

REGULAR MEETING OF THE CITY COUNCIL
OF THE CITY OF SAN ANTONIO HELD IN
THE COUNCIL CHAMBER, CITY HALL, ON
THURSDAY, SEPTEMBER 19, 1968, AT 8:30 A.M.

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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, JONES, JAMES, COCKRELL, GATTI, TREVINO, PARKER, TORRES.

68-402 The invocation was given by Reverend Eric Hawkins, House of Prayer Lutheran Church.

68-402 The minutes of the regular meeting held on September 12, 1968 were approved.

68-402 The Mayor recognized Mr. Donald L. Poindexter, of the Sunken Gardens, St. Petersburg, Florida. Mr. Poindexter, on behalf of St. Petersburg, extended an official invitation to the Mayor and Councilmembers and citizens of San Antonio to visit St. Petersburg and the Sunken Gardens. Mr. Poindexter then presented the Mayor a colorful long-billed tucon.

The Mayor thanked Mr. Poindexter for his gift and stated that he had also been presented a beautiful plaque and a key to the City of St. Petersburg. He explained that Mr. Poindexter is representing the Sunken Gardens and he is part of a delegation headed by Governor Claude Kirk of Florida who are here in San Antonio to help celebrate Florida Day at HemisFair.

68-402 The Mayor recognized Mr. Kurt Monier who made the following statement:

" I have asked to appear before you as a private citizen to express some personal thoughts and view points that I feel to be very pertinent in the City's relationship with HemisFair.

As an initial worker to obtain underwriters, as an underwriter on two underwriting requests and, I will say, as an unwilling creditor as a sub-contractor to San Antonio Fair, Inc. and finally and more important, as a contractor interested in the business future of this city, so we can support higher wages, higher living standards and all the things we all want. I can only say that I am concerned over the negative thinking exemplified by the irresponsible criticism of our Mayor regarding his

activities with HemisFair. Only a few of the facts were presented for the basis of the presenting of distorted opinions and conclusions to our citizens, supposedly for their benefit. I wonder what the real reason is for making such a representation.

Why, for example, are the citizens of this community not being made aware of the following pertinent facts to round out the total picture:

1. The Tower, an admitted financial asset to the City for years to come would not be a reality had not the Fair taken place and had not our Mayor exerted untiring efforts in the financing and planning stages. I am particularly familiar with this period of development, having been President of the Tower Corporation at that time.

2. I understand that no land charge was made to the City by the Fair Corporation which, if charged, would have been in excess of \$200,000.00 approaching the amount claimed not to be in the so called trust fund. The land charge was a pro rata charge per sq. ft. of the ground improvement charged to all the tenants and all the exhibitors.

I know nothing about the trust fund, but I submit to you that any payment out of the cash flow limitations that developed after the Fair started would have contributed to the chaotic condition of closing down the entire Fair. From personal involvement as a contractor-creditor, I am most familiar with these conditions.

Why are the citizens not acquainted in detail to the multi-million dollars worth of improvements that will be transferred to City ownership at the conclusion of the Fair at no cost to the City. Why do our people not get elaborated facts on the increase in receipts from the sales tax, due, in part, from the six million people attending the Fair? An amount that I understand could be seven or eight hundred thousand dollars over the expected. I might add that our troubles would be non-existent if a million and a half more people could have been encouraged to visit the Fair in a more forceful manner.

It appears to me that the Mayor deserves every possible commendation for his untiring efforts on behalf of this entire community. This holds true also of all of our community leaders who gave of their time and talents to make this great attraction a reality. To stop now, to ridicule the people who helped put on this great spectacle, to not aggressively follow up and capitalize on the momentum generated would indeed be tragic. I implore and plead with this Council to adopt an aggressive and forthright policy to pursue and exploit every possible advantage and to discourage any activities that are contrary to such an attitude.

COUNCILMAN PETE TORRES: I'd like to comment on something Mr. Monier said. I'd like to say, Mr. Mayor, that I agree with Mr. Monier that we should exercise all possible efforts to make the fair site a paying proposition. Yet I came up with some comments a week and a half ago which I documented statements that had been made by the Mayor, at the Council meeting of November 14, 1963. The statements I made have been referred to by Mr. Monier as

distorted opinion. Yet, in this as in everything else I have done before this Council, and things I have tried to do, I have tried to document and have documented the statements that I have made. I want to say to Mr. Monier, although he says he appears as a private citizen, he also says he is a HemisFair underwriter and I believe he is also a member of the Good Government League, whatever significance that may have. In partial reply at least, I think that since Mr. Monier points out that he was President of the Tower Corporation, it was because the Tower Corporation was unwilling or unable to get financing on their own for this great community enterprise as he refers to, so the people of San Antonio incurred a six million dollar burden to be paid for by revenue bonds, nevertheless, the Tower is not being paid for by the Tower Corporation. It is being paid for by tax dollars and people of San Antonio.

He refers to millions in improvements and I would cite that the Convention Center was paid for and is being paid for by taxpayers, not by HemisFair, the Federal Pavilion is being paid for by tax dollars, not by HemisFair, the State Pavilion is being paid for by tax dollars, not by HemisFair, and the Tower is being paid for by tax dollars and not by HemisFair. So there is your millions of dollars of improvements that are being paid for by the taxpayers of San Antonio. Certainly not by the HemisFair Corporation.

In conclusion, on the comments as to the trust fund, I have merely cited the facts. Not that there was a trust fund agreement, I'm not concerned with that. As I pointed out at the Council meeting where I initially made the statement. I asked where that money was that was supposed to be kept in trust for the people of San Antonio which money was received by the Fair Corporation and which money was spent by the Fair Corporation. I certainly don't think that my opinions were distorted, I documented these things, I think they are matters of record. I felt I had to make that reply to Mr. Monier.

MR. MONIER: I would like to see your comments substantiated on the Tower as tax dollars actually being put into the Tower, financial data, specifically on a financial sheet.

MR. TORRES: Who is paying for the Tower, Mr. Monier?

MR. MONIER: The bonds built the Tower, but when you put financial obligations up, you have income to retire those bonds.

MR. TORRES: Whose bonds are those?

MR. MONIER: They are backed by the City, but the people are not putting money out right now.

MR. TORRES: They are backed by the City of San Antonio, that is what I am driving at.

MR. MONIER: Is that Tower paying for itself?

MR. TORRES: I am driving at is that the people of San Antonio are financing the Tower with the credit that has been extended by the City of San Antonio, not by private individuals.

MR. MONIER: They are not putting money out of their pockets.

MAYOR: For the audience, let me say to you that the citizens of San Antonio voted for those bonds and with 5.5 million dollars worth of bonds they constructed the Tower. The Tower was to have been built by a private corporation called San Antonio, Tower, Inc. and it was financed until all the rucus arose with conflict of interest and that was in the spring of 1966. The Tower financing had been arranged for by the Tower Directors. The Tower Directors had been appointed by the City Council because the Tower Corporation and the Tower Directors were serving for the benefit of the City of San Antonio. Those obligations of the Tower Corporation were not to have been obligations of the City of San Antonio. Then because conditions arose and money became so scarce and interest rates so high it was impossible to finance as a private corporation, the bonds on the Tower. The people who had given the commitment said interest rates had risen and declined to handle these bonds on a 5½% basis, on a 6%, 6½% or a 7% basis. As a matter of fact, money isn't available. As many people may recall how critical the financial condition was in this country in the summer and early fall of 1966, we came within an eyelash of having a financial panic. Then and only then was the question of a Tower submitted to the citizens and they approved the issuance of general obligation bonds and the citizens voted for it so the question of a tax obligation or a tax cost to the citizens was a matter that the citizens themselves determined. I think that is a suitable explanation.

MR. TORRES: I'd like to add, Mr. Mayor, a point that I've been trying to make in agreeing with your comment that it is the people of San Antonio who voted for the Tower Bonds. There is no particular argument over that fact. The only thing I argue with is the comment that was made by the underwriters or people associated with the Fair Corporation who are saying that they gave us the Tower, they have not given us the Tower. We are paying for the Tower.

DR. CALDERON: At this point, Mr. Mayor, I wish to take personal privilege as Chairman of this sub-committee in order that I may make the following statement.

It is important that all of us look upon the trials and tribulations of the moment in proper perspective lest we fail to recognize the significant event that is unfolding before our very eyes, an event that will be recorded in history as the hallmark of our greatness as a people. Notwithstanding all the current headaches and heartaches, HemisFair has truly been a grand success because it has fulfilled the purpose for which it was intended. Ninety-two acres has served as a launch pad and HemisFair has provided the thrust that has surged San Antonio toward new horizons of opportunity. The launching was not a perfect one, but first launchings rarely are. By October 6th

HemisFair will have expended all its energy, but not before having displayed San Antonio to 2.3 million visitors from out of state as well as 1.8 million from Texas. The HemisFair site with all its improvements will remain as a legacy for every new generation to behold.

The immediate impact that HemisFair has had on our economy is very evident if we will but put the pencil to all the benefits that can be attributed to HemisFair; \$2 million in urban renewal credits which is like money in the bank, approximately \$700,000 in sales tax revenue derived from tourists visiting the Fair, at least \$13 million in new construction that will yield new tax dollars to the City and I could go on.

We can all take pride in the fact that HemisFair has been a great success; but the success story of San Antonio is yet to be written. We must be attentive to the new horizons that are swiftly approaching lest we forfeit the greatness that is within our grasp. Now, as never before, the total community must band together in a common purpose dedicated to the fulfillment of all our hopes and aspirations. We must be alert to every opportunity and diligent in its pursuit for we will not pass this way again.

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68-402 Mr. Bill Holchak introduced United Fund's Miss Fair Share for 1969, Miss Pat Pilat. Miss Pilat thanked the Mayor for issuing United Fund Day Proclamation and invited the Council to attend the Fund's free kick-off show Monday night at Villita Assembly Hall.

The Mayor congratulated Miss Pilat, thanked her for the invitation to attend the United Fund show Monday night, and he urged all citizens to support the United Fund which this year has a goal of \$2,720,000.00.

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68-402 The Mayor recognized eighteen students who are attending Government classes at Keystone School, accompanied by Mrs. J. O. Wiggins, their instructor.

The Mayor recognized thirty students from Edgewood Independent School District, from Edgewood Memorial High School, accompanied by their teacher, Mrs. Avalos.

The Mayor explained that he was very happy to have the students attending the Council meeting and show their interest in their government.

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68-402 Mr. Don McKee, Manager of the Builders' Exchange, read the following resolution:

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A RESOLUTION

WHEREAS, recent publicity has been given to condemnation of the Mayor, and

WHEREAS, such publicity does not present all of the facts, and,

WHEREAS, it is our opinion that the Mayor and all other individuals could only act on the data presented to them by a staff and competent audit, acting only as a member of the Board of Directors in which majority rule prevailed, and

WHEREAS, labor and the business community in general have realized unprecedented income and benefits from the activities generated by the fair, and

WHEREAS, the aggressive leadership of the community that formulated the fair should be encouraged to continue efforts towards taking advantage of developing industry, commerce, and business for this community so that a broader tax base can be realized to support the desired benefits to the City--and not be condemned for failures that would have been non-existent had 1,500,000 more people attended the fair, and

WHEREAS, the construction industry feels that having supported a large segment of underwriting as well as having absorbed a sizeable portion of the loss of the fair, it is particularly qualified to make comment:

WHEREAS, the following facts have not been stressed that tend to give weight to the POSITIVE side of the controversy:

1. No land charge was made to the City of San Antonio by San Antonio Fair, Inc. on a square footage basis that would have been in excess of \$250,000.00, thus almost offsetting the amount in question in the "trust", this charge covering improvement costs having been assessed to all other tenants and exhibitors.
2. Any financial burden imposed on the Fair to withdraw from the cash flow for whatever reason, whether to put money into a trust fund or whether to pay city utilities would have caused the Fair to cease operating.
3. The Tower, an admitted future asset to the City for years to come, would not have been a reality without the untiring efforts of the Mayor in the planning and financing stages.

4. The added influx of visitors to HemisFair has had a decided, agreeable impact on receipts of sales tax income far in excess of the amounts previously budgeted to be expected, an amount that could be in excess of \$800,000 the first year.

5. Multi-millions of dollars worth of improvement are being accrued to the City as a gift at no cost;
NOW THEREFORE,

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

SECTION 1. That the Mayor be commended for his consistent, untiring efforts on behalf of this community and that the Council, as a whole, be encouraged to aggressively pursue every positive advantage that has and that will accrue from the Fair, and that activities that would negate a positive, forthright, aggressive attitude of this City be discouraged.

PASSED AND APPROVED this the seventeenth day of September, 1968.

Members, Board of Directors
THE BUILDERS' EXCHANGE OF TEXAS, INC.

Kurt A. J. Monier, President
A. L. Kincheloe, Immediate Past President
Robert B. Mitchell, First Vice President
William J. O'Connell, Second Vice President
Joseph A. Bauml, Secretary-Treasurer
Donald McKee, Manager

A. H. Beck, Jr.
Jerry F. Burke
James J. Colglazier
Martin M. Dittmar
Robert W. DuBose
J. R. Holt
Henry W. Miller
H. C. Nelson, Jr.
Judson H. Phelps
Norman M. Saathoff
Walter E. Scott
Dale Stark
Edward A. Tschope
Milton Uhr
Arthur Mathis, Jr.
Edward H. Sokolowski

68-402 Mr. Melvin Sance, representing the Ghetto Improvement Association, read a statement on the general conditions of the Suttom Homes Housing project and urged the Council to appoint a committee of proficiently qualified persons to study:

A. The needs of the Suttom Homes Complex

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B. To construct an avenue of entry into the Sutton Homes area, and

C. That serious consideration be given to employing a full-time social worker on the staff of the Sutton Homes Area (Mr. Melvin Sance's statement is on file with the original minutes)

The Mayor explained that the City could not do much about a number of items in Mr. Sance's statement but the Council will study the statement and have the staff see what the City could correct.

Mr. Torres explained that he was invited to speak at the Ghetto Improvement Association meeting and was looking forward to seeing Mr. Sance at that time.

68-402 Mr. Sidney D. Leverett, Jr., President of the Shady Oaks Homeowners Association, stated that residents of Shady Oaks Subdivision are aware of the City's proposed annexation of that area, and stated that the Shady Oaks Homeowners Association are unanimously opposed to being annexed by the City at this time. He requested that Mr. Carl Duncan be allowed to present their side of the story on annexation.

The Mayor explained that the proper time to voice their opposition will be at the time the Council sets date for hearing on the proposed annexation.

68-402 First zoning case heard was case 3419 to rezone Lot 40, Blk. 9, NCB 10247 from "B" Residence District to "B-2" Business District located northeast of the intersection of Nebraska St. and Claver St.; having 50' on Nebraska St. & 125' on Claver Street.

Mr. Steve Taylor, Planning Director, explained the proposed change which the Planning Commission recommended be approved by the City Council.

No one spoke in opposition.

On motion of Mr. Torres, seconded by Dr. Parker, the recommendation of the Planning Commission was approved by passage of the following ordinance by the following vote:
 AYES: McAllister, Jones, James, Cockrell, Trevino, Parker, Torres; NAYS: None; ABSENT: Calderon, Gatti.

AN ORDINANCE 36,847

AMENDING CHAPTER 42 OF THE CITY
 CODE THAT CONSTITUTES THE COM-
 PREHENSIVE ZONING ORDINANCE OF

THE CITY OF SAN ANTONIO BY
CHANGING THE CLASSIFICATION
AND REZONING OF CERTAIN
PROPERTY DESCRIBED HEREIN AS
LOT 40, BLK. 9, NCB 10247
FROM "B" RESIDENCE DISTRICT TO
"B-2" BUSINESS DISTRICT.

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68-402 Next zoning case heard was case 3429 to rezone Lot 23, Blk. 16, NCB 7305 from "F" Local Retail District to "B-3" Business District located on the north side of Olmos Drive, 200' west of Howard St.; having 75' on Olmos Drive and a depth of 148'.

Mr. Steve Taylor, Planning Director, explained the proposed change which the Planning Commission recommended be approved by the City Council.

No one spoke in opposition.

On motion of Dr. Parker, seconded by Dr. Calderon, the recommendation of the Planning Commission was approved by passage of the following ordinance by the following vote: AYES: McAllister, Calderon, Jones, James, Cockrell, Trevino, Parker, Torres; NAYS: None; ABSENT: Gatti.

AN ORDINANCE 36,848

AMENDING CHAPTER 42 OF THE CITY CODE
THAT CONSTITUTES THE COMPREHENSIVE
ZONING ORDINANCE OF THE CITY OF SAN
ANTONIO BY CHANGING THE CLASSIFICATION
AND REZONING OF CERTAIN PROPERTY
DESCRIBED HEREIN AS LOT 23, BLK. 16,
NCB 7305, FROM "F" LOCAL RETAIL TO
"B-3" BUSINESS DISTRICT.

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68-402 Next zoning case heard was case 3391 to rezone Lots 10 and 18 thru 22 and the east 53.58' of Lot 23, NCB 6917 from "B" Residence, "F" Local Retail and "GG" Local Retail Districts to "I-1" Light Industry District located on the west side of Mission Road between Parkview Drive and Mitchell Street; having 119.81' on Mission Road, 162' on Mitchell Street and 185.44' on Parkview Drive. (Postponed from September 5, 1968 Council meeting)

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Mr. C. E. Pollok, owner and applicant, explained that he wished to use the property as a storage for his trucks. He stated he was agreeable to erecting a fence around the property to provide a visual screen and will have a shed or roof over the equipment. He was agreeable to construct a sidewalk along the side of his property for the benefit of the public.

Mr. Pollok presented a petition signed by several people who favored the rezoning.

Mr. Anthony Luhrman, 443 E. Sayers, owner of several pieces of property in the immediate area, stated he had sold Mr. Pollok this property twelve years ago and since that time Mr. Pollok has not seen fit to clean up the property and for the last four to six years there have been a number of wrecked trucks, making the property very unsightly. The subject property is in direct view of the Concepcion Mission. This property is a discredit to the community and is detrimental to the existing houses and missions in this area and requested the Council to deny the rezoning.

After consideration by the Council, Mr. Jones made a motion to uphold recommendation of the Planning Commission and deny the request for rezoning. Seconded by Mrs. Cockrell, the motion prevailed by the following vote: AYES: McAllister, Calderon, Jones, James, Cockrell, Gatti, Trevino, Parker, Torres; NAYS: None; ABSENT: None.

68-402 Next zoning case heard was case 3396 to rezone Lots 55, 56 and 57, Blk. 3, NCB 11613 from "A" Single-Family Residence District to "R-2" Two-Family Residence District located south of the intersection of Babcock Road and W. Beverly Mae Drive; having 338.6' on Babcock Road and 268.7' on Beverly Mae Drive. (Postponed from September 5, 1968 Council meeting)

Mr. Steve Taylor, Planning Director, explained the proposed change which the Planning Commission recommended be denied by the City Council.

Mr. L. M. Graham, applicant, stated he had previously requested apartment zoning and was denied. Now he is requesting "R-2" Two-Family residence district and felt that there would not be much opposition to this request. He stated that the property all along Babcock Road should be developed with something other than single-family zoning. He then presented a map indicating homeowners approving his request.

Mr. John H. Morse, 7110 W. Beverly Mae Drive, opposed the requested rezoning and explained that he has lived at the address for twenty-three years and explained he had presented a petition to the Planning Commission with one hundred

five signatures of homeowners in this area, all who opposed the rezoning of this property. He stated that Babcock Road is a natural boundary for this particular area and should be kept single-family residence district.

Mr. William E. Tuttle, 7215 W. Beverly Mae and Dr. Hustee, 6811 Dorothy Louise also spoke in opposition to the request.

Mr. Graham stated that since his property would have ingress and egress on Babcock Road, there would be no increase in traffic and congestion on Beverly Mae Drive.

After discussion by the Council, Mr. Gatti made a motion to uphold the recommendation of the Planning Commission to deny the request for rezoning, seconded by Mr. Jones, the ordinance was denied by the following vote: AYES: McAllister, Calderon, Jones, James, Cockrell, Gatti, Trevino, Parker, Torres; NAYS: None; ABSENT: NONE.

Mr. Graham asked just what the vote meant since the Planning Commission recommended "R-2" Duplex zoning on lots 55 and 56 and to deny his request for rezoning on lot 57.

The Mayor explained that this was just a staff observation and was not included in the recommendation of the Planning Commission.

After further discussion, Dr. Parker made a motion that in order to clear up any question regarding the Council action, to refuse to rezone lots 55, 56 and 57, Blk. 3, NCB 11613. Seconded by Jones, this motion prevailed by the following vote: AYES: McAllister, Calderon, Jones, James, Cockrell, Gatti, Trevino, Parker, Torres; NAYS: None; ABSENT: None.

The Mayor then explained to Mr. Graham that the Council would not rezone any part of Mr. Graham's property and the zoning remains the same as it has been, single-family residence district.

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68-402 Last zoning case heard was 3426 to rezone Lots 83 thru 86, Blk. 5, NCB 9009 from "B" Residence District to "B-3" Business District located northeast of the intersection of Mandalay Drive and San Pedro Avenue; having 95.5' on Mandalay Drive & a depth of 132'. (Postponed from September 5, 1968 Council meeting)

Mr. Steve Taylor, Planning Director, explained the proposed change which the Planning Commission recommended be denied by the City Council.

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Mr. Herbert Oliver, applicant, stated that the requested change to "B-3" Business District is for the purpose of operating a wholesale beauty supply business. He plans to landscape and beautify subject property. He explained there is business property all along San Pedro and no one would build a residence on this busy major thoroughfare.

No one spoke in opposition.

Councilman Jones stated that this particular area of San Pedro and the adjoining property on each side was "B" Residence District and felt that the Council could not grant the rezoning as this would be strictly spot zoning.

After further discussion Dr. Calderon made a motion to uphold the recommendation of the Planning Commission to deny the request for rezoning. Seconded by Mrs. Cockrell, the motion prevailed by the following vote: AYES: McAllister, Calderon, James, Cockrell, Trevino, Parker; NAYS: Jones, Gatti, Torres; ABSENT: None.

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68-402 The Mayor was obliged to leave the meeting and Dr. Calderon presided.

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68-402 Members of the Administrative staff briefed the Council on the following ordinances and on motion made and duly seconded were each passed and approved by the following vote: AYES: Calderon, James, Cockrell, Trevino, Torres; NAYS: None; ABSENT: McAllister, Jones, Gatti, Parker.

AN ORDINANCE 36,849

MAKING AND MANIFESTING A CONTRACT
 WITH G. W. ANDERSON FOR PURCHASE OF
 THE 1968 PECAN CROP LOCATED ON
 VARIOUS CITY PROPERTIES FOR A
 CONSIDERATION OF \$3,500.00.

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AN ORDINANCE 36,850

MANIFESTING AN AGREEMENT EXTENDING
 THE TERM OF A LEASE OF SPACE AT
 INTERNATIONAL AIRPORT TO DELTA
 AIRLINES.

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68-402 Mr. Arthur Brown, City Controller, explained the following ordinance, and on motion of Mr. Trevino, seconded by Mr. Torres, was passed and approved by the following vote: AYES: Calderon, James, Cockrell, Trevino, Parker, Torres; NAYS: None; ABSENT: McAllister, Jones, Gatti.

AN ORDINANCE 36,851

MAKING AND MANIFESTING A CONTRACT WITH RUDD AND WISDOM CONSULTING ACTUARIES, TO PERFORM ACTUARIAL SERVICES FOR THE SAN ANTONIO FIREMEN AND POLICEMEN PENSION FUND FOR A PERIOD OF ONE (1) YEAR BEGINNING AUGUST 1, 1968.

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68-402 Mr. John Brooks, Purchasing Agent, briefed the Council on the following ordinance and on motion of Mr. Torres, seconded by Mr. Trevino, was passed and approved by the following vote: AYES: Calderon, James, Trevino, Torres; NAYS: None; ABSENT: McAllister, Jones, Cockrell, Gatti, Parker.

AN ORDINANCE 36,852

ACCEPTING THE ATTACHED LOW QUALIFIED BID OF ANTHES DIV. GLEASON CORPORATION TO FURNISH THE CITY OF SAN ANTONIO WITH CERTAIN RAILWAY FUSEES FOR A TOTAL OF \$2,589.60.

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68-402 The Clerk read the following ordinance and on motion of Mr. Trevino, seconded by Mr. James was passed and approved by the following vote: AYES: Calderon, James, Cockrell, Trevino, Parker; NAYS: None; ABSENT: McAllister, Jones, Gatti, Torres.

AN ORDINANCE 36,853

AMENDING ORDINANCE 36,768 OF AUGUST 22, 1968, TO INCREASE THE MEMBERSHIP OF THE COMMUNITY RELATIONS COMMISSION.

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68-402 The Mayor returned to the Council meeting and presided.

68-402 The Clerk read the following ordinance and on motion of Mrs. Cockrell, seconded by Dr. Calderon, was passed and approved by the following vote: AYES: McAllister, Calderon, Jones, James, Cockrell, Trevino, Parker; NAYS: None; ABSENT: Gatti, Torres.

AN ORDINANCE 36,854

APPOINTING MEMBERS OF THE COMMUNITY RELATIONS COMMISSION OF THE CITY OF SAN ANTONIO.

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68-402 The Clerk read the following ordinance and on motion of Mr. Jones, seconded by Mr. James, was passed and approved by the following vote: AYES: McAllister, Calderon, Jones, James, Cockrell, Trevino, Parker; NAYS: None; ABSENT: Gatti, Torres.

AN ORDINANCE 36,855

APPOINTING MEMBERS TO SERVE ON THE CITY-COUNTY COOPERATIVE COMMITTEE.

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Mrs. Cockrell stated that several members of the Council have expressed interest in attending meetings to be held by the City-County Cooperative Committee and requested of the City Manager that the Council be advised as to the time and place of each meeting.

68-402 Mr. Henckel announced the next four ordinances all pertain to the reuse of the HemisFair area. He explained that the staff would give a status report as to what the staff has done to the reuse of the area.

Mr. Stewart Fischer, Director of Traffic and Transportation, with the aid of a large colored map, explained that he would speak about the area surrounding the island only and Mr. Bob Frazer would talk about the uses of the island.

Mr. Fischer explained the road coming off of Alamo Street at the Nueva Street intersection comes in providing parking for the restaurants that are to remain in that area and also to provide some parking to serve the ticket booths. It is our thought that normally this would be closed at this point and also behind the arena it would be closed at this parking lot to serve the theatre and tower area. However, the present paving will remain around the arena and could be used for service vehicles, buses, if we have large numbers of buses coming in for events at the Convention Center, and it could be used for emergency vehicles. It would not be open for the normal flow of traffic. We have included a parking area that reaches down to try to be closer to the restaurants that will remain. The area shown in red are the pavilions of Italy, Spain, the Paper Exhibit, the OAS are proposed to be a museum to be called the Confluence Museum. This would be the depository of those exhibits by the foreign countries that they would leave here from their individual pavilions. We visualize the area immediately across from the U.S. Pavilion, which is presently the food cluster remaining as a food and merchandise area very much as we have it. The Project Y area in the lower southeast corner of the site is recommended as a maintenance facility for the site since the present operations building will have to be eliminated. We recommend that the maintenance facility be put into the Project Y area. The IBM Pavilion will remain and we recommend it for an open party area.

MR. TORRES: How much space do we have in there?

MR. FISCHER: I would estimate 2,500 sq. ft. under that roof.

MAYOR: What about the Inter-American Educational Institute?

MR. FISCHER: It is proposed the Kodak Pavilion, Woman's Pavilion, and the RCA Pavilion be used for that purpose. I understand that Dr. Harlan has been working with Mr. Estes and this area is what they have been looking for and this area is agreeable.

In the Project Y area, we propose to relocate the Mini-Monorail service facility. It is in the area that will have to be removed. Also in regard to the Mini-Monorail, the track will be relocated to come just at the northeast edge of the lake. It will have to be moved because it is on the part of the area that is committed to the City Water Board.

As we mentioned a few weeks ago, we have a road proposed to come just beyond the rail site and is just right off the edge of the paved area next to the lake. If you recall, this is where the lake bank slopes up and this will be just to the right coming into the lake pavilion area with open parking just to the north and parking under the structure. All of this area will park about 300 automobiles. There will be one level of parking under the pavilion. The upper part of the lake pavilion will be used for restaurant purposes.

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MR. TORRES: Going back to the Inter-American Center, what kind of rental arrangements have been made?

MR. FISCHER: I can't answer that question, I have not been working on the leases.

MR. DOUTHIT: An approximate figure is about eleven to thirteen cents a square foot.

MR. TORRES: How did you come to the criteria of eleven or thirteen cents a square foot?

MR. DOUTHIT: Our Land Division worked it up.

MR. TORRES: Is that the going rate, isn't that kind of cheap?

MR. HENCKEL: No, what we do, we arrive at a commercial rate and then we give allowances for the type of use that is going into the particular area. Cultural and educational uses are given credit. We are negotiating with the various institutions, and that is why we have not come to a firm contract on this.. As soon as we have a meeting of the minds, we will.

MR. DOUTHIT: There is another thing I would like to point out. Any improvements made will be at their expense.

MR. TORRES: When do we start getting rent on that?

MR. HENCKEL: We will start getting rent immediately, depending on when we enter into the contract with them.

MR. TORRES: When do we anticipate to start picking up rent on the Inter-American Institute?

MR. HENCKEL: We hope to be back, in other words, every week we will be coming to you with contracts for the facilities as soon as they are consummated with the lessee. We are presently negotiating and working with all lessees. We may have one next week or the week after or the week after. But we are trying to have everything under lease with the people that we want to come in within the next three weeks. Of course Inter-American, because the Woman's Pavilion and the other pavilions have to move out, will not be in for immediate occupation like we have with the existing occupants.

MR. FISCHER: You will notice that there are a number of buildings that are not colored. These are buildings that we have not firmed up uses, or recommended uses. Many of them have uses that are being proposed and are being negotiated at this time.

Now in order to achieve the traffic plan that is shown, we must eliminate some of the buildings on the site. If the Council recalls, you passed an ordinance two weeks ago declaring that some of the buildings must be removed. These

are the temporary structures. This plan requires the removal of four of the foreign modules. In this area, the area now operated by the Japanese Pavilion, they are using two modules. These we recommend for removal and in the area recommended for the parking lot up here, the present China and Portuguese Pavilion are recommended for removal. Those are the only structural removals that are called for under this plan that were not included in the list you approved two weeks ago. The most exciting part of the whole area is the use of the island itself. Mr. Frazer has the proposals for that.

MR. FRAZER: The island as you can see, is outlined by this little waterway. For preliminary design concepts, there are three basic uses or use criteria, the green area, the purple area and the orange area. The orange area will be primarily for various types of parties or different types of shaded seating or sheltered seating, an enclosure type of thing. In other words, it lends itself beautifully with very little modification for use by groups of people. Convention groups can be handled here and be made into a very pleasant, useful and serviceable area for parties, special events and things that might be held by groups from the City as well as from the Convention Center.

The green area will be primarily a botanical garden and not restricted to a botanical garden in its keenest sense. It will be planted with interesting features, statuarys can be worked into the area and it will be an unusual area of floral beauty, not that the whole site will not be the same way. But this will be concentrated into a very beautiful botanical garden and use area.

Our concept with the purple area is to primarily concentrate on children here. We will bring out an activity area featuring certain sculptural play equipment, certain design concepts we feel will appeal to young children. Also we are toying with the Mother Goose theme, nursery rhyme type of thing in here with certain baby animals, perhaps baby sheep, goats, pigs where children can actually mingle with them, be able to touch and be in an environment with them. Now this has proven to be very popular in other areas and we think this could be done here.

We think the area does have tremendous potential with the waterway it has and the existing trees and bringing in more, it can be one of the outstanding beauty areas as well as being one of the most attractive. I'd be happy to answer any questions.

MR. JONES: What will you use the area under the walkway for?

MR. FRAZER: At this time we have little or no specifics other than generalities. Certain amount of the storage will be for service.

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MR. HENCKEL: There is always the possibility of additional parking which we have been considering.

MR. JONES: You actually have very little parking shown on the southern end of the fair grounds.

MAYOR: Mr. Henckel, are you proposing any positive action on the part of the Council this morning?

MR. HENCKEL: No. We are just presenting a status report and then we have some ordinances which will follow for positive action which do not particularly pertain to the report you have before you, but it does contain some aspects of it. We have an ordinance designating certain buildings as permanent for instance.

MAYOR: The point I want to make is, despite the number of times we have been there, the only way we can really see what is proposed is to get on the grounds and take a look at it. That's what the Council should do before action is taken.

MR. HENCKEL: Bear in mind that this total plan is flexible. The first contracts that we are presenting are on a 90 day basis. Which is just to insure a continued operation come October 7th. We realize we will make many mistakes and learn many new things as we proceed to implement the plans and we will have to, as a matter of necessity, make many changes.

MAYOR: I have particular reference to you proposed roadway in from Nueva and the destruction of some of those modules. I think that should be inspected right on the grounds to determine what we want to do.

MR. HENCKEL: Certainly.

MR. GATTI: I think we should, from the viewpoint of the lease, adopt the ordinance designating permanent buildings.

MR. HENCKEL: We are recommending this today. You can always remove them. That determination needs to be made today.

68-402 The Clerk read the following ordinance:

AN ORDINANCE 36,856

PROVIDING THAT THE EXPOSITION KNOWN AS HEMISFAIR 1968 SHALL END AND CLOSE AS OF MIDNIGHT, OCTOBER 6, 1968; TERMINATING THE RIGHTS OF SAN ANTONIO FAIR, INC., AS OF THAT TIME; AND CALLING UPON SAN ANTONIO FAIR, INC., FOR AN AUDIT AND FINANCIAL ACCOUNTING.

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Mr. Henckel stated this was a matter our Legal Department felt was necessary and in effect, what this does is cancel the lease between the City and San Antonio Fair as of midnight October 6th. We have been notified by San Antonio Fair that they will cease operation and that the City will begin operation so we don't want to conflict with San Antonio Fair having jurisdiction over the area we will be operating. Action will have to be followed by the Board of San Antonio Fair cancelling the lease because the terms provide that it can be cancelled by mutual agreement. The original lease provides that it be terminated six months after the end of the Fair.

On motion of Mr. Torres, seconded by Mr. Trevino, the ordinance was passed and approved by the following vote: AYES: McAllister, Calderon, Jones, James, Cockrell, Gatti, Trevino, Parker, Torres; NAYS: None; ABSENT: None.

MR. TORRES: Are we changing the six months period?

MR. HENCKEL: Yes, this does not give them any rights in there without our permission as of midnight, October 6th. The lease would now be terminated. The original lease states they have six months in which to phase out. Since they are going out of business, we will have to handle the phase out as a matter of necessity so we want the jurisdiction thus removing their jurisdiction.

MR. TORRES: Would there be any objections posed over there. Would they be in a legal position to hold on for six months.

MR. HENCKEL: Well the terms of the lease provide that they can and this is why we are recommending that it be cancelled. They will have certain operations such as finance and legal, that will continue, but this will remove their authority from the grounds and we will work with them with the phase out. In particular the foreign pavilions which is a very delicate and diplomatic thing because of customs and the language barrier.

The people who have been working with the foreign pavilions will continue to with the phase out until everything is handled properly.

68-402 The Clerk read the following ordinance:

AN ORDINANCE 36,857

DESIGNATING FIESTALAND AS THE NAME
TO BE USED FOR THE HEMISFAIR AREA
AFTER OCTOBER 6, 1968; EXPRESSING
APPRECIATION TO MR. AND MRS. WILLIAM
D. HAMRICK FOR RELEASING THEIR IN-
TEREST IN SAID NAME AND ESTABLISHING
ADMISSION CHARGES TO SAID AREA.

* * * *

MR. HENCKEL: This is the name that we decided on last week and then found out that it had been registered at the County Courthouse and that it had been registered to Laura Hamrick, Bill Hamrick who was a former administrator for one of the local hospitals and is now a consultant. I contacted the Hamricks and they notified me that they would be happy to release their claim on the name and would sign the release so the City could register the name. I certainly think they should be given every accomodation for this fine civic gesture. This ordinance names the area officially and provides for the entrance admission.

This is in accord with the discussion we had last week. Bear in mind that this can be changed at any time. But I recommend that we do have an admission charge because of the control and security that is needed. If at a later date we feel we can remove it, I will recommend it then.

On motion of Mr. Torres, seconded by Mr. Trevino, the ordinance was passed and approved by the following vote: AYES: McAllister, Calderon, Jones, James, Cockrell, Gatti, Trevino, Parker, Torres; NAYS: None; ABSENT: None.

68-402 The Clerk read the following ordinance:

AN ORDINANCE 36,858

DETERMINING CERTAIN STRUCTURES WITHIN
THE HEMISFAIR AREA TO BE PERMANENT
BUILDINGS AND IMPROVEMENTS AND DIRECTING
THAT NOTICE OF THIS ACTION BE GIVEN TO
THE OCCUPANTS AND TO SAN ANTONIO FAIR,
INC.

* * * *

MR. HENCKEL: There is an exhibit attached to this ordinance which is a map of the area and all of the buildings being designated as permanent structures excepting those that you, two weeks ago, instructed be removed, which Mr. Fischer mentioned this morning. We feel that it is necessary again, according to our lease contract with San Antonio Fair which provides that the City should determine and designate the permanent structures, and that we make this designation at this time and that at any time in the future we can remove any buildings we desire from the list. As I stated to you previously, I am not in favor of tearing any buildings down merely because we do not have a use for it at this time. Once it is down, it can never be rebuilt without a great expense. We have surveyed this and the staff has analysed it. We feel that most of the structures named in this ordinance can be put to good use. There are some in question and we will come back at a later date as to whether to remove them or not.

MR. JONES: This includes all buildings except what we gave up two weeks ago.

MR. HENCKEL: Yes, and including those Mr. Fischer mentioned this morning which is the Japanese, Chinese and Portugal pavilions.

MR. JONES: I think the ordinance ought to eliminate those pavilions until we have time to finalize that.

MR. TREVINO: How long before action will be taken:

MR. HENCKEL: Under the terms of our contract with San Antonio Fair, the buildings that we designate as permanent will remain, and the buildings that are temporary, it will be their obligation to remove them and restore the ground to the original condition. So the determination should be made now. If the determination is at a later time, then the City will go in and remove the buildings.

MR. GATTI: Isn't it true that the San Antonio Fair doesn't have the where-with-all to move the buildings?

MR. HENCKEL: With the exception that there is always the possibility that they could contract with some local demolition company to remove the buildings for the salaries and possibly receive some revenue if the salvage value exceeds the cost of the demolition. I have no objection at all to remove the few modules that Mr. Jones mentioned from the list, actually we will be adding them back to it which would be the Swiss, the Japanese, Chinese since they are not being determined as permanent, we could go ahead and determine them permanent and then again take care of the removal at a later date.

MR. DOUTHIT: On many of these buildings the Fair Corporation has contracts with the occupants themselves have to tear them down. It depends on the contract they have. Now practically all the industrial call for the occupant to tear it down. It varies from building to building and from contract to contract.

MR. HENCKEL: But in the modules that are the foreign pavilions, as I understand, is the obligation of the Fair and these are the ones that are in question and we will add these back on the ordinance as permanent structures. The four that were mentioned. We will just put them in the exhibit if that is your desire.

On motion of Mr. Jones, seconded by Mr. Gatti, the ordinance was passed and approved by the following vote: AYES: McAllister, Calderon, Jones, James, Cockrell, Gatti, Trevino, Parker, Torres; NAYS: None; ABSENT: None.

68-402 The Clerk read the following ordinance:

AN ORDINANCE 36,859

AUTHORIZING EXECUTION OF THIRTEEN (13)
CONTRACTS FOR OPERATION OF VARIOUS
CONCESSIONS IN THE CIVIC CENTER AREA
AFTER OCTOBER 6, 1968.

* * * *

MR. JOHN BROOKS, PURCHASING AGENT: This ordinance provides the City Manager to enter into short term contracts for the continuation of several food concessions, five botique shops, and one original painting gift shop. These again will be short term, 90 day contracts.

MR. TREVINO: Will these be operated by the same people that have them now?

MR. BROOKS: Yes.

MR. TORRES: What are the pay arrangement on these things?
Contracts:

MR. BROOKS: For example on the Swiss Food Cluster, they will have a monthly rental payment to the City of \$185.00 per month. Their utilities will average \$260.00 per month.

MR. HENCKEL: On the 90 day basis, we didnot make the determination to go on the percentage of gross because, one, the bookkeeping involved. Now bear in mind the purpose of these contracts is merely to effect a continued operation. During this time we will negotiate and present for your approval, longer term contracts which will be based on the normal concession type contract which will be a percentage of gross against a minimum guarantee.

MR. TORRES: Did you reconcile your problem with the various restaurant operators?

MR. HENCKEL: Yes, actually some of the contracts that are presented to the various establishments are that unless there is a change in the operation, we would not approve or recommend to you a permanent contract. We are merely trying to effect a continuous operation during this period.

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

68-402 The Clerk read the following ordinance for the first time:

AN ORDINANCE 36,860

PROVIDING FOR THE EXTENSION OF CERTAIN BOUNDARY LINES OF THE CITY OF SAN ANTONIO, TEXAS AND THE ANNEXATION OF CERTAIN TERRITORY CONSISTING OF 11.20 ACRES OF LAND, WHICH SAID TERRITORY LIES ADJACENT TO AND ADJOINS THE PRESENT BOUNDARY LIMITS OF THE CITY OF SAN ANTONIO.

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Mr. Steve Taylor, Planning Director briefed the Council on the proposed annexation which was requested by the Community Properties, Inc.

No one spoke in opposition.

On motion of Mr. Gatti, seconded by Mr. Jones, the ordinance was passed and approved for publication only by the following vote: AYES: McAllister, Calderon, Jones, James, Cockrell, Gatti, Trevino, Parker, Torres; NAYS: None; ABSENT: None.

68-402 The Clerk read the following ordinance for the first time:

AN ORDINANCE 36,861

PROVIDING FOR THE EXTENSION OF CERTAIN BOUNDARY LINES OF THE CITY OF SAN ANTONIO, TEXAS AND THE ANNEXATION OF CERTAIN TERRITORY CONSISTING OF 11.50 ACRES OF LAND, WHICH SAID TERRITORY LIES ADJACENT TO AND ADJOINS THE PRESENT BOUNDARY LIMITS OF THE CITY OF SAN ANTONIO.

* * * *

Mr. Steve Taylor, Planning Director briefed the Council on the proposed annexation which was requested by Community Properties, Inc.

No one spoke in opposition.

On motion of Mr. Gatti, seconded by Dr. Parker, the ordinance was passed and approved for publication only by the following vote: AYES: McAllister, Calderon, Jones, James, Cockrell, Gatti, Trevino, Parker, Torres; NAYS: None; ABSENT: None.

68-402 The Clerk read the following ordinance for the last and final time:

AN ORDINANCE 36,733

PROVIDING FOR THE EXTENSION OF CERTAIN BOUNDARY LINES OF THE CITY OF SAN ANTONIO, TEXAS AND THE ANNEXATION OF CERTAIN TERRITORY CONSISTING OF 13,858 ACRES OF LAND, WHICH SAID TERRITORY LIES ADJACENT TO AND ADJOINS THE PRESENT BOUNDARY LIMITS OF THE CITY OF SAN ANTONIO.

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Mr. Steve Taylor, Planning Director briefed the Council on the proposed annexation requested by Billy M. McCombs and Douglas L. Saunders.

No one spoke in opposition.

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

68-402 The Clerk read the following ordinance for the last and final time:

AN ORDINANCE 36,734

PROVIDING FOR THE EXTENSION OF CERTAIN BOUNDARY LINES OF THE CITY OF SAN ANTONIO, TEXAS AND THE ANNEXATION OF CERTAIN TERRITORY CONSISTING OF 25.189 ACRES OF LAND, WHICH SAID TERRITORY LIES ADJACENT TO AND ADJOINS THE PRESENT BOUNDARY LIMITS OF THE CITY OF SAN ANTONIO.

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Mr. Steve Taylor, Planning Director, briefed the Council on the proposed annexation requested by Oak Glen Park Development Company.

No one spoke in opposition.

On motion of Dr. Calderon, seconded by Jones, the ordinance was passed and approved by the following vote: AYES: McAllister, Calderon, Jones, James, Gatti, Trevino, Parker, Torres; NAYS: None; ABSENT: Cockrell.

68-402 Mrs. R. J. Garcia, President of Herff Elementary School P.T.A., presented a petition signed by a number of residents in the area of the Herff Elementary School and Douglas Junior School, requesting the City to correct and improve the poor drainage systems in and around these schools.

The Mayor informed her that the staff would check into the situation and let her know.

68-402 Mr. Raul Rodriguez stated that the Housing and Inspections Department had condemned a house at 212 N. San Marcos and forced the occupants to move.

The Mayor requested Mr. Rodriguez in the future to prepare a statement on complaints of this kind and file it with the City Clerk a few days prior to the meeting.

68-402 The Mayor declared a recess in order that the Council may confer on legal matters with the City Attorney.

68-402 The meeting convened and the Mayor announced that all items had not been finalized as yet with the HemisFair people so a report could not be made at this time. He then appointed Dr. Calderon, Mr. Howard Walker and Mr. Jerry Henckel to follow through and bring these items to a conclusion.

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

A P P R O V E D



M A Y O R

ATTEST:

C i t y C l e r k

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