

REGULAR MEETING OF THE CITY COUNCIL
OF THE CITY OF SAN ANTONIO HELD IN
THE COUNCIL CHAMBER, CITY HALL, ON
THURSDAY, SEPTEMBER 20, 1984.

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84-44 The meeting of the City Council was called to order at 1:00 P.M. by the presiding officer, Mayor Henry Cisneros with the following members present: BERRIOZABAL, WEBB, DUTMER, WING, EURESTE, THOMPSON, ALDERETE, HARRINGTON, ARCHER, HASSLOCHER, CISNEROS.

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84-44 The invocation was given by Reverend Nathan McNally, St. Bonaventure's Catholic Church.

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84-44 The Council and the audience joined in the Pledge of Allegiance to the flag of the United States.

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84-44 MR. JACK STOCKVIS

Mayor Cisneros introduced Mr. Jack Stockvis, Under-Secretary of the Department of Housing and Urban Development, present in the audience, and spoke briefly of his background and accomplishments. He then noted a number of HUD projects in San Antonio, beginning with the Alazan-Apache housing project, constructed in the 1940's; the Model Cities projects such as schools, drainage and streets; then, more recently, the Community Development Block Grant projects. He then spoke briefly of the role of the federal government in the development of cities, and presented Mr. Stockvis with a framed photograph of Mission San Jose, explaining its history and that of its famous Rose Window.

Mr. Stockvis thanked the Mayor and Council for the honor, and noted that he had met with Mayor Cisneros last week in relation to federal HUD funding for renovation of HemisFair Plaza. He spoke of San Antonio as being a good example of the role of public-private partnership, and the relationship of the city to the state and federal governments, noting that San Antonio will be much-copied by other cities in working with the federal government in areas such as this.

Mayor Cisneros then presented Mr. Stockvis with a special San Antonio belt-buckle.

Mrs. Dutmer recalled Mr. Stockvis' recent speech in which he spoke of the need for San Antonio to market its downtown area.

Mr. Webb spoke briefly of a proposed east side Enterprise Zone now being planned, and asked to meet with Mr. Stockvis at a later date to discuss this when Congress has enacted appropriate Enterprise Zone legislation.

94-44

MENUDO DAYS

Mayor Cisneros asked Mr. Paul Allen, general chairman of the Menudo Days event, and Mr. Jose Contreras, to come forward, and spoke briefly of the event's benefit to the Boys Clubs of San Antonio. He then read a Proclamation declaring Menudo Days in San Antonio, and presented the Proclamation to Mr. Allen and Mr. Contreras.

Mr. Webb spoke of the heavy usage of the East Side Boys Club branch.

In response to a question by Mrs. Dutmer, Mr. Contreras, Executive Director of Boys Clubs of San Antonio, spoke of the heavy costs to keep two Boys Club branches open. He stated that his organization would need \$25-30,000 to renovate the now-closed South Side Boys Club facility and another \$28,000 per year in operations costs, just to keep it open during warm months of the year.

94-44

PROJECT ABC

Mayor Cisneros briefly explained that the Department of Health and Human Resources today would be presenting its Regional Director's Award to Project ABC, and explained that he would receive it from the Department representative and hand it over to Project ABC, a City-funded agency. He then asked Mr. John Daeley, Regional Director of DHHR, Dallas; Dr. Marian Sokol, Director of Project ABC; and Ms. Mary E. Taylor, member of the Project ABC board of directors, to come forward.

Mr. Daeley briefly explained that Project ABC was chosen from a large group of nominees over a five-state area to be honored for their efforts to assist the handicapped, and then read the award citation. He then presented it to Mayor Cisneros, receiving it on behalf of the funding agency, who then, in turn, presented it to Dr. Sokol.

Mayor Cisneros thanked Dr. Sokol and the entire Project ABC staff and directors for their fine work.

Ms. Berriozabal spoke of Dr. Sokol's success in reaching the San Antonio community.

Mayor Cisneros thanked Mr. Daeley for his department's recognition of a good program.

Mr. Alderete spoke briefly of the highlights of the Project ABC program in San Antonio.

Mayor Cisneros asked that members of the Project ABC board and staff present in the audience stand and be recognized.

Dr. Sokol then briefly explained the project to the audience.

Ms. Taylor thanked Dr. Sokol for her efforts as program director.

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84-44

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MR. EMERY CISNEROS

Mayor Cisneros introduced Mr. Emery Cisneros, City Clerk of the City of Muskegon Heights, Michigan, and his wife, both present in the audience, noting that Mr. Cisneros is the brother of Mr. Jose Cisneros, Director of the San Antonio Missions National Historic Park.

Mr. Cisneros noted that San Antonio enjoys a good reputation among other cities around the nation, and presented Mayor Cisneros and Mr. Louis J. Fox, City Manager, each with Detroit Tiger baseball caps as a symbol of his visit to San Antonio from Michigan.

Mayor Cisneros spoke briefly of the Detroit Tigers' impressive win-loss record in the American League this year.

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84-44 The minutes of the special meeting of September 4, 1984 and the regular meeting of September 6, 1984 were approved.

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84-44 CONSENT AGENDA

Mr. Thompson moved that items 5-59, constituting the consent agenda be approved with items 39, 41, 45, and 52 pulled for individual consideration. Mrs. Dutmer seconded the motion.

After consideration, the motion, carrying with it the passage of the following Ordinances, prevailed by the following vote: AYES: Berriozabal, Webb, Dutmer, Wing, Thompson, Alderete, Cisneros; NAYS: None; ABSENT: Eureste, Harrington, Archer, Hasslocher.

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AN ORDINANCE 59,399 .

ACCEPTING THE LOW QUALIFIED BID OF BUSINESSLAND, INC., TO FURNISH THE CITY OF SAN ANTONIO INFORMATION RESOURCES DEPARTMENT WITH A MICROPROCESSOR SYSTEM FOR A TOTAL OF \$6,189.53.

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AN ORDINANCE 59,400 .

ACCEPTING THE LOW QUALIFIED BIDS OF AT&T INFORMATION SYSTEMS, COMPUTER CRAFT AND DATAPOINT CORPORATION TO FURNISH THE CITY OF SAN ANTONIO INFORMATION RESOURCES WITH MICROCOMPUTER SYSTEMS FOR A TOTAL OF \$23,642.59.

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AN ORDINANCE 59,401 .

ACCEPTING THE BID OF DELTA MACHINE COMPANY, INC., TO FURNISH THE CITY OF SAN ANTONIO PUBLIC WORKS DEPARTMENT WITH PARTS FOR FAIRBANKS MORSE ANGLE PUMPS FOR A TOTAL OF \$12,293.84.

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AN ORDINANCE 59,402 .

ACCEPTING THE BID OF TROXLER ELECTRONIC LABORATORIES, INC., TO FURNISH THE CITY OF SAN ANTONIO PUBLIC WORKS DEPARTMENT WITH A SURFACE MOISTURE AND DENSITY TESTING INSTRUMENT FOR A TOTAL OF \$4,550.00.

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AN ORDINANCE 59,403 .

ACCEPTING THE BID OF FISCHER AND PORTER COMPANY TO FURNISH THE CITY OF SAN ANTONIO WITH A SERVICE AGREEMENT FOR WASTEWATER FLOWMETER IMPROVEMENTS FOR A TOTAL OF \$175,841.00.

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AN ORDINANCE 59,404 .

ACCEPTING THE LOW BID OF MULTISONICS, INC., TO FURNISH THE CITY OF SAN ANTONIO PUBLIC WORKS

DEPARTMENT WITH AN ON-STREET CLOSED LOOP MASTER CONTROL SYSTEM FOR A TOTAL OF \$46,752.50.

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AN ORDINANCE 59,405

ACCEPTING THE BID OF C. SIMS & ASSOCIATES, INC., TO FURNISH THE CITY OF SAN ANTONIO PUBLIC WORKS DEPARTMENT WITH A SLUDGE MIXER UNIT FOR A TOTAL OF \$20,033.00.

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AN ORDINANCE 59,406

ACCEPTING THE BID OF RENE R. SANCHEZ, TO FURNISH THE CITY OF SAN ANTONIO WITH A SLUDGE REMOVAL CONTRACT.

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AN ORDINANCE 59,407

ACCEPTING THE LOW BID OF PARKING PRODUCTS, INC., TO FURNISH THE CITY OF SAN ANTONIO AVIATION DEPARTMENT WITH LOOP DETECTORS FOR A TOTAL OF \$6,776.00.

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AN ORDINANCE 59,408

ACCEPTING THE LOW QUALIFIED BIDS OF PHYSIO-CONTROL CORPORATION AND PIONEER MEDICAL SYSTEMS TO FURNISH THE CITY OF SAN ANTONIO WITH PORTABLE CARDIAC CARE EQUIPMENT FOR A TOTAL OF \$37,405.00.

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AN ORDINANCE 59,409

ACCEPTING THE LOW QUALIFIED BID OF NEVCO STATION EQUIPMENT TO FURNISH THE CITY OF SAN ANTONIO AUTOMOTIVE OPERATIONS DIVISION WITH A VEHICLE HYDRAULIC LIFT FOR A TOTAL OF \$3,231.00.

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AN ORDINANCE 59,410 .

ACCEPTING THE LOW QUALIFIED BIDS OF ANCIRA-WINTON CHEVROLET INC. AND RED MCCOMBS FORD TO FURNISH THE CITY OF SAN ANTONIO WITH AUTOMOBILES FOR A TOTAL OF \$438,970.54.

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AN ORDINANCE 59,411 .

ACCEPTING THE LOW QUALIFIED BID OF NORTH STAR DODGE SALES, INC., TO FURNISH THE CITY OF SAN ANTONIO POLICE DEPARTMENT WITH POLICE PATROL AUTOMOBILES FOR A TOTAL OF \$2,390,655.00.

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AN ORDINANCE 59,412 .

ACCEPTING THE LOW QUALIFIED BIDS OF MISSION CHEVROLET INC., GRANDE FORD TRUCKS SALES, INC., ANCIRA WINTON CHEVROLET INC., GILLESPIE MOTOR COMPANY AND NORTH CENTRAL FORD TO FURNISH THE CITY OF SAN ANTONIO WITH TRUCKS FOR A TOTAL OF \$2,151,143.27.

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AN ORDINANCE 59,413 .

ACCEPTING THE LOW BID OF BAXTER & SONS ELEVATOR COMPANY TO FURNISH THE CITY OF SAN ANTONIO WITH AN ANNUAL CONTRACT FOR ELEVATOR MAINTENANCE AT THE TOWER OF THE AMERICAS.

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AN ORDINANCE 59,414 .

ACCEPTING THE BIDS OF VARIOUS FIRMS TO FURNISH THE CITY OF SAN ANTONIO WITH VARIOUS MATERIALS AND SERVICES ON AN ANNUAL CONTRACT BASIS.

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AN ORDINANCE 59,415 .

ACCEPTING THE BID OF DU-MOR ENTERPRISES IN THE AMOUNT OF \$82,456.50 FOR THE CONSTRUCTION OF THE

WETMORE BUSINESS PARK OUTFALL; APPROVING A CONTRACT
AND PROVIDING FOR PAYMENT.

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AN ORDINANCE 59,416

ACCEPTING THE BID OF HOGAN MECHANICAL, INC., IN THE
AMOUNT OF \$105,000.00 FOR THE CONSTRUCTION AND
INSTALLATION OF THE SLUDGE AERATORS AT THE SALADO
CREEK PLANT; APPROVING A CONTRACT AND PROVIDING FOR
PAYMENT.

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AN ORDINANCE 59,417

APPROPRIATING AND AUTHORIZING AN ADDITIONAL
\$25,000.00 PAYABLE TO SELIGMANN & PYLE CONSULTING
ENGINEERS, FOR ENGINEERING SERVICES FOR CERTAIN
TASKS, STUDIES AND OTHER REQUIREMENTS REQUESTED BY
THE CITY OF SAN ANTONIO, PURSUANT TO THE R. B.
CARTER BELT FILTER PRESS PERFORMANCE REQUIREMENTS.

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AN ORDINANCE 59,418

AUTHORIZING THE EXECUTION OF A PROFESSIONAL SERVICES
CONTRACT WITH MAVERICK ENGINEERING COMPANY IN THE
AMOUNT OF \$26,250.00 TO PROVIDE ENGINEERING DESIGN
SERVICES FOR THE INGRAM ROAD RECONSTRUCTION PROJECT;
APPROPRIATING FUNDS AND PROVIDING FOR PAYMENT.

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AN ORDINANCE 59,419

AUTHORIZING THE EXECUTION OF A PROFESSIONAL SERVICES
CONTRACT WITH WALTER P. MOORE & ASSOCIATES, INC. IN
THE AMOUNT OF \$79,635.00 TO PROVIDE ENGINEERING
DESIGN SERVICES FOR THE WEST AVENUE RECONSTRUCTION
PROJECT; APPROPRIATING FUNDS AND PROVIDING FOR
PAYMENT.

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AN ORDINANCE 59,420 .

AUTHORIZING THE EXECUTION OF A PROFESSIONAL SERVICES CONTRACT WITH GARCIA & WRIGHT CONSULTING ENGINEERS, INC. IN THE AMOUNT OF \$164,430.00 TO PROVIDE ENGINEERING DESIGN SERVICES FOR THE BABCOCK ROAD RECONSTRUCTION PROJECT; APPROPRIATING FUNDS AND PROVIDING FOR PAYMENT.

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AN ORDINANCE 59,421 .

AUTHORIZING EXECUTION OF A PROFESSIONAL SERVICES CONTRACT WITH HOWARD W. GADDIS CONSULTING ENGINEER, INC. IN THE AMOUNT OF \$288,570.00 TO PROVIDE ENGINEERING DESIGN SERVICES FOR THE GROFF/HORTENCIA/CARLOTA/FLORENCIA/CONSUELA/ALICIA/DOLORES/MASCOTA/AZUCENA/AMIRES/COYOL/BLESSING/BLUFF RECONSTRUCTION PROJECT; APPROPRIATING FUNDS AND PROVIDING FOR PAYMENT.

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AN ORDINANCE 59,422 .

AUTHORIZING THE EXECUTION OF A PROFESSIONAL SERVICES CONTRACT WITH G. A. PRATT & ASSOCIATES, INC. IN THE AMOUNT OF \$216,650.00 TO PROVIDE ENGINEERING DESIGN SERVICES FOR THE MAYO/JEROME/MCDAVITT/MAGNES LANE/DEL SOL/GENA/ZUPAN/JOSE/CONGO/JUSTO/ERGILL/JOSLYN/DABNEY/MAGNES/MARWHITE/39TH/PROSPERITY/ESTRELLA/WEST FIELD RECONSTRUCTION PROJECT; APPROPRIATING FUNDS AND PROVIDING FOR PAYMENT.

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AN ORDINANCE 59,423 .

AUTHORIZING THE EXECUTION OF A PROFESSIONAL SERVICES CONTRACT WITH SINCLAIR ENGINEERING CO., IN THE AMOUNT OF \$120,320.00 TO PROVIDE ENGINEERING DESIGN FOR THE ARTEAGO/GUANAJUATO/28TH/BEDFORD/PLETZ/27TH/EMERSON/35TH RECONSTRUCTION PROJECT; APPROPRIATING FUNDS AND PROVIDING FOR PAYMENT.

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AN ORDINANCE 59,424

AUTHORIZING THE EXECUTION OF A PROFESSIONAL SERVICES CONTRACT WITH GALBRAITH ENGINEERING CORP., IN THE AMOUNT OF \$131,485.00 TO PROVIDE ENGINEERING DESIGN SERVICES FOR THE 19TH STREET/CHEYENNE/COLORADO/RICHTER/SMITH/VERA CRUZ/POTOSI/SAN CARLOS/HIDALGO/21ST STREET/TAMPICO/SAN FERNANDO/GENTRY RECONSTRUCTION PROJECT; APPROPRIATING FUNDS AND PROVIDING FOR PAYMENT.

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AN ORDINANCE 59,425

AUTHORIZING THE EXECUTION OF A PROFESSIONAL SERVICES CONTRACT WITH POZNECKI-CAMARILLO & ASSOCIATES, INC., IN THE AMOUNT OF \$86,625.00 TO PROVIDE ENGINEERING DESIGN SERVICES FOR THE VESTAL/LOGWOOD RECONSTRUCTION PROJECT; APPROPRIATING FUNDS AND PROVIDING FOR PAYMENT.

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AN ORDINANCE 59,426

AUTHORIZING THE EXECUTION OF A PROFESSIONAL SERVICES CONTRACT WITH M. W. CUDE & ASSOCIATES, INC. IN THE AMOUNT OF \$80,050.00 TO PROVIDE ENGINEERING DESIGN SERVICES FOR THE KENDALIA/W. MAYFIELD RECONSTRUCTION PROJECT; APPROPRIATING FUNDS AND PROVIDING FOR PAYMENT.

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AN ORDINANCE 59,427

AUTHORIZING THE EXECUTION OF FIELD ALTERATION NO. 51 IN THE AMOUNT OF \$60,214.00 TO THE CONTRACT FOR THE INTERNATIONAL AIRPORT TERMINAL GENERAL CONSTRUCTION (STAGE 2, PACKAGE 8).

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AN ORDINANCE 59,428

AUTHORIZING THE EXECUTION OF A FIELD ALTERATION NO. 26 IN THE AMOUNT OF \$33,410.00 TO THE CONTRACT FOR THE INTERNATIONAL AIRPORT TERMINAL MECHANICAL CONSTRUCTION (STAGE 2, PACKAGE 10).

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AN ORDINANCE 59,429 .

AUTHORIZING THE EXECUTION OF FIELD ALTERATION NO. 8, IN THE AMOUNT OF \$54,802.00 TO THE CONTRACT FOR THE INTERNATIONAL AIRPORT TERMINAL CONSTRUCTION, DRAINAGE & LIGHTING (STAGE 2, PACKAGE 13).

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AN ORDINANCE 59,430 .

ACCEPTING THE BID OF RAM II GENERAL CONTRACTORS, INC., IN THE AMOUNT OF \$14,700.00 TO CONSTRUCT TWO CONCRETE SLABS AT STINSON MUNICIPAL AIRPORT; APPROVING A CONTRACT AND PROVIDING FOR PAYMENT.

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AN ORDINANCE 59,431 .

APPROPRIATING AND TRANSFERRING \$305,792.59 TO THE FORCE ACCOUNT CREW FOR THE REPAIR AND CONSTRUCTION OF ROADS AND PARKING LOTS AT THE TREATMENT PLANTS.

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AN ORDINANCE 59,432 .

AUTHORIZING THE EXPENDITURE OF THE SUM OF \$86,552.00 OUT OF THE VARIOUS FUNDS FOR THE PURPOSE OF ACQUIRING TITLE AND/OR EASEMENTS TO CERTAIN LANDS; ALL IN CONNECTION WITH CERTAIN RIGHT-OF-WAY PROJECTS.

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AN ORDINANCE 59,433 .

ACCEPTING THE HIGH BIDS RECEIVED IN CONNECTION WITH CITY FUNDS AVAILABLE FOR DEPOSIT IN INTEREST-BEARING CERTIFICATES OF DEPOSIT.

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AN ORDINANCE 59,434 .

CLOSING KENTUCKY STREET BETWEEN ZARZAMORA AND ELMENDORF STREETS ON OCTOBER 6 AND 7, 1984, FOR THE HOLDING OF OUR LADY OF MT. CARMEL AND ST. TERESA CHURCH FESTIVALS.

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AN ORDINANCE 59,435

ACCEPTING THE PROPOSAL FROM AND AUTHORIZING PAYMENT OF \$5,110.00 TO MAC CORPORATION OF DALLAS, TEXAS FOR THE LEASE OF A LARGE VOLUME BRUSH SHREDDER AND OPERATOR FOR ONE WEEK.

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AN ORDINANCE 59,436

AUTHORIZING THE CITY MANAGER TO EXECUTE A CHANGE ORDER AND AUTHORIZING THE PAYMENT TO SANDERS COMPANY PLUMBING AND HEATING, INC. IN THE AMOUNT OF \$30,453.85.

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AN ORDINANCE 59,437

AUTHORIZING THE CARVER COMMUNITY CULTURAL CENTER TO CONDUCT THE TEXAS TOURING ARTS PROGRAM FOR 1984-85; AUTHORIZING THE APPLICATION FOR AND ACCEPTANCE OF A GRANT OF \$1,300 FROM TEXAS COMMISSION ON THE ARTS; AND AUTHORIZING THE EXECUTION OF CONTRACTS FOR THE PROGRAM AND ADJUSTMENTS TO THE BUDGET IN ACCORDANCE WITH FUNDING LEVELS.

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AN ORDINANCE 59,438

AUTHORIZING THE CARVER COMMUNITY CULTURAL CENTER TO CONDUCT THE DANCE PROGRAM FOR 1985-86; AUTHORIZING THE APPLICATION FOR AND ACCEPTANCE OF GRANTS OF \$20,000 FROM THE NATIONAL ENDOWMENT FOR THE ARTS AND \$15,000 FROM THE TEXAS COMMISSION ON THE ARTS; AUTHORIZING THE EXECUTION OF CONTRACTS FOR THE PROGRAM AND ADJUSTMENT TO THE BUDGET IN ACCORDANCE WITH FUNDING LEVELS.

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AN ORDINANCE 59,439

AUTHORIZING THE CITY MANAGER TO EXECUTE AGREEMENTS WITH ARTISTS INVOLVING PAYMENTS IN EXCESS OF \$3,000.00 FOR PERFORMANCES AT THE CARVER COMMUNITY CULTURAL CENTER DURING FISCAL YEAR 1984/85.

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AN ORDINANCE 59,440

AUTHORIZING THE CARVER COMMUNITY CULTURAL CENTER TO EXECUTE AN APPLICATION FOR AND ACCEPT A GRANT OF \$25,000 FROM THE TEXAS COMMISSION ON THE ARTS; AUTHORIZING THE USE OF GRANT FUNDS FOR OPERATING SUPPORT OF CARVER PROGRAMS; AND AUTHORIZING THE EXECUTION OF CONTRACTS AND ADJUSTMENTS TO THE BUDGET IN ACCORDANCE WITH FUNDING LEVELS.

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AN ORDINANCE 59,441

AUTHORIZING THE CARVER COMMUNITY CULTURAL CENTER TO CONDUCT AN EXPANSION ARTS PROGRAM FOR 1985-86; AUTHORIZING THE APPLICATION FOR AND ACCEPTANCE OF A GRANT OF \$25,000 FROM THE NATIONAL ENDOWMENT FOR THE ARTS; AUTHORIZING THE EXECUTION OF CONTRACTS FOR THE PROGRAM AND ADJUSTMENTS TO THE BUDGET IN ACCORDANCE WITH FUNDING LEVELS.

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AN ORDINANCE 59,442

AUTHORIZING THE CITY MANAGER TO ACCEPT THREE (3) GRANT AWARDS FOR \$223,764.00 FROM THE GOVERNOR'S CRIMINAL JUSTICE DIVISION FOR PROJECTS WITHIN THE DEPARTMENT OF HUMAN RESOURCES AND SERVICES, ESTABLISHING A FUND; AUTHORIZING BUDGETS, APPROVING PERSONNEL AND AUTHORIZING A CONTRIBUTION FROM THE GENERAL FUND.

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AN ORDINANCE 59,443

ACCEPTING A GRANT IN THE AMOUNT OF \$16,905,000 FROM THE U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT UNDER THE COMMUNITY DEVELOPMENT BLOCK GRANT PROGRAM; APPROPRIATING FUNDS; AGREEING TO COMPLY WITH ASSURANCES; CREATING PERSONNEL POSITIONS AND PAY RANGES; AUTHORIZING EXECUTION OF SUBCONTRACTS WITH OPERATING AGENCIES; AND ESTABLISHING ACCOUNTS, FUNDS, AND AREAS OF RESPONSIBILITY FOR MONITORING PROJECTS. (AGREEMENT WITH NEIGHBORHOOD REINVESTMENT CORPORATION TO ESTABLISH EASTSIDE NEIGHBORHOOD HOUSING SERVICES CORPORATION; CONTINUE ENGAGING

LEGAL SERVICES OF JANE H. MACON AS SPECIAL COUNSEL
FOR ECONOMIC DEVELOPMENT PROJECTS)

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AN ORDINANCE 59,444

AUTHORIZING THE TRANSFER OF FUNDS FROM CDBG PROJECT NO. 28-099066, AVENIDA GUADALUPE MEDICAL COMPLEX, TO CDBG PROJECTS NO. 28-09904, SADA REAL ESTATE ADMINISTRATION, 28-099041, SADA RELOCATION ADMINISTRATION, AND 28-099042, SADA PLANNING AND MANAGEMENT ADMINISTRATION.

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AN ORDINANCE 59,445

APPROPRIATING ADDITIONAL FUNDS; AMENDING PRIOR YEAR APPROPRIATION; TRANSFERRING APPROPRIATIONS; CLOSING ACCOUNTING RECORDS IN CERTAIN FUNDS; AND APPROPRIATING CERTAIN CAPITAL PROJECT FUNDS AND TRANSFERRING THE REMAINING BALANCES TO DEBT SERVICE FUNDS.

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AN ORDINANCE 59,446

APPROVING THE SETTLEMENT OF CLAIM NO. 000181, PEDRO AND SALLY DEL VALLE AND CONNIE SEPULVEDA VS. CITY OF SAN ANTONIO.

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AN ORDINANCE 59,447

AUTHORIZING THE SETTLEMENT OF CAUSE NO. 83-CI-17295; STYLED ANTONIO RIVAS AND WIFE LORRAINE RIVAS V. CITY OF SAN ANTONIO AND DALE B. JACOBS; IN THE 57TH JUDICIAL DISTRICT COURT OF BEXAR COUNTY, TEXAS.

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AN ORDINANCE 59,448

AUTHORIZING AND APPROPRIATING AN ADDITIONAL \$44,000.00 TO COMPLETE PAYMENT TO RONNFELDT ENGINEERING CONSULTANTS FOR PROJECT MANAGEMENT SERVICES RELATED TO SALADO CREEK TREATMENT PLANT IRRIGATION PROJECT THROUGH AUGUST 3, 1984.

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AN ORDINANCE 59,449

ACCEPTING THE BID OF E-Z BEL CONSTRUCTION CO., IN THE AMOUNT OF \$194,000.00 FOR DEVELOPMENT OF ALDERETE PARK; APPROVING A CONTRACT AND PROVIDING FOR PAYMENT.

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84-44 The Clerk read the following Ordinance:

AN ORDINANCE 59,450

AUTHORIZING AN AMENDMENT OF THE LEASE AGREEMENT BETWEEN THE CITY OF SAN ANTONIO AND W. B. SCHLANSKER, SAID LEASE ASSIGNED IN FULL TO GILES ASSOCIATES, LTD.

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Mrs. Dutmer moved that the Ordinance be approved. Mr. Thompson seconded the motion.

In response to a question by Mrs. Dutmer, Mr. Marcus Jahns, Assistant City Manager, briefly explained the Ordinance:

After consideration, the motion, carrying with it the passage of the Ordinance, prevailed by the following vote: AYES: Berriozabal, Webb, Dutmer, Wing, Thompson, Alderete, Harrington, Cisneros; NAYS: None; ABSENT: Eureste, Archer, Hasslocher.

84-44 The Clerk read a proposed ordinance closing Main Street between Commerce and Market Streets and Trevino between Main and Military Plaza on October 12, 13, and 14, 1984 for the holding of the San Fernando Church Festival.

Mrs. Dutmer moved that the Ordinance be approved. Mr. Thompson seconded the motion.

Ms. Berriozabal stated that apparently there had been a misunderstanding as to the actual time needed for closure of Main Avenue for the event, and made a substitute motion that the matter be postponed for one week in order that the matter of the street-closing time could be worked out. Mrs. Dutmer seconded the motion.

The substitute motion to postpone consideration for one week prevailed by the following vote: AYES: Berriozabal, Webb, Dutmer, Wing,

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Thompson, Alderete, Harrington, Cisneros; NAYS: None; ABSENT: Eureste, Archer, Hasslocher.

84-44 The Clerk read the following Ordinance:

AN ORDINANCE 59,451

AUTHORIZING THE ACCEPTANCE OF A GRANT OF \$1,055,575.00 FOR THE 1983-84 COMMUNITY SERVICES PROGRAM FROM THE TEXAS DEPARTMENT OF COMMUNITY AFFAIRS; APPROVING A PERSONNEL COMPLEMENT; APPROVING BUDGETS; APPROVING LEASES; AUTHORIZING SUBCONTRACTS WITH CERTAIN DELEGATE AGENCIES; AND AUTHORIZING IN-KIND LOCAL MATCH OF \$263,894.00.

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Mr. Webb moved that the Ordinance be approved. Mr. Thompson seconded the motion.

In response to a question by Ms. Berriozabal, Mr. Kevin Moriarty, Director of the Department of Human Resources and Services, commented briefly on funds for the "Food Bank".

After consideration, the motion, carrying with it the passage of the Ordinance, prevailed by the following vote: AYES: Berriozabal, Webb, Dutmer, Wing, Thompson, Alderete, Harrington, Cisneros; NAYS: None; ABSENT: Eureste, Archer, Hasslocher.

84-44 The Clerk read the following Ordinance:

AN ORDINANCE 59,452

ACCEPTING THE NATIONAL RENTAL REHABILITATION PROGRAM ENTITLEMENT GRANT IN THE AMOUNT OF \$666,400.00; AGREEING TO COMPLY WITH ASSURANCES OF THE GRANT CONTRACT; ESTABLISHING A NEW GRANT FUND ACCOUNT AND APPROPRIATING THE TOTAL \$666,400.00 TO THE RENTAL REHABILITATION PROJECT; AUTHORIZING THE CITY MANAGER TO EXECUTE THE NECESSARY OPERATING AGREEMENTS; AND ASSIGNING RESPONSIBILITY FOR ADMINISTRATION OF THE GRANT.

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Mrs. Dutmer moved that the Ordinance be approved. Mr. Webb seconded the motion.

In response to a question by Ms. Berriozabal as to just how this housing effort was to be promoted, Mr. Stuart Sommers, Director of Budget and Research, noted that San Antonio Housing Authority would have prime responsibility to promote the effort, and briefly explained the program.

Ms. Berriozabal spoke of the possibility of using these funds in part to perhaps rehabilitate properties in target areas of need, rather than demolishing the properties for new construction.

Mrs. Dutmer noted that these funds make up repayable loans at low interest rates and are designed to help bring neighborhoods back up to standard.

After consideration, the motion, carrying with it the passage of the Ordinance, prevailed by the following vote: AYES: Berriozabal, Webb, Dutmer, Wing, Thompson, Alderete, Harrington, Cisneros; NAYS: None; ABSENT: Eureste, Archer, Hasslocher.

ZONING HEARINGS

10. CASE Z84224 - to rezone Lot 9, 51, 52 and 12, thru 18, Block 2, ECB 8417, in the 200 block of Sherwood Drive, from "A" Single Family Residence District to "B-2" Business District, located on the southside of Sherwood Drive, being 420' east of the intersection of Vance Jackson Road and Sherwood Drive, having 920' on Sherwood Drive and a depth of 410'.

The Zoning Commission has recommended that this request of change of zone be denied by the City Council.

Mr. Andy Guerrero, Planner II, noted that a petition had been received with signatures in opposition to this case, which was an appeal case from the recommendation of the Zoning Commission.

Mr. John Grieshaber stated that he had been asked by residents of this neighborhood to prepare this case for rezoning so that the entire tract could be marketed for redevelopment. He then provided a brief background of the efforts leading up to this request for rezoning.

(At this point, Mayor Cisneros was obliged to leave the meeting. Mr. Webb presided.)

Mr. Grieshaber stated his belief that this area had suffered a lack of proper zoning in past years, with no plan of development evident. He spoke in favor of a B-2 zoning for this tract of property in question but stated that the property owners would consent to an O-1 zoning instead.

(At this point, Mayor Cisneros returned to the meeting to preside.)

Mr. Grieshaber then spoke of heavy traffic on Sherwood Drive from the businesses nearby, primarily because of the post office sub-station.

Mr. Dan R. Banks, speaking on behalf of his mother who lives at 206 Sherwood Drive, spoke of adverse changes in the makeup of the neighborhood over past years, and of the impact of business uses on area properties, including attendant heavy traffic and instances of crime in the area. He then briefly outlined the joint effort of a number of neighbors to have their property rezoned.

Mr. A. M. Aguilar, 214 Greenlawn, asked that the area be kept residential, and spoke against zoning that would allow multi-family intrusion into single-family residential neighborhoods.

Mr. Leo Rodriguez, 127 Greenlawn, spoke against granting B-2 or O-1 zoning, and spoke in favor of maintaining the residential nature of the properties, fearing a domino effect upon other properties in the neighborhood.

Ms. Gerry Faust, 127 Greenlawn, showed a series of color slides of homes and properties in the neighborhood, including traffic.

Mrs. Joan Suarez, 169 Greenlawn, asked the Council to preserve the integrity of the residential neighborhood.

Mr. Grieshaber stated his belief that redevelopment would help the neighborhood.

Mr. Alderete spoke of the situation as a dilemma, noting that while the residential area is traversed by a freeway and bounded by business in some areas, the area was residential and contained homes of good value. He noted that another rezoning case on a nearby property was earlier scheduled to be heard before City Council today, but was postponed. He spoke against the rezoning request.

Mr. Alderete moved to deny the requested rezoning. Ms. Berriozabal seconded the motion.

Ms. Berriozabal spoke against the request and in favor of maintaining the integrity of the neighborhood.

Mrs. Dutmer also spoke against the rezoning, and of the need to preserve neighborhoods.

The motion prevailed by the following vote: AYES: Berriozabal, Webb, Dutmer, Wing, Thompson, Alderete, Harrington, Cisneros; NAYS: None; ABSENT: Eureste, Archer, Hasslocher.

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Case Z84224 was denied.

84-44 Item No. 61, Zoning Case Z84277, was pulled from consideration.

62. CASE Z84313 - to rezone Lot 16, Block 63, NCB 7209, 1019 Fresno Drive, from "B" Residence District to "B-3NA" Business Non-Alcoholic Sales District, located on the northside of Fresno Drive, being 200' east of the intersection of Michigan Avenue and Fresno Drive, having 50' on Fresno Drive and a depth of 132.5'.

The Zoning Commission has recommended that this request of change of zone be denied by the City Council.

No citizen appeared to speak in opposition.

Ms. Berriozabal moved that the requested rezoning be approved. Mr. Wing seconded the motion.

After consideration, the motion, carrying with it the passage of the following Ordinance, prevailed by the following vote: AYES: Berriozabal, Webb, Dutmer, Wing, Thompson, Alderete, Harrington, Cisneros; NAYS: None; ABSENT: Eureste, Archer, Hasslocher.

AN ORDINANCE 59,453

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 16, BLOCK 63, NCB 7209, 1019 FRESNO DRIVE, FROM "B" RESIDENCE DISTRICT TO "B-3NA" BUSINESS DISTRICT, NON-ALCOHOLIC SALES.

* * * *

63. CASE Z84272 - to rezone a 28.597 acre tract of land out of NCB 15724, being further described by field notes filed in the Office of the City Clerk, in the 13500 Block of Lookout Road, from Temporary "R-1" One Family Residence District and "R-5" One Family Residence District to "I-1" Light Industry District, located on the southeast side of Lookout Road, being 2160' southwest of the intersection of Judson Road and Lookout Road, having 1150.70' on Lookout Road and a depth of 945.29'.

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The Zoning Commission has recommended that this request of change of zone be denied by the City Council.

No citizen appeared to speak in opposition.

Mr. Wendell Davis, speaking for the proponent, asked that the petition be amended to call for B-3NA zoning.

Mrs. Dutmer moved that the area be zoned B-3NA. Mr. Harrington seconded the motion.

In response to a question by Mr. Thompson, Mr. Davis described the area and spoke of plans to develop a small business park on the property.

After consideration, the motion, carrying with it the passage of the following Ordinance, prevailed by the following vote: AYES: Berriozabal, Webb, Dutmer, Wing, Thompson, Alderete, Harrington, Cisneros; NAYS: None; ABSENT: Eureste, Archer, Hasslocher.

AN ORDINANCE 59,454

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 A 28.597 ACRE TRACT OF LAND OUT OF NCB 15724, BEING FURTHER DESCRIBED BY FIELD NOTES FILED IN THE OFFICE OF THE CITY CLERK, IN THE 13500 BLOCK OF LOOKOUT ROAD, FROM TEMPORARY "R-1" ONE-FAMILY RESIDENCE DISTRICT AND "R-5" ONE-FAMILY RESIDENCE DISTRICT TO "B-3NA" BUSINESS DISTRICT, NON-ALCOHOLIC SALES.

* * * *

64. CASE Z84266 - to rezone Lot 10, Block 77, NCB 7109, 1402 Lee Hall Street, from "B" Residence District to "B-3R" Restrictive Business District, located southwest of the intersection of Catalina Avenue and Lee Hall Street, having 50' on Lee Hall Street and 120' on Catalina Avenue.

The Zoning Commission has recommended that this request of change of zone be denied by the City Council.

Ms. Berriozabal moved that the zoning request be denied. Mr. Thompson seconded the motion.

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Mr. Adolph Pruneda, the proponent, stated that he was a real estate broker and in need of an O-1 zoning for location of his office on this property.

Mrs. Dutmer made a substitute motion to approve "O-1" zoning for this property. Mr. Alderete seconded the motion.

After consideration, the substitute motion, carrying with it the passage of the following Ordinance, prevailed by the following vote: YES: Berriozabal, Webb, Dutmer, Wing, Thompson, Alderete, Harrington, Cisneros; NAYS: None; ABSENT: Eureste, Archer, Hasslocher.

AN ORDINANCE 59,455

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 10, BLOCK 77, NCB 7109, 1402 LEE HALL STREET, FROM "B" RESIDENCE DISTRICT TO "O-1" OFFICE DISTRICT.

* * * *

65. CASE Z84339 - to rezone Lot 3, Block 1, NCB 10853, 111 E. Palfrey Drive, from "A" Single Family Residence District to "O-1" Office District, located on the northwest side of Palfrey Drive, being 130' northeast of the intersection of Goliad Road and Palfrey Drive, having 60' on Palfrey Drive and a depth of 120'.

The Zoning Commission has recommended that this request of change of zone be denied by the City Council.

Mr. Jesse Lujan, Jr., 111 East Palfrey Drive, stated that he wanted an O-1 zoning for his insurance office.

Mrs. Dutmer noted that the City has received a petition with some 32 names registered in opposition to the rezoning.

Mr. P. J. Pinales, 110 East Palfrey Drive, spoke of the lack of parking facilities in the neighborhood, and stated his opposition to the request.

Mr. Thompson spoke against the rezoning, calling it 'spot-zoning'.

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Mr. Thompson moved to deny the requested rezoning. Mr. Alderete seconded the motion.

Mrs. Dutmer spoke in favor of the request, noting the planned usage for insurance offices only.

The motion to deny the requested rezoning prevailed by the following vote: AYES: Berriozabal, Wing, Thompson, Alderete, Harrington, Hasslocher, Cisneros; NAYS: Webb, Dutmer; ABSENT: Eureste, Archer.

Case Z84339 was denied.

- - -
84-44 Item No. 66, Zoning Case Z84328, was pulled from consideration.
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67. CASE Z84312 - to rezone Lot 6 and 7, Block 16, NCB 16526, in the 2200 Block of Pinn Road, from Temporary "R-1" One Family Residence District to "R-3" Multiple Family Residence District, located on the eastside of Pinn Road, being 250' south of the intersection of Orr Drive and Pinn Drive, having 100' on Pinn Road and a depth of 150'.

The Zoning Commission has recommended that this request of change of zone be approved by the City Council.

No citizen appeared to speak in opposition.

Mr. Thompson moved that the recommendation of the Zoning Commission be approved. Mr. Hasslocher seconded the motion.

After consideration, the motion, carrying with it the passage of the following Ordinance, prevailed by the following vote: AYES: Berriozabal, Webb, Dutmer, Wing, Thompson, Alderete, Harrington, Hasslocher, Cisneros; NAYS: None; ABSENT: Eureste, Archer.

AN ORDINANCE 59,456

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 6 AND 7, BLOCK 16, NCB 16526, IN THE 2200 BLOCK OF PINN ROAD, FROM TEMPORARY "R-1" ONE-FAMILY RESIDENCE DISTRICT TO "R-3" MULTIPLE-FAMILY RESIDENCE DISTRICT.

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68. CASE Z84341 - to rezone Lot 5, NCB 10777, 3103 S. E. Loop 410 Expressway, from "F" Local Retail to "B-3R" Restrictive Business District, located on the eastside of S. E. Loop 410 Expressway, being 220' northeast of the intersection of Sinclair Road and S. E. Loop 410 Expressway, having 153' on S. E. Loop 410 Expressway and a depth of 165'.

The Zoning Commission has recommended that this request of change of zone be approved by the City Council.

No citizen appeared to speak in opposition.

Mrs. Dutmer moved that the recommendation of the Zoning Commission be approved provided that off-street parking is provided and submitted to Traffic Engineering Division for approval. Mr. Webb seconded the motion.

After consideration, the motion, carrying with it the passage of the following Ordinance, prevailed by the following vote: AYES: Perriozabal, Webb, Dutmer, Wing, Thompson, Alderete, Harrington, Lasslocher, Cisneros; NAYS: None; ABSENT: Eureste, Archer.

AN ORDINANCE 59,457

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 5, NCB 10777, 3103 SOUTHEAST LOOP 410 EXPRESSWAY, FROM "F" LOCAL RETAIL DISTRICT TO "B-3R" RESTRICTIVE BUSINESS DISTRICT, PROVIDED THAT OFF-STREET PARKING IS PROVIDED AND SUBMITTED TO THE TRAFFIC ENGINEERING DIVISION FOR APPROVAL.

* * * *

69. CASE Z84347 - to rezone Lot 7, Block 7, NCB 11723, 11206 - 11210 Baywood Drive, from "A" Single Family Residence District to "R-3" Multiple Family Residence District, located on the southeast side of Baywood Drive being 120' southwest of the intersection of Silver Oak Drive and Baywood Drive, having 120' on Baywood Drive and a depth of 150'.

The Zoning Commission has recommended that this request of change of zone be approved by the City Council.

No citizen appeared to speak in opposition.

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Mr. Harrington moved that the recommendation of the Zoning Commission be approved provided that street dedication is given in accordance with Subdivision Regulations if necessary, and parking is provided and submitted to Traffic Engineering Division for approval. Mrs. Dutmer seconded the motion.

After consideration, the motion, carrying with it the passage of the following Ordinance, prevailed by the following vote: AYES: Berriozabal, Webb, Dutmer, Wing, Thompson, Alderete, Harrington, Hasslocher, Cisneros; NAYS: None; ABSENT: Eureste, Archer.

AN ORDINANCE 59,458

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 7, BLOCK 7, NCB 11723, 11206-11210 BAYWOOD DRIVE, FROM "A" SINGLE FAMILY RESIDENCE DISTRICT TO "R-3" MULTIPLE FAMILY RESIDENCE DISTRICT, PROVIDED THAT STREET DEDICATION IS GIVEN IN ACCORDANCE WITH THE SUBDIVISION REGULATIONS IF NECESSARY, AND THAT PARKING IS PROVIDED AND SUBMITTED TO THE TRAFFIC ENGINEERING DIVISION FOR APPROVAL.

* * * *

84-44

PUBLIC HEARING - GVD COMMERCIAL PROPERTIES, INC.

Mayor Cisneros declared the Public Hearing to be open.
No citizen was registered to speak on this matter.
Mayor Cisneros declared the Public Hearing to be closed.
The Clerk then read the following Resolution:

A RESOLUTION NO. 84-44-48

APPROVING PROJECT WITH RESPECT TO CITY OF SAN ANTONIO INDUSTRIAL DEVELOPMENT AUTHORITY INDUSTRIAL DEVELOPMENT REVENUE BONDS (GVD COMMERCIAL PROPERTIES, INC. PROJECT) AND APPROVING RESOLUTION BY CITY OF SAN ANTONIO INDUSTRIAL DEVELOPMENT AUTHORITY PROVIDING FOR THE ISSUANCE OF SUCH BONDS AND DECLARING AN EMERGENCY.

* * * *

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Mr. Thompson moved that the Resolution be approved. Mr. Harrington seconded the motion.

After consideration, the motion, carrying with it the passage of the Resolution, prevailed by the following vote: AYES: Berriozabal, Webb, Dutmer, Wing, Thompson, Alderete, Harrington, Hasslocher, Cisneros; NAYS: None; ABSENT: Eureste, Archer.

84-44 The Clerk read the following Ordinance:

AN ORDINANCE 59,459

AUTHORIZING \$5,476.32 PAYABLE TO DRAK CORPORATION TO COMPLETE PAYMENT FOR EXCAVATION SERVICES AT THE NELSON GARDENS LANDFILL.

* * * *

Mr. Hasslocher moved that the Ordinance be approved. Mrs. Dutmer seconded the motion.

In response to a question by Mr. Thompson, Mr. Frank Kiolbassa, Director of Public Works, briefly explained the proposed Ordinance, including a discussion of the closure of Pearsall Road landfill and current renovation plans for the property. He stated that the City currently is smoothing the soil atop the landfill site and planting vegetation, according to State Health Department standards and requirements. He also discussed the Parks & Recreation Department action plan designed to renovate the site into a City park, for which no funds are yet available.

A brief discussion of future-use commitments on the Pearsall landfill site then took place.

Mr. Thompson asked the Council members for assistance on the City's action plan to develop "Pearsall Park" on the site.

After consideration, the motion, carrying with it the passage of the Ordinance, prevailed by the following vote: AYES: Berriozabal, Webb, Dutmer, Wing, Thompson, Alderete, Harrington, Hasslocher, Cisneros; NAYS: None; ABSENT: Eureste, Archer.

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84-44 Item No. 72, being consideration of a plan for the Tiendas Del Rio project, was pulled from consideration.

84-44 The Clerk read the following Ordinance:

AN ORDINANCE 59,460

DECLARING THE PUBLIC NECESSITY FOR ACQUISITION OF CERTAIN PRIVATELY OWNED REAL PROPERTY FOR PUBLIC PURPOSES FOR THE LOCATION, CONSTRUCTION, IMPROVEMENT, REPAIR AND MAINTENANCE OF CERTAIN PUBLIC FACILITIES IN CONNECTION WITH THE "TIENDAS DEL RIO" URBAN DEVELOPMENT ACTION GRANT PROJECT, AND AUTHORIZING INSTITUTION AND PROSECUTION TO CONCLUSION OF CONDEMNATION PROCEEDINGS TO ACQUIRE SUCH PROPERTY AS CANNOT BE ACQUIRED BY NEGOTIATION.

* * * *

Mrs. Dutmer moved that the Ordinance be approved. Mr. Thompson seconded the motion.

Mr. Louis J. Fox, City Manager, stated that next week a presentation would be given of a model plan for redevelopment of HemisFair Plaza by representatives of Williams Realty Company, Tulsa. He spoke of the City Council review of those plans before the City begins moving into the actual work.

After consideration, the motion, carrying with it the passage of the Ordinance, prevailed by the following vote: AYES: Berriozabal, Webb, Dutmer, Wing, Thompson, Harrington, Hasslocher, Cisneros; NAYS: None; ABSENT: Eureste, Alderete, Archer.

84-44 The Clerk read the following Ordinance:

AN ORDINANCE 59,461

WAIVING ORDINANCE NO. 58880 (STREET CLOSURE NOTIFICATION PROCEDURE) IN CONNECTION WITH THE TIENDAS DEL RIO URBAN DEVELOPMENT ACTION GRANT PROJECT.

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Mrs. Dutmer moved that the Ordinance be approved. Mr. Wing seconded the motion.

Mrs. Dutmer urged Mayor Cisneros, as a member of the City Water Board trustees, to do what he could to have the old Fairmount Hotel site used by the City Water Board, perhaps as a complement to nearby St. Paul's Square.

In response to a question by Ms. Berriozabal, Mr. Frank Kiolbassa, Director of Public Works, spoke of proposed permanent closures on Bonnam Street, between Blum and East Commerce Streets, and plans to leave a permanent service lane for the Menger Hotel.

In response to a question by Mr. Thompson, Mr. Kiolbassa spoke of the reasons for curtailing the notification procedures on street-closing, stating that the City is on such a tight time schedule that the standard procedures would take too much time to be feasible.

In response to a question by Mr. Thompson, Mr. Louis J. Fox, City Manager, discussed negotiations underway on the possible move of the old Fairmount Hotel from its current site to another location by the San Antonio Conservation Society.

After consideration, the motion, carrying with it the passage of the Ordinance, prevailed by the following vote: AYES: Berriozabal, Webb, Dutmer, Wing, Thompson, Alderete, Harrington, Hasslocher, Cisneros; NAYS: None; ABSENT: Eureste, Archer.

84-44 The Clerk read the following Ordinance:

AN ORDINANCE 59,462

AUTHORIZING THE CITY MANAGER TO EXECUTE AN AGREEMENT FOR FINANCIAL PARTICIPATION BETWEEN THE CITY OF SAN ANTONIO AND THE EDWARDS UNDERGROUND WATER DISTRICT RELATING TO THE MEMORANDUM OF UNDERSTANDING AND STUDY AGREEMENT FOR SURFACE WATER STUDIES.

* * * * *

Mr. Thompson moved that the Ordinance be approved. Mr. Harrington seconded the motion.

Mr. Karl Wurz stated his belief that the Edwards Underground Water District cannot, in effect, loan the City of San Antonio funds to pay for the City's portion of a surface water study. He then spoke of the district's responsibilities, and stated his belief that state law prohibits this proposed action.

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In response to a question by Mrs. Dutmer, Mr. Lowell Denton, City Attorney, stated that the agreement with Edwards Underground Water District has been reviewed and approved by Ms. Mary Kelly, of the law firm of Fulbright & Jaworski. He further stated that he personally sees no problem with the proposed action.

Mr. Thompson spoke of the state law in question, and stated his belief that the law provided Edwards Underground Water District the authority to enter into such a contract.

After consideration, the motion, carrying with it the passage of the Ordinance, prevailed by the following vote: AYES: Webb, Dutmer, Wing, Thompson, Harrington, Hasslocher, Cisneros; NAYS: Berriozabal; ABSENT: Eureste, Alderete, Archer.

- - -
84-44 TRAVEL AUTHORIZATION: Granted.

Councilwoman Maria Antonietta Berriozabal to travel to Washington, D.C. from September 30, 1984 to October 1, 1984 to attend the National League of Cities-Urban Unemployment Task Force.

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84-44 TRAVEL AUTHORIZATION: Granted.

Councilman Joe Webb to travel to Washington, D.C. from September 27, 1984 to September 30, 1984 to attend the Congressional Black Caucus Annual Legislative Weekend.

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84-44 SWEARING-IN OF MAYOR PRO-TEM BERNARDO EURESTE

City Clerk Norma Rodriguez administered the Oath of Office to incoming Mayor Pro-Tem Bernardo Eureste, and congratulated him.

Mayor Cisneros introduced Mr. Eureste's father and brother, present for the ceremony.

Members of the City Council offered their individual congratulations to Mr. Eureste.

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84-44 APPROACH TO CENTRAL CITY RESIDENTIAL DEVELOPMENT

Mayor Cisneros spoke of his proposal for a major new initiative for City governmental action on this topic, the text of which follows:

"In order to focus our City resources on the critical and nearly inexorable process of neighborhood decline in our older areas, I would like to propose a major new initiative for our City government. It would be characterized by the following elements:

- A. The first element would be a joint effort by City Councilmembers, neighborhood leaders, COPS, the Eastside Alliance, and MCA to identify the poorest blocks in our city, measured by degrees of blight, deteriorated structures, vacant lots, junk cars, and overgrown brush. The number of blocks is openended, but I would suggest 25-50 blocks spread across our Council districts.
- B. A second element would be the amassing of city efforts behind a single point of accountability - a new city department - whose responsibility would be to redevelop the selected blocks. The department would include the capacity to clear lots, demolish structures, take legal action against owners, negotiate with builders to construct housing, secure non-traditional sources of funds, organize volunteer efforts, schedule public works improvements, facilitate temporary relocations, and assist homeowners in rehabilitation of their homes. Project management skills can be focused on our most serious blocks with attention to the human problems, for example, by coordinating with our JTPA manpower programs to accomplish new construction and renovations.
- C. Another element must be to focus sums of money, such as the new HODAG grant, CDBG, bond funds, general fund monies and to re-direct existing departmental resources to make an impact on the selected blocks.

There is a logical rationale for the approach which I suggest. It is a fact that the older areas of our City are showing their age. They were built in the 1920s and 1930s in many cases of wood and other materials which deteriorate over time. There is no bringing them back; in many cases replacement is the only option. To ignore the problem is to watch it become steadily worse. We must make a basic decision as to whether we want to witness the certainty of a deepening chasm between the prosperity of "new" San Antonio and the aging deterioration of "older" San Antonio. What I have proposed is the only approach I can conceive. Our traditional approach to spreading our resources thinly across the entire Southern Sector is not working. We are clearing empty lots, demolishing

vacant units, and fixing streets and drainage, yet our worst areas slid further and further into a nether world of neglect, abandonment and terror.

I ask today for preliminary City Council direction to the City Manager asking him to prepare an organizational plan outlining how such an approach can be made to work."

Mrs. Dutmer moved to accept the Mayor's proposal directing the City Manager to prepare an organizational plan outlining an approach to this proposal. Mr. Webb seconded the motion.

Mayor Cisneros outlined briefly his concept of the proposal, including identification of some 25-50 of the worst City blocks, then City staff action to deal with these conditions over a set period, such as three years. He spoke of the proposal as one oriented to residential areas, mainly, providing neighborhoods with hope that their areas will be renovated, creating such an atmosphere.

Mr. Thompson spoke of the need for community support in order to make this proposal work.

Mayor Cisneros spoke of the effects of renovation in some 100 acres in a very blighted area of New York City, and the involvement of the business community helping to make that effort successful. He stated that he foresees involvement of San Antonio's business community in this effort, as well. He then outlined the need for maintaining a "perk chart" of target locations, with steps in their progress toward renovation.

Mr. Webb spoke of the success of neighborhood cleanup sparked by Mayor Cisneros' concerns and recent action in an east side neighborhood, and spoke of the need for that type of spark to bring many areas of the city back to viability. He also spoke of the demolition of several dilapidated east side structures recently.

Mr. Wing spoke of the need to have a legal expert as part of a proposed new City department to deal with this effort, and also spoke in support of utilizing the expertise of San Antonio Development Agency in renewal efforts, noting that the effort would take a long time.

Mrs. Dutmer spoke to the legal delays inherent in demolishing dilapidated structures.

Ms. Berriozabal noted that the program would focus all the City's forces on one area of need, at a time.

Mr. Harrington spoke in favor of the idea, but voiced his concern that the City would need to sell the idea to the entire community in order to make it work. He spoke of the need for the project to have support of the business community, and the need to be cost-effective.

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Mr. Eureste spoke of recent actions of the Council's Housing Task Force designed to bring more areas into the Select Housing Target Areas, and also spoke of the process of selection, clearing and renovation of areas, and of redeveloping sectors of the city. He also spoke of problems found in relocating persons from a blighted area, and returning them once the area is renovated. He stated his belief that SADA could perform the job proposed for a suggested new City department in this proposal, since that entity performs much the same role, already.

Mr. Louis J. Fox, City Manager, stated that his staff would review the current process being utilized by the City, as part of the recommended study by his office. He stated that the City might have to either change its priorities or add to the present effort, and asked that Mr. Winston Martin, Executive Director, SADA, be included in the study effort.

Mayor Cisneros noted that members of the Council have raised valid points of concern that need to be addressed, and then spoke of the fact that many areas of the city need help, in addition to the downtown area. He spoke of the need for the City to provide the necessary spark to begin renovation of needed areas.

Mrs. Dutmer spoke of the need to proceed with caution with the City's use of the power of eminent domain.

Mr. Fox stated that he felt that he could provide the Council with a report on this matter by October 25.

The motion prevailed by the following vote: AYES: Berriozabal, Webb, Dutmer, Wing, Eureste, Thompson, Harrington, Cisneros; NAYS: None; ABSENT: Alderete, Archer, Hasslocher.

4-44 The meeting was recessed at 4:40 P.M. for an executive session, reconvening for Citizens to be Heard.

4-44

CITIZENS TO BE HEARD

MR. DANIEL ACOSTA

Mr. Daniel Acosta, 1000 Jackson Keller #279, spoke to the Council expressing his concerns with the agency, Centro del Barrio. He then posed several questions to the Council on the administration of this agency and their job hiring practices. He also stated that there is a need to investigate this agency. He presented a petition signed by employees and residents of the area served by Centro del Barrio, a copy of which is on file with the papers of this meeting.

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The Council concurred with Mr. Wing's request that the staff review this matter.

* * * *

MRS. DOLORES CONROY

Mrs. Dolores Conroy, National Association of Social Workers, spoke to the City Council about their upcoming National Association of Social Workers/Texas State Convention to be held in San Antonio. She stated that they expect about 400 to 600 participants from around the state. These registrants are professional social workers from a variety of agencies and settings. Mrs. Conroy also stated that one of San Antonio's own social workers, Ms. Helen Austin, had been named Social Worker of America. She then introduced Ms. Austin and other social workers who were present in the Council Chamber.

Several Councilmembers commended the social workers present in the audience for the services they perform throughout the community and congratulated Ms. Austin for this most worthy accomplishment.

* * * *

MRS. BARBARA THOMAS

Mrs. Barbara Thomas, Fox Run Apartments, #1106, presented a petition to the City Council stating the need for 500 more police officers. She then inquired as to the money that will be paid to the new Assistant Police Chiefs she has been reading about in the newspaper and asked about the funding source for this money. She then also expressed concern about the five or six additional chiefs to be hired. She also stated that the new chiefs would not have to go through any testing procedures.

Mr. Webb explained that the two additional police chiefs' positions have already been approved for this new fiscal year.

Mr. Marcus Jahns, Assistant City Manager, stated that they will review Mrs. Thomas' concerns and report back to the Council.

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84-44 The Clerk read the following Letter:

September 12, 1984

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

The following petition was received in my office and forwarded to the City

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Manager for investigation and report to the City Council.

September 10, 1984

Petition submitted by Mr. Allan B. Polunsky requesting annexation by the City of San Antonio of 10.830 and 11.568 acres out of the Mathias Goll Survey No. 352 and further described by field notes filed with his petition.

* * * *

/s/Norma S. Rodriguez
City Clerk

There being no further business to come before the Council the meeting was adjourned at 6:25 P.M.

A P P R O V E D

Henry Cisneros
M A Y O R

ATTEST: *Norma S. Rodriguez*
C i t y C l e r k