

REGULAR MEETING OF THE CITY COUNCIL  
OF THE CITY OF SAN ANTONIO HELD IN  
THE COUNCIL CHAMBER, CITY HALL, ON  
THURSDAY, SEPTEMBER 26, 1974.

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

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74-47 The invocation was given by The Reverend Doctor Jimmy R. Allen, First Baptist Church.

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74-47 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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74-47 The minutes of the meeting of September 19, 1974, were approved.

74-47 UNITED WAY CAMPAIGN MONTH

Mayor Becker recognized Mr. Pat Legan, Chairman of the United Way Campaign, who addressed the Council.

Mr. Legan reminded the Council that the month of October will be devoted to the United Way Campaign in San Antonio. The goal this year is \$6,037,753 to meet the needs of the sixty agencies supported by the United Way. Mr. Legan outlined the activities of the organization and the great human need that is served by it. He urged that the City make its employees fully aware of the campaign and give them an opportunity to participate.

Mayor Becker read the following Resolution which upon motion made and duly seconded was unanimously adopted by the Council.

A RESOLUTION  
NO. 74-47-59

PROCLAIMING THE MONTH OF OCTOBER  
AS "UNITED WAY CAMPAIGN MONTH"

\* \* \* \*

WHEREAS, the United Way of San Antonio and Bexar County and its fifty-three human care service agencies are vital to the health and well being of each citizen of this community, and

WHEREAS, our local United Way, in addition to conducting the annual campaign to raise funds for its member agencies, provides important central services, including year-round collection, allocation, referral and central volunteer coordination, and

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WHEREAS, dollars raised in the United Way campaign annually pay for more than three million human care services, locally. Five out of every six dollars raised here comes from voluntary contributions of working individuals; the rest from corporations. All contributions are made at the place of employment, with no door-to-door solicitation, and

WHEREAS, it is vitally important that employees be permitted to voluntarily pledge through a United Way campaign at their business, institution or office; NOW, THEREFORE:

BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF SAN ANTONIO:

That the month of October is hereby proclaimed as

"UNITED WAY CAMPAIGN MONTH"

and strongly urge each employer to sponsor an active United Way campaign, thus allowing their employees the freedom of choice to do their fair share for their community.

\* \* \* \*

Mayor Becker presented Mr. Legan with a copy of the Resolution and congratulated him on his efforts on behalf of the United Way.

74-47

HONDURAS RELIEF

Mr. Elton Cude, Bexar County District Clerk, speaking on behalf of County Judge Blair Reeves, issued a challenge to City employees to help in the drive to accumulate food, medicine and clothing for the victims of Hurricane Fifi in Honduras. All donations would be gratefully received in the basement of the Courthouse.

74-47

SOUTHWESTERN BELL TELEPHONE COMPANY  
REQUEST FOR RATE INCREASE

Mr. Jim Reed, Division Manager for Southwestern Bell Telephone Company, distributed copies of a prepared presentation to members of the Council. He then read a statement saying that because of inflation and increased operating costs his company is now earning about 3.2 percent on its investment in the San Antonio area. A more desirable and healthy return would be five percent. His company requested that the Council grant an increase in residential and commercial rates which would increase revenues by \$5,710,000 or a return of 4.97 percent. (A copy of the official request and presentation is included with the papers of this meeting.)

Mayor Becker recommended that the firm of O'Brien and Gere be authorized to make a study of this request for the benefit of the City Council.

Mrs. Cockrell stated that she felt that the City staff is perfectly capable of performing the necessary examination and that it was not necessary to hire an outside consultant.

Dr. San Martin then spoke of the City's need for a highly qualified individual to act as Utility Supervisor. Since the City doesn't have such a qualified individual on staff he felt that employment of an outside consultant would be justified.

Mrs. Cockrell stated that before authorizing O'Brien and Gere to act as consultants the Council certainly should have a proposal and estimate of cost first. She said also that she wanted the staff to study the feasibility of employing a qualified Utility Supervisor and, if cost is too high, also study the possibility of sharing this service with other cities such as Austin or Houston.

After discussion, Dr. San Martin moved that the staff be directed to secure a proposal from O'Brien and Gere and have it ready for the Council's consideration next week and in the meantime have the City staff start working with the Telephone Company to start reviewing the request. The proposal of O'Brien and Gere is to include a statement of time required for the study. The motion was seconded by Rev. Black and on the following roll call vote, the motion carried: AYES: San Martin, Becker, Black, O'Connell, Padilla, Mendoza; NAYS: Cockrell, Lacy; ABSENT: Morton.

In a closing remark, Mr. Jim Reed stressed that instead of using percentages the public should be told that rate increase requested amounts to \$1.20 per month on a residential straight line phone.

Mrs. Cockrell suggested that perhaps the firm of O'Brien and Gere might also be helpful in the study of surface water needs for the City Water Board and also in the Alamo Gas investigation.

74-47

EDITORIAL ON CRIME

Mayor Becker called attention to an editorial which appeared in the San Antonio Evening News on September 25, relating to a gang war in San Antonio. Mayor Becker congratulated the news media for this type of editorial saying that this type of publicity is very helpful in the fight against crime.

74-47

WAGE INCREASE

Mayor Becker stated that wage increases continue to be given in various areas. The latest increase was given to hourly workers for the San Antonio Housing Authority.

City Manager Granata said that he is working on a revised pay plan for City employees which should be ready for Council consideration early in November.

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Mr. Gene Camargo, Planning Administrator, gave the Council a recap of the situation concerning Zoning Case No. 5377.

In December, 1973, the Planning Commission considered a request for "I-1" zoning and recommended denial. That recommendation was appealed to the City Council and on April 5, 1974, the City Council upheld the recommendation of the Planning Commission and denied the request for rezoning. The request was made by Texas Tex-Pack Express. The property under consideration is located on the north side of Furnish Street between Nogalitos and South Flores Streets.

Two weeks after the Council's action, Mr. Tom Martin, Attorney for Tex-Pack, appeared before the Council and said that the company had decided to move from East Cevallos Street. He said that he would go to the Board of Adjustment to ask for temporary relief for employee and customer parking.

Two weeks ago, Council instructed that proponents and opponents in this Case be invited to meet with the Council to discuss this matter.

Mr. Seagal Wheatley, Attorney for Tex-Pack, and Mr. Reagan McAllister, one of the owners, were present.

Mrs. Frausto and Mrs. Sara P. Zavala, both of whom own property in the immediate vicinity, complained of the noise, weeds and poor drainage on this property.

Mr. Reagan McAllister stated that his company had purchased five lots and had cleared off some old buildings that were there. Then a six foot fence was erected in violation of City ordinances. Mr. McAllister stated that he did not know a six foot fence was not permitted. He said that tanks and pumps had been removed from the property. No truck parking is allowed and the fences have been made to conform to City regulations. He said that he would control the weeds and any poor drainage will be corrected.

Mr. Alvin G. Padilla stated that he felt that this company had muscled its way into the neighborhood and had no feeling for its neighbors. He expressed surprise that this company would do the things it has done which were not legal.

No further action was taken.

Mr. Karl Wurz, 820 Florida, discussed the matter of obtaining Community Development funds and the necessity to show good cause for obtaining the funds. He felt that the City should be able to negotiate for these funds without going through the Urban Renewal Agency. He, then criticized the Urban Renewal Agency for failing to provide adequate housing in the Urban Renewal area.

MS. RENA McCALLEB

Ms. Rena McCaleb spoke in opposition to the rate increase requested by Southwestern Bell Telephone Company. She said that the poor people simply wouldn't be able to afford it.

MR. CHARLES MIDDLETON

Mr. Charles Middleton, representing San Antonio Welfare Rights Organization, spoke in opposition to any rate increase for telephone service.

Mr. Middleton asked for an answer to his 12 point welfare bill of rights which he submitted several weeks ago.

Dr. San Martin advised Mr. Middleton that several months ago he requested further staff study into establishment of a City Consumer Rights Protection Bureau similar to that operated by the City of Los Angeles.

Mrs. Cockrell said that she had asked staff to review a consumer protection ordinance similar to the one in Dallas. The Human Resources Department spent a lot of time researching this and in the fall of 1973, an ordinance was prepared but no action was taken. She suggested that the ordinance be reviewed again and possibly re-submitted to the Council for consideration.

City Manager Granata stated that the City could not afford to subsidize utility bills for low income families as requested by Mr. Middleton and he would not recommend it to the Council.

MR. CHARLES A. PEARCE

Mr. Charles A. Pearce, 2922 Chisholm Trail, stated that he is fully qualified to review the request for a telephone rate increase and offered his services to help with a study.

REV. S. E. STEWARD

Rev. S. E. Steward, Shiloh Baptist Church, complained about the poor drainage in the 900 block of Hedges Street and the 700 block of Rio Grande. He described the conditions and asked that something be done.

City Manager Granata said that this project is included in the forthcoming bond election. If the bonds are approved, this problem will be eliminated.

74-47 Mayor Becker was obliged to leave the meeting and Mayor Pro-Tem Mendoza presided.

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MRS. MARIA DOMINGUEZ

Mrs. Maria Dominguez asked that the members of the Mama Patrol be given suitable increases in pay.

Mayor Pro-Tem Mendoza advised Mrs. Dominguez that the City Manager is now making an analysis of the pay plan and will make recommendations in November. The Mama Patrol will be included.

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74-47 Mayor Becker returned to the meeting and presided.  
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LULAC COMMITTEE ON CRIME AND VIOLENCE

Mr. Dario Chapa, speaking for Lulac, thanked the Council and City staff for letting them use the Farmer's Market for the Diez y Seis Celebration which was very successful.

Mr. Roman Pena, Chairman of the Lulac Committee on Crime and Violence, referred to the numerous violent crimes in the City and said that citizens must take an active interest in eliminating or reducing crime. He said that his committee has a plan and would like to meet with the City staff to discuss it.

City Manager Granata invited Mr. Pena to meet in his office on Wednesday morning at 9:30 A.M.

MR. HENRY A. MUNOZ

Mr. Henry A. Munoz expressed his appreciation for the pay raises given to the hourly workers by the San Antonio Housing Authority.

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74-47 The meeting recessed for lunch at 12:15 P. M. and reconvened at 1:50 P. M.  
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74-47 ZONING HEARINGS

A. CASE 5617 - to rezone Parcel 48, NCB 15678, 13000 Block of Wetmore Road, from Temporary "R-1" Single Family Residential District to "I-1" Light Industry District, located on the northwest side of Wetmore Road, being 1070' southwest of the cutback between Wetmore Road and Feathercrest Road; having 1056.07' on Wetmore Road and a depth of 421.55'.

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 platting is accomplished. Mrs. Cockrell 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, Becker, Black, O'Connell, Mendoza; NAYS: None; ABSENT: Lacy, Morton, Padilla.

AN ORDINANCE 44,358

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 PARCEL 48, NCB 15678,  
13000 BLOCK OF WETMORE ROAD, FROM TEMPORARY  
"R-1" SINGLE FAMILY RESIDENTIAL DISTRICT  
TO "I-1" LIGHT INDUSTRY DISTRICT, PROVIDED  
THAT PROPER PLATTING IS ACCOMPLISHED.

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B. CASE 5714 - to rezone Lot 11, Block 3, NCB 6586, 2012 - 2014 Culebra Road, from "F" Local Retail District to "B-3" Business District, located on the south side of Culebra Road, being 50' east of the intersection of 24th Street and Culebra Road; having 50' on Culebra Road and a maximum depth of approximately 125'.

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 platting is accomplished. Mrs. Cockrell 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, Becker, Black, O'Connell, Mendoza; NAYS: None; ABSENT: Lacy, Morton, Padilla.

AN ORDINANCE 44,359

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 11, BLOCK 3,  
NCB 6586, 2012 - 2014 CULEBRA ROAD,  
FROM "F" LOCAL RETAIL DISTRICT TO "B-3"  
BUSINESS DISTRICT, PROVIDED THAT PROPER  
PLATTING IS ACCOMPLISHED.

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C. CASE 5726 - to rezone Lots 30 and 31, Block 1, NCB 7253, 100 Block of La Manda Blvd., from "B" Two Family Residential District to "B-1" Business District, located on the north side of La Manda Blvd. being 160' west of the intersection of San Pedro Avenue and La Manda Blvd.; having 100' on La Manda Blvd. and a depth of 130'.

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

Mr. Camargo pointed out that this is one of the cases where the property could be used in conjunction with adjoining commercial property for parking. If the zoning were denied, the proponents could go to the Board of Adjustment for permission to use it for that purpose.

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 platting is accomplished and that a six foot solid screen fence is erected on the west property line. Mr. Mendoza 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, Becker, Black, Lacy, O'Connell, Mendoza; NAYS: None; ABSENT: Morton, Padilla.

AN ORDINANCE 44,360

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 30 AND 31, BLOCK 1, NCB 7253, 100 BLOCK OF LA MANDA BLVD., FROM "B" TWO FAMILY RESIDENTIAL DISTRICT TO "B-1" BUSINESS DISTRICT, PROVIDED THAT PROPER PLATTING IS ACCOMPLISHED AND THAT A SIX FOOT SOLID SCREEN FENCE IS ERECTED ON THE WEST PROPERTY LINE.

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D. CASE 5707 - to rezone Lot 5, Block 3, NCB 2549, 802 S. Main Avenue, from "D" Apartment District to "O-1" Office District, located southeast of the intersection of S. Main Avenue and Sheridan Street; having 45' on S. Main Avenue and 151' on Sheridan Street.

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

No one spoke in favor of the request.

Mr. Ernie Lopez, 132 City Street, spoke in opposition to the rezoning. He pointed out that this is an old residential area and just across the river from the King William District. He asked that the Council leave it residential and not allow commercial zoning to encroach.

Mayor Becker asked if this area could be classified as a historic district and suggested that action in the matter be postponed three weeks to allow time for investigation and evaluation by the staff.

After consideration, Dr. San Martin moved that consideration of this zoning case be postponed for three weeks. The motion was seconded by Mr. O'Connell and carried by the following roll call vote: AYES: Cockrell, San Martin, Becker, Black, Lacy, O'Connell, Padilla, Mendoza; NAYS: None; ABSENT: Morton.

E. CASE 5721 - to rezone Lots 37-A, 38-B and 37-C, Block A, NCB 11529, 100 Block of Broadview Drive, from "A" Single Family Residential District to "R-3" Multiple Family Residential District, located on the northwest side of Broadview Drive being 99.15' southwest of the intersection of Holman Drive and Broadview Drive; having 354' on Broadview Drive and a maximum depth of 540'.

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 platting is accomplished and that a 65' building setback line is established on Broadview Drive. 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, Becker, Black, Lacy, O'Connell, Padilla, Mendoza; NAYS: None; ABSENT: Morton.

AN ORDINANCE 44,361

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 37-A, 38-B AND 37-C, BLOCK A, NCB 11529, 100 BLOCK OF BROADVIEW DRIVE, FROM "A" SINGLE FAMILY RESIDENTIAL DISTRICT TO "R-3" MULTIPLE FAMILY RESIDENTIAL DISTRICT, PROVIDED THAT PROPER PLATTING IS ACCOMPLISHED AND THAT A 65' BUILDING SETBACK LINE IS ESTABLISHED ON BROADVIEW DRIVE.

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F. CASE 5719 - to rezone Lot 23, NCB 10115, 400 Block of Recoleta Road, from "B" Two Family Residential District to "B-3" Business District, located on the south side of Recoleta Road, being approximately 790' west of San Pedro Avenue and 220' east of Beacon Avenue; having a width of 570' and a length of 930'.

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, Mrs. Cockrell made a motion that the recommendation of the Planning Commission be approved, provided that proper platting 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, Becker, Black, Lacy, O'Connell, Padilla, Mendoza; NAYS: None; ABSENT: Morton.

AN ORDINANCE 44,362

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 23, NCB 10115, 400 BLOCK OF RECOLETA ROAD, FROM "B" TWO FAMILY RESIDENTIAL DISTRICT TO "B-3" BUSINESS DISTRICT, PROVIDED THAT PROPER PLATTING IS ACCOMPLISHED.

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G. CASE 5711 - to rezone a 2.013 acre tract of land out of Parcel 5, NCB 15722, being further described by field notes filed in the office of the City Clerk, from Temporary "R-1" Single Family Residential District to "B-2" Business District; a 5.553 acre tract of land out of Parcel 5, NCB 15722, being further described by field notes filed in the office of the City Clerk, from Temporary "R-1" Single Family Residential District to "B-3" Business District; and a 11.294 acre tract of land out of Parcel 5, NCB 15722, being further described by field notes filed in the office of the City Clerk, from Temporary "R-1" Single Family Residential District to "I-1" Light Industry District, 12600 Block of O'Connor.

The subject properties are located on the southwest side of O'Connor Road, being 155' northwest of the intersection of O'Connor Road and Weidner Road; having 763.53' on O'Connor Road and a maximum depth of 1020'. An

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

Mr. Bruce Shepherd, the applicant, said that he had prepared a list of restrictions on this property which would be made a matter of record when the rezoning is approved. He distributed copies of the restrictive covenants to the Council. He pointed out that the "B-3" zoning is intended as a buffer for the residential area. It is very likely that this "B-3" zone will be dedicated as a drainage easement and he showed on a map how this would come about.

Mr. George Thien, 12810 Esplanade, spoke in opposition. He said that this rezoning would be a monetary gain for the owner of the property but all of the homeowners would lose. He asked that the rezoning be denied.

After consideration, Dr. San Martin made a motion that the recommendation of the Planning Commission be approved, provided that proper platting is accomplished, that a six foot solid screen fence is erected along the west property line and that a 100' building setback line be imposed on the west property line. Mr. Padilla 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, Becker, Black, Lacy, O'Connell, Padilla, Mendoza; NAYS: None; ABSENT: Morton.

AN ORDINANCE 44,363

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 2.013 ACRE TRACT OF LAND OUT OF PARCEL 5, NCB 15722, BEING FURTHER DESCRIBED BY FIELD NOTES FILED IN THE OFFICE OF THE CITY CLERK, FROM TEMPORARY "R-1" SINGLE FAMILY RESIDENTIAL DISTRICT TO "B-2" BUSINESS DISTRICT; A 5.553 ACRE TRACT OF LAND OUT OF PARCEL 5, NCB 15722, BEING FURTHER DESCRIBED BY FIELD NOTES FILED IN THE OFFICE OF THE CITY CLERK, FROM TEMPORARY "R-1" SINGLE FAMILY RESIDENTIAL DISTRICT TO "B-3" BUSINESS DISTRICT; AND A 11.294 ACRE TRACT OF LAND OUT OF PARCEL 5, NCB 15722, BEING FURTHER DESCRIBED BY FIELD NOTES FILED IN THE OFFICE OF THE CITY CLERK, 12600 BLOCK OF O'CONNOR ROAD, FROM TEMPORARY "R-1" SINGLE FAMILY RESIDENTIAL DISTRICT TO "I-1" LIGHT INDUSTRY DISTRICT, PROVIDED THAT PROPER PLATTING IS ACCOMPLISHED, THAT A SIX FOOT SOLID SCREEN FENCE IS ERECTED ALONG THE WEST PROPERTY LINE AND THAT A 100' BUILDING SETBACK LINE BE IMPOSED ON THE WEST PROPERTY LINE.

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H. CASE 5696 - to rezone Lots 8 through 11, Block R, NCB 14670, 8939 Rochelle Road, from Temporary "R-1" Single Family Residential District to "I-2" Heavy Industrial District, located on the southwest side of Rochelle Road, being 1700' southeast of the intersection of Stonykirk Road and Rochelle Road; having 1340' on Rochelle Road and a maximum depth of 1870'.

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

Mr. Camargo explained to the Council that even though this is an appeal case, only five affirmative votes are required because the property has temporary zoning.

Mr. James D. Stewart spoke for Dr. Neesvig, the applicant. He said that Dr. Neesvig is very active in youth activities and has purchased this land for use as a rodeo arena. It has non-conforming rights. In order to be able to operate during bad weather, he wishes to build a covered arena and in order to get a permit, the property must be rezoned. The original petition was for "I-2" zoning because of proposed stables on the property. The stables have been eliminated and therefore "B-3" zoning will be adequate. Dr. Neesvig would accept "B-3" zoning. He also said that he would be willing to reduce the area to be rezoned to include just the west 500' of the east 900' of lots 8, 9 and 10. This would leave a 400 foot buffer zone along Rochelle Road.

Mr. Tony Weisgarber, a neighbor, said that he opposed "I-2" zoning but would accept "B-3" zoning.

Speaking in opposition were:

W. Lee Leon, 114 Stoneykirk  
Mr. Jerry Turner, 9620 Rochelle Road  
David Houston, 5654 Hollyhock Road

Opponents spoke of fast driving, beer bottles and other litter as well as noise on Saturday nights. They also feared that rezoning would set a precedent for other commercial zoning in the area.

After consideration, Mr. Padilla moved that the Council approve the rezoning of the West 500' of the East 900 feet of Lots 8, 9 and 10, Block R, NCB 14670, from "R-1" Single Family Residential District to "B-3" Business District. The motion was seconded by Mr. Mendoza. On roll call, the motion, carrying with it the passage of the following Ordinance, prevailed by the following vote: AYES: San Martin, Becker, Black, Lacy, O'Connell, Padilla, Mendoza; NAYS: None; ABSENT: Cockrell, Morton.

AN ORDINANCE 44,364

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 500'  
OF THE EAST 900' OF LOTS 8, 9, AND  
10, BLOCK R, NCB 14670, 8939 ROCHELLE  
ROAD, FROM TEMPORARY "R-1" SINGLE  
FAMILY RESIDENTIAL DISTRICT TO "B-3"  
BUSINESS DISTRICT.

\* \* \* \*

I. CASE 5724 - to rezone Lots 13 through 16, Block 33, NCB 8430, 714 Vance Jackson Road, from "B" Two Family Residential District to "B-2" Business District, located southeast of the intersection of W. Wildwood Drive and Vance Jackson Road; having 100' on W. Wildwood Drive and 120' on Vance Jackson Road.

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

Mr. Camargo said that "B-1" zoning would accommodate the intended use of this property.

Mr. Manuel Chicon spoke for the applicant, Mr. and Mrs. E. J. Roberts, who want to start a cake decorating school. He said there would be very little traffic generated and no noise in connection with this business. He said that his client would accept "B-1" zoning and asked for Council approval.

Also speaking in favor were:

Mrs. Lois Nelso, 610 Vance Jackson  
Mrs. Joyce Reinhard, 2415 W. Wildwood

Speaking in opposition were:

Mr. John Searson, 2402 W. Wildwood  
Mrs. Eva Beater, 2423 W. Hermosa  
Mrs. James Fitzpatrick, 2407 W. Hermosa  
Mrs. D. P. Williams, 2419 W. Hermosa

After consideration, Mr. Padilla made a motion that the recommendation of the Planning Commission be overruled and "B-1" Business District zoning be approved. The motion was seconded by Mr. Mendoza and on the following roll call vote, the motion failed to carry the required seven affirmative votes and the motion was defeated: AYES: Becker, Black, Lacy, Padilla, Mendoza; NAYS: San Martin, O'Connell; ABSENT: Cockrell, Morton.

74-47

MR. LEO MENDOZA, SR.

Mayor Becker recognized Mr. Leo Mendoza, Sr. in the audience and welcomed him to the meeting.

74-47 There was a short recess from 3:50 P. M. to 4:05 P. M.

74-47 Mayor Becker was obliged to leave the meeting and Mayor Pro-Tem Mendoza presided.

74-47 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 Dr. San Martin, seconded by Mr. O'Connell, was passed and approved by the following vote: AYES: San Martin, Black, Lacy, O'Connell, Mendoza; NAYS: None; ABSENT: Cockrell, Becker, Morton, Padilla.

AN ORDINANCE 44,365

APPROVING PLANS AND SPECIFICATIONS FOR  
CONSTRUCTION OF BUILDINGS AND IMPROVE-  
MENTS IN MAHNCKE PARK, AT THE SOLE  
EXPENSE OF SAN ANTONIO GARDEN CENTER,  
INC. SAID COMPLEX TO BE USED AS A  
GARDEN CENTER.

\* \* \* \*

74-47 The following Ordinance was read by the Clerk and explained by Mr. Cipriano Guerra, Director of Planning and Community Development, and after consideration, on motion of Dr. San Martin, seconded by Mr. O'Connell, was passed and approved by the following vote: AYES: San Martin, Black, Lacy, O'Connell, Mendoza; NAYS: None; ABSENT: Cockrell, Becker, Morton, Padilla.

## AN ORDINANCE 44,366

AUTHORIZING EXECUTION AND FILING FOR RECORD OF A VACATING AND RESUBDIVISION PLAT FOR CERTAIN PROPERTIES, IN CONNECTION WITH THE FARMER'S MARKET PARKING GARAGE CONSTRUCTION PROJECT.

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74-47 The Clerk read the following Ordinance:

## AN ORDINANCE 44,367

SETTING A DATE, TIME AND PLACE FOR A PUBLIC HEARING ON THE PROPOSED ANNEXATION BY THE CITY OF SAN ANTONIO OF 17.206 ACRES OF LAND IN THE VICINITY OF O'CONNOR AND STAHL ROADS; AND AUTHORIZING AND DIRECTING THE CITY MANAGER TO PUBLISH NOTICE OF SUCH PUBLIC HEARING.

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The Ordinance was explained by Mr. Cipriano Guerra, Director of Planning and Community Development, who said that this proposed annexation was requested by the Northeast Independent School District. The original request was for fifty acres more or less but has been reduced to 17.206 acres. This ordinance simply schedules a public hearing for October 10th. He recommended adoption of the ordinance.

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

74-47 The following ordinances were read by the Clerk and explained by Mr. Mel Sueltenfuss, Director of Public Works, and after consideration, on motion made and duly seconded, were each passed and approved by the following vote; AYES: San Martin, Black, Lacy, O'Connell, Mendoza; NAYS: None; ABSENT: Cockrell, Becker, Morton, Padilla.

## AN ORDINANCE 44,368

ADOPTING A SCHEDULE FOR CONSTRUCTION OF T-073 RILLING ROAD INTERCEPTOR/LIFT STATION PROJECT AND GUARANTEEING THAT SAID PROJECT WILL BE CONSTRUCTED IN ACCORDANCE WITH APPLICABLE LAWS, RULES AND REGULATIONS, AND WITH THIS SCHEDULE.

\* \* \* \*

AN ORDINANCE 44,369

AUTHORIZING THE CITY MANAGER TO EXECUTE A STANDARD PROFESSIONAL SERVICES CONTRACTS WITH VARIOUS ENGINEERING FIRMS TO PROVIDE ENGINEERING SERVICES AND PREPARE PLANS AND SPECIFICATIONS FOR CONSTRUCTION OF VARIOUS CITY PROJECTS; APPROPRIATING FUNDS AND AUTHORIZING PAYMENT TO THE VARIOUS FIRMS FOR THEIR FEES AND PROVIDING FOR MISCELLANEOUS CONTINGENT EXPENSES IN CONNECTION WITH SAID PROJECTS.

\* \* \* \*

74-47 The Clerk read the following Ordinance:

AN ORDINANCE 44,370

ACCEPTING THE LOW QUALIFIED BID OF T. J. McCULLOCH, INC., FOR CONSTRUCTION OF THE MODEL CITIES PARK RECREATION BUILDING AT 36TH AND SAN FERNANDO STREETS PROJECT, FOR A TOTAL OF \$243,937.00; AUTHORIZING EXECUTION OF A STANDARD PUBLIC WORKS CONSTRUCTION CONTRACT COVERING WORK ON THIS PROJECT; AUTHORIZING PAYMENT OF THE SUM OF \$259,869.00, WITH \$243,937.00 PAYABLE TO SAID CONTRACTOR, \$3,732.00 PAYABLE AS ADDITIONAL ARCHITECTURAL FEES, AND \$12,200.00 TO BE USED AS A MISCELLANEOUS CONTINGENCY ACCOUNT; AND AMENDING THE BUDGET FOR THIS PROJECT.

\* \* \* \*

The Ordinance was explained by Mr. Ron Darner, Director of Parks and Recreation, who said that this contract is for the construction of Richard Cuellar Park Recreation Center located in Richard Cuellar Park. He recommended adoption of 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: San Martin, Black, Lacy, O'Connell, Mendoza; NAYS: None; ABSENT: Cockrell, Becker, Morton, Padilla.

74-47 The following Ordinances were read by the Clerk and explained by Members of the Administrative Staff, and after consideration, on motion made and duly seconded, were each passed and approved by the following vote: AYES: San Martin, Black, Lacy, O'Connell, Mendoza; NAYS: None; ABSENT: Cockrell, Becker, Morton, Padilla.

AN ORDINANCE 44,371

AUTHORIZING MR. JAY W. FOSTER TO CONSTRUCT A NINE FOOT FENCE ALONG THE REAR OF HIS PROPERTY AT 115 BARBARA.

\* \* \* \*

## AN ORDINANCE 44,372

AMENDING THE CURRENT BUDGET AND PAY PLAN OF THE CITY OF SAN ANTONIO, BY DELETING CERTAIN PERSONNEL POSITIONS FROM SAID BUDGET, CREATING CERTAIN TITLES, CLASSIFICATIONS AND RANGES IN THE PAY PLAN; AUTHORIZING ADDITIONAL PERSONNEL POSITIONS IN THE BUDGET, AND CHANGING THE PAY RANGE OF MULTI-SERVICE CENTER COORDINATORS.

\* \* \* \*

## AN ORDINANCE 44,373

CLOSING AND ABANDONING PRODUCE ROW BETWEEN NEW CITY BLOCKS 318 AND 634 AND A NARROW STRIP OUT OF DOLOROSA STREET IN NEW CITY BLOCK 318, FOR USE BY THE DEPARTMENT OF MARKET AND PARKING OF THE CITY OF SAN ANTONIO.

\* \* \* \*

74-47 The Clerk read the following Ordinance:

## AN ORDINANCE 44,374

AUTHORIZING EXECUTION OF A CONTRACT WITH THE UNLIMITED PENCIL, INC., PROVIDING FOR PREPARATION OF MATERIALS TO IMPLEMENT MARKETING STRATEGY DEVELOPED FOR THE SAN ANTONIO/BEXAR COUNTY ENERGY CONSERVATION PROGRAM, IN CONSIDERATION FOR PAYMENT OF NOT MORE THAN \$45,550.00; AND AUTHORIZING PAYMENT TO SAID COMPANY.

\* \* \* \*

The Ordinance was explained by Mr. Stewart Fischer, Director of Traffic and Transportation, who said that this contract covers preparation of various types of advertising materials designed to encourage people and organizations to join in the car pooling program. There will be newspaper advertising in addition to television and radio ads. Brochures are also being prepared. All funds spent will be refunded to the City by the Federal Highway Administration.

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

74-47 Mayor Becker returned to the meeting and presided.

74-47 The following Ordinance was read by the Clerk and explained by Mr. Stewart Fischer, Director of Traffic and Transportation, and after consideration, on motion of Mr. O'Connell, seconded by Mr. Lacy, was passed and approved by the following vote: AYES: San Martin, Becker, Black, Lacy, O'Connell, Padilla, Mendoza; NAYS: None; ABSENT: Morton.

AN ORDINANCE 44,375

AUTHORIZING EXECUTION OF A CONTRACT WITH ILLIUM/OCTOPUS, INC. PROVIDING FOR PREPARATION OF MARKETING STRATEGY FOR CARPOOLING/BUSPOOLING, IN CONNECTION WITH THE SAN ANTONIO/BEXAR COUNTY ENERGY CONSERVATION PROGRAM, IN CONSIDERATION FOR PAYMENT OF NOT MORE THAN \$14,500.00; AND AUTHORIZING PAYMENT TO SAID COMPANY.

\* \* \* \*

74-47 The Clerk read the following Ordinance:

AN ORDINANCE 44,376

AUTHORIZING WRITE-OFFS OF ACCOUNTS RECEIVABLE TOTALING \$3,125.00 FOR SERVICES RENDERED BY THE CITY EMERGENCY MEDICAL SERVICES DIVISION, FIRE DEPARTMENT, IN ACCORDANCE WITH RECOMMENDATIONS OF THE AMBULANCE REVIEW COMMITTEE.

\* \* \* \*

The Ordinance was explained by Mr. Ramon Garcia, Assistant Finance Director, who said that the accounts to be charged off have been approved by the Ambulance Review Committee and are accounts up to August 31, 1974. They are no longer considered collectible for various reasons.

Mr. Padilla asked what has been done to tighten up on collection of Emergency Medical Service fees.

City Manager Granata said that EMS technicians have been asked to get better identity information and addresses of the persons being transported by EMS. Closer cooperation is also being obtained from the hospitals. The staff will continue to strive to improve collections.

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

74-47 The following Ordinance was read by the Clerk and explained by Mr. John Brooks, Director of Purchasing, and after consideration, on motion of Mr. Padilla, seconded by Mr. O'Connell, was passed and approved by the following vote: AYES: San Martin, Becker, Black, Lacy, O'Connell, Padilla, Mendoza; NAYS: None; ABSENT: Cockrell, Merton.

AN ORDINANCE 44,377

ACCEPTING THE LOW BID OF MAIL WELL ENVELOPE CO. TO FURNISH THE CITY OF SAN ANTONIO WITH ENVELOPES FOR A TOTAL OF \$2,395.10.

\* \* \* \*

September 26, 1974

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74-47 The following Ordinance was read by the Clerk and explained by Mr. John Brooks, Director of Purchasing, and after consideration, on motion of Mr. O'Connell, seconded by Mr. Padilla, was passed and approved by the following vote: AYES: Black, Lacy, O'Connell, Padilla, Mendoza; NAYS: None; ABSENT: Cockrell, San Martin, Morton; ABSTAIN: Becker.

AN ORDINANCE 44,378

ACCEPTING THE LOW QUALIFIED BIDS OF AGGIE CHEMICAL INDUSTRIES, AND INDUSTRIAL SOLVENTS, TO FURNISH THE CITY WITH SOIL STERILANTS FOR A TOTAL OF \$3,485.00; AND AUTHORIZING PAYMENT TO SAID COMPANIES.

\* \* \* \*

74-47 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: Becker, Black, Lacy, O'Connell, Padilla, Mendoza; NAYS: None; ABSENT: Cockrell, San Martin, Morton.

AN ORDINANCE 44,379

ACCEPTING THE LOW BID OF SUGARMAN'S UNIFORMS, INC. AND BLAUER MFG. CO., INC. TO FURNISH THE CITY OF SAN ANTONIO WITH CERTAIN CROSSING GUARD UNIFORMS FOR A TOTAL OF \$12,387.68.

\* \* \* \*

AN ORDINANCE 44,380

ACCEPTING THE LOW QUALIFIED BID OF DAVE'S HOUSE OF GUNS, INC., TO FURNISH THE CITY WITH POLICE FIREARMS FOR A NET TOTAL OF \$32,600.00; ACCEPTING THE HIGH QUALIFIED BID OF RICHARD A. SHERBURNE, INC., FOR PURCHASE OF USED POLICE REVOLVERS FOR A NET TOTAL OF \$20,644.35; AND AUTHORIZING PAYMENT FOR SAID FIREARMS.

\* \* \* \*

AN ORDINANCE 44,381

AUTHORIZING THE PURCHASE OF 1975 CRISS CROSS DIRECTORIES FROM THE CRISS CROSS SERVICE, BARD A. LOGAN DIRECTORIES, FOR A TOTAL OF \$2,352.00; AND AUTHORIZING PAYMENT TO SAID COMPANY.

\* \* \* \*

AN ORDINANCE 44,382

AUTHORIZING THE PURCHASE OF 1970 UNIFORM BUILDING CODE BOOKS FROM INTERNATIONAL CONFERENCE OF BUILDING OFFICIALS FOR A TOTAL OF \$1,030.00.

\* \* \* \*

AN ORDINANCE 44,383

ACCEPTING THE LOW QUALIFIED BIDS OF AUDIO VISUAL AIDS CORP., SONOCRAFT CORPORATION AND DONALD L. SMITH CO., TO FURNISH THE CITY WITH AUDIO VISUAL TRAINING AIDS FOR A TOTAL OF \$1,363.65; AND AUTHORIZING PAYMENT TO SAID COMPANIES.

\* \* \* \*

AN ORDINANCE 44,384

ACCEPTING THE LOW BIDS OF ADVANCE DRUG & SURGICAL SUPPLY, INC., GENTEC HOSPITAL SUPPLY, AND STANLEY SUPPLY CO., INC., TO FURNISH THE CITY OF SAN ANTONIO WITH EXAMINING AND DIAGNOSTIC INSTRUMENTS FOR A TOTAL OF \$5,372.10.

\* \* \* \*

74-47 The following Ordinances were read by the Clerk and after consideration, on motion made and duly seconded, were each passed and approved by the following vote: AYES: Becker, Black, Lacy, O'Connell, Padilla, Mendoza; NAYS: None; ABSENT: Cockrell, San Martin, Morton.

AN ORDINANCE 44,385

APPOINTING MAYOR CHARLES L. BECKER AND COUNCILMAN LEO MENDOZA, JR., AS THE CITY'S REPRESENTATIVES ON THE EXECUTIVE COMMITTEE OF THE RIVER CORRIDOR ADVISORY COMMITTEE.

\* \* \* \*

AN ORDINANCE 44,386

APPOINTING MRS. VIVIAN HAMLIN CHAIRMAN OF THE SAN ANTONIO BICENTENNIAL COMMISSION; MRS. CHESTER S. McMILLAN AS VICE CHAIRMAN, HERITAGE '76; AND FLOYD SCHNEIDER AS VICE CHAIRMAN, HORIZONS '76. (FOR TERMS EXPIRING DECEMBER 31, 1976).

\* \* \* \*

Mrs. Vivian Hamlin is replacing Mr. Jack Newman.  
Mrs. Chester S. McMillan is replacing Mrs. Vivian Hamlin.  
Mr. Floyd Schneider is replacing Mr. David Strauss.

74-47 The Clerk read the following letter:

September 20, 1974

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

Gentlemen and Madam:

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

September 16, 1974

Petition of Mr. Ben F. Hutcherson, 250 Lilla Jean Drive, San Antonio, Texas, requesting a property line variance necessary for construction of a carport to be located at 250 Lilla Jean Drive, Lot N, IRR 60.81' of Lot 14 and N. IRR 60.81' of Lot 13, Block 11, NCB 7384.

\* \* \* \*

/s/ J. H. INSELMANN  
City Clerk

There being no further business to come before the Council, the meeting adjourned at 4:50 P. M.

A P P R O V E D



M A Y O R

Charles L. Becker

ATTEST: *J. H. Inselmann*  
City Clerk

ADDENDUM TO THE MINUTES OF  
SEPTEMBER 26, 1974

PETITION OF SOUTHWESTERN BELL TELEPHONE CO.  
FOR A RATE INCREASE

74-47 The following conversation took place:

MAYOR BECKER: There is a presentation by Mr. Reed of the Southwestern Bell Telephone Company petitioning for an increase in telephone rates. I understand there are several people here this morning, several citizens, that would like to speak on this subject and I'd only like to say this, if I may. We will have a public hearing on this matter. This is the first time the Council has heard of it. I don't know that any great thing could be accomplished this morning, frankly, by listening to a lot of reasons why the increase should or should not be granted for that matter. So, if you would only please try to remember that there will be a time and a place to speak on this subject. You can speak til your hearts desire, so this morning we could limit our remarks to Mr. Reed's request I think it would be beneficial. So Mr. Reed, would you like to come forward please.

MR. J. R. REED: Thank you, your honor, and members of the City Council.....

(A copy of Mr. Reed's prepared statement was distributed to each Council member and is on file with the papers of this meeting.)

MAYOR BECKER: Thank you, Mr. Reed. Do any of the Council members have any questions of Mr. Reed? All right, I'd like to recommend, if I may, that we ask the firm of O'Brien and Gere to take the rate request and analyze it for us as expeditiously as possible and come back to this Council with an answer regarding this request.

MRS. LILA COCKRELL: Mr. Mayor, I really question whether we need to pay an outside consultant on this. I had really thought to propose that we refer it to our City staff. In our Finance Department we have a lot of expertise and I'm just beginning to question the amount of money we're paying for outside consultant fees on some of these things. I know that at the present time the office of utility supervisor is vacant. I really feel that perhaps we should fill the office of the utility supervisor and not continue to run up the expense of these outside consultants. I'm just wondering if we couldn't get the same thing accomplished by a staff review. I think Carl White and his staff are very competent to review this kind of thing.

MAYOR BECKER: My only reason, Lila, for suggesting that firm is that it is an engineering firm and I thought the citizenry might feel better about having the expertise, the ability that seems to be inherent in that particular firm to investigate this thing, that the citizens might have a more secure feeling with their recommendation then just our own particular recommendation that would emanate from the City, you might say. I can accept either way as far as I'm personally concerned.

DR. SAN MARTIN: Mr. Mayor, I'd like to say that I'm perfectly familiar with the idea of having our own supervisor of utilities in our own City Hall staff but, unfortunately, in order to attract the kind of person who is extremely capable in all areas of utilities such as gas, light, water, sewer, and telephone, you need a highly qualified person and those people come high, Mrs. Cockrell, to begin with. We did have one at one time but even so we still went to the outside consultants. Besides I don't think we could really keep a full time utilities supervisor here in the City because there isn't that much work to do except maybe every other year we have a request from the Telephone Company and City Public Service Board. I think that the money that we spend in our outside consultants is not only well justified but it actually saves us money in the long run and besides these people are highly qualified. That's all they do all the time. I'd feel better if we have an expert opinion

outside our own staff. I'm not discounting the ability of our staff, Mr. Granata, to do that, but I'd personally will feel better if we do have the outside consultant go over these figures and help our City staff provided, Mr. Granata, that they do not stretch over five or six months. I think that this particular request should not be anywhere close to the City Public Service request that took several months.

MRS. COCKRELL: Mr. Mayor, may I ask what was the total that we paid O'Brien and Gere on the CPS rate hike?

CITY MANAGER GRANATA: If memory serves me correctly, you have authorized an expenditure of up to \$60,000 - not to exceed.

MRS. COCKRELL: \$60,000 - now I think that's a whopping amount and.....

CITY MANAGER GRANATA: Through Phase II.

MRS. COCKRELL: And very honestly they came in first with the 25 percent rate increase and I could have closed my eyes and said, we'll end up with something like 18 or 19 percent. They came back with 19 percent. So I don't know really that the citizens were so terribly assured by what came back in that consultant's report and I'm just not sure it's worth that kind of money. Do we have any estimate on what it would cost on this round?

CITY MANAGER GRANATA: No, I was going to respond this way, staff is ready to go either your way or whatever the will of the Council or with the consultant. We're capable of doing it in house. Unfortunately, it's difficult to convince people when we do do it in the house. I'll lay it right on the line. I would suggest that we go with O'Brien and Gere, before you retain them, that I seek a proposal to see what it's going to cost and maybe you may not want to retain them after the figure comes on several proposals.

MRS. COCKRELL: We need to take a really fine look at the cost of this thing because just to try to wrap it up in ribbons and try to make it more palatable to public, they're going to have to pay it anyway whenever this Council makes the final decision and I think we ought to take a real hard look at the cost and also the contractor involved in the thing.

MAYOR BECKER: Lila, I was on the last Council as was Mr. Mendoza and Mr. Padilla. I can assure you that this Council has spent probably, and I'm just bringing figures off of the top of my head, probably 1/25th of what was spent by the last City Council for various and sundry consultant fees and so forth. I think when we're obviously wasting money on some of these things as we certainly could easily see that it was being wasted the last term, I'm just as much in opposition to that as you are. I think that in the matter of some of these things such as the City Public Service Board, I don't regard that as a waste of money because I feel that had the City Council that was in office at the time of the construction and the acceptance of the Alamo gas contract investigated into the matter more thoroughly and wouldn't be wrapped up in the mess we are today. So, I too view the taxpayers' money about as guardedly as anybody. I do think, however, there is a time to be thrifty and there's a time to be judiciously willing to spend a few dollars and, frankly, the firm of O'Brien and Gere is going to be called upon to do additional work with the concurrence of the City Council on such items as the matter of the coal contract and where are we going to obtain our coal and how are we going to minimize the cost of any of these things such as power plant construction and all those things that directly affect the citizens. I am not completely sure in my own mind that it is not the Council's responsibility to monitor the events or whatever is taking place at the City Public Service Company, just as if it were our own agency because, in effect, it is. I think that was borne out when the last rate increase was given and the citizenry all showed up here to voice their protest. They didn't go to the City Public Service Board because I happen to be a member of both and I can say that the ratio was about 10,000 to 1 in favor of those that made an appearance here versus those that showed up over there at the City Public Service. So, I am not going to ever really, you know, support any type of activity where I think

will be penny-wise and pound-foolish. We are living in very hazardous times. We are living in times that are not in any way to be compared with, you might say, normal times. As long as this condition exists in the world, and God knows it's difficult for anybody to place their finger on what is going to happen next with respect to the money market or the commodity market or the materials that the telephone company has to deal with, labor supply or anything else. I just can't bring myself about to view the expenditure of a few thousand dollars on something to analyze this appropriately and correctly as being wasteful or extravagant.

MRS. COCKRELL: Mr. Mayor, I guess I would feel better about going with this consultant this time if in their analysis of the CPS rate increase, they had advised and warned the Council of many of the things that happened and had they called our attention to the probable impact of the fuel adjustment clause, and the fact that the giving of the rate increase at that particular time, would result in not 19 percent but in some cases 200 percent raises. I don't feel that their report called any of these things to the Council's attention. At any rate, I do think that if the Council majority wishes to go this way that we should at least get an estimate of the amount involved before we make a final decision.

MAYOR BECKER: I agree with that.

MRS. COCKRELL: A few dollars is one thing but \$60,000 is something else.

MAYOR BECKER: Well, it wouldn't be \$60,000 in this matter. I can assure you that and I haven't even discussed it with them. But, I would like to say that in that connection with respect to the utility rate increase. I don't believe that there was anybody that could have predicted what exactly took place. There was no precedent, there was nothing to use as a bench mark or an established reference point in the history of the nation, you might say, that would point to a 19 percent rate increase that ultimately came out to be from 200 to 300 percent. There was an occurrence there that almost defies description whereby three or four factors all happen to reach a point of confluence, you might say, simultaneously. Quite honestly, had we done the rate increase earlier in the winter months of the - or the cooler months, the increase would not have been as dramatic. Had we done it now, at this time of the year when the air conditioning load is generally less, it would also not have been as great but when the fuel cost and the hot weather and the humidity and everything else all arrive simultaneously at one point, well, it was disastrous and I don't think we have to elaborate on that because most of us are lucky to be here today alive and well and living at City Hall. I am not, I am just trying to say that I don't think anybody could have foreseen that just as even the leading financial people in the world have not been able to foresee this tight money market and the resultant high interest costs. There hasn't been one single monetary agency that was able to predict the situation that the world is in today, not just the United States with a prime that was just recently almost approaching 13 percent. We are living in very troubled, precarious, unusual, chaotic, times and those that think that serving in public office today is a breeze, all I can say to you is that I recommend you try it. It's just Russian roulette, only on a daily basis, so.....

MR. GLENN LACY: Mr. Mayor, I would just like to say that I think that the Southwestern Bell and Mr. Reed have made a very thorough presentation and if these figures are right, it wouldn't take a genius (inaudible) to see at least that they have analyzed it and they really have broken it down. Unless those figures are in error, then it would seem to me that we have the kind of people that ought to be able to evaluate and we ought to be able to make a decision but before we would turn it over to some other agency to study it for us, I'm like Mrs. Cockrell, I'd sure like to know what they are going to charge us.

DR. JOSE SAN MARTIN: We don't usually order any outside consultant study until we have a proposal from them and then we accept it and pass it. Now, before we go any further, I would like to ask Mr. Reed how this rate increase compares with other major cities in Texas, like Houston, Dallas, Fort Worth, El Paso, Austin.

MR. REED: I will give you both dollars and percent. Take Houston first. Now ours is a 9.8 percent increase in revenue, \$5.71 million dollars. Houston City staff has recommended \$28 million, a 15.7 percent increase. That has already come through as a recommendation from City staff. Dallas, the request pending, the proposal is \$23.3 million, a 16.7 percent increase. Austin, another City where we have a rate application pending, has proposed \$6.4 million, a 24.2 percent increase in revenues. So those are the major cities.

DR. SAN MARTIN: How do their wage scales compare to ours, Jim?

MR. REED: We have, basically, a four scale occupational wage schedule. Houston and Dallas and San Antonio are all on the same wage scale. Austin is on one notch below it.

DR. SAN MARTIN: In other words, you pay your Austin people a little less.

MR. REED: A little bit.

DR. SAN MARTIN: For a time, the community in San Antonio was not receiving that impact on your wage scale because it was lower than the Schedule A in Houston, I think it was.

MR. REED: In 1971, yes, 1971 when we were in bargaining at that time, I believe I am correct here, San Antonio was reclassified to what we call a Schedule 1 Town for wage purposes, the highest we have.

DR. SAN MARTIN: The effect of the nation-wide labor settlement would reflect the same amount of wage increase to the people in San Antonio as they would in Dallas and Houston?

MR. REED: Yes. Each one would get the same amount depending upon their job and their level. It would be the same.

MRS. COCKRELL: Mr. Mayor, at this time I would like to ask the staff to study the feasibility of again having a Utility Supervisor on the staff. Now if there is not sufficient work load to keep one person occupied full-time, I think we could investigate the possibility of a shared person. A top level person at the top salary that was mentioned. Perhaps we could share this person with the City of Austin, or the City of Houston, or some other city in Texas nearby and have half his time if that's how much we need. But I think that a full-time utility supervisor or a half-time utility supervisor would give us the capability to do these things in staff and then, in addition to that, it's just not a matter of reviewing a rate increase when it comes in, it's the matter of continually monitoring and evaluating and reporting and being our liaison person to these utilities. Of course, the Mayor serves on our other three utility boards, but I think we do need a staff person monitoring the rates and the structure of these financial matters all of the time. I do hope that the staff will look into the possibility of again having this in staff capability and I feel that in the long run, we will save dollars by having this in staff capability.

MAYOR BECKER: The fallacy of the last situation that we had, of the last situation that we had, Lila and Council, as you probably remember, was the fact that the person appointed to represent the City seemed to also simultaneously, and in philosophical ways and views also represented the utilities. So we had a hand in glove situation that really didn't amount to anything worthwhile. Now, what we need is someone to view all the activities, as Mrs. Cockrell has pointed out, that will be an advocate of the people so to speak and the City rather than an advocate of the utilities and this is where they have to be detached and not serving in any dual capacity with both the City and the City-owned agencies.

MR. GRANATA: If I may respond, Dr. San Martin recalls, we did have the position back in '52 and we had he and two assistants and two secretaries which runs up quite an annual salary, too. The time came for a rate increase, they would still then retain a consultant to assist. It is very difficult and we do have people capable in Mr. White's staff to make this study. It's just that when we make the study they quickly say "well, he's tied in with the utility" and sometimes they think of a man from the outside. It is a difficult decision to make. I want to correct one statement, however, that I did make and I shouldn't have answered as quickly as I did...I shouldn't rely on my memory. The cost for O'Brien and Gere to date is \$110,000 has been authorized, not \$60,000 as I responded. I called for information. On January 31, there was \$30,000. It was amended in May for Phase II and additional \$70,000 and in June \$10,000 and the request came in yesterday on the coal so that we all know is an additional \$20,000. I'm just bringing it out for the benefit of all and as far as I'm concerned they have earned it, but I want you to know that facts because I'm sorry I responded with \$60,000 this morning.

DR. SAN MARTIN: Mr. Mayor, may I just say one more thing. And I say this in all sincerity, in all candor, I don't want to be critical of any individual much less of any member of any Council that I ever served with but after serving on the Commission on Inquiry appointed by City Public Service Board to investigate the Alamo Gas Contract for 1961, Mr. Mayor, it just makes you sick that somebody could underestimate the gas reserves for the City of San Antonio by 50 per cent. I don't care how much money it costs but at least we have the satisfaction of knowing that we're doing our darnest best. Our responsibility to the people of San Antonio that the same thing that happened with the doggone gas reserves in 1961 is never going to happen again because it makes you sick when you go through the reports, the testimony of all the people that were involved and nobody seems to give a hoot about the people. They just took the word of one person who was supposed to be the top expert in the field and even he himself admitted under oath to our commission that he had underestimated the doggone thing by 50 per cent and Mr. Mayor I don't think we can afford to do that again.

MAYOR BECKER: I think that if we ever do, or if this Council in any way we are part and party to such a thing we should all be strung up. I'll just be very candid about it. That has to go down in the history of the City as one of the black days of all times. Now, when we're talking about the \$110,000 that we're paying to O'Brien and Gere, that covers the multitude of investigations of our City-owned agency, the City Public Service. It just wasn't the matter of the 19 per cent rate increase that cost that much money. We're going in depth over there to analyse the structure, the staff, the capability of the people involved, the methodologies that are employed at arriving at bidding practices and everything else. We are overhauling that thing and putting it under a microscope so thoroughly and totally and completely that I'm surprised that it doesn't cost four or five times that....

MR. GRANATA: They're also going to study the efficiency of the construction department of CPS whether its best to do it there or go on contract in competitive business.....Now there are many, many studies involved.

MAYOR BECKER: Now, the matter of the coal that we added just recently here comes about this standpoint. Since I've been on this Council which is now three plus years, it seems like just yesterday, like a million years ago, but anyway, I started talking about coal, lignite, slurry transportation of coal through the slurry method and all those kind of things. And as a Councilman I can truthfully say that I came up with absolutely nothing but blank stares and no answers whatsoever. In the meantime, Texas Utility has been burning lignite for twenty-five plus years. Certain chemical companies situated on the Texas coast have been burning lignite, and rather successfully, for a number of years. The

introduction of lignite as a fuel has been something that's been the order of the day in Europe for almost a century. Instead of that we go all the way to the State of Wyoming to make a contract for what the United States Geological Survey calls sub-bituminous lignite. The transportation of that product from Wyoming here would probably be somewhere in the neighborhood of at least double to triple just the cost of the product alone. The reason why we are using the services of O'Brien and Gere in respect of investigating the possibility of using Texas lignite is manifold. One is to eliminate the cost of the transportation. Two, is to be able to construct the plant at what is referred to as mine mouth, that's right near the source of the deposit. Three, is to absolutely eliminate the hazard of being taxed to death by the various states as this product is leaving these states because they're not going to permit these resources to leave these certain states without a tremendous tax placed upon them. Certain of those states are already in the process, if not having already done so, their legislative bodies are studying the method of taxation. So it seems to me to be rather impractical to go all the way to Wyoming to use a product that we have right here in our own State. This is one of the reasons why we are calling upon O'Brien and Gere. Now I might also say through the point of clarification that the City Public Service has engaged Southwest Research Institute to help them with this matter. I think it would behoove the City Council to use the firm of O'Brien and Gere to be a double check so that we don't run back head on into the same possibility we ran into with this Alamo Gas deal. You can't be too careful when they're talking about something which is as basic as this.

MR. LACY: Mr. Mayor, we're talking about reserves and things of that nature. I don't say it's very analagous about the telephone situation. I don't think we could go that far astray with reserves and so on.

MAYOR BECKER: I'd like to say that while I was gone last week that certain Council members had an opportunity to voice their opinion when they were queried by some of the press with respect to this rate request of the telephone company. I read those comments rather briefly, rapidly, when I came back to the City. I'd only like to add my comments to the matter that after the rate application is studied, I can't see how we have any alternatives but to support a reasonable rate request as proposed by the telephone company. I will go on record right now as saying that we have in this country of ours, the finest telephone system that's found any where in the world and for those that have used telephones elsewhere in other foreign nations. I can remember in one country in particular when not over twenty years ago it used to take a total of a week to make a long distance call from that country back to the United States of America. So all of us are apprehensive about the increasing cost of everything. We're apprehensive and concerned about the inflationary pressures on citizens. I also, and I hate to bring this up but it's a pretty good analysis in my own ignorant way of looking at it, I'd rather be able to pick up a phone and efficiently and effectively long distance call any place in the United States almost in a matter of instant and have that type of service then go back to tom-toms and smoke signals because that is just not in keeping with today's method of living. So in case anybody wonders where I stand on this thing they now know. I didn't leave town to escape giving an opinion on how I feel about this rate request. I intend to support it in every way that I possible can if it's reasonable.

DR. SAN MARTIN: Mr. Mayor, I'd like to move that the staff be directed to secure a proposal from O'Brien and Gere and have it for our consideration for next week and in the meantime work with the telephone people to start reviewing their proposal.....

Mr. O'CONNELL: Mr. Mayor, I'd like to ask that on that proposal that we get some time element added to it.

MR. MENDOZA: Mr. Mayor, are we also instructing the staff to review this for us?

MAYOR BECKER: Well, it will happen simultaneously.

MR. MENDOZA: Okay. So we are asking for two things then?

MAYOR BECKER: Has there been a motion made? Is there a second?

REV. BLACK: Second the motion.

MAYOR BECKER: Okay, any further discussion? All in favor? All opposed?

MRS. COCKRELL: No.

MAYOR BECKER: Alright, Mrs. Cockrell would like to be recorded as voting in opposition.

MRS. COCKRELL: I feel our staff has the capability of doing this and I think the answer is going to come back and I think the rate increase is going to be given. I think we can save the tax payers some money by not putting the window dressing on the whole thing.

MR. LACY: I would say one thing, Mr. Mayor, that to a degree we have had an opportunity of some expertise reported to us on the Policemen and Firemens Pension Board. What it did was show what Northeastern Bell and AT & T and various other companies and figures that I saw showed that Southwest Bell here that it's imput wasn't equivalent to the other companies if I am correct.

REVEREND BLACK: Mr. Mayor, since there has been some discussion on the matter, the validity of a consultant on this matter, I would like to make this statement with reference to that. I think that we're asking citizens of this community to put in almost \$6 million. If you're going to ask the citizens to put in \$6 million, I think you've got to view what you pay for consultants against what your asking. Therefore, while that amount of money might appear to be large when isolated, when you actually weigh it against what you're actually asking the citizens to do it seems to me that you have the responsibility for the best possible advice that you can get and you're not asking them to simply do this one year, you're asking them to repeat this. This is an ongoing process. I would like certainly to say that we measure the consultat fee not simply against an isolated amount but we measure it against the kind of economic impact we're making on the community and this, to me, it seems that it requires as much independent advice as we can get. This is the way in which I veiw the consultants.

MAYOR BECKER: I agree with you Reverend.

MRS. COCKRELL: Mr. Mayor, I would like to add that since the Mayor and the Council have so much conficence in this firm, I think it would be very nice if we could get them to analyze the potential Alamo Gas situation that's now building up in the Water Board where our Water Board apparently does not face up to the need for surface water and is not moving ahead as fast as I would like to see them in securing surface water supplies. Perhaps they would be helpful in that respect.

MAYOR BECKER: Well, Lila, I'm not going to debate that point with you this morning because we could be here all day on that subject. I'm sorry that you feel that way about it, however, you are entitled to your opinion, certainly, everybody is. I can only say that, as a property owner in the City of San Antonio and as a member of an organization that has probably as much borrowed capital to repay as any company in the City, I'm not about to permit the City to go dry if I can help it. I can assure you of that. I mean I'd be in a heck of a fix if I did both politically and financially as a private citizen. Please bear with us, we're not going to permit this great area of ours to turn into a vast waste land or anything resembling the Sahara Desert, I can assure you that. Well, all right, Mr. Reed is there anything further that you would like to say?

MR. REED: No, I just want to stress the fact, your honor, that in this situation we're talking about \$1.20 on a bill and that's what it is for one party residence service. As long as we stick a dollar amount I don't think there can be any misunderstanding.

MAYOR BECKER: If you happen to buy cigarettes out of a cigarette machine that's approximately two packages of cigarettes.

MR. REED: And I do.

MAYOR BECKER: Well, I don't so.....

MR. REED: You're smarter than I am.

MAYOR BECKER: No, I'm afraid not, I just finally realized that I was dealing with a stacked deck and quit it. Well, thank you very much Mr. Reed.

