19

FIRE AND POLICE PENSION FUND

Purpose of Project:

To review the position of the Fire and Police Pension Fund with regard to actuaries, et cetera.

Present Status:

The last report on the status of Fire and Police Pension Fund was submitted by Rudd and Wisdom Actuaries on July 31, 1959. Mr. A. G. Campa, Secretary for the Pension Fund, is presently compiling data for Rudd and Wisdom in order to update this report to July 31, 1961. The revised report is expected to be complete within the next several months.

PROJECT #20

DELINQUENT TAX COLLECTIONS

Purpose of Project:

To pursue delinquent real tax accounts through collections and/or judgment suits.

Present Status:

Additional personnel have been added to the Attorney's staff to implement this project and made a part of the Back Tax Attorney's section. The tax assessor has conducted a delinquent tax statement run and processed to delinquent tax payers, some 35,000 delinquent tax statements in August, September and October. Thirty to sixty days were allowed for payment. Those who failed to take notice of these statements received are being processed for legal action. During the period of August 1, to August 20, 1961, 509 delinquent tax accounts were paid and files closed, resulting in a total of 2,418 tax accounts being taken off the delinquent rolls. Thirty-five (35) tax suits have been filed, twenty-four (24) during the month of October. Twenty-nine (29) interventions in state and school district tax suits were filed, twenty-three (23) this month. Five (5) condemnation interventions were filed on behalf of the City tax claims. Eighty-eight (88) files are being processed preliminary to possible suit.

As a result of this program, \$1,159,003 in delinquent city and school taxes, including penalty and interest, have been collected in August and September, and from October 1, to October 20, 1961. This is an increase of \$363,932 or 45.77% over the corresponding period

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a year ago. A breakdown of these collections is summarized as follows:

City Taxes	\$694,094.85	
City Penalty and Interest	<u>111,488.87</u>	\$805,583.72
School Taxes	\$306,591.63	
School Penalty & Interest	<u>46,827.97</u>	<u>353,419.60</u>
Total		<u>\$1,159,003.32</u>

Delinquent city tax collections for the period from August 1st to October 20th, exceeded the corresponding period a year ago by \$253,003.94 and \$4,335.51 was collected against judgments receivable.

Future Action:

Because of confusion with regard to delinquent taxes on homesteads, a program of public education may be necessary in the near future. Some owners of homestead property believe that delinquent taxes on homesteads need not be paid. This educational program would inform citizens of the law dealing with taxation on homestead property.

Study is underway to determine a solution for the correction of delinquent personal property tax accounts. Some 5,000 to 6,000 of these accounts, amounting to \$343,721 are delinquent. A proposal will be presented by the affected departments in the near future.

There may be a definite need for an accelerated program in the back tax attorney's office to effect collections.

Mr. Andrews then expressed personal gratitude to the Mayor and each Member of the City Council for the fine way it allowed him to operate as Manager and the opportunity he had to serve with such a fine Council that had moved ahead rapidly. He felt Mr. Shelley would make a fine City Manager and San Antonio has one of the finest staffs he ever had the pleasure of working with. He said he hated to leave San Antonio as he felt it was home to him.

Mayor McAllister stated the Council sincerely regretted his leaving San Antonio. He thanked him for his work for establishing a fine and capable staff and particularly for having trained an able understudy.

There being no further business the meeting adjourned.

A P P R O V E D :

M A Y O R

A T T E S T :

Frank Gallagher
C i t y C l e r k