

REGULAR MEETING OF THE CITY COUNCIL
OF THE CITY OF SAN ANTONIO HELD IN
THE COUNCIL CHAMBER, CITY HALL, ON
THURSDAY, FEBRUARY 25, 1971.

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The meeting was called to order at 9:30 A. M. by the presiding officer, Mayor W. W. McAllister, with the following members present: McALLISTER, CALDERON, BURKE, JAMES, HABERMAN, NIELSEN, TREVINO, HILL, TORRES; Absent: NONE.

71-8 The invocation was given by Reverend James Karagas, St. Sophia Greek Orthodox Church.

The minutes of the meeting of February 18, 1971, were approved.

71-8 The following Ordinances were read by the Clerk and explained by Purchasing Agent, John Brooks, and after consideration, on motion made and duly seconded, were each passed and approved by the following vote: AYES: McAllister, Calderon, Burke, James, Haberman, Nielsen, Trevino, Hill, Torres; NAYS: None; ABSENT: None.

AN ORDINANCE 39,270

ACCEPTING THE LOW BID OF ACME BRICK
COMPANY TO FURNISH THE CITY WITH PAVING
BRICK FOR A PERIOD TERMINATING JULY 1,
1972.

* * * *

AN ORDINANCE 39,271

ACCEPTING THE LOW BIDS OF THE AMERICAN
HOSPITAL SUPPLY AND TERRELL SUPPLY
COMPANY TO FURNISH THE CITY WITH CERTAIN
ITEMS OF HOSPITAL EQUIPMENT AND SUPPLIES
FOR A TOTAL OF \$3,229.47.

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71-8 Item No. 3 on the agenda, being an Ordinance accepting the qualified bid of the Fox Photo to furnish the City of San Antonio, Model Cities, with certain photographic equipment for a net total of \$1,229.26, was withdrawn from consideration at the request of the City Manager.

71-8 The following Ordinance was read by the Clerk and explained by Purchasing Agent, John Brooks, and after consideration, on motion of Mr. Hill, seconded by Rev. James, was passed and approved by the following vote: AYES: McAllister, Calderon, Burke, James, Haberman, Nielsen, Trevino, Hill, Torres; NAYS: None; ABSENT: None.

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AN ORDINANCE 39,272

ACCEPTING THE LOW BID OF COOPER EQUIPMENT COMPANY TO FURNISH THE CITY WITH ONE TRACTOR - BACKHOE/LOADER FOR A NET TOTAL OF \$7,599.84.

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71-8 The following Ordinances were read by the Clerk and explained by Tom Raffety, Aviation Director, and after consideration, on motion made and duly seconded, were each passed and approved by the following vote: AYES: McAllister, Calderon, Burke, James, Haberman, Nielsen, Trevino, Hill, Torres; NAYS: None; ABSENT: None.

AN ORDINANCE 39,273

MANIFESTING AN AGREEMENT WITH PHILIP POLICE, A PRIVATE INDIVIDUAL, TO AMEND AND EXTEND THE PRESENT LEASE AGREEMENT OF CERTAIN SPACE IN THE PUBLIC TERMINAL BUILDING AT INTERNATIONAL AIRPORT.

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AN ORDINANCE 39,274

MANIFESTING AN AGREEMENT WITH COMMUTER AIRLINES OF TEXAS, INC., D/B/A AIR TEXAS TO TERMINATE THE PRESENT LEASE OF CERTAIN SPACE IN THE SAN ANTONIO INTERNATIONAL AIRPORT MAIN TERMINAL BUILDING.

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AN ORDINANCE 39,275

MANIFESTING AN AGREEMENT WITH MELBA AYLESWORTH, TO EXTEND THE PRESENT LEASE AGREEMENT OF CERTAIN BUILDING SPACE AT STINSON MUNICIPAL AIRPORT FOR A PERIOD OF ONE YEAR.

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71-8 Ordinance 39,276 - Void.

71-8 The following Ordinance was read by the Clerk and explained by Tom Raffety, Aviation Director, and after consideration, on motion of Mr. Hill, seconded by Mr. Trevino, was passed and approved by the following vote: AYES: McAllister, Calderon, Burke, James, Haberman, Nielsen, Trevino, Hill, Torres; NAYS: None; ABSENT: None.

AN ORDINANCE 39,277

MANIFESTING AN AGREEMENT WITH CONTINENTAL AIR LINES, INC., TO AMEND THE PRESENT LEASE AGREEMENT OF CERTAIN SPACE IN THE PUBLIC TERMINAL BUILDING AT INTERNATIONAL AIRPORT, TO INCLUDE ADDITIONAL SPACE.

* * * *

71-8 The Clerk read an Ordinance granting permission to C. Hector Cervantez to construct an eight-foot high security fence on both sides of his property located at 5533 Calistoga, as recommended by the Director of Housing and Inspections.

Mr. George Vann, Director of Housing and Inspections, explained that Mr. Cervantez wished to install the fence along the rear property lines for security purposes, as he has experienced vandalism and thefts to a building in the back yard. He added there are no objections from the neighbors to the installation of this fence.

Councilman Torres asked that action be postponed for one week and that Mr. Vann furnish the Council a map of the surrounding area.

This was agreeable to the Council and action was postponed for one week.

71-8 The Clerk read the following Ordinance:

AN ORDINANCE 39,278

SETTING A DATE, TIME AND PLACE FOR A PUBLIC HEARING ON THE PROPOSED ANNEXATION OF 3.829 ACRES OF LAND BY THE CITY OF SAN ANTONIO AND AUTHORIZING AND DIRECTING THE CITY MANAGER TO PUBLISH NOTICE OF SUCH PUBLIC HEARING.

* * * *

Mr. J. H. Wilkerson, Acting Planning Director, explained that the property is located at the southwest corner of the intersection of Vance-Jackson Road and Shenandale. It is known as Shenandoah Unit 11 and is owned by Our Savior Lutheran Church, who requested the annexation.

Councilman Torres said that annexing such a small piece of property would be creating another broken line in the City's boundary. The Council was to discuss annexation policy at the informal session this morning, but time precluded this. He felt the Council should look into this as soon as possible.

Dr. Calderon stated that it would be better, when such a case comes up, if the Council is shown a map clearly delineating the property to be annexed in relation to the City Limits. The Council could then consider the annexation on the basis of the request of the property owner, as well as on the basis of the City taking unilateral action on other adjacent properties even though not part of the request. This policy would be that of the City Council taking the initiative in those areas not only showing growth, but also in areas showing potential growth.

The Council could take in unilaterally sufficient land to make a uniform City boundary, with the understanding that within a year or two development will take place within the area annexed.

Dr. Calderon said there was another larger annexation to be considered this morning and suggested that action on both be deferred for one week.

Councilman Torres agreed with Dr. Calderon that action should be postponed on the two proposed annexations. He then made a motion that the Council, as a matter of policy, instruct the City Manager that when a request is made for annexation of an individual tract, which is a small part of a larger tract, that he give the Council a report on why it is being left out and that he recommend taking in additional areas where it would even out the City's boundary. The motion was seconded by Dr. Calderon.

Councilman Burke asked that the other annexation on the agenda be discussed before any action is taken.

The Clerk read the following Ordinance:

AN ORDINANCE 39,279

SETTING A DATE, TIME AND PLACE FOR A
PUBLIC HEARING ON THE PROPOSED
ANNEXATION OF 90.726 ACRES OF LAND
BY THE CITY OF SAN ANTONIO AND
AUTHORIZING AND DIRECTING THE CITY
MANAGER TO PUBLISH NOTICE OF SUCH
PUBLIC HEARING.

* * * *

Mr. J. H. Wilkerson, Acting Planning Director, explained that the property is owned by Mr. John Newman and Mr. J. R. Straus. It is located at the northwest corner of I. H. 10 and Wurzbach Road.

City Manager Henckel advised this land was one of the pockets previously created. In this annexation, the staff picked up three additional little areas not included in the application, because they would have formed three additional pockets. This action will close up the pocket on the east side of I. H. 10 and Wurzbach Road. He recommended the Council, at this time, proceed with this annexation. In the meantime, he would commence to work out a plan to eliminate small pockets of land.

Councilman Burke spoke against any delay on these annexations, as all that is being done is setting a date of March 11, 1971, for a public hearing. If there is any additional information, it can be presented before the annexation takes place.

After discussion, on roll call, Mr. Torres' motion prevailed by the following vote: AYES: McAllister, Calderon, Burke, James, Haberman, Nielsen, Trevino, Hill, Torres; NAYS: None; ABSENT: None.

Mr. Burke then made a motion to adopt Ordinance 39,278 pertaining to 3.829 acres of land. Seconded by Mr. Torres, the Ordinance was passed and approved by the following vote: AYES: McAllister, Calderon, Burke, James, Haberman, Nielsen, Trevino, Hill, Torres; NAYS: None; ABSENT: None.

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Mr. Torres then made a motion to adopt Ordinance 39,279 pertaining to 90.726 acres of land. Seconded by Mr. Hill, the Ordinance was passed and approved by the following vote: AYES: McAllister, Calderon, Burke, James, Haberman, Nielsen, Trevino, Hill, Torres; NAYS: None; ABSENT: None.

71-8 The following Ordinance was read by the Clerk and explained by Mr. Jim Gaines, Director of HemisFair Plaza, and after consideration, on motion of Mrs. Haberman, seconded by Mr. Hill, was passed and approved by the following vote: AYES: McAllister, Calderon, Burke, James, Haberman, Nielsen, Trevino, Hill, Torres; NAYS: None; ABSENT: None.

AN ORDINANCE 39,280

MANIFESTING AN AGREEMENT WITH CENTURY SOUVENIR COMPANY TO AMEND THE PRESENT LEASE AGREEMENT FOR THE OPERATION OF THE SOUVENIR CONCESSION AT HEMISFAIR PLAZA AND WITHIN THE TOWER OF THE AMERICAS, TO INCLUDE THE SALE OF FILM.

* * * *

71-8 The Clerk read the following Ordinance:

AN ORDINANCE 39,281

AUTHORIZING THE CITY MANAGER TO ENTER INTO AN AGREEMENT WITH BEXAR COUNTY BOARD OF TRUSTEES FOR MENTAL HEALTH AND MENTAL RETARDATION, FOR A ONE YEAR LEASE OF BUILDING NO. 337 AT HEMISFAIR PLAZA, BEGINNING MAY 1, 1971, WITH A FOUR YEAR OPTION TO RENEW.

* * * *

Mr. Jim Gaines, Director of HemisFair Plaza, stated that this was a lease of the former RCA Building. The rental is \$450.00 per month with the City furnishing utilities. There is a special provision in the lease permitting the lessee to cancel the lease if the Federal grant to fund the administrative offices for the Bexar County Alcoholic Treatment Center does not come through.

After consideration, on motion of Dr. Calderon, seconded by Mrs. Haberman, the Ordinance was passed and approved by the following vote: AYES: McAllister, Calderon, Burke, James, Haberman, Nielsen, Trevino, Hill, Torres; NAYS: None; ABSENT: None.

71-8 The Clerk read the following Ordinance:

AN ORDINANCE 39,282

ACCEPTING THE PROPOSAL OF TEXAS HIGHWAY DEPARTMENT TO SHARE THE COSTS INVOLVED PERTAINING TO CERTAIN TRAFFIC CONTROL WORK IN CONNECTION WITH THE PECAN VALLEY IMPROVEMENT PROJECT AND APPROPRIATING \$6,125.00 OUT OF STREET IMPROVEMENT BONDS IN PAYMENT THEREFOR.

* * * *

Mr. Stewart Fischer, Director of Traffic and Transportation, stated that the costs of installation of traffic signals and channelization modifications at the intersection of U. S. 87 (Rigsby Avenue) and Pecan Valley Drive is estimated at \$12,250.00, with the City paying 50 percent of the costs.

After consideration, on motion of Mr. Hill, seconded by Dr. Nielsen, the Ordinance was passed and approved by the following vote: AYES: McAllister, Calderon, Burke, James, Haberman, Nielsen, Trevino, Hill, Torres; NAYS: None; ABSENT: None.

71-8 The Clerk read the following Ordinance:

AN ORDINANCE 39,283

AMENDING SECTION 38-70 OF THE CITY CODE
PERTAINING TO THE OPERATION OF PARKING
METERS, AND PROVIDING FOR A FINE OF NOT
LESS THAN \$1.00 AND NOR MORE THAN \$200.00
FOR VIOLATION.

* * * *

Mr. Stewart Fischer, Director of Traffic and Transportation, stated that this changes the parking meter holidays to conform with the holidays as established by the Federal Government. The parking meter holidays are: January 1; the last Monday in May; July 4; the first Monday in September; the fourth Thursday in November; and, December 25.

After consideration, on motion of Dr. Nielsen, seconded by Mr. Trevino, the Ordinance was passed and approved by the following vote: AYES: McAllister, Calderon, Burke, James, Haberman, Nielsen, Trevino, Hill, Torres; NAYS: None; ABSENT: None.

71-8 The Clerk read the following Ordinance:

AN ORDINANCE 39,284

GRANTING PERMISSION TO THE SAN ANTONIO
GOLF ASSOCIATION TO STAGE A LADIES'
PROFESSIONAL GOLF TOURNAMENT AT OLMOS
BASIN GOLF COURSE FROM MAY 6TH THROUGH
9TH, 1971.

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Mr. Bob Frazer, Director of Parks and Recreation, stated that the permit calls for the City and the San Antonio Golf Association to share, on a 50-50 basis, the net profits from the tournament, however, the amount payable to the City shall not exceed the sum of \$1,500.00.

After consideration, on motion of Mrs. Haberman, seconded by Mr. Hill, the Ordinance was passed and approved by the following vote: AYES: McAllister, Calderon, Burke, James, Haberman, Nielsen, Trevino, Hill, Torres; NAYS: None; ABSENT: None.

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The Clerk read the following Resolution:

A RESOLUTION
NO. 71-8-73

AUTHORIZING FILING OF AN APPLICATION
TO DEPARTMENT OF HOUSING AND URBAN
DEVELOPMENT FOR GRANT TO ACQUIRE AND
DEVELOP OPEN-SPACE LAND.

* * * *

WHEREAS, Title VII of the Housing Act of 1961, as amended, provides for the making of grants by the Secretary of Housing and Urban Development to States and local public bodies to assist them in the acquisition and development of permanent interests in land for open-space uses where such assistance is needed for carrying out a unified or officially coordinated program for the provision and development of open-space land as part of the comprehensively planned development of the urban area, and

WHEREAS, the City of San Antonio (herein sometimes referred to as "Applicant") desires to acquire Fee Simple Title in and to develop certain land known as Nebraska Street Community Park, which land is to be held and used for permanent open-space land for recreation and open-space use, and

WHEREAS, Title VI of the Civil Rights Act of 1964, and the regulations of the Department of Housing and Urban Development effectuating that Title, provide that no person shall be discriminated against because of race, color, or national origin in the use of the land acquired and/or developed, and

WHEREAS, it is recognized that the contract for Federal grant will impose certain obligations and responsibilities upon the Applicant and will require among other things (1) assurances that families and individuals displaced as a result of the open-space land project are offered decent, safe and sanitary housing, (2) compliance with Federal labor standards, and (3) compliance with Federal requirements relating to equal employment opportunity, and

WHEREAS, adequate open-space land for the locality cannot effectively be provided through the use of existing undeveloped or predominantly undeveloped land, and

WHEREAS, it is estimated that the cost of acquiring said interest will be \$102,750.00, and

WHEREAS, it is estimated that the cost of development of said land will be \$197,250.00, NOW, THEREFORE,

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

SECTION 1. The City Manager is hereby authorized and directed to execute and to file such application with the Department of Housing and Urban Development, to provide additional information and to furnish such documents as may be required by said Department, and to act as the authorized correspondent of the Applicant. A copy of such application is attached hereto and incorporated herein by reference.

- SECTION 2. The proposed acquisition and development is in accordance with plans for the allocation of land for open-space uses, and, should said grant be made, the Applicant will acquire, develop, and retain said land for the use(s) designated in said application and approved by the Department of Housing and Urban Development.
- SECTION 3. The United States of America and the Secretary of Housing and Urban Development be, and they hereby are, assured of full compliance by the Applicant with regulations of the Department of Housing and Urban Development effectuating Title VI of the Civil Rights Act of 1964.
- SECTION 4. The United States of America and the Secretary of Housing and Urban Development be, and they hereby are, assured of full compliance by the Applicant with the Federal labor standards imposed under Title VII of the Housing Act of 1961, as amended.

* * * *

Mr. Bob Frazer, Director of Parks and Recreation, explained that they were making application for funds to acquire and develop land for a park on the east side. He added that they hope to acquire 117 acres, which is suitable for a community park. The City's share of the funds will come from the recent bond issue and if the application is approved, the City will have a park twice as big as proposed in the bond issue.

After consideration, on motion of Mr. Hill, seconded by Rev. James, the Resolution was passed and approved by the following vote: AYES: McAllister, Calderon, Burke, James, Haberman, Nielsen, Trevino, Hill, Torres; NAYS: None; ABSENT: None.

71-8 The Clerk read the following Resolution:

A RESOLUTION
NO. 71-8-74

GIVING NOTICE THAT BIDS WILL BE RECEIVED FOR SELECTION OF A DEPOSITORY FOR FUNDS OF THE CITY OF SAN ANTONIO, FISCAL AGENT FOR THE CITY AND FOR LOANING MONEY TO THE CITY, FOR THE FISCAL YEARS, 1971-72 AND 1972-73.

* * * *

Mr. Art Brown, City Controller, explained the Ordinance and after consideration, on motion of Dr. Calderon, seconded by Mr. Hill, was passed and approved by the following vote: AYES: McAllister, Calderon, Burke, James, Haberman, Nielsen, Trevino, Hill, Torres; NAYS: None; ABSENT: None.

71-8 The following Ordinance was read by the Clerk and explained by Delinquent Tax Attorney, Ted Wagner, and after consideration, on motion of Dr. Calderon, seconded by Mr. Hill, was passed and approved by the

following vote: AYES: McAllister, Calderon, Burke, James, Haberman, Nielsen, Trevino, Hill, Torres; NAYS: None; ABSENT: None.

AN ORDINANCE 39,285

AUTHORIZING THE CITY MANAGER TO EXECUTE QUITCLAIM DEEDS TO CERTAIN PURCHASERS IN CONCURRENCE WITH OTHER TAXING ENTITIES OF PROPERTIES ACQUIRED THROUGH TAX FORECLOSURES AND AUTHORIZING PAYMENT TO OTHER TAXING ENTITIES AND COSTS INCURRED THEREIN.

* * * *

<u>DESCRIPTION</u>	<u>PURCHASER</u>	<u>AMOUNT</u>
Lot 21, Block 27, New City Block 8767	Eugene R. Garcia, et ux	\$1,102.06
Lots 24 and 25, Block 4, New City Block 8743	Richard M. Gamboa	\$ 850.00
Lot 6, Block 2, New City Block 1301	Jess S. Gragg	\$ 300.00
Lot 24, Block 16, New City Block 7757	Eliazar Elias, et ux	\$1,087.59
Lot 92, Block 2, New City Block 11,280	Richard M. Gamboa	\$ 500.00
Lot 9, Block 19, New City Block 1323	Jesse E. Miller, Sr., et ux	\$3,976.21

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71-8 Mayor McAllister was obliged to leave the meeting and Mayor Pro-Tem Calderon presided.

71-8 The following Ordinance was read by the Clerk and explained by Tax Assessor-Collector, Leonard Baker, and after consideration, on motion of Mr. Hill, seconded by Mr. Trevino, was passed and approved by the following vote: AYES: Calderon, Burke, James, Haberman, Nielsen, Trevino, Hill, Torres; NAYS: None; ABSENT: McAllister.

AN ORDINANCE 39,286

GRANTING TAX EXEMPTION OF CERTAIN PROPERTIES OWNED BY VARIOUS RELIGIOUS AND CHARITABLE ORGANIZATIONS (WHEATLEY HEIGHTS BAPTIST CHURCH, PLAYGROUND AND OUTSIDE ACTIVITIES, IN NEW CITY BLOCK 10712; SANTA ROSA MEDICAL CENTER, PARKING AREA, IN NEW CITY BLOCK 341; UNIVERSITY PARK BAPTIST CHURCH, PARSONAGE, IN NEW CITY BLOCK 13168;

SAN ANTONIO CONGREGATION OF JEHOVAH'S WITNESSES (RIVERSIDE UNIT), CHURCH AND PARKING LOT, IN NEW CITY BLOCK 9484; BIBLE BAPTIST CHURCH, CLASSROOMS AND STORAGE, IN NEW CITY BLOCK 9312; SISTERS OF THE APOSTOLATE OF THE BLESSED SACRAMENT, NURSERY SCHOOL, IN NEW CITY BLOCK 1011; AND, MT. MORIAH BAPTIST CHURCH, CHURCH, IN NEW CITY BLOCK 10303).

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71-8 The following Ordinances were read by the Clerk and explained by Land Division Chief, W. S. Clark, and after consideration, on motion made and duly seconded, were each passed and approved by the following vote: AYES: Calderon, Burke, James, Haberman, Nielsen, Trevino, Hill, Torres; NAYS: None; ABSENT: McAllister.

AN ORDINANCE 39,287

CLOSING AND ABANDONING PORTION OF CLINTON STREET BETWEEN THE NORTH LINE OF SOUTHCROSS BOULEVARD AND THE SOUTH LINE OF BERLIN AVENUE, BETWEEN BLOCK 39, NEW CITY BLOCK 7983 AND BLOCK 49, NEW CITY BLOCK 7982 AND AUTHORIZING A QUITCLAIM DEED TO DOMINGO P. HERNANDEZ AND WIFE, ANGELA HERNANDEZ, FOR A CONSIDERATION OF \$2,000.00.

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AN ORDINANCE 39,288

APPROPRIATING \$1,530.00 OUT OF STREET IMPROVEMENT BONDS FOR USE OF CERTAIN PROPERTY IN CONNECTION WITH BOYER STREET EXTENSION; APPROPRIATING \$19,790.00 OUT OF NORTH EXPRESSWAY BONDS TO ACQUIRE TWO PARCELS OF LAND; AUTHORIZING AN EXCHANGE OF ACREAGE AND A LEASE AGREEMENT PERTAINING TO THE MITCHELL LAKE BRUSH INCINERATOR SITE.

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71-8 Mayor McAllister returned to the meeting and presided.

71-8 The Clerk read the following Ordinance:

AN ORDINANCE 39,289

AUTHORIZING A FIVE YEAR AGREEMENT WITH THE URBAN RENEWAL AGENCY FOR RENTAL OF SPACE IN THE WELFARE

BUILDING AT 424 SOUTH LAREDO STREET
AT A MONTHLY CASH RENTAL OF \$415.95
PLUS THE VALUE OF CERTAIN IMPROVEMENTS
AND REPAIRS TO BE MADE BY THE AGENCY.

* * * *

Mr. W. S. Clark, Land Division Chief, explained that the Urban Renewal Agency is in need of additional office space. The City has vacant space in the Graham Building at 424 South Laredo Street, which is partially occupied by the City Welfare Department. The City is providing 3,892 square feet at a monthly rental of \$415.95. The Urban Renewal Agency will spend approximately \$21,843.00 to improve the property to make it suitable for use.

After consideration, on motion of Mrs. Haberman, seconded by Dr. Calderon, the Ordinance was passed and approved by the following vote: AYES: McAllister, Calderon, Burke, James, Haberman, Nielsen, Trevino, Hill, Torres; NAYS: None; ABSENT: None.

71-8 The Clerk read the following Ordinance:

AN ORDINANCE 39,290

CLOSING AND ABANDONING PORTIONS OF
COSGROVE STREET AND CHANNING STREET
AND AUTHORIZING A QUITCLAIM DEED TO
THE SAN ANTONIO INDEPENDENT SCHOOL
DISTRICT.

* * * *

Mr. W. S. Clark, Land Division Chief, explained the closing of the streets, which will be quitclaim to the school district for a consideration of \$1.00, in accordance with past policy of granting rights-of-way to the school district for a nominal consideration. The request to close the streets was circulated to all City Departments and outside agencies and there are no objections to the action. Only the Planning Commission has approved the closing of the streets on the condition that proper replatting be accepted by the Commission prior to delivery of the deed. The school district owns all the property abutting the streets to be closed and they plan to use it as a recreational area.

After consideration, on motion of Mr. Hill, seconded by Mr. Burke, the Ordinance was passed and approved by the following vote: AYES: McAllister, Calderon, Burke, James, Haberman, Nielsen, Trevino, Hill, Torres; NAYS: None; ABSENT: None.

71-8 The Clerk read the following Ordinance:

AN ORDINANCE 39,291

AUTHORIZING THE CITY MANAGER TO SUBMIT
AN APPLICATION TO THE UNITED STATES
DEPARTMENT OF COMMERCE, ECONOMIC
DEVELOPMENT ADMINISTRATION, FOR

DESIGNATION OF SAN ANTONIO AS A
REDEVELOPMENT AREA UNDER THE SPECIAL
IMPACT PROVISIONS OF THE PUBLIC
WORKS AND ECONOMIC DEVELOPMENT ACT
OF 1965.

* * * *

Mr. Bob Macdonald, Intergovernmental Coordinator, stated there is one such project to be funded in this area and San Antonio has a 50-50 chance to get it, as the Government would like to fund at least one Urban project. If approved, it will benefit the City by making money available as a direct grant in lieu of paying back part of it or sharing the cost of the project. It will also provide venture capital and make interest payments easier.

Mr. Torres stated that an effort was made by a number of people two years ago to get such a project approved. He commended Mr. Macdonald for work done in this area and coming up with the application, which it appears will be approved.

Mr. Torres then made a motion that the Ordinance be adopted. Seconded by Mr. Hill, the Ordinance was passed and approved by the following vote: AYES: McAllister, Calderon, Burke, James, Haberman, Nielsen, Trevino, Hill, Torres; NAYS: None; ABSENT: None.

71-8 The following Ordinance was read by the Clerk and explained by Mr. Mel Sueltenfuss, Assistant Director of Public Works, and after consideration, on motion of Mr. Hill, seconded by Mr. Trevino, was passed and approved by the following vote: AYES: McAllister, Calderon, Burke, James, Haberman, Nielsen, Trevino, Hill, Torres; NAYS: None; ABSENT: None.

AN ORDINANCE 39,292

APPROPRIATING \$96,251.39 OUT OF SEWER
REVENUE FUNDS PAYABLE TO SAN ANTONIO
RIVER AUTHORITY CONSTITUTING THE
CITY'S SHARE OF THE COST INVOLVED OF
RELOCATING SEWERS ON MARTINEZ CREEK.

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71-8 The Clerk read the following Ordinance:

AN ORDINANCE 39,293

AMENDING THE CURRENT BUDGET BY
AUTHORIZING FIVE (5) ADDITIONAL
WRECKER DRIVER POSITIONS IN THE
VEHICLE STORAGE ACTIVITY OF THE
POLICE DEPARTMENT.

* * * *

Police Chief George Bichsel, Associate Manager of Public Safety, stated that these additional men will operate wreckers, which

the City already owns. This will enable the Police Department to provide wrecker service on a 24-hour basis. They will change flat tires and provide hot charges for weak batteries. They will also tow in disabled police vehicles and be used as back-up to bring in cars parked in restricted areas and abandoned cars. This is agreeable with the existing contractor, who furnishes emergency wrecker service for the City.

After consideration, on motion of Mr. Hill, seconded by Mr. Trevino, the Ordinance was passed and approved by the following vote: AYES: McAllister, Calderon, Burke, James, Haberman, Nielsen, Trevino, Hill, Torres; NAYS: None; ABSENT: None.

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71-8 The Clerk read the following Ordinance:

AN ORDINANCE 39,294

AMENDING THE CURRENT PAY PLAN PERTAINING
TO THE HEALTH DEPARTMENT BY INCREASING
THE SALARY RANGES OF FIVE (5) PUBLIC
HEALTH POSITIONS.

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Mr. Clyde C. McCollough, Jr., Personnel Director, stated that in the past year or so, the City has had some problems in recruiting and retaining Public Health Nurses. At Dr. Ross' request, the Personnel Department made a wage study of County and Health Departments in Texas and School Districts in San Antonio. This study reveals that San Antonio has fallen behind once again in this area. This ordinance should put the Public Health Nurses' wage scale in good shape once again.

After consideration, on motion of Mrs. Haberman, seconded by Dr. Calderon, the Ordinance was passed and approved by the following vote: AYES: McAllister, Calderon, Burke, James, Haberman, Nielsen, Trevino, Hill, Torres; NAYS: None; ABSENT: None.

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71-8 The Clerk read an Ordinance authorizing the City Manager to execute a Quitclaim Deed of one parcel of property valued at \$124,150.00, from the City to the Urban Renewal Agency of the City of San Antonio.

Mr. M. Winston Martin, Executive Director of the Urban Renewal Agency, stated this was a culmination of action taken by the City Council in 1967 following public hearings before the Planning Commission and City Council. On a map, he showed the part being taken off of Columbus Park and deeded to the Urban Renewal Agency. He described the area being dedicated to the Park by the Urban Renewal Agency, which is larger than the area being deeded to the Agency. The rest of the property being taken out of the Park is for right-of-way for the realignment of the approach to the expressway and does not involve resale to private enterprise.

Mr. Martin showed sketches prepared by Mr. Tom Keeter, Landscape Architect, who is doing the redevelopment of the Park. The Urban Renewal Agency has met with the Christopher Columbus Society, who has evidenced concern regarding loss of parking, as a result of the closing of San Saba Street. The architect and planners for the

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area were instructed to look to the matter of providing the parking lost by the closing of the street by having head-in parking on the remaining streets, as part of the parking design. The Urban Renewal Agency is selling, to the Christopher Columbus Society, a parking lot adjacent to their present parking lot, which would provide 15 to 20 parking spaces. In addition, by design, the apartment development will have head-in parking rather than parallel parking on the street. This adds the number of parking spaces lost by the closing of San Saba Street.

Mr. Martin said they were also working with the State Highway Department in letting them permit the Urban Renewal Agency to have additional access along the right-of-way of their interchange, so that the Christopher Columbus Society will have an exit out of the parking lot, out of the area, which they do not have at the present time.

City Attorney Walker reviewed the previous action taken by the Council and Planning Commission and advised that since a public hearing was had in 1967 another public hearing on this matter was not required.

Mr. Louis Rizzo, President of the Christopher Columbus Italian Society and also representing the St. Francisco DiPaola Church, said the Society entered into negotiations with the Urban Renewal Agency to acquire a small tract of land adjacent to their parking lot. It was known other developments were planned in the area. It was thought that the developments would take into consideration the Society's position. However, in meetings with Urban Renewal Agency staff, it was found that San Saba Street will be closed and Morales Street will be closed from Columbus to Santa Rosa Street. There will be no on-street parking on Columbus Street. Morales Street will be used only for ingress and egress for the apartment project on the west side of the Park. The Society has considered the matter from the view of apartment residents and the street will be nothing but a driveway for the apartments. The Church will have no parking unless they park in the Society's parking lot. They have large functions in the hall. He could not conceive residents of the apartments trying to get in and out with the traffic congestion, which will be created. While the plan is to help traffic in general, he did not see how it was to benefit the area in question, as they are being isolated. He asked the Council to delay action until further study is made.

After consideration, Mr. Torres made a motion that action be postponed and that the matter be considered at the informal session on March 4 at 8:30 A. M., at which time, interested parties and staff members are to be present. Seconded by Dr. Calderon, the motion prevailed by the following vote: AYES: McAllister, Calderon, Burke, James, Haberman, Nielsen, Trevino, Hill, Torres; NAYS: None; ABSENT: None.

71-8 The following Ordinances were read by the Clerk and explained by City Manager Henckel and after consideration, on motion made and duly seconded, were each passed and approved by the following vote: AYES: McAllister, Calderon, Burke, James, Haberman, Nielsen, Trevino, Hill, Torres; NAYS: None; ABSENT: None.

AN ORDINANCE 39,295

MANIFESTING A CONTRACT WITH BEXAR COUNTY WHEREBY THE CITY IS TO RECEIVE \$100,000.00 FROM THE COUNTY IN TWELVE EQUAL INSTALLMENTS BEGINNING IN FEBRUARY, 1971 AS IT'S CONTRIBUTION TO SUPPORT THE FOOD STAMP PROGRAM AND THE CITY IS TO PARTICIPATE IN THE AMOUNT OF \$200,000.00 FOR THE PERIOD ENDING JANUARY 31, 1972.

* * * *

AN ORDINANCE 39,296

AMENDING THE BUDGET BY AUTHORIZING A TRANSFER OF FUNDS IN THE AMOUNT OF \$12,000.00 TO PROVIDE THE ADDITIONAL AMOUNT NEEDED FOR THE CITY'S SHARE OF THE FOOD STAMP PROGRAM FOR THE PERIOD ENDING JULY 31, 1971.

* * * *

71-8 The following Ordinance was read by the Clerk and after consideration, on motion of Mr. Hill, seconded by Mr. Trevino, was passed and approved by the following vote: AYES: McAllister, Calderon, Burke, James, Haberman, Nielsen, Trevino, Hill, Torres; NAYS: None; ABSENT: None.

AN ORDINANCE 39,297

GRANTING ALL CITY POLICEMEN, FIREMEN AND HOURLY-PAID EMPLOYEES AN ADDITIONAL FIVE (5) PERCENT PAY RAISE, RETROACTIVE TO FEBRUARY 6, 1971 AND PROVIDING FUNDING OF THE SAME IN THE CURRENT BUDGET.

* * * *

71-8 The Clerk read the following Ordinances:

AN ORDINANCE 39,298

AUTHORIZING THE CITY MANAGER TO ENTER INTO AN AGREEMENT WITH THE EDGEWOOD INDEPENDENT SCHOOL DISTRICT FOR CARRYING OUT ACTIVITIES CONTAINED IN THE MODEL CITIES SITES AND BUILDING PROJECT, ESTABLISHING A NEW ACCOUNT, AUTHORIZING A TRANSFER OF FUNDS, AND APPROPRIATING FUNDS PAYABLE TO THE EDGEWOOD INDEPENDENT SCHOOL DISTRICT FOR CONTRACTUAL SERVICES TO BE RENDERED.

* * * *

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AN ORDINANCE 39,299

AUTHORIZING THE CITY MANAGER TO ENTER INTO AN AGREEMENT WITH THE SAN ANTONIO INDEPENDENT SCHOOL DISTRICT FOR CARRYING OUT ACTIVITIES CONTAINED IN THE MODEL CITIES SITES AND BUILDING PROJECT, ESTABLISHING A NEW ACCOUNT, AUTHORIZING A TRANSFER OF FUNDS, AND APPROPRIATING FUNDS PAYABLE TO THE SAN ANTONIO INDEPENDENT SCHOOL DISTRICT FOR CONTRACTUAL SERVICES TO BE RENDERED.

* * * *

Mr. Roy Montez, Model Cities Director, explained that, related to school construction projects in the Second Year Model Cities Plan, HUD has advised that San Antonio can release \$1,215,000.00 to both school districts for projects previously authorized by the City Council. The money represents a portion of the total allocated to school purposes. Forty percent (40%) of the money available or \$486,000.00 will go to Edgewood. It will be used to complete a junior high school on which they opened bids last week. Sixty percent (60%) or \$729,000.00 will go to the San Antonio Independent School District. This has been agreed to by the superintendents of both school districts and the Model Cities staff and he recommended the Council adopt the Ordinances.

After consideration, on motion of Dr. Calderon, seconded by Mr. Hill, the Ordinances were each passed and approved by the following vote: AYES: McAllister, Calderon, Burke, James, Haberman, Nielsen, Trevino, Hill, Torres; NAYS: None; ABSENT: None.

71-8 The Clerk read the following Ordinance for the second and final time:

AN ORDINANCE 39,197

PROVIDING FOR THE EXTENSION OF CERTAIN BOUNDARY LINES OF THE CITY OF SAN ANTONIO, TEXAS, AND THE ANNEXATION OF CERTAIN TERRITORY CONSISTING OF 6.43 SQUARE MILES OF LAND, WHICH SAID TERRITORY LIES ADJACENT TO AND ADJOINS THE PRESENT BOUNDARY LIMITS OF THE CITY OF SAN ANTONIO.

* * * *

Mr. J. H. Wilkerson, Acting Planning Director, explained this annexation was initiated by the City. He described the boundaries of the area to be annexed, which is northwest of the City.

No one asked to be heard on the proposed annexation.

After consideration, on motion of Dr. Calderon, seconded by Mr. Hill, the Ordinance was passed and approved by the following vote: AYES: McAllister, Calderon, Burke, James, Haberman, Nielsen, Trevino, Hill, Torres; NAYS: None; ABSENT: None.

71-8 The Clerk read a Resolution supporting a proposal that the Zoning Enabling Act of the State of Texas be amended to provide that written notice of public hearings before zoning commissions relating to zoning changes and the enactment of zoning ordinances be sent to owners of real property lying within _____ feet of the property on which the change in zoning classification is proposed.

Mr. Torres stated the Council had discussed the possibility of inserting 500 feet, as the distance to be used in sending out the notices for zoning hearings. He made a motion that the Resolution be adopted with the 500 foot distance.

The Mayor suggested that before action is taken, a study should be made of the costs involved.

Mr. J. H. Wilkerson, Acting Planning Director, on a map, showed the properties that would be involved on the bases of a radius of 5,000 feet, 500 feet and 200 feet.

City Attorney Walker, in answer to a question, stated that if the distance was changed, there would be a question, inasmuch as the State Law sets the radius for notices at 200 feet. It will increase citizen participation and would include an increase in the number of protests that might be available and, in so doing, require seven (7) votes instead of five (5) votes, as presently required to rezone property and this could be a problem.

After discussion, Dr. Calderon made a motion that 400 feet be inserted in the Resolution, as the notice radius, and that it be adopted. The motion was seconded by Mr. Torres.

After further discussion, on roll call, the motion failed by the following vote: AYES: Calderon, Nielsen, Hill, Torres; NAYS: McAllister, Burke, James, Trevino; ABSTAIN: Haberman; ABSENT: None.

71-8 APPEAL OF MR. DAVID H. CAVAZOS III TO THE REVOCATION BY CHIEF OF POLICE OF BILLIARD TABLE LICENSE AT 203½ NORTH BROADWAY, KNOWN AS "BROADWAY JOE'S."

Police Chief, George Bichsel, reviewed the incident which, he said, led to the revocation of the license. The revocation is based on a shooting, which occurred on January 23, 1971. At the time of the shooting, three minors were present. He said there were 16 incidents in the last 13 months, which warranted police action.

Mr. Barry Snell, attorney, associated with the law office of Pat Maloney, and representing the applicant, objected to the evidence presented, because the officers involved were not present to testify, as witnesses.

After discussion, the Council agreed to continue the hearing until the meeting of March 4. The Chief of Police was asked to have the police officers familiar with the incident to be present at that time.

71-8

REPORT BY ALAMO AREA COUNCIL OF GOVERNMENTS ON "HEALTH SERVICE DELIVERY SYSTEM FOR THE SAN ANTONIO MODEL NEIGHBORHOOD AREA."

Mr. Bob Jamison, Executive Director of AACOG, stated he had made a detailed report to the CPPC on ways to deliver health care for citizens in the Model Cities area. The CPPC concurred with AACOG's recommendation.

He said the study outlines six possibilities or alternatives, as follows:

1. A major free-standing clinic;
2. Expansion of the Metropolitan Health District operation;
3. Utilization of private physicians and dentists and their offices;
4. Expansion of out-patient services, both public and private;
5. Concurrent arrangements with neighborhood clinics, either individually or collectively; and,
6. Community Health Service Delivery Network, which really involves all of the others in a working arrangement.

He said these were judged through ten criteria, which he reviewed. AACOG's recommendation to the CPPC was the last alternative, which is for Community Health Service Network. He explained the process they went through in the planning. He has spoken to HUD, HEW and other Federal Agencies and, as a result of this, HEW has said they would make money available to operate this Health Delivery System. AACOG worked with the staff of Model Cities, Dr. Ross and other health providers. The question was, who would be the applicant agency? It was determined that the City of San Antonio, working with the major health providers, would submit the application to fund these neighborhood clinics. When it was determined these funds were available, AACOG's role shifted from one of planning to one of assistance. AACOG has worked with the City staff in putting together the application.

Dr. C. J. Roberts stated that the work done by AACOG laid the groundwork from which the City was able to get necessary data to put together the 314e grant application, which will be delivered to Dallas next week. The report is a contractual fulfillment on the part of AACOG. It has been reported to the City Council, accepted by the CPPC and accepted by HEW in Dallas. The report has helped the City prepare the 314e grant application, which the Council previously authorized and no further action on the part of the Council is needed.

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71-8

CITIZENS' ADVISORY COMMISSION ON MUNICIPAL EMPLOYEES

Councilman Hill stated that the Council Committee on Firemen's and Policemen's pay increase, last week, referred to the Citizens' Advisory Commission on City Employees. He moved that the Commission be reactivated.

He said the Commission had made a report in May of 1968, at which time they came up with some 20 recommendations, some of which have been implemented. This Commission can again study the 68 report and also look at the whole spectrum of the report entitled, "Career Building as a Municipal Employee."

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After discussion, the motion was seconded by Mr. Trevino and on roll call prevailed by the following vote: AYES: McAllister, Calderon, Burke, James, Haberman, Nielsen, Trevino, Hill; NAYS: None; ABSENT: Torres.

71-8

CITIZENS TO BE HEARD

Mr. Clayton Russell stated that when the Council considers a change in the Charter, that pay of Councilmen should be increased. He also spoke on the matter of annexation policy.

REV. CHARLES S. SULLIVAN

RE: COUNTY JAIL

Rev. Sullivan asked the City Council to support a resolution that communication should be had between a representative of prisoners in the County Jail and the Sheriff and Chief Jailer Dobbs.

The matter was discussed and Rev. Sullivan was advised that this was a matter for the Sheriff to consider, as he is charged, by law, with the operation of the jail. The City Manager, however, will contact the Sheriff and give him Rev. Sullivan's statement.

MRS. RODNEY SMITH

REPRESENTING COMMITTEE OF CONCERNED CITIZENS

Mrs. Smith read the following statement to the Council concerning zoning changes:

"TO MEMBERS OF THE CITY COUNCIL:

We would like to clarify our position on projects, such as the Nimitz Apartments, in regard to notification of area residents. We do not wish to request that individual notices be sent on all zoning changes to residents within 5,000 feet of the site. We are well aware of the problems this would create--and, if you will remember, the rezoning on the Nimitz site was ten years ago and would hardly do us any good now. We do agree with Councilman Torres that 200 feet is unrealistic on zoning notices and would welcome a change to 500 feet.

What we do implore you to do is take the lead in local control of city planning in the form of an ordinance to notify area residents of any proposed Federally-subsidized housing project and invite them to a public hearing near the site, by use of any or all of the communications' media: newspapers, TV, radio or on-site notices. Correspondence from Congressman O. C. Fisher and Senator Lloyd Bentsen inform us of their concern that such a miscarriage of procedure has so overcrowded one particular area of the City. They both are drafting bills to introduce, in their respective branches of the Legislature, to require mandatory approval, by local authorities, before any such project can be funded.

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Thank you very much for your interest in our plight. We applaud your affirmative step toward City control of City planning."

* * * *

MR. JOHNNY SOLIS

RE: ANNEXATION OF GREEN ACRES

Mr. Solis presented a petition, signed by property owners in Green Acres Subdivision, bounded by U. S. Highway 87, Rosillo Creek, Interstate Highway 410 and County Block 5132, requesting annexation of the area.

The petition was referred to the City Manager for study and report to the Council.

MRS. JOHN F. DUTMER

Mrs. Dutmer spoke against extending the radius of 200 feet for the purpose of notifying property owners in zoning cases. She said there were only 15 notices required to be mailed in the zoning case pertaining to the Patrician Movement and everybody knows about it.

Mrs. Bennie Humphries also spoke on the matter of notices in connection with zoning hearings. She stated that in 1958 she was legally within 200 feet of the property in question and should have been notified, but was not.

71-8 The Clerk read the following letter:

February 19, 1971

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

Gentlemen and Madam:

The following petitions were received by my office and forwarded to the City Manager for investigation and report to the City Council.

- 2/17/71 Petition of Robert D. Bean for Dunlap Service, Inc. requesting permission to operate a junk yard at 2300 Frio City Road.
- 2/19/71 Petition of Isaac Tawil, owner of Tawil's Importers, requesting permission to install Roll Up Type Gates at his stores located at 510 East Houston Street and 317 Alamo Plaza.

/s/ J. H. INSELMANN
City Clerk

* * * *

There being no further business to come before the Council, the meeting adjourned at 12:20 P. M.

A P P R O V E D

ATTEST:

J. H. Inselmann
C i t y C l e r k

W. M. Altsta
M A Y O R

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