

SPECIAL MEETING OF THE CITY COUNCIL  
OF THE CITY OF SAN ANTONIO HELD IN  
THE COUNCIL CHAMBER, CITY HALL, ON  
MONDAY, MARCH 13, 1972.

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The Special Meeting of the City Council to consider possible annexation was called to order by presiding officer, Mayor John Gatti, with the following members present: HABERMAN, HILL, MENDOZA, GARZA, PADILLA, GATTI; Absent: BECKER, HILLIARD, NAYLOR.

72-12 Mayor Gatti stated this was not a public hearing on annexation, but rather to be a presentation by the staff on possible annexation. If the Council decides to go ahead with annexation, a public hearing will be held on April 6, 1972. The Mayor then asked City Manager Henckel to proceed with his presentation of the proposed annexation and its costs.

A book entitled Annexation Analysis, prepared by the Planning Department which has been updated to include the estimated costs for minimum services to the areas to be considered for annexation, was presented to each member of the Council. The analysis does not include the costs of acquiring private utilities.

Mr. Don Taylor of the Planning Department stated that the areas under consideration encompass an estimated 71 square miles. This total area must be reduced to 59 square miles which is what the City can legally annex this calendar year. The area can be reduced by 1½ square miles because of petitions for annexation. This leaves 69½ square miles from which 10½ square miles must be eliminated.

Mr. Taylor explained that the initial capital expenditure (unbonded) would total \$2,720,036. The total long range capital expenditures would be \$4,139,675.

He then reviewed the capital expenditures, operating costs and revenues for the fiscal year 1972-73, which is as follows:

Revenue: Property, Sales Tax and other	\$ 5,396,621.00
Expenditures: Fire, Police, Public Works, Parks & Recreation, and other Departments	2,739,206.00
Net Gain:	2,657,415.00
Less initial capital expenditures:	<u>-2,720,036.00</u>
Deficit for year:	(62,621.00)

Mr. Taylor then recommended for elimination, from the proposed annexation, areas listed as 13B, 14A, 8A, 8B and 8C, which would reduce the total for annexation to approximately 56 3/4 square miles.

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City Manager Henckel stated that approximately six months ago he mentioned that he would recommend that the zoning ordinance be amended so that property that has been platted and approved by the Planning and Zoning Commission at the time of annexation would come in zoned according to platting. The reason for the recommendation being that the same board would hear the same case and then hear zoning on the same property. This would eliminate the zoning step.

Mr. Henckel added that at the time a master plan for annexation is adopted that the City keep it current so that a developer would know the schedule of when that property is to be annexed. If the property is not zoned, they could make application for zoning so that it would be handled concurrently with annexation.

The City Manager then spoke concerning franchises for operating water and sewer systems. The City could consider a policy different to what it has at this time. Each private utility could be looked at on its own merits. The City could do this under the provisions of the City Charter. He will have a legal opinion on this possibility. Such a policy would do two things. One, it would prevent private utilities from operating without a franchise and would give the City an opportunity to work out a contract that would be equitable both to the utility and the City. The City would know the capital costs if it had to acquire the utility upon annexation. Two, it would require utilities to amortize the utility over a certain period of time. It would insure the City that at some point all utilities would be owned by the City as well as give the City control over water rates to be charged by private utilities. This could be one solution to the matter of the tremendous costs that are involved in acquiring private utilities.

On water control and improvement districts, the Law provides the City will assume all obligations upon annexation.

Mr. Mel Sueltenfuss, Assistant Director of Public Works, presented each member of the Council with a copy of the projected sanitary sewer expense based on a cost of \$300 to \$600 per connection for purchase of private systems. If the sewer lines could be purchased at \$300 per connection, the total long range capital outlay would be \$4,432,000. Initial capital outlay would be \$294,400, annual operating expenses \$426,065, annual debt service \$399,900, developer refund \$193,816, for a total cost for the first year of \$1,314,181.

If the cost to acquire the sewer lines were to be \$600 per connection, the long range capital outlay would be \$7,932,000, with the annual debt service of \$749,900. The expenses would come out of the Sewer Revenue Fund. Any deficit will have to come from the General Fund.

Councilman Hill asked that the staff prepare an estimate on costs of acquiring private utilities.

The City Manager stated that the best that can be done would be in the form of a "guesstimate" as it is hard to say what the acquisition price will be.

The City Manager commented that if the Council wants to go ahead with an annexation program it will have to act soon if the properties are to be placed on the tax roll for the tax year beginning June 1, 1972.

The following schedule must be followed.

March 16, 1972	Decide what is to be annexed.
March 23, 1972	Pass Ordinances setting time, date and place of Public Hearing.
April 6, 1972	Hold Public Hearing.
April 20, 1972	First reading of Annexation Ordinances.
May 25, 1972	Second and final reading of Annexation Ordinances.

During this annexation procedure, the Council can delete territory from the annexation ordinance but territory cannot be added or substituted.

City Manager Henckel stated that if annexation takes place, the Tax Office will have the reappraisal staff, and additional staff to be hired, ready to start the job of appraising in order to assure getting the properties on the tax roll in time.

Councilman Hill stated he thought the City should be prepared to say specifically what minimum services will be given the annexed areas immediately upon annexation.

Mr. Genaro Cano, representing the Meadow Clift Community, upon being advised that the area was included in the annexation plans, stated that the people in the area are against annexation.

The Mayor advised Mr. Cano that the Public Hearing will be held on April 6, 1972.

Sergeant William J. Paschall, 4850 Castle Sword, stated he represented 300 people in the Camelot Park Village area. They do not have a formal organization. When the matter of annexation came up, they got together and are interested in becoming part of the City but want to know more about it.

The Mayor stated that he could discuss this with the City Manager as well as attend the Public Hearing on April 6, 1972.

There being no further business to come before the Council, the meeting adjourned at 9:30 A. M.

ATTEST:

*A. S. S. S.*  
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*John M. ...*  
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