

REGULAR MEETING OF THE CITY COUNCIL
OF THE CITY OF SAN ANTONIO, HELD IN
THE COUNCIL CHAMBER, CITY HALL, ON
THURSDAY, JULY 30, 1987.

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The meeting was called to order by the presiding officer, Mayor Henry Cisneros, with the following members present: BERRIOZABAL, WEBB, DUTMER, WING, MARTINEZ, VERA, WOLFF, LABATT, HASSLOCHER, CISNEROS; Absent: THOMPSON.

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87-36 The invocation was given by Reverend Stewart Julieen, St. Ann Catholic Church.

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87-36 The members of the City Council and the audience joined in the Pledge of Allegiance to the flag of the United States.

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87-36 DOWNTOWN SAN ANTONIO SCALE MODEL

Mayor Cisneros spoke of the 8-foot scale model of downtown San Antonio being presented to the city today by Mr. Christopher Hylton, representing the architectural firm of Hylton Day Associates, Inc. Mayor Cisneros asked that the City Manager arrange to locate this 8-foot scale model in an area where it can be utilized as a planning tool. He then briefly described it and spoke of its possible uses by the city.

Mr. Christopher Hylton spoke of the background of his firm and then detailed the construction of this scale model as a matter in which he expressed his thanks to the city of San Antonio for its support of his firm. He stated that he is now working on a number of local projects.

Mrs. Berriozabal noted that this scale model will be a valuable tool for planning especially in the downtown area and she thanked Mr. Hylton for the gift.

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87-36 The minutes of the City Council meeting of July 16, 1987 were approved.

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Mayor Cisneros asked Mr. David Steitle, Director of Public Works, to distribute to other members of the City Council a special handout outlining the differing breakdowns of the pending possible bond projects including a separation of those projects by City Council district. He then addressed the proposed bond project amounts in each Council district. Mayor Cisneros stated that he wants the other Councilmembers to consider four other projects including Rittiman Road, Dollarhide drainage, Bitters Road and Starcrest Boulevard. He stated that inclusion of these four would take the bond issue to about \$137 million. Mayor Cisneros stated that he feels the Council needs to reduce the bond issue amount down to about \$125,000,000 and he noted that the Council was now at about an even split between streets and drainage programs.

The Mayor then briefly discussed each spread sheet and its ramifications, noting that the bond program will be doing most of the city's high priority streets and drainage projects.

Mr. Hasslochler compared the proposed bond amounts with Community Development Block Grant funds allocated to certain City Council districts and he noted that District 10 is not included in CDBG funding.

Mayor Cisneros stated that he feels that District 10 is getting more in the matter of bond projects when you factor in several at large projects being considered by the Council today.

Mr. Wolff stated that he feels the proposed bond package is a fair package and he offered it his support.

Mrs. Berriozabal spoke to the great need for correction of life threatening problems in other areas of the city.

Mr. Martinez stated that he feels that CDBG rightly seeks to cope with problems in poorer areas of the city and he addressed the needs in all City Council districts.

Mr. Labatt spoke in support of the bond package as presented by the Mayor.

Mayor Cisneros asked City Council members to hold hearings in their own districts and to meet with major community groups as necessary to see how the proposed projects are considered by residents of each district. He spoke of the need to finalize the bond project lists within two weeks in order to meet a November election deadline and in order to secure a place on that ballot. He noted that he would ask the City Manager to schedule a final work session on the bond projects in about two weeks.

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87-36 SALE OF \$50,000,000.00 "CITY OF SAN ANTONIO, TEXAS PRIOR LIEN
SEWER SYSTEM REVENUE IMPROVEMENT BONDS, SERIES 1987"

Mayor Cisneros referred to the opening of bids in the City Clerk's office at 11:00 A.M. Five bids were received in connection with this bond sale. The best being the bid of Dillon, Read & Co., Inc., with a 7.967524.

The bids received were as follows:

KIDDER, PEABODY & COMPANY

Gross Interest Cost		\$86,418,656.25
Plus: Discount		973,705.00
Total Interest and Discount		87,392,361.25
True Interest Cost	8.008464	

DILLON, READ & COMPANY, INC.

Gross Interest Cost		\$85,957,500.00
Plus: Discount		988,105.00
Total Interest and Discount		86,945,605.00
True Interest Cost	7.967524	

SHEARSON LEHMAN BROTHERS

Gross Interest Cost		\$86,375,750.00
Plus: Discount		1,000,000.00
Total Interest and Discount		87,375,750.00
True Interest Cost	8.0069416	

MERRILL LYNCH

Gross Interest Cost		\$86,746,437.50
Plus: Discount		999,330.00
Total Interest and Discount		87,745,767.50
True Interest Cost	8.040849	

PRUDENTIAL BACHE

Gross Interest Cost		\$86,579.375.00
Plus: Discount		999,650.00
Total Interest and Discount		87,579.025.00
True Interest Cost	8.0255693	

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The Clerk read the following Ordinance:

AN ORDINANCE 65,409

AUTHORIZING THE CITY ISSUANCE OF \$50,000.00 "CITY OF SAN ANTONIO, TEXAS PRIOR LIEN SEWER SYSTEM REVENUE IMPROVEMENT BONDS, SERIES 1987"; MAKING PROVISION FOR THE PAYMENT OF THE PRINCIPAL OF AND INTEREST ON SAID BONDS; STIPULATING THE TERMS AND CONDITIONS FOR THE ISSUANCE OF ADDITIONAL REVENUE BONDS; PRESCRIBING THE FORM, TERMS, CONDITIONS AND RESOLVING OTHER MATTERS INCIDENT AND RELATED TO THE ISSUANCE, SALE, SECURITY, AND DELIVERY OF SAID BONDS, INCLUDING THE APPROVAL AND DISTRIBUTION OF AN OFFICIAL STATEMENT PERTAINING THERETO; AUTHORIZING THE EXECUTION OF A PAYING AGENT/REGISTRAR AGREEMENT; AND DECLARING AN EMERGENCY. (DILLON, READ & CO.)

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Mrs. Dutmer made a motion to approve the proposed Ordinance. Mr. Webb seconded the motion.

After consideration, the motion, carrying with it the passage of the Ordinance, prevailed by the following vote: AYES: Berriozabal, Webb, Dutmer, Wing, Martinez, Vera, Wolff, Labatt, Cisneros; NAYS: Hasslocher; ABSENT: Thompson.

87-36

RIVER CENTER

Mayor Cisneros announced that he was making a change in the scheduled tour of the River Center project from 4:00 P.M. to 7:00 P.M. today.

87-36

CONSENT AGENDA

Mrs. Dutmer made a motion to approve Agenda Items #6 - 33, constituting the Consent Agenda, with the exception of Items #12, 13, and 20, which were pulled for individual consideration. Mr. Labatt seconded the motion.

Agenda Item #17, later in this meeting was moved for reconsideration and amendment.

After consideration, the motion, carrying with it the passage of the following Ordinances, prevailed by the following vote: AYES: Berriozabal, Webb, Dutmer, Wing, Martinez, Vera, Wolff, Labatt, Hasslocher, Cisneros; NAYS: None; ABSENT: Thompson

AN ORDINANCE 65,410

ACCEPTING THE LOW BIDS OF TEXAS TRUCK & EQUIPMENT COMPANY AND ACE WELDING & TRAILER COMPANY TO FURNISH THE CITY OF SAN ANTONIO AUTOMOTIVE OPERATIONS WITH UTILITY SERVICE BODIES FOR A TOTAL OF \$6,574.00.

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AN ORDINANCE 65,411

ACCEPTING THE LOW BID OF IMAGE IDEAS, INC. TO FURNISH THE CITY OF SAN ANTONIO AVIATION DEPARTMENT WITH A COPIER ON A RENTAL BASIS FOR A TOTAL OF \$390 PER MONTH.

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AN ORDINANCE 65,412

ACCEPTING THE LOW QUALIFIED BID OF THE TORGERSON COMPANY TO FURNISH THE CITY OF SAN ANTONIO AVIATION DEPARTMENT WITH A TRACTOR AND MOWER FOR A TOTAL OF \$45,890.91.

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AN ORDINANCE 65,413

ACCEPTING THE LOW BID OF LANGHAMMER-FINCKE-PIANTA, INC. TO REFURBISH THE CONDENSOR WATER TREATMENT SYSTEM FOR THE CITY OF SAN ANTONIO POLICE DEPARTMENT FOR A TOTAL OF \$6,940.00.

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AN ORDINANCE 65,414

ACCEPTING THE PROPOSAL OF INTERGRAPH CORPORATION TO RENEW THE MAINTENANCE AGREEMENT FOR THE GEO PROCESSING SYSTEM FOR AN ESTIMATED TOTAL OF \$148,380.00.

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AN ORDINANCE 65,415

ACCEPTING THE PROPOSAL OF DIGITAL EQUIPMENT CORPORATION TO RENEW THE MAINTENANCE AGREEMENT FOR ULTRIX 32 SOFTWARE FOR A TOTAL OF \$5,757.00 ANNUALLY.

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AN ORDINANCE 65,416

ACCEPTING THE PROPOSAL OF NATIONAL STANDARDS ASSOCIATION, INC. TO FURNISH THE CITY OF SAN ANTONIO DEPARTMENT OF ECONOMIC AND EMPLOYMENT DEVELOPMENT WITH MASTER SOFTWARE PARTS FOR A TOTAL OF \$4,725.00.

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AN ORDINANCE 65,417

ACCEPTING THE PROPOSAL OF DATAPRO RESEARCH CORPORATION TO FURNISH THE CITY OF SAN ANTONIO PUBLIC LIBRARY WITH AUTOMATION REFERENCE MATERIALS FOR A TOTAL OF \$3,458.00.

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AN ORDINANCE 65,418

ACCEPTING THE BID OF STANDARD REGISTER COMPANY TO FURNISH THE CITY OF SAN ANTONIO HEALTH DEPARTMENT WITH PRINTING OF CERTIFICATES OF VITAL RECORDS ON A CONTRACT BASIS FOR AN ESTIMATED TOTAL OF \$7,222.50.

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AN ORDINANCE 65,419

AUTHORIZING FIELD ALTERATION NO. 5, IN THE AMOUNT OF \$35,471.00, TO THE CONTRACT WITH TWIN TECH MANAGEMENT, INC., FOR REVISIONS TO THE HEATING, VENTILATION, AND AIR-CONDITIONING SYSTEM DURING THE CONSTRUCTION OF THE TEXAS A & M EXTENSION SERVICES FACILITY FOR THE HEMISFAIR REDEVELOPMENT PROJECT.

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AN ORDINANCE 65,420

AUTHORIZING AN ADDITIONAL \$25,000.00 PAYABLE TO

ROSIN GROUP, INC. FOR ENGINEERING SERVICES RELATED
TO THE JUANITA STREET RECONSTRUCTION PROJECT.

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AN ORDINANCE 65,421 .

AUTHORIZING THE CITY MANAGER TO EXECUTE CONTRACT
CHANGE ORDER #9 IN THE AMOUNT OF \$185,000.00,
PAYABLE TO BASIC CONSTRUCTORS, INC., FOR THE LEON
CREEK ADVANCED SECONDARY TREATMENT PLANT UNITS,
CATEGORY NO. 2; AND PROVIDING FOR THE SANITAIRE
IN-PLACE GAS CLEANING SYSTEM.

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AN ORDINANCE 65,422 .

ACCEPTING THE PROPOSAL OF EDMUND O. SEIDEL TO
PROVIDE ENGINEERING DESIGN SERVICES TO REPAIR
APPROXIMATELY 100 LINEAR FEET OF EXISTING RETAINING
WALL AT THE LEFT BANK CONDOMINIUMS FOR \$8,000.00;
PROVIDING FOR ADDITIONAL BID AND PRINTING COSTS FOR
ALL SIX PROJECTS; AND APPROPRIATING FUNDS.

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AN ORDINANCE 65,423 .

AUTHORIZING THE TRANSFER OF FUNDS; THE APPROPRIATING
OF FUNDS; AND THE TRANSFER OF THE ENCUMBRANCE FOR
THE REPAIR AND RECONSTRUCTION OF 40 SQUARE FEET OF
ROCK WALL LOCATED IN BRACKENRIDGE PARK BY THE FORT
LAMBERT DRESSING ROOM.

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AN ORDINANCE 65,424 .

ACCEPTING THE PROPOSAL OF JEAN EDENS TO PROVIDE
ENGINEERING DESIGN SERVICES TO RECONSTRUCT THE STONE
RETAINING WALL AND PEDESTRIANS FOOTBRIDGE IN THE
JAPANESE TEA GARDEN FOR \$8,400.00; AND APPROPRIATING
FUNDS.

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AN ORDINANCE 65,425 .

AWARDING A CONSTRUCTION CONTRACT TO INSTITUTFORM GULF

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SOUTH, INC. FOR THE 201 CATEGORY 5, DOWNTOWN PROJECT TO REHABILITATE 122 MANHOLES, 14 POINT REPAIRS, 12 SIPHON STRUCTURES AND 30,000 LINEAR FEET OF FORMED IN-PLACE PIPE-WITHIN-A-PIPE IN THE DOWNTOWN AREA FOR \$3,974,980.00; AND APPROPRIATING FUNDS.

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AN ORDINANCE 65,426

ACCEPTING THE HIGH BIDS FOR THE SALE OF SEVEN (7) PARCELS OF SURPLUS CITY-OWNED PROPERTY IN THE TOTAL AMOUNT OF \$34,178.00, AUTHORIZING THE CITY MANAGER, OR HIS DESIGNEE, TO EXECUTE SEVEN (7) SPECIAL WARRANTY DEEDS THEREFORE; AND REJECTING ALL OTHER BIDS. (AAA ALUMINUM-\$15,375.00, SOUTH 260 FEET OF THE WEST 50 FEET OF LOT 2 AND AN IRREGULAR PORTION OF LOT 3, BLOCK 9, NCB 3736; MARTIN NARVAEZ-\$8,500.00, EAST 43 FEET OF LOT 15, BLOCK 27, NCB 6448; GLEN AND LA QUITA PORTER-\$2,101.00, Lots 41 AND 42, BLOCK 11, NCB 8299; GLEN AND LA QUITA PORTER-\$2,101.00, LOTS 43 AND 44, BLOCK 11, NCB 8299; GLEN AND LA QUITA PORTER-\$2,101.00, LOTS 77 AND 78, BLOCK 11, NCB 8299; A.M. RUSS-\$2,000.00, LOT 12, NCB 10342; A.M. RUSS-\$2,000.00, LOT 13, NCB 10342.)

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AN ORDINANCE 65,427

ACCEPTING A QUITCLAIM DEED RELEASING EASEMENT FROM SAN ANTONIO RIVER AUTHORITY, AND AUTHORIZING THE CITY MANAGER, OR HIS DESIGNEE, TO EXECUTE A SPECIAL WARRANTY DEED TO J.B. GARDEA, FOR A CONSIDERATION OF \$1,000.00.

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AN ORDINANCE 65,428

ACCEPTING THE DEDICATION OF A SANITARY SEWER EASEMENT AND AUTHORIZING THE RELEASE OF A SANITARY SEWER EASEMENT, ALL IN CONNECTION WITH THE EMBASSY NORTH SANITARY SEWER RELOCATION PROJECT, IN THE NEW CITY BLOCK 12059.

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AN ORDINANCE 65,429

ACCEPTING A QUITCLAIM RELEASING EASEMENT FROM SAN ANTONIO RIVER AUTHORITY, AND AUTHORIZING THE CITY MANAGER, OR HIS DESIGNEE, TO EXECUTE A SPECIAL WARRANTY DEED TO NBC BANK-SAN ANTONIO, NATIONAL ASSOCIATION, FOR A CONSIDERATION OF \$315.00.

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AN ORDINANCE 65,430

RENAMING THE PART OF GRISSOM ROAD CONNECTING F.M. 471 AND CULEBRA ROAD TO OLD GRISSOM ROAD, RENAMING THE EXISTING CULEBRA ROAD BETWEEN TEZEL ROAD AND TIMBER PATH TO GRISSOM ROAD, AND RENAMING THE UNNAMED PORTION OF F.M. 471 BETWEEN TIMBER PATH AND GRISSOM ROAD TO GRISSOM ROAD, AND RENAMING THE EXISTING SECTION OF CULEBRA ROAD BETWEEN GRISSOM ROAD AND F.M. 471 TO TIMBER PATH.

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AN ORDINANCE 65,431

AUTHORIZING THE CITY MANAGER TO EXECUTE AN AGREEMENT WITH THE ALAMO PRIVATE INDUSTRY COUNCIL UNDER THE JOB TRAINING PARTNERSHIP ACT TITLES IIA, IIB, AND 123 PROGRAM IN THE AMOUNT OF \$230,000 FOR PROGRAM YEAR 1987-88, COMMENCING JULY 1, 1987 TO JUNE 30, 1988.

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AN ORDINANCE 65,432

AUTHORIZING A CONTRIBUTION OF \$5,000 FROM DEED'S ECONOMIC DEVELOPMENT INITIATIVES BUDGET TO THE SAN ANTONIO ECONOMIC DEVELOPMENT FOUNDATION, INC. TO SUPPORT THE INDUSTRIAL DEVELOPMENT RESEARCH COUNCIL (IDRC) WORLD CONGRESS CONFERENCE TO BE HELD IN SAN ANTONIO, OCTOBER 24 - 28, 1987.

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AN ORDINANCE 65,433

AUTHORIZING THE CITY MANAGER TO EXECUTE A SEWER SERVICE CONTRACT BETWEEN THE CITY AND UNIVERSITY SAVINGS.

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AN ORDINANCE 65,434

AUTHORIZING THE CITY MANAGER TO EXECUTE A SEWER SERVICE CONTRACT BETWEEN THE CITY AND JACK GUENTHER.

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AN ORDINANCE 65,435

ADOPTING THE 1987-90 TRANSPORTATION IMPROVEMENT PROGRAM AND THE 1987-88 ANNUAL ELEMENT.

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87-36 The Clerk read the following Ordinance:

AN ORDINANCE 65,436

ACCEPTING THE PROPOSAL OF DIGITAL EQUIPMENT CORPORATION TO FURNISH THE CITY OF SAN ANTONIO INFORMATION RESOURCES DEPARTMENT WITH A MAINTENANCE CONTRACT FOR MDT PROCESSOR FOR A TOTAL OF \$13,800 PER YEAR.

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Mrs. Dutmer made a motion to approve the proposed Ordinance. Mr. Labatt seconded the motion.

In response to a question by Mrs. Dutmer, Mr. John Brooks, Director of Purchasing and General Services, explained the need to maintain the main frame computer that controls public safety areas for the city.

After consideration, the motion, carrying with it the passage of the Ordinance, prevailed by the following vote: AYES: Berriozabal, Webb, Dutmer, Wing, Martinez, Vera, Labatt, Hasslocher, Cisneros; NAYS: None; ABSENT: Thompson, Wolff.

87-36 The Clerk read the following Ordinance:

AN ORDINANCE 65,437

ACCEPTING THE PROPOSAL OF SOFTWARE AG OF NORTH AMERICA, INC. TO CONTINUE THE MAINTENANCE CONTACT FOR SOFTWARE AG FOR A TOTAL OF \$30,479.70.

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Mrs. Dutmer made a motion to approve the proposed Ordinance. Mrs. Berriozabal seconded the motion.

In response to a question by Mrs. Dutmer, Mr. John Brooks, Director of Purchasing and General Services, explained the need for software maintenance for the master computer, stating that there is no choice but to maintain this software.

After consideration, the motion, carrying with it the passage of the Ordinance, prevailed by the following vote: AYES: Berriozabal, Webb, Dutmer, Wing, Martinez, Vera, Wolff, Labatt, Cisneros; NAYS: None; ABSENT: Thompson, Hasslocher.

87-36 The Clerk read the following Ordinance:

AN ORDINANCE 65,438

AUTHORIZING THE EXECUTION OF A PROFESSIONAL SERVICES CONTRACT, IN THE AMOUNT OF \$319,920.00 WITH MARMOM BARCLAY SOUTER FOSTER HAYS FOR ARCHITECTURAL SERVICES IN CONNECTION WITH THE PARKING EXPANSION AT SAN ANTONIO INTERNATIONAL AIRPORT; APPROPRIATING FUNDS; AND PROVIDING FOR PAYMENT.

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Mrs. Dutmer made a motion to approve the proposed Ordinance. Mr. Labatt seconded the motion.

In response to a question by Mrs. Dutmer, Mr. Mike Kutchins, Director of Aviation, explained this contract will create future parking plans for International Airport to be ready when needed as the current parking garage is filled to capacity. He spoke of the contract as being a good business investment.

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Mrs. Dutmer voiced her concern with spending more than \$300,000 for plans to be put on a shelf even temporarily.

After consideration, the motion, carrying with it the passage of the Ordinance, prevailed by the following vote: AYES: Berriozabal, Webb, Wing, Martinez, Vera, Wolff, Labatt, Cisneros; NAYS: Dutmer; ABSENT: Thompson, Hasslocher.

87-36 ZONING HEARINGS

34. CASE 287142 - to rezone the north 175' of Lot 26, NCB 11529, from "A" Single Family Residence District to "B-2" Business District; Lot 26, save and except the north 175', NCB 11529, from "A" Single Family Residence District to "O-1" Office District, located on the southwest side of Bandera Road approximately 100' southeast of Benrus Blvd., having 121.84' on Bandera Road with a maximum depth of 368.79'.

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

Mr. Andy Guerrero, Planner III, stated that the Council would require nine affirmative votes to pass the case as presented.

Ms. Vera made a motion to approve "B-2NA" Non-Alcoholic Sales and "O-1" Office District, provided that a one-foot non-access easement is imposed along the rear of the property, and that a six-foot solid screen fence is erected and maintained along the southwest and southeast property lines abutting the "A" zoning. Mrs. Dutmer seconded the motion.

Ms. Amanda L. Ranzau, the owner of the property, explained the need for business zoning to make the property useful.

After consideration, the motion, carrying with it the passage of the Ordinance, prevailed by the following vote: AYES: Berriozabal, Webb, Dutmer, Wing, Martinez, Vera, Wolff, Labatt, Cisneros; NAYS: None; ABSENT: Thompson, Hasslocher.

AN ORDINANCE 65,439

AMENDING CHAPTER 35 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 THE NORTH 175 FEET OF LOT 26, NCB 11529 FROM "A" SINGLE FAMILY RESIDENCE DISTRICT TO "B-2NA" BUSINESS DISTRICT, NON-ALCOHOLIC SALES; AND LOT 26, NCB 11529, SAVE AND EXCEPT THE NORTH 175

FEET, FROM "A" SINGLE FAMILY RESIDENCE DISTRICT TO "O-1" OFFICE DISTRICT, PROVIDED THAT A ONE-FOOT NON-ACCESS EASEMENT IS IMPOSED ALONG THE REAR OF THE PROPERTY, AND THAT A SIX-FOOT SOLID SCREEN FENCE IS ERECTED AND MAINTAINED ALONG THE SOUTHWEST AND SOUTHEAST PROPERTY LINES ABUTTING THE "A' ZONING. "THE PENALTY FOR VIOLATION IS A FINE NOT TO EXCEED \$1,000.00".

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87-36 The Clerk read the following Ordinance:

AN ORDINANCE 65,440

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

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Mrs. Dutmer made a motion to approve the proposed Ordinance. Mr. Webb seconded the motion.

After consideration, the motion, carrying with it the passage of the Ordinance, prevailed by the following vote: AYES: Berriozabal, Webb, Dutmer, Wing, Martinez, Thompson, Vera, Wolff, Hasslocher, Cisneros; NAYS: None; ABSENT: None; ABSTAIN: Labatt.

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87-36 Agenda Item #36, being a proposed Resolution giving notice that bids will be received for selection of a depository for funds of the city of San Antonio and for loaning money to the city, for the fiscal years 1987-88 and 1988-89, was discussed at this time.

Mrs. Dutmer made a motion to approve the proposed Resolution. Mr. Wing seconded the motion.

Mrs. Berriozabal questioned the last paragraph of the cover letter dealing with discussions through which city deposits might be linked with investments in community development.

Mr. Carl White, Director of Finance, explained the city has been working on this problem on and off for the past ten years and he briefly discussed "community development banks". He stated that local banks have not been financially able to participate in these programs prior to now.

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Mrs. Berriozabal stated that she feels the city needs to use its funds as leverage with the local banks in order to get such community development projects going. She stated further that she feels that discussions will need to be held with the banks before the depository bank for the city of San Antonio is finally selected.

Mrs. Berriozabal made a substitute motion to postpone consideration of this resolution for one week to allow the City Manager and the Director of Finance to investigate how the proposed community development bank proposal can be achieved. Mr. Webb seconded the motion.

Mr. White noted that Texas State Law takes away the city's discretion to select banks in order to forbid so-called "sweetheart deals". He stated further that the city as a result of state law is forced to take the highest bid offered when the bids are requested. He then spoke to the differences in each state concerning banking laws.

Mrs. Berriozabal stated that she feels the city of Dallas has a successful program with Republic Bank dealing in community development loans as part of that package. She voiced concern that San Antonio banks need to cooperate with the city in a joint program of working together in community development efforts.

Mr. Louis J. Fox, City Manager, stated that he would like to delay this issue one week to let the City Attorney investigate all ramifications.

Mr. Labatt stated that he feels the city may not be able to tie together the two points involved.

Mrs. Dutmer stated that she feels the last paragraph of the solicitation letter may be an example of alleged coercion.

Mr. Lloyd Garza, City Attorney, stated that he is making contact with the city of Dallas at this time in order to determine how they are able to participate in such a program. He stated that he feels the banks in Dallas as a result of bailing out a money-short city some years ago, now have a charter right to have a say so in Dallas city business such as this.

In response to a question by Mr. Wolff, Mr. Fox, discussed how such a program possibly might be included in bids for depository banks in San Antonio.

Mr. Martinez spoke in support of the idea.

Mrs. Dutmer stated that she fears the possibility of a class action law suit that might result from this effort to require banks to meet such stipulations.

Ms. Vera stated that she feels the city should consider these programs if they are legal and she spoke in support of the one week postponement.

The substitute motion to postpone for one week, prevailed by the following vote: AYES: Berriozabal, Webb, Martinez, Vera, Wolff, Cisneros; NAYS: Dutmer, Wing, Hasslocher; ABSENT: Thompson; ABSTAIN: Labatt.

The main motion, as substituted, prevailed by the following vote: AYES: Berriozabal, Webb, Martinez, Vera, Wolff; NAYS: Dutmer, Wing, Hasslocher; ABSENT: Thompson; ABSTAIN: Labatt.

Agenda Item #36 was postponed for one week.

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87-36 The Clerk read the following Ordinance:

AN ORDINANCE 65,441 .

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 BANNING ALCOHOLIC BEVERAGES AT LEE'S CREEK PARK
 PROVIDING FOR A FINE OF NOT MORE THAN \$200 FOR
 VIOLATION OF THIS BAN.

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Ms. Vera made a motion to approve the proposed Ordinance. Mr. Martinez seconded the motion.

After consideration, the motion, carrying with it the passage of the Ordinance, prevailed by the following vote: AYES: Berriozabal, Webb, Dutmer, Wing, Martinez, Vera, Wolff, Labatt, Hasslocher, Cisneros; NAYS: None; ABSENT: Thompson.

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87-35 The Clerk read the following Ordinance:

AN ORDINANCE 65,442 .

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 AUTHORIZING THE CITY MANAGER TO SUBMIT APPLICATIONS
 AND ACCEPTING A GRANT FROM THE BUREAU OF JUSTICE
 ASSISTANCE, U.S. DEPARTMENT OF JUSTICE, FOR \$394,500
 TO SUPPORT A "STREET SALES ENFORCEMENT PROGRAM".

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Mrs. Dutmer made a motion to approve the proposed Ordinance. Mr. Labatt seconded the motion.

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After consideration, the motion, carrying with it the passage of the Ordinance, prevailed by the following vote: AYES: Berriozabal, Webb, Dutmer, Wing, Martinez, Vera, Wolff, Labatt, Hasslocher, Cisneros; NAYS: None; ABSENT: Thompson.

87-36 The Clerk read the following Ordinance:

AN ORDINANCE 65,443

UPGRADING SIX POLICE OFFICERS CADET POSITIONS TO SERGEANT AND REVISING THE BUDGET OF THE POLICE DEPARTMENT.

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Mrs. Dutmer made a motion to approve the proposed Ordinance. Mr. Hasslocher seconded the motion.

After consideration, the motion, carrying with it the passage of the Ordinance, prevailed by the following vote: AYES: Berriozabal, Webb, Dutmer, Wing, Martinez, Vera, Wolff, Labatt, Hasslocher, Cisneros; NAYS: None; ABSENT: Thompson.

87-36 The Clerk read the following Ordinance:

AN ORDINANCE 65,444

CLOSING CERTAIN STREETS IN CONNECTION WITH THE ST. PAUL SQUARE SUMMER FESTIVAL.

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Mr. Webb made a motion to approve the proposed Ordinance. Mrs. Dutmer seconded the motion.

After consideration, the motion, carrying with it the passage of the Ordinance, prevailed by the following vote: AYES: Berriozabal, Webb, Dutmer, Wing, Martinez, Vera, Wolff, Labatt, Hasslocher, Cisneros; NAYS: None; ABSENT: Thompson.

87-36 The Clerk read the following Ordinance:

AN ORDINANCE 65,445 .

AUTHORIZING A CONTRACT WITH BEXAR COUNTY FOR LAW ENFORCEMENT IN AND AROUND THE MASS SITE TO PROVIDE CROWD CONTROL, TRAFFIC CONTROL, AND TO MAINTAIN SECURITY FOR THE HEALTH, SAFETY AND WELFARE OF THE GENERAL PUBLIC AND THE CITIZENS OF THE CITY AND THE COUNTY.

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Mr. Wing made a motion to approve the proposed Ordinance. Ms. Vera seconded the motion.

In response to a question by Mr. Hasslocher, Mrs. Karen Kliever, Director of Intergovernmental Relations and the city's coordinator in the Papal visit to San Antonio, stated that this ordinance gives the city the right to assist in traffic matters near the Papal mass site.

After consideration, the motion, carrying with it the passage of the Ordinance, prevailed by the following vote: AYES: Berriozabal, Webb, Dutmer, Wing, Martinez, Vera, Wolff, Labatt, Hasslocher, Cisneros; NAYS: None; ABSENT: Thompson.

87-36 The Clerk read the following Ordinance:

AN ORDINANCE 65,446 .

AUTHORIZING A CONTRACT WITH BEXAR COUNTY FOR SUPPORT SERVICES FROM CITY DEPARTMENTS INCLUDING FIRE, ENVIRONMENTAL MANAGEMENT, PUBLIC WORKS, HEALTH (VECTOR CONTROL) AND THE PARKS AND RECREATION DEPARTMENTS TO ASSIST IN PROVIDING GOVERNMENTAL SERVICES.

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Mr. Wing made a motion to approve the proposed Ordinance. Mrs. Berriozabal seconded the motion.

In response to a question by Mr. Hasslocher, Mrs. Karen Kliever, Director of Intergovernmental Relations and the city's coordinator in the Papal visit to San Antonio, explained the need to meet unforeseen emergencies that Bexar County possibly cannot handle.

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In response to a question by Mrs. Dutmer, Mrs. Kliewer discussed control of fire ants at the mass site.

After consideration, the motion, carrying with it the passage of the Ordinance, prevailed by the following vote: AYES: Berriozabal, Webb, Dutmer, Wing, Martinez, Wolff, Labatt, Hasslocher, Cisneros; NAYS: None; ABSENT: Thompson, Vera.

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87-36 Agenda Item #43, was earlier removed from consideration.

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87-36 The Clerk read the following Ordinance:

AN ORDINANCE 65,447

APPROVING THE PAYMENT OF \$92,000.00 TO THE SAN ANTONIO SPURS FOR THE FINISH OUT ALLOWANCE; APPROVING THE ADDITION OF \$118,000.00 TO THE AMOUNT WHICH MAY BE OFFSET AGAINST FUTURE RENTAL PAYMENTS FOR THE ARENA; AND AMENDING THE SPURS EXISTING CONTRACT FOR THE ARENA RENTAL AND CHANGES THE TYPE OF IMPROVEMENTS WHICH ARE PERMISSIBLE.

* * * *

Mrs. Dutmer made a motion to approve the proposed Ordinance. Mr. Wolff seconded the motion.

Mr. David Garcia, Special Projects Officer, City Manager's Office, explained the proposed agreement with the San Antonio Spurs on the use of the parking garage retail space and certain improvements in the arena. He stated the contract with the Spurs calls for an expenditure of \$718,000 in lieu of the previously agreed upon \$600,000 in expenditures and allowances for the Spurs.

In response to a question by Mrs. Berriozabal, Mr. Garcia explained the need to provide \$23 per square foot in the bottom floor retail area of the parking garage for finish-out work for ground floor tenants.

Mrs. Berriozabal questioned why the finish-out normally is \$12 to \$15 and this finish-out is classed at \$23.

Mr. Garcia then briefly explained the difference in a normal finish-out cost when such things as air conditioning is already installed in the building and the higher costs applied in this case where air conditioning is not already included.

Mr. Labatt stated that he feels the city is giving the Spurs \$118,000 and the city needs to draw the line at this point.

Mr. Fox explained the background of the arena expansion and with past negotiations with the Spurs, noting that the Spurs make certain improvements at their own cost and the city then repays that by forgiving the Spurs a certain amount of rent and other items. He then discussed reasons for the earlier concessions to the Spurs in order to keep them in San Antonio and he explained the penalties involved should the Spurs leave the city.

After consideration, the motion, carrying with it the passage of the Ordinance, prevailed by the following vote: AYES: Berriozabal, Webb, Dutmer, Wing, Martinez, Vera, Wolff, Labatt, Cisneros; NAYS: Hasslocher; ABSENT: Thompson.

87-36

RECONSIDERATION OF EARLIER AGENDA ITEM

Mrs. Dutmer made a motion to reconsider Agenda Item #17. Mr. Webb seconded the motion.

The motion to reconsider, prevailed by the following vote: AYES: Berriozabal, Webb, Dutmer, Wing, Martinez, Vera, Wolff, Labatt, Hasslocher, Cisneros; NAYS: None; ABSENT: Thompson.

Mr. Webb offered an amendment to eliminate Ambrosia Street from the project. Mrs. Dutmer seconded the motion.

Mr. David Steitle, Director of Public Works, stated that perhaps the city can amend the project by field alteration to accomplish this.

After consideration, the motion, carrying with it the passage of the following Ordinance, prevailed by the following vote: AYES: Berriozabal, Webb, Dutmer, Wing, Martinez, Vera, Wolff, Labatt, Hasslocher, Cisneros; NAYS: None; ABSENT: Thompson.

AN ORDINANCE 65,448

ACCEPTING THE BID OF SOUTH TEXAS CONSTRUCTION CO., IN THE AMOUNT OF \$2,224,609.62 FOR THE SPRIGGSDALE, ETC. STREETS RECONSTRUCTION PROJECT; PROVIDING A MISCELLANEOUS CONSTRUCTION CONTINGENCY ACCOUNT IN THE AMOUNT OF \$111,230.48; AND AUTHORIZING AN ADDITIONAL \$21,433.52 PAYABLE TO W.E. SIMPSON CO., INC., FOR ENGINEERING SERVICES RELATING TO THE CONSTRUCTION SUPERVISION PHASE OF THEIR PROFESSIONAL SERVICES CONTRACT.

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87-36 At this point Mayor Cisneros was obliged to leave the meeting,
Mayor Pro Tem Wolff presided.
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87-36 DISCUSSION OF TRANSPORTATION STUDY IN CATTLEMAN'S SQUARE

Mr. Gene Gwolsby, representing Wilber Smith and Co., Houston, briefly explained the background of the Transportation Study in Cattleman's Square and the impact of economic development in that area in recent months. He stated that the problem in Cattleman's Square is not the matter of traffic congestion but rather traffic control. He then spoke to a series of seven recommendations being made as part of that transportation study at a cost of \$4.9 million excluding any railroad costs.

Mr. Tim Haegelin, representing Cattleman's Square Association, noted that improvements of surface streets and grade crossings in Cattleman's Square are paramount to his association and he noted that the closing of the Buena Vista overpass will greatly impact the grade level streets in the area.

Mr. Charles Toudouze, Cattleman's Square Association, spoke to the key priority items in the study and the timely scheduling of the remainder of recommended projects in Cattleman's Square.

A discussion then took place concerning possible funding by Bexar County of at least a portion of the costs of any traffic improvements in the area.

Mrs. Dutmer stated that she will not vote to improve Comal Street unless Bexar County agrees to assist.

Mr. Martinez spoke of the need to move rapidly on the Buena Vista overpass matter and to explore any federal funding that might be available for this project.

A discussion then took place concerning possible railroad participation in the project.

Mr. Martinez made a motion to direct city staff to move forward in working with the Transportation Committee and follow up on the seven priorities items especially the matter of the Buena Vista overpass, reviewing the report and reporting back recommendations to the City Council for possible action. Mrs. Berriozabal seconded the motion.

Mrs. Berriozabal stated that she wants businesses in this area fully informed of all facets of this matter.

After consideration, the motion, prevailed by the following vote:
 AYES: Berriozabal, Webb, Dutmer, Wing, Martinez, Vera, Wolff, Labatt, Hasslocher; NAYS: None; ABSENT: Thompson, Cisneros.

- - -
 87-36 At this point Mayor Cisneros returned to the meeting to preside.
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87-36 RIVER CENTER BRIEFING

Mr. Gordon Osborne, an official of the Edward J. DiBartolo Corporation, briefly described the three level configuration of the River Center project.

Mr. Clarence Barker then described the renovations and the reuse of the old Joskes store now owned by Dillard's and its integration into the River Center project.

A discussion then took place concerning the general plans for the River Center area.

Mrs. Berriozabal stated that she wants to be sure the river level in River Center project is accessible to citizens 24 hours a day.

Mr. Barker spoke to security problems with the mall area involved and stated that the developers are currently working on plans to allow the river level to remain open until at least 1:00 A.M. or 2:00 A.M.

Mrs. Berriozabal spoke to her concerns with noise levels that are present in the Denver mall which is also developed by Williams Realty Corp., noting that the combination of many people, loud music, and large water fountains contribute to a high level of noise in the mall in Denver.

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 87-36 City Council recessed at 4:43 P.M. for a "B" session, reconvened for Citizens to Be Heard.
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87-36

CITIZENS TO BE HEARD

HOUSING ISSUE

A group of citizens appeared to speak to the Council regarding the San Antonio Housing Authority's Scattered Housing Program.

Mrs. Nancy Guzman, representing Centro Del Pueblo and Housing Residents Association, spoke in opposition to the manner in which certain elected officials and area residents have opposed the Scattered Housing Program.

Mr. Jaime P. Martinez, IAE Social Action Director, spoke of the erroneous negative image of the Hispanics in the past, and took exception to the manner in which persons who are living in these homes are being treated. He stated that the City Council should seek a fair solution to this issue.

Mrs. Julia Ross, Food Stamp Task Force, asked that the Council support the Scattered Housing Program.

Mr. Cruz Chavira, Lulac 15 District Director, stated that their organization composed of 15 different Councils is concerned about the constitutional implications caused by comments and actions taken by the Anti-Scattered Housing group. He spoke in support of the Scattered Housing Program. He stated that he is very concerned about the attempt of some individuals to keep certain people out of these neighborhoods.

Mrs. Grace Hernandez Veillette spoke of her background and the reasons why she is so concerned about the Scattered Housing Program.

Mr. John Kimbrough spoke about the housing controversy in 1979 and 1980 and his role as a CASA board member. He stated that he left the organization when it became a racist organization. He stated that he supports the Scattered Housing Program. He further stated the Program offers advantages not only to the poor but to the area neighbors. He stated that the concept of scattered housing helps break the poverty cycle. He stated however, that there should be some firm guidelines including the stipulation that no more than one house in a certain area be designated for the Scattered Housing Project.

Mrs. Rene McCaleb expressed concern over the controversy which has arisen over the Scattered Housing area in the community. She stated that Mr. Apolonio Flores is doing his job. She asked that the community resolve this issue together.

Mayor Cisneros stated that he supports the Scattered Housing Program and he stressed that it is a very important concept.

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In response to a question by Mayor Cisneros, Mr. Louis J. Fox, City Manager, stated that the City Council affirm the appointments of the Board Members and any policy direction issued by the Council would be followed.

Mayor Cisneros suggested that a letter could perhaps be drafted supporting the concept of Scattered Housing. However, he also suggested guidelines which he feels are warranted including the reduction of the number in a given subdivision. He also stated that the SAHA has a very active maintenance program. He also laid out the different options available to the Council in this issue. He asked the Council to address the issue.

Mrs. Dutmer stated that she takes exception to being called a racist. She stated that she objects to the concentration of this type of housing in a few Council districts. She stated that the regulations have not been adhered to by the SAHA Board, because there has not been equal distribution of these houses throughout the community. She also took exception to statements made by the Pro-Scattered Housing groups.

Mayor Cisneros stated that he feels that scattered housing units are not being concentrated in any particular district. He spoke to possible options available to SAHA in avoiding concentrations of scattered housing units. He stated that he feels city staff can come up with some recommended guidelines.

Mr. Fox stated that he is expecting a set of similar program guidelines from another city.

Mr. Martinez stated that he supports the scattered-site housing concept which works well elsewhere. He stated that he feels the City Council should support this program.

Mr. Martinez made a motion to go on record supporting the Scattered-Site Housing Program and for staff to work up a set of recommended guidelines and report back to Council next week. Mrs. Dutmer seconded the motion.

Mr. Labatt stated that the "good-neighbor" concept is a 2-way street. He spoke to the need for all concerned to work hard and to be good neighbors. He stated that he recommends a long term look at the program and stated his feeling that the pride of ownership is a major factor. He stated that he wants program enrollees to have an opportunity to purchase homes and then return them to the tax rolls.

Mr. Wolff stated that he feels that SAHA erred in not explaining the program to the public in the first place. He stated the need to have a program that allows enrollees to purchase the home, eventually. He stated that he feels the program can work.

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Mr. Hasslocher spoke to the history of problems with one scattered-site housing program home. He stated that he feels SAHA erred in purchasing this home from HUD. He took issue with comments made by a public official. He stated that there are enough vacant homes in other areas of the city which can be utilized. He stated that he is very disappointed with attitudes of some Board Members and of the Executive Director. He stated that he wants to solve the problem and is willing to work with anyone to come up with a reasonable solution.

Mrs. Berriozabal expressed concern over the division in the community caused by this issue. She also spoke in support of Mr. Martinez's motion. She also stated that she is concerned that people have become the issue. She stated that in the U.S. people can live anywhere they want to live. She spoke of the problem with the homeless in this country. She expressed concern that there is an alarming decrease of affordable housing in the inner city.

Mrs. Dutmer spoke of the new program which will be implemented assisting these people with the monies for down payment on housing.

Mr. Webb stated that he had decided not to speak to the media because he does not want to see this issue further escalated. He stated that he wants to continue working with the SAHA and feels that the Board welcomes the Council's input. He also stated that scattered-housing will help break the poverty cycle.

After consideration, the motion prevailed by the following vote:
AYES: Berriozabal, Webb, Dutmer, Wing, Martinez, Vera, Wolff, Labatt, Cisneros; NAYS: Hasslocher; ABSENT: Thompson.

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There being no further business to come before the City Council, the meeting was adjourned at 7:15 P.M.

A P P R O V E D

ATTEST:

Anna J. Rodriguez
C i t y C l e r k

Henry Cisneros
M A Y O R