

REGULAR MEETING OF THE CITY COUNCIL
OF THE CITY OF SAN ANTONIO HELD IN
THE COUNCIL CHAMBER, CITY HALL, ON
THURSDAY, JULY 9, 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, BURKE, JAMES, HABERMAN, NIELSEN, TREVINO, HILL, TORRES; Absent: NONE.

70-30 The invocation was given by Reverend James Karagas, St. Sophia Greek Orthodox Church.

Approval of the minutes of the July 2, 1970 meeting was postponed.

70-30 Councilman Torres, at this time, spoke to the Mayor concerning his remarks on National T.V. on Monday and Tuesday nights and asked that he make a statement about the matter and apologize for the remarks he made about Mexican-American citizens.

The Mayor stated that he would make a statement, which is being typed and which should be ready in about 30 minutes.

After considerable discussion, Dr. Calderon made a motion that the Council defer discussion of this matter until 9:30. The motion was seconded by Mr. Torres and prevailed by the following vote: AYES: McAllister, Calderon, Burke, James, Haberman, Nielsen, Trevino, Hill, Torres; NAYS: None; ABSENT: None.

70-30 The following Ordinances were read by the Clerk and explained by the Administrative Staff, and after consideration, on motion made and duly seconded, were each passed and approved by the following vote: AYES: McAllister, Calderon, Burke, James, Haberman, Nielsen, Trevino, Hill, Torres; NAYS: None; ABSENT: None.

AN ORDINANCE 38,710

AUTHORIZING THE FINANCE DIRECTOR TO PURCHASE CERTAIN 16mm COLORED FILM FOR THE CITY OF SAN ANTONIO PUBLIC LIBRARY FROM MCGRAW-HILL BOOK COMPANY FOR THE NET TOTAL OF \$2,355.63.

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AN ORDINANCE 38,711

AUTHORIZING THE FINANCE DIRECTOR TO MAKE PAYMENT TO THE VICTOR COMPTOMETER CORPORATION - BUSINESS MACHINES DIVISION FOR MAINTENANCE AND SERVICE FOR CERTAIN VICTOR CALCULATORS FOR THE CITY OF SAN ANTONIO, VARIOUS DEPARTMENTS IN THE AMOUNT OF \$1,350.00.

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AN ORDINANCE 38,712

ACCEPTING THE ATTACHED QUALIFIED BID OF JOY MANUFACTURING COMPANY TO FURNISH THE CITY OF SAN ANTONIO DEPARTMENT OF PUBLIC WORKS WITH ONE JOY AXIVANE FAN FOR A NET TOTAL OF \$2,242.20.

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AN ORDINANCE 38,713

ACCEPTING THE ATTACHED QUALIFIED BID OF MAVERICK-CLARKE TO FURNISH THE CITY OF SAN ANTONIO CONVENTION FACILITIES WITH CERTAIN THEATER LOUNGE FURNITURE FOR THE CONVENTION CENTER FOR A NET TOTAL OF \$9,885.20.

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AN ORDINANCE 38,714

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 SERVICE SET FORTH IN THE ACCEPTED PROPOSAL FOR A ONE-YEAR PERIOD COMMENCING AUGUST 1, 1970 AND TERMINATING JULY 31, 1971.

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Gulf States Asphalt Company, Inc.	Cut-Back Asphalts, Asphalt Cements and Emulsions
Texas Emulsions, Inc.	Cut-Back Asphalts, Asphalt Cements and Emulsions
Gulf States Asphalt Company, Inc.	RC-1 Asphalt
V. J. Keefe Co., Inc.	Ready-Mix Concrete
Allied Glass Company	Replacement of Automotive Glass at Various City Agencies
East End Glass Co.	Replacement of Broken Glass at Various City Agencies
Bro-Dart, Inc.	Library Books

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AN ORDINANCE 38,715

MANIFESTING AN AGREEMENT WITH CONTINENTAL AIRLINES, INC. TO EXTEND THE PRESENT LEASE AGREEMENT AT INTERNATIONAL AIRPORT, LEASE NO. 88.

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AN ORDINANCE 38,716

MANIFESTING AN AGREEMENT WITH TEXACO, INC. TO EXTEND THE PRESENT LEASE AGREEMENT AT INTERNATIONAL AIRPORT, LEASE NO. 86.

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AN ORDINANCE 38,717

AUTHORIZING THE CITY MANAGER TO ENTER INTO AN AGREEMENT WITH FIDELITY AND CASUALTY COMPANY OF NEW YORK FOR THE EXCLUSIVE RIGHT AND PRIVILEGE OF SELLING TRAVEL INSURANCE AT THE INTERNATIONAL AIRPORT FOR A PERIOD OF EIGHTEEN MONTHS, BEGINNING MARCH 1, 1970.

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AN ORDINANCE 38,718

AUTHORIZING THE CITY MANAGER TO ENTER INTO AN AGREEMENT WITH FIDELITY AND CASUALTY COMPANY OF NEW YORK TO PROVIDE SAID COMPANY WITH THE INSTALLATION OF A COUNTER AREA AND OTHER FACILITIES FOR CONDUCTING ITS INSURANCE BUSINESS AT THE INTERNATIONAL AIRPORT.

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70-30

The Clerk read the following Ordinance:

AN ORDINANCE 38,719

AUTHORIZING AN AGREEMENT WITH THE TEXAS HIGHWAY DEPARTMENT TO INSTALL TRAFFIC SIGNALS AT THE BABCOCK ROAD INTERSECTION WITH INTERSTATE HIGHWAY 410.

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Mr. Stewart Fischer, Traffic and Transportation Director, stated that this was the usual type of contract entered into with the State. The State will install the signals and the City will operate and maintain them upon completion of the installation. In answer to a question by Dr. Nielsen, Mr. Fischer stated that the next signals to be installed will be at the Rittiman Road intersection with I. H. 410.

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

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70-30 The following Ordinance was read by the Clerk and explained by Mr. John Rinehart, Assistant Director of Model Cities, and after consideration, on motion of Mr. Burke, seconded by Dr. Calderon, was passed and approved by the following vote: AYES: McAllister, Calderon, Burke, James, Haberman, Hill; NAYS: Nielsen, Trevino, Torres; ABSENT: None.

AN ORDINANCE 38,720

APPROPRIATING \$268,854.00 OUT OF MODEL CITIES SUPPLEMENTAL FUND TO BE UTILIZED IN CONNECTION WITH THE FAMILY PLANNING PROGRAM AND AUTHORIZING 18 ADDITIONAL PERSONNEL POSITIONS AND APPROVING A TRANSFER OF FUNDS.

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70-30 The Clerk read the following Ordinances, which were explained by Mr. 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: McAllister, Calderon, Burke, James, Haberman, Nielsen, Trevino, Hill, Torres; NAYS: None; ABSENT: None.

AN ORDINANCE 38,721

APPROPRIATING \$130,400.00 OUT OF MODEL CITIES SUPPLEMENTAL FUNDS TO BE UTILIZED IN CONNECTION WITH THE WEST-END MULTI-SERVICE CENTER PROJECT; APPROVING A TRANSFER OF FUNDS; AND DESIGNATING THE DEPARTMENT OF PARKS AND RECREATION TO ADMINISTER SAID PROJECT.

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AN ORDINANCE 38,722

APPROPRIATING \$150,000.00 OUT OF MODEL CITIES SUPPLEMENTAL ACCOUNT IN ORDER TO PROVIDE FUNDS FOR A CONTRACT WITH THE CITY WATER BOARD IN CONNECTION WITH THE WATER SYSTEM IMPROVEMENTS PROGRAM, ALSO AUTHORIZING A TRANSFER OF FUNDS.

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AN ORDINANCE 38,723

AUTHORIZING THE CITY MANAGER TO EXECUTE AN AGREEMENT WITH THE CITY WATER BOARD FOR CARRYING OUT THE MODEL CITIES WATER SYSTEMS IMPROVEMENTS PROJECT.

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70-30 Ordinance 38,724 follows 38,727.

70-30 The Clerk read the following Ordinance, which was explained by Mr. John Rinehart, Assistant Director of Model Cities, and after consideration, on motion of Mr. Burke, seconded by Mr. Torres, was passed and approved by the following vote: AYES: McAllister, Calderon, Burke, James, Nielsen, Trevino, Hill, Torres; NAYS: None; ABSENT: Haberman.

AN ORDINANCE 38,725

APPROPRIATING \$83,470.00 OUT OF MODEL CITIES SUPPLEMENTAL FUND TO BE USED IN CONNECTION WITH DEMOLITION OF UNSAFE STRUCTURES AND AUTHORIZING 7 ADDITIONAL PERSONNEL POSITIONS, ALSO APPROVING A TRANSFER OF FUNDS.

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In connection with the foregoing Ordinance, Councilman Trevino raised the question of allowing houses to be built on undersized or non-standard lots.

The City Manager stated he will discuss this with the Planning and the Housing and Inspections Departments.

70-30 The following Ordinance was read by the Clerk and explained by Mr. Jim Gaines, Director of HemisFair Plaza, and after consideration, on motion of Mr. Torres, seconded by Mr. Hill, was passed and approved by the following vote: AYES: McAllister, Calderon, Burke, James, Nielsen, Trevino, Hill, Torres; NAYS: None; ABSTAIN: Haberman; ABSENT: None.

AN ORDINANCE 38,726

MANIFESTING AN AGREEMENT WITH ANTHONY NICASTRO, D/B/A JO-TO, TO TERMINATE THE PRESENT LEASE OF BUILDING 529 AT HEMISFAIR PLAZA, PRESENTLY BEING USED AS AN ITALIAN FOOD AND DRINK ESTABLISHMENT.

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70-30 The following Ordinance was read by the Clerk and explained by Mr. W. S. Clark, Land Division Chief, and after consideration, on motion of Mr. Torres, seconded by Mr. Hill, was passed and approved by the following vote: AYES: McAllister, Calderon, Burke, James, Haberman, Nielsen, Trevino, Hill, Torres; NAYS: None; ABSENT: None.

AN ORDINANCE 38,727

CLOSING AND ABANDONING PORTION OF BAETZ BLVD. LOCATED IN NEW CITY BLOCK 11057 AND AUTHORIZING A QUITCLAIM DEED TO ABELLE DEVELOPMENT CO., INC., FOR A

CONSIDERATION OF \$1.00 AND THE
DEDICATION OF CERTAIN RIGHTS OF
WAY IN REPLAT OF SUBJECT PROPERTY
TITLED "CHRISTY CIRCLE SUBDIVISION."

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70-30 The Council at this time considered the appointment of a Member of the City Council to the Alamo Area Council of Governments Executive Committee for a term expiring April 30, 1972.

Mr. Hill nominated Mr. Trevino. The nomination was seconded by Dr. Calderon.

Dr. Nielsen nominated Mr. Torres.

The Mayor then declared the nominations closed.

On roll call, the nomination of Mr. Torres failed by the following vote: AYES: Burke, Nielsen; NAYS: McAllister, Calderon, James, Haberman, Hill; ABSTAIN: Trevino, Torres; ABSENT: None.

On roll call, the nomination of Mr. Trevino, carrying with it the passage of the following Ordinance, prevailed by the following vote: AYES: McAllister, Calderon, Burke, James, Haberman, Nielsen, Hill; NAYS: None; ABSTAIN: Trevino, Torres; ABSENT: None.

AN ORDINANCE 38,724

APPOINTING FELIX B. TREVINO TO THE
ALAMO AREA COUNCIL OF GOVERNMENTS
EXECUTIVE COMMITTEE (FOR TERM
EXPIRING APRIL 30, 1972).

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70-30 The Clerk read the following Ordinance:

AN ORDINANCE 38,728

AUTHORIZING THE CITY MANAGER TO ACCEPT
A GRANT IN THE AMOUNT OF \$324,000.00
FROM THE UNITED STATES DEPARTMENT OF
LABOR, TO SUBMIT AN APPLICATION AND
PLAN TO THE DEPARTMENT OF LABOR FOR
A SUMMER YOUTH PROGRAM, TO ENTER INTO
A SUB-CONTRACT WITH ADVANCE, INC. AS
THE CONTRACTING AGENCY FOR THE
DEPARTMENT OF LABOR IN CONNECTION
WITH SUCH GRANT, AND DECLARING AN
EMERGENCY.

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Dr. J. C. Roberts, Director of the Human Resources Department, explained that this application is for the 1970 Summer Recreation Support Program for disadvantaged youngsters of the

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community between 6 and 13 years of age. The program will supplement on-going recreational programs and will include activities such as field trips to places of cultural interest, tours, cook-outs, camping, drama, dancing, singing, arts and crafts, tournaments, etc. Support will be offered for special nutrition programs, as well as transportation needs. This is a seven week crash program, which will commence on July 13 and terminate August 29. It is proposed that 18 delegate agencies will operate a total of 100 recreation centers in the disadvantaged areas and approximately 15,000 youngsters will participate. While the contracting agency with the Department of Labor will be Advance, Inc., the program will be supervised by the City of San Antonio.

Mr. Ed Koplan, Mayor's Youth Program Coordinator, to questions by Mr. Trevino, confirmed that NYC has 600 enrollees under a summer program, 300 of which have been allocated to SANYO and 300 to Advance, Inc. The 600 enrollees will be available to the 18 agencies approved to conduct this supplemental youth program.

Discussion brought out that there are 30 additional applications by organizations to participate in the program in addition to the 18 that participated in last year's program. Final decision, as to which organizations will participate, will depend on the organizations' capabilities. The City Manager will make the final decision in such matters.

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

DISCUSSION OF MAYOR'S REMARKS ON TELEVISION
CONCERNING MEXICAN-AMERICANS

70-30

MAYOR MCALLISTER: If the members of the audience will lower their signs, I'll proceed with my statement. Lower the signs and I will proceed with my statement.

CITY MANAGER HENCKEL: Have those signs lowered, please. We will have order in the Council Chamber conducted in a business fashion. Signs or posters are not allowed. We are making a final request of those citizens to conduct themselves in a manner as a citizen and to lower the signs. Set them down in front of you.

MR. TORRES: People outside want to come in, Jerry.

CITY MANAGER HENCKEL: We'll try to get as many people in as we can. I'm asking you to help us conduct this in an orderly fashion and if you do then more people will be able to be heard.

MR. TORRES: Are the doors locked, Jerry? Mr. Mayor, I can't believe, I should think. . .

(AUDIENCE OUTBURST)

CITY MANAGER HENCKEL: Chief, would you have the people who have not complied with the request to remove the signs to leave the Council Chamber to give room to some of the others that would like to come in.

CHIEF BICHSEL: Come on, lower your signs.

AUDIENCE: How about the people outside?

CITY MANAGER HENCKEL: Yes sir, we'll let as many people as the Chamber will hold.

CHIEF BICHSEL: Okay, okay, will the people in the back kindly move over...

AUDIENCE: Open the door, open the door, open the door. . . .

MR. HENCKEL: Chief Bichsel, close the door and don't let anybody else in the Chamber. Hold it. If you people cannot have order. . .

DR. CALDERON: Mr. Mayor, there are people in the audience that are totally out of order. They are totally--have not conducted themselves in the proper manner. I feel that if they're going to be disorderly, I, at this point, request that they leave the room. I think that if you are to remain in this room, I personally will insist that you remain quiet and maintain proper order, proper decorum.

(AUDIENCE OUTBURST)

MR. HENCKEL: Chief, remove the people with the signs from the Chamber that are holding them up.

DR. CALDERON: There must be order in this Chamber.

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MR. TORRES: The only question that has come up, Mr. Mayor, is whether the door is going to be open so that people can come in.

DR. CALDERON: Mr. Mayor, let us proceed. There are enough people in this room over which you could have very little control. I am in favor that we will open the door, we'll end up with a more difficult situation..

AUDIENCE: No.

DR. NIELSEN: There are a few people outside who would either like to step in or at least have the door open so that they can hear.

AUDIENCE OUTBURST.

DR. CALDERON: I am against this petition, Mr. Mayor.

MR. TORRES: I didn't hear you, Dr. Calderon.

MAYOR MCALLISTER: Ok, we will open the door so that they can hear the statement.

DR. NIELSEN: Thank you, Mr. Mayor.

MR. TORRES: Is there a copy for the members of the Council, Mr. Mayor?

MR. MAYOR: I'll give it to you later. Let me say to you first that. . . are they all in, Mr. Henckel?

MR. HENCKEL: Yes, I believe as many as they can and the door will remain open so the others can hear.

MAYOR MCALLISTER: (Reading) I am sorry that Mr. Jack Perkins at NBC who interviewed me for a full hour during which time we talked about many subjects, produced such a poor and distorted commentary.

Among the items discussed, some four weeks ago, were the problems of our Americans of Mexican descent - the importance of education, especially as it provides us with motivation - the Federal Government's Poverty Program - our nation's economic well-being - increase in crime and difficulty of law enforcement - just to name a few.

Mr. Perkins employed a technique of using my voice in conversation in one particular circumstance and playing it behind film sequences of westside San Antonio scenes - a technique deliberately calculated to distort my utterances.

I have reference to the view of several citizens of Mexican extraction preceding my statement about Communists. I make no retraction in my statements, but at no time did I state or even intimate that any of our citizens of Mexican extraction are Communists. Though I do not know the figures, I venture the assertion that any Communistic affiliations among our citizens of Mexican extraction would represent a smaller percentage of their population than the known and admitted Communists from the Anglo segment of our population.

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If the inference the picture produced has disturbed any of my American friends of Mexican extraction, I am very sorry. Certainly when I viewed it I could hardly believe anyone would have purposely pieced together one section of a conversation with entirely unrelated pictures to have so distorted an otherwise unassociated discussion. I might add that, as a matter of fact, I do not know the name of a single admitted Communist of Mexican extraction.

We have no evidence that Mr. Perkins ever attempted to contact and interview the responsible leadership in our Mexican-American community--the men who have been greatly instrumental in the progress of that segment of our population.

When I mentioned having our police hit law violaters over the head, I was talking about Communists, and then the inference was figurative. I disapprove entirely of our Supreme Court's decisions that will not permit displacing Communists from positions of high security.

Of course I am embarrassed that such distasteful distortion was made of my discussion, but, since it has happened, let me emphasize the pride we should all have to be citizens of these United States. Our nation gives us the greatest degree of personal liberty and makes it possible to enjoy the highest standard of living of any country in the world. Let's make it an ever better nation - and our beloved San Antonio a steadily improved place in which to live. (end of report)

I'd like to say for Mr. Torres' benefit that I wrote this last night and no public relations man had anything to do with any of the statements that I made.

MR. TORRES: That's refreshing, Mr. Mayor. I'd like to read a copy of the statement since that was the idea of waiting, Mr. Mayor. I might point out, Mr. Mayor, that there has been a number of statements to the effect that the quotes were taken out of context, Mr. Mayor, and yet no where in your statement is there an explanation of the statement that the Mexican American liked the good things in life, he likes the parties, he likes the fiestas, he likes the music which I admit we like, I like, and yet, Mr. Mayor, that they are not ambitiously motivated. The statement was made, Mr. Mayor. I think it was an intemperate statement. The statement was made about the police practices and too bad the police do not clobber them over the head more often. The statement was made, Mr. Mayor, to the effect that people who do complain, people who are taking a more active part in political affairs which is a democratic system, Mr. Mayor, that these people are Communist oriented, Mr. Mayor, and this is what went over a national network. Now, of course, you say this was taken out of context and yet we have to consider this in the light with the deeds that you wrote at one time with restrictive covenants, Mr. Mayor, in which you would prohibit property from being sold to a Mexican-American or a Negro, Mr. Mayor. So that I would wonder if those things were taken out of context too. I can forgive something that happened ten years ago, Sir, but I certainly think that these people, the people of this community are entitled to an apology from you for the intemperate statements that were made. The statement made this morning notwithstanding, Mr. Mayor, because the statement doesn't tell me anything. This statement does not apologize to the people but it wants to blame a national TV circuit, one of whose reporters did interview you, Sir. Neither am I mollified by the fact that the organization to which you belong now comes along and says look, we're going to throw you another token, we're going to make you a Mexican-American Mayor.

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Neither am I mollified by that kind of thing, Mr. Mayor. It's repeating or saying or referring to something within one of yesterday afternoon's newspapers. So that, Mr. Mayor, the problem is serious. We have many people who are beginning to take and who are taking an active part in the affairs of this community and I say good for them because as I said, this is a democratic system. We want community involvement. We want community participation but I don't think that we ought to breathe a hostility that arises, Mr. Mayor, when you go to divide a community and this is what your statement tends to do, Sir. I am asking at this time that you apologize for the statements that were made, Sir.

DR. NIELSEN: Is it correct to infer that the last paragraph on the first page that you are, in fact, apologizing, Mr. Mayor.

MAYOR MCALLISTER: The statements as I said, is as I intend to make it.

DR. NIELSEN: Mr. Mayor, I think there's a famous quotation from Charles McKay that I hope has some bearing at the moment "An aimless man amid a crowd that throng the daily mart, let fall a word of hope and love unstudied from the heart whisper on the tomb or throne a transitory breath. It raised a brother from the dust, it saved a soul from death". I think that's what the people of this community are waiting for--that word of hope and love. They'll let pride go before any sort of a fall, Mayor, and I think we're all guilty of that at times. Are you saying, I'm just asking you very politely, is that paragraph is in fact your apology.

MAYOR MCALLISTER: No. I'm extremely sorry that the interview was misrepresented and distorted in the manner in which it was done. It is a terrible disappointment to me in the validity of reporting by Mr. Perkins for that particular program and for NBC. I made statements talking to them for an hour as I intimate to you here that covered all matter of subjects in an informal discussion. When you take a sentence out of context and superimpose it upon a picture. I knew nothing about I didn't know what pictures they were taking. It leaves an entirely wrong and false impression and I'll say that that is exactly the case of what happened so far as my interview is concerned.

DR. NIELSEN: You did not say that Mexican-Americans lack ambition then is that what you are saying.

MAYOR MCALLISTER: I said this and I'll say it again. I said that motivation comes from education and we've got to see that all of our people here are better educated then they have been before and that will increase their motivation.

MR. TORRES: The quote that I heard, Mr. Mayor, was a direct quote. Would you record it as saying that the Mexican-Americans lack or is not ambitiously motivated, Sir? Was the statement made or was it not made? Secondly, that people ought to be beaten or if they complain about police practices, that too bad the police don't clobber them over the head more often. It's this what we are saying, Mr. Mayor. If this is what you said. . .

MAYOR MCALLISTER: It's useless. There wouldn't be anything that I could say would satisfy you so go ahead and mouth yourself.

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DR. NIELSEN: Mr. Mayor, there's another responsibility. You have a responsibility not only to the members of this Council but every citizen in this community.

MAYOR MCALLISTER: Right.

DR. NIELSEN: Okay.

MR. TORRES: What you're doing is saying that the interview was distorted and you take, you assume no responsibility for the statements that you made, Mr. Mayor. I think that all the people are looking for is from their leader.

MR. TORRES: My leader, Mr. Mayor, is a citizen of this community, as Mayor of San Antonio, I would have to say that. I think all the people are looking for, Mr. Mayor, is just a simple apology for a statement which is an affront to the members of this community, Sir.

MCALLISTER: Of course, I am extremely sorry that statements were taken out of context has been presented to the public in a manner which is certainly objectionable to them and very much so to me. I have no control over it. Why should I apologize for what the NBC has done.

DR. NIELSEN: Okay. Let's not worry about what NBC has done. Let's just take the prima facie facts or the evidence that was presented on that program and let's deal with that, Mr. Mayor. Okay, you say you have sorry feelings I'd like to believe that that's an apology but unless you say it is I don't know what to believe.

MAYOR MCALLISTER: I am not making any apology as such because statements that I made were taken out of context and the statements that I made to the man are expressions of my own personal opinion. There was nothing at all in what I stated that was at all unfriendly to any group of our citizens.

MR. TORRES: Not by your way of thinking, Mr. Mayor, but you say that these were expressions of your own personal opinion but you just didn't expect Mr. Perkins to tape this which he did, Sir. So what I'm saying is that I think again I repeat that the Mayor's statements were intemperate. I'm sorry that he didn't warn you that he was going to publish this because I think it's got some bad repercussions on both sides. I might quote from one editorial in one of the radio stations yesterday. Here is what this kind of talk, Mr. Mayor, leads to. This editorial says "It is common knowledge that Communist trained militants and agitators have taken advantage of the plight of these undertrained, undereducated families living in the barrios in an effort to further their aims of overthrowing the present governmental entities." That certainly is not the case, Mr. Mayor. It said that we have come to the day when the people of this community are finally waking up and they're realizing where they have to go to seek a redress for their grievances and that they are insulted by being called names, Mr. Mayor, by being told that they are Communists, that's not right. I'm going to move right now. The statement, Mr. Mayor, was devious. I think it has bred and it does tend to breed dissension in our community. I think that it tends to do away with some of the rights, some of the wrongs that we have tried to correct, some of the wrongs that we have tried to overcome, some of the oppression that we have tried to overcome. I'm

going to move at this time that this City Council censor Mayor W. W. McAllister for his intemperate statement as aired on NBC two nights ago not because he has embarrassed the Mexican-American community but because he has embarrassed the entire community of San Antonio for their brown, black or white, Mr. Mayor. I think we have all been set back. I'm making this motion at this time, Sir.

AUDIENCE: Trevino will second it. OUTBURST.

MAYOR MCALLISTER: All right, all right.

MR. TREVINO: I made my sentiments known. All right you want me to speak, please listen to me. I made my sentiments known on an interview on TV the night after. I don't have the time to see many of these TV programs. So I did not see the program. I don't have the benefit, I don't know what happened. I've just seen what's in the newspaper. It's not the same for you to see the pictures. So I made my feeling and my feeling is that if what they were saying was true, I disagree with the Mayor entirely, however, we have to look at all points. We have to see, wait a minute, we have to see that we had another prominent citizen here in San Antonio who made such statement and continues to make statements and yet we don't have and we don't express this same feeling. I don't think that we have to look for bad things. To look for a mistake is very easy. Okay, the man is human, he makes mistakes. I'm not saying. . .

AUDIENCE: Interruption (inaudible)

MR. TREVINO: Bueno, van a dejar hablar o no van a dejar hablar?

AUDIENCE: Outburst

MR. HENCKEL: Please show the courtesy to all members of the Council. I'm asking you to leave the Chamber. If you want to be first class citizens I think that you should show that you are by conducting yourselves properly.

DR. NIELSEN: Mr. Mayor, I had hoped that and I had felt that what the Mayor was saying in that paragraph was an apology but he says he is not going to apologize and I think the words of Nieche are apropos here when I second Mr. Torres' motion. That is "the pathetic and outmoded attitudes are not in keeping with greatness either individually as a society as a City or what have you." I would second the motion.

MAYOR MCALLISTER: Okay, no further discussion.

MRS. HABERMAN: Yes, Mr. Mayor. In the matter of Dr. Nielsen's statement earlier about love or fear, I would like to say that I would like to know if either yourself or Mr. Torres would in any way apologize to something that he or you would have said when you did not in reality say it in the tone that it was said. I don't believe in my heart that Mr. Torres or you, Dr. Nielsen, would respond by apologizing either, to anything that you did not say in this way.

MR. TORRES: First, I think that is quite academic, Mrs. Haberman, with all due respect. What I have seen as I have rarely seen on national TV networks statements which our Mayor has made privately. I have never sought to call him down for statements which he has made privately of the same tenor and effect, because I didn't think that was creating the divisive factor which we certainly don't need in this community.

I have seen these on a national network and this is why I state the motion is in order. There is a precedence if I may point out before you came on the council, Mrs. Haberman, there is a precedence for such a motion and I can tell you from first hand experience. You see, I have been censored by this Council. But not that I have any remorse over it. Let me explain that too. As a matter of fact I am quite proud of what I did at the time I was censored. In any event, I renew or I would call for the question, Mr. Mayor.

NIELSEN: In response to Mrs. Haberman, I can only remark that those who wish to appear wise among fools among the wise seem foolish. That is perhaps the way I seem to you. But I do sincerely believe and hoped that the Mayor would have avoided this kind of confrontation by simply apologizing. I realize that's hard. Perhaps I might not at some particular time choose to apologize either. We all stand accountable for our actions.

MC ALLISTER: Okay, no further discussion.

CALDERON: Mayor, if I may say a few words. I would insist that there be silence in this chamber. I'm getting mighty tired of having members of the Council interrupted.

SOMEONE IN AUDIENCE: Are you God?

DR. CALDERON: No, I am a human being and I expect you to be human as well. I would ask Mr. Torres and Dr. Nielsen to please have some kind of control over your constituents.

MR. TORRES: I think we do.

DR. NIELSEN: Ladies and Gentlemen, just a moment.....

Mayor Mc ALLISTER: Please. Please.

DR. CALDERON: Mr. Torres mentioned the fact earlier that.....
(another audience outburst.)

MAYOR MC ALLISTER: Please.

DR. NIELSEN : Please.. Please.

MAYOR MC ALLISTER: If there is any further interruption, I'll ask you to leave.

MR. TORRES: Let Dr. Calderon talk. Let Dr. Calderon talk, Please.

DR. CALDERON: Mr. Torres mentioned earlier that he also was censured at one time and this is true and we're now discussing the censure of the Mayor. There is, however, a distinct difference with regards to the censure of one, Mr. Pete Torres, and one, Mayor McAllister. Previously, at the time that Mr. Torres was censured, he was censured because he had been malicious in the manner in which he had crudely and viciously attacked another member of the Council. And, at that time, the censure was made and it was justified in my part. I voted in favor of the censure. In this instance, however, we are talking in terms of a statement made by the Mayor, that, in my opinion, was not malicious at all.

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Men have differences of opinion, but they hold to these opinions as being genuine and as being sincere. Now, either we, as human beings, need to learn to respect the honest opinions of others--we can disagree, yes, we can disagree--but we need to be men enough to respect a man's viewpoint.

Now then, with regards to the statement made by the Mayor and I am assuming that this statement is, as I'm reading it from this KUKA Radio editorial, is verbatim. The statement made that, do not have ambition for progress and advancement--this appears to be the statement that is in contention at this time. Let me say that, though I have been out of the City for the past two days, I took my children to Six Flags and we returned. . .

(Another outburst from the audience.)

DR. NIELSEN: Just a moment.

DR. CALDERON: . . .and we returned yesterday evening, so I was absent during the time that this movie was shown and, in fact, I have not read any comments on anyone's part, that I'm sure were put into print during this period of time. So, I am really at a loss, not having had access to the happening that took place during my absence. I would, however, on the face of the statement that was made--let me certainly say that, notwithstanding, certainly the statement the Mayor made and notwithstanding the qualifications, that certainly would have placed the statement in a different light. The fact remains that the statement came out in the movie as I have stated and as such, certainly is a statement that none of us certainly couldn't condone in any way. These are--this is, I think, a situation where certainly the Mayor has to respond to the statement that he made. In reading his statement, he very, very clearly uses the words, "I am very sorry, I am very sorry." Now, apparently to some people, this term is totally inadequate. Apparently, where some people are concerned, they don't want any kind of a statement of apology. They want to crucify. This is what some of you want. You want to crucify the man, because this will give you the satisfaction that you want. Some of you, no doubt, have come all the way from Austin to this hearing, at least I'm assuming, that some of you have. Maybe not. If not, then I stand corrected. I stand corrected. But, I know that some of you here came already with a determination to crucify the Mayor, come hell or high water. So, what I'm saying that insofar as the motion to censure the Mayor, I personally plan to vote against it, recognizing the fact that I personally am much against the statement as appeared in national television. I am disturbed by it. I feel that any statement made at any time should be a positive statement. It should be a statement directed towards giving encouragement to those who find themselves in an otherwise favorable situation. So, let me say here, very clearly, that in my voting against this motion, I am, in no way, I am, in no way, approving the particular statement that is in contention here.

(Audience outburst)

DR. NIELSEN: Do we have a Citizens to be Heard section?

MAYOR MCALLISTER: No, no.

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MR. TORRES: Dr. Calderon, you do say that the Mayor says, "I am sorry," yes, he does preface his remarks by saying that "I am sorry," but, if you would read the rest of that, "I am sorry that Mr. Jack Perkins of NBC produced such a poor and distorted commentary." That doesn't look like an apology to me.

AUDIENCE OUTBURST.

DR. CALDERON: Now, where does it say that, Pete? If you can point it out to me.

MR. TORRES: At the very beginning.

MR. TREVINO: There's another one at the end.

AUDIENCE: What do you have to say about it, Rev. James? (Laughter)

REV. JAMES: I'll vote on the issue. I'll vote on the issue.

MAYOR MCALLISTER: All right, the question's called for. Clerk'll call the roll.

AYES: Torres, Nielsen.

NAYS: Calderon, Burke, Haberman, Hill

ABSTAIN: McAllister, Trevino

CITY CLERK: Mr. James.

MR. JAMES: I did not see the picture.

AUDIENCE: Oh. . .oh. . .oh

SOMEONE IN AUDIENCE: It looks like our leaders were all asleep.

MR. JAMES: I was out of town. Well, then, that is the fact. I did not see the picture. The Mayor says that his statements were taken out of context. Due to the fact that I did not see the picture, I am not in a position to say yea or nay at that point. And, so, because of this, I would vote against the motion.

CITY CLERK: Motion fails.

MAYOR MCALLISTER: Okay.

DR. NIELSEN: I think--just one thing, Mr. Mayor, that I think Plutarch said it pretty distinctly and that is "That wise men profit more by fools, than fools by wise men. Wise men avoid the faults of fools. The fools would not imitate the good examples of wise men." I hope that we're not in that category, this morning, as a City Council, but I'm afraid we are.

AUDIENCE OUTBURST.

MAYOR MCALLISTER: Dr. Nielsen, I agree with you 100%.

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MR. TORRES: You were asked, Mr. Mayor, about Citizens to be Heard and there are quite a few people here this morning. I should think that, I see, in particular, Dr. Bernal, or I did see him here a few minutes ago. I'd like to ask that the Council recognize Dr. Bernal. I know that he, I believe he signed in at the Citizens to be Heard. He is here this morning. I respect his views, attitudes and opinions, Mr. Mayor, and I should think that the Council could, at least, hear one individual, who is here on this particular subject, Sir. And, I'd like to ask that Dr. Bernal be asked to, that Dr. Bernal be recognized, Sir.

MAYOR MCALLISTER: I have no objection.

DR. CALDERON: I would agree, Mr. Mayor, there are certain people that have signed in with regards to this issue, perhaps I believe--Mr. Bernal, Mr. Andrade and Rosie Castro . . .

MAYOR MCALLISTER: And then you're going to make all the other people wait?

DR. NIELSEN: Sometimes that happens.

MAYOR MCALLISTER: Okay. Dr. Bernal, you can have the podium.

(Audience outburst-clapping)

Mr. Ernest Bernal, 2531 Clara Lane, Apartment 103, spoke concerning the Mayor's comments and said that as he saw it, in only one instance, and that is if the Mayor had been quoting a racist remark that someone had said to him and not observed alone, then it would have been out of context. He added that in no other situation, however, could this be misinterpreted as anything other than a racist statement. He said the statements were superficial, as they could apply to any group equally well. It would have been preferable had the Mayor mentioned some of the positive contributions, which Mexican-Americans have made to society and the City, which he reviewed.

The Mayor did not disagree and said that a full reporting of the conversation with the reporter would have indicated that he made many statements similar to those made by Mr. Bernal.

Mr. Erasmo Andrade, representing the Federation for the Advancement of the Mexican-American (FAMA), took issue with the Mayor's statement and suggested that the City of San Antonio have a councilman elected from each of eight equal districts with one man to run at large for Mayor. The councilman would need to live in the district to run for the Council and in this way the people would have responsible government.

Miss Rosie Castro, 1307 Cupples Road, also took issue with the Mayor's statement and suggested that the Mayor consider resigning.

Mr. David Plylar, 562 Overhill Drive, a school teacher, stated that he has had a chance to compare the indications of ambition from Mexican-American students and anglo students and that if there is any difference, the Mexican-American children are the ones that have the greater ambition.

Mrs. Charlotte Garson, President of the Texas Development Company, presented members of the Council with a statement, in which she recommended that instead of utilizing the site of the proposed University of Texas at San Antonio, that the land be given to the State and City as a park. She added that the university be built in the downtown area, starting with 70 acres of unused HemisFair property.

70-30 The Mayor left the meeting and Mayor Pro-Tem Calderon presided.

Mrs. Sarah Cook, representing citizens on the eastside, asked the Council to give consideration to medical and health facilities on the eastside.

Mr. Jose F. Olivares, Jr., 332 West Commerce, spoke concerning patriotism and respect for the flag. He criticized the small turnout to the 4th of July observance at HemisFair Plaza.

70-30 The Mayor returned to the meeting and presided.

Mr. Remigio Valdez, President of the Mexican-American Betterment Organization (MABO), took issue with the Mayor's statement about Mexican-Americans. He read a resolution adopted by MABO, stating that the lack of opportunity for Mexican-Americans exists, not because of a lack of ambition, but because of the system which reserves higher level positions for Anglo-Saxons, and resolving that the organization will use its resources to elect and appoint qualified Mexican-Americans to higher positions within the City, State and Federal Governments.

70-30 HEARING ON MOBILE HOME PARK ORDINANCE

A public hearing was held on a proposed ordinance amending Chapter 37 of the City Code Licensing and Regulating Operation of Mobile Home Parks and Regulating Parking and Location of Mobile Home and Recreational Vehicles; providing for a fine not exceeding \$200.00 for violations; providing for severability; and declaring an emergency.

Mr. Ted Balter, 842 Corinne Drive, representing the Alamo Chapter of the Texas Mobile Homes Association, stated they have worked in cooperation with the Homebuilders Association and the City Planning Department. He felt they have come up with an ordinance they have been working on since 1952. It is comprehensive and equitable. One that both they and the City can live with. It takes care of problems they have had since the Mobile Home Ordinance was first adopted. He urged the Council to adopt the ordinance.

Dr. Nielsen asked if any changes were made between the first draft and the final draft.

Mr. Torres asked that any differences between the first draft and the final draft be submitted to Council Members in writing.

Mr. Balter advised that "recreation vehicle" has been defined. There are more of them now and the requirements are different than those for regular mobile homes. In the future it is anticipated there may be condominium and garden-type mobile home subdivisions. Requirements for these were in the first draft and have been removed. This ordinance governs only mobile home parks.

The Council then discussed paragraph 3 on page 6, which allows the parking of a recreation vehicle in residential districts the same as parking a boat and trailer. The Council felt it was ambiguous and should be clarified to state that it allows parking of recreation vehicles.

Mr. Steve Taylor, Planning Director, stated that the major changes were the concern by homebuilders regarding the condominium aspect, which has been removed from the ordinance. As to recreation vehicles, on page 21 a provision is made to permit a greater density, 20 units per acre, whereas mobile home parks are limited to 10 units per acre. The ordinance also sets up certain density requirements not previously included; side yard requirements; service buildings; water, sewers and other utility requirements to certain minimum standards. Applicants must submit a plan in detail showing street widths, spaces, contour and drainage and utility layout. The final plan would be approved by the Planning Commission.

He reviewed paragraph 4 on page 8, which permits mobile home parks in "R-4" Mobile Home Residence Districts only on tracts containing a minimum of three acres. A grandfather's clause was included so that this requirement will not apply to land zoned prior to June 28, 1965 to a category of "F" Retail through "M" Manufacturing.

Discussion brought out that the grandfather's clause would exempt that class of property and allow them to continue to operate without meeting the requirements of the ordinance.

Mr. Balter stated that today you cannot put in a trailer park with less than three acres of land. It does not apply to new business, only to those already existing.

Councilman Burke discussed with Mr. Taylor the size of lots and the possibility of increasing the minimum requirements, because trailers are increasingly being built longer and wider.

The hearing was then declared closed and the ordinance was taken under consideration by the Council.

70-30

ENTRANCE FEE FOR HEMISFAIR PLAZA

City Manager Henckel reported that the HemisFair Advisory Committee had considered and studied, on instructions from Council, elimination of the entrance fee to HemisFair Plaza. The committee passed a resolution recommending the gate fee be eliminated provided adequate security is maintained. He said that if the Council concurs, he will have an ordinance prepared for the next meeting.

The Manager stated that he was still concerned with chilled water rates and has initiated a new study on it, as the change made recently has not resolved the problem. He felt the air conditioning charge should be the same in HemisFair Plaza as anywhere else.

He added that if the gate fee is eliminated it should not be on a trial basis. If this is done, the concessionaires should furnish the free entertainment. The City will still need to advertise. He concurred with the recommendation of the Advisory Committee to keep the turnstiles and fences, as it will help give an accurate count of people attending HemisFair Plaza.

After consideration, Mr. Hill made a motion that the HemisFair Plaza entrance fee be eliminated, as recommended by the HemisFair Plaza Advisory Committee, effective upon passage of the ordinance. The motion was seconded by Dr. Calderon.

No vote was taken, but it was the consensus of the Council that the gate fee be eliminated and the City Manager prepare the necessary ordinance for consideration at the next meeting.

Mr. Raul Cortez, a concessionaire at HemisFair Plaza, stated that if the concessionaire is to pay for entertainment, he will ask that his contract be cancelled. He complained that they have not had the right kind of entertainment. He also stated that the canvas top at the Goliad Food Cluster has not been repaired or replaced. Also he complained of the high rates for chilled water.

Councilman Hill thought the City should consider the parking problem. He felt there is not enough free parking at HemisFair Plaza. He thought the \$1.00 parking charge after dark was high.

City Manager Henckel stated that more parking lots are needed, but he could not recommend free parking for lots serving the Convention Center. He stated that he would review the parking rates to see what can be done.

70-30 APPEAL OF MR. GEORGE FRANKLIN MOUL, SR. OF THE REFUSAL OF CHIEF OF POLICE TO RENEW BILLIARD HALL LICENSE AT 9159 SOUTH PRESA STREET

Mr. Richard Devon, attorney representing Mr. Moul, explained that his client was charged with allowing minors to play billiards and sale of beer to minors. He explained the operation of the lounge where the pool tables are located and explained that the pool tables have been placed in a different location so that they can be watched at all times. He stated that there was a power failure on the date of the violation and some minors walked in unnoticed to play pool and had brought their own beer with them.

He has received a seven-day suspension from the Texas Liquor Control Board, which he did not appeal.

Detective Norton stated that on a routine check, he found three minors at the pool table with beer in possession. The minors stated that they purchased the beer at the location. The waitress was jailed for selling to minors.

After a lengthy discussion of the pros and cons, Dr. Nielsen made a motion that Mr. Moul be given a second chance and that the Chief of Police be authorized to grant renewal of the license. The motion was seconded by Mr. Torres. On roll call, the motion prevailed by the following vote: AYES: McAllister, Calderon, James, Nielsen, Torres; NAYS: Burke, Haberman, Trevino, Hill; ABSENT: None.

70-30 APPEAL OF MR. EARES WILLIAMS OF THE REFUSAL OF CHIEF OF POLICE TO RENEW BILLIARD HALL LICENSE AT 800 WEST MYRTLE STREET

Mr. Anthony Nicholas, attorney representing Mr. Williams, stated that his client does not deny the violation. No minors are involved in this case. Mr. Williams had a female employee in charge. Mr. Williams was not present at the time of the violation. Apparently she permitted several adults to shoot dice on the pool table. He has fired this employee. He has hired a new manager and given specific instructions that there will not be any gambling in the place. He added that there has been none in the past except for this instance. Mr. Williams has been without income from pool tables since his license came up for renewal. He asked that the Council authorize renewal of the billiard license.

Police Chief Bichsel stated that this was the only violation as far as the pool table is concerned.

Detective Moore stated that on a routine check, he went to Dougie's Lounge and found the dice game in progress. 15 persons were arrested.

After a lengthy discussion of the pros and cons, Mr. James made a motion that Mr. Williams be given a second chance and that the Chief of Police be authorized to grant renewal of the license. The motion was seconded by Mr. Torres. On roll call, the motion prevailed by the following vote: AYES: McAllister, Calderon, Burke, James, Haberman, Nielsen, Trevino, Hill, Torres; NAYS: None; ABSENT: None.

After the above hearings, the Council was in agreement that in the future on such appeal cases, that they should be briefed prior to considering the case at the meeting.

Police Chief Bichsel stated that they have not had any case where one of the permit holders, brought before the Council, has repeated the violation. He felt it does a lot of good, whether the police are successful or not in getting a license suspended.

70-30 Mayor McAllister was obliged to leave the meeting and Mayor Pro-Tem Calderon presided.

70-30 REQUEST OF SALVATION ARMY FOR TAX EXEMPTION

Mr. Mayo Galindo, attorney and member of the Board of Trustees for the Salvation Army, again reviewed its request for tax exemption of New City Block A1, South irregular 126.68 ft. of North 151.68 ft. of West 536 ft. of Tract E; New City Block 608, Block 12, Lots 17 and 18; and, New City Block 8906, Block 10, Lots 12, 13 and 14.

He stated that the Salvation Army is an international religious and charitable organization and is exempt from taxation under the U. S. Revenue Laws. He stated that objection was made that their Thrift Stores are in business for profit. He reviewed the operation of the Salvation Army and the recent opinion by the Fourth Court of Civil Appeals in the Agudas Achim Synagogue case. He stated that this was no different than the hospitals operating a gift shop for patients.

City Attorney, Howard Walker, stated that the Agudas Achim exemption was based on their application as a religious organization. The Salvation Army's application is, as a charitable organization, and must be used exclusively, unless all the rents and profits are appropriated to the sustenance of their activities. He would not recommend in favor of tax exemption in this case.

Mr. Galindo reiterated and read from the Salvation Army's bylaws to show that they are a religious and charitable organization. He stated the Legislature has given City Councils authority to grant exemptions.

After consideration, Mr. Torres made a motion to deny the application for exemption by the Salvation Army. The motion was seconded by Mr. Trevino. On roll call, the motion failed by the

following vote: AYES: Trevino, Torres; NAYS: Calderon, Burke, James, Haberman, Hill; ABSTAIN: Nielsen; ABSENT: McAllister.

Mr. Hill then made a motion to grant tax exemption to the Salvation Army as requested. The motion was seconded by Mr. James. On roll call, the motion, carrying with it the passage of the following ordinance, prevailed by the following vote: AYES: Calderon, Burke, James, Haberman, Hill; NAYS: Trevino, Torres; ABSTAIN: Nielsen; ABSENT: McAllister.

AN ORDINANCE 38,729

GRANTING TAX EXEMPTION OF CERTAIN
PROPERTY OWNED BY THE SALVATION
ARMY.

* * * *

70-30 The Clerk read the following letter:

July 2, 1970

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

Gentlemen and Madam:

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

6/26/70 Petition of Mr. Tommy Adkisson, et al, requesting
the City to curb, grade and beautify Pecan Valley
Drive Park.

/s/ J. H. INSELMANN,
City Clerk

* * * *

The meeting was then recessed and reconvened at 2:00 P. M.

DISCUSSION OF PROPOSED BOND ISSUESTREETS & SEWERS:

MR. SAM GRANATA: I've handed you a packet entitled "Proposed Street Improvements - Capital Improvements Program June 1970" in the amount of \$16,100,000 as was approved and amended by the Street Committee and the Steering Committee. Also in that packet is the Proposed Street Capital Improvement Program broken down showing you from, to, the length and feet and the present pavement width and the proposed pavement width, the present right of way and the proposed right of way. Also attached is the Street Subcommittee results of balloting that was held on January 21, 1970 in the priority in which the Committee felt that these projects should be accomplished. You will note that that includes some \$70,668,242 of street improvements or 99 projects. Of course from this list the Committee is recommending to you the \$16,100,000. I will name the streets as Mr. Sultenfuss points them out on the map.

The first street was Babcock Road, Loop 410 to Hamilton Wolf. That's in the vicinity of the Medical Center.

The next is Walters, Moore, Rigsby to IH 35 in the east part of the City. This is a very important project with the difficulty of the Viaduct on New Braunfels. We never really know what is going to happen since it is the responsibility of the railroad. So this will, if it passes, be an alternate route for that. So if someday that viaduct does get removed or replaced we will have another way to get to and from that area of town.

COUNCILMAN CALDERON: How far away is that from the

MR. GRANATA: It is approximately 6 blocks to the east.

Then there is Wurzbach Road from Babcock to Fredericksburg Road. There already exists one 24 ft. lane and this would be the second 24 ft. lane. The right of way is available and it is again in the Medical Center Complex.

There is Pleasanton Road from Military Road to Ansley in the south part of the City and Moursund Boulevard to Ansley to Loop 410 known as Project 7-B.

Project 7-C known as Pleasanton Road, Military Drive to Pyron making those projects one complete project.

DR. CALDERON: Is this the priority in which the Committee named them?

MR. GRANATA: No sir, not in the way I am naming them.

DR. CALDERON: Is there a reason for it?

MR. GRANATA: We haven't come to that part yet. They can still be changed. They ended up in this way for this reason. As you know this will be a five year program. The Committee asked us to break them up into first year, second year, third year, fourth year with about three million dollars a year. The first year would be Babcock and Walters. The second year whatever amounts to about three thousand and that is why they block in that relationship. However, this represents twenty-four projects or twenty-three projects with the first top twenty voted on by the citizens being in these twenty-three. The committee only added these on the north side of the City. It was their opinion that these needed doing and they added that over and above all the others or in accordance with the priority voted by the citizens.

Blanco Road, Loop 410 and West Avenue, the City will furnish the right of way. We have most of the right of way through platting and our share of the cost is strictly for curbing, drainage correction and sidewalks and the State will do the rest of the work.

The next one is West Commerce Street, 21st Street to 26th Street, Project 73.

Next is Project 124 - East Commerce, New Braunfels to Exposition.

Next is Project 11-A, S. New Braunfels, Rigsby to Paso Hondo.

Next is Project 22 in the northeast part of the City, Rittiman Road, Harry Wurzbach to IH 35.

Project 118 is West Commerce Street, Acme Road to Hwy. 90 West.

Project 37-C is 36th Street, Hwy. 90 West to Culebra Road.

COUNCILMAN HILL: Back up on that Acme Road-Hwy 90 West. Is that West Commerce? Where is Acme Road? I thought you took Acme into the north end of Kelly Field.

MR. GRANATA: This is Acme (pointing to map) running north and south across Commerce.

MR. HILL: Then that is the street that is going to be fixed?

MR. GRANATA: Yes sir.

Then Project 101 is South Zarzamora Street, IH 35 to Nogalitos.

Project 37-C is West 36th Street from Hwy. 90 West to Culebra Road.

COUNCILMAN TREVINO: What is that South Zarzamora Street Project?

MR. GRANATA: That is the one that we have two 21 ft. lanes now and a 44 ft. median and it will be widened to two 36 ft. lanes with a 14 ft. median which is what was intended in the first place.

MR. TREVINO: How is going over the railroad going to be handled?

MR. GRANATA: The grade will be cut and there will be no grade separation, no underpass or overpass.

Next is Project 107 known as the Kelly Grade Separation. The Committee felt it should include a million and a half dollars and that is variable. They felt that would be enough for the City's share with the contribution of the U. S. Government.

MR. HILL: I doubt that that will be enough. We ought to have this studied. This is one of the things I wanted to ask Mr. Henckel about. If he knew what the latest was on that underpass.

MR. DOUTHIT: The Highway Department will give us that information.

MR. STEWART FISCHER: We checked with them about 10 days ago and the information that I got at that time was that their estimate for an overpass, which according to them is a better way to do it, would run around \$3,300,000 total cost and it depends on the distribution of cost.

MR. FISCHER: We assume it would be 50% Federal, 40% City, 10% Railroad split on this and our share would come to \$1,300,000. Again there are many variables in this, but the cost figure that I received from the state was 3.3 million. The underpass is even more expensive because of what to do with rail traffic during the period of construction. You would have to provide all kinds of detours for the railroad while building the underpass so this can be avoided by going over.

MR. HILL: I believe that you are talking about a 3 million dollar project and you are talking about an overpass going north and south and this does not help the traffic out at Kelly.

MR. FISCHER: I have not seen the plans. This is a figure that was given to me.

MR. HILL: If you go by Roselawn Cemetery you go over the access road and over the railroad tracks. I bet you can't leave Kelly and get up on that overpass.

MR. FISCHER: Again I haven't seen the plans.

DR. CALDERON: We certainly don't want to spend one and a half million dollars if it is not a realistic solution to the problem.

MR. FISCHER: I will be happy to check them.

MR. HILL: I tried to get some information on this and I tried to get this from the civil engineer out at Kelly. It depends on whether they are going over or under.

MR. GRANATA: So the Council will be fully informed and in case it does run an extra half million or a million Project 73, West Commerce Street 21st Street to 26th Street up above which we have already passed, is estimated to cost \$1,422,242 will also be a top priority in our TOPICS Program. We feel certain we will get that through the Model Cities Program. Is that correct?

MR. FISCHER: We are working on it and are reasonably confident and the reason we had it in both places is that we feel that it must be done.

MR. GRANATA: If it is, we will have about a million and a half dollars over and above what we need in this program.

MR. HILL: Ok. Just so we have some cushion on this Quintana Road Project.

MR. GRANATA: Yes sir, we have some cushion.

Project 125, Cupples Road from Frio City Road to Hwy. 90.

Project 17 is Rice Road, Salado Creek to W. W. White Road including the bridge across the Salado.

Project 11, New Braunfels, IH 37 to Fair Avenue.

Project 74-A, 24th Street to Castroville Road to West Commerce.

Project 74-B, 24th Street, West Commerce to Culebra Road.

Project 112, Durango Street bridge across the San Antonio River.

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Project 99, Poplar Street, 29th Street to General McMullen.

Project 19-A, Coliseum Drive, IH 35 to East Houston.

MR. GRANATA: This completes the Streets.

MR. HILL: I make a motion that we accept the Streets.

MR. GRANATA: You also have a sheet on the Proposed Sanitary Sewer Program. Attached to it are two sheets. The second sheet shows a program in the amount of \$11,175,223.00. That is what the Staff recommended to the Sewer Subcommittee. They have recommended to the Steering Committee a Sanitary Sewer Program in the amount of \$5,800,000 and is broken down and shown on the top part of your packet.

Project 14, being the now famous Winecup Relief Line is an overloaded condition in that area and must be eliminated. As you see them on this map are all the overloaded lines that must be eliminated.

The next is Cenizo Park Relief Line.

Project 38, the Martin Street Relief Line.

Project 81 is the Apache Creek Sewer Relocation, that's our share of the sewer relocation with the Model Cities work. If it gets past here we save it from our sewer revenue funds. But that has to be done one way or another.

Project 41, San Antonio River Outfall. This is a very important project. You notice it costs \$1,394,000 and that is where we are having a bad problem at Benito and Roosevelt when we get a heavy rain at that point and it gets a back up in the residential areas because it is unable to take the full flow into the plant.

Next is Project 35, is the emergency flow regulator. That is necessary in order to keep these houses from having to back out. We are drawing those plans now. You notice it is only an \$18,000 item. It is possible that we must repair this and do this work out of other funds and it could come off, once it gets voted, and we could use those funds for the sewars. But one way or another this must be done. This is just a pop-off, a temporary measure until a large line is built there to keep the sewage from backing up into those homes on Benito Street.

Project 37, Hotwells Relief Line. Just another overloaded condition.

Project 73, South San Relief Main, another overloaded condition.

Project 40, Riverdale Relief Line.

Project 32, Fort Sam Houston Relief Line.

Project 42, St. Mary's Relief Line.

Project 39, Lubbock St. Relief Line.

Project 1, Kenny Road Relief Main.

Project 74, Harry Wurzbach Relief Line.

Project 33, Austin Hwy. Relief Sewer.

Project 77, improvements to the Rilling Road Plant, that is primarily additional digesters that we need to get better sewage treatment that we need and is \$1,500,000.

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Project 9, Salado Creek Tributary.

Project 76 is the San Antonio River bypass valves. This is some valves that we intend to construct there so that if we something happen at our Rilling Road Plant we are able, by these valves, to intercept some 15 million gallons a day and send them to the Salado Plant or vice versa so that we've got one plant or the other depending on which drainage shed we get our rains in. Sometimes it will help us pick up some of the extra flow and convert it to one plant from the other.

Project 34 is the Mitchell Lake Lift Station.

Project 4 is the Somerset Sewer.

Project 43 is the Braubach Street Sewer.

Project 3 is the S. W. Military Drive Relief Line.

Project 11 is the Texas Ave. Relief Main.

From this \$5,800,000 approximately 4.2 million will be eligible for federal grants which we fully intend to apply for and which will give us an additional 1.2 million or 1.3 million which will then be spent in accordance with the Committee's wishes in the unsewered areas of which we still have some in the fringe areas that are sparsely populated.

Last week when we discussed sewers, I failed to mention there is something coming up or pending before the Legislature. The federal government is now participating in the amount of 30% for federal grants with an additional 3% in the Metropolitan Area plan which we do have so we are eligible for 33% and we avail ourselves of all of these. If the states will put up 25% for treatment facilities and outfall lines the federal government will put in 55% and the cities will only have to pay 20%.

MR. TORRES: This will save us \$20,000,000. When I was reading that I was skeptical. I couldn't feature coming up with that. I don't think I would count on that.

MR. GRANATA: We are not counting on it. This is one area we should. I am sure the eastern cities are going to get it. Somebody is going to get the 55%. For many years, we in the arid southwest and the biggest city on the smallest river in the world have taken care of our own treatment facilities. You know we have a wonderful \$50 million worth of investments. When the big cities in the east got in trouble they started giving grants because they polluted the Hudson and the Lake areas and the Missouri and the Mississippi.

MR. TORRES: By the state investing that \$20 million the total return to the state would be approximately how much?

MR. GRANATA: Over two to one, over \$100 million. 55% by them would be a little over two to one.

MR. TORRES: This is something to push before the next Legislature. I think it is a good program.

MR. GRANATA: That is the \$5,800,000 for Sanitary Sewers. Do you have any questions?

DR. NIELSEN: Of the Subcommittee's recommendations which major ones were left off?

MR. GRANATA: Some of these now, like the Salado Creek Tributary, notice Dr. Nielsen, number 9 and 10 on that sheet; no, the Leon Creek Plant Addition that is all. That is correct. That is about the main one. Just about everything else is there because we feel we will need an addition to that plant sometime around 1973 or 1974 and if that is true we will fund it from the sewer revenue fund. With the new connection fee coming in I think that will build up and help us quite a bit and maybe this federal grant thing will go up by that time.

DR. NIELSEN: You will need it in 1973.

MR. GRANATA: That's right.

PUBLIC SAFETY PROGRAM:

CHIEF GEORGE BICHSEL: This is the proposal for two police projects. The second floor of Police Headquarters and one Sub-station. Expansion of the second floor of Police Headquarters is estimated at \$928,000 and the Sub-station at \$360,000.

I think we can take these jointly and say that the principle objective is to improve the service rendered by the individual patrolman and detective and their supervisors in the field. This is more important than it ever was before. Those patrolman out there cost the taxpayers \$10,000 a year with salary, pension, car, radio, supplies and so forth and he is a \$10,000 a year man and it is obvious of course that we can't saturate the City with police. This would be wonderful if we could. We can do many things, prevent accidents and all the other things on the police end of the City services. But we will never be able to do that. So I think the next thing is to get the most out of the ones that we can afford. This offers something in that direction.

In expanding the floor we would add about 40% in the area of the police building. Our police force has grown 50%, not just commissioned, but the total personnel has grown 50% since we occupied that building in 1962. So I think you can see that we are beginning to crowd some areas. We allowed some room for expansion but we have caught up. Before this can be done it is going to take at the best a couple of years and the personnel is going to increase another 10 or 15%. Our records and now the computer makes the records have to be done a little different than they used to be. More records of a different kinds are kept now because the computer offers more advantages and so forth. Traffic is larger and needs a little more space. Community Relations Bureau which is brand new, new in the sense of police work. It is two years old. They will need a little room to expand. Our detective units, especially in units working on crimes against property, thefts and burglaries. San Antonio has been very fortunate not increasing a great deal in crimes against the person. You read a lot about them but they haven't increased a great deal in 10 years. But crimes against property have increased a great deal and consequently we have stepped up the number of detectives and we are getting crowded for space.

Most important of all, most critical of all is communications. We hope to set up an entirely new communications bureau. We hope to provide service for all the county and city elements, fire and police in Bexar County. This will be for the Sheriff, for all the 13 suburban cities which now have some sort of radio communications. Combine that all into one unit.

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We have \$4100.00 granted from LEAA funds to do a feasibility study on this. We are about half through. In all probability we will make a proposal for \$200 or \$250 thousand based on this study which will to a great extent purchase the equipment necessary to set up a modern advanced communications system. In communications they are doing things they have never done before. To a degree it may be experimental such as putting teleprinters in the car so when a policeman gets a call even when he is not in the car he will have a teletype by radio in his car. We hope to get some of this installed in this program. They have a digital system whereby a computer actually finds the closest policeman. This requires quite a lot of equipment, but each car will be feeding a message into this computer all the time. The computer knows where the car is and the computer immediately gives the closest car.

DR. CALDERON: Does the \$928,000 figure include equipment for this?

CHIEF BICHSEL: Some. Not all. These are related somewhat in the Sub-station. We hope to have the auxiliary communications. It is not enough to have just one. We need one for the worst kind of a calamity such as tornados, enemy attack and we need one underground. We now have an underground communications center for the Department of Public Safety in Austin and we are watching what they have done with that. We know that there is a lot to be gained in insuring ourselves of places where we can have communications and where we can have an emergency control center.

MR. TORRES: Is the one in Austin already completed?

CHIEF BICHSEL: I believe it is occupied.

MR. TORRES: What is the \$800,000 they recently allocated, was that what it was for?

CHIEF BICHSEL: It is my understanding that is what it was for. I haven't seen it and it was understood it was occupied and the state has it in operation already. It is too complicated and would take too much to explain it here. But it is about 15 feet underground and has everything you need to operate including food facilities in case the people can't get out of there. There is an auxiliary power plant which we have now. But everything is subject to elements and extreme damage. Here again this would be partially financed through this grant and possibly some additional help from civil defense. This equipment is so sophisticated and expensive that even if we are lucky in every direction, we won't be able to get everything we'd like to have but we can make some advances.

MR. HENCKEL: We are upgrading this now during our emergency control plan which has a secondary control center which is underground and which is the underground unit of the Methodist Hospital. But of course it is portable equipment and using their equipment. We need an underground facility here because if we do have an emergency of that type we would need both the primary and secondary units in operation.

DR. NIELSEN: I have expressed my concern to the Chief before of this large sum of money which is over \$20.00 a square foot. Some of this is, may be equipment, but you have also said that some of this may come from the federal Safe Streets Act or whatever sources are available. You get in the second part, the police sub-station concept, to the very heart of what will impress most people and that will be it will take four sub-stations to serve the entire fringe area and will be more effective service to the whole city. I suggest that if there is any way to take a closer look at the expansion of the second floor headquarters, and I notice you didn't even mention the regional crime lab, and from as many of the sub-stations between the total \$1,300,000. Is there any way we could do that in the next five years? We couldn't do it all at once.

CHIEF BICHSEL: I've talked to Mr. Henckel about it. Of course everything hinges on money. But if we actually set this one that is mentioned here in at the airport and assuming it is combined with the service center; they should be combined with the service center because we can solve some problems that way. There is no use in having two counters open which the public come to when one counter will do it. So assuming it is located at the airport and we do go northwest to another service center and there is a proposal in this bond issue for one, perhaps some how or another we can squeeze out enough money for at least the beginning of a second sub-station that we could improve. I think this would probably satisfy the needs of the next five years. We would be two years getting to it.

DR. NIELSEN: If we wait five years before talking again of implementing your recommendation of four sub-stations and we wait another two years for it to happen that is almost in the 1980's. It would seem to me that we ought to implement faster your recommendation and I would hope that somehow we could do it.

CHIEF BICHSEL: We could build one every one and a half to two years at about that speed. We need to be sure we organize the first one right before we go to the second.

DR. NIELSEN: I am sure the Subcommittee confirmed the checking on the square ft. cost. Why does it still come out to such a high figure on the second floor headquarters building?

CHIEF BICHSEL: We couldn't go out and employ someone to make this appraisal so we asked Mr. McKennon to do it and I think Mr. McKennon is very competent in this line and he has been in construction. He thought \$21.00 a square foot was as low as we ought to go because we were planning into the future a little bit. Unless you believe inflation is going to end, he said we might not be able to do what we want to do unless we try it at that much.

DR. NIELSEN: My recommendation would be if that is what we go on to reduce the size of it.

CHIEF BICHSEL: There were 34 requests and we backed down to 20 for that 40,000 feet it would be \$800,000 at 6% for your professional fees and the balance of it is for equipment.

MR. HENCKEL: I would like to leave that in. Inflation would take it but let's suppose it goes the other way and this would give us some funding to do some additions to the other service centers so we could get into these police sub-stations. My thinking right now is that if we go with a new northwest service center to build a large enough facility to include a police sub-station there. Then from what savings we have both from the new sub-station and the second floor and then to go into the airport, Zarzamora Service Center and then into the southeast. I think we can add on to those facilities to serve our purpose.

DR. NIELSEN: What we need the most is substations in the east and west and I hope we make a start in this bond issue with one or both of those. That's another way to say it.

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CHIEF BICHSEL: I think you are going to have to follow the proposed annexations a little bit. I was thinking of north and west or northeast and northwest would be alright. But the annexations as far as people are concerned because people are your problem, not the miles. Square miles have to do with it but people are the real problem. The people in this annexation program are mostly northwest and mostly west. The north will grow with the addition of the university.

DR. NIELSEN: We are making provisions for that right now. What I don't see is realistic provisions other than to say we would like to have some somewhere along the line. I think we have got to be a little more specific.

CHIEF BICHSEL: We would like each one combined with a service center because that way we would save money

DR. CALDERON: This will really buy one sub-station?

CHIEF BICHSEL: No this is the communications center, the underground auxiliary, radio control and emergency control centers.

MR. HENCKEL: We could use another \$300,000 if you want to consider adding one additional sub-station and I will certainly recommend it.

DR. NIELSEN: Wouldn't that really make a good investment in a multi-service center:

MR. HENCKEL: We would have to work it into either a new multi-service center or into one of the existing service centers as we now have in operation. Of course they were picked and located on the basis of serving one-third of the city and as we go into the northwest serving one-fourth. They are all serving more territory than they should. It's desirable that we end up with at least six service centers and after we go northwest, which is more vital, then we would go far east and far west which will be pretty well covered. So we could use an additional service center if the Council sees fit to throw another \$300,000 into it. Then of course this is a matter that time is going to dictate to us what we should do. If things change in the next three years as much as they have in the past. As the Chief said we need money. I am asking at this time if you want to give consideration to adding more money to the issue that one additional sub-station would be a good place to put it. I have made recommendations for additional money, a million and some odd, and if you want to add more this is a place it would certainly be well used. There is no doubt in my mind but that police problems are going to continue and we need to get police service closer to the people than we presently have. Not just physical facilities but psychological aspect as well. We certainly need to do planning in that respect.

CHIEF BICHSEL: In another year we will be closing in on 100 districts instead of the 80 we have now. The time you save on this commuting, if you want to figure it out in police pay time, it would actually pay for the sub-stations over a period of ten years.

MR. TORRES: Did you furnish a breakdown on the \$928,000? I'd like to see something in writing.

CHIEF BICHSEL: It's primarily \$20.00 a square ft., 40,000 feet. That's \$800,000 and then 6% for the architect, etc., and that's \$48,000 more and I think \$60,000 for the equipment. I don't have the breakdown with me but I'm a little off somewhere.

DR. NIELSEN: What about the regional crime lab. I don't see it in here.

CHIEF BICHSEL: We are going to try to go into an emergency arrangement real soon because we have 105 narcotics cases hung up in the lab at the DPS. We don't have enough chemists to get them out. We have some people in jail and others out on bond and these need to be tried. We will try a temporary arrangement if the criminal justice council will fund it and employ chemist and put them to work in some vacant space that Dr. Santos has over there without any cost to the City at all except we will supervise it.

DR. NIELSEN: Now the regional crime lab will be more than this?

CHIEF BICHSEL: Yes, we haven't even asked for our \$5100 to make the study yet because I haven't finished the communications study and we can't do everything at once. When we make a study we will need some specs, but it looks like there may be a space at the Robert B. Green Hospital that may be better than the space here. We can use every bit of the space in this building to expand the facilities that we have now. But if we needed it for the crime lab we would give that priority.

MR. HILL: Let's look at reality. Finishing out the second floor at the police building with 40,000 square feet you would just be foolish to only finish out a portion of the 40,000. If you go out only 20,000 or 30,000 square feet then no more and turn on the lights the thing will already be too small.

DR. NIELSEN: Not necessarily, if we begin to diversify.

MR. HILL: I don't buy that. I've never seen a building yet that was adequate.

CHIEF BICHSEL: We grow pretty fast. It was supposed to be ten years before we caught up with this one and it has only been eight years and we are caught up with it.

FIRE:

CHIEF MULHERN: The Fire Department portion of this proposed bond issue consists of 11 separate projects, 7 fire stations and 4 support facilities. We met with the Public Safety Subcommittee several times, we showed them visual aids, we took them on tours, we apparently convinced them that they are necessary and hope this body concurs.

The cost of the 7 stations and the 4 projects is \$2,012,000. To this the City Management added approximately half a million dollars for apparatus because it felt it would be difficult to fund it out of an operating budget. Seven pumpers and five ladder trucks. One of these support facilities is a driver's training course to be constructed at the Fire Department training site at 4503 S. Zarzamora at a cost of \$120,000. This driver's training course will be used by all City departments, not only the fire department. Another of the support facilities is relocation of the fire department shop, from their present location at 801 E. Houston, downtown, to the training site on Zarzamora. Our present shop was constructed in 1938 when we had about 30 vehicles and now we have over one hundred vehicles mostly being fire apparatus. These apparatus are getting bigger and more sophisticated and we are congested over there. We can't get in and out and we don't have enough space inside. The cost of it is \$120,000.

The third support facility is a permanent training building also on the training site at 4503 Zarzamora with class rooms and storage space for apparatus and appliances. Presently we are in part of the clinic out there. It is inadequate and we don't have any space for our apparatus or appliances and this cost is \$223,000.

The fourth support facility is an additional story above the present fire department shop for expansion of fire prevention and public education facilities. We're crowded over there now, we need more space and we should expand our fire prevention activities and the bottom floor of the present shop could be used to house extra fire equipment.

Of the seven stations, four would be double company originally, and the fifth would be double company in 1974 and two would be single company. We have been forced to maintain some flexibility on site locations because of annexation. The annexation projection is here, the year and the area and if it occurs in that manner we will know where to put these stations. The locations of two of them are already picked. One of them at the University of Texas site. This site is 6½ miles from the nearest fire station. The other one is in the vicinity of Cupples Road and Menefee. We have problems out there, access problems, other problems and we need a station out there, we need a chief district so we can restructure the supervisory districts of the city. The other five as I pointed out before force us to maintain some flexibility so they can be located in accordance with future annexations.

DR. CALDERON: There are a few things that concern me. This particular proposal is already talking about a bond issue item over 2 million dollars and that of course included a half million dollars for capital outlay for trucks and equipment that is necessary. But my concern is the capital outlay requirements added to the bond issue. But secondly, I am concerned about the personnel required over a five year period. You were talking about 1.6 million dollars and additional operating expenses to sustain these 7 fire stations and it means a strain on our operating budget five years from now and the impact it will have on our operating budget in years to come.

CHIEF MULHERN: We will still have most of the apparatus. Now the personnel, I agree with you, but you can't operate any other way.

DR. CALDERON: Do you consider these additional fire stations mentioned here as potential items that cannot be deferred. To what extent do we have items here that are truly variable items?

CHIEF MULHERN: If annexation occurs in accordance with this schedule we doubt seriously if we will have enough of them to service and that is about 140 square miles and there is 200 square miles in the city now. So if you add 75% to the City and the university complex out here that is the bare minimum we can get by with.

MR. TORRES: Well, there's something else that we need to find out and that is when you look at the new fire stations that are going to be constructed they are either primarily going to serve an area that has been recently annexed or an area that will be annexed and therefore this means additional tax revenues from those areas. It's not like you are not picking up something in your annual budget because, just like each year we acquire additional expenses, Dr. Calderon, we are also picking up additional tax revenues. We're adding new areas all the time. What are the percentages in tax revenue that we have been picking up each year, Mr. Henckel, as a result of adding these piecemeal annexations we've been going through? We do have an increase?

MR. HENCKEL: I don't have the figures on that. We have an increase every year but in the projection we are going to give you in the proposal for annexation it will show the cost of services for each area plus the projected revenues from that area. As I recall the figures off hand, this is only one of them and we might break even on it eventually. It is usually a losing proposition and yet you must perform the emergency services immediately upon annexation. You don't have a year or two in which to wait. The additional revenues don't come in for one year. You give them the services in the meantime.

DR. NIELSEN: Dr. Calderon, were you asking that the \$500,000 is enough for capital outlay or not enough?

DR. CALDERON: What I'm saying is that already the Fire Department already has a big item in that capital outlay which is a strain in the operating budget.

MR. HENCKEL: The point I was making in my request for an additional half million dollars for capital outlay is for the double company that will service the university area. The reason that I did that is that there is certainly not enough money in the operating budget this year, nor can I anticipate next year, that we could assume the capital outlay that would be necessary to stock this station plus the necessary manpower that is going to be necessary. In the annexation projection in speaking of the university area is quite extensive and it is not just the site itself. Of course it would be ridiculous to think of putting a fire station in one little place and have it isolated out there. So we have to look at the overall picture. Anytime we talk about fire and police service man power is the big expensive item. In the fire department the apparatus is expensive but because of the long period of annexation I think we could justify in the bond issue. But it is necessary once that station is open that we have the equipment ready to go and the only way we can do it is to put it into the bond issue and then we will just have to work the manpower into the budget the best way we can.

DR. CALDERON: Will the capital outlay be sufficient to equip the seven stations we are talking about or only just one.

MR. HENCKEL: No sir. I'm talking about the half million dollars. The additional necessary to staff the apparatus for the university station so that we have that to go. Because at the time the proposal was submitted to the Bond Steering Committee we did not have the university site in there at all. This has been added and was done as an emergency. So I've added the apparatus that is necessary as this is to be a double company station.

DR. NIELSEN: That doesn't include twelve pieces of equipment though, because you have 7 pumpers and 5 trucks. That's enough for all of the stations.

CHIEF MULHERN: That is enough for all the stations. I would like to point out that the delivery time on a ladder truck is more than one year. A pumper is about six months.

MR. HENCKEL: I think maybe I have mislead you here. We wouldn't buy all this equipment at one time. But I don't anticipate, and I can't see that during the next five years when this bond money will be spent that the City will be in a position financially to expend the necessary funds for these capital improvements and still at the same time take care of the manpower requirements. As you noted in most of the items of recommendation we do not request capital outlay for equipment and supplies because it is usually a short term duration such as automobiles last a year or two and these are things we have out of the regular budget. But I think fire apparatus is an entirely different category. Just to make one last point which I think the Chief may have mentioned, we need to order this equipment sometime in the early part of 1971 in order to have it by the time we are ready to open that station out there.

DR. NIELSEN: Will the station open before 1973?

MR. HENCKEL: Yes sir. Again depending on the annexation. You cannot distinguish the university site from the rest of the area. We've got to service the whole area at the time of annexation and the area is large enough and there are enough homes in it now that once we make the annexation we've got to give them fire service.

AIRPORTS:

MR. THOMAS RAFFETY: The airport presentation is very brief because it is very straight forward and a very simple proposition. I would like to make a small plug for the sewer issue. At Stinson Field at this location we have a very alterable sewer resusitation and after a heavy rain our cup runneth over too.

We are talking here in terms of \$4,200,000 and the only purpose of these funds is to buy land and to clear land or prepare site. The only reason why this should be acquired by the City general fund is that the land does not depreciate and with reasonable care land does not disappear. I can only remind you that in the material that was placed in front of you every year the airport contributes over six times the amount of money that is involved in this bond issue. In terms of payroll, contracts and other economic contributions. Also this plan specifically for the airport was approved by the City Council over two years ago.

Now there are only two items involved. One is the acquisition of land at Stinson Airport. Two principle runways are shown here (pointing to map) in yellow. You will notice the cross-patched areas at each end. This is lost runways for landing purposes. And its lost because of encroachment. At this end is the cemetary owned by the City where trees have been allowed to grow to the point where the landing point on the runway is 600 feet down. 281 on the end of this runway is the same situation. The opposite end of this runway, same thing, because of a roadway and until such time as the Mission Parkway is relocated, will we then have full utilization. At this end over 400 feet can not be used for landing purposes. In your doctor's terms this is an impacted airport.

There are a little over 20 acres involved and is shown here in the red area. You have been handed on the second page a breakdown of the cost estimates prepared by the Land Division, the Senior Right of Way Agent. The total amount in there is \$191,000 exclusive of engineering, relocation, surveying and so forth. We have used a very conservative 5% of cost to come up with \$200,000. There are improvements on the land as the law now requires, not only that the owner be paid for his land but that he be satisfactorily relocated under some circumstances before the land can be taken from him. That is very significant.

As far as International Airport is concerned, again the area shown in red, approximately 550 acres are required to be acquired. All of this land has been under protective ordinance. The portion in here for a period of about two years, the remaining portion here and here for about one year. Again the first page shows the total acquisition cost on this is anticipated at \$4,790,000. The purpose of the land acquisition is to allow the development, as approved by the City Council, of the International Airport. It will encompass at this point a new runway and the land must be acquired before that runway can be constructed. This is a long term process.

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There is an immediate and obvious question. Why don't the airlines pay for it? In the first place we are negotiating in our current landing fee negotiations for between 2 million and 3 million dollars of capital improvements at the airport. This will be accomplished over the next two year period. And besides that the airlines are not the only beneficiary. The entire community benefits, general aviation uses it, and the people who travel the airlines are not rich people going on vacation because it covers every cross section of the economy.

The second item, even during this negotiation we are in a period of recession as far as airline travel is concerned. Call it what you may. We have had an annual gross of up to 16% per year compounded in terms of passengers, on and off air traffic at International Airport. This is the best indicator of all, as shown by charts of almost every other airport admitted. You can see that it has leveled off here. In May there was a 2% loss below the number of passengers handled in May of last year. In June there was a 4% loss. This is the first indicator of an economic trend, the airline travel and is the first thing that can be cut down. We are into this period of recession. However this is a good time because it gives us time to get things done without the interference of people. We expect it to pick up again. Possibly the latter part of 1970 or the early or middle part of 1971 and at that time we are anticipating not less than a 10½% compounded annual growth of activities at the airport. As you can see, presently, we are having somewhere around 120,000 passengers per month on the monthly chart. We anticipate then by 1973 we will be handling 200,000 passengers on and off aircraft per month at International Airport. All other activities move very much in accordance with the passenger activity itself.

DR. NIELSEN: What was the peak time in 1969?

MR. RAFFETY: I don't know. Actually one of the most important things that has happened this year are the people going to Convention Activities in San Antonio. The airport makes the convention possible, the national conventions, and international conventions. The conventions that come into this area have tremendous impact on the airport. So these convention activities and the airport activities are hand in hand and are very closely interlinked and each is very important to the other.

MR. TORRES: In the projections of the next few years, you mentioned one, would you show, say over the next five years, what you expect the passengers per month to be.

MR. RAFFETY: Let's take the year 1973. We anticipate a minimum of 200,000 and a maximum of about 250,000 passengers per month in and out of the airport.

MR. HENCKEL: Would you take that projection through 1975 to 1978.

MR. RAFFETY: I think it would bring us somewhere in the neighborhood of 300,000 to 350,000 per month in and out of the airport.

MR. HENCKEL: I think the trend we have to go along with is that there is not only an increase in commercial aviation but there is in general aviation. For instance over in Houston since the new airport opened and the moving of the commercial airlines to the new airport the number of flights at the old airport by general aviation now is as much as the combined flight was just a year ago at the old one. We have more people with private planes, there is more cargo being transported. We certainly have to stay up with the projections because as Mr. Raffety said, people come to San Antonio for conventions.

We have to have a facility that is convenient. We certainly have to have a facility that the airlines will schedule in here. So I think you have to add all these things together in looking at our total airport picture. This is one of the reasons of course that we are talking about this study for San Antonio because someday in the future we are going to have the same problem as Houston as today when the second airport opens. For whatever it is used for it will probably have more flights for that one particular use than it has today for all the combined uses.

MR. RAFFETY: Let me in that same line make a comparison between 1968 and what is anticipated in the year 1980. In 1968 our airport system, the system consisting of International Airport and Stinson Field, handled 374,429 landings and take offs by all types of aircraft. It is expected and forecast that by 1980 80% of all air activity will be in the general aviation area. This is everything except the military and the airlines in essence. We expect that there will be between the 1968 and 1980 an increase in all civil airport operations of 258%. We anticipate then if this trend continues and it appears that it will after this recovery period, that by 1980 we can anticipate 700,000 general aviation operations in our system of airports at San Antonio. This is one of the reasons that Stinson Airport is vitally important to the City and the accommodation of the aircraft and the aviation activity within this entire area. Our system includes such areas as Seguin, Hondo all of these smaller airports within a reasonable flying, landing or traveling distance of International Airport. We must think in terms of the Stinson. We can not ignore Stinson Airport because it is vital to the continued existence of International.

DR. NIELSEN: The major reason for this parallel runway that you pointed out on the map a moment ago to the north is to accommodate the increased number of general aviation flights or the increased freight?

MR. RAFFETY: Let's define this as simply airlines and general aviation. A major runway capable of expansion of 10,500 feet will be placed at this point, (pointing to map), 4,500 feet north of and parallel to the present runway that we have. In addition we presently have a small general aviation runway here. The plans include this small general aviation runway moving up to this point and an additional general aviation parallel to the other general aviation runway at this point. So we will have in essence an airport within an airport. It will accommodate general aviation and civil aircraft and airline aircraft without conflict. This is the purpose of the design.

DR. NIELSEN: We own that unshaded property?

MR. RAFFETY: The present boundaries of International Airport begin at Airport Boulevard and Loop 410 over to Wetmore to Bitters Road back down to old Bitters Road over to the point here and back to San Pedro and back down this jagged creek line to Loop 410 and Airport Boulevard. We own none of the area in red. 550 acres are proposed for acquisition as shown in the shaded red area. There is an alternate. The airport itself, the airport fund is not capable of issuing revenue bonds until the year 1973. We will very possibly take half again at least as projected here to acquire this land beginning in 1973 and will take as much as three years to accomplish. It is more complicated now and undoubtedly many of the key parcels will have to go through condemnation or eminent domain.

The alternate then, since we can not issue those bonds until that time, first would be to drop the protective ordinance. The protective ordinance is on every part of the area shown in red around International Airport. I think it would be imminently unfair for us to postpone for another three years the land acquisition and keep the restrictions on the property owners which we presently have.

Under these circumstances it would possibly develop to a point where it might be economically unfeasible. It would be almost as cheap to make a total development starting with a new regional airport. We would then immediately begin plans for a new regional airport. Instead of having a regional airport available for operation about 1990 the new regional airport would have to be available for operation about the year 1980, ten years from now. If you started from this point today and opened for operation a new regional airport at a conservatively estimated of \$150,000,000 you would establish the new world's record in major airports in the United States and the rest of the world.

MR. HENCKEL: The reason that I added a million dollars to this particular fund for the purchase of land is that the FAA funding for airports for this past year was in jeopardy up until the last moment. I don't believe we can count on in the future the amount of federal funding we have been receiving. So if that fact becomes a reality we will need to be able to sell revenue bonds for other purposes than the acquisition of this land. The second reason being of course the continued cost of land, and I think the North Expressway is a prime example of what happens to you, that I would like to have the money available so that we can start on the purchase of this land. After all you can not delineate between one property owner and another. If we are going to go in and buy I think we have to treat them all fairly. As Mr. Raffety stated there is no reason that we can justify holding this land under protective ordinance unless we have the money to start proceeding with the buying. We would of course have our staff begin immediately and I think the extra million dollars would be necessary so that we would not be counting on the revenue bonds for this particular purpose because further down the line, according to what has been happening in the past with the federal government, I don't think we can count on the amount of federal funding we have been receiving. If we can get it, fine, we are going to need it.

MR. HILL: I certainly do not take exception to anything at all that was said. But let's look at the dollar we are talking about. Number one if you had the 4.2 million in the bond issue then we really are saying we do not know if we are going to sell bonds because we have said over and over again we are going to tell the citizens we are going to sell when the market is right. Out of the 65 to 66 million how much would, if the market is right, how much would you attempt to sell on the first go 'round. If you say you are going to sell 10 or 12 million dollars you are saying of all the other needs in other departments that out of that 10 or 12 million you are going to immediately take 4.2 and buy this land?

MR. HENCKEL: No sir. I don't think we would.

MR. HILL: We really ought to schedule out as how we can best spend this money and up to 1973 until such time you reach the airport bond revenue of 1973. How much of the 4.2 million do you project that you would sell before 1973?

MR. RAFFETY: We don't have at this time how many ownerships are involved. The question then becomes, let's just assume that we are going to start out with a million dollars and in four or five years do the rest, which piece of land are you going to buy first and what about the man that is going to put in a suit because he didn't sell his land just as fast as the man whose land we buy. Some of this is imponderable I'll grant you. It is impossible at this time to say what the flow, the cash flow of the bonds would be. But this is one of the principle problems we would be involved with.

MR. HILL: Well through our land negotiation I would like to ask Mr. Clark. It may not be a fair question. Just say that in 1971 you had 2 million dollars to buy land and through your experience of land acquisition and what not, to get the thing bought outright and the city own it, how long would it take you to spend 2 million dollars?

MR. CLARK: Well I would say this. If they have the money ahead of time to go ahead and get the engineering and everything that is needed in the way of field notes to us the actual acquisition will take a year's time.

MR. HILL: But then if you run into some problems like you do from time to time on negotiation and price and you go to condemnation and this that and the other.

MR. CLARK: Let me say this Councilmen. We have this problem which is always on condemnation and that is it can always be stalled. But as far as the acquisition program they are not going to be using it we know. They are not going to be building any thing on it and if we run against a condemnation suit we don't necessarily have to try that suit at that time. We have gone ahead and made our fair offer to that owner. We can then use that money to buy the neighbor next door. We always put off condemnations to the very last.

MR. HILL: All I am trying to get is some feel in actual operation of the money. I feel that 3 million dollars would take you right at 1973. I could be wrong.

MR. CLARK: If we had the whole amount available it would take us hardly any longer to take the whole package as it would with 3 or 2 million dollars because you get your title runs all in, you get your appraisals all made. You go through the operation one time, you go through all your negotiating and you leave off until last those condemnations that you have to go to court on and then that is the stalling point. The last few parcels.

MR. HILL: This is true but I am trying to visualize from the beginning the bond issue in September. The bond issue is past and we now have the green light but the Council does not choose because of the market to sell any and until this time in 1971. So it would take a year and a half to spend your bonds.

MR. HENCKEL: Let me say something here that we certainly should consider. Normally when we talk about land acquisition we are talking about right of way for a roadway or etc., and we are talking about a strip that varies in different types and values of land. You go into business property, you go into areas where people would rather retain the land as it is than move. Here you are talking about a block area which we know the use of the land. The people in the area have known for quite some time that this land is going to be acquired and now they are under protective ordinance. I feel we are going to be able to move much faster in this type of acquisition than we would in acquisition of a roadway. As we said, the engineering, the field notes and what not will be much easier for the staff because you are taking one block rather than parcels in various parts of town that are odd sizes and odd shapes. So in answer to your question I think we will be able to move, I'd say, at least 30% faster here than we would normally and of course I always have to discount Mr. Clark when he gives me a figure on how fast he's going to get it. But in all fairness to him and his crew if we tell them to get on this they could get it bought up. I wouldn't make the recommendation unless I felt we could go ahead and use the money and buy the land. I certainly wouldn't want it setting there.

MR. HILL: Of course it would be better if we had all that right now. You don't have any problem with me on airports because it is just real important. I am just trying to look at this in all fairness to everything else that we are proposing in this bond issue and trying to get the most out of our dollars within a given period of time. I am talking about the first two or three years because you have some real high priority items in this bond issue and the airport is one.

MR. CLARK: I am not too familiar with what you have in front of you, but if you did notice on the breakdown such as on Stinson. There is a 10%, two 5% figures in there, for a possible two year average, acquisition increase in this figure we are talking about voting. In other words you have a 10% addition on that property at 5% for title and other acquisition expenses and 10% for two years of possible depreciation in value. So we figure the average over the one to three year period that they say they need this property.

MR. HILL: I still come back to the one point though. That is out of your first year or two bonds, you are going to take 4.2 out of that and go ahead and buy this land and let some of the other higher priorities wait until the third, fourth or fifth year?

MR. CLARK: Let me say this. We will be buying a certain portion of them in the first year and that is the reason we took the two year depreciation value. We wouldn't need all that money. In other words the third year might be 15% higher but it would be offset by the first year which we will not use the 5% on.

MR. HILL: This is the only point I am trying to make. I feel that with the 3 million dollars and the time involved and you put this in the right perspective along with other high priority projects that we have in this total bond issue, you are going to be busy and I think 3 million dollars will take you to the point of 1973.

MR. HENCKEL: That's very possible. Yes sir. I would add one other factor. Suppose this does happen. Suppose we couldn't spend but 2 million or 2.5 million and at that point then we are not in a position to sell bonds or that we need the bonds for other purposes and then what will be done about the acquisition of this land. Part of it will do us no good whatsoever. Mr. Raffety, what is the schedule on this runway. I think you need to talk about that a little bit.

MR. RAFFETY: First of all, currently we anticipate approximately a 20 million dollar capacity on the airport revenue bonds in 1973. We also have a requirement of some 26 million dollars worth of expenditures including land acquisition. So you can see that the money is going to be a little tight even when we get to the point where we are ready to start the programming. Now the first stage which should have started in 1968 is approximately \$10,600,000 of which we would anticipate about \$6,000,000 at airport cost.

DR. NIELSEN: You mean that is income?

MR. RAFFETY: No sir. We are anticipating that there will be federal aid for the construction portion of it, about four of the ten. There will be about four million dollars cost to the airport fund of the 10 million dollar expenditure. The second stage which should be completed by 1980 is approximately \$20,000,000 of which about 65% would be cost to the airport fund. The next stage would be completed about 1985 and will involve an additional 8 million dollars. So we are talking between 1970 and 1985 that will be a total expenditure of 38 million dollars of which about 20 million dollars will be required from the airport fund. Now the first projected work in here would be to construct the general aviation runway, parallel runway. It would be approximately at this location (pointing to map). The next stage of construction would be the major runway itself in so far as the airfield operation is concerned. Concurrent with that we would be undertaking terminal development. We would anticipate in a ten year period we would need approximately double our present terminal capacity both for passengers and for aircraft. So this will be evened up in quite a hurry.

DR. NIELSEN: What about your plans of the possible designs or from the study we have entered into with RPC? How will that fit with this and what you have just projected? Or will that be something entirely different?

MR. RAFFETY: It will contribute to it. The program, the study that is now underway is a very basic kind of study. It will provide basic data, primarily economic data. It will give us the base on which to forecast time when a new airport must be constructed, when a new airport must be operational. It will give us an opportunity to make a more accurate forecast on our air traffic, both in terms of passengers, aircraft, cargo. It will tell us hopefully where we can anticipate the new cargo to come from. The basic result we will get from it will be an indication over the period of between now and 1990 of the economic character of this San Antonio region. Extremely basic data. This is part one of a total three part study. It will fit into it by enabling us to more accurately project the time when our various developments must be undertaken at this airport. It will give us invaluable information in that respect.

DR. CALDERON: In so far as this 4.2 million dollar land acquisition figure here, what portion would be earmarked for purchase of land in and around the International Airport? Stinson Field?

MR. RAFFETY: Four million dollars for International Airport and \$200,000 at Stinson Field. In addition from other sources, airport revenue in all probability, an additional three-quarter million dollars would have to be put in because you will note from the estimates furnished you, there is a little more than four and three-quarter million dollars for land acquisition at International Airport. Under the estimate of the total amount of funds required, the land acquisition would not be furnished to us from the bond issue.

MR. HILL: I want to make myself loud and clear that I don't object to anything that we are proposing to do here. The only point I am raising is that we get the most out of dollars we have available through the bond issue and weighing how far we can go without having money laying idle while we have other high priority requests in other areas in other departments. This is the only reason I am raising the point is that I wouldn't want to slow this down one day, but I would just like to be assured that if we agree to the 4.2 million that until 1973 you are in a position, Mr. Henckel has made a recommendation that we are going to spend the 4.2 and let some of the other high priority projects go. This is my only point. I am just not convinced that you can't be well on your way and have this pretty well laid out with 3 million dollars by 1973 when you go from the point of the bond issue to the point we sell the bonds.

MR. RAFFETY: There is a tremendous amount of work that has to be accomplished that is set forth in the estimate here. There are the title surveys, the actual physical land survey, the engineering costs involved in it. The tremendous amount of work that has to be done before the first dollar is paid for a piece of land.

MR. HENCKEL: I understand your point and I think Mr. Raffety does too. It is well taken. We don't want to leave any money idle. Maybe I am overly enthusiastic about the future of air transportation in San Antonio. Just hypothetically, suppose this report that we are having made comes back and says we can have X number of cargo flights within three years if we have the facilities. This means one thing. This means to get them on the existing two major runways we have to get general aviation off. If we have to move general aviation off we have to have a place to put them and we can't put them on this land unless we have acquired it. This is my thinking.

MR. HILL: We could put a lot more general obligation out at Stinson. There's nothing wrong with that. It's close to downtown and is a nice location.

MR. RAFFETY: We anticipate approximately 400,000 a year maximum capacity, landing and takeoffs at Stinson. In the last 12 months that ended the end of June there were 215,213 landings and takeoffs at Stinson. In other words 50% of the ultimate capacity was reached in the last 12 months. So this thing is growing on us so fast that we have to take as much advance action as we possibly can to accommodate it.

MR. HILL: I agree with you, but I still think you have an awful lot to do from the time we sell the bonds and get the money to 1973.

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MR. RAFFETY: I agree heartily, sir. Just as a matter of general interest, over the past three years, we have put approximately 3 million dollars in capital improvements at the airport. Without a penny of cost to the City and without floating one bond. Strictly on a pay as you go basis. Right now we are talking about large chunks of money. We are not talking about a piddling million dollars at a time, if you will excuse the expression. We are talking about requirements in tens of millions, twenties of millions. In this case possibly up to 6 million dollars, for the initial land, 4.2 million.

DR. CALDERON: Is it feasible that the airport revenues at some point partially reimburse the general fund for a portion of this 4.2 million.

MR. RAFFETY: Since you ruled out the word 'possible' sir, I will say no on the basis of feasibility. As I said to begin with, land does not disappear. It doesn't depreciate if you take care of it. Runways do. This land is always available to the City. One estimate says, it is a telephone company estimate and is usually pretty good, by the year 2000, the center of population of San Antonio is going to be at the intersection of Loop 410 and San Pedro. The airport will be totally impacted by that time obviously and that land will be fantastically valuable. Certainly it would be feasible under one circumstance. That would mean if the City general fund would guarantee that any depreciated amount of unearned increment that came from the final sale of land would go into the airport fund. It would be feasible under those circumstances.

MR. HENCKEL: We have here the protection that you don't normally have in a municipal transaction. That is should we acquire all this land and for some unknown reason they say we don't need the runways, we can make money on the land when we sell it. We certainly think so.

DR. CALDERON: I might say that my other hang-up is similar to Mr. Hill's. We are talking in terms of a first year sale of the bonds and with 4.2 million would be for the airport exclusively leaving out many other, I think, high priority items. I am worried that too large a slice of that cake will be going to the airport. So my question is this. If you could live with half the pie, 2.1 million on the first go 'round, and another 2.1 million on the second go 'round. To be able to better the sale of bonds, certainly during the first two years, certainly to other areas are more critical.

MR. RAFFETY: The only answer I can give you is I do not know and I'm sure Mr. Clark can tell you more than I can what the percent of the cash flow requirements would be out of these bonds for the land acquisition. Under normal circumstances, it would not be 4.2 million dollars spent in the first week. I would anticipate that we would rather quickly move into the Stinson Field acquisition and rather quickly move into certain selected areas which are the improved areas around International Airport. Primarily the Loop Road area and the Coker Loop area. These we would probably try to get immediately because these people have been under a protective ordinance now for more than two years and I think in equity this is the first place we should move into. What that flow would be I don't know.

MR. TORRES: What do you have outstanding in revenue bonds right now?

MR. RAFFETY: We have a total of \$6,100,000 and the principle is somewhere in the neighborhood of \$3,800,000 to \$3,200,000 somewhere in that.

MR. TORRES: What is the limit?

MR. RAFFETY: That is our limit. We're under the covenants until the refinancing provision in the bonds which is effective in February, 1973. Our cost now is approximately \$387,000 a year on debt service on principle and interest.

MR. TORRES: In 1973 you could issue how much?

MR. RAFFETY: Presently we can issue in the neighborhood of 20 million dollars. We presently have a one and a half coverage net revenue fund, one and a half times the bond debt service requirement. We would hope in the new issue to have one and a quarter coverage which would expand our capability, expand our capacity to sell bonds. But under the present revenue and the present cost we estimate in the neighborhood of 20 million dollars. Hopefully we will be better by 1973 if we run the business right.

MR. TREVINO: The way I understood it here the concern was of the selling of the 4.2 million or the voting of it. Because you say the first time around you take 2 million or take 3 million, what does it mean?

MR. HILL: I didn't say that. I wanted them to take the recommended 3 million that will carry them to 1973 when they have these bonds coming in. I'm saying that when you lay this out time wise, I'm not convinced that they haven't got their work cut out with 3 million dollars between now and 1973. If they want to continue to push for the 4.2 then I want them to lay this out time wise from the time of the bond issue until we sell the bonds, how many millions of dollars of bonds we're going to sell on the first go 'round and how far down the road will 3 million dollars take them.

MR. TREVINO: Let's suppose there are six figures added on the issue, and you don't have to sell the whole amount at the same time.

MR. RAFFETY: We can sell as little or as fast as you like.

MR. CLARK: Let me point out what we can do that you couldn't do on expressways. One is as Mr. Henckel pointed out that these are whole takings. The appraisals are about three times as easy as when you are taking the front yard off a man's house and putting something up against his front door. Or where you are having to go through a program that you are fighting with the State which takes 6 months every time you make an appraisal and getting the paper work through the local office and up to Austin and back. That's all gone. We can appraise this on a staff basis or we can hire a dozen appraisers and put them all in there and get it all done, just as fast as you want. I can do it on the 3 million, do on 4.2 or on 5, any amount

MR. TREVINO: How can you justify restricting the owners of the land not to build or do anything on the land on those you will not be able to afford to buy. If you can only afford to buy 3 million, how can you ask the others to wait 5 or 10 more years until another bond issue is floated?

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MR. RAFFETY: Sir, you cannot.

MR. HILL: That's the only thing I don't like about every thing that is being said and that's what we are doing to the land owners while we've got them under protective ordinance. The only point that I don't like about the whole discussion. But if you take 65 million dollars and you go over a 5 to 7 year period, chances we would go out for 10 to 13 the first time. Again I go back to this case and take 4.2 out of that, it's a big chunk of the money and when you throw this up against some of these other high priority projects.

MR. RAFFETY: On the estimate that was given you, you will notice on the International Airport area there are approximately 550 acres. There are 101 sets of improvements. There is land in there as high as \$10,000 per acre. This could be perhaps a rather conservative estimate if business picks back up in a hurry. You are talking about a three year acquisition period. But 101 sets of improvements are the basic ones on which the protective ordinance has been in effect for two years. Primarily the area is the rectangular area here.

MR. CLARK: I might point out that we get dozens of calls weekly from people wanting us to buy them or get that protection ordinance off them. They either want to expand an existing business or they want to develop the land they've got.

MRS. HABERMAN: Mr. Hill, maybe I misunderstood you, but didn't you say 4.2 million out of about 10 or 13 million, but over a two year period wouldn't it be more in the range of 30 million.

MR. HILL: You don't know. We keep saying we are going to sell bonds when the bond market is right. So you don't know when you are going to sell the bonds. We can pass the bond issue in September and wait until next September before we sell any bonds. That way by the time you go through all the gyration we've been talking about you are creeping up on 1973.

MRS. HABERMAN: That's true, but yet we were attempting to sell all bonds within 5 or 6 years.

MR. HILL: I'm shooting at the 1973 time period as far as the airport is concerned because of the bonds.

MR. RAFFETY: Are you contemplating that the remaining portion would be through the airport revenue bonds?

MR. HILL: Yes.

MR. RAFFETY: This would still not solve the problem of some 26 million dollars of expenditures required and 20 million dollars available.

MR. HILL: I appreciate this. This is not any different than what we have been living with down through the years. You've always got a heck of a lot more requirements than you've got money to do it with. That's why we have you on the job because you have to manage it. If you had everything out there that you needed to get that job done we wouldn't need you.

DR. CALDERON: Are there any questions?

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

A P P R O V E D


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ATTEST: 
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