

REGULAR MEETING OF THE COMMISSIONERS OF THE CITY OF SAN ANTONIO:

THURSDAY, MARCH 14TH, A. D. 1940, 10:00 A. M.

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PRESENT: Honorable Maury Maverick, Mayor, presiding, and Commissioners Davis, Hein, Steffler and Lipscomb.

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On motion of Commissioner Steffler, duly seconded and carried, the reading of the Minutes of the preceding meeting was dispensed with and ordered approved.

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MEMORIALS AND PETITIONS

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On motion duly seconded and carried, the following petitions were read and referred to the Commissioner of Fire & Police:

Mrs. John P. Haley for approval of filling station location, Zarzamora & Culebra.

Bear Oil & Dist. Co. for permit to install gasoline equipment at 643 Frio City Rd.

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Commissioner Davis introduced the following ordinance, which was read, passed and approved by the following vote on roll call, to-wit: Ayes, Maverick, Davis, Hein, Steffler, Lipscomb. No. 1127.

AN ORDINANCE (1545) *MQ-1046*

APPROPRIATING \$20,032.55 OUT OF THE 1939 GENERAL FUND TO PAY BALANCE OF \$10,000.00 DUE ON NOTE NO. 24, AND A PARTIAL PAYMENT ON NOTE # 25 \$10,000.00, AND ACCRUEL INTEREST OF \$ 32.55.

BE IT ORDAINED by the Commissioners of the City of San Antonio, that, the sum of \$20,032.55, be and the same is hereby appropriated out of the 1939 General Fund to pay balance due on 1939 General Fund Note No. 24- \$10,000.00, and a partial payment on 1939 General Fund Note No. 25- 10,000.00, all notes being denominations of \$25,000.00 each, maturing on or before June 30, 1940, and accrued interest of \$ 32.55, all of which are payable to the National Bank of Commerce, San Antonio, Texas.

PASSED AND APPROVED on the 14th day of March, 1940.

Maury Maverick
Mayor.

Attest: J. J. Patterson
City Clerk.

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Commissioner Hein introduced the following ordinance, which was read, passed, and approved by the following vote on roll call, to-wit: Ayes, Maverick, Davis Hein, Steffler, Lipscomb. No. 1128.

AN ORDINANCE (1546) *- 1047*

APPROPRIATING \$5,856.54 OUT OF THE 1939 GENERAL FUND, DEPARTMENT OF PARKS, SANITATION AND PUBLIC PROPERTY, FOR PAYROLLS.

BE IT ORDAINED by the Commissioners of the City of San Antonio, that, the sum of \$5,856.54, be and the same is hereby appropriated out of the 1939 General Fund, Department of Parks, Sanitation and Public Property, for payrolls for the period ending March 15, 1940, for the following accounts:

Administrative	405.00
River & Ditches	440.50
City Hall Bldg.	437.00
Old City Cemeteries	147.50
San Jose Burial Park	422.75
Riverside Golf Course	305.00
City Market House	617.41
Zoological Park	771.00
Recreation Dept.	873.75
Olmos Basin & Dam	227.50

Pioneer Memorial Hall	50.00
Witte Museum	<u>559.88</u>
	5,257.29

and for the period ending March 13, 1940, for account of:

Brackenridge Golf Course	<u>599.25</u>
	5,856.54

PASSED AND APPROVED on the 14th day of March, 1940.

Maury Maverick
Mayor.

Attest: J. J. Patterson
City Clerk.

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Mayor Maverick introduced the following ordinance, which was read, passed and approved by the following vote on roll call, to-wit: Ayes, Maverick, Davis, Hein, Steffler, Lipscomb. No. 1129.

AN ORDINANCE (1547) *MQ-1047.1*

APPROPRIATING \$809.68 OUT OF THE 1939 GENERAL FUND, STOREROOM ACCOUNT
TO PAY MAGNOLIA PETROLEUM COMPANY FOR ONE TANK CAR OF GASOLINE.

BE IT ORDAINED by the Commissioners of the City of San Antonio, that, the sum of \$809.68, be and the same is hereby appropriated out of the 1939 General Fund, Store-room Account, to pay Magnolia Petroleum Company, for one tank car of Gasoline as per approved invoice on file in the City Auditor's Office.

PASSED AND APPROVED on the 14th day of March, 1940.

Maury Maverick
Mayor.

Attest: J. J. Patterson
City Clerk.

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Mayor Maverick introduced the following ordinance, which was read, passed and approved by the following vote on roll call, to-wit: Ayes, Maverick, Davis, Hein, Steffler, Lipscomb. No. 1130.

AN ORDINANCE (1548) *- 1048*

APPROPRIATING \$110.00 OUT OF THE 1939 GENERAL FUND TO PAY DAN J. QUILL
POSTMASTER FOR POSTAGE STAMPS, AND POST CARDS.

BE IT ORDAINED by the Commissioners of the City of San Antonio, that, the sum of \$110.00, be and the same is hereby appropriated out of the 1939 General Fund, Public Affairs in General, to pay Dan J. Quill, Postmaster for postage stamps and postcards.

PASSED AND APPROVED on the 14th day of March, 1940.

Maury Maverick
Mayor.

Attest: J. J. Patterson
City Clerk.

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Mayor Maverick introduced the following ordinance, which was read, passed and approved by the following vote on roll call, to-wit: Ayes, Maverick, Davis, Hein, Steffler, Lipscomb. No. 1131.

AN ORDINANCE (1549) *- 1049*

APPROPRIATING \$141.00 OUT OF THE 1939 GENERAL FUND, PAUPER INTERMENT,
TO PAY FRANK CORTEZ, FUNERAL DIRECTOR, FOR THE MONTH OF FEBRUARY, 1940.

BE IT ORDAINED by the Commissioners of the City of San Antonio, that, the sum of \$141.00, be and the same is hereby appropriated out of the 1939 General Fund, Pauper Interment, to pay Frank Cortez, Funeral Director, for the month of February 1940, as per approved invoice on file in the City Auditor's Office.

PASSED AND APPROVED on the 14th day of March, 1940.

Maury Maverick
Mayor.

Attest: J. J. Patterson
City Clerk.

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Mayor Maverick introduced the following ordinance, which was read, passed and approved by the following vote on roll call, to-wit: Ayes, Maverick, Davis, Hein, Steffler, Lipscomb.

No. 1132.

AN ORDINANCE (1550)

MQ-1050

ACCEPTING THE ATTACHED PROPOSAL OF ORSINGER MOTOR CO., TO FURNISH THE CITY OF SAN ANTONIO, MAYOR'S DEPARTMENT, WITH ONE HUDSON 40 P DELUXE 4-DOOR SEDAN:

BE IT ORDAINED by the Commissioners of the City of San Antonio, that, the attached proposal of Orsinger Motor Co., be, and is hereby accepted, insofar, as it relates to One 40 P Deluxe 4-Door Hudson Sedan for the sum of \$697.00 and this said amount of \$697.00 being hereby appropriated out of the 1939 General Fund, Mayor's Department, in payment of same;

PASSED AND APPROVED on the 14th day of March, 1940.

Maury Maverick
Mayor.

Attest: J. J. Patterson
City Clerk.

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Commissioner Hein introduced the following ordinance, which was read, passed and approved by the following vote on roll call, to-wit: Ayes, Maverick, Davis, Hein, Steffler, Lipscomb.

No. 1133.

AN ORDINANCE (1551)

- 1051

ACCEPTING THE ATTACHED PROPOSAL OF SAN ANTONIO MACHINE & SUPPLY CO., TO FURNISH THE CITY OF SAN ANTONIO, PARKS & PLAZAS DEPARTMENT, WITH ONE KIMBALL CENTRIFUGAL TURBINE PUMP AS DESCRIBED IN THIS ORDINANCE BELOW:

BE IT ORDAINED by the Commissioners of the City of San Antonio, that, the attached proposal of San Antonio Machine & Supply Co., to furnish the City of San Antonio, Parks & Plazas Department, with one Kimball deep well Centrifugal Turbine Pump installed consisting of the following:

- 1 - #6 Kimball electric pump head,
- 30' of 8" OD x 1½" extra heavy pipe x 15/16" shaft pump column
bronze bearings 5' centers,
- 1 - 1 stage #10 Kimball Krogh centrifugal turbine pump with stainless steel shaft,
- 1 - 10' suction and strainer,
- 1 - 10 HP vertical hollow shaft motor 1800 RPM 220 volt 3 phase,
60 cycle,
- 1 - CR-7006 magnetic startingswitch with overload and under-voltage
protection and push button station,
- 1 - 8" gate valve,
- 1 - Special bushing for top of present well,
- 1 - Motor support,

All the above delivered and installed, not including electric wiring, City to furnish suitable raft or platform at the well site.,

Capacity 1000 GPM, lift on water level not to exceed 20' from top of existing well casing.

For a total sum of \$629.00, allowing a discount of 2% if paid within 10 days from the date of acceptance, making a net total sum of \$616.42 and this net total sum of \$616.42, be, and is hereby appropriated out of the 1939 General Fund, Parks & Plazas Department, in payment of same:

PASSED AND APPROVED on the 14th day of March, 1940.

Maury Maverick
Mayor.

Attest: J. J. Patterson
City Clerk.

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Mayor Maverick introduced the following ordinance, which was read, passed, and approved by the following vote on roll call, to-wit: Ayes, Maverick, Davis, Hein, Steffler, Lipscomb.

AN ORDINANCE (1552) *MQ-1052*

APPOINTING ELMO MCGEE AS A MEMBER OF THE SAN ANTONIO BOARD OF RECREATION.

BE IT ORDAINED BY THE COMMISSIONERS OF THE CITY OF SAN ANTONIO:-

That Elmo McGee be and he is hereby appointed as a member of the San Antonio Board of Recreation, created by ordinance of July 15th, 1939.

PASSED AND APPROVED this 14th day of March, A.D. 1940.

Maury Maverick
Mayor.

Attest: J. J. Patterson
City Clerk.

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Commissioner Lipscomb recommended that the following petitions be granted, which recommendation was adopted by unanimous vote on roll call.

Banner Sign Co. to erect sign at 309 E. Nueva Street.

Bragg Neon Sign Co. to erect sign at 2068 Monterey Street.

" " " " to erect sign at " " "

Jack Carillo to erect sign at 209 E. Travis Street.

Gen. Neon Adv. Co. to erect sign at 3805 S. Flores Street.

" " " " to erect sign at 7th and Broadway Streets.

Modern Neon Sign Co. to erect sign at 2205 S. Gevers Street.

" " " " to erect sign at 2316 San Pedro.

" " " " to erect sign at 1515 S. Gevers Street.

Sinclair Refining Co. to erect sign at 1322 S. Hackberry Street.

Schuler-Notz Sign Co. to erect sign at 201 N. Presa Street.

San Antonio Coca Cola Co. to erect sign at 1315 Frio City Road.

" " " " " to erect sign at 103 Fannin Street.

" " " " " to erect sign at 425 Produce Row.

" " " " " to erect sign at 3619 S. Presa Street.

Texas Neon Sign Co. to erect sign at 227 Broadway.

" " " " to erect sign at 321 N. Alamo Street.

Century Sign Co. to erect sign at 1402 W. Poplar Street.

Krause Electric Co. to erect sign at 1825 Main Avenue.

Neon Sign and Service Co. to erect sign at 1925 Fredericksburg Road.

" " " " " to erect sign at 439 S. Alamo Street.

" " " " " to erect sign at 130 Losoya Street.

" " " " " to erect sign at 1107 Navarro Street.

" " " " " to erect sign at 304 W. Commerce Street.

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(See next page for address of Mayor Maverick)

"SAN ANTONIO'S CONNECTION WITH THE FEDERAL GOVERNMENT AND THE FUTURE OF THE CITY".

Gentlemen of the Commission and fellow citizens:

The subject of my address today is "Our Federal Connections and A Future Plan for San Antonio". Today every city in America is something more than a local community, and has become a part of the federal system or nation as a whole. It is not a question of whether we like it or not, but THAT IS A FACT. It is also an important fact, which every American should know and recognize, and one which no city can afford to overlook.

Now, concerning our plan of San Antonio -- that is interwoven with the Federal Government more than the future of any other city in the country except Washington, since we already practically a Federal city by virtue of the presence of huge military posts and numerous Federal agencies located here. But the developments of recent years have brought to us additional and new Federal activities as to other cities of America, making us doubly a Federal city. Furthermore, other cities are clamoring more and more for the benefits of Federal bounties and a real rivalry and competition exists today between such cities resulting in greater competition for San Antonio. We as citizens of San Antonio must be keenly alive to what is going on in the Capitol of the nation lest we lose the preferred position we now enjoy.

THE MAYOR'S TRIP TO WASHINGTON

Most of you know that I recently took a trip to Washington. A few people have criticized me for this trip and other trips; they say I ought to stay at home. "A woman's place, a mayor's place, they say, should be in the home. It is the old motto: keep the old lady home, and keep her ignorant. I don't believe in that outworn idea.

Also, I express my opinions and sometimes make speeches. Why should I do this? Because I want constitutional government to survive, because I want to do my duty as a citizen. Recently, in my poll tax case, the theory/^{was} advanced by the prosecutor that I ought to be sent to the penitentiary because I am friendly with, and have influence with, the President of our country - and, as the prosecutor said "the state demands vengeance of Maury Maverick". Such views are provincial, narrow, unprogressive, uncivic and unmoral. They are the views of people who don't know or don't want to know what my friendship with the President has meant for San Antonio.

No community can progress with envy and hate. San Antonio cannot afford envy and hate. And I am glad to account for all I do because I am the servant of the people.

Now, many wide-awake cities, either in their official budget or through the Chamber of Commerce, have direct representatives in Washington - and generally in their state capitol. These men receive from five to ten thousand a year, plus unlimited expense accounts. That's good business.

But even if I say it myself, I am quite frank in saying that any intelligent mayor - and I claim to be, at least I hope I am intelligent - can do better than a hired representative, or a lobbyist. The many friends that I have made, the knowledge that I have gained is at the disposal of my city. For me to stay always at home, when I can accomplish more advantages for my city by making use of my influence in other places, would be common, ordinary political cowardice and stupidity on my part.

I think too much of my home and your home to be guilty of such laxity. I want to build up our city, and am willing to go to Jericho if I can help it. But I will not leave San Antonio if it is necessary for me to stay here. And when I am away from the city I am always working for San Antonio trying to learn something and not for my own comfort or pleasure. It is much more enjoyable to sleep in your own bed than in a Pullman or on a plane.

It is safer too, and more pleasant to stay at home than to take the risks of travel and to have to meet and haggle with government officials. It is easier to be a routine mayor than a progressive one willing to try new and better ideas of municipal government learned and seen by contact with those who have tried them.

We all want to build San Antonio. We want to make it a great metropolitan community -- prosperous, progressive, and unique in its culture. Let us then, as citizens of San Antonio, unite in this cause. Let us build and plan to make it a livable city. Let us plan our city for the future, let us get all the honorable advantages we can from outside sources, Federal Government, foundations, trade, great industries, financial institutions, the tourists, and general good will.

Now while I was in Washington I visited the W. P. A., the N. Y. A., the National Labor Relations Board, several senators and congressmen, the Secretary of State, talked over the telephone to my friends the Attorney General, Honorable Robert Jackson, the Secretary of Commerce, the Honorable Happy Hopkins, and visited also the President of the United States, and many other important persons.

THE NEW DEAL WORKS IN SAN ANTONIO

Now this talk of mine will include how the New Deal works -- how, to state it in words that ought to please everyone, how the Federal Government works in the cities of the United States but particularly San Antonio. And I make no apology whatever to my fellow citizens when I say that the New Deal has worked in and for San Antonio and nearly all Federal projects here have been successful and fine.

I visited Mr. Aubrey Williams, National Administrator of the N. Y. A., who was sick at his home. I told him in detail about the development of Villita and obtained direct recognition in Washington of this great work. We also ironed out some misunderstandings.

As you know, La Villita is to be a Pan-American center. I distributed numerous copies of Old Villita, the Progress Reports, the new pamphlet and many copies of the Villita Ordinance in Spanish. This advertising will no doubt benefit the City of San Antonio.

Since the City of San Antonio is to be a Pan-American center, of which Villita will be the heart and soul, I invited Honorable Cordell Hull, Secretary of State, to visit us on Pan-American Day, to be our guest and here make a speech. He could not give an immediate consent on account of the grave international situation, but told me that he would accept if he could. And whether he can accept or not, we know that our center is now recognized in Washington among the highest officials and persons both of our own government and of Latin-American republics.

VILLITA: ITS CONTRIBUTION TO PAN-AMERICAN PEACE

The development of Villita will mean much toward the peace of the governments of the North, South and Central American nations; it will mean much to cement our friendly cultural relations. And, my friends, this is extremely important to us. Peace is the goal of all human beings, and if we can help, in our small way, to keep this country out of war, it is something for which we can be justly proud. (Applause)

It is not an extreme statement to say that the influence of San Antonio through its Villita, may possibly be profound over the Latin American world and probably the whole world. For, indeed, mutual understanding and the desire for peace developed in such centers like La Villita means the maintenance of peace in the world. San Antonio alone will not save the world, but little villages, towns, counties, districts, big and small nations, who have a desire for peace, - and a capacity for local self-government, -- may help to save the country and we can form an example right here in San Antonio which is an important Latin-American center.

RAIL REMOVAL PROJECTS ASSURED

Now I wish to mention one of the practical results of my recent trip. Here in San Antonio for the past several years, there have been what is known as "Rail Removal Projects", under Commissioner Paul Steffler through WPA funds, and he has done a very fine job. Suddenly a rail project was rejected by the WPA because the work inside the tracks, they said, should be done by the Public Service Company.

Now, back in 1932 this land was deeded to the City, and the franchise of the San Antonio Public Service Company given up; that means the land then belonged and still belongs to the City, and the Public Service Company did not have then, and does not have now, any obligation whatever to do anything about it.

The case seemed simple to me, but the attitude of the Government appeared fixed. For two days I trudged around Washington, and had no luck. I then saw Col. F. C. Harrington, the Administrator of the Works Progress Administration, and the President, and finally got the project approved. Had I not gone to Washington I feel sure this matter would never have been straightened out.

What does this project mean to San Antonio and its people?

It means San Antonio will get a hundred thousand dollars spent here in the next few months, and probably a quarter million in the next year. But the real thing it means to us is that several hundred families will continue to be supported by honorable work, children can go to school, and people can eat and hire doctors and live like human beings.

C. C. C. CAMP TO BE ESTABLISHED IN OLMOS PARK

Another practical result of my trip. When I went to Washington the CCC Camp which has been promised San Antonio had been cancelled. This was done because the recent budget reeuction cut off 276 such camps. This camp was ABSOLUTELY LOST to San Antonio, and no other new projects were granted by the Federal government. But, as I have said, it had been promised, so while I was working to straighten out the Rail Removal Project I also began trying to get the CCC camp. I insisted before the President and before Mr. Paul McNutt and numerous other officials both in the CCC and the U. S. Army that this promise must be kept. I tried to show that there was a definite need for a CCC camp as well as an opportunity to render a constructive service.

When they saw the situation the camp was granted. Before I left I got a number for the camp -- It's MA-4-T --- Metropolitan Area No. 4 - Texas.

Now what does this mean? It means that Olmos Basin will be developed, - with spending from \$10,000 to \$15,000 per month for at least a year and probably two years, if either Roosevelt or some man like him stays in office. It also means that we will have developed ONE OF THE GREATEST METROPOLITAN PARKS IN THE U. S. A. In Olmos Park we will remove mistletoe and dead wood from trees, properly landscape and clean the grounds, inargurate measures for soil conservation, construct bridle paths, walks, ponds, pools, baseball fields and polo grounds - I repeat, it will be one of the greatest parks in America, containing eleven hundred acres.

On returning to San Antonio I had the CCC send a wire ahead of me. I arrived Sunday night. Promptly Monday morning at nine o'clock I went out with Commissioner Hein, Mr. McGown and various Army and CCC officials, and obtained a site which had been offered to us by the Honorable Charles Baumberger, President of the San Antonio Portland Cement Company, who showed his civic-mindedness by giving us a free lease. Returning, Mr. McGown and I made arrangements with the electric light company for electric lights, water was arranged for through out sister city of Alamo Heights, and the Army agreed to put in septic tanks in the absence of sewers.

We cannot overestimate the importance of this project. It means much in the plan of the future development of San Antonio. We will soon, I hope, adopt the ten year plan for the development of parks, playgrounds and little forests in San Antonio, which I shall submit in connection with Commissioner Hein later. This will begin the work, and it will mean eventually the greater beautification of our City. Now, my citizens, I ask you in all candor, was my recent trip for the benefit of San Antonio? I leave it to you.

FACT FINDING COMMITTEE FINDS FEDERAL RELIEF NECESSARY

Just here I want to leave the subject of federal participation for just a moment and talk about another matter. Recently I appointed the Fact Finding Committee on Relief, with Col. W. B. Tuttle as Chairman. This committee has made its report, and it is one of the most important reports ever made on the subject of relief in the United States. This committee was composed of nine men, most of whom did not even vote for me in the last election, and three of whom I did not even know. But they were faithful, honest business men.

What did they find?

They found that the City of San Antonio spends not ONE CENT ON RELIEF and THAT WE ARE ONE OF THE FEW CITIES IN AMERICA that spends nothing on relief. But the Committee did find that 7 million dollars are spent in San Antonio through such activities as the CCC, WPA and other agencies, which they classified as relief. This \$7,000,000 is spent largely to maintain San Antonio and its people. This is no disgrace, for this is likewise true in other cities; but I merely mention this to show how much a carefully worked out and sustained federal program means to us. And I might add, the Fact Finding Committee found FEDERAL Relief is necessary for cities. We must not forget that this federal program does not come of and by itself. It must be planned, sought after and fought for, not once but continuously, not only here but also in Washington.

As I have said, this relief situation is not true of San Antonio alone. I know that it is true of EVERY city in America. During the last eight years, this nation has built up a program of Social Security, Old Age Pensions, unemployment insurance, the National Labor Relations Act, WPA, NYA, child relief, relief for the blind and infants -- whether we like it or not all of these things have undoubtedly come to stay. All this involves an important principle. It involves the fact that the economic welfare of our people must be considered on a NATIONAL scale - not merely on a local scale. We as a city must either join and partake or stay out and suffer want.

Some cities and states are poorer than others. But it is becoming the opinion of the American people that all men are entitled to a job, all children are entitled to an education, and that we must look to the ideal of economic opportunity and of equality for all.

San Antonio cannot and does not avoid this challenge.

We recognize our position in the federal system of government and we recognize that we here in San Antonio must achieve the ideals which the nation and our great government has set.

SAN ANTONIO NOT INDUSTRIAL; COMPARED TO BIRMINGHAM

But San Antonio, of course, is different from other cities. When I was a member of Congress I had statistics made and found that in San Antonio there had been spent, on the Army alone, thirty-six million dollars a YEAR. In addition to that we had the other federal bureaus, many of which, unfortunately, through somebody's neglect, we have lost in the last year and a half. Those that are left spend several millions of dollars. I think it is no exaggeration to say that in the city of San Antonio the federal agencies spend some thirty-five to fifty million dollars per year on the average -- the greatest average of any city in America except Washington, D. C. Therefore we must realize that we are a federal city, de-

pendent upon the federal government.

When I left Washington, I went to Birmingham, Alabama, not on a pleasure trip but to attend the Mayor's Conference. Birmingham is a great city - and, incidentally, it was a pleasure to visit it. It is an industrial city with many factories, but it also has many beautiful homes. I found that the city had been PLANNED and is being planned. I noted also that the municipal government received the united support of the people of Birmingham, and of the newspapers.

I call upon the newspapers and the citizens of San Antonio, the civic groups, and all interested organizations to unite in the betterment of San Antonio! Your present Mayor and your present Commissioners will do their part toward proper city government.

WE MUST HAVE A CITY PLAN

Now we come to the second part of my talk; it concerns the city plan. Visiting Birmingham, and seeing its tremendous store of iron, steel, coal, and other natural resources, I realized as never before a plain fact -- that San Antonio is not an industrial City now, and will for an indefinite period continue to be largely dependent on the Federal Government. Our greatest payrolls, -- our greatest industry -- in the Army of the United States. But in any plan, the people must themselves make it, and not rely on the Federal Government, or some unseen force to accomplish their objectives.

Let me enumerate some things which are important to the future of our City:

FIRST, the adoption of the city plan itself. Several years ago we had a plan made but it was never adopted. It may have cost too much; or on the other hand it may have failed because of a lack of united support.

But we MUST have a plan.

Streets and highways should be planned in a proper and scientific manner; the same is true of all our municipal structures and municipal activities.

DEVELOPMENT OF GREATER SAN ANTONIO

Second, we have the matter of law enforcement, health and general development of the security of our people. This, too, must be a part of our city.

And this brings me to the third point - the matter of amalgamation of municipal units, and of establishing a more unified metropolitan area. This must go hand in hand with the first two items, for no successful plan is possible which takes in only a part of the area and leaves large portions, organized, and other portions unorganized, in antagonistic or non-cooperative groups.

Let's not call it "annexation" - let's call it cooperation and let's say: "We people of common interest must get together for our mutual interests." Take disease - it travels from a suburb into the city or from the city to suburb: - take sanitation - a sewer emptied into the city may break down the health on both sides of an imaginary line between the city and the suburb. Take law enforcement - it should be uniform: people should all have police protection in heavily populated districts; there should be uniform advantages of transportation, garbage removal, water facilities, insurance, and many other utilities. Such a plan is cheaper, more efficient - and all the people will have a part in self government.

And just as I walked in here Mr. Hans Helland gave me figures showing the cost of insurance in various parts of the country - I want you to listen to this:

	Total Premiums	Fire Losses	Key Rate	Good Fire Record Credit
San Antonio - proper	\$653,860.56	\$193,933.01	.09	25%
Terrell Hills	30,806.24	20,796.00	1.00	25%
Olmos Park Hills	31,559.01	589.50	1.00	25%
Los Angeles-Olmos	45,043.83	1,607.00	1.00	25%
Westmoreland	1,243.53	42.00	1.00	25%

	Total Premiums	Fire Losses	Key Rate	Good Fire Record Credit
Houston	1,875,528.22	838,051.88	.22	20%
Dallas	1,446,796.19	694,978.78	.13	15%
Fort Worth	661,620.82	348,120.38	.13	15%

The fire insurance key rate for San Antonio proper in 1939 was nine cents. In Terrell Hills it was \$1.00, and in Olmos Park, the Los Angeles-Olmos district and Westmoreland it was the same - \$1.00. The key rate in Houston was twenty-two cents. In Dallas and Fort Worth it was thirteen cents. San Antonio has the lowest key rate of any of these, or of any city in Texas.

I wish to have this information on fire insurance premiums put into the record.

In the San Antonio Light of Tuesday is shown by illustration and article that it is cheaper to live in the city than out of it - and I believe the Light understated the matter as to some suburbs. This graphic matter is shown as follows, which I insert in the record:

S. A. LIVING COSTS LOWER THAN SUBURBS

COMPARISON SHOWS LOS ANGELES HEIGHTS HOME-OWNERS PAY \$23 MORE YEARLY THAN IN S. A. In addition, suburb has no fire protection, street cleaning, pavement, library or park system.

CITY DWELLERS HAVE EDGE ON SUBURBAN

San Antonio home-owners, with all their city and school taxes, are better off than their suburban friends, a comparison of utility and tax bills shows.

When a city-dweller pays his taxes, amounting to \$2.87 annually on each \$100 valuation, he may think of moving to the suburbs.

If he did that he would come out \$23.42 worse than his city average for a year.

For example, two homes are taken. One is located in San Antonio. The other is located in Los Angeles Heights, an unincorporated suburb. Each house is worth \$3350.

UTILITIES, TAX BILLS.

A survey of utility and tax bills shows that the city home-owner would pay \$134.23 annually in taxes,

water bills, insurance and bus fare.

A similar family, living in the house in Los Angeles Heights, would pay a bill of \$157.65.

A breakdown of the bills shows that the city-dweller would pay \$24.12 annually on his school tax. The tax is \$1 on each \$100 of valuation, taking the value of the house at 75 per cent of its actual worth.

The city tax of \$1.87, figured in the same manner, amounts to \$46.98.

FIRE INSURANCE.

Fire insurance on the house would amount to \$8.81. Minimum charge for water each month is 76 cents. That would amount to \$9.12 in a year.

Using a nickel pass the city owner could ride to town six days a week on the bus for \$44.20 annually.

The San Antonio owner pays no sewer tax, no garbage fee, and nothing for fire and police protection.

His bill amounts to \$134.23. The citizen of Los Angeles Heights pays a school tax of \$1, based on a valuation of 60 per cent of the actual value of his property. This would amount to \$20.10.

He pays a sewer tax of 90 cents, based on a valuation of 40 per cent of the actual value. This would amount to \$12.96 annually.

GARBAGE FEE.

For garbage collection he has to pay 60 cents a month. This costs him \$7.20 a year.

The minimum charge for water is \$13.92 a year.

Fire insurance on his house will cost him \$24.89 compared to the \$8.81 paid on similar house in the city.

Using a nickel pass the citizen of Los Angeles Heights, living in the second bus zone, goes to work six days a week for a total of \$56.68 yearly.

Police protection, which is optional, costs \$2 monthly or \$24 a year.

In addition, homes in the unincorporated suburbs enjoy no fire protection, no street cleaning service, and no park system.

Now that means, of course, that the man outside the city pays more and gets less. He doesn't get the services of a unified police and fire department. Nor the health and other departments. Some think they save money living outside the city and working in the city - but they don't.

Now, my friends in and out of San Antonio, this is just a statement of facts. There will be some tough financial problems if suburbs join our great city. It may be that we would have to carry these suburbs with all these facilities a full year before we get any tax money - and for that we must be financed by the banks.

Our city depends to a large extent on our bankers. Someone asked me if I was Mayor, and I said, "No, Mr. Peretta is the Mayor. (laughter) - And we can't take in suburbs unless we have the MONEY.

But we must plan ahead; and we know we have a common problem of sanitation, education, health, fire, and police services; and our future economic welfare depends upon what we do now. The problem will be much harder if we let it stand any longer. Now is the time to settle these things.

So let no one get excited about being gobbled up. Before San Antonio can entertain any such idea, it must first ascertain if it can digest these areas. But let us think this out, and do what is best for economy, future building, and the health and happiness of our community.

COOPERATION WITH FEDERAL GOVERNMENT NECESSARY

Cooperation with the Federal government is my fourth specific point. I have discussed this rather at length already, but that must enter any plan we have. Our connection will be with finance and building. The building will be of Army Posts, air fields, and other structures.

SAN ANTONIO AS A TOURIST CENTER

Fifth: The development of San Antonio as a tourist center is of great importance. We should push tourist transportation. Because of the tragic wars in Europe, many people will be coming here who otherwise would not come. We have peace and we have our beauties and attractions, which tourists love. Let us resolve here that tourists shall find their stay in San Antonio a pleasant one.

And in connection with the tourists, I am told once in a while by misled people that what we need in San Antonio for tourist trade is more gambling houses, just a few nice racketeers, and more centers of vice.

THAT IS NOT SO.

I think we have enough already.

I believe that people come to cities that are clean, decent and beautiful. Men do not like to bring their wives and children to cities which are evil. We have many ladies who come to San Antonio looking for a clean, decent place to spend their vacations.

Frankly, as Mayor of San Antonio I do not want as tourists the type of shady people who come only to gamble and indulge in their own private forms of vice; - nor do I want racketeers who prey on people; --- and I do not believe that the people of San Antonio want them, either.

The other day a gentleman sat next to me on an airplane and he said, "Is your name Maverick?" and the plane fell about twenty feet - you always get friendly on a plane because you are afraid the end will come any minute (laughter) - and he said, "I was up in Chicago a few weeks ago sitting in the lounge of one of the hotels and I overheard four racketeers talking. One of them said, "I am going to Miami because they have a good town; you always do good there." Two of them decided on Los Angeles and Atlanta, and the fourth one said,

"Well, I'm not going to San Antonio - that blankety-blank Maverick has ruined San Antonio."
 (laughter) I consider that one of the highest compliments anyone could have paid me. We have Commissioner Lipscomb and Chief Ashworth to thank for this. (applause). They are doing a good job.

Here I must say a plain truth that is not boasting - we have the best hotels and tourist quarters in America. Let us fill them; let us offer clean amusements, parks, playgrounds, the zoo, sanitary and modern swimming pools, golf grounds, dude ranches, and our historic sites, which are the greatest in America. Let us also offer as an attraction the fishing of the Gulf of Mexico, the nearness to the hills, and travel to the Republic of Mexico.

We should have, sixth, a standing Fact Finding Committee. It should study the factual truth about our industrial, commercial and other possibilities. We should have an industrial chemical laboratory; possibly our colleges can assist in this. But this committee in our city development, should offer to find the facts on anything: such as the need of traffic systems, and the necessity of structures of various kinds.

THE BUDGET - TWO CONSIDERED AT ONCE

Seventh - let me mention the city budget. It will be discussed in a few days. But I am glad to report that we will have no deficit; in fact, we will have money left over.

It is important to state, however, that the former practice has been to spend the money and set up the budget afterward. In the future we will set up the budget in advance.

Therefore our situation is that we will be working on two budgets at once. The old budget will have its hearing and adoption starting in a few days and the Mayor acts as budget Officer.

These hearings will be executive since it is merely a matter of estimates and common arithmetic.

It is customary in all governments that the budget be done this way. I have heard lately that some employees have been indicating that wages will be raised if "Maverick will let me do it." Now, in this matter there is no Maverick; no Jones and no Smith. It's the budget; no personalities - and anyone who plays politics with the Budget is going to get fired.

THE FUTURE OF SAN ANTONIO; A GOOD, AND NOT JUST A BIG CITY

Finally, as we look to the future of San Antonio, we should consider the matter of proper population growth. Some people are worried because San Antonio does not have half a million people or more. A city does not have to be huge to be good.

Not every city is destined to be a metropolis of millions of people. San Antonio will continue to grow, but I believe it should grow in a normal, conservative and steady manner. Great masses of people will not come to San Antonio unless there is some definite economic reason. Why then should we shout and cry that San Antonio must have a great and huge population, merely to be BIG?

Let us build with what we have.

Let us content ourselves with being a city of moderate size, and let us not take in suburbs merely for numbers - for that will neither benefit us or the people who become a part of our city. Rather, let us be a city which has a unique, distinctive culture and character, with a unified people.

As your Mayor I am trying to do my best, and I want you to know that I am receiving the cooperation of all four commissioners. Or, to state it better, we, the commission, are doing our best and we are cooperating with each other. What we do is for the people of San Antonio. We hope that we can help make this a city of which we can all be proud. After all, it is YOUR city and we are your officials. We want to cooperate with you and we ask that you cooperate with us.

So, my friends, I thank you for listening and extend to you again an invitation to visit us here in the City Hall; to attend our council meetings; I want you to know what's going on, and to drive over our city and see if we are not carrying out our promise to make San Antonio a better place in which to live.

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If there is nothing further the meeting is adjourned.

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APPROVED Ray Nass
MAYOR.

ATTEST: J. J. Patterson
City Clerk.