

REGULAR MEETING OF THE CITY COUNCIL
OF THE CITY OF SAN ANTONIO HELD IN
THE COUNCIL CHAMBER, CITY HALL, ON
THURSDAY, MARCH 12, 1964, 8:30 A.M.

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The regular meeting of the City Council was called to order by the Presiding Officer, Mayor W. W. McAllister, with the following members present: McALLISTER, DE LA GARZA, JONES, KAUFMAN, COCKRELL, GATTI, PADILLA, PARKER and BREMER; ABSENT: None.

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The invocation was given by Reverend Will Fred Galbraith, Crestholme Presbyterian Church.

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Minutes of the previous meeting were approved.

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Mayor McAllister presented a proclamation designating March 15th thru 21st as "Lapidary Week" to Dr. E. P. Droste, President of the San Antonio Rock and Lapidary Club, and Mr. R. L. George, President of Bexar County Mineral Hobby Show.

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Dr. E. P. Droste presented the Mayor with a pair of cufflinks of polished agate stone and invited the Council to attend the Hobby Show at LaVillita Assembly Hall.

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Mr. George E. "Happy" Hancock, spokesman for a large delegation representing 500 service station operators, presented for consideration of the Council a proposed ordinance prohibiting the use of trading stamps in San Antonio in connection with the sale of petroleum products.

After a lengthy discussion, the ordinance was referred to the City Attorney for study of its legality.

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The following ordinance was explained by Purchasing Agent Al Tripp, and on motion of Mr. Kaufman, seconded by Mr. Jones, was passed and approved by the following vote: AYES: McAllister, de la Garza, Jones, Kaufman, Cockrell, Padilla, Parker and Bremer; NAYS: None; ABSENT: None; ABSTAINED: Gatti.

AN ORDINANCE 32,149

AUTHORIZING THE ASSIGNMENT OF THE CONTRACT ENTERED INTO BY ORDINANCE NO. 31,531 WITH H. W. LEWIS EQUIPMENT COMPANY TO ANDERSON MACHINERY COMPANY TO FURNISH THE CITY WITH ALL ITS REQUIREMENTS OF ALLIS-CHALMERS MOWER-TRACTOR PARTS AND SERVICE FOR PERIOD ENDING JULY 31, 1964.

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Full text in Ordinance Book 00, Page

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The following Ordinance was explained by the Purchasing Agent and on motion of Mrs. Cockrell, seconded by Dr. Parker, was passed and approved by the following vote: AYES: McAllister, Jones, Kaufman, Cockrell, Gatti, Padilla, Parker and Bremer; NAYS: None; ABSENT: de la Garza.

AN ORDINANCE 32,150

AUTHORIZING THE FINANCE DIRECTOR TO PURCHASE CERTAIN ITEMS OF SCOTCHLITE MATERIAL FROM THE MINNESOTA MINING AND MANUFACTURING COMPANY FOR THE CITY OF SAN ANTONIO, DEPARTMENT OF TRAFFIC AND TRANSPORTATION, SIGN SHOP FOR A TOTAL OF \$8,602.06.

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The following ordinance was explained by Mr. W. S. Clark, Land Division Chief, and on motion of Mr. Bremer, seconded by Mr. Jones, was passed and approved by the following vote: AYES: McAllister, Jones, Cockrell, Gatti, Padilla, Parker and Bremer; NAYS: None; ABSTAINED: de la Garza; ABSENT: Kaufman.

AN ORDINANCE 32,151

AUTHORIZING THE QUITCLAIM OF A TRACT OF SURPLUS PROPERTY BETWEEN NEW CITY BLOCK A-21 AND 3560 TO THE MOST REVEREND ROBERT E. LUCEY, ARCHBISHOP OF SAN ANTONIO, IN CONSIDERATION OF THE PAYMENT OF THE SUM OF \$150.00.

Full text in Ordinance Book 00, Page

The following ordinances were explained by Mr. W. S. Clark, and on motion duly made and seconded, were passed and approved by the following vote: AYES: McAllister, de la Garza, Jones, Cockrell, Gatti, Padilla, Parker and Bremer; NAYS: None; ABSENT: Kaufman.

AN ORDINANCE 32,152

ACCEPTING A WARRANTY DEED FROM BEXAR COUNTY, TEXAS, FOR TITLE TO A TRACT OF LAND NEEDED TO CORRECT A DRAINAGE PROBLEM ON THE FRONTAGE ROAD OF LOOP 410 AND APPROPRIATING THE SUM OF \$1,600.00 FROM STREET RIGHT OF WAY PURCHASE BONDS, 1957, #479-12 IN PAYMENT THEREFOR.

Full text in Ordinance Book 00, Page

AN ORDINANCE 32,153

ACCEPTING TWO SUPPLEMENTS TO LEASES WITH THE SOUTHERN PACIFIC RAILROAD COMPANY REGARDING SEWER RELOCATIONS THROUGH RAILROAD PROPERTY IN CONNECTION WITH KELLY ACCESS ROAD PROJECT.

Full text in Ordinance Book 00, Page

AN ORDINANCE 32,154

APPROPRIATING THE SUM OF \$8,286.00 OUT OF CERTAIN FUNDS FOR ACQUISITION OF RIGHT OF WAY FOR U. S. 90 WEST PROJECT, AND ACCEPTING ONE DEDICATION FOR N. E. INDUSTRIAL SITE SANITARY SEWER PROJECT.

Full text in Ordinance Book 00, Page

The following ordinance was explained by Mr. W. S. Clark, and on motion of Mr. de la Garza, seconded by Mr. Jones, was passed and approved by the following vote: AYES: McAllister, de la Garza, Jones, Cockrell, Gatti, Padilla, Parker and Bremer; NAYS: None; ABSENT: None; ABSTAINED: Kaufman.

AN ORDINANCE 32,155

AUTHORIZING EXECUTION OF A CONTRACT BETWEEN BEXAR COUNTY AND THE CITY FOR ACQUISITION OF CERTAIN PROEPTY AS RIGHT OF WAY FOR U. S. HIGHWAY 90 WEST.

Full text in Ordinance Book 00, Page

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The following resolution was explained by Mr. George Vann, Director of Housing and Inspections, and on motion of Mr. Bremer, seconded by Dr. Parker, was passed and approved by the following vote: AYES: McAllister, de la Garza, Jones, Kaufman, Cockrell, Gatti, Padilla, Parker and Bremer; NAYS: None; ABSENT: None.

A RESOLUTION

SETTING A DATE, TIME AND PLACE FOR A PUBLIC HEARING BEFORE THE CITY COUNCIL TO DETERMINE WHETHER THE CONDITIONS OF THE PREMISES LOCATED AT 1031 SHADWELL DRIVE AND 1235 ALEXANDER HAMILTON DRIVE, SAN ANTONIO, TEXAS, CONSTITUTE NUISANCES TO BE ORDERED ABATED, AND SETTING MARCH 19, 1964 AS THE DATE FOR SUCH HEARING.

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The following ordinance was read:

AN ORDINANCE 32,156

DETERMINING THAT THE CONDITION OF THE PREMISES AT 708 E. MULBERRY; 712 E. MULBERRY; 2107 MISSION ROAD AND 507 SENISA IN THE CITY OF SAN ANTONIO CONSTITUTES A PUBLIC NUISANCE; AND DIRECTING THAT THE CITY ATTORNEY INSTITUTE PROCEEDINGS TO ABATE SAME.

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Mr. George Vann, Director of Housing and Inspections, testified that a fire had occurred at each of the listed locations and the debris had not been cleared off the premises. He explained that it was not economically feasible to restore the burned structures. Inspections by the General Sanitation Division of the Health Department and the Fire Prevention Bureau of the Fire Department found each of the premises to be a health and fire hazard and recommended that the Council declare them a nuisance and order their abatement by passing the ordinance.

On motion of Mr. de la Garza, seconded by Mr. Bremer, the ordinance was passed and approved by the following vote: AYES: McAllister, de la Garza, Jones, Kaufman, Cockrell, Gatti, Padilla, Parker and Bremer; NAYS: None; ABSENT: None.

The Director of Housing and Inspections explained the following ordinance and on motion of Mr. Bremer, seconded by Mr. de la Garza, was passed and approved by the following vote: AYES: McAllister, de la Garza, Jones, Kaufman, Cockrell, Gatti, Padilla, Parker and Bremer; NAYS: None; ABSENT: None.

AN ORDINANCE 32,157

DIRECTING THE ABATEMENT OF THE NUISANCE AND FIRE HAZARD AT 821 SOUTH MESQUITE.

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Full text in Ordinance Book 00, Page

The following ordinances were explained by members of the Administrative Staff and on motion made and duly seconded, were passed and approved by the following vote: AYES: McAllister, de la Garza, Jones, Kaufman, Cockrell, Gatti, Padilla, Parker and Bremer; NAYS: None; ABSENT: None.

AN ORDINANCE 32,158

MANIFESTING THE EXTENSION FOR A PERIOD OF TWO YEARS, THE CONTRACT WITH THE CITY OF ALAMO HEIGHTS FOR MAINTENANCE OF THE TRAFFIC SIGNAL SYSTEM WITHIN THE CITY OF ALAMO HEIGHTS.

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AN ORDINANCE 32,159

APPROVING AND ADOPTING A "PARKS MASTER PLAN" FOR THE CITY OF SAN ANTONIO.

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The following ordinance was read:

AN ORDINANCE 32,160

PROVIDING FOR THE EXTENSION OF CERTAIN BOUNDARY LIMITS OF THE CITY OF SAN ANTONIO, TEXAS AND THE ANNEXATION OF CERTAIN TERRITORY CONSISTING OF 14.186 ACRES OF LAND, WHICH SAID TERRITORY LIES ADJACENT TO AND ADJOINS THE PRESENT BOUNDARY LIMITS OF THE CITY OF SAN ANTONIO.

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All interested persons having been afforded an opportunity to be heard on the matter at a public hearing on February 27, 1964, on motion of Mr. Bremer, seconded by Dr. Parker, the above ordinance was passed and approved for publication only by the following vote: AYES: McAllister, de la Garza, Jones, Kaufman, Cockrell, Gatti, Padilla, Parker, and Bremer; NAYS: None; ABSENT: None.

This ordinance will be read a second time and considered for final passage on April 16, 1964.

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The following ordinances were explained by members of the Administrative Staff, and on motion made and duly seconded, were passed and approved by the following vote: AYES: McAllister, de la Garza, Jones, Kaufman, Cockrell, Gatti, Padilla, Parker and Bremer; NAYS: None; ABSENT: None.

AN ORDINANCE 32,163

AUTHORIZING THE TRANSFER OF THE SUM OF \$25,000.00 FROM OPERATING CONTINGENCY ACCOUNT 70-01-01 TO NON-DEPARTMENTAL ACCOUNT 50-21-01 AND AUTHORIZING PAYMENT THEREFROM TO THE SAN ANTONIO AMBULANCE, INC., IN ACCORDANCE WITH THE CONTRACT APPROVED BY ORDINANCE NO. 32,081.

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AN ORDINANCE 32,164

AUTHORIZING THE AMERICAN WASTEPAPER COMPANY TO ERECT A 10 FOOT HIGH CONCRETE BLOCK FENCE.

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Full text in Ordinance Book 00, Page

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AN ORDINANCE 32,165

DESIGNATING THE BOUNDARIES OF 92.635 ACRES LOCATED WITHIN THE PROPOSED URBAN RENEWAL PROJECT V, TEX R-83 AND CERTAIN AREAS IMMEDIATELY ADJACENT THERETO AS NEEDED FOR CONVENTION CENTER AND OTHER MUNICIPAL PURPOSES; REQUESTING THE URBAN RENEWAL AGENCY TO ENLARGE THE AREA PROPOSED FOR SURVEY AND PLANNING FOR PROJECT 5, TEX R-83 AND TO

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SECURE CONCURRENCE FROM THE HOUSING AND HOME FINANCE AGENCY IN THE EXTENSION OF SAID PROPOSED PROJECT; REQUESTING THE URBAN RENEWAL AGENCY OF THE CITY OF SAN ANTONIO TO RETAIN SAID 92.635 ACRES AND RESERVE SAME FOR THE USE OF THE GENERAL PUBLIC FOR MUNICIPAL PURPOSES; AND DIRECTING THE CITY CLERK TO FURNISH THE URBAN RENEWAL AGENCY WITH A COPY OF THIS ORDINANCE.

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The Mayor explained that at last week's meeting Mr. Robert C. Moore, of the Citizens Association had inquired by what provision or law was the HemisFair group occupying city-owned space.

Mayor McAllister stated that the HemisFair people are paying \$115.00 per month rent for the property they are presently occupying at LaVillita. They contemplate moving to the German-English School Building as soon as the City makes adjustments and is available. In consideration for the use of the building they will spend many more times for improvements than any reasonable rental the City could expect in the next four or five years.

The Mayor announced that bids were scheduled to be opened at 10:00 AM for the purchase of \$5,000,000 G. O. Bonds. It being 9:40 AM, the Mayor stated the Council would hear any citizens who wished to be heard for twenty minutes and at the end of which time the Council would take up its regular order of business.

Mr. Bill Levine, 5115 Queen Bess, spoke to the Council about policemen's salaries. He recommended more differential in the various classifications as an added incentive for police officers to remain on the force and seek further promotion. He also felt there should be more communications between the Police Officers Organization and the Council.

Mrs. Dimple W. Hubbert, 3326 Weir Avenue, informed the Council her area still has a serious drainage problem and complained the City has refused her a permit to place dirt fill on her lot. She also complained that her driveway is blocked by customers of the trailer park across the street and requested help in this connection.

City Manager Shelley was asked to look into this matter.

Mr. G. J. Sutton, a Negro citizen, asked the Council to inform the public as to how many police dogs the City plans to have, and on what type of cases they are going to be used. He, also, again asked the Council to pass an ordinance prohibiting discrimination in places of public accommodations.

It being 10:00 A.M., Mr. Sutton was asked to take a seat until after the scheduled bid opening, at which time the Council would again hear him.

The Mayor directed the City Clerk to open and read the bids for the purchase of \$5,000,000 principal amount of City of San Antonio General Obligation Bonds, Series 1964, dated April 1, 1964, which were submitted in response to public advertisement of notice of sale thereof.

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The bids submitted were as follows:

PHELPS, FENN & CO., RAUSCHER, PIERCE & CO., INC., AND ASSOCIATES

Total interest from April 1, 1964 to final maturity:	\$ 1,807,052.50
Less: Premium	800.00
Net Interest Cost	\$ 1,806,252.50
Effective Interest Rate	3.15227%

DEWAR, ROBERTSON & PANCOAST & ASSOCIATES

Total interest from April 1, 1964 to final maturity:	\$ 1,807,010.00
Less: Premium	-0-
Net Interest Cost	\$ 1,807,010.00
Effective Interest Rate	3.15359%

MELLON NATIONAL BANK AND TRUST COMPANY

Total interest from April 1, 1964 to final maturity:	\$ 1,812,035.00
Less: Premium	2,900.00
Net Interest Cost	\$ 1,809,135.00
Effective Interest Rate	3.1573%

THE NORTHERN TRUST COMPANY & ASSOCIATES

Total interest from April 1, 1964 to final maturity:	\$ 1,811,672.50
Less: Premium	465.00
Net Interest Cost	\$ 1,811,207.50
Effective Interest Rate	3.16092%

HARRIS TRUST AND SAVINGS BANK & ASSOCIATES

Total interest from April 1, 1964, to final maturity:	\$ 1,811,797.50
Less: Premium	100.00
Net Interest Cost	\$ 1,811,697.50
Effective Interest Rate	3.161776%

THE PHILADELPHIA NATIONAL BANK & ASSOCIATES

Total interest from April 1, 1964 to final maturity:	\$ 1,822,327.50
Less: Premium	3,000.00
Net Interest Cost	\$ 1,819,327.50
Effective Interest Rate	3.17509%

FIRST NATIONAL CITY BANK & ASSOCIATES

Total interest from April 1, 1964 to final maturity:	\$ 1,824,025.00
Less: Premium	3,685.00
Net Interest Cost	\$ 1,820,340.00
Effective Interest Rate	3.1768%

DREXEL & COMPANY & ASSOCIATES

Total interest from April 1, 1964 to final maturity:	\$ 1,821,687.50
Less: Premium	1,053.00
Net Interest Cost	\$ 1,820,634.50
Effective Interest Rate	3.1773%

F. S. SMITHERS & COMPANY & ASSOCIATES

Total interest from April 1, 1964 to final maturity:	\$ 1,826,587.50
Less: Premium	1,200.00
Net Interest Rate	\$ 1,825,387.50
effective Interest Rate	3.1856%

KUHN, LOEB & COMPANY & ASSOCIATES

Total interest from April 1, 1964 to final maturity:	\$ 1,829,117.50
Less: Premium	1,650.00
Net Interest Cost	\$ 1,827,467.50
Effective Interest Rate	3.1892%

MORGAN GUARANTY TRUST COMPANY OF NEW YORK

Total interest from April 1, 1964 to final maturity:	\$ 1,829,117.50
Less: Premium	257.50
Net Interest Cost	\$ 1,828,860.00
Effective Interest Rate	3.191727%

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GOLDMAN, SACHS & COMPANY & ASSOCIATES

Total interest from April 1, 1964 to final maturity:	\$ 1,833,825.00
Less: Premium	<u>25.00</u>
Net Interest Cost	\$ 1,833,800.00
Effective Interest Rate	3.20039%

CHEMICAL BANK NEW YORK TRUST COMPANY & ASSOCIATES

Total interest from April 1, 1964 to final maturity:	\$ 1,835,557.50
Less: Premium	<u>57.50</u>
Net Interest Cost	\$ 1,835,500.00
Effective Interest Rate	3.203315%

EASTMAN DILLON, UNION SECURITIES & COMPANY & ASSOCIATES

Total interest from April 1, 1964 to final maturity:	\$ 1,842,790.00
Less: Premium	<u>-0-</u>
Net Interest Cost	\$ 1,842,790.00
Effective Interest Rate	3.21603%

HARRIMAN RIPLEY & CO., INC., & ASSOCIATES

Total interest from April 1, 1964 to final maturity:	\$ 1,852,587.50
Less: Premium	<u>190.00</u>
Net Interest Cost	\$ 1,852,397.50
Effective Interest Rate	3.232805%

Finance Director Bennett Bolen was instructed to verify the bids received and make a recommendation to the Council.

While the bids were being verified Mr. G. J. Sutton repeated his request for information as to the use of police dogs and for an anti-discrimination ordinance.

After a lengthy discussion with members of the Council, no action was taken concerning an anti-discrimination ordinance.

As to the use to which police dogs will be put, the Mayor informed Mr. Sutton that the Council would try to give him the answer next week.

Finance Director Bolen stated the bids had been verified and that Phelps, Fenn & Co., Rauscher, Pierce & Co., Inc., and Associates had submitted the best bid with an effective interest rate of 3.15227% and recommended its acceptance. Acceptance to be incorporated in the ordinance authorizing issuance of the bonds.

Mr. Paul Horton, of the firm of McCall, Parkhurst, Crowe, McCall and Horton, Dallas, Texas, Bond Counsel for the City of San Antonio explained the ordinance authorizing issuance of the bonds.

The following ordinance was then introduced by the Presiding Officer, and was read by the City Clerk.

AN ORDINANCE 32,166

AUTHORIZING THE ISSUANCE OF BONDS (\$5,000,000 CITY OF SAN ANTONIO TEXAS GENERAL OBLIGATION BONDS, SERIES 1964, DATED APRIL 1, 1964).

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Full text in Ordinance Book 00, Page

On motion of Mr. Kaufman, seconded by Mr. Gatti, the ordinance was passed and approved by the following vote: AYES: McAllister, de la Garza, Jones, Kaufman, Cockrell, Gatti, Padilla, Parker and Bremer; NAYS: None; ABSENT: None.

Mayor McAllister commented that the rate the bonds sold for, 3.15% is satisfactory under present conditions. At this time the rate is a very acceptable one, and one that reflects on the high credit of the City. He explained that Texas bonds do not enjoy the highest rate

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because under the State Constitution the tax rate is limited. This makes our offering a little less desirable than those of other states which do not have such a limitation. The credit rating reflects an .08 of one per cent savings, which further reflects on the good management and fiscal condition of the City of San Antonio.

Councilman Gatti informed the Council some A Bonds were sold yesterday in New York State. San Antonio sold its bonds for about \$50,000 less in interest cost than their bonds did.

Mr. Ben Lucas and Mr. Henry Lee Taylor, Counsel for a delegation of house movers present, spoke concerning the proposed ordinance requiring a deposit of a \$1,000 bond for each building which they as house movers would move. Mr. Lucas stated most of their contracts are only to move a house and place it on a foundation and his job is finished there.

He felt the man who buys the lot and house should be the one obligated to City to complete the building in accordance with the Code.

Mayor McAllister asked Mr. Lucas and Mr. Taylor to confer with City Attorney Sam Wolf, and if they found certain objections to the ordinance to put them in writing and the Council would be glad to consider them before it takes action on the matter.

City Manager Shelley stated the ordinance has not been prepared but as soon as it is the Staff would be happy to review it with them prior to bringing it to the Council.

Mr. Ben Friedman, a purchaser of houses to be moved, felt that if the City was to place a bond requirement for each house purchased, it would be discriminating against the people in that business. He asked that before the action is taken that people in his business be considered. He asked that Council consider that any new houses have been started but have not been finished either .

The Mayor extended the same invitation to review the ordinance with the Staff prior to presentation to the City Council.

City Manager Shelley explained that the Council was to consider taking action at this meeting on the request for rezoning of property in Case No. 1840, the applicant being H. B. Zachry Properties, Inc.

The Manager requested an executive meeting before considering taking action.

After a short recess, the meeting reconvened and the Council postponed action on Zoning Case No. 1840 until a later date.

The Clerk read the following letter:

March 12, 1964

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

Gentlemen and Madam:

The following petition was received in the Office of the City Clerk, and forwarded to the Office of the City Manager for investigation and report to the City Council.

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3-5-64 Petition of American Waste Paper Company, requesting a permit to erect a 10-foot fence of concrete blocks, reinforced with steel.

Sincerely,

/s/ J. H. Inselmann
City Clerk

Report on Petition:

Petition of the Congregation of Concordia Lutheran Church requesting a cut in the island in the 1800 block of Basse Road to provide access from both directions to its new parking lot.

We recommend denial of this petition for the following reasons:

1. This is a mid-block location in a relatively short block (800 feet). Providing a median opening at this point would be contrary to good traffic control.
2. This median was dedicated on the plat as a "Planting Screen" with openings shown at the existing streets. It is questionable if the land can be used for any other purpose.
3. Presently existing median openings are available which can be used without unusual inconvenience.

There being no further business to come before the Council, the meeting adjourned.

A P P R O V E D :



M A Y O R

A T T E S T:


C i t y C l e r k