

REGULAR MEETING OF THE CITY COUNCIL
OF THE CITY OF SAN ANTONIO HELD IN
THE COUNCIL CHAMBER, CITY HALL, ON
THURSDAY, MAY 27, 1971.

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The meeting was called to order at 9:30 A. M. by the presiding officer, Mayor John Gatti, with the following members present: HABERMAN, BECKER, HILLIARD, MENDOZA, GARZA, NAYLOR, TREVINO, GATTI; Absent: HILL.

71-25 The invocation was given by Rabbi David Jacobson, Temple Beth El Jewish Church.

The minutes of the meeting of May 20, 1971, were approved.

71-25 Mr. Trevino advised the Council that Mr. Alvin Padilla was present and wished to address the Council.

Mr. Padilla, speaking for the Economic Opportunities Development Corporation of San Antonio and Bexar County, expressed appreciation for the four years Mayor Gatti had served on the E.O.D.C. Board of Directors and as Chairman of the Concentrated Employment Program Committee. He reviewed the accomplishments under Mr. Gatti's direction. At the conclusion of his remarks, he presented a Resolution of Appreciation, to Mr. Gatti, signed by all of the Committee members.

Mayor Gatti accepted the Resolution and thanked Mr. Padilla and the Committee. He expressed his hope that this important program will continue to grow and prosper and promised his continued support.

71-25 Mayor Gatti recognized a class of 5th Grade students from J. T. Brackenridge Elementary School and their teacher, Mrs. Julia Snead. He welcomed them to the meeting and asked them to stand to be seen by the audience.

71-25 The following Ordinances were read by the Clerk and explained by Purchasing Agent, John Brooks, and after consideration, on motion made and duly seconded, were each passed and approved by the following vote: AYES: Haberman, Becker, Hilliard, Mendoza, Garza, Naylor, Trevino, Gatti; NAYS: None; ABSENT: Hill.

AN ORDINANCE 39,509

ACCEPTING THE LOW BIDS OF STANDARD
PAPER & SUPPLY CO. AND CENTURY PAPERS,
INC. TO FURNISH THE CITY WITH CERTAIN
CUSTODIAL PAPER PRODUCTS FOR A NET
TOTAL OF \$8,967.00.

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AN ORDINANCE 39,510

ACCEPTING THE LOW BIDS OF CATTO & PUTTY, INC., WATSON DISTRIBUTING CO., INC., AND GOLDTHWAITE'S OF TEXAS, INC. TO FURNISH THE CITY WITH CERTAIN GOLF COURSE MOWING EQUIPMENT FOR A NET TOTAL OF \$11,972.00.

* * * *

AN ORDINANCE 39,511

ACCEPTING THE LOW BIDS OF GIRARD MACHINERY AND SUPPLY COMPANY AND INTERNATIONAL HARVESTER COMPANY TO FURNISH THE CITY WITH CERTAIN TRACTORS - BACKHOE LOADER FOR A NET TOTAL OF \$14,880.00.

* * * *

AN ORDINANCE 39,512

ACCEPTING THE LOW BID OF INTERNATIONAL HARVESTER COMPANY SALES & SERVICE TO FURNISH THE CITY WITH TRACTORS - BACKHOE FOR A NET TOTAL, LESS TRADE-INS, OF \$8,442.53.

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AN ORDINANCE 39,513

ACCEPTING THE LOW BID OF PLAINS MACHINERY COMPANY TO FURNISH THE CITY WITH THREE MOTOR GRADERS FOR A NET TOTAL OF \$61,500.00 AND AUTHORIZING A TRANSFER OF FUNDS.

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AN ORDINANCE 39,514

ACCEPTING THE LOW BID OF ANDERSON MACHINERY COMPANY TO FURNISH THE CITY WITH ONE TRACTOR DOZER FOR A NET TOTAL OF \$31,220.00.

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AN ORDINANCE 39,515

ACCEPTING THE LOW BID OF JIM DULANEY MACHINERY COMPANY, INC. TO FURNISH THE CITY WITH ONE SELF PROPELLED LINE MARKING MACHINE FOR A NET TOTAL OF \$8,790.54.

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71-25 Mayor Gatti asked Mr. Raffety when the construction on the taxiway, in the southeast portion of the airport, would be completed.

Mr. Raffety said that there have been two delays, due to weather, and that he believed the contract had twenty more days to run.

71-25 The Clerk read the following Ordinance:

AN ORDINANCE 39,516

ACCEPTING THE LOW BID OF NATIONAL CASH REGISTER COMPANY TO FURNISH THE CITY WITH FIVE VALIDATING DATA REGISTER MACHINES FOR A NET TOTAL OF \$26,887.25 AND AUTHORIZING A TRANSFER OF FUNDS.

* * * *

Mr. John Brooks, Purchasing Agent, said that three bids were received. The bid submitted by Biedigor, Inc., on an Anchor machine, meets all requirements, except delivery time. Specifications give maximum time of 150 days, while Biedigor asked for 365 days.

The bid submitted by Sweda, Int. does not meet specifications.

Mr. Ed McDaniel, representing Sweda, Int., asked to address the Council regarding his bid.

Mr. McDaniel asked that the Council grant a delay in awarding this contract, so that he could properly prepare a presentation to show that Sweda equipment could do what is required. He admitted that it does not follow the required procedures, but that the end result is the same. The purchase of his equipment would result in a savings of about \$11,000.

Mr. Henckel said that he would recommend against any delay. All bidders understood the specifications and this equipment simply will not do the job.

After consideration, on motion of Mrs. Haberman, seconded by Mr. Trevino, the Ordinance was passed and approved by the following vote: AYES: Haberman, Becker, Hilliard, Mendoza, Naylor, Trevino, Gatti; NAYS: Garza; ABSENT: Hill.

71-25 Mayor Gatti was obliged to leave the meeting and Mayor Pro-Tem Trevino presided.

71-25 The Clerk read the following Ordinance:

AN ORDINANCE 39,517

ACCEPTING THE PROPOSAL OF AND MANIFESTING A CONTRACT WITH EACH OF THE BIDDERS SET FORTH HEREIN FOR THE BIDDER TO FURNISH AND FOR THE CITY OF SAN ANTONIO TO BUY ALL OF ITS REQUIREMENTS FOR THE PARTS AND SERVICES SET FORTH IN THE ACCEPTED PROPOSAL FOR A ONE-YEAR PERIOD COMMENCING AUGUST 1, 1971 AND TERMINATING JULY 31, 1972.

* * * *

Plains Machinery Co.	International Harvester Heavy Equipment Parts & Service (Captive)
Alamo Welding & Boiler Works, Inc.	International Harvester Heavy Equipment Parts & Service (Competitive)
Anderson Machinery Company	Allis Chalmers Mower and Tractor Parts and Service (Captive)
Alamo Welding & Boiler Works, Inc.	Allis Chalmers Mower and Tractor Parts and Service (Competitive)
San Antonio Body & Paint Co.	Automotive Painting
Alamo Radiator Works	Clean & Repair Automotive Radiators & Gasoline Tanks
Grande Ford Truck Sales, Inc.	Ford Captive and Competitive Parts & Service (Trucks)
Hemphill-McCombs Ford	Ford Captive and Competitive Parts & Service (Passenger Cars)
Bear Wheel Aligning Company	Wheel Alignment Service & Balancing
Fred Luderus Tire Service, Inc.	Truck & Heavy Equipment Tires & Tubes
Hawkinson Tire Mileage, Inc.	Tire Recapping, Retreading and Repair
Gulf Oil Company - U. S.	Premium Gasoline Octane #100 and Regular Octane #94
Gulf Oil Company - U. S.	Naphtha
Mobil Oil Corporation	Petroleum Lubricants
Ace Key Service	Key Blanks and Service
Texas Transport, Inc.	The Transporting of Heavy Equipment
Armco Steel Corporation	Galvanized Corrugated Steel Pipe
Big Three Industries, Inc.	Oxygen, Acetylene & Welding Supplies
Olmos Building Materials Co.	Portland Cement
Acme Gravel Company	Base Materials and Coverstone Crushed Coverstone (Aggregate for Surface Treatment)
	Base Materials and Coverstone Washed Coverstone (Aggregate for Surface Treatment)
McDonough Brothers, Inc.	Base Materials and Coverstone Flexible Base (Crushed Stone)
Longhorn Bolt & Screw LTD	Bolts and Screws

Capitol Sand & Gravel, Division
of Capitol Aggregates, Inc.

Concrete Aggregates Coarse (Gravel)

Osburn Sand Company

Concrete Aggregates Fine (washed sand
loaded at plantsite)

Concrete Aggregates

Fine (washed sand) delivered to
Jobsite north of Commerce

Concrete Aggregates Fine (washed sand)
delivered to Jobsite, Commerce and
south of Commerce

Barrett Industries

Concrete Building Bricks

Alamo Iron Works

Manhole Rings and Covers Items 2, 3,
4A, 4B, 5A, 5B, 7, 8 and 9

The Perry Shankle Company

Manhole Rings and Covers Items 1 and 6

Southwest Nipple Company

Galvanized Tubing

* * * *

This Ordinance was explained by John Brooks, Purchasing Agent, who said that the Ordinance covers 28 annual contracts. Tabulations of the bids were furnished the Council earlier. In all cases, the low bid is being accepted. The total value of the contracts is estimated to be \$1,034,000. Prices on materials have increased 3 to 5% and labor has increased from 50 to 75¢ per hour over last year's contracts.

After consideration, on motion of Mr. Naylor, seconded by Mrs. Haberman, the Ordinance was passed and approved by the following vote:
AYES: Haberman, Becker, Hilliard, Mendoza, Garza, Naylor, Trevino;
NAYS: None; ABSENT: Hill, Gatti.

71-25 The Clerk read the following Ordinance:

AN ORDINANCE 39,518

MANIFESTING THE CONSENT OF THE CITY
OF SAN ANTONIO TO THE ASSIGNMENT OF
THE SUBLEASE OF CERTAIN PREMISES AT
INTERNATIONAL AIRPORT FROM FOREST
OIL CORPORATION TO GARY AIRCRAFT
CORPORATION.

* * * *

This Ordinance was explained by Mr. Mike Kutchins, Assistant Director of Aviation, and after consideration, on motion of Dr. Hilliard, seconded by Mr. Becker, was passed and approved by the following vote:
AYES: Haberman, Becker, Hilliard, Mendoza, Garza, Naylor, Trevino;
NAYS: None; ABSENT: Hill, Gatti.

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71-25 The following Ordinance was read by the Clerk and after consideration, on motion of Mr. Naylor, seconded by Mr. Mendoza, was passed and approved by the following vote: AYES: Haberman, Becker, Hilliard, Mendoza, Naylor, Trevino; NAYS: None; ABSTAIN: Garza; ABSENT: Hill, Gatti.

AN ORDINANCE 39,519

APPOINTING MR. GILBERT GARZA AS A MEMBER OF THE FIREMEN AND POLICEMEN'S PENSION FUND BOARD AND REAPPOINTING MR. ED HILL TO SAID BOARD (MR. GILBERT GARZA, REPLACING DR. HERBERT CALDERON, FOR TERMS ENDING MAY 30, 1973).

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71-25 The following Ordinance was read by the Clerk and after consideration, on motion of Mr. Naylor, seconded by Mrs. Haberman, was passed and approved by the following vote: AYES: Haberman, Becker, Hilliard, Mendoza, Garza, Naylor, Trevino; NAYS: None; ABSENT: Hill, Gatti.

AN ORDINANCE 39,520

APPOINTING AND REAPPOINTING MEMBERS TO THE CITIZENS' PARTICIPATION POLICY COMMISSION (REAPPOINTED: RAYMOND APPOLLON, DR. E. T. XIMENES, COLONEL GEORGE CISNEROS AND RICHARD BORREGO; APPOINTED: DR. JOSHUA A. SMITH AND JOE B. MACHADO; FOR INDEFINITE TERMS).

* * * *

71-25 The Clerk read the following Ordinance:

AN ORDINANCE 39,521

AUTHORIZING CONTRACTS WITH CERTAIN ARCHITECTS AND ENGINEERS FOR PROFESSIONAL SERVICES PERTAINING TO CONSTRUCTION OF VARIOUS BOND PROJECTS AND APPROPRIATING A TOTAL OF \$536,365.12 IN PAYMENT THEREFOR, ALSO APPROPRIATING THE SUM OF \$219,211.00 TO BE USED AS CONTINGENCY ACCOUNTS.

* * * *

<u>Name</u>	<u>Project</u>
Pape - Dawson, Consulting Engineers	Six Mile Creek
Aranda & Kurz Engineering and Surveying Company	36th Street Outfall
K. M. Ng & Associates, Inc., Consulting Engineers	Lone Star Blvd. Outfall

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<u>Name</u>	<u>Project</u>
Brown Engineering Company, Consulting Engineers	Martinez Creek Outfall
Canty & Brown, Consulting Engineers	Walters - Moore Overpass Structure
Pfenning, Weyman & Associates, Consulting Engineers	Walters - Moore Street
Groves, Fernandez, Ludwig, Barry, Telford and Associates, Inc., Consulting Engineers	Wurzbach Rd., from Babcock to Fredericksburg, and Babcock Road, from Loop 410 to Hamilton- Wolfe
R. Marvin Shipman & Co., Consulting Engineers	24th Street
Howard Gaddis, Consulting Engineer	Hot Wells and Apache Creek Sewer Relocations
Travis, Braun & Associates, Inc.	Lighting and Improvement to Normoyle Field and Pittman- Sullivan Field
Environmental Professionals Corporation	Double Company Fire Stations in the vicinity of Cupples Road and Menefee Blvd.
Orlando Volpe, Architect	Double Company Fire Station in the vicinity of the University of Texas Site
Hesson & May Associates, Inc.	Southwest Branch Health Center and Neighborhood Health Clinic
Brooks Martin, A.I.A. & Henry Ortega, A.I.A.	Northwest Service Center and Northwest Police Substation

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After reading the caption, the Clerk read the name of each proposed contractor and the project involved.

City Manager Henckel told the Council that this Ordinance conforms to the decisions made by the Council in Executive Session.

After consideration, on motion of Mr. Naylor, seconded by Mrs. Haberman, the Ordinance was passed and approved by the following vote:
 AYES: Haberman, Becker, Hilliard, Mendoza, Garza, Naylor, Trevino;
 NAYS: None; ABSENT: Hill, Gatti.

71-25 The following Ordinances were read by the Clerk and explained by members of the Administrative Staff and after consideration, on motion made and duly seconded, were each passed and approved by the following vote: AYES: Haberman, Becker, Hilliard, Mendoza, Garza, Naylor, Trevino; NAYS: None; ABSENT: Hill, Gatti.

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AN ORDINANCE 39,522

AMENDING SECTION 38-95.1 OF THE CITY CODE PROHIBITING PARKING AT CERTAIN TIMES BY UNAUTHORIZED VEHICLES IN CITY-OWNED PARKING LOTS; AND PROVIDING A FINE NOT TO EXCEED \$200.00 FOR VIOLATION THEREOF.

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AN ORDINANCE 39,523

GRANTING TAX EXEMPTION OF CERTAIN PROPERTIES OWNED BY VARIOUS RELIGIOUS ORGANIZATIONS.

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Wheatley Heights Baptist Church, Building used for meetings and socials, in New City Block 10,712.

Iglesia Bautista Monte de las Olivas, Parsonage, in New City Block 11,262.

Alamo Heights Methodist Church, Parsonage, in New City Block 11,927.

Highlands Assembly of God Church, Parking, in New City Block 3745.

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71-25 Mayor Gatti returned to the meeting and presided.

71-25 The following Ordinance was read by the Clerk and after consideration, on motion of Mr. Trevino, seconded by Mr. Becker, was passed and approved by the following vote: AYES: Haberman, Becker, Hilliard, Mendoza, Garza, Naylor, Trevino, Gatti; NAYS: None; ABSENT: Hill.

AN ORDINANCE 39,524

AUTHORIZING PAYMENT OF THE SUM OF \$5,108.75 TO ROYAL GLOBE INSURANCE COMPANY IN FULL AND FINAL SATISFACTION OF THE CITY'S SHARE OF THE JUDGMENT IN CAUSE NO. F - 223,670, ARISPE ET AL VS. CITY ET AL.

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71-25 The following Ordinance was read by the Clerk and explained by Jim Gaines, Director of HemisFair Plaza, and after consideration, on motion of Mr. Trevino, seconded by Mrs. Haberman, was passed and approved by the following vote: AYES: Haberman, Becker, Hilliard, Garza, Naylor, Trevino, Gatti; NAYS: Mendoza; ABSENT: Hill.

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AN ORDINANCE 39,525

MANIFESTING AN AGREEMENT WITH EVERETT S. BROWN AND MAX STAPPER, D/B/A BROWN'S ENCHILADAS, TO AMEND THE PRESENT LEASE AGREEMENT OF CERTAIN SPACE AT HEMISFAIR PLAZA.

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71-25 The following Ordinance was read by the Clerk and explained by Jim Gaines, Director of HemisFair Plaza, and after consideration, on motion of Mr. Trevino, seconded by Dr. Hilliard, was passed and approved by the following vote: AYES: Haberman, Becker, Hilliard, Mendoza, Garza, Naylor, Trevino, Gatti; NAYS: None; ABSENT: Hill.

AN ORDINANCE 39,526

AUTHORIZING THE CITY MANAGER TO ENTER INTO AN AGREEMENT WITH RICHARD ROSEN, D/B/A MELODRAMA THEATRE, FOR A THREE MONTH LEASE OF BUILDING NO. 300 AT HEMISFAIR PLAZA, BEGINNING ON JUNE 1, 1971, TO BE USED FOR THE PRESENTATION OF LIVE THEATRICAL PERFORMANCES.

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71-25 The following Ordinance was read by the Clerk and explained by Jim Gaines, Director of HemisFair Plaza, and after consideration, on motion of Mrs. Haberman, seconded by Mr. Becker, was passed and approved by the following vote: AYES: Haberman, Becker, Hilliard, Mendoza, Naylor, Trevino, Gatti; NAYS: Garza; ABSENT: Hill.

AN ORDINANCE 39,527

MANIFESTING AN AGREEMENT WITH M. M. WACKER, TO EXTEND THE PRESENT LEASE AGREEMENT OF CERTAIN BUILDING SPACE AT HEMISFAIR PLAZA FOR A PERIOD OF ONE YEAR.

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71-25 Mr. Trevino inquired of Mr. Gaines regarding the closing of the Mexican-American Cultural Institute at HemisFair Plaza. He said that he understood that the closing is to be temporary, but that it might be helpful for the City to urge the Mexican Government to reopen the Institute as soon as possible.

Mr. Gaines said that he has recently been assured that the closing is temporary and that there is a plan now for an art exhibit to be in the Institute in June.

Mr. Henckel said that he met with Dr. Gloria Cabellero last month to discuss this matter and that the Government is planning to continue development of the Institute.

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After discussion of the matter, Mr. Trevino asked that the Council pass a resolution urging the Mexican Government to reopen the Cultural Institute or to have a letter written regarding the matter.

The Council agreed that a letter should be written at once.

71-25 Mr. Garza asked Mr. Gaines to outline, for him, the City's policy for rental of space at HemisFair Plaza.

Mr. Gaines said that the Goliad Food Cluster rents for 10¢/sq. foot in the winter and 40¢/sq. foot in the summer, making an average rental of 25¢. This space is not air conditioned. Rates for air conditioned space vary, depending on location and other requirements. An attempt is made to include utility costs in rent, so that lessees will know what their annual costs will be.

City Manager Henckel explained, to the Council, the City's contractual arrangement with the City Water Board for chilled water for the HemisFair Plaza area.

71-25 The following Resolution was read by the Clerk and explained by Bob Frazer, Parks and Recreation Director, and after consideration, on motion of Mrs. Haberman, seconded by Mr. Trevino, was passed and approved by the following vote: AYES: Haberman, Becker, Hilliard, Mendoza, Garza, Naylor, Trevino, Gatti; NAYS: None; ABSENT: Hill.

A RESOLUTION
NO. 71-25-98

AUTHORIZING FILING OF APPLICATION
FOR A GRANT OF FEDERAL FUNDS FOR A
SPECIAL NUTRITIONAL PROGRAM TO BE
UTILIZED IN THE CITY'S SUMMER
RECREATION PROGRAM.

* * * *

WHEREAS, the U. S. Department of Agriculture provides for grants for special food services program for children, and

WHEREAS, the City of San Antonio (herein sometimes referred to as "applicant") desires to participate in the special food services program, and

WHEREAS, the City of San Antonio is cognizant of the conditions that are imposed in the undertaking and carrying out of programs under guidelines from the U. S. Department of Agriculture, and

WHEREAS, it is estimated that the cost of the program will be \$46,000.00, and

WHEREAS, \$6,000.00 of the total program will be provided by the City of San Antonio, NOW, THEREFORE,

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

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SECTION 1. That application be made to the U. S. Department of Agriculture for federal funds in the amount of \$40,000.00 of a total program of \$46,000.00 with the City of San Antonio providing the balance of the cost.

SECTION 2. That the City Manager is hereby authorized and directed to execute and to file such application with the U. S. Department of Agriculture, to provide any additional information and to furnish and execute such documents as may be required by the U. S. Department of Agriculture and to act as the authorized correspondent of the applicant.

SECTION 3. That the United States Department of Agriculture be, and they hereby are, assured of full compliance by the applicant with regards to guidelines as set forth by the U. S. Department of Agriculture.

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71-25 Item No. 20 on the agenda, being an Ordinance establishing an eighteen (18) member Human Relations Advisory Board and outlining its duties and functions, was withdrawn from consideration at the request of the City Manager.

71-25 The Clerk read the following Ordinance:

AN ORDINANCE 39,528

PROVIDING FOR PARTICIPATION BY THE CITY OF SAN ANTONIO IN THE OPERATION OF AN ALCOHOLIC TREATMENT CENTER BY THE BEXAR COUNTY MENTAL HEALTH AND MENTAL RETARDATION BOARD OF TRUSTEES; AMENDING THE CURRENT BUDGET BY ESTABLISHING AN ALCOHOLIC TREATMENT CENTER ACCOUNT; APPROPRIATING CITY FUNDS FOR SAID PURPOSE; PROVIDING FOR PERIODIC AUDIT INSPECTION AND EVALUATION.

* * * *

This Ordinance was introduced by Mr. Bob McDonald, Inter-governmental Coordinator, who said that this makes formal a resolution of intent passed by the City Council last year.

Mr. James Bailey, Executive Director of the Mental Health and Retardation Board, was present and explained that there will be a medical team on duty at the jail on 24-hour duty, consisting of an experienced alcoholic counselor, a registered nurse and backed up by a physician, who will be an employee of the County. He reviewed, for the Council, the various tests that would be made when drunk persons are brought to the jail and the procedure that would follow. The first-year costs for the program will be \$637,000, of which \$430,000 will be provided by the Federal Government. The City's portion is \$100,000.

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City Manager Henckel said that he expected that the City would have a considerable savings from people not being booked for "drunk," when they are treated somewhere else.

After consideration, on motion of Mr. Trevino, seconded by Dr. Hilliard, the Ordinance was passed and approved by the following vote: AYES: Haberman, Becker, Hilliard, Mendoza, Garza, Naylor, Trevino, Gatti; NAYS: None; ABSENT: Hill.

71-25 The following Ordinances were read by the Clerk and explained by John Rinehart, Assistant Director of Model Cities, and after consideration, on motion made and duly seconded, were each passed and approved by the following vote: AYES: Haberman, Becker, Hilliard, Mendoza, Garza, Naylor, Trevino, Gatti; NAYS: None; ABSENT: Hill.

AN ORDINANCE 39,529

MANIFESTING AN AGREEMENT WITH ADVANCE, INC. TO EXTEND THE TERM OF THE PRESENT CONTRACT FOR CARRYING OUT THE MODEL CITIES "IN SCHOOL" PROJECT SO THAT THE TERMINATION DATE WILL BE AUGUST 31, 1971 RATHER THAN MAY 27, 1971, AND FURTHER AMENDING SAID CONTRACT SO AS TO INCREASE THE TOTAL AMOUNT WHICH MAY BE EXPENDED FROM \$52,350.00 TO \$175,968.00.

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AN ORDINANCE 39,530

MANIFESTING AN AGREEMENT WITH THE BEXAR COUNTY HOSPITAL DISTRICT TO EXTEND THE TERM OF THE PRESENT AGREEMENT FOR CARRYING OUT THE MODEL CITIES PARA-MEDICAL TRAINING PROJECT (PART II) SO THAT THE TERMINATION DATE SHALL BE DECEMBER 6, 1971 RATHER THAN NOVEMBER 1, 1971.

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AN ORDINANCE 39,531

APPROVING A PLAN FOR EMPLOYMENT AND TRAINING OF MODEL NEIGHBORHOOD RESIDENTS IN CONNECTION WITH WORK DONE ON MODEL CITIES PROJECTS, DIRECTING THE SUBMISSION OF THE PLAN TO THE DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT FOR APPROVAL, AND PROVIDING FOR INCLUSION OF SUCH PLAN IN FUTURE CONTRACTS FOR CARRYING OUT THE MODEL CITIES PROGRAM.

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AN ORDINANCE 39,532

APPROVING THE MODEL CITIES NEIGHBORHOOD FACILITIES GRANT APPLICATION, PART II (WEST END MULTIPLE PURPOSE CENTER), AND AUTHORIZING SUBMISSION OF THE APPLICATION TO THE DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT FOR APPROVAL.

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AN ORDINANCE 39,533

APPROVING THE MODEL CITIES HOUSING COMPONENT, AUTHORIZING SUBMISSION OF THE COMPONENT TO THE DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT, AND REQUESTING THAT THE COMPONENT DESCRIPTION AND BUDGET BE INCLUDED IN THE GRANT BUDGET OF THE MODEL CITIES GRANT AGREEMENT, AND ESTABLISHING A NEW ACCOUNT.

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AN ORDINANCE 39,534

APPROVING THE REVISED GRANT BUDGET FOR THE FIRST YEAR ACTION PLAN AND THE SECOND YEAR ACTION PLAN OF THE MODEL CITIES PROGRAM, AMENDING THE CURRENT GRANT BUDGET TO INCLUDE CERTAIN ADDITIONAL PROJECTS AS REFLECTED IN THE REVISED GRANT BUDGETS, AUTHORIZING SUBMISSION TO THE U. S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT FOR APPROVAL, AUTHORIZING CONTRACTS FOR CARRYING OUT THE NEW PROJECTS, AND AUTHORIZING THE NECESSARY ACCOUNTING PROCEDURES TO BE PERFORMED IN ACCORDANCE WITH THE REVISED GRANT BUDGET.

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AN ORDINANCE 39,535

MANIFESTING AN AGREEMENT WITH THE SAN ANTONIO URBAN RENEWAL AGENCY TO AMEND THE PRESENT CONTRACT FOR CARRYING OUT THE MODEL CITIES SPECIAL REHABILITATION OF PROPERTIES PROJECT SO AS TO ALLOW SPECIAL REHABILITATION GRANTS TO FAMILIES WHOSE ADJUSTED INCOMES QUALIFY THEM FOR BELOW MARKET INTEREST RATES PROJECTS.

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71-25 ANNEXATION

The Clerk read the following Ordinance for the second and final time:

AN ORDINANCE 39,443

PROVIDING FOR THE EXTENSION OF CERTAIN BOUNDARY LINES OF THE CITY OF SAN ANTONIO, TEXAS, AND THE ANNEXATION OF CERTAIN TERRITORY CONSISTING OF 2,623.80 ACRES OF LAND, WHICH SAID TERRITORY LIES ADJACENT TO AND ADJOINS THE PRESENT BOUNDARY LIMITS OF THE CITY OF SAN ANTONIO.

* * * *

Mr. J. H. Wilkerson, Acting Planning Director, explained the proposed annexation.

No one spoke in opposition.

After consideration, on motion of Mr. Naylor, seconded by Mr. Trevino, the Ordinance was passed and approved by the following vote: AYES: Haberman, Becker, Hilliard, Mendoza, Garza, Naylor, Trevino, Gatti; NAYS: None; ABSENT: Hill.

71-25 Mr. Trevino inquired if any consideration is being given to annexation in the south and southwest areas of the City.

It was explained that currently, an area on Palo Alto Road is being processed for annexation, but other than that there are no plans.

Mr. Henckel said that in the near future, consideration will be given to the annexation of Villa Coronado and two other low-income areas in an annexation package. He reiterated his recommendation that the Council adopt an annexation plan for the orderly growth of the City.

Mayor Gatti agreed that the consideration of an annexation plan should have top priority from the Council.

71-25 PUBLIC HEARING

ON PROPOSED NEIGHBORHOOD DEVELOPMENT PROGRAM, TEX. A-8, AND THE URBAN RENEWAL PLAN, THEREFOR, AS PROPOSED BY THE URBAN RENEWAL AGENCY.

Mayor Gatti declared the hearing open and called on Mr. M. Winston Martin, Executive Director of the Urban Renewal Agency, to make a presentation.

Mr. Martin stated that the notice of the hearing had been published, as required by State Law. The project consists of approximately 7,331.4 acres of land located in the Model Cities Area. The

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project is generally bounded on the north by Culebra Road; on the east by the I. H. 35 Expressway; on the south by U. S. Highway 90 West; and, on the west by 36th Street, Old Highway 90 and San Joaquin Avenue. Mr. Martin stated that the Urban Renewal Agency is submitting a request for second-year funding for the Neighborhood Development Program in the amount of \$19,065,970.

Mr. Martin said that the plan for second-year activities has been submitted to Component Review Committees and the Citizens Participation Policy Commission of Model Cities, the Planning Commission and the Urban Renewal Agency and has been approved by these agencies. The plan is now being submitted to the City Council for its approval, after which it will be forwarded to HUD for its consideration.

Mr. Martin then, on a map, reviewed the activities under consideration for the second-year neighborhood development program, covering acquisition, rehabilitation and feasibility of relocation. (A copy of the activity program summary, which has been furnished the City Council, is filed with the papers of this hearing.) He emphasized that the acquisition of right-of-way for channel improvements and bridge locations for the Apache Creek Project was a major part of the second-year plan. He discussed, with the Council, the relocation of displaced families and the aid available to them. He stated that they propose to acquire 769 parcels of property, including 306 structures, for Apache Creek right-of-ways, land for low and moderate income housing, land for high density redevelopment and removal of delapidated structures from the rehabilitation and spot clearance areas.

No one spoke in opposition.

Mr. Martin stated that no action was necessary on the part of the Council today and an ordinance approving the project will be presented at a later date.

The Mayor then declared the hearing closed.

71-25

JUNK YARD - SOUTH COMAL STREET
MR. JOHN J. MIORELLI

The City Council considered the request of Mr. John J. Miorelli, 219 South Leona Street, for special permission to operate a junk yard business on South Comal Street on two lots known as the east 71' of Lot 7, Block 1, NCB 892 and Lot 9, Block 2, NCB 893.

Mr. J. H. Wilkerson, Acting Planning Director, advised the Council that 31 notices had been mailed to surrounding property owners. Eight (8) were returned in opposition and one (1) in favor.

Mr. George D. Vann, Director of Housing and Inspections, presented photographs of the junk yards. He said that the property was zoned "L" Manufacturing, but under Section 20-26, adopted in 1966, of the City Code, it is unlawful to establish any junk yards or salvage yards in the City without attaining prior approval of the Council. Mr. Miorelli is applying for such permission. The property is located in the Model Cities Area and both the Urban Renewal Agency and the Model Cities' staff are against continuance of this operation.

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Mr. Vann added that Mr. Miorelli lives in the area and the operation grew from that of one or two cars, until there are 16 cars in one lot and 25 cars in the other. Complaints have been received from the neighbors.

Mr. Miorelli stated that one year he did apply for a permit and he had been told by an inspector that the property was zoned for business.

Mrs. Menefee, whose parents live on property in front of the junk yards, stated that the neighborhood is infested with roaches and rats, because of the junk yards, which are a health hazard.

After consideration, Mr. Trevino made a motion that the City Council refuse the special permission from the City Council and a Certificate of Occupancy, requested by Mr. Miorelli, to operate a junk yard on South Comal Street on two lots known as the east 71' of Lot 7, Block 1, NCB 892 and Lot 9, Block 2, NCB 893. Seconded by Mr. Becker, the motion was passed by the following vote: AYES: Haberman, Becker, Hilliard, Mendoza, Garza, Naylor, Trevino, Gatti; NAYS: None; ABSENT: Hill.

During the discussion, it was found that the property in this area is zoned "L" Manufacturing District, but is developed with single family residences and Mr. Garza suggested that to keep such a situation from occurring again, that the Planning Commission should rezone all the property Residential.

Mayor Gatti asked Mr. Wilkerson to have the Planning Commission consider this matter and make a report to the City Council.

Mr. Vann stated that probably next week a proposed ordinance, controlling junk yards, is to be presented to the City Council for consideration.

Mr. Enrique Cordova, 3007 Monterey, appeared before the Council to complain about a house next door to property he owns on Colima Street, which is vacant and about to fall down. He said he has been to Housing and Inspections and they have made inspections and attempts to get the house repaired. Now, he asks that something be done to have the house removed.

Mr. George Vann, Director of Housing and Inspections, agreed with Mr. Cordova. He said that Model Cities funds are now available for demolition of unsafe structures and that he will get together with Mr. Cordova and Mr. Hernandez, the owner, and work out a solution.

Mr. Clayton Russell, 1430 San Rafael, spoke to the Council about education and its benefits to Mexican-Americans.

Mr. Bob DePaolo, Chairman of the Concerned Citizens Committee, spoke to the Council with regard to proposed ordinances, which would regulate the construction of apartment complexes. He presented each Councilman a copy of the suggested ordinances and asked that they be considered.

Mr. John T. Saunders, representing the San Antonio Homebuilders Association, spoke to the Council. He expressed the feeling that solutions to housing problems and, particularly, apartments, could best be resolved by having representatives of the building industry meet with citizen groups, school districts and others before bringing the matter to City Council for discussion. He asked that the Council defer consideration of the suggested ordinances until a later date.

Mr. Sam Snell, 124 Jefferson Street, spoke to the Council about parking problems in the downtown area.

Mayor Gatti asked City Manager Henckel to make a statement regarding the parking situation around the Convention Center.

Mr. Henckel agreed that there is a problem there at times. The staff has asked for a pedestrian bridge across the river, so that the large parking lot behind Joske's would be more accessible. He said that this would greatly relieve the situation.

Mayor Gatti announced that City Clerk Jake Inselmann has been elected Vice President of the International Institute of Municipal Clerks. He and members of the Council congratulated Mr. Inselmann.

City Manager Henckel announced that the Texas Highway Department has been notified of the decision of the Air Force to participate in the Quintana Road grade separation project. This participation will be in the amount of \$1 million.

The Council instructed the City Manager to have a proper ordinance prepared accepting this proposal.

There being no further business to come before the Council, the meeting adjourned at 12:15 P. M.

A P P R O V E D

John Matts
M A Y O R

ATTEST: *JH Duclman*
C i t y C l e r k