

SPECIAL MEETING OF THE CITY COUNCIL
OF THE CITY OF SAN ANTONIO HELD IN
THE COUNCIL CHAMBER, CITY HALL, ON
TUESDAY, JUNE 16, 1970.

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The meeting was called to order by the presiding officer, Mayor W. W. McAllister, with the following members present: McALLISTER, CALDERON, JAMES, NIELSEN, TREVINO, HILL, TORRES; Absent: BURKE.

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70-26 The invocation was given by Councilman Ed Hill.

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70-26 The Clerk read the following ordinance:

AN ORDINANCE 38,642

ACCEPTING THE RESIGNATION OF LILA
COCKRELL AS A MEMBER OF THE CITY
COUNCIL, PLACE NO. 5, EFFECTIVE
JUNE 15, 1970, WITH REGRET.

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On motion of Dr. Calderon seconded by Mr. Hill, the ordinance was passed and approved by the following vote:
AYES: Calderon, Nielsen, Trevino, Hill, Torres, McAllister;
NAYS: None; ABSENT: Burke, James.

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Following is transcript of proceeding concerning the Model Cities Second Action Year Plan.

MAYOR MC ALLISTER: I'd like to say to the members of the Council and to the citizens that are present doubtless in studying the various proposals that were submitted by the Model Cities, there are some of them that individuals would take exception to. There is no attempt in my making this statement to reduce any discussion except to say that in this particular instance we again find ourselves in the position where time is of the essence. We are to, hopefully, O.K. the program as submitted today. If we have any objections those objections can be aired. On the other hand, the action of the Council will certainly speed up, in turn, the action of the federal agencies. They have advised that they will require about 60 days after submission before they approve it. We are hopeful that we can get this program here approved close to August the first.

After the program is approved by the federal agencies the final approval on each particular program as the expenditures are authorized rest with the City Council. So, I want to say that my understanding of the matter if we have, for instance, an objection to item number five, why, we can voice our objection thereto. But the program as a whole should be approved and adopted so that we can get the federal agencies to proceed to approve it. Then after their approval, the actual approval with regard to a particular item, can be questioned by the Council and they can refuse to approve any particular program that they care to do so. I want to say that we are going to start our program this morning by asking Mr. Douthit to present Dr. C. J. Roberts.

MR. DOUTHIT: Dr. Roberts is our new Director of Human Resources and is becoming directly involved with Model Cities. He hasn't been here long enough to have become too familiar with it, but I am sure he would like to make a few remarks.

DR. ROBERTS: Mayor and members of the Council, I would like to thank you for the introduction. As was said, we have only recently arrived in the city and only recently begun to work in a coalescing with the Model Cities staff. I am satisfied, after having talked with Mr. Montez, that the staff has done a very creditable job of putting together these 33 projects. After attending the citizens' meeting and the SANYO hearing last night, I am convinced that if you can satisfy citizens and board members and agency directors as well as the Council with the program, well then you've done a very creditable job. In addition to which, Mr. Montez assures us, there is still plenty of time, as was said by the Mayor, for further revision at a later time. For that reason I think it's high time we got this particular set of programs into the funding machinery so that we can be in the ball game. To the end that we can work together starting now and to continue to work together on these projects, I thank you for the opportunity and perhaps later on I will have something further to say.

MAYOR MC ALLISTER: Mr. Montez, have you a statement that you care to make?

DR. CALDERON: Mr. Mayor, first, if I may, just for clarification with regards to your opening statement. Roy, in what position would we find ourselves in if we would go ahead and approve this package at this time? And once having approved the entire package and then basically reverse our action with regard to a specific project?

MR. MONTEZ: What this represents is an application, a plan of action. If for some reason later on, after HUD has approved it and you all feel that a project ought not be implemented, this Council can take those steps--not implement

a certain project or whatever, even though it was part of the original intent, the original application. This is not a firm commitment. The Mayor mentioned this. This is a plan of action. It proposes how the city is going to view this \$9 1/2 million program. It's listed out in 33 projects which you see before you. We really have 35 because some of them are split as you might have noticed. The federal government will go through them themselves. They have some cuts, revisions, other things; no telling. The package will come back to us. As it happened the first year, you might recall, San Antonio submitted a program of \$9 1/2 million. The government actually approved it initially, only \$6 1/2 million. The remainder, of course, is why we have been here with you almost every week for amendments. This may be the way it will go this time, but the government has indicated to us that the time limit is quite critical with them. At this time of year all the cities like San Antonio are submitting their applications. And the government has admitted--this is public record--that they are swamped with applications.

MR. TORRES: You're talking about HUD, isn't that right?

MR. MONTEZ: Yes, that's right, the federal offices. They are being swamped with applications and therefore their processing of these applications will not be in the minute detail because of the workload they have, whereas if we submitted much later when they do have much they will be quite "pickyish". This is their expression, so they're being quite helpful. Make a strong plea, get in the hopper (so called). They can start earmarking some of their monies and we will have an opportunity, all of--Council, staff, all of us--to make other adjustments.

MR. TORRES: Well how much did we ask for the first year?

MR. MONTEZ: My recollection, Mr. Torres, and from some of the records, it was right at about \$12 million, the original application.

MR. DOUTHIT: It was originally around \$14 million, Pete.

MR. MONTEZ: \$14 million, was it?

MR. TORRES: Actually, we got back 9 point. . .

MR. MONTEZ: Nine point, \$9,590,000, but we are permitted to spend. However, the initial approval only authorized immediately \$6,500,000.

MR. TORRES: All right, when we file our application to participate in the Model Cities program, we cited a November 1967 survey of the Department of Labor in what ultimately became the Model Cities area, you know, and how it is the problem of unemployment, whereas the rest of the city was 3.8% and in the Model Cities it was 9 and 10%. They cited the problem of underemployment and then again so that we were ostensibly going into the Model Cities program primarily to upgrade the neighborhood by a major thrust on the economics--upgrade the economic structure in the area. And then some of the criticism of the Model Cities program like I have an article of the FORUM magazine of January-February 1970 where a reference is made to Model Cities programs generally and reading this statement from this critique says, "Not one program is likely to have any significant impact on the physical, social or economic programs of poor neighborhoods". And then when I see what we're trying to do in terms of our original application and what we got out of the first year program and not one penny earmarked for economic development and almost the same thing in the second year program. . . I mean how do you feel we are really arriving at making this upgrading the Model Cities area? Meeting the challenge or the undertaking to upgrading the area and meeting the philosophies of the program, or the intent of the program, that is?

MR. MONTEZ: Let me see if I can answer it in this fashion, Mr. Torres. I'm familiar with the article and it was also brought to our attention at a conference we had in Fort Worth recently. I don't agree with it. Nonetheless, it is an article. What we're doing here in our second year is consistent with what we have asked our citizens to try to indicate to us. That is, establish a set of priorities. About the middle of the year we advised them again to study all the problems, goals and strategies that have been reviewed here in the first year planning so we could see how we could identify the problem and attack the problems that he mentioned.

The citizens, through our board and through the various CRC that we have, indicated a priority that they would like to see education attacked first; manpower development and economic development secondly; shelter which would be housing, third. Now, at all times they indicated that perhaps not so much by just throwing money into these particular priority areas, but paying real strong commitment and attention to them. We feel we are making a dent in the poverty that we have on the west side. It is not the type of program that is going to correct all the major ills within a short time. These are steps that will have a very significant and major impact. Let me cite one example. As we all know, the educational attainment rate on the western side of San Antonio is the lowest in the community. The dropout rate is the highest in the community. Our school facilities are probably the least in repair and condition in the community. They are the oldest schools in our city. This contributes to this factor.

Much money as you have noticed in the first year, together with quite a sum in our second year, goes toward correcting some of the physical plants. At the same time it also goes toward assisting the educational curriculum development. Now this we will not see an effect in another year or two. But possibly in 10 years from now; five years from now; we will see the effect. I'm confident of that. This seems to be what our citizens have indicated to us.

As far as economic development, Mr. Torres, I share your feelings. However, our citizens seem to feel--and this is gathered from their reaction and questions and things of this sort--that they are probably more concerned with attacking other problems than economic development. Economic development is a very dry subject in some quarters. It is hard to try to explain to some of our merchants in the west side of programs that would work. How, for example, our LDC--Local Development Corporation--how this is really the start. It is not the solution to. We had an amount just shy of \$300,000 for the local development corporation. This was reduced to \$220,000 + dollars. This is a start. Now, in our third year of operation then we feel that if the local development corporation really works and it really does generate an interest in activity perhaps in our third year of operation we could supply 3/4 of a million or a million, whatever would be appropriate to really try to make this thing work. It was also felt by our staff and we did a lot of soulsearching with this thing if we could have a large amount of money into the LDC and perhaps not really work, it might damage and tarnish much of our effort.

MR. TORRES: Damage and tarnish what?

MR. MONTEZ: Well, our whole effort--our whole Model Cities effort. A big massive project of say a million dollars in scope, and if it really didn't work the way all of us would have wanted it to work it could have done quite a bit of damage we felt. So, it is in this fashion small, perhaps, but it is a start. If this works and economic development takes months and months and months working with a particular commercial establishment. If this works, then our third year we could consider, all of us, a rather substantial sum of money. Certainly we would hope that that would be the wish of the Council.

DR. NIELSEN: Where would it come from, as you see it at the moment in terms of this percentage breakdown? We could, in fact, put a million or a million and a half in economic development next year. What major areas would you see we would be far enough along in the first two years to substantially change the program?

MR. MONTEZ: Perhaps in our social area which has been what you might say was topheavy the first two years. Now the educational commitment I think this will prevail for the life of our program--5 or 7 years, whatever our program will be. I think our citizens do want to see an educational plant in its entirety as well as curriculum. They want to see a large commitment to this, but some of the social programs perhaps will be able to recollect the money into the economic development section. Perhaps some of the physical environment programs, but we don't have much there now. We have only about 18% of our second year money in that area. I don't have the answer, but I do know that we will have to. . .

DR. NIELSEN: Mr. Mayor, we've got, besides a model neighborhood, three other initials that I think that we sometimes either conveniently or hopefully forget and that's CDA--Comprehensive Demonstration Agency. And I'm afraid that we lose sight of the comprehensiveness of this. There have been critics I think, some astute people, who have said that Model Cities might, in fact, become something of a palliative to sort of tinker with the problems and the possible solutions. And I don't want us to stand before the charge now or in the near future that we have just been tinkering. I have great hopes that this manpower and economic development component will come on strong. It's just got to. And I guess the challenge to this Council and to this staff and to the neighborhood residents and everybody else, it's got to be developed. That's what it means. You just can't walk in there and say, "All right, folks, we're going to spend 5 million dollars". We've got no structure, no institutions to do this, but I've been discouraged that we have not had enough stress and emphasis. . .

MR. TORRES: And the reason, sometimes, Roy, to pursue that line of thinking as I understand Dr. Nielsen, the reason for your so-called short run ameliorative programs is that we fail to give, and I would also direct this remark to my colleagues on the Council, that we fail to give an over-all direction to the program. I think that we have been remiss in that responsibility and I think we can do that at this time, that is, eliminate a couple of programs that I don't think are essential which I don't think, in terms of priorities, are as important as the development of a real viable economic development program.

Just in talking to one of the members of the staff there have been some good ideas which have never been presented to the CPPC and which I am sure if they were presented to our citizens policy committee that they will become interested enough in something like this. I can see why there's no interest in the LDC. I can see why there's a lack of interest in the Local Development Corporation because the premise of the LDC are or better yet it's working on a premise, or a false premise no less. It's working on the premise, for example, that we're going to obtain assistance from the SBA and there are many small business men in the model neighborhood area who have tried to work with the SBA and they're just disgusted. As a consequence, when they see an LDC program which has a heavy reliance in obtaining assistance in working in conjunction with the SBA and a heavy reliance on other contingencies which may or may not come about, then of course I can see why they would get disappointed with this type of an economic development program.

So what I would like to suggest, Mr. Mayor, I think we have a couple of programs here that in terms of say comparing them with economic development and establishing a priority say between putting more into economic development and say into nutrition, education and homemaker services that there those two things which could be at least abated to see if we could come up with an economic development program at this time. We have had a staff to work on something like this for a long time. Do we have a sponsor to this LDC, Roy?

MR. MONTEZ: No sir, we do not. This would be a local development corporation which would be formed and we would hope that it would be formed from our businessmen in the MNA.

MAYOR: Mr. Montez, discussion prompts me to ask this question. If we O.K. this in general for the \$9 1/2 million and we just say the federal agency likewise O.K.'s it as presented, then when a specific item comes along, we'll just say item 23 or 19 or whatever the numbers may be, and we do not want to proceed with them, and reject those ideas, what becomes with the funds? Are the funds still available for use, subject to final approval of the substitute by the federal authorities?

MR. MONTEZ: Yes, San Antonio would file an amendment to our plan.

MAYOR: Gentlemen, we can just be here, I have no objection to any discussion, I'm certainly not trying to throttle discussion, but the point I want to make is that you probably have vital sound criticisms of these programs because I'm sure this is the first time, certainly the first time that I've read specifically what was proposed. But you can discuss them, but on the other hand, a practical and the proper thing for us to do is to O.K. an over-all bill of goods and get the application in to Washington.

MR. TORRES: I can't agree with that, Mr. Mayor, because we have already had a first year experience with some of these programs and you, as much as anyone else on this Council, ought to know what our experience has been on some of these programs. I am, in particular, dissatisfied as I mentioned last week, with the direction the nutrition-education program has taken. I don't think it's working. I don't think it's being productive. I know we haven't had an evaluation on any of these programs yet. Again, when I look at the homemakers' services program I just don't see where it's going to be worth \$250,000 on something like this. And frankly, at this point, I feel we are having to give direction to our Model Cities program and an emphasis to our Model Cities program.

DR. NIELSEN: Are homemakers' services, after I read this proposal, I think I asked you about what was the job tenure and the job possibility so these 50 or 75 people to be employed, so that the New Careers is going to be involved in. At that point we talked about that they might be without a job six months or a year from now if they're in that New Careers program and then they've got a much better possibility of maintenance and an improvement of their skills and everything else. So that's minimized my objection to that. I don't know Pete how in the world. . . I guess we just could approve in general the whole 9.9 and then get busy right now dealing with these specific questions we have and get them resolved. But to point it off, and then this is it, we're going to make some reshuffling--that's kind of dangerous, I think.

MR. TORRES: I would assume that if we approve this package today that we're going to go to work to get the necessary funding for each of these individual programs.

MR. DOUTHIT: Let me say this, Mr. Torres, if the Council so desires, in order to get the funds allocated to approve this program in this form as is presented today. We now have our new Department of Human Resources, and if it is the desire of the Council, we can immediately work again to develop an economic program and once we get the funds allocated then we can come back with an amendment for an amended program. But the thing is to get the \$9 million.

DR. NIELSEN: No, I don't have any particular objection. . .

MR. TORRES: No, I do have an objection to going, or applying--you're making a blanket application in effect. You're saying we want the money and we can decide later what we're going to do with it. In effect, when you take that attitude, Ancil, and I'm disappointed in you when you take that attitude, you're in essence perpetrating a fraud on the people you're seeking the money from. I

think if we come up now and we say we're going to apply for federal monies for a certain program we've got to have an overriding philosophy behind our application. I think my colleagues on the Council and Mr. Mayor that this is when, after studying these things, this is when we ought to establish the priorities and the directions that we are going to give to our Model Cities program. Just because the federal money is available I don't think it's license to go after the federal funds. You have been a critic of, a very insensed critic, Mr. Mayor, of federal programs. Frankly, on the one hand you appear before various groups, you have appeared in the last week or two, and you have criticized federal monies coming into San Antonio and here we're making an application and you say let's go ahead because the money is there. In essence, you're saying go ahead and apply for the money.

MAYOR: If the Council desires, we can take up these items one by one right down here and O.K. those that we have no objection to, and note those that there is criticism to and see whether or not we can have a meeting of minds. I'm just going to say this to you that this will unquestionably take hours and hours.

MR. TORRES: I will at this time move, Mr. Mayor, for the adoption of the entire education package which would include the counseling services, early childhood education, staff training, the free school lunches and sites and building, sir.

DR. NIELSEN: Second.

MAYOR: You're taking up the first item?

DR. NIELSEN: Under education.

MAYOR: Under education? O.K.

MR. MONTEZ: In its entirety, Mr. Torres?

MR. TORRES: In its entirety.

DR. CALDERON: Counselor services; is that one particular project or is it. . .

MR. MONTEZ: Both school districts. I might add, in the educational sections here, the staff had recommended the figure \$3,900,000 some odd. We met with both school superintendents, Dr. Cardenas from Edgewood and Dr. Kann from San Antonio and members of their staffs. The program that you see here is one that they themselves, the school officials (superintendents) decided on. We called this meeting to be able to get them to agree on what services. This is in concert with their thinking completely.

MAYOR: No further discussion; call the roll.

DR. NIELSEN: One quick question. The school dropout still stands as our last conversation. Is that it is now a second priority consideration but not completely out of the picture in the event some shuffling comes along?

MR. HILL: Roy, on this school, free school lunch, the amount in here--is this an increase or a decrease over. . .

MR. MONTEZ: It's a considerable decrease over what we had the first year. The hope here being federal government will fund a free lunch program to the point that the school districts themselves, individually, is to make application for this money.

MR. HILL: You mean the federal government does not. . .

DR. NIELSEN: I thought this was an expansion. It says here 603 free lunches in the SAISD and 203. . .The amount of money is down, though?

MR. MONTEZ: Yes, considerably. The whole free lunch program on the federal level is getting redone right at this point you might say, and it is hoped that that will be funded in its entirety here soon. Now both school districts are much more aware of the problem than really even our staff. This is based on their thinking. Like say the education portion was worked out by the districts themselves and this is their philosophy.

MAYOR: No further discussion; call the roll.

On roll call, the motion prevailed by the following vote: Ayes: McAllister, Calderon, James, Nielsen, Trevino, Hill, Torres: Nays: none; Absent: Burke.

MR. JAMES: Roy, when you say sites and buildings, does this mean refurbish- ing and new construction and all this sort of thing?

MR. MONTEZ: Yes, and expansion. I might add San Antonio Independent School District has in mind the reconstruction of Washington-Irving Junior High School possibly at the site of the Dunbar Elementary which is over by the old Solo Serve Nursery, if you're familiar with that area. Edgewood Inde- pendent School District has in mind the addition of a second story to a junior high school which was funded with our first year money. In addition to that, there are also some monies for very much needed repairs to certain existing plants.

MR. JAMES: This is good.

MR. TORRES: I'd like to move then, Mr. Mayor, that we adopt the entire crime package which would include the criminal justice institutes, youth outreach, project prevention, police, community relations, juvenile brobation, personal bail bond, youth programs.

DR. CALDERON: How about sticking to this list? And let's take health next. Why jump around?

MR. TORRES: This is why I made the motion to jump. I have some exceptions on part of the health.

MAYOR: Has anyone any exceptions to the crime?

DR. CALDERON: Yes, I do, Mr. Mayor.

MAYOR: O.K. Then take health next.

DR. CALDERON: There are objections there too.

MAYOR: Well all right, go right on down the line.

MR. TORRES: I have objections on recreation.

DR. NIELSEN: Health or crime?

MAYOR: Health, next item. Which item are you discussing?

DR. NIELSEN: The whole health section. But I have a general question first of all. Let's see, nutrition education, health education part A and permi- sanitation are all up to the tune of about \$100,000 and some. Is there any gen- eral justification in light of the fact that we've got no real valid evaluation yet?

We don't really know if I could sense or read what is exactly going on here --exactly what impact we've made. Why are we spending \$100,000 or more in those three areas than we did last year?

MR. MONTEZ: Well, the nutrition and health education and permi-sanitation --in fact all three--are continuation projects. Now, in our first two, nutrition and health education, the health education, of course, we had added to it the dental care.

DR. NIELSEN: I'm not even including that part. \$22,000 in health education and \$51,000 in permisanitation. Over \$100,000. Why?

MR. MONTEZ: Part of this, the majority of this, is just the normal wage increases for the employees. Nutrition education, for example. We've got 33 positions that have been created. 30 of those positions are filled right now. 27 of them are Model Neighborhood residents. In addition to that, the rent has gone up. The project was a late starter. I'm talking about the nutrition education.

DR. NIELSEN: That's a 20% increase. We've not had that kind of wage increases, though.

MR. MONTEZ: No, it's not only for wages. It's utility charges, what have you, based on experience. This is the most appropriate thing we can do. Utility charges, telephone charges, service charges, cost of supplies--things of this nature.

MAYOR: All right. Any comment about nutrition education?

MR. TORRES: Why do you have the Metropolitan Health District sponsoring this particular program if, Roy, the idea is to have not only MNA residents working on these projects, but to have, say, sponsorship where possible in the model neighborhood areas. That is, within the model neighborhood area. Of course, that would go both for the nutrition education proposal and the health education proposal. Why is it we have to have Dr. Ross' shop handle that particular function? Why can't we have, when we have so many agencies that have developed an expertise in working among the model neighborhood residents for so many years. We have a large number of them in the MNA. Why must we go to the Metropolitan Health District?

MR. MONTEZ: This particular program, of course, went in the first year with the agency that had had experience in health education, in nutrition education. It was, I am sure, the base of the CRC and the CPPC that this agency--the Metropolitan Health District--really was the best. Also, the Metropolitan Health District has a service available to it which is really a time saver. Suppose that an education worker, a health education worker, walks into a home and then find a condition that warrants other health attention. Since this part of the over-all department, supportive service can come quickly to bear on the problem. If it was an outside agency it might take longer. I don't know why these things do happen, Mr. Torres, but. . .

MR. TORRES: Roy, we're violating the entire philosophy of the program which is to develop a neighborhood capability. A capability within a particular area among the residents, not only residents being employed performing particular functions, but a neighborhood agency capability. We're not doing that. We're not developing that. We're just falling short of what our obligation is and helping not only training the residents but developing a resident-type capability, a center, a neighborhood center where people can go for these services and from which these services emanate and we're not doing that. These are in the nutrition education or in the health education program. I just feel we're violating. . .

DR. NIELSEN: I think that part of the crux of the problem is the fact that in many areas of the country these kinds of educational or ancillary functions would be going on in the neighborhood. Some of them, certainly, would be handled by a health department, there's no question. The larger issue is, in fact, are we really getting at some of the real key problems in the neighborhood? Through these kinds of programs? I'm not sure if that's what Mr. Torres is asking but that would be what I would ask.

MR. TORRES: That would be part of it of course, Ford.

DR. NIELSEN: You know if we really had some real health care structures certainly there would be a nutrition health education function going on. Certainly there would be a health education program involved with it. Our problem is that we don't have the other considerations. That's why this seems so out of balance, let's say.

MR. MONTEZ: Well this, perhaps, is in answer to working up to provide a vehicle like you mentioned--a center. . .

DR. NIELSEN: Comprehensive. . .

MR. MONTEZ: Perhaps this can fill that gap and is badly needed.

MR. TREVINO: I think we're forgetting the fact that these services are mainly mostly the responsibility of governmental agencies. Therefore, you can't develop an agency in the neighborhood that has no hopes of being funded to doing these services. Therefore, it's only logical that the people in the area, the MNA, I mean, the board members, saw that this was the best route to follow. The services are continued and there's a possibility that they will stay there all the time because they are going to stay there.

DR. NIELSEN: Mr. Mayor, I move the adoption of this section with two provisos: one, that it's clearly understood that as we really become more comprehensive and I agree with Mr. Torres that in terms of priorities I could not put nutrition education or health education real high on the list that down the road we know that we're going to have to do some budget reshuffling and there not be any question but what this is not a high priority item. I would move the adoption of this section with the second provision that the whole dental care thing, as is written, is extremely confusing. There's a question as to whether or not there is a full-time physician made available. Well, I cannot understand exactly what is being aimed for. We have got to clarify or sharpen this proposal before I can understand it.

MR. MONTEZ: Is it all right for me to make a comment here? Doctor, last week you asked about X number of chairs. The program calls for the hiring of one full-time dentist and also the employment under a contract arrangement of a dentist, two dental hygienists, two dental assistants, one dental aid. The program was developed by our metropolitan health district and it their opinion that this type of approach is adequate.

DR. NIELSEN: I still don't follow the approach. For instance, you're talking about one full-time dentist and two dental assistants and one dental aide and one clerk-typist. That's for personnel, for one dentist and possibly some part-time, hired out on a contract basis. Now, it's not clear at all where they're going to be working, how many chairs, in which place. Are they going to have one clinic with six chairs, they're going to have two chairs in three different clinics. . . I don't know. Can anybody answer these questions?

MR. MONTEZ: I don't believe Dr. Ross is in the room, but I'm sure he would have been able to. . .

DR. NIELSEN: Well, I'm just asking for some much sharper clarification of what is being planned with this.

MAYOR: All right. That can be presented to us at a later time. Are you moving the adoption of the entire health section?

DR. NIELSEN: With two provisos: nutrition education and the first part of this combined health education be clearly understood--I'm speaking for myself--that it not be a real high priority in terms of down the road that we really get into economic development and we have to have some funds or if we can really establish some really good neighborhood health centers that these be flexible enough to be shifted in their priorities.

MAYOR: That's what we said the entire morning, that these programs are purely tentative. Each item has to be approved by the Council as it comes up.

DR. CALDERON: I would go along with the motion, but without any prorogatives of any kind. You mentioned that this was your own personal reservations, so let's keep them personal. Let's not include personal reservations in a motion. All of are voting on this.

DR. NIELSEN: Well, you'll have to vote it down then. We've all got some feelings. In other words. . . .

DR. CALDERON: In other words, your motion tags to it these personal reservations? I would vote against it on that basis.

MAYOR: No second to the motion?

DR. CALDERON: I therefore move that we accept the entire health package. Mr. Mayor.

MR. HILL: Second.

MAYOR: No further discussion; call the roll.

MR. James: I'd like to ask a question, Mr. Mayor. On this school-based mental health. How thorough do you think you can implement this program? From what I gather it's just a perusal of the problem. What follow-through and what depth do you have?

MR. MONTEZ: Let me ask one of the members of the staff to try to answer that for you.

ADOLFO MUNOZ: Basically, this is an experimental program in the schools. So it's really not designed to resolve all the behavioral and emotional problems of the school children. But it's an experiment to see whether it works or not. And if it works, it would be up to the schools and the mental health people to find federal funding or local funding, to continue the program.

MR. JAMES: Well, I mean, what is the nature of your approach in the experiment?

MR. MUNOZ: O.K. It's in the schools on the west side. There are many children who drop out because of what they refer to as the failure syndrome. They constantly fail in school. So this program is designed to provide them situations where they can be positively reinforced where they can succeed and this way provide them with a motivation to stay in school and to improve their own self-image that they can succeed in school.

DR. NIELSEN: You know, Reverend James, in terms of general national averages where school counseling programs both in Edgewood and San Antonio probably have, at best, 20% of what is generally considered accepted standards. This will be an indirect kind of an implement to that sort of thing--to strengthen and reinforce young people before they drop out of school. It has some other ramifications. It's experimental, there's no doubt about it.

MR. TREVINO: It's probably a misnomer when they call it a mental thing. It's more of a counseling than anything else.

DR. NIELSEN: Yes, but in terms of long-term funding, mental health, mental retardation is interested in working with school districts.

MR. TREVINO: They hate to be part of a group that is called retarded just because they don't happen to understand the language. I resent that, and I don't think we should be included in that group. This is why I think we should call it counseling rather than mental health. Most of these problems are caused because of the language barrier, not because of any mental disorder.

MAYOR: This discussion brings up the question in my mind throughout this entire program a considerable amount of equipment is purchased by various sponsoring agencies. Who does that equipment ultimately belong to?

MR. MONTEZ: CDA guidelines which we operate under, Mr. Mayor, state that all of the capital equipment purchased shall be the property of the City Demonstration Agency, CDA, when the project is completed. Of course, we have always asked, how do you take back a school for example? That's a capital purchase.

MAYOR: That's all right. I was thinking about the dental chairs. No further discussion on this item; call the roll.

The motion prevailed by the following vote: Ayes: Calderon, James, Trevino, Hill, McAllister; Nays: Nielsen, Torres; Absent Burke.

DR. NIELSEN: No, only at the point at which I expressed my two amendments in the first instance.

MR. TREVINO: It's still a No?

DR. NIELSEN: Yes, it's still a no.

MR. TORRES: I'm going to vote no on that basis, Mr. Mayor, and I do not believe the nutrition program has any substance to it and I do not feel the health program has any substance to it. I want to add this, too. If we're going to provide any type of a health program than we ought to go into the providing real health services and actual clinics in the neighborhood where we could administer to the health needs of the people rather than spend the money on programs without substance in order to appease at the same time to go under the guise of providing a health service and yet get around the objections of the medical society, Mr. Mayor, that would put up strenuous objections to health services.

DR. CALDERON: I would suggest, Mr. Mayor, that we stop editorializing during roll call. We have enough discussion during the course of considering these projects. Enough time is consumed in debates and discussions of all this business. At least during roll call we should confine ourselves to roll call.

MR. TORRES: Mr. Mayor, it's certainly valid parliamentary procedure to give an explanation to one's vote, and I will continue to insist that I will give an explanation in spite of the amateurish Spiro Agnew which is in our midst.

DR. CALDERON: You're talking about yourself now, Pete.

MAYOR: You're indulging in personalities.

MR. TORRES: I sure am, Mr. Mayor.

MAYOR: Well, you're out of order.

MR. TORRES: Well, Mr. Mayor, I'll take note of your comments. . .

MAYOR: You're out of order. Next item, welfare.

DR. CALDERON: I move the adoption of the entire package.

DR. NIELSEN: Second, with the clear understanding that you have it worked out between New Careers and Homemaker's Services. How does somebody determine the budget of project Sure? There's really no way to know how much you're going to have in the way of emergency, just sort of a guestimate?

MR. MONTEZ: It's just a best judgment.

MR. HILL: It's just a projection or a forecast.

MR. TORRES: Why do we say that other programs will provide a referral? At the inception of this program we say that other programs will provide a referral to this particular homemaker service program. At the conclusion we say that this program will make referrals to other programs. I'm talking about the homemaker services. I'm on page one. Let me ask you this, Mr. Montez. Does the San Antonio Welfare Department have this service?

MR. MONTEZ: In a form or fashion, actually the TB Association, various organizations have a similar service. Welfare Department as such does not have this kind of an operation.

MR. TORRES: Are these other programs going to continue?

MR. MONTEZ: Yes they will. This will not substitute for, it will make an addition to.

MR. TREVINO: They work in a different area, too. Well the TB Association, for example, area-wide, county-wide, I suspect geographic area would be. . .

DR. NIELSEN: What we're really doing is providing some skill training and my basic concern you know, was that happened next year not being any jobs for people. At least if there are new careers there's a greater possibility. . . that still at work. . well sure.

MR. MONTEZ: The Welfare Department and the Model Cities Department are monitored and we will be able to insure a longevity ratio which we can all be proud of.

DR. NIELSEN: This is not basically a Welfare Department function. Let's face it.

MR. MONTEZ: No, various people tell us that it's a maid service. It's really a homemaker program.

DR. NIELSEN: Did you check to see if there was any possibility that. . .

MR. MONTEZ: About the combination of para-medical? Yes, it's our opinion, Doctor, that this perhaps would not have a tie. Now, granted we have a short, quick look at the whole thing, but we'll continue to take a look at it. It did not appear to us that we could combine the para-medical.

DR. NIELSEN: Did you even have a conversation to see if they were even interested?

MR. MONTEZ: The press of time did not permit it.

MAYOR: All right. No further discussion; call the roll.

On roll call, the motion prevailed by the following vote: Ayes: McAllister, Calderon, James, Nielsen, Trevino, Hill, Torres; Nays: none; Absent: Burke.

MR. TORRES: I move that we adopt the entire Crime package, Mr. Mayor.

DR. NIELSEN: Second the motion.

DR. CALDERON: I would like to raise an objection to a particular project, Mr. Mayor--the Youth Outreach proposal. I notice that there's a joint sponsorship here on the part of the YMCA and the MANCO, Mexican-American Neighborhood Civic Organization. I personally am not convinced that this MANCO Organization is qualified and experienced sufficiently to act as a co-sponsor in this particular undertaking. I raise no question with regard to the YMCA, Mr. Mayor.

MR. MONTEZ: The sponsor will be YMCA, doctor. The MANCO organization together with the members of the board of YMCA will be sponsor and be responsible for the entire fiscal operation, etc. A certain geographic area would be assigned to the MANCO organization. We have had both of them in the room and they feel quite satisfied that this is a very sound approach and we fully recommend this implementation and action. A certain geographic district, if you would, out of the MNA would be assigned to the MANCO organization to carry on this function. The remainder of the MNA would be left for the YMCA to carry on.

MAYOR: Who's responsible?

MR. MONTEZ: YMCA.

MAYOR: They would have control and would cancel their relationship with MANCO any time they want to?

MR. MONTEZ: Yes, and both parties know this to be the case.

DR. NIELSEN: Well having worked, Dr. Calderon, we've been through this before for six years on this same sort of hard-core gang work activity, I want to assure you that this particular arrangement looks extremely viable and certainly operational. I encourage you to reconsider your. . .

DR. CALDERON: I withdraw my objections.

MAYOR: No further discussion, call the roll.

On roll call, the motion prevailed by the following vote: Ayes: McAllister, Calderon, James, Nielsen, Trevino, Hill, Torres; Nays: None; Absent: Burke.

MR. TREVINO: Mr. Torres, I think I read somewhere, aren't you a member of the board of the West Side Y?

MR. TORRES: I'm a member, yes.

MR. TREVINO: Well, Mr. Mayor, in view of the vote that was just taken, I would like to ask the City Attorney where any violation of conflict of interest was made when Mr. Torres is a member of the board of the Y and we have just voted on the project that the Y would administer. I would like your opinion on this.

MR. TORRES: Rather, to save the City Attorney's time and if it would make Mr. Trevino feel better, I withdraw my vote and I'll take an abstention on the previous vote.

DR. CALDERON: It would have to go beyond that, it would seem to me. If the YMCA is to be the sponsor of this, the next question would be would Mr. Torres have to resign from the board in view of the fact that the Y would be using Model Cities funds?

MR. TORRES: If you ask me to resign from the board of the YMCA, I shall be happy to resign from the board of the West Side YMCA, Dr. Calderon.

DR. NIELSEN: What do you think it would really accomplish, Dr. Calderon? Seriously?

DR. CALDERON: The point is this. Mr. Torres has made it a point and he went to a lot of trouble about two years ago to draft a very dramatic and a very elaborate conflict of interest ordinance.

MR. TORRES: It wasn't adopted, though, Dr. Calderon.

DR. CALDERON: Yes, but you proposed it.

MR. TORRES: The conflict of interest ordinance wasn't adopted so I didn't feel I was violating any ordinance in view of the fact that you chose not to adopt the ordinance I proposed. You didn't like the ordinance. And I shall be happy if you're ready to vote on that ordinance at this time. I shall be happy to put it on next week's agenda. As a matter of fact, Mr. Douthit, if you will put the conflict of interest ordinance on next week's agenda, I should like to present it again so that you'll have an opportunity to vote it down again, Dr. Calderon.

MAYOR: Just a moment, please. Order please.

MR. TREVINO: Let me say this. In order to remind Mr. Torres, if this conflict of interest ordinance was not passed, he raised the point at one time when I voted it being in my particular case it's entirely different. Nevertheless, in this I will accept the fact that he says that he will withdraw his vote and that he will resign from the board of the Y. This, to me, is perfectly all right.

DR. NIELSEN: I think it's far healthier to be discussed here openly. If there are those questions, let's raise them. We're going to go through this from time to time and I'm not sure what your point was, though, Dr. Calderon.

MAYOR: Mr. Walker, you have had the discussion and, not at this particular time, but be prepared to give us your opinion the questions. What extent is membership in an organization that isn't a financial organization, a private organization for profit, membership on the part of the Council could possibly constitute a conflict? All right, let's go on to the next item, recreation.

MR. INSELMANN: Mr. Torres withdrew his vote and abstained.

MR. TORRES: Yes, Mr. Inselmann, that was an abstension. Chalk one up for Mr. Trevino.

DR. NIELSEN: Touche.

MR. TREVINO: Just getting back.

MAYOR: Recreation. Any comments about that?

MR. TORRES: Yes, Mr. Mayor. Actually on the land aquisition, park development part, what in effect does the proposal say? It just doesn't seem to me to say much of anything.

MR. MONTEZ: This will make the purchase of about 25 acres of land available. This money will be matched with possibly neighborhood facilities money or open space money or urban beautification money; some other funding source.

MR. TORRES: Is it our own parks department?

MR. MONTEZ: Yes, it is an extension of park area. In this particular program, we hope to be able to buy about 25 acres. Of course you don't know until you get an acquisition how much. . .

MR. TORRES: Of course we don't know where those sites are.

MR. MONTEZ: This will be done in conjunction with a master plan that is now being developed. What we are saying is give us the money so that we can make the appropriate application.

MR. TORRES: Are we talking about the small parks, five acre, ten acres, we're not talking. . .

MR. MONTEZ: No, it probably will be split depending on our master plan study and urban renewal and parks department and all this. It may be spread in two locations or perhaps one twenty-five acre location.

MR. TORRES: Now just one word of explanation, Roy, for my own benefit. In view of the fact that we're considering a bond program, what are the HUD directives with reference to a Model Cities park program? If we have a model cities park program does that mean we don't have to put any bond money to the Model Cities area?

MR. MONTEZ: No, sir. Quite the contrary. The government is very, very explicit at this point. The city cannot substitute Model Cities money for what would otherwise be normal city expenditures. In other words, we could not exclude from the bond issue any consideration solely because Model Cities will have some money for it.

MR. TORRES: Well since the present bond sub-committee recommendation, as I understand them and from what I have seen, since it seems to exclude and only apply 3% to the total bond monies, 3% to the park bond monies, they justify the fact that we have a Model Cities program over there. I mean, what effect would this have then on our over-all Model Cities program? Is it going to jeopardize it?

MR. MONTEZ: Yes, it might, Mr. Torres. I would make a strong plea that that portion of the bond steering committee's recommendation be looked at for as I understand it, I haven't read the full transcript, that the sub-committee chairman did make a statement that the reason the Model Cities area was not being allocated the park site because Model Cities money was going to be used there. This is contrary to federal regulations and it could have a very serious effect on the over-all program.

MR. TREVINO: On this same program last year, have we completed that portion of it?

MR. MONTEZ: No, we as a matter of fact the city right now is purchasing some land. We're implementing our program this year. As a matter of fact, the Parks Department is under contract and they have hired some additional people to redesign the six existing parks. We are acquiring some land.

MR. HILL: Roy, do you know what the total park sites and acreage in the MNA is in the master plan?

MR. MONTEZ: No. I can say on the west side of San Antonio we have about one-fourth of an acre for every 10,000 people. This is about the ratio that presently exists and the national standard is about ten acres. So, we're far deficient and this is why it concerns me that the sub-committee on parks did take that attitude.

MR. HILL: Well, this twenty-five acre just seems low to me.

MR. MONTEZ: Well this will be added on to the present park inventory that we have.

MAYOR: Did I understand you to say that we have a quarter of an acre for 10,000 people?

MR. MONTE: It's in that range, Mr. Mayor, that may be correct.

MAYOR: The average is 10? In other words, there is around 120,000 in round numbers, is that right? People in Model Cities area? And for 10,000 that would be three acres? You're bound to be entirely wrong because there's one tract of fifty acres that I know of. That's neither here or there. Let's go on.

DR. CALDERON: I have just one question here, Roy. How would the Board of Directors be appointed or selected? Would you clarify this project administration?

DR. NIELSEN: Which project?

DR. CALDERON: The multi-family center. Multi-service center, yes. He says the project will be directly administered by the City of San Antonio through a board of directors elected, it says here, from the personnel comprising the resident agencies occupying the multi-service center.

MR. MONTEZ: The multi-service center program here will be the construction of a major building. The building will be owned by the City of San Antonio. Within the building various rental space will be made available to different organizations--public, private, non-profit; agencies that render services to our residents. We would hope that they will have a resident board for the operation, management to have a continuous neighborhood input to the overall operation.

DR. CALDERON: Would this be an advisory board?

MR. MONTEZ: It would be more or less an advisory capacity being sure that services are being rendered in the best interest of everybody and insure that citizen input will be continuous thing as opposed to something let down.

DR. CALDERON: I think we need more than an advisory board. I think it needs to be a clear-cut definition as to the board. I certainly want us to be strictly an advisory board. I think the city, through the Model Cities staff, should handle the operation of the facility. In too many instances we have been involved with boards being more than advisory that really impede the property development or activities involved. I'm concerned that this be strictly an advisory board and if it's spelled out as such from the very beginning that the policy making, the actual carrying out of the activities there, fall within the administrative authority of Model Cities.

DR. NIELSEN: We're pushing too hard at the sacredness of the building itself and that right has diminished in terms of self-determination. I think it be critical and crucial that this board have some policy making authority. What difference does it make whether it's xyz corporation that puts up the building or the city or some other profitable, charitable organization? The main thing is that the neighborhood residents get clearly at the task of self-determination. If you just make it an advisory board from the very beginning you've really eliminated a lot of the potential for real self-determination, Dr. Calderon. That's the way I see it.

DR. CALDERON: On the other hand, if you make it strictly an advisory board you tend to eliminate all the bickering and the infighting that takes place. When you find a . . . that is given sufficient authority, EODC is a good example, and I could go on in areas in which given the authority beyond that of advisory you find this infighting and that always throws a monkey wrench into what should be an effective operation.

MR. TORRES: Mr. Mayor, I move the adoption of the recreation program with the proviso that the health clinic in the multi-service center include medical treatment facilities with the availability of a medical doctor.

MR. MONTEZ: No, not really. It's been an on the surface thing. We're trying to get NFC agency to indicate how much's available. Then we can start talking about the size building. . .

MR. TORRES: That kind of a motion wouldn't leave you in a legal bind, would it?

MR. TREVINO: We're talking about the neighborhood self-determination. Let them say what they want, let them say what they need. Yet we tell them you must have this if. I think if we're going to be sincere and we want to build a multi-service center, let's do it and then get together with the neighborhood.

MR. TORRES: I withdraw the motion and I move the adoption of the program and I make the recommendation that we provide the medical facilities and treatment facilities.

MR. HILL: I have just one comment. I would like to have the land acquisition and the park information furnished the Council what is in the Model Cities program and what is proposed in the bond issue and what exists there now. I think we ought to look at this whole thing between now and the time it comes up.

MAYOR: O.K. Motion and second. Call the roll.

The recreation section was approved by the following vote: Ayes: Hill, Torres, McAllister, Calderon, James, Nielsen, Trevino; Nays: none; Absent: Burke

MR. TORRES: Mr. Mayor, I would like to move the adoption of the transportation and housing components, sir.

DR. CALDERON: You're skipping transportation. Let's take them separately. Is there a second to that motion? No further discussion; call the roll.

The motion prevailed by the following vote: Ayes: Calderon, James, Nielsen, Trevino, Hill, Torres; Nays: None; Absent: Burke, McAllister

MR. TORRES: I'd like to move for the adoption of the housing program.

DR. CALDERON: Mr. Douthit has mentioned that a citizen wishes to be heard on the housing, this particular package.

MR. TORRES: Mr. Chairman, we have had these matters submitted before the CPPC and we're voting on them at this time.

MR. DOUTHIT: I merely point it for the Council's attention.

DR. CALDERON: I don't know who it may be.

MR. DOUTHIT: I was handed a note and gave it to Dr. Calderon.

DR. CALDERON: It seems to be the concurrence of the Council that we not hear this citizen. I'm sorry.

MR. TORRES: Until the citizens to be heard portion.

DR. CALDERON: With regard to this motion on the housing program, I have objections to two of the three projects. I wish the Mayor would return so I could speak more freely. I am against two of the three projects, one being the Housing Counseling and Information Services; the other being the Special Rehabilitation Grant Program. Both are sponsored by the Mexican-American Unity Council. Frankly, I do not feel this organization is competent or

qualified to undertake these two projects. I have strong reservations regarding this particular sponsor and intend to vote against the package in view of the fact because it includes these two particular projects. Is there any further discussion?

MR. MONTEZ: As concerns the Housing Counseling Service, let me comment about that first. Our staff met with Urban Renewal who we were trying to see if they would handle the housing counseling information service. It was initially at a much higher cost figure than we have now. Later, through the efforts of our staff, we had a meeting with Urban Renewal, Model Cities, and Mexican American Youth Council and Urban Renewal agreed that MANCO be given an opportunity. The people in the neighborhood do relate to this organization. They do possibly have much more confidence than you might think. We really endorse and recommend that this be accepted.

DR. CALDERON: I recall that here not too long ago this organization was given a \$40,000 grant by a church group to undertake the development of a restaurant operation called the Chaleco Restaurant, and it turned out to be a flop. So you better know how to spend \$40,000. I doubt that they know how to spend the amount contained in both of these projects.

DR. NIELSEN: I think that it was a flop is a personal opinion. I happen to think, being somewhat familiar with the operation, that it was a success.

MR. TREVINO: It went out of business.

DR. NIELSEN: Anybody can decide to go out of business. Just because you change your direction doesn't mean that you're a flop. . . . invest your funds in a larger operation.

DR. CALDERON: Then it would be a bigger flop because it would be a bigger operation.

DR. NIELSEN: That may be your opinion. Let's see what happened, Dr. Calderon.

MAYOR: O.K. As I understand it there's a motion and seconded to adopt the housing program.

MR. HILL: Let me ask Roy. On these two projects with your Mexican American Unity Council--they do not have the final say or do they on the expenditures of these monies? Is this overseen by your staff or don't you have a check and balance?

MR. MONTEZ: Yes, we do. The way we disperse money to all the sponsors is on a monthly draw-down basis. They will submit to us a monthly statement we would reimburse.

MR. HILL: Well, what I'm saying is that the figures for these two projects, you're not just turning this money loose and they either make it or break--checks and balances along the way?

MR. MONTEZ: We will. And this is part of the monitoring process and this is why we feel that this addresses attention to the neighborhood based organizations which we feel we are committed to try to do something with.

MAYOR: Montez, since the question's been raised about it, how in the world are they going to pick 120,000 people over there, just say 20,000 families, how in the world are they going to pick 50 out of 20,000?

MR. MONTEZ: We're trying to concentrate our efforts in one area, Mr. Mayor. That is adjacent to the Guadalupe, Zarzamora, Cassiano Park neighborhood. You're correct. There are many more properties, probably 15,000 properties, I would guess that do need rehabilitation. But this is only the properties that are being purchased under contract.

MAYOR: In other words, it's a concentrated area.

MR. TORRES: How did your CPPC vote on these two proposals?

MR. MONTEZ: Very favorably.

MAYOR: O.K. No further discussion; call the roll.

On roll call, the motion failed by the following vote: Ayes: McAllister, Nielsen, Hill, Torres; Nays: Calderon, James, Trevino; Absent: Burke

DR. CALDERON: I would at this time vote that we approve one of the three which would be Rehabilitation, Relocation Assessments Project. And with regard to the two defeated suitable sponsor be obtained for these two.

MR. TREVINO: Perhaps the sponsor is suitable, Doctor, but is, I feel, in my own thinking that not enough explanation as to what transpires in the other endeavor that they were in is forthcoming. We don't know what happened.

MR. TORRES: Is anyone from that organization here?

MR. TREVINO: Is there a member of the board here?

DR. NIELSEN: We've had a great struggle on housing going on here. I don't know what Chaleco has got to do with housing.

MR. TREVINO: It's a project that looked like it failed. It might not have failed but looked like it did.

MR. PATLAN: Mr. Mayor, members of the Council. Thank you for the opportunity to say a few words. My name is Juan Patlan and I'm director of the Mexican American Unity Council. I'm really confused as to the proceedings here right now. I do want to make a comment and then I'll answer any questions which members may have. As regards to Chaleco, the Mexican American Unity Council did not sponsor Chaleco. The Mexican American Unity Council did not operate it. It was a youth organization which was fully in charge of it. They got their funds to operate Chaleco. We had nothing to do with it other than moral support.

MAYOR: Did the Mexican American Council get some money from the La Raza of Albuquerque, New Mexico which came from the Ford Foundation?

MR. PATLAN: We have some money, yes sir.

MAYOR: How much did you get?

MR. PATLAN: Well we have been approved for this year for about \$143,000 for a full year.

MAYOR: \$143,000? And what are you to do with that money, please?

MR. PATLAN: We're trying to develop some programs in economic development, manpower programs and housing. If you will notice our special rehabilitation project we are offering some in-kind contributions. Some of the money we have received from the southwest council is going to staff the Mexican American Unity Council with an architect, a housing director and so on. But this is not program money this is just staff money and it's the responsibility of the staff of the Mexican American Unity Council once constituted to develop some programs. And the two programs that are before you are the two programs that have been developed by our staff.

MR. TREVINO: What youth organization had the Chaleco?

MR. PATLAN: Los Barrios.

MR. TREVINO: What is your relationship to it?

MR. PATLAN: The relationship was a relationship that existed from the year before. The Los Barrios as you well know is a matter of record and was one of the organizations that was funded by the Mexican American Unity Council.

DR. NIELSEN: It was at one time.

MR. TREVINO: But no longer. In other words we no longer fund any organizations. But you were not guiding them, you were not counseling them?

MR. PATLAN: No.

DR. CALDERON: Wasn't Willie Valesquez the director of the MAUC involved in the operation? Wasn't he the one that spearheaded the obtaining of the money? Was he not the one to establish the operation.

MR. PATLAN: Mr. Willie Valesquez was the director of the Unity Council when the Universidad de los Barrios started their efforts with Chaleco. But it was not a unity council project.

MR. TORRES: He did it as an individual?

DR. CALDERON: Of course, as an individual he was the director of the organization and he was exerting, I hope, his competence in leadership in assisting in that other endeavor which didn't materialize.

MR. PATLAN: I'm not here to pass judgment on the competence or incompetence of Mr. Valesquez. The fact of the matter is that Mr. Valesquez has not been with the council since December 1, 1969, and I have been the director since then. I can only answer for what I have done since I have been the director of the council.

DR. NIELSEN: Mr. Mayor, I have spoken to a number of groups in the MNA who are quite confused about this whole area of housing, what is going to happen, what's not going to happen, rumors from time to time, you know come along and somebody needs to guide and inform them what is happening in the way of housing which has been, needless to say, little enough. I strongly urge the Council to see these two and the rehabilitation which we so badly need. It's hard enough to get anyone interested and thank God the Unity Council has taken the initiative in the whole question of rehabilitation. It's not very profitable for you just don't generally find contractors who want to get into this thing. Somebody's got to get into it and get it working and I hope that we'll approve the. . . .

MR. HILL: I think this is one area, Mr. Mayor, in the whole Model Cities area that should be way up on the priority list as far as I'm concerned on housing and rehabilitation of properties.

MR. TORRES: This particular one, Mr. Mayor, is one of the few that actually is a neighborhood-based operation. Your office is on Guadalupe Street, isn't it, in the MNA? Then your employees and your staff are people who are from the MNA? The majority of them?

MR. PATLAN: The majority of our board is from the MNA. We have a substantial number. . .of course we're a small organization. . .of employees who come from the MNA.

MR. TORRES: How much of a board do you have?

MR. PATLAN: We have about 13 people on the board.

MR. TORRES: They're primarily westside businessmen. This is what you have?

MR. PATLAN: We have some businessmen who have emanated from the west side but they're not living there any longer. We have some other people who live on the west side still.

MR. TREVINO: The people on the initial charter, they're still members of the board?

MR. PATLAN: There are some who are and some who aren't.

MR. TORRES: What was the vote before the CPPC on this?

MR. PATLAN: I don't recall the exact vote, Councilman Torres, but as Mr. Montez has indicated, the vote was very favorable.

MR. TORRES: Mr. Mayor, as Dr. Nielsen has stated we have a vital function that this organization would serve. We have a neighborhood-based organization operated by a neighborhood-type board, an organization that is going to provide a vital service in the community. The CPPC has approved the proposal. Mr. Montez has come up here and given the staff recommendations, and I feel, Mr. Mayor, that we ought to approve this. I think the moment we have an opportunity to vote on a proposal that is a neighborhood-based proposal, such as the objection that Dr. Calderon started to raise on the MANCO proposal, you have a neighborhood-based proposal and immediately there are reservations expressed. I mean, what we're saying is as long as we can have the San Antonio Metropolitan Health District, we have the Urban Renewal Agency, the City of San Antonio handle these projects they're fine. But the moment we have a neighborhood-based organization then these people are not competent to run this program for themselves. This is, in effect, what we're saying.

MR. PATLAN: Mr. Mayor, may I make a comment in terms of competence, sir? I would like to try and respond in some measure to Dr. Calderon's concern, his valid concern, I think. In the first place, the rehabilitation of structures across the country is a very risky venture. Home Builders Association of San Antonio are not willing to try it because of the tremendous organizational work that has to be done before they are able to rehabilitate. It's something that's needed very badly, but nobody wants to try it. We're sticking our neck way out, understand that.

In terms of competence, we're not making any claims we're experts. This has been made very very clear to Model Cities staff and CPPC members. It's been my constant reminder to them every time I open my mouth. The first thing I say is we don't pretend to be experts. We have endeavored to put together as much as possible a technically competent team. We have an architect on our staff, we have a man with a number of years of experience in the construction business, and we have a young man who has a master's degree in finance from the University of Chicago, and so on and so forth.

At this point, our organization is very technically orientated. We still are not making the claims that we are experts, but we are making as much or more effort in this direction than anybody else in this community is. Our hope would be, that this, being an experimental program, we would be able to show the Home Builders Association and other contractors that maybe they ought to be working in this area. Perhaps they could be working along our side.

MAYOR: Are you a salaried man by the organization?

MR. PATLAN: Yes, sir.

MAYOR: How much are you paid a year?

MR. PATLAN: I'm paid \$10,640 a year.

MAYOR: How many do you have altogether on your staff?

MR. PATLAN: Altogether we have about 12 or 13 people on our staff and we're divided into different areas of endeavor. As I explained earlier, housing is one of them, economic development is one of them, and community development is another one.

MR. TORRES: And you say you get paid \$10,640 a year? What's your educational background?

MR. PATLAN: I have college education at Junior College in Uvalde, two years; and two and a half years at the University of Texas in the School of Business Administration.

DR. CALDERON: Mr. Mayor, let me say that I personally would want some additional information and additional assurance before I would reconsider my vote.

MR. TORRES: Like what, Dr. Calderon?

DR. CALDERON: I want additional information to further substantiate this question of competence in the role that they have been playing in this whole area.

MR. PATLAN: If I may add, if you will look at our special rehabilitation proposal, I think it's about \$125,000 in grants. Now that is going to be coupled with loans. The only way that this program will be able to be operated is not by a grant alone, but coupled with a loan. We have been in touch with one local sales and loan association and they have expressed a desire to cooperate with us if this program should be funded. It should be funded. It has been estimated that we are averaging \$175,000 worth of loans so that there is very definitely a part to be played by private enterprise.

MAYOR: Did I understand you to infer that if this experimental program promoted the interest of the home builders and others that you would be perfectly willing to have somebody else take it over on a larger scale?

MR. PATLAN: I didn't say that at all, Mr. Mayor. I am saying that we are willing to work along side, but in the future, who's to tell?

MR. TORRES: Well what seems odd to me, Mr. Mayor, you know we have the Community Guidance Center come up with the proposal for several thousand dollars and the Mental Health proposal which was in somewhat general terms also for something like in excess of \$200,000 and Dr. Calderon doesn't raise the question of competence there. We have a neighborhood-based organization, again as in the MANCO proposal, Mexican American Unity Organization proposal. It just seems, Dr. Calderon, that any time we have a neighborhood-based proposal you take an objection to it. It certainly seems odd. I certainly want to take exception to the action you are taking against any neighborhood-based group because this, the sum and substance of your model neighborhood programs, is to try and inject neighborhood participation and yet when we have real neighborhood participation and real community action, and a real program based in the neighborhood you take exception to it. I can't understand it.

DR. CALDERON: You're rationalizing.

MR. TORRES: I'm rationalizing?

DR. CALDERON: Yes, you are. Because in the course of this morning approved projects sponsored by so-called neighborhood organizations. You cannot certainly say that I have repeatedly and consistently voted against every neighborhood-based organization. So you are rationalizing.

MAYOR: Well, where do we stand on this?

MR. INSELMANN: We have had one motion on all three projects. That failed. Then Dr. Calderon made a motion that he would go with the rehabilitation.

DR. CALDERON: I would so move. Just one project.

MAYOR: The rehabilitation and location project. Is there a second to the motion? He's moving that we approve the rehabilitation and relocation program.

MR. TORRES: I want to offer a substitute to that, Mr. Mayor, to substitute that we select, in voting on the rehabilitation-relocation grant proposal, that at the same time we approve a housing counseling and information proposal and a special rehabilitation of properties proposal without the sponsorship of the Mexican American Unity Council and that we further allow the CPPC to select a sponsor for those two programs, Mr. Mayor, so that the entire package can go through. What I'm saying is that the substitute is that we approve all the three but on the housing and the special rehabilitation that we do it without the sponsor and let the CPPC select the sponsor.

MR. TREVINO: Mr. Mayor, I will speak against that because to me in my mind it's a subterfuge. We are giving the final authority to the CPPC board and I don't think we can legally do this. I think that we have to have the final authority.

(Overlapping conversation)

DR. CALDERON: In other words, it's part of the procedure to recommend the sponsor and at a later time the Council would pass on it. I can't see any objection. So I would second Mr. Torres' motion.

MAYOR: The motion then is that the item of rehabilitation-relocation be approved and that the housing counseling and information and the special rehabilitation of properties be approved, but that the sponsor on the latter two be not approved and the matter be referred to the CPPC for a recommendation of a different sponsor.

MR. TORRES: No, no, no. I didn't say that. I say that the CPPC select a sponsor agreeable to them, Mr. Mayor.

MAYOR: And then make a recommendation to us as to who their sponsor is. Again, the responsibility and the decisions rest with the Council.

MR. DOUTHIT: May I ask a question here? Will this delay our submission?

MR. MONTEZ: I hope not.

MR. DOUTHIT: What I'm getting at, is will we have to wait until the CPPC makes this recommendation?

MR. MONTEZ: It would be up to them. I might say we could have even the sponsor approved if you wish. We could handle it this way. Ask that a special evaluation effort be conducted on these two projects if that be the case. We're saying that you recommend the sponsor as listed. If at any time, and I discussed this with Mr. Patton before and he's quite aware of it, anytime they are not meeting the obligations of the contract, the spirit of the whole intent, this Council has the authority to stop that project.

MR. TORRES: Is it possible for you to inject into any contract with Mexican American Unity Council a monitoring system where you can constantly monitor them?

MR. MONTEZ: Yes, sir. We would offer this. We think it's a good project. May I add another comment? The particular rehabilitation of properties, here, it's only for 50 properties, granted. It's only going to be concentrated in a particular sector as a trial basis. Urban Renewal is quite excited about this. Urban Renewal program does not reach the families that this one reaches. It's a higher type of property that which wants to become prevented from becoming deteriorated. Whereas this one would reach those that have fallen you might say. Not all the way down, but do need extensive repairs not only for the

Urban Renewal method but also this method. I have discussed this with FHA and they say it has possibilities. So we are encouraged by it and do recommend it.

DR. NIELSEN: Mr. Mayor, I move reconsideration on the basis of what Mr. Montez has said and that we approve the housing program section as submitted.

MR. TORRES: Second.

MAYOR: O.K. the motion is that we reconsider and approve the sections and of course I again repeat that goes with it authority and right of the Council to change the sponsor when opposition finally comes or to postpone or to eject or do anything else they want with these particular projects.

MR. TREVINO: We have a substitute motion before us even before this one.

MR. TORRES: Of course I withdraw my substitute motion in favor of Dr. Nielsen's substitute motion to reconsider.

MR. TREVINO: What about the original motion?

MR. TORRES: Well this is a substitute.

MR. TREVINO: No, I'm talking about the original motion. What are we to do with it--the one Dr. Calderon made? We haven't voted on it yet.

DR. NIELSEN: A motion to reconsider takes precedence.

MAYOR: Will you restate your motion, Dr. Calderon?

DR. CALDERON: The motion was merely one of approval of the rehabilitation and relocation assistance program.

DR. NIELSEN: Doesn't the motion to reconsider take precedence?

MR. HILL: We're bogged down, Howard. Come get us out.

MAYOR: There's a motion before; has there been a second to the motion?

MR. TORRES: There's a motion to consider the nature of the substitute motion. Which I think takes precedent and which I second.

MR. TREVINO: Is that proper, Mr. City Attorney?

MR. WALKER: Well, if you all agree to it it's o.k. with me.

MAYOR: They're simply asking that the original motion be resubmitted again. The vote will be the same.

MR. TORRES: Well, we just discussed the close monitoring that Mr. Montez is going to give to this proposal, Mr. Mayor. We're saying that we're going to keep a particularly close check on it.

MR. JAMES: How close will the check be?

MR. MONTEZ: In every one of the organizations that is a new starter, you might say, neighborhood-based organizations, we do have to pay closer mind that they don't have the experience, the expertise in this kind of work, as opposed to a school district, as opposed to the health department. They have had years and years of experience. It's a more businesslike monitoring in that case. But in a neighborhood-based organization having to adapt their activities to federal guidelines, to city policy, or what have you, it takes a more intensive monitoring activity.

MR. TORRES: You're saying you'd give a more intensive monitoring program to this than you would to the Community Guidance Center, for example? And of course in view of the Council's concern over and because I too am concerned with this fledgling organization. In view of the Council's concern if we ask you, you would pay particularly close attention?

MR. MONTEZ: Absolutely. This is shared with the staff. We say it's an attempt to see if we can get this type of activity going in the neighborhood. This is really the spirit of the whole program.

MR. HILL: Are you saying you will make a month-to-month evaluation?

MR. MONTEZ: Yes, sir. We will.

MR. TREVINO: Well, I'm not particularly happy about the situation of having to check people in the neighborhood right behind them because we're going to give them a chance to work. This is not the point at all.

MR. MONTEZ: No, it's not. We're more concerned with the product, the end results and the steps they take to reach this particular. . .

MR. TREVINO: This is the point of the discussion. The question in my mind is the evaluation of work that they have done in the past, that there has been many questions raised in the neighborhood, and I live in the neighborhood as to what they are doing, this is all. We can't criticize what's been done because we don't know what's been done. This is the point. Now we have not evaluated whatever work they've done. They might have done the best work in the world but we don't know it. And to say that because I am saying this I want them to be checked this is not true because I certainly feel they are sincere working individuals or they wouldn't be here. But we don't know what they've been doing. At least I don't.

MR. HILL: I'm not talking about a strict, just breathing down their neck every foot of the way, but it's just good business in any business when you have a new organization and until they get to the point where they have the experience and capability you give them closer supervision. If they're getting off the track why you give them the advice and assistance to help them out and straighten them out. After three or five or six months if it appears that they are still not developing into a self-sufficient organization, why then you change off. You're not just standing there beating them over the head every foot of the way. You're going to try and help them and give them the assistance and a chance to perform. At least this is my impression.

MR. TORRES: It's just like that summer youth program we tried on the east side, Reverend James. Didn't we hire, under that summer youth program which Council adopted a number of east side youths to go out and work on certain projects on the east side? We didn't know what they were going to do. Of course I voted for that particular project because I was putting faith in the fact that these neighborhood people were going to do a good job. I think this is the kind of faith we want to put on our citizens on the west side of town too.

DR. CALDERON: That sounds real pretty.

MAYOR: O.K. Question's called for. This is a motion to reconsider the initial vote and approve the three projects.

The projects under Housing carried by the following vote: Ayes: McAllister, James, Nielsen, Hill, Torres; Nays: Calderon, Trevino; Absent: Burke

MR. INSELMANN: Motion prevails.

MR. TORRES: I want to thank Reverend James for the very fine gesture.

MR. JAMES: Well, I go along with this basis of close monitoring really.

MAYOR: All right. Next item is manpower.

MR. HILL: I wish Sam Granata was in here, for I'd like to approve water and public works.

MR. PATLAN: I would like to thank you very much for the action taken. As I said earlier, we're really sticking our neck way out. It's going to be a hard job and we're going to need all the help we can get. I'd like in the meantime, since there seems to be justifiably some doubt about what our organization has been doing, I'd like to invite every one of you to drop by our office at your convenience at 1302 Guadalupe Street.

DR. NIELSEN: You know it is interesting that some of have been in conversation with the home builders for some time for the past two years encouraging them to work at a non-profit housing corporation, etc. etc. We don't seem to be able to move them. Maybe they will get involved.

MAYOR: All right. Give us a brief statement about the next item. Has anybody any questions about manpower?

MR. HILL: No, I move that we accept it.

MR. TREVINO: Second.

MAYOR: O.K. No further discussion; call the roll.

DR. NIELSEN: This 100 NYC and NYC Advanced, now I asked you last time about whether this was a duplication of effort and are you still assuring me that it is not?

MR. MONTEZ: Yes sir, I am going to do that, Dr. Nielsen. My staff spoke with Miss Stanfield, she's a member of the staff of the Project Advance office. You might recall a question asked by you of them have a recently received \$400,000+. This money will be used to employ 933 youngsters from the city at large for ten weeks during the summer.

DR. NIELSEN: The large grant is only a summer project? This is in-school then? Right.

MR. MONTEZ: That's correct.

MR. HILL: Question, Mr. Mayor.

MAYOR: No further discussion; call the roll.

The motion carried with the following vote: Ayes: Torres, McAllister, James, Nielsen, Hill, Trevino; Nays: None; Absent: Calderon, Burke.

MAYOR: Last item, economic development.

DR. NIELSEN: Move adoption with the clear plea that we've got to do a lot more in this area, a great deal more.

MR. HILL: But you have to start somewhere. This is a good start.

MAYOR: Is there a second to the motion?

MR. HILL: Second.

MAYOR: No further discussion, call the roll.

The motion was approved by the following vote: Ayes: Trevino, Hill, Torres, McAllister, James, Nielsen; Nays: None; Absent: Calderon, Burke.

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DR. NIELSEN: And at the point, Mr. Montez, you will make it clearer to the CPPC and the residents that in this administration. . . I guess I'll have to move for the administration evaluation also, but there is a \$50,000 item in there for resident participation, for technical advice, for CPPC, it's a flexible fund that a lot of them don't know it is there and I urge they get to know this.

MR. MONTEZ: I don't know why. We have made every attempt to.

MR. TORRES: Second.

MAYOR: No further discussion, call the roll.

The motion was approved by the following vote: Ayes: Trevino, Hill, Torres, McAllister, James, Nielsen Nays: None; Absent: Calderon, Burke.

DR. NIELSEN: When can we expect our first really in-depth evaluation? Do you have a projected stage that we can all shoot for?

70-26

AN ORDINANCE 38,643

APPROVING THE SECOND ACTION YEAR PLAN OF
OF THE MODEL CITIES PROGRAM AND AUTHORIZING
SUBMISSION OF THE PLAN TO THE DEPARTMENT OF
HOUSING AND URBAN DEVELOPMENT FOR APPROVAL
FOR FUNDING.

MAYOR: O.K.

DR. NIELSEN: Second.

MAYOR: No further discussion; call the roll.

The ordinance was passed and approved by the following vote: Ayes: Hill, Torres, McAllister, James, Nielsen, Trevino; Nays: None; Absent; Burke, Calderon.

MR. HILL: I have just one comment. I think Mr. Montez and his people are due a little pat on the back for the job they have done on this. I think they did a real fine job. I went through this thing and I had a lot of questions and they were answered this morning and really this is a lot of work and I think you and your staff did a very good job.

MAYOR: I'll second that comment. Nothing else to come before us? Adjourned.

A P P R O V E D


MAYOR

ATTEST:


City Clerk

June 16, 1970