

REGULAR MEETING OF THE CITY COUNCIL
OF THE CITY OF SAN ANTONIO, HELD IN
THE COUNCIL CHAMBER, CITY HALL, ON
THURSDAY, MAY 7, 1992.

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The meeting was called to order by the Presiding Officer, Mr. Wing, presiding in the temporary absence of the Mayor and Mayor Pro Tem, with the following members present: PEREZ, PIERCE, BILLA BURKE, WING, SOLIS, VERA, THORNTON, LABATT, LARSON, WOLFF. Absent: AYALA.

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92-20 Invocation - Mr. Charles Johanson, Church of Christ Student Center, San Antonio College.

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92-20 Pledge of Allegiance to the flag of the United States.

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92-20 Minutes of the April 16, 1992 Regular City Council Meeting were approved.

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92-20 VOTER REGISTRATION/EDUCATION MONTH

Mr. Wing noted that the Southwest Voter Registration Education Project, founded by the late Willie Velasquez, is undertaking a massive voter registration drive in Texas during the month of May, and the City of San Antonio is joining them in their efforts by proclaiming May as "Voter Registration/Education Month". He introduced the late founder's mother and brother, and Ms. Hilda Bustos, Director of the San Antonio voter registration campaign.

He then read the formal proclamation for "Voter Registration/Education Month", and asked Mr. Solis and Mr. Pierce to assist him in presenting the proclamation to the group.

Mrs. Mary Lou Velasquez stated that her late son would have been proud to receive this proclamation from the City.

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(At this point, Mayor Pro Tem Labatt arrived at the meeting to preside.)

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92-20

AIDS MEMORIAL QUILT WEEKEND

Mayor Pro Tem Labatt noted that the NAMES Project/San Antonio is sponsoring an exhibition of the NAMES Project's AIDS Memorial Quilt in San Antonio, and introduced Mr. Gilbert Casillas, Public Relations Coordinator, and Mr. Jose Castaneda, Chapter Co-Chair, present in the audience to receive the formal proclamation.

Mayor Pro Tem Labatt then read the formal proclamation designating "AIDS Memorial Quilt Weekend" in San Antonio and presented it to the two representatives of the local organization.

Mr. Castaneda briefly introduced others, present in the audience, on hand for the occasion, and addressed specifics of events to take place during the special weekend observance.

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92-20

U.S. INFORMATION AGENCY FOREIGN SERVICE NATIONAL EMPLOYEES

Mayor Pro Tem Labatt noted that a group of USIA Foreign Service national employees is present in the audience today, stating that the group has been in the United States since April 11, 1992 attending the "Fundamentals of American Democracy" program. He further noted that the group is touring various U.S. cities including San Antonio as part of the program, and stated that the tour will continue through May 16. He then introduced Ms. Irma Reyes of the San Antonio Council for International Visitors, who is escorting the group to City Hall today.

Ms. Reyes thanked San Antonio and its citizens for their warm support of this program, and briefly explained the work of the San Antonio Council for International Visitors and this visiting group of USIA employees.

Members of the group came forward to introduce themselves and identify their nations of origin. Members of the City Council assisted in presenting each with special Convention & Visitors Bureau books on San Antonio and Alamo pins as mementos of their visit to San Antonio and to City Hall. Each spoke briefly of their impressions of San Antonio.

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92-20

SAN ANTONIO POLICE OFFICER MEMORIAL DAY

Mayor Pro Tem Labatt spoke to the designation of National Police Week, nationwide, and of the proclaiming of "San Antonio Police

Officer Memorial Day" in San Antonio. He then read the proclamation and presented it to Police Chief Bill Gibson.

Chief Gibson thanked the Mayor and Council for the proclamation and spoke to the good working relationship that the San Antonio Police Department enjoys with the San Antonio community. He then spoke to the special ceremony to take place next Tuesday, honoring by name each San Antonio police officer who has died in line of duty.

Mayor Pro Tem Labatt also spoke of the relationship between San Antonio's police force and its citizens, and addressed many of the programs which link the two groups.

Mr. Alex Briseno, City Manager, noted that a report to City Council at this hour is in the preparation stages for presentation later today, reporting on initiatives that involve the police and the community.

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92-20

DEFENSE LANGUAGE SCHOOL STUDENTS

Mayor Pro Tem Labatt welcomed a group of English language students from the Defense Language Institute at Lackland Air Force Base. Each student then came forward to introduce themselves and identify their nation of origin.

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92-20

CONSENT AGENDA

Mr. Wing made a motion to approve Agenda Items 6 through 25, constituting the Consent Agenda, with the exception of agenda number 23, earlier removed from consideration by the City Manager. Mr. Solis seconded the motion.

After consideration, the motion, carrying with it the passage of the following Ordinances, prevailed by the following vote: AYES: Perez, Pierce, Wing, Solis, Vera, Thornton, Labatt, Larson; NAYS: None; ABSENT: Billa Burke, Ayala, Wolff.

AN ORDINANCE 75,729

ACCEPTING THE PROPOSAL OF INFORMATION ACCESS COMPANY FOR THE RENEWAL OF A MAGAZINE COLLECTION FOR THE CITY OF SAN ANTONIO PUBLIC LIBRARY FOR A TOTAL OF \$10,700.00.

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AN ORDINANCE 75,730

ACCEPTING THE PROPOSAL OF UNIQUE BOOKS, INC. TO FURNISH THE CITY OF SAN ANTONIO PUBLIC LIBRARY WITH BOOKS FOR A TOTAL OF \$7,218.96 PLUS FREIGHT.

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AN ORDINANCE 75,731

ACCEPTING THE LOW BID OF W.W. GRAINGER, INC. TO FURNISH THE CITY OF SAN ANTONIO PUBLIC WORKS DEPARTMENT WITH A STANDBY GENERATOR AND AUTOMATIC TRANSFER SWITCH FOR A TOTAL OF \$7,280.22.

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AN ORDINANCE 75,732

ACCEPTING THE LOW BID OF VULCAN ALUMINUM TO FURNISH THE CITY OF SAN ANTONIO PUBLIC WORKS DEPARTMENT WITH ALUMINUM SIGN BLANKS FOR A TOTAL OF \$5,335.00.

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AN ORDINANCE 75,733

ACCEPTING THE LOW BIDS OF GRAYBAR ELECTRIC COMPANY AND TW COMMUNICATIONS TO FURNISH THE CITY OF SAN ANTONIO PUBLIC WORKS DEPARTMENT WITH TRAFFIC CABLE SUSPENSION HARDWARE FOR A TOTAL OF \$5,029.60.

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AN ORDINANCE 75,734

ACCEPTING THE PROPOSAL OF CENTROL, INC. TO FURNISH THE CITY OF SAN ANTONIO WASTEWATER MANAGEMENT DEPARTMENT WITH BELT FILTER PRESS REPLACEMENT PARTS FOR A TOTAL OF \$4,766.00.

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AN ORDINANCE 75,735

ACCEPTING THE BID OF TEXAS EQUIPMENT COMPANY TO FURNISH THE CITY OF SAN ANTONIO AUTOMOTIVE OPERATIONS DIVISION WITH A TRUCK MOUNTED WATER DISTRIBUTOR FOR A TOTAL OF \$9,952.29.

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AN ORDINANCE 75,736

ACCEPTING THE LOW BID OF AUTOMOTIVE TRUCK PARTS COMPANY TO FURNISH THE CITY OF SAN ANTONIO WITH VEHICLE WARNING TRIANGLES FOR A TOTAL OF \$4,459.50.

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AN ORDINANCE 75,737

ACCEPTING THE LOW BID OF DAVIS TRUCK AND EQUIPMENT OF SAN ANTONIO, INC., TO FURNISH THE CITY OF SAN ANTONIO PARKS & RECREATION DEPARTMENT WITH REFUSE COLLECTION BODIES FOR A TOTAL OF \$103,571.00; AND ACCEPTING THE HIGH BID OF ART'S A & A TRUCK CITY U.S.A. FOR THE SALE OF TRADE-IN UNITS FOR A TOTAL OF \$36,840.00.

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AN ORDINANCE 75,738

ACCEPTING THE BID OF TEXAS EQUIPMENT COMPANY TO FURNISH THE CITY OF SAN ANTONIO AUTOMOTIVE OPERATIONS DIVISION WITH LIFT TYPE PUSHER SUSPENSIONS FOR A TOTAL OF \$10,684.84.

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AN ORDINANCE 75,739

AUTHORIZING THE EXECUTION OF FIELD ALTERATION NO. 3 IN THE AMOUNT OF \$126,552.30 TO THE CONTRACT WITH V. K. KNOWLTON PAVING CONTRCTOR, INC. IN CONNECTION WITH THE PACIFIC DRAINAGE PROJECT NO. 66A, PHASE II-B; APPROPRIATING 1983 G. O. DRAINAGE BOND FUNDS; AND PROVIDING FOR PAYMENT.

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AN ORDINANCE 75,740

AUTHORIZING THE EXECUTION OF AN AGREEMENT FOR CONSTRUCTION, MAINTENANCE AND OPERATION OF TRAFFIC SIGNALS BY AND BETWEEN THE CITY OF SAN ANTONIO AND THE STATE OF TEXAS DEPARTMENT OF TRANSPORATATION; AUTHORIZING THE CREATION OF A FORCE ACCOUNT FUND IN THE AMOUNT OF \$15,400.00 FOR THE REMOVAL AND

RELOCATION OF SEVERAL TRAFFIC SIGNAL CONTROLLERS, ASSOCIATED EQUIPMENT, AND FOR FURNISHING CERTAIN SPECIAL SIGNS ALL IN CONNECTION WITH THE FREDERICKSBURG ROAD (LOOP 345) FROM LAKERIDGE DRIVE TO HAMILTON-WOLFE ROAD RECONSTRUCTION PROJECT.

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AN ORDINANCE 75,741

AUTHORIZING THE EXPENDITURE OF THE SUM OF \$29,750.00 OUT OF GENERAL OBLIGATION BONDS; ACQUIRING TITLE TO TWO PARCELS IN CONNECTION WITH THE RITTIMAN ROAD RECONSTRUCTION PROJECT - I.H. 35 TO RITTIMAN PLAZA; ACQUIRING TITLE TO THREE PARCELS IN CONNECTION WITH THE 34TH STREET RECONSTRUCTION PROJECT - CULEBRA ROAD TO W. COMMERCE STREET; ACQUIRING TITLE TO ONE PARCEL IN CONNECTION WITH THE CASTROVILLE ROAD RECONSTRUCTION PROJECT - GENERAL MCMULLEN TO ACME ROAD; ACQUIRING THREE PERMANENT EASEMENTS AND TWO TEMPORARY EASEMENTS IN CONNECTION WITH THE RITTIMAN ROAD RECONSTRUCTION PROJECT - THORNWOOD TO GIBBS-SPRAWL ROAD.

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AN ORDINANCE 75,742

AUTHORIZING PAYMENT IN THE AMOUNT OF \$1,046.00 FOR TITLE CHARGES ON THE BRIGHTON PARK SUBDIVISION, UNIT NO. 1 PROJECT, SOUTH FLORES DRAINAGE #70-70A, PHASE II PROJECT, ASHLEY ROAD RECONSTRUCTION - BASCUM BLVD. TO SOUTH FLORES AND APPRAISAL FEES ON LAS PALMAS LIBRARY RELOCATION PROJECT AND APPROPRIATING FUNDS.

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AN ORDINANCE 75,743

ACCEPTING AN AIRPORT IMPROVEMENT PROGRAM GRANT, IN THE AMOUNT OF \$200,000.00, FROM THE FEDERAL AVIATION ADMINISTRATION IN SUPPORT OF THE NOISE ABATEMENT PROGRAM AT SAN ANTONIO INTERNATIONAL AIRPORT; AND REVISING THE BUDGET FOR SAID PROJECT.

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AN ORDINANCE 75,744

AUTHORIZING EXECUTION OF A TWO-SEASON LICENSE AGREEMENT WITH WILLIAM CHAMPION, D/B/A LOS FLAMENCA DE SAN ANTONIO DANCE COMPANY FOR USE OF THE ARNESON RIVER THEATER AND ASSOCIATED CONCESSION STAND FOR OPERATION OF THE EVENT KNOWN AS THE "FIESTA FLAMENCA" FOR A CONSIDERATION OF \$7,250.00 FOR THE 1992 SEASON AND \$7,500.00 FOR THE 1993 SEASON.

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AN ORDINANCE 75,745

AUTHORIZING THE ACCEPTANCE OF A GRANT IN THE AMOUNT OF \$3,000.00 FROM THE AMERICAN DIALOGUE GRANTS PROGRAM TO BE USED IN PAYING A PORTION OF THE COSTS ASSOCIATED WITH A TWO-PART PUBLIC FORUM TO EXPLORE MULTICULTURAL CHALLENGES FOR PRESENTING ORGANIZATIONS AND MULTICULTURAL PERSPECTIVES FOR JOURNALISTS SPONSORED BY THE DEPARTMENT OF ARTS AND CULTURAL AFFAIRS.

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AN ORDINANCE 75,746

REAPPOINTING PATRICIA L. MILLER TO THE AFFIRMATIVE ACTION ADVISORY COMMITTEE FOR A TERM OF OFFICE TO EXPIRE ON JANUARY 31, 1994.

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AN ORDINANCE 75,747

REAPPOINTING DR. RAY AYERS TO THE ANIMAL CONTROL ADVISORY BOARD FOR A TERM OF OFFICE TO EXPIRE ON APRIL 3, 1994.

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AN ORDINANCE 75,748

REAPPOINTING ROBERT OPITZ TO THE CAPITAL IMPROVEMENTS ADVISORY COMMITTEE FOR A TERM OF OFFICE TO EXPIRE ON OCTOBER 25, 1994.

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AN ORDINANCE 75,749

REAPPOINTING CHESTER ALLEN TO THE MECHANICAL BOARD OF APPEALS FOR A TERM OFFICE TO EXPIRE MARCH 20, 1994.

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AN ORDINANCE 75,750

APPROVING THE REQUEST OF THE NORTHWEST CHRISTIAN FELLOWSHIP TO HOLD THE NORTHWEST CHRISTIAN FELLOWSHIP WALK ON SATURDAY, MAY 23, 1992; AUTHORIZING THE ISSUANCE OF A PARADE PERMIT; AND AUTHORIZING THE TEMPORARY CLOSURE OF PORTIONS OF CERTAIN STREETS.

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92-20 The Clerk read the following Ordinance:

AN ORDINANCE 75,751

AUTHORIZING PAYMENTS OF REFUNDS TOTALING \$68,792.40, TO PERSONS MAKING A DOUBLE PAYMENT, OVERPAYMENT, OR AS A RESULT OF A VALUE CHANGE ON 86 TAX ACCOUNTS.

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Mr. Wing made a motion to approve the proposed Ordinance. Mr. Solis seconded the motion.

Mr. Larson asked to be supplied with the amount refunded over the past year.

A discussion ensued concerning the various reasons for the refunds.

After consideration, the motion, carrying with it the passage of the Ordinance, prevailed by the following vote: AYES: Perez, Pierce, Wing, Solis, Vera, Thornton, Labatt, Larson; NAYS: None; ABSENT: Billa Burke, Ayala, Wolff.

92-20 The Clerk read the following Ordinance:

AN ORDINANCE 75,752

AUTHORIZING THE EXECUTION OF AN AMENDMENT TO THE ESCROW AGREEMENT BETWEEN THE CITY OF SAN ANTONIO AND THE TEXAS DEPARTMENT OF TRANSPORTATION RELATED TO THE DEPRESSION OF MONTANA STREET AND THE FRONTAGE ROADS ADJACENT TO IH-37 AS PART OF THE ALAMODOME PROJECT; AND APPROPRIATING \$25,809.67 FOR A RELATED FIELD CHANGE TO BE PAID ACCORDING TO THE AGREEMENT, FUNDING TO COME FROM THE 1/2 PERCENT SALES TAX REVENUE.

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Mr. Wing made a motion to approve the proposed Ordinance. Dr. Thornton seconded the motion.

Mr. Gabriel Perez, Dome Development Office, explained the need for the work outlined in this field alteration.

In response to a question by Mr. Larson, Mr. Perez spoke to the various reimbursements for Alamodome work, paid by other entities. He stated that with reference to the old Alamo Iron Works site is concerned, an un-reimbursed costs will be negotiated with AIW for payment.

After consideration, the motion, carrying with it the passage of the Ordinance, prevailed by the following vote: AYES: Perez, Pierce, Billa Burke, Wing, Solis, Vera, Thornton, Labatt, Larson; NAYS: None; ABSENT: Ayala, Wolff.

92-20 The Clerk read the following Ordinance:

AN ORDINANCE 75,753

APPROVING FIELD ALTERATION NO. 10 IN THE AMOUNT OF \$436,274.00 TO THE CONSTRUCTION CONTRACT WITH LYDA, INC. FOR WORK ON THE ALAMODOME: PACKAGE 3C - STRUCTURAL AND MISCELLANEOUS METALS; AND PROVIDING FOR PAYMENT FROM THE CONSTRUCTION CONTINGENCY AND THE 1/2 PERCENT SALES TAX REVENUE.

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Mr. Wing made a motion to approve the proposed Ordinance. Ms. Billa Burke seconded the motion.

Mr. Roland Lozano, Director of Dome Development, explained details of the proposed field alteration and spoke of the adverse impact of the heavy rainfall on the contractors' abilities to meet work completion goals. He then addressed the need for this field alteration in order to maintain the time-schedules concerned.

In response to a question by Mr. Larson, Mr. David Majda, representing Day & Zimmerman, project consultants, spoke to other possible Alamodome work that could be impacted by heavy rains and increased costs, including work on the catwalk and certain electrical work remaining to be done. He stated that the Alamodome work is about 56 per cent complete at this time, and running close to schedule.

Mr. Lozano discussed the continued construction problems caused by the heavy rainfall over the past few months, which he noted were much heavier than expected. He noted that, once the roof is completed, only outside site-work will be adversely affected by any more rains.

A discussion then took place concerning the negotiated "shoo-fly" which will allow the Southern Pacific Railroad to continue its rail operations in the Alamodome area, despite construction work that affects the current railroad track location. Also discussed was the proposed pedestrian walkway providing walking access to the Alamodome from the Convention Center area.

Dr. Thornton voiced his concern with the possible placement of a new hotel structure in this walkway area, along the routing of Bowie Street.

Mr. Labatt suggested that a meeting be scheduled next week to include Dr. Thornton and other interested persons, concerning the future of this particular area.

After consideration, the motion, carrying with it the passage of the Ordinance, prevailed by the following vote: AYES: Perez, Pierce, Billa Burke, Wing, Solis, Vera, Thornton, Labatt, Larson; NAYS: None; ABSENT: Ayala, Wolff.

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92-20 Agenda Item 29, being a proposed ordinance authorizing the issuance of Short Term Obligations in an aggregate principal amount not to exceed \$50,000,000.00 to provide interim financing to pay project costs for eligible projects for the City's Water System; authorizing such Short Term Obligations to be issued, sold and delivered in various forms, including Commercial Paper Notes, Fixed Rate Notes and a Revolving Note and prescribing the terms, features and characteristics

of such instruments; approving and authorizing certain authorized officers and employees to act on behalf of the City in the selling and delivery of such Short Term Obligations, within the limitations and procedures specified herein; making certain covenants and agreements in connection therewith; resolving other matters incident and related to the issuance, sale, security and delivery of such Short Term Obligations, including the approval of an amended and restated Issuing and Paying Agent Agreement and a restated and amended Dealer Agreement; approving the use of an Offering Memorandum in connection with said sale; repealing Ordinance Numbers 72743 and 73051; and declaring an emergency, was removed from consideration by the City Manager.

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92-20 The Clerk read the following Ordinance:

AN ORDINANCE 75,754

APPROVING "THE CO"ALITION YOUTH PROGRAM DEVELOPED BY THE CITY IN COOPERATION WITH THE ATKINS AGENCY TO SUPPLEMENT THE CITY'S YOUTH PROGRAM EFFORTS DURING SUMMER, 1992 AND TO BE CONTINUED THROUGH THE CURRENT FISCAL YEAR, AND PROVIDING \$245,100.00 FOR THIS PROGRAM.

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Ms. Vera made a motion to approve the proposed Ordinance. Mr. Pierce seconded the motion.

Mr. Ron Darner, Director of Parks & Recreation, explained the proposed ordinance to expand the Summer Youth Program to some 65 sites. he also spoke to certain specifics of the "CO-alition" program, which authorizes the City Manager to expend up to \$400,000.00, if needed, to service the demand. He then thanked the Adkins Agency for helping design this program for the youth of San Antonio.

Mr. Sonny Melendrez, co-spokesman for the program, explained details of the "CO-alition" program for youth in San Antonio, as special tee-shirts advertising the program were being distributed to City Council members.

(At this point, Mayor Wolff arrived at the meeting to preside.)

Mr. Melendrez spoke to the public/private partnership involved in the program, which he described as a year-round event.

Various City Council members congratulated those involved in the inception of this program, including Mayor Wolff.

Mayor Wolff thanked the City Manager and City staff for joining the private sector in designing and implementing this unique program for the youth of the city.

Mayor Wolff also spoke to an outline of the "Youth Values and Alternatives Report", prepared by former Mayor Henry Cisneros and Gen. Robert McDermott, USAA, explaining its details and ramifications as copies of the report were being made available to members of the City Council. A copy of the report is made a part of the papers of this meeting.

After consideration, the motion, carrying with it the passage of the Ordinance, prevailed by the following vote: AYES: Perez, Pierce, Billa Burke, Wing, Solis, Vera, Thornton, Labatt, Larson, Wolff; NAYS: None; ABSENT: Ayala.

92-20 The Clerk read the following Resolution:

A RESOLUTION NO. 92-20-15

OPPOSING APPROVAL BY THE TEXAS WATER COMMISSION OF A TEMPORARY ORDER FOR LIVING WATERS ARTESIAN SPRINGS, LTD. AND RECOMMENDING THAT THE TEXAS WATER COMMISSION ESTABLISH STANDARDS FOR AQUACULTURE.

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Ms. Billa Burke made a motion to approve the proposed Resolution. Mr. Labatt seconded the motion.

Mr. Joe Aceves, Director of Public Works, explained details of the proposed Resolution opposing Texas Water Commission approval of a temporary discharge permit for Living Waters Artesian Springs, Ltd., which raises catfish for commercial re-sale. He noted that the City is not against the raising of the catfish for re-sale; only what might be construed as indiscriminate usage of water from the Edwards Aquifer. He stated that the City will ask TWC to establish a "standard for water usage" in matters of aqua-culture, to include efficient management practices in the use of aquifer water.

Mayor Wolff emphasized that the Resolution does not oppose the operations of the so-called "catfish farm"; it only expresses concern with how much water is used by the operation, which he noted would be about one-fourth the entire daily usage of the city of San Antonio water-users. He then spoke to the need for establishment of standards for this particular usage.

Dr. Thornton spoke in objection to the proposed rate of water usage for the catfish farm, and spoke to certain requirements he feels that the catfish farm should meet.

A discussion then took place concerning the San Antonio River Authority and Edwards Underground Water District lawsuits pending against the catfish farm, and of the temporary water discharge permit recently granted administratively by the TWC to the catfish farm.

A discussion then ensued concerning the permit and the hearing process involved.

Mr. Aceves noted that City staff would be on hand at any hearings held on this permit, to express the City Council's official position on the matter.

Mr. Labatt stated his belief that the Texas Water Commission has been inconsistent in granting a fixed water usage permit to the catfish farm, while at the same time refusing to do the same for the City of San Antonio.

Mr. Wing stated his opinion that the permit for the catfish farm should be delayed until the TWC chairman's water plan for the Edwards Aquifer is decided. He further stated his belief that a lack of communication at Texas Water Commission allowed approval of the permit in question. He stated his belief that any public hearings on the permit should not be held in Austin, but rather in San Antonio, where the interested parties are located.

Mr. Larson then offered an amendment to add a section to the proposed Resolution, to the effect that City Council supports the holding of a public hearing in San Antonio on the permit in question for the catfish farm. Mr. Perez seconded the motion.

After consideration, amendment to the motion, prevailed by the following vote: AYES: Perez, Pierce, Billa Burke, Wing, Thornton, Labatt, Larson, Wolff; NAYS: None; ABSENT: Solis, Ayala, Vera.

After consideration, the main motion, as amended carrying with it the passage of the Resolution, prevailed by the following vote: AYES: Perez, Pierce, Billa Burke, Wing, Thornton, Labatt, Larson, Wolff; NAYS: None; ABSENT: Solis, Ayala, Vera.

92-20

INTER-BASIN WATER TRANSFER MEETING IN HOUSTON

Mayor Wolff presented a brief oral report on a meeting he had attended in Houston this morning, along with Ms. Billa Burke and Mr.

Labatt, which also involved City officials of Houston and Corpus Christi. He stated that the meeting discussed the possibility of physically bringing waters from the Toledo Bend Reservoir to the City of Houston, thereby releasing other waters for inter-basin transfer to areas such as San Antonio and Corpus Christi. He noted that a study is expected to be completed in about 18 months on the feasibility of such a move, complete with costs involved, and noted that he also asked that an augmentation study report be made at that time, as well.

Dr. Thornton spoke in support for the general idea involved, but expressed concern that the City of San Antonio not be saddled with paying any of the City of Houston's debt on the Toledo Bend waters.

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92-20 SECURITY DEVICES IN 24-HOUR CONVENIENCE STORES

Dr. Thornton spoke to recent fatalities involving robberies in 24-hour convenience stores in San Antonio, and asked to have a Resolution placed on next week's Council meeting agenda, dealing with voluntary security measures employed at local convenience stores. He further stated his belief that an official announcement will be forthcoming shortly from National Convenience Stores dealing with security devices for their stores in San Antonio.

Dr. Thornton made a motion to place on next week's Council meeting agenda the issue of security surveillance for convenience stores. Ms. Billa Burke seconded the motion.

After consideration, the motion, prevailed by the following vote: AYES: Perez, Pierce, Billa Burke, Wing, Thornton, Labatt, Larson, Wolff; NAYS: None; ABSENT: Solis, Ayala, Vera.

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92-20 The City Council recessed its regular meeting at 3:00 P.M. to convene in Executive Session to consider the following:

- A) Discussion of personnel matters in Municipal Court concerning the Presiding Judge position.
- B) Briefing on the status of ongoing litigation concerning the Applewhite Project styled Nelda Weatherly, et al v. the City of San Antonio.
- C) Status report on the Spurs contract negotiations.
- D) Briefing on the payment of fees in connection with a case styled Sierra Club v. Lujan, et al, and related activities.

E) Briefing on the proposed settlement of a claim brought against the City of San Antonio by Norma Jean Herrera.

F) Briefing on the proposed settlement of a lawsuit styled Sandra Barrera v. the City of San Antonio.

G) Briefing on a judgement entered in a case styled Raul Garcia V. Mary deLeon and the City of San Antonio.

H) Review of pending negotiations regarding the Texas Water Commission's proposed rules and legislation affecting the Edwards Aquifer.

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92-20 City Council reconvened in Regular Session at 3:30 P.M. for a scheduled Public Hearing.

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92-20 PUBLIC HEARING AND CONSIDERATION OF ORDINANCE

Mayor Wolff opened the Public Hearing.

The City Clerk read the following Ordinance:

AN ORDINANCE 75,755

APPROVING A TAX PHASE-IN AGREEMENT AND AUTHORIZING THE CITY MANAGER TO EXECUTE THE AGREEMENT WITH SAN ANTONIO RESORT LIMITED PARTNERS, L.P., A TEXAS LIMITED PARTNERSHIP, TEO EXEMPT FROM TAXATION SPECIFIED REAL PROPERTY IMPROVEMENTS ON PROPERTY DESCRIBED AS 202.5 ACRES OF LAND LOCATED AT S.H. 151 BETWEEN MILIARY DRIVE WEST AND WESTOVER HILLS BOULEVARD MORE SPECIFICALLY DESCRIBED HEREIN IN THE CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS, PURSUANT TO THE PROPERTY REDEVELOPMENT AND TAX ABATEMENT ACT.

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Mr. Clinton Bolden, Director of Economic Development, explained the property tax phase-in agreement for the Hyatt Resort property near Sea World, and spoke to the estimated amount of taxes to be abated versus the amount of taxes to be collected during this phase-in period. He then spoke to the expected fiscal return to the City at the end of the tax phase-in period, noting that this project will create some 500 new jobs for San Antonio.

There being no citizens to speak to this issue, Mayor Wolff declared the Public Hearing to be closed.

Mr. Labatt made a motion to approve the proposed Ordinance. Dr. Thornton seconded the motion.

Dr. Thornton spoke to the number of new jobs to be created by the Hyatt Resort project, and the expected net tax revenues upon completion of the tax phase-in period.

In response to a question by Mr. Larson, Mr. Bolden noted that the project will be completed in 1993.

Mr. Solis stated his belief that this will be a good project for San Antonio, and spoke to the gains involved and the other governmental entities which have already granted the tax abatement.

After consideration, the motion, carrying with it the passage of the Ordinance, prevailed by the following vote: AYES: Perez, Pierce, Wing, Solis, Vera, Thornton, Labatt, Larson, Wolff; NAYS: None; ABSENT: Billa Burke, Ayala.

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92-20 PUBLIC HEARING AND CONSIDERATION OF AN ORDINANCE - GREYSTONE
JOINT VENTURE

Mayor Wolff opened the Public Hearing.

The City Clerk read a proposed ordinance approving a Tax Phase-In Agreement and authorizing the City Manager to execute the Agreement with Greystone Joint Venture to exempt from ad valorem taxation specified real property improvements.

Mr. Clinton Bolden, Director of Economic Development, explained the Greystone Joint Venture Project and the tax abatement agreement being proposed for adoption by City Council. He noted that the project is part of the 1000-acre Woodlands Planned Utility District and spoke to other governmental entities which already have approved the granting of the property tax phase-in for the property involved. He then addressed the project's estimated tax input to the City at the conclusion of the property tax phase-in period.

There being no citizens to speak to this matter, Mayor Wolff declared the Public Hearing to be closed.

Mr. Labatt moved to approve a proposed ordinance approving a tax phase-in agreement and authorizing the City Manager to execute the

agreement with Greystone Joint Venture, an Arizona Joint Venture, to exempt from taxation specified real property improvements and a portion of personal property on land located in NCB 18335, consisting of 294.890 acres more specifically described herein, in the City of San Antonio, Bexar County, Texas, pursuant to the Property Redevelopment and Tax Abatement Act. Ms. Billa Burke seconded the motion.

In response to a question by Mayor Wolff, Mr. Bolden spoke to the reasons why a portion of the personal property, in addition to the real property, is being recommended for tax abatement in the project. He estimated that some \$10 million in personal property is being recommended for tax abatement, and noted that the City must mirror the agreement with Bexar County relative to tax abatement on this property, in order for it to become effective.

A discussion ensued concerning the guidelines used for abating personal property.

Mr. Alex Briseno, City Manager, spoke to the various factors involved in this proposed tax phase-in agreement, as already agreed to by both Bexar County and the Northside Independent School District.

Mayor Wolff expressed concern with treating these two similar projects, undertaken by Council today, in different manners, in the matter of abating personal property taxes for one but not for the other.

Mr. Ken Gindy, Attorney representing the joint venture, briefly explained the proposed tax abatement proceedings.

A discussion ensued concerning the deadlines for the beginning of construction on projects granted tax abatement, and the ramifications involved, if any, should the Council decide to postpone action on this particular item.

Mr. Labatt asked for a briefing on the guidelines that applied to this particular case as well as the Hyatt Resort property, previously approved.

Mayor Wolff also asked to be supplied with the number of projects that have had personal property taxes abated.

Mr. Labatt then offered a substitute motion to postpone consideration for this agenda item until next Thursday's City Council meeting. Ms. Billa Burke seconded the motion.

After consideration, the substitute motion, prevailed by the following vote: AYES: Perez, Pierce, Billa Burke, Wing, Solis, Vera, Thornton, Labatt, Larson, Wolff; NAYS: None; ABSENT: Ayala.

After consideration, the main motion, as substituted, prevailed by the following vote: AYES: Perez, Pierce, Billa Burke, Wing, Solis, Vera, Thornton, Labatt, Larson, Wolff; NAYS: None; ABSENT: Ayala.

This item was postponed for one week.

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92-20

CITY MANAGER'S REPORT

COMMUNITY-ORIENTED POLICING

Mr. Alex Briseno, City Manager, distributed copies of a handout to members of City Council, dealing with Community-Oriented Policing, a copy of which is made a part of the papers of this meeting.

He noted that the initiative for community-oriented policing was taken by Police Chief Bill Gibson several years ago, and he explained details of the program in San Antonio and its various fronts and programs. He then discussed the statistics involving "officer misconduct" in San Antonio and Chief Gibson's commitment to disallow this to occur. He then outlined the statistics involving number of complaints, disciplinary actions, and the decrease in the number of citizen-generated complaints since 1987. He then addressed a summary of the report.

Mr. Wing noted that the City of Philadelphia has been successful with community policing, and commended the City Manager and Chief of Police for their innovation.

Mr. Larson spoke to the Police Department's "hands-on" approach to working with citizens in the various neighborhoods.

Mr. Perez spoke to the positive aspects of community policing, including the downtown bike patrol in San Antonio.

Dr. Thornton thanked the City Council for funding the necessary new police positions that allowed the Police Chief to implement his plans for community policing.

Mr. Pierce noted that citizens living in the Alamodome area have asked that the Police Department expand its downtown foot patrol to include St. Paul's Square.

Mayor Wolff summarized the impact of community policing in San Antonio.

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92-20 City Council recessed its Regular Meeting at 4:19 P.M. to resume its Executive Session, reconvening in Regular Session at 6:28 P.M.

92-20 Mayor Wolff reconvened the meeting at 6:28 P.M. and announced that the City Council had been briefed in Executive Session on the above stated items and had given staff direction to proceed. He then made the following statement relative to the Applewhite issue.

"Due to the vote of the electorate, the Applewhite Project will not go forward without a vote to approve or reject the project.

Permits are to be kept by amending the time limit until December, 1995.

Construction is terminated except for that required to maintain permits, comply with state and federal law and completion of property acquisition in progress on May 4, 1991.

Ask the San Antonio Water Systems Board to re-evaluate Applewhite in light of Texas Water Commission emergency rules; Texas Water Commission proposed rules; Citizens Water Committee Report; Pending litigation; and other pending and contemplated water studies.

The City Council will have until 1995 to decide what to do with the project."

92-20

CITIZENS TO BE HEARD

MR. LEON NISSIMOVA

Mr. Leon Nissimova, representing TAMSAC, spoke to the City Council regarding the need to raise the City's current contribution to the PREP program from its allocation of \$66,000. He spoke to the benefits of the program and urged the City Council to redefine its priorities and increase city funds to this worthwhile program. He also distributed to each member of the City Council an editorial from a local newspaper with regard to the PREP program.

Mayor Wolff stated that the newspapers were in error and that the City had not only granted the PREP program monies this year but also increased its allocation from last year's \$50,000 to \$66,000.

MR. WILLIAM "BILL" WHITEHURST

Mr. Bill Whitehurst, 5601 Bandera Road, spoke to the City Council regarding his initiation of a fund to assist the businesses in the Los Angeles area who were hurt by the recent riots. His goal is to raise \$1 million and spoke of the many contacts he has already made towards this goal. He also spoke of the problems he knows he will encounter in the raising of the monies.

Mr. Wing stated that while his efforts are commendable, the federal government has already intervened and have pledged over \$600 million in support either through low income loans or through aid through community development block grant funding. He then stated that assistance is needed in the City of San Antonio as well.

Mayor Wolff asked Mr. Whitehurst to visit with the Mayor's Assistant, Shirl Thomas, on the methods used in previous fundraising activities such as those associated with the recent gas explosion tragedy in the City of Guadalajara, Mexico.

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MR. SCOTT ST. OGE

Mr. St. Oge spoke to the City Council regarding the need to pass an ordinance regulating the sensitivity of car alarms.

Several Council members spoke to the difficulties associated with enforcement of such an ordinance. They also suggested that if Mr. St. Oge is having a problem in his apartment complex, he should visit with the Apartment Manager to see if the problem can be resolved in that manner.

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MR. DON WILKINS CASTILLO

Mr. Castillo, 1010 N. Frio, Apartment #513, expressed concern about the resurrection of the Applewhite Project and stated that this project is not needed or wanted by the citizens of San Antonio.

92-20 There being no further business to come before the Council the meeting was adjourned at 6:50 P.M.

A P P R O V E D

Robert W. Wolff
M A Y O R

Attest:

Anna S. Rodriguez
C I T Y C L E R K

May 7, 1992
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