

REGULAR MEETING OF THE CITY COUNCIL
OF THE CITY OF SAN ANTONIO HELD IN
THE COUNCIL CHAMBER, CITY HALL, ON
THURSDAY, JANUARY 9, 1975.

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The meeting was called to order at 8:30 A. M., by the presiding officer, Mayor Pro-Tem Cockrell, with the following members present: COCKRELL, SAN MARTIN, LACY, MORTON, O'CONNELL, PADILLA; Absent: BECKER, BLACK.

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75-2 The invocation was given by The Reverend Wesley N. Schulze, Asbury United Methodist Church.

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75-2 Members of the City Council and the audience joined in the Pledge of Allegiance to the flag of the United States.

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75-2 The minutes of the meeting of January 2, 1975, were approved.

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75-2 "CELEBRATE THE SPIRIT OF '76"

Mayor Pro-Tem Cockrell recognized Colonel Chris Mann, Commander of the 3504th U. S. Air Force Recruiting Group.

Colonel Mann said that she wished to present the Council a phonograph record which was produced by the 3504th Group. It is hoped that the recording will be used throughout the six-state area in conjunction with the Bicentennial Celebration. The name of the new record is "Celebrate the Spirit of '76". She then presented Mayor Pro-Tem Cockrell and each of the Council members with a copy of the record.

Mayor Pro-Tem Cockrell accepted the records on behalf of the City and thanked Col. Mann and her group.

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75-2 COUNCIL MEMBERS

Mayor Pro-Tem Cockrell called attention to the illness of Mayor Becker who is confined to his home. Councilman Black as well as City Manager Granata are ill in the hospital. She expressed the best wishes of all the Council for the quick recovery of these men.

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75-2 Item VII of the docket being the presentation of a Citation to Mr. and Mrs. Bernard Magnon was withdrawn at the request of Dr. San Martin who advised the Council that Mr. Magnon had been involved in a serious automobile accident. The presentation will be made later.

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75-2 The following Ordinances were read by the Clerk and explained by Mr. Carl White, Director of Finance, and after consideration, on motion made and duly seconded, were each passed and approved by the following vote: AYES: Cockrell, San Martin, Morton, O'Connell, Padilla; NAYS: None; ABSENT: Becker, Black, Lacy.

AN ORDINANCE 44,783

DIRECTING THE PUBLICATION OF NOTICE OF INTENTION TO ISSUE CITY OF SAN ANTONIO SEWER SYSTEM REVENUE BONDS, SERIES 1975, DATED MARCH 1, 1975, IN THE PRINCIPAL AMOUNT OF \$10,000,000.

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AN ORDINANCE 44,784

DIRECTING THE PUBLICATION OF NOTICE OF BOND SALE. (\$10,000,000 SEWER SYSTEM REVENUE BONDS AND \$25,000,000 G.O. BONDS.)

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75-2 The Clerk read the following Ordinance:

AN ORDINANCE 44,785

AUTHORIZING THE CITY MANAGER TO EXECUTE AN AGREEMENT WITH THE FEDERAL AVIATION ADMINISTRATION TO PROVIDE SERVICES AND MATERIALS FOR RELOCATION OF THE APPROACH LIGHTING SYSTEM TO RUNWAY 12R AT INTERNATIONAL AIRPORT, APPROPRIATING FUNDS FROM 1970 STREET IMPROVEMENT BOND FUNDS AND AUTHORIZING PAYMENT TO SAID AGENCY.

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The Ordinance was explained by Mr. Tom Raffety, Director of Aviation, who said that the approach lighting system which is a series of elevated lights crossing San Pedro Avenue must be relocated because of construction of the North Expressway. A bridge across San Pedro will be contracted by the Texas Highway Department and paid for by the City. Then the lights will be relocated onto the bridge. Payment will be made from 1970 bond funds. He recommended approval of the Ordinance.

After consideration, on motion of Mr. Padilla, seconded by Dr. San Martin, the Ordinance was passed and approved by the following vote: AYES: Cockrell, San Martin, Morton, O'Connell, Padilla; NAYS: None; ABSENT: Becker, Black, Lacy.

75-2 The following Ordinance was read by the Clerk and explained by Mr. Tom Raffety, Director of Aviation, and after consideration, on motion of Dr. San Martin, seconded by Mr. O'Connell, was passed and approved by the following vote: AYES: Cockrell, San Martin, Morton, O'Connell, Padilla; NAYS: None; ABSENT: Becker, Black, Lacy.

AN ORDINANCE 44,786

MANIFESTING AN AGREEMENT WITH AMISTAD AIRLINES, INC., TO EXTEND LEASE NO. 30-5 AT INTERNATIONAL AIRPORT FOR AN ADDITIONAL TERM OF ONE YEAR, AT AN INCREASED RENTAL OF \$6.75 PER SQUARE FOOT PER YEAR; AND PROVIDING FOR INTEREST ON DELINQUENT PAYMENT OF 10% PER ANNUM.

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75-2 The following Ordinance was read by the Clerk and explained by Mr. Ron Darner, Director of Parks and Recreation, and after consideration, on motion of Mr. Padilla, seconded by Dr. San Martin, was passed and approved by the following vote: AYES: Cockrell, San Martin, Morton, O'Connell, Padilla; NAYS: None; ABSENT: Becker, Black, Lacy.

AN ORDINANCE 44,787

AUTHORIZING TRANSFER OF \$198,867.14 FROM FEDERAL REVENUE SHARING FUNDS TO COMPLETE FUNDING OF THE CITY'S 1974 SUMMER RECREATION SUPPORT PROGRAM; TO SUPPLEMENT \$127,803.00 EXTENDED TO THE PROGRAM FROM THE DEPARTMENT OF LABOR'S COMPREHENSIVE EMPLOYMENT & TRAINING ACT (CETA) GRANT; AND AUTHORIZING CERTAIN BUDGET REVISIONS IN CONFORMANCE WITH SAID TRANSFERS OF FUNDS.

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75-2 The Clerk read the following Ordinance:

AN ORDINANCE 44,788

APPROVING THE PRICE AND CONDITIONS OF THE SALE BY THE URBAN RENEWAL AGENCY OF THE CITY OF SAN ANTONIO OF DISPOSITION PARCEL C-C-16, LOCATED WITHIN THE ROSA VERDE URBAN RENEWAL PROJECT, TEX. R-78, TO SANTA ROSA MEDICAL CENTER FOR THE SUM OF \$264,270.60, BEING \$5.40 PER SQUARE FOOT.

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The Ordinance was explained by Mr. Michael Browne, Disposition Negotiator for the Urban Renewal Agency, who said that the highest and best bid for this parcel was made by the Santa Rosa Medical Center with the understanding that a portion of the parcel would be sold to the Plaza National Bank for construction of its facilities. The Medical Center will construct a hotel on the remainder. He outlined the parcel which is located on Santa Rosa Street east of Milam Square.

Later in the meeting, Mr. Winston Martin, Executive Director of the Urban Renewal Agency, appeared before the Council with a model of the proposed development of Parcel C-C-16.

He described the property as being bounded by Commerce Street, Houston Street, Santa Rosa Street and Laredo Street. He pointed out that the Medical Center has a great need for a hotel nearby to accommodate out-patients who do not live in San Antonio.

After consideration, on motion of Mr. Morton, seconded by Dr. San Martin, the Ordinance was passed and approved by the following vote: AYES: Cockrell, San Martin, Morton, O'Connell, Padilla; NAYS: None; ABSENT: Becker, Black, Lacy.

75-2 Item No. 5 - The Clerk read a proposed ordinance approving the sale by the Urban Renewal Agency of Parcel No. C-C-17 to Westside State Bank.

Mr. Michael Browne, Disposition Negotiator for the Urban Renewal Agency, explained the parcel is located across the expressway west of the Farmer's Market. The highest and best bid for the property was made by Westside State Bank which will construct drive-in banking facilities and employee parking facilities.

Dr. San Martin raised the question of the possibility of closing Produce Row to make a better development in the area.

Mr. Browne stated that in time Produce Row will be closed.

Dr. San Martin said that nothing was said about closing this street, and he felt that it should be considered along with this ordinance. He suggested that this ordinance be pulled until such time as a companion ordinance is presented for consideration.

Later in the meeting the matter was brought up again.

City Attorney Crawford Reeder advised the Council that the property could be sold without the street being closed but probably a title company would not approve the transfer without a street closing ordinance. Since the plan is to close the street it would be satisfactory to pass this ordinance and then close the street later. In answer to Mr. Morton's question, he said that it would be better management to pass both ordinances simultaneously.

Mr. Morton then moved that action on this ordinance be delayed until such time as the Council was ready to close the street. The motion was seconded by Dr. San Martin and passed unanimously.

75-2 CLASS FROM ST. GERARD'S HIGH SCHOOL

Mayor Pro-Tem Cockrell recognized a class from St. Gerard's High School accompanied by Sister Dianne. Mayor Pro-Tem Cockrell welcomed them to the meeting and invited them to come again.

The Clerk read a proposed ordinance manifesting an agreement with IMAGE, Inc., to terminate the contract providing for operation of the Youth Entrepreneurship Project, effective December 31, 1974; and authorizing execution of a contract with San Antonio Charter of IMAGE, Inc., providing for operation of the Youth Entrepreneurship Project from January 1, 1975, through June 30, 1975.

The following conversation took place:

MR. JOHN RINEHART: Since January 1, 1975, the City has funded the Youth Entrepreneurship Project - 2 1/2 years through the Model Cities program and two years out of Revenue Sharing Program. During this period of time the City has contracted with IMAGE, Inc., the national organization. IMAGE, of course, stands for Involvement of Mexican-Americans in Gainful Endeavors.

On November 22, 1974, the San Antonio Chapter of IMAGE, Inc., was formed, and it is now the desire of the national office to assign and transfer the administration and operation of the Project to the local chapter. This ordinance, therefore, terminates the existing contract with IMAGE, Inc., the national office, and authorizes a new contract with the San Antonio Chapter of IMAGE, Inc., to carry out the Youth Entrepreneurship Project under the same terms and conditions of the original contract. This is submitted for your consideration and approval.

MAYOR PRO-TEM LILA COCKRELL: Are there any questions? Yes, Dr. San Martin.

DR. JOSE SAN MARTIN: Has the staff conducted any type of monitoring operations of the first phase of the contract?

MR. RINEHART: The contract that is in existence right now commenced September 1, 1974 and runs through June of 1975. The operations, the period of time, the amount of money all remains constant. It's just the assignment of the responsibility from one entity to another.

Yes, to answer your question more specifically, we have been monitoring this program since the beginning of this contract period which was September 1, 1974.

DR. SAN MARTIN: There were no problems whatsoever?

MR. RINEHART: There are a few administrative and managerial problems. This is one of the reasons that we are at this point in time right now. The assignment for the formation of the local chapter, the assignment of full responsibility for the operation of the project to the local chapter which consists of a new board and everything like that. It is a means by which to get out of their managerial dilemmas.

DR. SAN MARTIN: Do you feel that they will be resolved from now on, that you won't have any more problems?

MR. RINEHART: We are optimistic that it will.

MR. ALVIN G. PADILLA, JR.: Will the new entity being considered for assignment of this contract assume all of the responsibilities and any obligations that might accrue under the present contract to the national organization?

MR. RINEHART: Only those that accrue from January 1, to the end of the contract period. The national office retains the responsibility of covering anything that may have occurred prior to that time during the period of time they had the contract.

MR. PADILLA: But the City doesn't lose any rights to call on the national office of IMAGE in the event it is necessary?

MR. RINEHART: In the agreement between the national office and the San Antonio Chapter that is spelled out specifically in their charter and their letter of assignment that this arrangement has been agreed to.

MAYOR PRO-TEM COCKRELL: Are there any further questions?

MR. CLIFFORD MORTON: We have talked about everything but what you have done so far. You are four months deep into the program, but you don't have any track record other than you want us to continue the allocation but just transfer it over to another agency. What have you done? You say you are going to take care of 60 youths - that was the plan. I'm assuming, though it doesn't say here, that this was annually.

MR. RINEHART: Yes, that's correct, sir.

MR. MORTON: How many have you dealt with so far?

MR. RINEHART: Through the month of November, they have handled 42 youths through the program. They have the three dummy corporations - auto body shop, as of the end of November, had five enrollees in that program. In the auto mechanic corporation, they had seven. In the paint company, they had four. This fluctuates from month to month. They could have 10 at the beginning of the month and three may drop out during the month leaving a balance and what have you so it continually fluctuates.

Now, right at the moment, and again, you've got to remember that there was managerial problems almost since the outset of this year's contract. Through November, the average length of youth enrollment year to date, that is, since September 1, in terms of weeks, weeks enrolled in the program, in the auto body corporation, it was one and a half weeks, 1.5 weeks. In the auto mechanic corporation, 1.7 weeks. In the paint company, 1.5. Now, again, the purpose of the program is to teach these youngsters, to expose them to business venture responsibilities and, obviously, out of this comes some net profit. For example, they get contracts to paint houses. There's a net profit ultimately, hopefully, out of these things. In that specific area, again, we're talking about from September 1 of '74 to the end of November, three months. In the auto body endeavor, their average earnings per week per enrollee was \$16.67. In the auto mechanic end of it, \$2.35 per week per enrollee. In the paint company, \$5.33 per enrollee per week. Needless to say, at the moment they're not doing too well. That's why I answer the question. We're optimistic that under the new direction, the new board, new director, change in management of the operation that they will get things rolling again. They seemed to have much difficulty during this transition period going from the national organization to the local.

DR. JOSE SAN MARTIN: Mrs. Cockrell, I feel that in a case such as this, it would be wise for the Board of Directors of this organization to come before the Council and give us an explanation of really what they have attempted to do. I believe that every person on this Council supported the request last year when it came before this Council. At the time we knew that there were some problems. Now, I feel that this is perhaps the time to stop and say, "Okay, what are you doing, where are we going?"

MR. RINEHART: All right. In the audience this morning, Dr. San Martin,.....

DR. SAN MARTIN: Yes, I know they're in the audience. I'd like to ask, Madam Mayor, if they would like to address the Council and then perhaps not make a decision today but try to get as much information before we assign this contract.

MR. RINEHART: We have here this morning the San Antonio local chapter's board president, Mr. Louis Ramirez and with him is the Project Director of the Youth Entrepreneur Project here locally, and it's Mr. Alex Alcocer.

MRS. COCKRELL: All right, Mr. Ramirez, would you like to come and Mr. Alcocer? Mr. Ramirez, you have heard a little bit of the Council's concern, and I'm sure you know that the Council feels a great responsibility in the investment of public funds. So, we'd just appreciate any comments you would like to make at this time.

MR. LOUIS RAMIREZ: Well, we just took over, you know. I like to work with kids a lot, you know, and we've had some managerial problems and then they changed us from the national office to the local office. We've had some few difficult times there. However, things now under our present director in the local chapter seems to be improving. Hopefully, he'll come up and tell you. We've got a few kids right now that are - that we have really working in different projects. I know dealing with juvenile delinquents sometimes gets a little bit hectic, you know, but with the staff that we have right now, I am very optimistic that with a little help from them, from our staff that we'll got a long way in trying to help some of the youths in San Antonio.

MRS. COCKRELL: Thank you. Mr. Alcocer, would you like to add any comments?

MR. ALEX ALCO CER: Mayor Pro-Tem, Members of the Council, Alex Alcocer. I've been Director for, I guess, three weeks now and in these three weeks we have initiated some changes. One, of course, was the attempt to transfer the contract from the national office to our local office where we would be able to monitor it in a better way. We have initiated different projects to work within the community for the benefit of the community. For example, we just recently purchased a van, and I'm attempting to negotiate with the gentleman in charge of senior citizens that we may service those senior citizens in our area, the west side, predominantly, to transfer them to doctors, to grocery shopping, that we contribute something to the community. Also, again, I was working with the young people, we are doing very well, I think, I'm very proud that we have increased our income from the different projects. Right now, we have a house that's being painted that will bring in \$800. We have a couple of more contracts with that phase, and we'll be doing some house painting. We've got a real good auto mechanic bringing some money there and a body shop that we have on Hackberry Street.

So, we're moving forward. There have been some problems and, hopefully, we will get those behind us and work in a more positive way in the future.

MRS. COCKRELL: Thank you. Do Members of the Council have any questions of either Mr. Ramirez or Mr. Alcocer?

DR. SAN MARTIN: Alex, you mentioned the purchase of a van for transporting senior citizens. Does that fall under this Project here which is really related to the entrepreneurship.

MR. ALCOCER: Well, I should have clarified that, Dr. San Martin. Well, this is one of the problems of not being able to retain the youth for a longer period of time is that one of our shops and this will be, the lease will terminate the end of February, is that the site was located on Roosevelt on the south side and most of our kids that we service are from the west side. So, it was a problem for them getting over to the job site. So, we purchased a van, and we are transporting them over there. To begin with in the morning and then in the afternoon to bring them back. So, that we had this van that is not being used during the day, so I thought that maybe we could put it to use within the community after we'd serviced the youths which is taking them and bringing them back and service some senior citizens that might have problems getting to and forth. So, primary it's to serve the youth, the van - the purchase of a van. And then the other thing, of course, is that when the lease expires, we are then - right now presently we are looking for a site close to us on the west side.

DR. SAN MARTIN: Now, one of the things that worries me from the very beginning, Alex, and I'll be perfectly candid in saying is the inability of the organization to keep these youngsters more than a couple of weeks plus the fact that they have not generated enough work to make it self-supporting. Is that correct?

MR. ALCOCER: Well, as I said, I think we have increased it. Now, when I was Director back with the national office, I increased it over 50 percent, the income within a short from June to September when the contract ended, we increased it over 50 percent. Again, as we just said, we'll just roll up our sleeves and get working with it. And, of course, it is a difficult maintaining the youths for a long time. One reason I said was the location. The other of course these are a little different youths that we're servicing. These are delinquents, these are school drop-outs and many times they come with us, and they just want to earn enough to buy a pair of shoes or a shirt or something and that's all they're really interested in and we try, of course, to motivate them to look ahead and to stay with us and but, again, we can't force them to stay. I told my staff to try to get them to stay with us the merits of staying.....

DR. SAN MARTIN: What kind of a screening program do you use, and what kind of counseling program do you utilize to instill in these youngsters a desire not just to stay there for one week and pick up a check to buy shoes?

MR. ALCOCER: Well, the normal approach is that in the long run is that it will be beneficial to you. We have about six youths right now that are attending during the day and during the week they attend also GED classes. So, we're trying to get them to obtain their GED certification. We do everything we can to get them to stay but then again we will lose some. I think we run into a little bit of track record here in the last few weeks.

MRS. COCKRELL: All right. What is the pleasure of the Council?

MR. MORTON: I'd like to ask some more questions. You indicated a 50 percent increase in income. Fifty percent of what?

MR. ALCOCER: Up to that time, we had generated I think \$4,000 some dollars through the year, up to May and from May to September, we generated about.....

MR. ALCOCKER: \$10,000, Cliff. I don't have the exact figure with me.

MR. MORTON: Your fiscal year is on a calendar year?

MR. ALCOCKER: Well, we're going now from September to September.

MR. MORTON: So in other words, you're saying.....

MR. ALCOCKER: At that time it was from June to June, I believe. No, September to September, now we're from June to June in the new contract, right.

MR. MORTON: Okay, so you're saying \$4,000 that you generated, you generated that over how long a period of time?

MR. ALCOCKER: Well, when I came aboard in May, the \$4,000 had been generated up to that point from the contract year which was September and then when I came aboard from May to September, we generated an additional \$6,000.

MR. MORTON: Okay. From September to.....

MR. ALCOCKER: Well, then we started again on the new....

MR. MORTON: And then from September to date?

MR. ALCOCKER: I don't have the exact figures and I apologize for not bringing those, I certainly want to give those to you all.

MR. RINEHART: Last year's contract that terminated August 31st, 1974 for one complete year's operation, the gross income was \$10,611. The net profit for that year was \$7,291. The average earnings per youth year to date at that time was \$53.

MR. MORTON: \$53.00 per week?

MR. RINEHART: And then the average earnings per week became \$5.09. Now in the current contract period from September 1 to November, the gross income has been \$5,262, their net profit since September 1, \$533. The average earnings per youth year to date, \$12 and the average earnings per week per youth \$7.50. Again, you're comparing three months with the total of 12 months operation.

MR. MORTON: I realize that the objective here is not necessarily - the primary objective here is not necessarily to make a profit. When you talk about keeping a youth a week and a half and the objective generally is to try to expose him to entrepreneurship, is this correct?

MR. RINEHART: Right. The problem right at the moment is there is a contract, a legal contract and it calls for certain items to be accomplished. One of those is that the average length of time that the youths are to be enrolled in this program is 14 weeks and from the statistics that I've related to you, obviously, it could be considered that they're in non-compliance of contract. But there are efforts to this managerial change and what have you to improve on that.

MR. MORTON: Why did it take so long to get that little bit of information out on the table? In other words, you're really saying you're in violation of the contract?

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MR. RINEHART: Yes, sir. Of course, most contracts are to some extent because some of these things take time to gear up. For example, a contract says you should have 80 youths, well, you don't have that the first day out. It accumulates over a period of time.

MR. MORTON: But you're a third of the way through current money.

MR. RINEHART: Right. In other words, we're 14 years into the contract.

MR. MORTON: You're only ten percent of what you should be as far as time.....

MR. RINEHART: Right. But again in defense of these people, the youths - now there's no way if the youth wants to get five bucks in his pocket and then he hightails it to someplace else, they have no control over that. But, basically, it boils down to the mere fact that yes, there is a non-compliance of contract involved.

MR. MORTON: Madam Mayor, I move that we not approve this today and that we ask for a full staff study and get all the facts out on the table and that Council be briefed on this whole operation because very frankly, it looks to me like we're blowing \$60,000.

MRS. COCKRELL: There is a motion, is there a second?

DR. SAN MARTIN: I'd like to second that, Mrs. Cockrell, with a specific request. I believe that Mr. Alcocer and Mr. Ramirez have got their thinking as to where you want to go. I don't believe we've got exactly what that thinking is. I think if you work with Mr. Rinehart, then perhaps next week you can come with a better plan how you're going to keep those kids, I mean, where the areas - the attachment areas are, how do you go about enrolling these youngsters, do you have to recruit them or do they come to you, are they recommended by....There are a lot of questions I think need to be answered, so for that reason I'd like to second that motion.

MRS. COCKRELL: All right. We have a motion that's been seconded and at this time Councilman Padilla would like to be recognized.

MR. ALVIN G. PADILLA: Thank you, Mrs. Cockrell. I'd just like to give you this little bit to think on. I've tried to assure that the City's position is not changed materially by the assignment of a contract from one group to another with my question. I agree with you, Cliff, and with you, Dr. San Martin, that we're concerned that the program work, however, I don't see that transferring from one group to another would hurt the City's position in the event that we even find that we have to terminate this contract for non-performance. But I think in the meantime if we were to go ahead and approve this change that apparently we would be putting into their hands and staff seems to think and Mr. Alcocer seems to think that if we did transfer this contract to local management that it would have a better chance of recovering and perhaps getting on track. I'd like to have everyone on the Council reconsider or consider this and hopefully approve the change in management from a national to a local office. Apparently, again as I say, in answer to my questions, the City's position apparently is not in any way jeopardized even if we have to go to the extent of cancelling the contract or closing out the contract for non-performance. In the meantime, we may be putting a tool in their hands that would permit them to let this contract recover and get back on the track.

MRS. COCKRELL: Councilman O'Connell.

MR. W. J. O'CONNELL: I'd like to make sure that I understand what you are about to do because I would hate to see the project sit for a couple of weeks and doing nothing. If you have some kids that are lined up to go and then you - I don't understand what you're doing but if you should shut off funds and shut off the project, then it's hard to get people to go back, like stopping the buses, it's hard to get riders again. I don't know if that's what you're trying to do today or....But they can proceed on, they can go ahead but to change about you're going to take another look at it.

MR. MORTON: The objective of my motion is simply this, even though the information we have presented to us to act on, gives no facts regarding performance to date, it only asks that we transfer from one group to another, and budget a \$60,000 annual expenditure. I'm saying continue operations but it's pretty obvious from the facts that have been elicited here today that this is an operation that today is probably not performing. The objectives are not being achieved. I don't see taking something that obviously can be concluded from what you've given us today that you do have some very serious problems. When you have this kind of a situation, I want to make sure that the management that is going to take this problem over knows what the problems are and is qualified to correct the problems and get it back on track. This is with no disrespect to anyone who is a member of your board or your staff. I'm just saying we do have a problem, I want to find out how you're going to correct it and get it back on track before we turn it over to you. It's not like having an on-going operation that is doing well.

DR. SAN MARTIN: Mrs. Cockrell, may I suggest that Mr. Alcocer come back next week and have all the information with Mr. Rinehart, and perhaps we can make next week, would that hurt your program any way? Okay. Can you be ready, John, next week?

MR. RINEHART: Yes, sir.

MRS. COCKRELL: All right. The motion is that this not be acted on today but that we receive a full report from staff with all of the operational details as requested.

MR. MORTON: Simply what I want is this, what were the original objectives, what has gone wrong, what do you propose to do to get it back on the track and when?

MRS. COCKRELL: All right. The motion is before us then on that basis.

AYES: Cockrell, Lacy, Morton, O'Connell, San Martin; NAYS: Padilla; ABSENT: Becker, Black.

MRS. COCKRELL: The motion carried.

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75-2 The Clerk read the following Ordinance:

AN ORDINANCE 44,789

ESTABLISHING A MARKET ADVISORY BOARD;
SETTING FORTH ITS COMPOSITION, FUNCTION
AND DUTIES; AND REPEALING ORDINANCE NO.
40670, AND SECTION 4 (6) OF ORDINANCE
NO. 40668.

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The Ordinance was explained by Mr. Cliff Edgar, Director of Market & Parking, who said that this updates the functions and duties of the Market Advisory Board in preparation for the opening of the new market next fall.

Mr. Morton stated that from the information supplied to him he could not make a decision.

Mr. Guerra stated that last spring the Council recommended that the Council reconstruct the Market Advisory Board to enable it to do a better job including giving it certain administrative powers. Due to the failure of this item in the Charter Revision election, it is not possible to give this Board administrative power. All of the other basic recommendations are included in the Ordinance.

After consideration, on motion of Dr. San Martin, seconded by Mr. O'Connell, the Ordinance was passed and approved by the following vote: AYES: Cockrell, San Martin, Lacy, Morton, O'Connell, Padilla; NAYS: None; ABSENT: Becker, Black.

75-2

FARMER'S MARKET

The following conversation took place:

MR. CLIFFORD MORTON: Madam Mayor, while Mr. Edgar is here, I'd like to ask this question. Do you have a formalized program for the pre-opening and the initial opening of the market place completed? I'm talking about leasing procedures, your entire program, who's going to be responsible, what type of tenants are you trying to attract?

MR. CLIFF EDGAR: I can answer that, basically in the affirmative. As you know we have been engaged in the construction part of this. All of these items have been touched on, as a matter of fact, so that we have staff coordination and for other people concerned we have written a total paper on the multi-dimensional concept of the municipal market complex and our merchandising technique. Now, from this overall philosophy of our operation and our leases and so on, this is being put in draft form. In our new ordinance it's pointing out these duties in the functions of the Board. Leases and all these arrangements are all in there. Really, in summation, I feel that we have that in very good shape at this point.

MR. MORTON: Let me ask you, what would you say would be the earliest day that you'll have it open?

MR. EDGAR: The market opening?

MR. MORTON: Yes.

MR. EDGAR: The market is scheduled for opening Saturday - the Farmers Market, November 8 of this year.

MR. MORTON: 1975. Do you have a formal lease that you have drafted up?

MR. EDGAR: Well, we're looking staffwise at the leases. We have about four that are under consideration right now for different types of functions.

MR. MORTON: It occurs to me that not having a lease ready to go when you're scheduled for opening in November.

MR. EDGAR: We will, we'll do it.

MR. MORTON: Well, I know you will, I hope before now and then, but it would seem to me that you should have this maybe two years ahead of the opening. In let's say a shopping center which I think would be the closest thing that we could liken this to it wouldn't be unique at all to have your program for acquiring tenants, your criteria for the type of tenants you want, your procedures for operation, your leases formalized at least two years prior to opening.

MR. EDGAR: Now, of course, I haven't been on the project that long myself.

MR. MORTON: I'm not talking to you, I'm just talking.

MR. EDGAR: Yes, I understand this.

MR. CIPRIANO GUERRA: Sir, we do not have the forms, and I don't think we could have met it a year in advance requirement in this case. There was a lot of lack of assurance that we had no assurance just which way this market was going to go. You and Dr. San Martin and several other people and citizens that participated in trying to arrive finally at a concept. As you know everytime we deal with public property we have a much more difficult time then we do with private ones. Part of the reason for bringing you that Market Advisory Board ordinance today is so that we can fill that Board and get it working with Mr. Cliff Edgar on these very things you're asking for. I realize we've got a short fuse, but I think we can get it done in time for the Advisory Board to advise us on some of these procedures that you're concerned with and bring them back to you for approval. Now, with regard to tenants, if you recall, in some of my presentations in the market one of the guidance items I think I had from the Council was that we try to accommodate the current tenants. They will take a major portion of the produce market operation and some of the tenants that are currently in the Welfare Building will also occupy I think right now about 50 percent of the market building that is being revamped. So, the amount of available space to be leased is not as high as you might think when you look at the structure as an empty structure.

MR. MORTON: Your remarks did not surprise me at all.

MRS. COCKRELL: All right. Thank you. Dr. San Martin.

DR. SAN MARTIN: Mr. Guerra, are we talking about a completely new ball game where everybody has to go into a completely new lease separate from the one he has right now?

MR. GUERRA: Right now, the market has been operating under antiquated procedures that go back, God knows, how many years. Some of the tenants were even paying on a daily basis but that's how you rent space to some farmers in some cases. A truck farmer comes in and rents a slot and he pays by the day. The tenant who opens a retail outlet, for example, the people selling Mexican Curios, with them we can enter in a longer term lease. Mr. Cliff Edgar and some of the remaining advisory board are looking at some of the ways, for example, that L.A. operates and the Dallas market. You have different forms - mechanisms for different kinds of tenants.

MR. PADILLA: Mr. Guerra, has anyone even made the decision that we're going to have leases, even that decision?

MR. GUERRA: No, but it seems to be the sense of the Council that you want leases so we are developing some lease forms because we have no indication that we shouldn't try to develop some. Now, with the regard to certain kind of tenant, I think we're going to come back to you and say, look, with these kind of people, we're going to lease by the day, you know, we wouldn't reasonably expect to lease.

MR. PADILLA: I am still concerned about a term or two that you used, Cliff. One, I don't think that this is a shopping center, not a Central Park or North Star Mall or there aren't every many similarities, if there are you're not going - Cliff, if I may, perhaps it's a problem of communication that we might have on this. I think if we try to wind up with something even similar to North Star Mall or Central Park, good operations as they are, we are not going to have a Mexican Market. Now, we can have one or the other but they're not the same. The reason I asked the question about the leases is because it occurs to me that this is one of the problems that the market board has to consider and I don't know how staff could plan lease forms. They would have to presume, I imagine, unless someone has decided, either the Council or the Market Board or someone other than staff, that this is going to be the procedure that we follow but I am really concerned when I hear words like shopping centers or shopping malls and, again, I say it might be a matter of communications. The way I interpret it, that type of remark I'm very concerned for the Mexican Market in the first place.

MRS. COCKRELL: Councilman Morton.

MR. MORTON: Let me say this. I'm not envisioning this being Central Park or North Star Mall. The thing that would occur to me would be mercados like you have in Mexico City or the Farmers Market in Los Angeles. Are you familiar with the Farmers Market in Los Angeles?

MR. PADILLA: Yes.

MR. MORTON: Okay, by the same token, I think if you want to have an attraction where you will have people all over the City who want to come there, I think you're going to have to have the kind of tenants who are going to demand a lease, not the City necessarily demanding it, they're going to demand it. The point that I'm making is simply this, if all we're doing is taking the current operators and putting them in a new building and leasing at the same price, I think that is a poor use of public funds. So I'd like to ask that we ask the Board to come before this Council and give us their whole program between now and let's say six months after opening. What type of tenants they plan to attract, who is going to be responsible for, if you don't like the word lease, selecting tenants and who is going to manage this operation because it occurs to me that we want to upgrade from where we are. Is that right or not?

MR. PADILLA: Well, that depends on.....

MRS. COCKRELL: Just one moment, we'll ask the members of the Council to address the chair and I would appreciate it if I may summarize the sentiments of the Council. The Council would like to request that we have a report on the outline, the programs for the management, the goals, the procedures from now through the opening and beyond the opening of the Market. Mr. Morton has mentioned specifically the Advisory Board.

I do recall there was some mention that there were vacancies. Is there a suggested time that you would like this report, Mr. Morton?

MR. MORTON: We are now about ten months prior to opening. I would think within six weeks.

MR. EDGAR: No problem.

MRS. COCKRELL: Okay, then the Council will request that within six weeks we get a report from the Advisory Board. The Council very likely should address the problem of filling the vacancies on the Board as quickly as we can so that that Board can move forward with its program. Thank you.

75-2 The Clerk read the following Ordinance:

AN ORDINANCE 44,790

COMBINING THE OFFICE OF SUPERVISOR OF PUBLIC UTILITIES WITH THE FINANCE DEPARTMENT OF THE CITY; ASSIGNING THE FUNCTIONS AND DUTIES OF THE OFFICE OF SUPERVISOR OF PUBLIC UTILITIES TO CARL L. WHITE, DIRECTOR OF FINANCE; AND REPEALING SECTION 2 OF ORDINANCE NO. 41188.

* * * *

The Ordinance was explained by Mr. Carl L. White, Director of Finance, who said that a Supervisor of Utilities is a requirement of the City Charter. There have only been two persons hold this position since the Charter was adopted. Over the years, the Finance Department has always done the work of the Supervisor of Utilities in keeping records and files. When rate charges are requested, the City staff does most of the technical work. Consultants are usually employed to investigate a particular request. This Ordinance simply appoints the Finance Director as being responsible.

City Attorney Crawford Reeder stated that he felt that this arrangement would satisfy the Charter requirement.

After consideration, on motion of Mr. O'Connell, seconded by Dr. San Martin, the Ordinance was passed and approved by the following vote: AYES: Cockrell, San Martin, Lacy, Morton, O'Connell, Padilla; NAYS: None; ABSENT: Becker, Black.

75-2 The following Ordinance was read by the Clerk and explained by Mr. Carl White, Director of Finance, and after consideration, on motion of Dr. San Martin, seconded by Mr. Lacy, was passed and approved by the following vote: AYES: Cockrell, San Martin, Lacy, Morton, O'Connell, Padilla; NAYS: None; ABSENT: Becker, Black.

AN ORDINANCE 44,791

AUTHORIZING WRITE-OFFS OF ACCOUNTS RECEIVABLE TOTALING \$8,398.00 FOR SERVICES RENDERED BY THE CITY EMERGENCY MEDICAL SERVICES DIVISION, FIRE DEPARTMENT, IN ACCORDANCE WITH RECOMMENDATIONS OF THE AMBULANCE REVIEW COMMITTEE.

* * * *

75-2 The following Ordinance was read by the Clerk and explained by Mr. Jim Parker, Assistant City Attorney, and after consideration, on motion of Dr. San Martin, seconded by Mr. O'Connell, was passed and approved by the following vote: AYES: Cockrell, San Martin, Lacy, Morton, O'Connell, Padilla; NAYS: None; ABSENT: Becker, Black.

AN ORDINANCE 44,792

DECLARING A PUBLIC NECESSITY FOR THE ACQUISITION OF AN EASEMENT ACROSS CERTAIN PRIVATELY OWNED REAL PROPERTY IN SAN ANTONIO, BEXAR COUNTY, TEXAS, FOR PUBLIC PURPOSES, TO-WIT: THE LOCATION, CONSTRUCTION, RECONSTRUCTION, IMPROVEMENT, REPAIR AND MAINTENANCE OF MEDICAL CENTER OFF-SITE SANITARY SEWER MAIN; AND DIRECTING THE CITY ATTORNEY TO INSTITUTE AND PROSECUTE TO CONCLUSION CONDEMNATION PROCEEDINGS TO ACQUIRE SO MUCH THEREOF AS CANNOT BE ACQUIRED THROUGH NEGOTIATION.

* * * *

75-2 The following Ordinances were read by the Clerk and explained by Mr. John Brooks, Director of Purchasing, and after consideration, on motion made and duly seconded, were each passed and approved by the following vote: AYES: Cockrell, San Martin, Lacy, Morton, O'Connell, Padilla; NAYS: None; ABSENT: Becker, Black.

AN ORDINANCE 44,793

ACCEPTING THE LOW QUALIFIED BID OF MOORE BUSINESS FORMS, INC. TO FURNISH THE CITY WITH PARKING TICKETS FOR A NET TOTAL OF \$12,570.00; AND AUTHORIZING PAYMENT TO SAID COMPANY.

* * * *

AN ORDINANCE 44,794

ACCEPTING THE LOW BIDS OF GIRARD MACHINERY & SUPPLY CO., INTERNATIONAL HARVESTER SALES & SERVICE AND THE TORGERSON CO. TO FURNISH THE CITY OF SAN ANTONIO WITH TRACTORS AND RELATED EQUIPMENT FOR A TOTAL OF \$51,770.61.

* * * *

AN ORDINANCE 44,795

ACCEPTING THE LOW BID OF ENERGY ABSORPTION SYSTEMS, INC. TO FURNISH THE CITY OF SAN ANTONIO WITH FITCH IMPACT ATTENUATION DEVICES FOR A TOTAL OF \$6,045.00.

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AN ORDINANCE 44,796

ACCEPTING THE LOW QUALIFIED BID OF ARTHUR DOOLEY & SON, INC., TO FURNISH THE CITY OF SAN ANTONIO WITH AQUEOUS FILM FORMING FOAM FOR A TOTAL OF \$21,475.00; APPROPRIATING FUNDS AND AUTHORIZING PAYMENT OF SAID AMOUNT.

* * * *

75-2 The following Ordinance was read by the Clerk and after consideration, on motion of Dr. San Martin, seconded by Mr. Morton, was passed and approved by the following vote: AYES: Cockrell, San Martin, Lacy, Morton, O'Connell, Padilla; NAYS: None; ABSENT: Becker, Black.

AN ORDINANCE 44,797

APPOINTING MRS. JOHN F. DUTMER TO THE MUNICIPAL CIVIL SERVICE COMMISSION TO FILL THE UNEXPIRED TERM OF JUDGE CAROL HABERMAN. (TERM EXPIRES APRIL 30, 1975)

* * * *

75-2 The following Ordinance was read by the Clerk and explained by Mr. Eddie Garcia, Veterans Coordinator, and after consideration, on motion of Dr. San Martin, seconded by Mr. Padilla, was passed and approved by the following vote: AYES: Cockrell, San Martin, Lacy, Morton, O'Connell, Padilla; NAYS: None; ABSENT: Becker, Black.

AN ORDINANCE 44,798

ACCEPTING A GRANT OF \$732,955.00 FROM THE U. S. DEPARTMENT OF LABOR MANPOWER ADMINISTRATION, UNDER TITLE VI OF THE COMPREHENSIVE EMPLOYMENT AND TRAINING ACT OF 1973 FOR AN EMERGENCY JOBS PROGRAM, ESTABLISHING A FUND, APPROPRIATING FUNDS, AUTHORIZING A PERSONNEL COMPLEMENT FOR THE PARKS & RECREATION DEPARTMENT, AND AUTHORIZING CONTRACTS WITH BEXAR COUNTY AND THE ALAMO AREA COUNCIL OF GOVERNMENTS TO ACT AS DELEGATE AGENCIES IN THE PROGRAM.

* * * *

75-2

CITIZENS TO BE HEARD

E. V. LOVE

Mr. Jack Leon, attorney for Mr. E. V. Love, addressed the Council concerning Mr. Love's desire to submit an application for permission to have a carnival operation this year during Fiesta Week. He distributed copies of a memorandum with copies of letters attached to Council members. (A copy of the memorandum is on file with the papers of this meeting.)

Mr. Leon reviewed past actions of the Council and permits that have been issued. He said Mr. Love had contacted the Fiesta Association who advised him that a contract had already been let for a street carnival this year.

After citing various ordinances and agreements and portions of the City Charter, Mr. Leon said that his client only wished to file an application to be considered in competition with other applications. He asked that the Council pass a resolution setting a time for receipt of sealed bids and encouraging competition in this activity.

Mrs. Cockrell thanked Mr. Leon for bringing this matter to the Council's attention and said that since it involves certain points of law, it should properly be referred to the City Attorney for study and a report and recommendation to the Council.

Mr. Morton asked that the report to the Council include any dealings that the City may have had with Mr. Love in the past.

MRS. HELEN DUTMER

Mrs. Helen Dutmer, 739 McKinley, spoke to the Council concerning the huge fire that occurred yesterday at the warehouse of Sigmor Oil Company.

Mrs. Dutmer said that on January 24th, the Council will hold a hearing on the budget for expenditure of Community Development funds. She said that there has been considerable opposition to the expenditure of these funds for the cleaning of vacant lots. She said it appeared that a grass fire on a vacant lot was the cause of this tragic fire yesterday.

Mrs. Dutmer paid highest compliments for the operations of the San Antonio Fire Department who, she said, operated in a most professional manner. She said that as a result of the fire, a great amount of oil flowed into sewers, streams, etc. There is supposed to be equipment available to prevent this type of pollution going into the sewer system when a big fire occurs in connection with petroleum products and/or chemical products. She said that Mr. Sam Sanchez of the San Antonio Metropolitan Health District is familiar with this equipment.

Mrs. Dutmer then described the tremendous traffic jam which occurred on IH-35 because it was necessary to close the highway so that fire hoses could be laid across it. She said that some kind of warning system should be installed to direct traffic off of the highways at intersections far ahead of such a catastrophe.

Mrs. Cockrell thanked Mrs. Dutmer for her remarks and directed the staff to investigate the equipment referred to and also the traffic warning devices she mentioned.

MARIA DOMINGUEZ

Mrs. Maria Dominguez, 250 Freiling, spoke in opposition to the use of the 14% pass through charge for expansion of the Convention Center. It should be done with tax funds.

Mrs. Dominguez said that the north expressway will add more load to Hildebrand Avenue and it should be widened particularly from Trinity University to New Braunfels Avenue. She said also that there should be a left turn signal installed at the intersection of Devine Road and Hildebrand.

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RAMON RODRIGUEZ

Mr. Ramon Rodriguez, 603 S. W. 39th Street, said that the City must take over the operation of the City Public Service Board. He said that an organization he belongs to has assisted about 100 families who are unable to pay their utility bills and something must be done.

Mr. Rodriguez said that Brackenridge Park has been badly neglected. The river in the park is polluted because the cages and pits in the zoo area drain into the river. He also said that the swimming pool in Brackenridge Park should be reclaimed and put in service.

Mr. Rodriguez then spoke of the need for safety measures to be taken on the various expressways in San Antonio.

Mrs. Cockrell asked that the City Manager's staff investigate the possible pollution of the river and the feasibility of reclaiming Brackenridge Swimming Pool.

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75-2

WAGE DISCUSSION

Mrs. Cockrell referred to a recent work stoppage in the City at which time several members of the Council expressed interest in just what the City's procedure should be. She said that the Council should get a report from the City Manager about how management is reviewing and monitoring wage and grievance discussions that may be going on in the various utilities and how they relate to City policy. She said also the Council would be interested to know how the City's management is prepared to keep abreast of various situations.

Councilman Cliff Morton said that he would like to have included in the report an analysis of what really went wrong as far as communication or whatever that contributed to the strike to begin with - delays in the Council being informed, the imminence of the strike, negotiating phase (what would you recommend). The objective of this is to avoid a similar occurrence next fall.

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75-2

COASTAL STATES SUIT

Dr. San Martin said that he had asked for a briefing on the activities with respect to the lawsuit against Coastal States.

City Attorney Reeder said that he was prepared for such a briefing but that in view of circumstances, it should be done in an executive session.

75-2

FIREMEN'S AND POLICEMEN'S PENSION FUND

Dr. San Martin said that some time ago, he had brought the Council up to date on the problems with the Fireman and Policemen's Pension Fund and steps that were taken to terminate as of December 31st the accumulation of cost of living on pensions which would bankrupt the fund. Later it was decided that Mr. Harvey Hardy and Mr. Reeder would write an amendment to the existing law covering this pension fund. He asked Mr. Reeder for his comments on it.

Mr. Reeder said that he has been in communication with Mr. Hardy and a draft has been prepared. At the next meeting of the Board it will be presented for approval and then taken to the legislature for action.

Dr. San Martin said the Council should lend its support to this amendment before the legislature possibly in the form of a resolution.

Dr. San Martin said he had referred to the City Manager the question of a study to get his recommendation of how much the City should increase its contribution to this pension fund. It is close to time to be working on the budget and tax rate and this issue should be resolved.

Mr. Carl White said that this was one of the matters included in the consideration of the 14% pass through charge in CPS bills.

Dr. San Martin said that the staff must come up with a recommendation. It may be in a percentage rather than a lump sum.

Mr. White said a recommendation will be made soon.

75-2

LEGISLATIVE REPRESENTATIVE IN AUSTIN

Mrs. Cockrell asked Mr. Louis Garcia, Assistant City Attorney, to report to the Council on the plan for a legislative representative for the City in Austin.

Mr. Garcia said that he is in constant contact with senators and representatives. One current question is getting concurrence from the City Public Service Board trustees on the proposed legislation affecting that Board. Their concurrence would make the task easier. This matter will be resolved.

Mr. Garcia said that he will spend the last two or three days of each week in Austin. Most of the hearings are held at night. The Council will be briefed almost on a daily basis.

75-2 The meeting recessed at 11:25 A. M. and reconvened at 2:00 P. M.

January 9, 1975

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A. CASE 5765 - to rezone a 0.114 acre tract of land out of NCB 10846, being further described by field notes filed in the office of the City Clerk, 6500 Block of S. E. Loop 410 Expressway, from "A" Single Family Residential District to "B-3" Business District, located on the northwest side of S. E. Loop 410 Expressway, being 1003.76' northeast of the cutback between S. W. W. White Road and S. E. Loop 410, having 50' on S. E. Loop 410 and a depth of 100'.

Mr. Gene Camargo, Planning Administrator, explained the proposed change, which the Planning Commission recommended be approved by the City Council.

No one spoke in opposition.

After consideration, Mr. O'Connell made a motion that the recommendation of the Planning Commission be approved, provided that proper replatting is accomplished. Mr. Lacy seconded the motion. On roll call, the motion, carrying with it the passage of the following Ordinance, prevailed by the following vote: AYES: Cockrell, San Martin, Lacy, Morton, O'Connell; NAYS: None; ABSENT: Becker, Black, Padilla.

AN ORDINANCE 44,799

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 A 0.114 ACRE TRACT
 OF LAND OUT OF NCB 10846, BEING FURTHER
 DESCRIBED BY FIELD NOTES FILED IN THE
 OFFICE OF THE CITY CLERK, 6500 BLOCK OF
 S. E. LOOP 410 EXPRESSWAY, FROM "A" SINGLE
 FAMILY RESIDENTIAL DISTRICT TO "B-3"
 BUSINESS DISTRICT, PROVIDED THAT PROPER
 REPLATTING IS ACCOMPLISHED.

* * * *

B. CASE 5857 - to rezone Lots 10 and 11, NCB 7902, 500 Block of Division Avenue, from "B" Two Family Residential District to "B-2" Business District, located southwest of the intersection of Division Avenue and Boris Avenue, having 252.6' on Division Avenue and 170' on Boris Avenue.

Mr. Gene Camargo, Planning Administrator, explained the proposed change, which the Planning Commission recommended be approved by the City Council.

No one spoke in opposition.

After consideration, Dr. San Martin made a motion that the recommendation of the Planning Commission be approved, provided that proper replatting is accomplished and that a six foot solid screen fence is erected on the south and east property line adjacent to Lots 1 and 2, NCB 10454 and that a one foot non-access easement be imposed on the east property line across Hart Avenue. Mr. Lacy seconded the motion. On roll call, the motion, carrying with it the passage of the following

Ordinance, prevailed by the following vote: AYES: Cockrell, San Martin, Lacy, Morton, O'Connell; NAYS: None; ABSENT: Becker, Black, Padilla.

AN ORDINANCE 44,800

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 10 AND 11, NCB 7902, 500 BLOCK OF DIVISION AVENUE, FROM "B" TWO FAMILY RESIDENTIAL DISTRICT TO "B-2" BUSINESS DISTRICT, PROVIDED THAT PROPER REPLATTING IS ACCOMPLISHED AND THAT A SIX FOOT SOLID SCREEN FENCE IS ERECTED ON THE SOUTH AND EAST PROPERTY LINE ADJACENT TO LOTS 1 AND 2, NCB 10454 AND THAT A 1' NON-ACCESS EASEMENT IS IMPOSED ON THE EAST PROPERTY LINE ACROSS HART AVENUE.

* * * *

C. CASE 5865 - to rezone Lot 4, NCB 13662, 8224 Fredericksburg Road, from "O-1" Office District to "B-2" Business District, located on the northeast side of Fredericksburg Road being 590' northwest of the intersection of Data Point Drive and Fredericksburg Road, having 171' on Fredericksburg Road and a maximum depth of 573'.

Mr. Gene Camargo, Planning Administrator, explained the proposed change, which the Planning Commission recommended be approved by the City Council.

No one spoke in opposition.

After consideration, Dr. San Martin made a motion that the recommendation of the Planning Commission be approved, provided that proper replatting is accomplished. Mr. O'Connell seconded the motion. On roll call, the motion, carrying with it the passage of the following Ordinance, prevailed by the following vote: AYES: Cockrell, San Martin, Lacy, Morton, O'Connell; NAYS: none; ABSENT: Becker, Black, Padilla.

AN ORDINANCE 44,801

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 4, NCB 13662, 8224 FREDERICKSBURG ROAD, FROM "O-1" OFFICE DISTRICT TO "B-2" BUSINESS DISTRICT, PROVIDED THAT PROPER RE-PLATTING IS ACCOMPLISHED.

* * * *

D. CASE 5869 - to rezone the west 100' of the south 125' of Lot 33, Block 4, NCB 13575, 4000 Block of E. Southcross Blvd., from "R-3" Multiple Family Residential District to "B-2" Business District, located northeast of the intersection of E. Southcross Blvd. and Club View Drive, having 100' on E. Southcross Blvd. and 125' on Club View Drive.

Mr. Gene Camargo, Planning Administrator, explained the proposed change, which the Planning Commission recommended be approved by the City Council.

No one spoke in opposition.

After consideration, Mr. Morton made a motion that the recommendation of the Planning Commission be approved, provided that proper replatting is accomplished. Dr. San Martin seconded the motion. On roll call, the motion, carrying with it the passage of the following Ordinance, prevailed by the following vote: AYES: Cockrell, San Martin, Lacy, Morton, O'Connell; NAYS: None; ABSENT: Becker, Black, Padilla.

AN ORDINANCE 44,802

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 THE WEST 100' OF
THE SOUTH 125' OF LOT 33, BLOCK 4, NCB
13575, 4000 BLOCK OF E. SOUTHCROSS BLVD.,
FROM "R-3" MULTIPLE FAMILY RESIDENTIAL
DISTRICT TO "B-2" BUSINESS DISTRICT,
PROVIDED THAT PROPER REPLATTING IS
ACCOMPLISHED.

* * * *

E. CASE 5877 - to rezone Lots 9 and 10, Block 5, NCB 6176, 807 Viendo Street, 503 West Avenue, from "B" Two Family Residential District to "B-3" Business District, located northwest of the intersection of Viendo Street and West Avenue, having 100' on Viendo Street and 125' on West Avenue.

Mr. Gene Camargo, Planning Administrator, explained the proposed change, which the Planning Commission recommended be approved by the City Council.

No one spoke in opposition.

After consideration, Dr. San Martin made a motion that the recommendation of the Planning Commission be approved. Mr. O'Connell seconded the motion. On roll call, the motion, carrying with it the passage of the following Ordinance, prevailed by the following vote: AYES: Cockrell, San Martin, Lacy, Morton, O'Connell; NAYS: None; ABSENT: Becker, Black, Padilla.

AN ORDINANCE 44,803

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 9 AND 10, BLOCK 5, NCB 6176, 807 VIENDO STREET 503 WEST AVENUE, FROM "B" TWO FAMILY RESIDENTIAL DISTRICT TO "B-3" BUSINESS DISTRICT.

* * * *

F. CASE 5879 - to rezone Lots 19 and 20, Block 57, NCB 7160, 1219 McIlvaine Street, from "F" Local Retail District to "B-3" Business District, located on the north side of McIlvaine approximately 190' from the intersection of McIlvaine and Olmos Drive, having 100' on McIlvaine and a depth of 120'.

Mr. Gene Camargo, Planning Administrator, explained the proposed change, which the Planning Commission recommended be approved by the City Council.

No one spoke in opposition.

After consideration, Dr. San Martin made a motion that the recommendation of the Planning Commission be approved, provided that proper replatting is accomplished. Mr. Lacy seconded the motion. On roll call, the motion, carrying with it the passage of the following Ordinance, prevailed by the following vote: AYES: Cockrell, San Martin, Lacy, Morton, O'Connell; NAYS: None; ABSENT: Becker, Black, Padilla.

AN ORDINANCE 44,804

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 19 AND 20, BLOCK 57, NCB 7160, 1219 MCILVAINE STREET, FROM "F" LOCAL RETAIL DISTRICT TO "B-3" BUSINESS DISTRICT, PROVIDED THAT PROPER REPLATTING IS ACCOMPLISHED.

* * * *

Zoning cases Nos. 5797, 5848 and 5847 were postponed at the request of Councilman Morton who said that his company is the proponent in those cases and since there was a bare quorum present, he would disqualify himself and therefore a vote could not be taken. Those three cases were postponed.

MR. CLIFFORD MORTON: I noticed in this morning's paper that Councilman Padilla was being accused of being in Ma Bell's pocket. I think for the record, it should be announced that some time before we even began to entertain a rate request, this matter was brought to the attention of the Council by Mr. Padilla and he left it up to the Council and the City's attorney on whether he should or shouldn't vote. I think that he acted very responsibly. I think he was very honest about it and I think it's grossly unfair that this point was not brought out.

MRS. LILA COCKRELL: Thank you very much for that clarification. All I have done is see the headlines and I haven't read the story yet so I'm not aware of what is in it.

MR. MORTON: Well, as you know, he had a contract with Western Electric. He told us about it and that's what the whole thing is all about and he was very.....

DR. JOSE SAN MARTIN: It was by bid, he won it on an open bid.

MR. MORTON: That is correct.

MRS. COCKRELL: Thank you very much for your comments.

* * * *

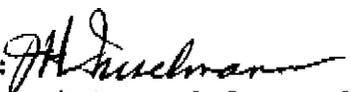
There being no further business to come before the Council, the meeting was adjourned at 2:05 P. M.

A P P R O V E D



M I Y O R

Charles L. Becker

ATTEST: 
City Clerk

