

REGULAR MEETING OF THE CITY COUNCIL  
OF THE CITY OF SAN ANTONIO HELD IN  
THE COUNCIL CHAMBER, CITY HALL, ON  
THURSDAY, JULY 18, 1985.

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The meeting was called to order by the presiding officer, Mayor Henry Cisneros, with the following members present: BERRIOZABAL, WEBB, DUTMER, WING, MARTINEZ, THOMPSON, VERA, ARCHER, HASSLOCHER, CISNEROS. Absent: HARRINGTON.

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85-42 The invocation was given by Councilman Joe Webb.

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85-42 The City Council and the audience joined in the pledge of Allegiance to the flag of the United States.

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85-42 MR. OSCAR MORAN

Mayor Cisneros spoke of Mr. Oscar Moran's years of work on behalf of San Antonio and the League of United Latin American Citizens (LULAC) and stated that Mr. Moran is serving as the new president of LULAC. He introduced Mr. Moran and his wife, both present in the audience, and read a proclamation designating Mr. Moran as a Benefactor de la Comunidad.

Mayor Cisneros and the City Council congratulated Mr. Moran on the honor and the Mayor presented him with the proclamation.

Mr. Webb spoke of past recollections of his experiences with LULAC.

Mr. Moran stated that he would be moving many of the LULAC national offices, including the national headquarters, to Avante Plaza in San Antonio. He thanked the City of San Antonio and the City Council for its long-time support of LULAC.

Ms. Berriozabal spoke of Mr. Moran's term of office as LULAC president as an especially critical one even on an international scale.

Mrs. Dutmer thanked Mr. Moran for his honest and fair leadership of LULAC.

Ms. Vera noted that she and Mr. Moran both worked together at USAA.

In response to a question by Mr. Thompson, Mr. Moran spoke of his plans for aggressive efforts at bridge-building in many areas while president of LULAC.

Mayor Cisneros offered the use of City facilities as needed for LULAC.

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85-42 The minutes of the City Council meeting of June 27, 1985 were approved.

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85-42     CONSENT AGENDA

Mrs. Dutmer made a motion to approve Agenda Items 7 - 25, constituting the Consent Agenda. Mr. Thompson seconded the motion.

After consideration, the motion, carrying with it the passage of the following Ordinances, prevailed by the following vote: AYES: Berriozabal, Webb, Dutmer, Wing, Martinez, Thompson, Vera, Archer, Hasslocher, Cisneros; NAYS: None; ABSENT: Harrington.

AN ORDINANCE 61,035

ACCEPTING THE LOW BID OF DAVIS TRUCK & EQUIPMENT COMPANY TO FURNISH THE CITY OF SAN ANTONIO PUBLIC WORKS DEPARTMENT WITH A BRUSH GRAPPLER FOR A TOTAL OF \$57,348.

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AN ORDINANCE 61,036

ACCEPTING THE LOW QUALIFIED BID OF MAC/SATURN CORPORATION TO FURNISH THE CITY OF SAN ANTONIO PUBLIC WORKS DEPARTMENT WITH A BRUSH SHREDDER FOR A TOTAL OF \$151,700.

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AN ORDINANCE 61,037

APPROVING FIELD ALTERATION NO. 7 IN THE AMOUNT OF \$16,094.95, TO THE CONTRACT FOR THE INTERNATIONAL AIRPORT TERMINAL 2 RENOVATIONS, PACKAGE 4, GENERAL CONSTRUCTION.

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AN ORDINANCE 61,038

AUTHORIZING FIELD ALTERATION NO. 9 FOR THE CONVENTION CENTER EXPANSION PROJECT PHASE 1B IN THE AMOUNT OF \$53,331.00 AND APPROPRIATING SAID AMOUNT TO COVER THE COST OF THIS ALTERATION.

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AN ORDINANCE 61,039

ACCEPTING THE BID OF DYNA CONSTRUCTION, INC., IN THE AMOUNT OF \$32,000.00 FOR CONSTRUCTION OF CERTAIN IMPROVEMENTS AT FARIAS PARK; PROVIDING A CONSTRUCTION CONTINGENCY REVISING THE BUDGET; APPROPRIATING FUNDS AND PROVIDING FOR PAYMENT.

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AN ORDINANCE 61,040

APPROPRIATING ADDITIONAL CONSTRUCTION MONEY IN THE AMOUNT OF \$17,062.08 PAYABLE TO UTILITIES CONSOLIDATED, INC., FOR SERVICES RELATED TO THE CONSTRUCTION OF THE RILLING ROAD TREATMENT PLANT DRYING BED REHABILITATION.

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AN ORDINANCE 61,041

ACCEPTING THE BID OF DU MOR ENTERPRISES, FOR THE CONSTRUCTION OF THE HEATH PROPERTY OUTFALL SEWER PROJECT IN THE AMOUNT OF \$129,657.00; PROVIDING A CONTINGENCY; AND PROVIDING FOR PAYMENT.

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AN ORDINANCE 61,042

ACCEPTING THE BID OF H. P. FOWLER CONTRACTING CORPORATION FOR THE CONSTRUCTION OF MEADOWCLIFF SANITARY SEWER PROJECT (ALTERNATE B) IN THE AMOUNT OF \$737,935.50; PROVIDING A CONTINGENCY; AND PROVIDING FOR PAYMENT.

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## AN ORDINANCE 61,043

APPROVING PRICE AND CONDITIONS OF SALE BY THE URBAN RENEWAL AGENCY OF THE CITY OF SAN ANTONIO OF CERTAIN SINGLE-FAMILY RESIDENTIAL LOTS IN FORT SAM GATEWAY COMMUNITY DEVELOPMENT PROJECT LOCATED WITHIN THE BOUNDARIES OF THE EASTSIDE NEIGHBORHOOD DEVELOPMENT PROJECT.

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## AN ORDINANCE 61,044

AMENDING THE PROFESSIONAL SERVICES CONTRACT WITH KENNETH R. SEALEY FOR MANAGEMENT OF WILLOW SPRINGS GOLF COURSE BY GRANTING FOOD AND BEVERAGE CONCESSION RIGHTS AT SAID GOLF COURSE TO MR. SEALEY.

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## AN ORDINANCE 61,045

AMENDING THE PROFESSIONAL SERVICES CONTRACT WITH JERRY L. HILL FOR MANAGEMENT OF OLMOS BASIN GOLF COURSE BY GRANTING FOOD AND BEVERAGE CONCESSION RIGHTS AT SAID GOLF COURSE TO MR. HILL.

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## AN ORDINANCE 61,046

AMENDING THE PROFESSIONAL SERVICES CONTRACT WITH GRANVILLE B. HUMPHRIES FOR MANAGEMENT OF RIVERSIDE GOLF COURSE BY GRANTING FOOD AND BEVERAGE CONCESSION RIGHTS AT SAID GOLF COURSE TO MR. HUMPHRIES.

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## AN ORDINANCE 61,047

AUTHORIZING THE EXECUTION OF A PROFESSIONAL SERVICES CONTRACT WITH ARMANDO A. ARANDA, INC., SURVEYORS, IN THE AMOUNT OF \$6,000.00 TO PROVIDE A TOPOGRAPHIC SURVEY OF EISENHOWER PARK; APPROPRIATING FUNDS AND PROVIDING FOR PAYMENT.

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AN ORDINANCE 61,048

AUTHORIZING THE EXECUTION OF A PROFESSIONAL SERVICES CONTRACT WITH WILLIAM E. PARRISH, ARCHITECT, IN THE AMOUNT OF \$8,750.00 TO PROVIDE ARCHITECTURAL SERVICES IN CONNECTION WITH PHASE II OF THE BRACKENRIDGE PARK REHABILITATION.

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AN ORDINANCE 61,049

ACCEPTING THE FEDERAL AID URBAN SYSTEMS PROJECT AS PROVIDED BY MINUTE ORDER 82995 PASSED BY THE HIGHWAY COMMISSION ON APRIL 18, 1985, FOR THE CONSTRUCTION OF NACOGDOCHES ROAD (FM 2252) FROM O'CONNOR ROAD TO 0.6 MILES NORTH OF LOOP 1604.

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AN ORDINANCE 61,050

AUTHORIZING PAYMENT OF \$4,700 TO THE AIRPORT OPERATORS COUNCIL INTERNATIONAL AS THE 1985-86 MEMBERSHIP DUES.

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AN ORDINANCE 61,051

AUTHORIZING EXECUTION OF A SEWER SERVICE CONTRACT WITH REDLAND ROAD JOINT VENTURE COVERING A 114.17 ACRE TRACT LOCATED OFF F.M. 1604 AND REDLAND ROAD IN THE UPPER SALADO WATERSHED.

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AN ORDINANCE 61,052

AUTHORIZING THE CITY MANAGER TO SUBMIT A FORMAL APPLICATION FOR AN ADDITIONAL \$50,000.00 IN FUNDS FOR THE ECONOMIC DEVELOPMENT ADMINISTRATION (EDA) SECTION 302(a) ECONOMIC DEVELOPMENT PLANNING GRANT; AUTHORIZING THE ACCEPTANCE OF A GRANT OFFER FOR CONTINUED FUNDING, WHEN APPROVED BY EDA.

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85-42ANNEXATION

Mayor Cisneros briefly described the recommended format for today's Council discussion on annexation matters, including the question of citizen participation in those discussions.

Mr. Hasslocher spoke of the need for the Council to work on annexation matters.

A discussion then followed concerning the matter of allowing citizen input in the discussion.

Mayor Cisneros recommended that the City Council hear the staff presentation and discuss annexation matters today, then act on the matter on a future agenda.

85-42BIDS ON SHREDDER

Mr. Richard Harris, representing one of the firms involved in the bid on a new shredder for the City of San Antonio, briefly spoke to the bid specifications published and asked that the bid be awarded to his firm.

Mr. Tom Garnier, representing Shredding Systems, Inc., spoke to differences in the design of the shredders involved.

Mr. Norman Kramer, representing Mac/Saturn, Corp., Grand Prairie, Texas, spoke to a comparison of the shredders involved.

Mr. Edgar Davis, Davis Truck & Equipment Company of San Antonio, noted that his firm services City shredding equipment.

Mayor Cisneros spoke to the integrity of the bid process of the City of San Antonio.

Mr. John Brooks, Director of Purchasing & General Services, briefly outlined the history of bids on this particular item and spoke to the problems experienced with the specifications on the equipment offered by Shredding Systems, Inc.

Mr. Brooks stated that they only voiced concern over one particular area of the bid specifications and that was discussed with them prior to the bid opening.

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Mr. Brooks then addressed the three technical areas of the bid itself and noted that no addendum was issued to the bid. He recommended the City Council not change the staff recommendation.

ZONING HEARINGS

26. CASE Z85199 (S.R.) - to rezone Lot 31, Block 7, NCB 12457, in the 200 Block of Middlebury, from "B" Residence District to "R-3" S.R. Multiple Family Residence District, Special Request for expansion of existing day-care center, located on the northeast side of Middlebury Drive, being 75' northwest of the intersection of Nacogdoches Road and Middlebury Drive, having 65.5' on Middlebury Drive and a depth of 112'.

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

Mr. Hasslocher spoke to improvements made on this property as well as the adjoining property owned by the proponent and spoke in favor of the request.

Mr. Hasslocher moved that the requested zoning be approved. Mrs. Dutmer seconded the motion.

After consideration, the motion, carrying with it the passage of the following Ordinance, prevailed by the following vote: AYES: Berriozabal, Webb, Dutmer, Wing, Martinez, Thompson, Vera, Archer, Hasslocher, Cisneros; NAYS: None; ABSENT: Harrington.

AN ORDINANCE 61,053

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 LOT 31, BLOCK 7, NCB 12457, IN THE 200 BLOCK OF MIDDLEBURY, FROM "B" RESIDENCE DISTRICT TO "R-3" S.R. MULTIPLE FAMILY RESIDENCE DISTRICT, SPECIAL REQUEST FOR EXPANSION OF EXISTING DAY-CARE CENTER.

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27. CASE Z85208 - to rezone Lot 54, NCB 11883, in the 300 Block of W. Sunset, from "A" Single Family Residence District to "B-3" Business District, located on the southside of W. Sunset Road, being 1078' east of the intersection of U.S. 281 North Expressway and Sunset Road, having 141.3' on W. Sunset Road and a depth of 304'.

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

In response to a question by Mr. Archer, Mr. Edmund Beck, 249 W. Sunset, stated that he desires to build a retail center on the property and needs a B-3 zoning in order to be competitive in securing future tenants.

In response to a question by Mr. Archer, Andy Guerrero, Planner III, discussed the differences in B-2 and B-3 zoning, noting that the staff recommends B-2.

Mr. Beck stated that a B-3 zoning was recently granted nearby for use of property by Riata Cadillac.

Mr. Archer made a motion to approve B-2 zoning provided that 5' of dedication is given along Sunset Road and driveways and off-street parking are provided and submitted for approval by the Traffic Engineering Division. Mr. Webb seconded the motion.

After consideration, the motion, carrying with it the passage of the following Ordinance, prevailed by the following vote: AYES: Berriozabal, Webb, Dutmer, Wing, Martinez, Thompson, Vera, Archer, Hasslocher, Cisneros; NAYS: None; ABSENT: Harrington.

AN ORDINANCE 61,054

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 LOT 54, NCB 11883, IN THE 300 BLOCK OF W. SUNSET FROM "A" SINGLE FAMILY RESIDENCE DISTRICT TO "B-2" BUSINESS DISTRICT, PROVIDED THAT 5' OF DEDICATION IS GIVEN ALONG SUNSET ROAD AND DRIVEWAYS AND OFF-STREET PARKING ARE PROVIDED AND SUBMITTED FOR APPROVAL BY THE TRAFFIC ENGINEERING DIVISION.

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28. CASE Z85185 - to rezone Lot 24, Block 21, NCB 7155, in the 1200 Block of Pasadena Street, from "B" Residence District to "I-1" Light Industry District, located on the northeast corner of Pasadena Street and I.H. 10 West, having approximately 50' frontage on Pasadena Street and a maximum depth of 120' on I.H. 10 West.

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

Ms. Berriozabal noted that many persons are asking to meet with the proponent to discuss matters concerning this property.

Mr. Joe Harrison, P. O. Box 500, the proponent, noted that he had discussed this matter with some area residents but that it would be acceptable to him to postpone the matter for a number of weeks in order to continue those discussions should they desire.

Ms. Berriozabal made a motion to postpone consideration of this case for three weeks. Ms. Vera seconded the motion.

The motion to postpone prevailed by the following vote: AYES: Berriozabal, Webb, Wing, Martinez, Thompson, Vera, Archer, Hasslocher, Cisneros; NAYS: None; ABSENT: Dutmer, Harrington.

CASE Z85185 was postponed.

29. CASE Z85232 - to rezone Lot 25, Block 5-B, NCB 11958, 1200 Block of Parkridge, from "A" Single Family Residence District to "I-1" Light Industry District, located on the southside of Parkridge Drive, being 80' west of the intersection of Eastern Avenue and Parkridge Drive, having 70' on Parkridge Drive and a depth of 127.45'.

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

Mr. Wing moved that the recommendation of the Zoning Commission be approved provided that parking is provided and submitted for approval by the Traffic Engineering Division. Mr. Hasslocher seconded the motion.

After consideration, the motion, carrying with it the passage of the following Ordinance, prevailed by the following vote: AYES: Berriozabal, Webb, Dutmer, Wing, Martinez, Thompson, Vera, Archer, Hasslocher, Cisneros; NAYS: None; ABSENT: Harrington.

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## AN ORDINANCE 61,055

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 LOT 25, BLOCK 5-B, NCB 11958, 1200 BLOCK OF PARKRIDGE, FROM "A" SINGLE FAMILY RESIDENCE DISTRICT TO "I-1" LIGHT INDUSTRY DISTRICT, PROVIDED THAT PARKING IS PROVIDED AND SUBMITTED FOR APPROVAL BY THE TRAFFIC ENGINEERING DIVISION.

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85-42

CONTINUED DISCUSSION ON ZONING CASE Z85208

Mr. Bob Webster, a resident of the area, stated that he had observed a trend in zoning on Sunset Road toward retail uses rather than residential uses and spoke in support of the request of the proponent for a B-3 zoning.

Mr. Archer noted that the Council had already made a motion and approved a B-2 zoning on the property and that he felt that this was proper at this time.

30. CASE Z85241 - to rezone a 2.270 acre tract of land out of NCB 10838, being further described by field notes filed in the Office of the City Clerk, 4200 Block of E. Southcross, from "A" Single Family Residence District to "B-1" Business District, located on the southside of Southcross Blvd., approximately 2550' east of the intersection of E. Southcross Blvd. and S.W.W. White Road, having 130' frontage of E. Southcross Blvd. with a maximum depth of 770'.

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

Mr. Tim Swann, 634 W. Sunset Road, managing partner for Quincy Lee Commercial Properties, displayed a diagram of the narrow property concerned and spoke to plans for a physicians' professional office building. He stated that Southeast Baptist Hospital, which is located immediately adjacent to this property, supports his request and he spoke of the economic benefits to be derived by the area.

Dr. Bill Schussler spoke to office vacancies in this area and he noted that another office building is now under construction nearby. He

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further stated that he feels it is unfair for a tax-exempt organization such as Southeast Baptist Hospital to be competing with commercial office operations in the area.

Ms. Patricia Blackwood voiced her concern with increased traffic in the area should this zoning be granted and spoke also of the lack of notice for this zoning change.

Mr. Swann spoke to the advantages of having a physicians' office building immediately adjacent to the hospital itself and he noted that the nearby office building under construction in the area actually is half-a-mile away. He noted that Dr. Schussler owns the property across the street from the property concerned and speculated that the doctor plans to construct a commercial office building himself.

In response to a question by Mrs. Dutmer, Mr. Swann stated that the joint venture involved is Quincy Lee Properties and Southeast Baptist Hospital, each owning half of the joint venture. He stated that the hospital would have to approve any physicians leasing offices in the new building.

Mrs. Dutmer then described this narrow piece of land between the hospital and a nearby apartment project and noted that for many years it has served as a buffer to the residential area. She spoke of the hazardous traffic situation in the area already, noting that office space is available in the area.

Mrs. Dutmer made a motion to deny the requested rezoning. Mr. Archer seconded the motion.

The motion to deny prevailed by the following vote: AYES: Berriozabal, Webb, Dutmer, Wing, Thompson, Vera, Archer, Cisneros; NAYS: Martinez; ABSENT: Harrington, Hasslocher.

Case Z85241 was denied.

85-42 The Clerk read the following Ordinance:

AN ORDINANCE 61,056

AN ORDINANCE BY THE CITY COUNCIL OF THE CITY OF SAN ANTONIO AUTHORIZING THE ISSUANCE OF "CITY OF SAN ANTONIO, TEXAS, GENERAL IMPROVEMENT REFUNDING BONDS SERIES 1985-A"; SPECIFYING THE TERMS AND FEATURES OF SAID BONDS; LEVYING A CONTINUING DIRECT ANNUAL AD VALOREM TAX FOR THE PAYMENT OF SAID BONDS; AND ORDAINING OTHER MATTERS INCIDENT AND RELATED TO THE ISSUANCE, SALE, PAYMENT AND DELIVERY OF SAID BONDS,

INCLUDING THE APPROVAL AND DISTRIBUTION OF AN OFFICIAL STATEMENT PERTAINING THERETO; AUTHORIZING THE EXECUTION AND DELIVERY OF AGREEMENTS IN CONNECTION WITH THE PAYMENT OF THE BONDS BEING REFUNDED AS WELL AS THE BONDS HEREIN AUTHORIZED, AND DECLARING AN EMERGENCY.

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Mr. Jorge Garza, representing the firm of Dillon, Read, and Co., briefly spoke of the syndicate of seven financial firms who have come together to purchase these refunding bonds. He then explained details of the proposal including the freeing up of additional bonding capacity for the City of San Antonio as a result.

Mr. Karl Wurz voiced his objection to the omission from the caption of the Ordinance involved of the actual dollar amount of the refunding bonds to be sold. He stated that he feels it will burden San Antonio citizens with additional bonded indebtedness and bring on new tax increases. He spoke in favor of a "pay-as-you-go" financing plan for capital improvements.

In response to a question by Mr. Archer, Mr. Garza noted that his firm analysis indicates that this refunding will mean a net savings of \$31 million dollars to the City of San Antonio.

In response to a question by Mr. Archer, Mr. Carl White, Director of Finance, noted that some \$25 million dollars of these savings will come from the refunding on HemisFair Plaza bonds. He further noted that the advantages to be derived from this refunding matter are in securing additional bonding capacity for future capital improvements. Mr. White then explained the reason for structuring the bonds and for the length of the maturity noting that this is to take advantage of current market bond interest rates.

Mr. Archer asked if it were possible to substantially cut taxes back based on the City of San Antonio's plan to refinance bonds.

Mr. White stated that this would be possible should this Council decide to do so.

Mr. Garza noted that the City could use these funds to cut back on taxes, however, the ramifications would not be beneficial to the City in his opinion.

In response to a question by Mr. Archer, Mr. Garza stated that the rating agencies would look unfavorably on short-term debt coming due within a certain period of time.

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Mr. Archer stated that by consolidating the debt in this way and by extending the maturity, the City can then structure its taxes accordingly.

Mr. Archer made a motion to cut City taxes by six cents per \$100 evaluation. Mrs. Dutmer seconded the motion.

Mr. Hasslocher spoke in support of a recommended refunding plan.

Mr. Hasslocher made a substitute motion to approve the proposed Ordinance as written. Mr. Thompson seconded the motion.

Mr. Thompson spoke of San Antonio's increasing reputation in the bond market and the advantages of refinancing bonds in this matter. He spoke of San Antonio's citizens' approval of a six cent tax increase in last April's elections.

Mr. White described the impact of a projected six cent tax increase as approved by the voters in April.

A discussion of the City's long-range view of needed capital improvements up to the year 1994 then took place.

Mr. Archer spoke to this being an opportunity on the part of the City Council to cut property taxes for the citizens of San Antonio.

After consideration, the substitute motion, carrying with it the passage of the Ordinance, prevailed by the following vote: AYES: Berriozabal, Webb, Dutmer, Wing, Martinez, Thompson, Vera, Hasslocher, Cisneros; NAYS: Archer; ABSENT: Harrington.

85-42

PUBLIC HEARING - MARIO FARIAS CDBG PROJECT

Mayor Cisneros declared the Public Hearing to be open.

No citizen appeared to speak on this matter.

Mayor Cisneros declared the Public Hearing to be closed.

The Clerk read the following Ordinance:

AN ORDINANCE 61,057

APPROVING A CHANGE IN THE SCOPE OF WORK FOR THE MARIO FARIAS CDBG PROJECT, DELETING THE CONSTRUCTION OF MEETING ROOMS AND OFFICE SPACE, AND ADDING THE

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CONSTRUCTION OF A PAVILION AND PICNIC UNITS AND TABLES, AND PROVIDE FOR PLAYGROUND RENOVATION AND EQUIPMENT, BLEACHERS AND BENCHES.

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Mr. Hasslocher made a motion to approve the proposed Ordinance. Ms. Vera seconded the motion.

After consideration, the motion, carrying with it the passage of the Ordinance, prevailed by the following vote: AYES: Berriozabal, Webb, Dutmer, Wing, Martinez, Thompson, Vera, Archer, Hasslocher, Cisneros; NAYS: None; ABSENT: Harrington.

- - -  
85-42 The Clerk read the following Ordinance:

AN ORDINANCE 61,058

AUTHORIZING THE CITY MANAGER TO SUBMIT A GRANT APPLICATION TO THE U.S. DEPARTMENT OF COMMERCE, ECONOMIC DEVELOPMENT ADMINISTRATION BY NO LATER THAN JULY 19, 1985, FOR \$600,000.00 TO CONSTRUCT PUBLIC IMPROVEMENTS IN CONNECTION WITH THE AZTEC CENTER PROJECT IN DOWNTOWN SAN ANTONIO.

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Mr. Louis J. Fox, City Manager, noted that staff was waiting for Mr. Hap Veltman, San Antonio developer, to produce a letter of credit from the National Bank of Commerce in relation to Item No. 31.

Mrs. Dutmer made a motion to approve the proposed Ordinance. Ms. Berriozabal seconded the motion.

After consideration, the motion, carrying with it the passage of the Ordinance, prevailed by the following vote: AYES: Berriozabal, Webb, Dutmer, Wing, Thompson, Vera, Hasslocher, Cisneros; NAYS: None; ABSENT: Martinez, Harrington, Archer.

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85-42 The City Council recessed at 3:15 P.M., reconvening at 3:36 P.M. for a "B" Session item on the five year annexation plan and the 1985 annexation plan of the City of San Antonio.

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85-42

B SESSION - ANNEXATION

Mayor Cisneros recognized the excellent work of the City Council's Annexation Committee on this matter, chaired by Councilman Hasslocher and spoke of the need for a logical annexation plan for the City of San Antonio. He then spoke of the good work by other City Council committees as well.

Mr. Hasslocher spoke to the many facets of the annexation study, including annexation requests and industrial districts. He stated his opinion that this is a fair and equitable five-year plan.

Mr. Roland Lozano, Director of Planning, noted that two areas are under consideration, the 1985 annexation program and the five-year annexation plan, plus the possible de-annexation of an area south of Randolph Air Force Base. He noted that he would be coming to the City Council next week for formal action on the five-year plan. In respect to the 1985 program, Mr. Lozano stated that 23 areas are being recommended for annexation, consisting of 16,774 acres of land and an estimated current population of 26,270. He then spoke to details of each of the 23 areas proposed for annexation.

Mr. Louis J. Fox, City Manager, spoke to the surveys and evaluations of each area and of his plan to include projected costs into next year's budget.

Mr. Lozano provided a background on the status of the area south of Randolph Air Force Base and their request for de-annexation. He noted that the area originally was annexed so that Military Air Overlay District (MAOD) restrictions could be imposed on the land in order to protect Randolph Air Force Base from building encroachment and also to extend the City limits to the east of San Antonio. Mr. Lozano then addressed the staff's recommendations as far as three alternatives for possible City action: (1) do nothing and retain the area within the City; (2) dis-annex the area but retain it within the City's ETJ; or (3) dis-annex the area and release it to another municipality. He further stated that City staff recommends against dis-annexing the area south of Randolph Air Force Base and he projected five reasons for that staff recommendation, including his contention that it may not be legal to dis-annex or de-annex the area.

Ms. Susie Monday, representing King William Association, voiced her concern that innercity neighborhoods may lose vital city services in order that those services might be spread out to newly annexed areas.

Mr. Dan Bump, representing Park Forest Neighborhood Association, asked the City to annex additional portions of land near the intersection

of Huebner Road and Lockhill-Selma Road near Shavano Park as part of its 1985 plan, in lieu of waiting for a projected annexation of that area in 1986. He then submitted petitions containing some 850 signatures of San Antonio citizens asking for this annexation to take place this year. He noted that the area is owned by one single individual and is largely, at this time undeveloped and is over the Edwards Aquifer.

Ms. Coralee Fenner, representing the Metropolitan Congregational Alliance and the homeowners in the area south of Randolph Air Force Base, noted that her area was annexed some eleven years ago and thus far has received no substantial City services.

Mr. George Buche, Pastor of Alamo United Methodist Church, stated that he feels that the City has not provided services to his area.

Mayor Cisneros voiced his concern that representatives of MCA often make personal attacks on City Council members and accusations that the Council has directed City staff in annexation matters.

Mr. Patrick Klasing, representing the Hidden Forest Homeowners' Association, spoke against the annexation of Hidden Forest and he asked that a two-year delay of annexation of that area be put into place. He stated that he feels that Hidden Forest currently has adequate fire and police protection and contends that the citizens there have been misled by the City and given misinformation in the annexation matter.

In response to a question by Mayor Cisneros, Mr. Klasing stated that he feels he would have no objection if the area were to be scheduled for annexation in two years.

Ms. Denise Barnhill spoke against annexation of Hidden Forest for the next two years, stating that she would like to see figures on the proposed fire and police protection of that area by the City of San Antonio first. She then spoke to cooperative services that prevailed in the Hidden Forest area which is provided by subdivision residents at their own cost.

Ms. Doris Graves stated that she feels that the annexation subcommittee wants to annex Hidden Forest only for its tax base. She then asked for a two year delay in its annexation.

Mr. Don Zurbiggen stated that he feels it would be politically disadvantageous to annex Hidden Forest at this time since 1,100 registered Republicans live in that area.

Ms. Becky Upchurch stated that she feels San Antonio wants to annex Hidden Forest only for its tax revenues.

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Mayor Cisneros said that the City of San Antonio, at this time, is not in a budgetary constraint situation as several persons have contended in their remarks. He then spoke to the need for an orderly annexation in order to prevent stagnation of the entire metropolitan area and he defended the annexation plans as a means of providing for the future of San Antonio.

Mrs. Dutmer stated that she favors annexation of a portion of the property as recommended by the Park Forest Homeowners' Association.

Mr. Hasslocher made a motion to approve the City staff plan to set the matter for formal consideration beginning July 25, 1985 and to include annexation of the area as recommended by the Park Forest Homeowners' Association. Mr. Martinez seconded the motion.

Mrs. Dutmer proposed an amendment to postpone the annexation of Hidden Forest for two years. Ms. Berriozabal seconded the motion.

Mrs. Dutmer proposed a second amendment to annex the current unincorporated area bounded on the east by the Shavano Park ETJ, on the north by DeZavala Road, on the west by the Southern Pacific Railroad, and on the south by Huebner Road. The same area as described by the Park Forest Homeowners' Association, asking for annexation of that area at this time. Ms. Berriozabal seconded the motion.

Mr. Thompson spoke of the many factors affecting annexation and stated that he is not committed to a permanent five-year annexation plan at this time.

Mr. Webb stated that not all annexed areas have been provided City services as promised in the past.

In response to a question by Ms. Berriozabal, Mr. Lozano spoke to the phased annexation plan as recommended by staff and he assured the Council that the existing City areas will not lose City services because of any of the annexations. He then discussed the impact of annexation actions on the Fire Station Relocation Plan.

Ms. Berriozabal voiced her concern that the one man/one vote rule will be thrown out of balance by the projected annexation and she asked that plans drawn on the fire and police protection of new areas be shown to the Council and that the plan be put forth to assure the integrity of ethnic distribution after any annexation.

The Council then discussed a number of the services to be provided for the newly annexed areas.

Mrs. Dutmer asked the inclusion of the two small areas as mentioned in the annexation.

In response to a question by Ms. Berriozabal, Mr. Lowell Denton, City Attorney, stated that the City staff is very conscious of the need to maintain the ethnic balance in any annexation.

Mr. Hasslocher stated that police services are already being provided to Encino Park and that these services can cover all new City areas effectively as well.

The second amendment was approved by the following vote: AYES: Berriozabal, Webb, Dutmer, Martinez, Thompson, Vera, Cisneros; NAYS: Wing, Archer, Hasslocher; ABSENT: Harrington.

The first amendment failed to carry by the following vote: AYES: Berriozabal, Webb, Dutmer; NAYS: Wing, Martinez, Thompson, Vera, Archer, Hasslocher, Cisneros; ABSENT: Harrington.

The main motion, as amended by Amendment No. 2, prevailed by the following vote: AYES: Berriozabal, Webb, Dutmer, Wing, Martinez, Thompson, Vera, Archer, Hasslocher, Cisneros; ABSENT: Harrington.

Mayor Cisneros then spoke to the proposed timetable for annexation, stating that he is willing to meet with the staff and with the Hidden Forest representatives to discuss possible services to be provided to that area.

85-42            B-SESSION - DISANNEXATION OF RANDOLPH SOUTH AREA

Mr. Webb stated that the area south of Randolph Air Force Base, annexed by the City in 1974, still has not been provided full City services.

In response to a question by Mr. Webb, Mr. Ozzie Brynie, Assistant General Manager, City Water Board, noted that the Public Utility Commission has approved the City Water Board adding this particular area to their service area, in order to provide water to the area as requested. He noted that to bring water from the vicinity of IH 10 and 1604, which is the nearest point for water, to serve this area would cost some \$700,000. He noted that it would be very expensive for each resident in order to receive City water at this time.

Mr. Roland Lozano, Director of Planning, spoke to the projected average cost of \$625 for sewer service to each resident and the additional monthly cost of \$18.50.

July 18, 1985  
mlr

Mr. Webb made a motion to dis-annex the area south of Randolph Air Force Base. Ms. Berriozabal seconded the motion.

Mr. Thompson noted that the original purpose for annexation of this area was to protect Randolph Air Force Base from intrusion near its flight line. He stated that if the City of San Antonio were to relinquish its responsibilities for the MAOD, that another municipality would have to come in and impose the same restrictions on this area.

In response to a question by Mr. Thompson, Mr. Denton stated that City taxes cannot be legally abated for residents of this area.

Mrs. Dutmer spoke of City services which should have been provided to the area when it was annexed.

Mayor Cisneros stated that he had personally toured this area and noted that the annexation in 1974 was done for the reason of protection of Randolph Air Force Base. He then spoke of de-annexing the area for a logical reason. Mayor Cisneros then stated that he had spoken to representatives from the City of Schertz and they favor the City of San Antonio dis-annexing the area. He asked that a community group made up of San Antonio City Councilmembers, representatives from the City of Schertz, Mr. Cipriano Guerra, Mr. Roy Kaiser of the Planning Commission, and General McBride compose a committee to meet with Randolph Air Force Base officials in order to discuss matters, in conjunction with the City staff. He stated that if the City cannot properly serve this area and some means of protection for Randolph Air Force Base can be effected, then the City would need to dis-annex the area.

The Mayor asked Mr. Thompson to chair the group, if the Council would make this motion for this to occur.

At this point a substitute motion was made by Mr. Hasslocher to bring together a representative group made of San Antonio City Councilmembers, representatives from the City of Schertz, Mr. Cipriano Guerra, General William McBride, and Mr. Roy Kaiser of the Planning Commission to meet with Randolph Air Force Base officials to discuss this matter of possible dis-annexation of the area south of Randolph. Mrs. Dutmer seconded the motion.

Mr. Genevieve Flores, representing MCA, introduced Ms. Coralee Fenner who asked the City to accept a 120 signature petition from residents of that area.

The City Clerk accepted the petitions.

The substitute motion prevailed by the following vote: AYES: Berriozabal, Webb, Dutmer, Martinez, Thompson, Vera, Hasslocher,

Cisneros; NAYS: None; ABSENT: Wing, Harrington, Archer.

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85-42 The City Council then reconvened its regular meeting at 6:32 P.M.  
 for Citizens to be Heard.

85-42

CITIZENS TO BE HEARD

LOWREY JONES

Mr. Lowrey Jones, representing the U.S. Council for World Freedom, noted that his organization represents some 10,000 nationally and stated that San Antonio has been selected as the site for a Captive Nations Memorial. He stated that the U.S. Congress designates certain nations around the world for inclusion on the list of captive nations. He then briefly described the proposed Captive Nations Memorial as a circle of flags to be flown at half-staff until a particular nation is freed from Communist captivity, at which time the flag would be taken up to full mast. He then displayed an artist's rendering by an architect from the City of Austin concerning the proposed flag plaza.

Mr. Louis J. Fox, City Manager, noted that Ms. Berriozabal has suggested that the Plaza be located by the City of San Antonio in front of Municipal Auditorium.

Mr. Jones asked the City of San Antonio to donate the site for the memorial, perhaps in the downtown area. He estimated the cost, which his group would bear, to be approximately one-half million dollars to build this memorial to be located on a plot of City land.

Mayor Cisneros stated that Mr. Jones needs to work with the City staff on this matter.

Mr. Jones stated that he would work with the City staff and with the City's Fine Arts Commission.

- - -  
85-42 The City Clerk read the following Letter:

July 10, 1985

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

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

July 18, 1985  
 mlr

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July 2, 1985

Petition submitted by Mr. Patrick Klasing, President, Hidden Forest Homeowners Association and other property owners of Hidden Forest Subdivision, P. O. Box 33031, San Antonio, Texas 78211, opposing the annexation of the Hidden Forest Subdivision by the City of San Antonio.

\* \* \* \*

July 8, 1985

Petition submitted by Mary Ann Crowther requesting assistance with regard to the situation caused by Heath Constructors, Inc. (the Ashby Drainage Project).

\* \* \* \*

/s/Norma S. Rodriguez  
City Clerk

There being no further business to come before the City Council, the meeting was adjourned at 6:40 P.M.

A P P R O V E D

*Henry Cisneros*  
M A Y O R

ATTEST: *Norma S. Rodriguez*  
C i t y C l e r k

July 18, 1985  
mlr