

REGULAR MEETING OF THE CITY COUNCIL OF THE CITY OF SAN ANTONIO, HELD IN THE COUNCIL CHAMBERS, MUNICIPAL PLAZA BUILDING, THURSDAY, MARCH 13, 1997.

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97-10 The City Council convened in an informal "B" Session at 10:00 a.m., Municipal Plaza Building, "B" Room, to consider the following items(s):

Staff Briefing from the Greater Kelly Development Corporation on the Draft Master Plan for the redevelopment of Kelly Air Force Base, and the Greater Kelly Development Corporation Homeless Assistance submission to the Department of Housing & Urban Development.

The City Clerk also notified all members of City Council that a listing of all board and commission members who currently are delinquent in filing their required financial disclosure statements with the Office of the City Clerk are being sent Certified Letters, informing them of that delinquency and the penalties involved.

The Council members present were: Flores, Lott, Vasquez, Herrera, Ross, Marbut, Peak, Webster and Thornton. ABSENT: Billa Burke, Avila.

The "B" Session adjourned at 11:45 P.M.

97-10 The regular meeting was called to order at 1:00 p.m. by the Presiding Officer, Mayor William E. Thornton, with the following members present: Flores, Lott, Billa Burke, Avila, Vasquez, Herrera, Ross, Marbut, Peak, Webster and Thornton. Absent: None.

97-10 Invocation - Rev. Lynn Barton, Laurel Heights United Methodist Church.

97-10 Pledge of Allegiance to the flag of the United States.

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97-10 Minutes of the Regular City Council Meeting for November 26, 1996 were approved.

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CEREMONIAL ITEMS

FOX TECH HIGH SCHOOL STATE CHAMPIONSHIP BASKETBALL TEAM

Mayor Thornton stated that the City Council has invited the Fox Tech Buffaloes basketball team, winners of the Class 4A State Basketball championship on March 8, 1997, to Council meeting today to be recognized by their community. He noted that among those accompanying the team to the Council chambers today are the schools' band, cheerleaders, pep squad and senior class. Also present are Ms. Diana Lam, Superintendent of Schools for the San Antonio Independent School District; Ms. Joanne Cockrell, Principal of Fox Tech High School, and members of the Board of Education.

Mayor Thornton then read the formal Citation, to wit:

Fox Tech High School Buffaloes Basketball Team won the Class 4C State Basketball Championship on March 8, 1997. We have invited them here today to be recognized. Accompanying the players and coaches are Fox Tech High School's Band, Cheerleaders, Pep Squad and Senior Class. Also present are Diana Lam, Superintendent, SAISD, Joanne Cockrell, Principal at Fox Tech, and members of the Board of Education

He then presented the Citation to the Fox Tech delegation and congratulated them.

Mr. Gerardo Marquez, Head Basketball Coach of Fox Tech, thanked the Mayor and City Council for honoring 12 fine young men, and he presented the Mayor and Mr. Flores with special T-shirts signifying the state championship.

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Mr. Flores then read the names of the members of the basketball team as the Mayor and other Council members handed each an individual certificate, and presented the same to the coaches present.

Mayor Thornton introduced members of the SAISD present in the audience.

Superintendent Lam and Principal Cockrell both spoke briefly in congratulations to the team for its efforts as well as its members' academic excellence.

Principal Cockrell then presented the Council with an autographed basketball.

Following the playing of the Fox Tech school song, individual members of City Council offered their own congratulations.

NATIONAL LEAGUE OF CITIES CONFERENCE REPORT

Mayor Thornton spoke to the exit-poll results for delegates to the recent National League of Cities Conference held in San Antonio, and spoke to the various positive comments made in those exit-polls, lauding both San Antonio and the conference, including the value of San Antonio's taxicab drivers as polite ambassadors for the city.

TAXICAB INSPECTION INCENTIVE AWARDS

Mayor Thornton stated that the semi-annual inspection of taxicabs was conducted by the City in October 1996, and 21 taxicabs qualified for Inspection Incentive Awards for receiving a semi-annual inspection without a corrective order. He noted that the award will exempt these taxicabs from the next scheduled semi-annual inspection, and will save each taxicab owner a \$42.00 inspection fee. He further stated that the City has invited the owners and drivers to be with us today, to be formally recognized.

Mayor Thornton then introduced the 21 individually and asked them to come forward.

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The Mayor and City Council members then individually congratulated each.

Mr. Marbut, chairman of the Transportation Committee, stated that he is glad to see taxicab drivers recognized for excellence.

97-10 CONSENT AGENDA

Mr. Flores made a motion to approve Agenda Items 6 through 20k, constituting the Consent Agenda, with items 10 and 20h having been removed for individual consideration. Mr. Herrera seconded the motion.

After consideration, the motion carrying with it the passage of the following Ordinances, prevailed by the following vote: AYES: Flores, Lott, Avila, Solis, Herrera, Ross, Marbut, Peak, Webster, Thornton; NAYS: None; Absent: Billa Burke.

AN ORDINANCE 85699

ACCEPTING THE LOW, QUALIFIED BIDS OF TURF INDUSTRIES, INC., LESCO, INC., GOLD KIST, INC., BWI-SCHULENBURG, TYLER FERTILIZER COMPANY AND THE SCOTTS COMPANY TO PROVIDE THE CITY OF SAN ANTONIO PARKS & RECREATION DEPARTMENT WITH FERTILIZER FOR A TOTAL OF \$112,800.11.

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AN ORDINANCE 85700

ACCEPTING THE LOW, QUALIFIED BID OF SAN ANTONIO CONSTRUCTORS, INC. IN THE TOTAL AMOUNT OF \$528,622.73 IN CONNECTION WITH THE EDISON: WEST AVENUE - FREDERICKSBURG ROAD COMMUNITY DEVELOPMENT BLOCK GRANT (CDBG) PROJECT; AUTHORIZING A CONSTRUCTION CONTRACT; AUTHORIZING \$36,700.00 FOR MISCELLANEOUS CONSTRUCTION CONTINGENCY EXPENSES; AUTHORIZING \$800.00 FOR ADVERTISING EXPENSES; AND PROVIDING FOR PAYMENT.

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AN ORDINANCE 85701

AUTHORIZING ADDITIONAL SAN ANTONIO WATER SYSTEM (SAWS) FUNDS IN THE AMOUNT OF \$54,766.00 PAYABLE TO FLORES AND COMPANY CONSULTING ENGINEERS, INC. FOR PROFESSIONAL SERVICES IN CONNECTION WITH THE MICHIGAN: CRAIG - HILDEBRAND PROJECT; AND PROVIDING FOR PAYMENT. (MBE) (AMENDS ORDINANCE NO. 76850 DATED NOV. 12, 1992)

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AN ORDINANCE 85702

APPROVING A SAN ANTONIO WATER SYSTEM (SAWS) FUNDED FIELD ALTERATION NO. 7 - FINAL IN THE AMOUNT OF \$72,613.80 PAYABLE TO YANTIS CORPORATION IN CONNECTION WITH THE WESTERN AVENUE DRAINAGE IMPROVEMENTS PROJECT #74, PHASE II; AMENDING THE CONTINGENCY BY \$52,738.77 FOR ADDITIONAL SEWER EXPENSES; AND PROVIDING FOR PAYMENT. (AMENDS ORDINANCE NO. 80905 DATED OCTOBER 6, 1994)

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AN ORDINANCE 85703

AUTHORIZING THE EXECUTION OF A THREE (3) YEAR LICENSE AGREEMENT WITH THE ALAMO CITY RUGBY CLUB, INC. FOR THE USE OF APPROXIMATELY 11.796 ACRES IN BROOKS PARK FOR RECREATIONAL PURPOSES IN CONSIDERATION FOR THEIR MAINTENANCE OF SAID AREA.

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AN ORDINANCE 85704

CONSENTING TO THE SUBLEASE BY SA 2000, LTD. OF A SUBLEASE OF APPROXIMATELY 2,489 SQUARE FEET OF PUBLIC SPACE ON THE RIVER WALK LEVEL OF THE HYATT REGENCY HOTEL PARKING GARAGE, AUTHORIZED BY ORDINANCE NO. 80800, PASSED AND APPROVED ON SEPTEMBER 22, 1994, TO CRAZY SAM'S SEAFOOD, INC. FOR A PERIOD ENDING SEPTEMBER 30, 1999.

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AN ORDINANCE 85705

AUTHORIZING THE EXECUTION OF A PROFESSIONAL SERVICES CONTRACT WITH ECKMANN, GROLL, RUNYAN & WATERS, INC. FOR AN AMOUNT NOT TO EXCEED \$12,000.00 FOR PREPARATION OF PROFESSIONAL REAL ESTATE APPRAISALS RELATED TO THE WEST AVENUE INTERSECTIONS METROPOLITAN PLANNING ORGANIZATION PROJECT; APPROPRIATING FUNDS; AND PROVIDING FOR PAYMENT.

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AN ORDINANCE 85706

AUTHORIZING THE EXECUTION OF A PROFESSIONAL SERVICES CONTRACT WITH DUGGER, CANADAY, GRAFE & WOELFEL, INC. FOR AN AMOUNT NOT TO EXCEED \$20,000.00 FOR PREPARATION OR PROFESSIONAL REAL ESTATE APPRAISALS RELATED TO THE NACOGDOCHES ROAD - BROADWAY TO NEW BRAUNFELS, A METROPOLITAN PLANNING ORGANIZATION PROJECT; APPROPRIATING FUNDS; AND PROVIDING FOR PAYMENT.

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AN ORDINANCE 85707

AUTHORIZING PAYMENT IN THE AMOUNT OF \$39,259.12 FOR LEGAL SERVICES TO DAVIDSON & TROILO, P.C. ON THE WESTERN AVENUE DRAINAGE PROJECT #74, THE ASHLEY ROAD RECONSTRUCTION PROJECT - BASCUM TO S. FLORES, THE WURZBACH PARKWAY PROJECT AND THE CHERRY STREET DRAINAGE PROJECT #15B.

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AN ORDINANCE 85708

AUTHORIZING THE CITY MANAGER OR HIS DESIGNEE TO ENTER INTO A CONTRACT WITH JB PAYNE & ASSOCIATES, INC. FOR COMPUTER PROGRAMMING TO UPGRADE AND MAINTAIN THE CITY BUDGET INPUT SYSTEM FOR AN AMOUNT NOT TO EXCEED \$10,000.00.

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AN ORDINANCE 85709

RATIFYING THE STAFF'S ACTIONS IN PURCHASING \$6,766.80 IN CHRISTMAS LIGHTING MATERIAL FROM HOLIDAY DECORATIONS FOR THE DECORATION OF TRAVIS PARK IN DECEMBER 1996 AND AUTHORIZING PAYMENT.

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AN ORDINANCE 85710

AUTHORIZING THE TEMPORARY CLOSURE OF GILLETTE ROAD BETWEEN HIGHWAY 16 AND PALO ALTO ROAD BEGINNING AT 8:00 A.M. UNTIL 12:00 MIDNIGHT, SUNDAY, APRIL 6, 1997 FOR THE ST. BONAVENTURE CATHOLIC CHURCH FESTIVAL.

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AN ORDINANCE 85711

APPROVING A PARADE/RUN PERMIT IN CONNECTION WITH THE LOWELL ELEMENTARY SCHOOL TAAS EXAM CELEBRATION PARADE AND AUTHORIZING THE TEMPORARY CLOSURE OF THE NORTHBOUND LANES OF THE FOLLOWING STREETS FROM 1:30 P.M. UNTIL 2:45 P.M., WEDNESDAY, APRIL 9, 1997 FOR SAID EVENT: CULBERSON FROM MEMORIAL PARK TO ZARZAMORA, ZARZAMORA FROM CULBERTSON TO END AT 3110 ZARZAMORA.

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AN ORDINANCE 85712

REAPPOINTING JOANN RAMON (DISTRICT 3) AND PAUL CASTILLO (DISTRICT 8) TO THE AFFIRMATIVE ACTION ADVISORY COMMITTEE FOR TERMS OF OFFICE TO EXPIRE ON JANUARY 31, 1998 AND 1999, RESPECTIVELY.

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AN ORDINANCE 85713

REAPPOINTING RACHEL ZEPEDA (DISTRICT 6) TO THE ANIMAL CONTROL ADVISORY BOARD FOR A TERM OF OFFICE TO EXPIRE ON APRIL 3, 1999.

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AN ORDINANCE 85714

REAPPOINTING DORA HAUSER (DISTRICT 3) TO THE CABLE TELEVISION ADVISORY COMMITTEE FOR A TERM OF OFFICE TO EXPIRE ON DECEMBER 31, 1998.

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AN ORDINANCE 85715

REAPPOINTING AL WRASE (DISTRICT 3) TO THE ELECTRICAL EXAMINING AND SUPERVISING BOARD FOR A TERM OF OFFICE TO EXPIRE ON JULY 31, 1998.

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AN ORDINANCE 85716

REAPPOINTING MARY WALLACE (DISTRICT 3) TO THE KEEP SAN ANTONIO BEAUTIFUL, INC. FOR A TERM OF OFFICE TO EXPIRE ON DECEMBER 22, 1998.

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AN ORDINANCE 85717

REAPPOINTING DEBORAH STEELE (DISTRICT 8) TO THE MECHANICAL BOARD OF APPEALS FOR A TERM OF OFFICE TO EXPIRE ON MARCH 20, 1999.

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AN ORDINANCE 85718

REAPPOINTING COL. ETHEL NELSON (DISTRICT 3) AND APPOINTING FRANK BENAVIDES (DISTRICT 6) TO THE PARKS AND RECREATION BOARD FOR TERMS OF OFFICE TO EXPIRE ON MARCH 31, 1999.

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AN ORDINANCE 85719

REAPPOINTING VERA BANNER (DISTRICT 3) TO THE SAN ANTONIO PUBLIC LIBRARY BOARD OF TRUSTEES FOR A TERM OF OFFICE TO

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EXPIRE ON SEPTEMBER 30, 1998.

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AN ORDINANCE 85720

AN ORDINANCE REAPPOINTING STANFORD SIGLER (DISTRICT 3), WILLIE HODGE (DISTRICT 2) AND APPOINTING HARVEY HEARD (DISTRICT 7) TO THE TRANSPORTATION ADVISORY BOARD FOR TERMS OF OFFICE TO EXPIRE ON JANUARY 26, 1998 AND 1999, RESPECTIVELY.

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AN ORDINANCE 85721

APPOINTING COUNCILMAN RICK VASQUEZ TO THE FEDERAL INITIATIVES COMMITTEE FOR A TERM OF OFFICE TO RUN CONCURRENT WITH THE TERM OF THE CITY COUNCIL TO EXPIRE ON MAY 31, 1997.

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97-10 The Clerk read the following Ordinance:

AN ORDINANCE 85722

REVISING THE PARKS FACILITIES IMPROVEMENTS PROJECT (FIMP) START-UP COSTS PROJECT BUDGET IN THE DEPARTMENT OF PARKS AND RECREATION; AUTHORIZING THE TRANSFER OF \$20,000.00 FROM THE 1996/97 SPECIAL REVENUE RESERVE FUND INTO THIS PROJECT'S BUDGET; AUTHORIZING \$20,000.00 FOR BID ADVERTISING/REPRODUCTION EXPENSES; AUTHORIZING CITY STAFF TO ALLOCATE FUNDS WITHIN THE PROJECT BUDGET; ENCUMBERING FUNDS AND PROVIDING FOR PAYMENT.

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Mr. Avila made a motion to approve the proposed Ordinance. Mr. Herrera seconded the motion.

The following citizen appeared to speak:

Mr. Faris Hodge, Jr., 140 Dora, spoke of his concern for the need to improve City parks; consider purchasing the former Playland Park site for a new City park; and spend more money on parks. He also spoke to his request that the City build another indoor swimming pool at Brackenridge Park.

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After consideration, the motion carrying with it the passage of the Ordinance, prevailed by the following vote: **AYES:** Flores, Lott, Avila, Vasquez, Herrera, Ross, Marbut, Peak, Webster, Thornton; **NAYS:** None; **ABSENT:** Billa Burke.

97-10 The Clerk read the following Ordinance:

AN ORDINANCE 85723

AN ORDINANCE REAPPOINTING PAUL SILBER, JR. (DISTRICT 10) AND APPOINTING PERRY L. BEYER, JR. (DISTRICT 9) TO THE PLUMBING APPEALS AND ADVISORY BOARD FOR TERMS OF OFFICE TO EXPIRE ON MARCH 20, 1999.

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Mr. Peak stated that he would like to make it clear that Mr. Perry L. Beyer is being appointed to the Plumbing Appeals and Advisory Board as a lay member.

Mr. Peak made a motion to approve the proposed Ordinance. Mr. Webster seconded the motion.

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After consideration **AYES:** Flores, Lott, Billa Burke, Avila, Vasquez, Herrera, Ross, Marbut, Peak, Webster, Thornton, the motion carrying with it the passage of the Ordinance, prevailed by the following vote:; **NAYS:** None; **ABSENT:** None

97-10 ADAMS ELEMENTARY SCHOOL 5TH GRADE STUDENTS

Mayor Thornton recognized the presence in the audience of members of the fifth grade class of Adams Elementary School, and welcomed them to City Hall.

Ms. Billa Burke lauded the southside school for its history and record of achievement.

97-10 The Clerk read the following Ordinance:

AN ORDINANCE 85724

AUTHORIZING PAYMENTS OF REFUNDS TOTALING \$231,043.77 TO PERSONS MAKING A DOUBLE PAYMENT, OVERPAYMENT, OR AS A RESULT OF A VALUE CHANGE ON 65 TAX ACCOUNTS.

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Mr. Avila made a motion to approve the proposed Ordinance. Ms. Billa Burke seconded the motion.

After consideration, the motion carrying with it the passage of the Ordinance, prevailed by the following vote: **AYES:** Flores, Lott, Billa Burke, Avila, Herrera, Ross, Peak, Webster, Thornton; **NAYS:** None; **ABSENT:** Vasquez, Marbut.

97-10 The Clerk read the following Ordinance:

AN ORDINANCE 85725

ACCEPTING THE LOW QUALIFIED BID AND ADDITIVE ALTERNATES 3 AND 4A, IN THE TOTAL AMOUNT OF \$1,051,211.00, FROM AUSTIN BRIDGE AND ROAD, INC. FOR CONSTRUCTION OF THE SOUTH TERMINAL DRIVE SHUTTLE LOT AT SAN ANTONIO INTERNATIONAL AIRPORT; AUTHORIZING AN ADDITIONAL \$105,121.00 FOR A CONTINGENCY ACCOUNT; APPROPRIATING FUNDS; AND PROVIDING FOR PAYMENT.

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Ms. Billa Burke made a motion to approve the proposed Ordinance. Mr. Avila seconded the motion.

After consideration, the motion carrying with it the passage of the Ordinance, prevailed by the following vote: **AYES:** Flores, Lott, Billa Burke, Avila, Herrera, Ross, Peak, Webster, Thornton; **NAYS:** None; **ABSENT:** Vasquez, Marbut.

97-10 The City Clerk read a proposed ordinance accepting the highest and best bids totaling \$18,500.00 for the sale and removal of eight (8) City-owned surplus personal property structures, located on Funston Street and Perrin-Beitel Road; and authorizing the City Manager to release performance bid guarantees to unsuccessful bidders.

Mr. Ross made a motion to approve the proposed Ordinance. Mr. Lott seconded the motion.

Ms. Barbara Orton, Asset Management Department, addressed details of the proposed sale and spoke to the bids received, narrating a brief video presentation of the issue.

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(At this point, Mayor Thornton was obliged to leave the meeting. Mayor pro Tem Flores presided.)

Mr. Darnell Mason, 312 Natalen, distributed handouts to the City Council, a copy of which is made a part of the papers of this meeting. He spoke to the suggested historic value of these eight homes, and spoke to his perception of certain improper actions in this matter. He asked that the sale of these homes be delayed and re-bid, stating his belief that the 10-day notice of the sale did not provide sufficient time for bidders to act.

In response to a question by Mr. Flores, Mr. Lloyd Garza, City Attorney, stated his opinion that City staff observed all proper and legal protocol in this matter, and noted that personal property is involved in this matter.

In response to a question by Mr. Flores, Ms. Ann McGlone, Historic Preservation Officer, stated that City staff did not feel that these buildings should be preserved together, noting that they were constructed as a result of housing needs near Fort Sam Houston, and are perhaps of only minimal historic value thereby.

Mr. Peak stated that, in view of the City Attorney's opinion, and that of the Planning Department, as well as information from officials of Fort Sam Houston, he supports the proposed ordinance to sell the houses. He addressed the expansion needs of the Botanical Center as part of its Master Plan.

In response to a question by Mr. Ross, Ms. Orton stated that a 15-day advertising period was provided before the formal bid opening date, and she spoke to those advertising dates of publication in the San Antonio Express-News. She stated that the successful bidder is responsible for moving the buildings from their sites following the April meeting of the Board of Adjustment, noting that the original proposal gave the bidders 30 days to move the buildings, but it was later amended after the opening.

Mr. Ross spoke to his concern with changing the terms of the bid, after the fact, and stated his belief that other bidders might have bid on the houses if given a longer period of time.

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Mr. Ross then made a substitute motion to reject all bids on the properties concerned. Ms. Lott seconded the motion.

Ms. Orton spoke to the sequence of changes in the rules.

After consideration, the substitute motion prevailed by the following vote: AYES: Lott, Avila, Vasquez, Herrera, Ross, Peak, Webster. NAYS: Flores. ABSENT: Billa Burke, Marbut, Thornton.

The main motion, as substituted, carrying with it the passage of the following ordinance, prevailed by the following vote: AYES: Lott, Billa Burke, Avila, Vasquez, Herrera, Ross, Peak, Webster. NAYS: Flores. ABSENT: Marbut, Thornton.

AN ORDINANCE 85726

REJECTING ALL BIDS FOR SALE AND REMOVAL OF EIGHT (8) CITY-OWNED SURPLUS PERSONAL PROPERTY STRUCTURES, LOCATED ON FUNSTON STREET AND PERRIN-BEITEL ROAD; AND AUTHORIZED THE CITY MANAGER TO RELEASE PERFORMANCE BID GUARANTEES TO THE BIDDERS.

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ZONING HEARINGS

4A. CASE #Z97021 - to rezone and reclassify 5.228 acres out of NCB 17856, Huebner Road, from "B-3" ERZD Business Edwards Recharge Zone District to "P-1(B-3)" ERZD Planned Unit Development Business Edwards Recharge Zone District. Property is located northwest of the intersection of Huebner Road and Salado Creek, having 708.45 feet on Huebner Road and a depth of 340 feet.

Mr. Andy Guerrero, Land Development Services, explained the proposed rezoning request.

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Mr. Webster made a motion to approve the proposed Ordinance. Mr. Peak seconded the motion.

After consideration, the motion carrying with it the passage of the Ordinance, prevailed by the following vote: **AYES:** Flores, Lott, Avila, Vasquez, Herrera, Ross, Peak, Webster. **NAYS:** None; **ABSENT:** Billa Burke, Marbut, Thornton.

AN ORDINANCE 85727

AMENDING CHAPTER 35 OF THE CITY CODE THAT CONSTITUTES THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF SAN ANTONIO BY CHANGING THE CLASSIFICATION OF AND REZONING CERTAIN PROPERTY DESCRIBED HEREIN AS 5.228 ACRES OUT OF NCB 17856, HUEBNER ROAD, FROM "B-3" ERZD BUSINESS EDWARDS RECHARGE ZONE DISTRICT TO "P-1(B-3)" ERZD PLANNED UNIT DEVELOPMENT BUSINESS EDWARDS RECHARGE ZONE DISTRICT.

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4B. CASE #Z97038 - to rezone and reclassify 2.906 acres out of NCB 14062, Perrin-Beitel Road, from Temporary "R-1" Single Family Residence District to "I-1" Light Industry District. Property is located at the intersection of Perrin-Beitel Road and the M.K.T. Railroad right-of-way, having 49.84 feet on Perrin-Beitel Road and a depth of 2,437.85 feet.

Mr. Andy Guerrero, Land Development Services, explained the proposed rezoning request.

Mr. Webster made a motion to approve the proposed Ordinance. Mr. Avila seconded the motion.

After consideration, the motion carrying with it the passage of the Ordinance, prevailed by the following vote: **AYES:** Flores, Lott, Avila, Vasquez, Herrera, Ross, Peak, Webster, **NAYS:** None; **ABSENT:** Billa Burke, Marbut, Thornton.

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AN ORDINANCE 85728

AMENDING CHAPTER 35 OF THE CITY CODE THAT CONSTITUTES THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF SAN ANTONIO BY CHANGING THE CLASSIFICATION OF AND REZONING CERTAIN PROPERTY DESCRIBED HEREIN AS 2.906 ACRES OUT OF NCB 14062, PERRIN-BEITEL ROAD, FROM TEMPORARY "R-1" SINGLE FAMILY RESIDENCE DISTRICT TO "I-1" LIGHT INDUSTRY DISTRICT.

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4C. CASE # Z97041 - to rezone and reclassify Lot 7, Block 3, NCB 3081, 123 Catalpa Street, from "B" Residence District, "B" UC Residence Urban Corridor District and "B-1" UC Business Urban Corridor District to "B-1" Business District. Property is located on the northwest side of Catalpa Street, having 50 feet on Tupper Avenue and a depth of 150 feet.

Mr. Andy Guerrero, Land Development Services, explained the proposed rezoning request.

In response to a question by Mr. Peak, Mr. Andy Guerrero, Land Development Services, stated that City staff has not spoken with the Mahncke Park Neighborhood Association on their stance on this rezoning issue, but noted that the parking questions raised have been resolved.

Mr. Peak made a motion to approve the proposed Ordinance. Mr. Webster seconded the motion.

After consideration, the motion carrying with it the passage of the Ordinance, prevailed by the following vote: **AYES:** Flores, Lott, Avila, Vasquez, Herrera, Ross, Peak, Webster, **NAYS:** None; **ABSENT:** Billa Burke, Marbut, Thornton.

AN ORDINANCE 85729

AMENDING CHAPTER 35 OF THE CITY CODE THAT CONSTITUTES THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF SAN ANTONIO

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BY CHANGING THE CLASSIFICATION OF AND REZONING CERTAIN PROPERTY DESCRIBED HEREIN AS LOT 7, BLOCK 3, NCB 3081, 123 CATALPA STREET, FROM "B" RESIDENCE DISTRICT, "B" UC RESIDENCE URBAN CORRIDOR DISTRICT TO "B-1" BUSINESS DISTRICT AND "B-1" UC BUSINESS URBAN CORRIDOR DISTRICT.

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4D. CASE #Z96268 - to rezone and reclassify Lot 1, Block 31, NCB 14934, 6246 Ingram Road, from Temporary "R-1" Single Family Residence District to "O-1" Office District. Property is located southeast of the intersection of Ingram Road and Oakhill Drive, having 74.56 feet on Ingram Road and 104.96 feet on Oakhill Drive.

Mr. Andy Guerrero, Land Development Services, explained the proposed rezoning request.

Mr. Herrera made a motion to approve the proposed Ordinance. Mr. Avila seconded the motion.

After consideration, the motion carrying with it the passage of the Ordinance, prevailed by the following vote: **AYES:** Flores, Lott, Billa Burke, Avila, Vasquez, Herrera, Ross, Peak, Webster; **NAYS:** None; **ABSENT:** Marbut, Thornton.

AN ORDINANCE 85730

AMENDING CHAPTER 35 OF THE CITY CODE THAT CONSTITUTES THE COMPREHENSIVE ZONING OF THE CITY OF SAN ANTONIO BY CHANGING THE CLASSIFICATION OF AND REZONING CERTAIN PROPERTY CERTAIN PROPERTY DESCRIBED HEREIN AS LOT 1, BLOCK 31, NCB 14934, 6246 INGRAM ROAD, FROM TEMPORARY "R-1" SINGLE FAMILY RESIDENCE DISTRICT TO "O-1" OFFICE DISTRICT.

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4E. CASE #Z97003 - to rezone and reclassify Lot 7, NCB 8669, Castroville Road, from "B-1" Business District and "B-3R" Restrictive Business District to "I-1" Light Industry District. Property is located on the southeast side of Castroville Road, 234.63 feet northeast of the intersection of Castroville Road and Jasmine Lane, having 187.18 feet on Castroville Road and a depth of 246.98 feet.

Mr. Herrera made a motion to continue this rezoning case to March 27, 1997. Mr. Avila seconded the motion.

After consideration, the motion to continue the case to March 27, 1997 prevailed by the following vote: AYES: Flores, Lott, Billa Burke, Avila, Vasquez, Herrera, Ross, Peak, Webster. NAYS: None. ABSENT: Marbut, Thornton.

Zoning Case Z97003 was continued to March 27, 1997.

4F. CASE #Z97016 - to rezone and reclassify the east 60 feet of the south 96.9 feet of Lot 1, Block 61, NCB 8958, 200 Canavan Avenue, from "R-1" Single Family Residence District to "B-1" Business District. Property is located southwest of the intersection of Canavan Avenue and Marney Plaza, having 96.9 feet on Marney Plaza and a depth of 60 feet.

Mr. Andy Guerrero, Land Development Services, explained the proposed rezoning request.

Mr. Avila made a motion to approve the proposed Ordinance. Mr. Herrera seconded the motion.

After consideration, the motion carrying with it the passage of the Ordinance, prevailed by the following vote: AYES: Flores, Billa Burke, Avila, Vasquez Herrera, Ross, Peak, Webster; NAYS: None; ABSENT: Lott, Marbut, Thornton.

AN ORDINANCE 85731

AMENDING CHAPTER 35 OF THE CITY CODE THAT CONSTITUTES THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF SAN ANTONIO BY CHANGING THE CLASSIFICATION OF AND REZONING CERTAIN

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PROPERTY DESCRIBED HEREIN AS THE EAST 60 FEET OF THE SOUTH 96.9 FEET OF LOT 1, BLOCK 61, NCB 8958, 200 CANAVAN AVENUE, FROM "R-1" SINGLE FAMILY RESIDENCE DISTRICT TO "B-1" BUSINESS DISTRICT.

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4G. CASE #Z97040 SUP - to rezone and reclassify Lots 17, 18 and the west 20 feet of Lot 16, Block 56, NCB 8957, 330 W. Southcross, from "R-1" Single Family Residence District to "O-1" SUP Office District with a special use permit for musical instrument service. Property is located southeast of the intersection of W. Southcross Boulevard and Tupper Avenue, having 120 feet on W. Southcross Boulevard and 161.2 feet on Tupper Avenue, having 120 feet on W. Southcross Boulevard and 161.2 feet on Tupper Avenue.

Mr. Andy Guerrero, Land Development Services, explained the proposed rezoning request.

Mr. Avila made a motion to approve the proposed Ordinance. Mr. Herrera seconded the motion.

After consideration, the motion carrying with it the passage of the Ordinance, prevailed by the following vote: **AYES:** Flores, Billa Burke, Avila, Solis, Herrera, Ross, Peak, Webster; **NAYS:** None; **ABSENT:** Lott, Marbut, Thornton.

AN ORDINANCE 85732

AMENDING CHAPTER 35 OF THE CITY CODE THAT CONSTITUTES THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF SAN ANTONIO BY CHANGING THE CLASSIFICATION OF AND REZONING CERTAIN PROPERTY DESCRIBED HEREIN AS LOT 17, 18 AND THE WEST 20 FEET OF LOT 16, BLOCK 56, NCB 8957, 328 AND 330 W. SOUTHCROSS, FROM "R-1" SINGLE FAMILY RESIDENCE DISTRICT TO "O-1" SUP OFFICE DISTRICT WITH A SPECIAL USE PERMIT FOR MUSICAL INSTRUMENT SERVICE.

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4H. CASE #Z96011 - to rezone and reclassify Tract 4-A, P-74 and P-74A, NCB 15248, (being that portion annexed December 31, 1995). 8331 S. W. Loop 410 Expressway, from Temporary "R-1" Single Family Residence District to "I-1" Light District. Property is located 1,199 feet east of Coval Road, 500 feet west of S.W. loop 410 Expressway and approximately 2,400 feet north of Pearsall Road, having a width of 540 feet and a depth of 4,452 feet.

Mr. Andy Guerrero, Land Development Services, explained the proposed rezoning request.

Mr. Avila made a motion to approve the proposed Ordinance. Mr. Herrera seconded the motion.

After consideration, the motion carrying with it the passage of the Ordinance, prevailed by the following vote: **AYES:** Flores, Billa Burke, Avila, Vasquez, Herrera, Ross, Peak, Webster, Thornton; **NAYS:** None; **ABSENT:** Lott, Marbut.

AN ORDINANCE 85733

AMENDING CHAPTER 35 OF THE CITY CODE THAT CONSTITUTES THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF SAN ANTONIO BY CHANGING THE CLASSIFICATION OF AND REZONING CERTAIN PROPERTY DESCRIBED HEREIN AS TRACT 4-A, P-74 AND P-74A, NCB 15248, 8331 S. W. LOOP 410 EXPRESSWAY, FROM TEMPORARY "R-1" SINGLE FAMILY RESIDENCE DISTRICT TO "I-1" LIGHT INDUSTRY DISTRICT.

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

4I. CASE #Z97039 - to rezone and reclassify Lot 8 and the east 100 feet of Lot 7, Block 2, NCB 8417, 1006 Vance Jackson Road, from "A" Single Family Residence District to "O-1" Office District. Property is located northeast of the intersection of Vance Jackson Road and Greenlawn Avenue, having 105 feet on Vance Jackson Road and 310 feet on Greenlawn Avenue.

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Mr. Andy Guerrero, Land Development Services, explained the proposed rezoning request.

Mr. Webster made a motion to approve the proposed Ordinance. Mr. Avila seconded the motion.

After consideration, the motion carrying with it the passage of the Ordinance, prevailed by the following vote: **AYES:** Flores, Billa Burke, Avila, Vasquez, Herrera, Ross, Peak, Webster, Thornton; **NAYS:** None; **ABSENT:** Lott, Marbut.

AN ORDINANCE 85734

AMENDING CHAPTER 35 OF THE CITY CODE THAT CONSTITUTES THE COMPREHENSIVE ZONING ORDINANCE OR THE CITY OF SAN ANTONIO BY CHANGING THE CLASSIFICATION OF AND REZONING CERTAIN PROPERTY DESCRIBED HEREIN AS LOT 8 AND THE EAST 100 FEET OF LOT 7, BLOCK 2, NCB 8417, 1006 VANCE JACKSON ROAD, FROM "A" SINGLE FAMILY RESIDENCE DISTRICT TO "O-1" OFFICE DISTRICT.

(At this point, Mayor Thornton was obliged to leave the meeting. Mayor Pro Tem Flores presided.)

4J. CASE #Z97036 - to rezone and reclassify 3.143 acres out of Lot 21, NCB 10228, 3903 and 3905 Fredericksburg, from "F" Local Retail District to "B-3" District. Property is located on the southwest side of Fredericksburg Road, 128.51 feet southeast of the intersection of Fredericksburg Road and Balcones Heights Road, having 713.72 feet on Fredericksburg Road and a depth of 200 feet.

Mr. Andy Guerrero, Land Development Services, explained the proposed rezoning request.

In response to a question by Mr. Ross, Mr. Jerry Arredondo, representing the proponent, stated that the deed restrictions have been agreed to, and he read them into the record.

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Mr. Ross made a motion to approve the proposed Ordinance. Mr. Herrera seconded the motion.

After consideration, the motion carrying with it the passage of the Ordinance, prevailed by the following vote: **AYES:** Flores, Lott, Billa Burke, Avila, Vasquez, Herrera, Ross, Peak; **NAYS:** None; **ABSENT:** Marbut, Webster, Thornton.

AN ORDINANCE 85735

AMENDING CHAPTER 35 OF THE CITY CODE THAT CONSTITUTES THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF SAN ANTONIO BY CHANGING THE CLASSIFICATION OF AND REZONING CERTAIN PROPERTY DESCRIBED HEREIN AS 3.143 ACRES OUT OF LOT 21, NCB 10228, 3903-3905 FREDERICKSBURG ROAD, FROM "F" LOCAL RETAIL DISTRICT TO "B-3" BUSINESS DISTRICT.

4K. CASE #Z97037 - to rezone and reclassify Lots 10 and 10A, NCB 15046, 3700 Block of N.W. Loop 410 Expressway, from the removal of a 6 foot solid screen fence and non-access easement imposed by Ordinance number 43443, dated February 231,1974. Property is located on the southeast side of N.W. Loop 410 Expressway, between Peace Pipe Drive and Ingram Road, having 644.12 feet on N.W. Loop 410 Expressway, 323.34 feet on Peace Pipe and 84.20 feet on Ingram Road.

Mr. Phil Garay, representing the proponent, briefly explained the history of the property and its zoning, and spoke to the request to remove the fencing requirement and also a non-access easement on the property.

Mr. Ross noted that those conditions were agreed to in the original zoning action in conjunction with the neighborhood concerned.

Mr. Ross made a motion to uphold the recommendation of the Zoning Commission, and to deny this requested rezoning. Mr. Peak seconded the motion.

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After consideration, the motion prevailed by the following vote: AYES: Flores, Lott, Billa Burke, Avila, Vasquez, Ross, Peak. NAYS: None. Absent: Herrera, Marbut, Webster, Thornton.

Zoning case Z97037 was denied.

4L. CASE #Z96246 (SUP) - to rezone and reclassify The north 70 feet of Lots 9 and 10, Block 16, NCB 2785, At the rear of 231 Hosack Avenue, from "B-3NA" Non-Alcoholic Sales Business District to "B-3N" SUP Non-Alcoholic Sales Business District with a special use permit for a wholesale produce company. Property is located 96.04 feet northeast of the intersection of South Zarzamora Street and Hosack Avenue, having 70 feet on South Zarzamora Street and a depth of 100 feet.

The following persons appeared to speak:

Ms. Celia Rangel, speaking on behalf of the owner, Mr. Alberto M. Rangel, explained the requested rezoning for a produce business, stating that they were told they needed the rezoning in order to continue a produce business at this location that was begun in 1994.

Ms. Sarah Shilow, 214 Hosack, spoke against opening a business without the proper zoning, and stated that the business has 18-wheeled trucks loading and unloading produce at the site.

Ms. Marcie Roberts, 211 Hosack, and Ms. Jewell Toliver, 235 Hosack, both spoke against having a commercial operation in a residential area. In addition, Ms. Tolliver spoke to her concern with traffic and expanding business uses on the property.

Mr. Norman Taylor, 235 Hosack, spoke against having a business in a residential area, and addressed his concern with the type of people hired by the produce company.

In rebuttal, Ms. Rangel stated that the neighbors have refused to meet with her on this matter, and she spoke in refutation of certain charges concerning drug use and use of 18-wheeled trucks on the property.

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Mr. Vasquez asked Ms. Claudia Mora, Economic Development Department, to assist the Rangels in locating a site for their business.

After consideration, Mr. Vasquez made a motion to uphold the motion of the Zoning Commission and to deny the rezoning request. Mr. Webster seconded the motion.

The motion to deny the requested rezoning prevailed by the following vote: AYES: Flores, Lott, Billa Burke, Avila, Vasquez, Herrera, Ross, Peak, Webster. NAYS: None. ABSENT: Marbut, Thornton.

Zoning Case Z96246 SUP was denied.

4M. CASE #Z97048 (CC) - to rezone and reclassify Lot 40, Block 2, NCB 3984 Vera Cruz Street and Pinto Street, from "R-5" Single Family Residence District to "R-1" CC Single Family Residence District with special City Council approval for a child day care center. Property is located between Vera Cruz Street and Santiago Street and Pinto Street and San Jacinto Street.

Mr. Andy Guerrero, Land Development Services, explained the proposed rezoning request.

Mr. Vasquez made a motion to approve the proposed Ordinance. Mr. Avila seconded the motion.

After consideration, the motion carrying with it the passage of the Ordinance, prevailed by the following vote: AYES: Flores, Lott, Billa Burke, Avila, Vasquez, Herrera, Ross, Peak, Webster; NAYS: None; ABSENT: Marbut, Thornton.

AN ORDINANCE 85736

AMENDING CHAPTER 35 OF THE CITY CODE THAT CONSTITUTES THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF SAN ANTONIO BY CHANGING THE CLASSIFICATION OF AND REZONING CERTAIN

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PROPERTY DESCRIBED HEREIN AS LOT 40, BLOCK 2, NCB 3984, PROPERTIES ARE BOUNDED BY VERA CRUZ, SOUTH PINTO, SANTIAGO AND SAN JACINTO, FROM "R-5" SINGLE FAMILY RESIDENCE DISTRICT TO "R-1" CC SINGLE FAMILY RESIDENCE DISTRICT WITH SPECIAL CITY COUNCIL APPROVAL FOR A CHILD DAY CARE CENTER.

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4N. CASE #Z97044 - to rezone and reclassify Lots 6 thru 11, NCB 6820, Lots 19 thru 36, NCB 6821 and all of NCB 6821 and all of NCB's 6822, 6823, 6824, 6825 and 6826, from to designate the following descriptions as an "H" Historic District. Properties are bounded to the west by Kampmann Boulevard, to the north by W. Gramercy Place, to the east by Lake and to the South by W. Mulberry Avenue.

Mr. Andy Guerrero, Land Development Services, explained the proposed rezoning request.

Ms. Ann Benson McGlone, Historic Preservation Officer, spoke to the history of this request to add this area to the Monticello Park Historic District, Phase II.

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

Ms. McGlone then narrated a brief video presentation concerning the housing of this area, noting that City staff recommends approval.

Mr. Ross then introduced Mr. Roberto Hinkston and Mr. Richard Tankersley, and lauded both for their efforts in this matter.

Mr. Ross made a motion to approve the proposed Ordinance. Mr. Peak seconded the motion.

After consideration, the motion carrying with it the passage of the Ordinance, prevailed by the following vote: **AYES:** Flores, Lott, Billa Burke, Avila, Vasquez, Ross, Peak, Webster, Thornton; **NAYS:** None; **ABSENT:** Herrera, Marbut.

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AN ORDINANCE 85737

AMENDING CHAPTER 35 OF THE CITY CODE THAT CONSTITUTES THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF SAN ANTONIO BY CHANGING THE CLASSIFICATION OF AND REZONING CERTAIN PROPERTY DESCRIBED HEREIN AS LOTS 6 THRU 11 NCB 6820, LOTS 19 THRU 36, NCB 6821 AND ALL OF NCB'S 6822, 6823, 6824, 6825, AND 6826, FROM THE DESIGNATION OF THE FOLLOWING PROPERTY TO "H" HISTORIC DISTRICT.

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FOOTBALL IN THE ALAMODOME

Mayor Thornton announced that the next Big 12 Conference football championship game will be played in the Alamodome next December 6th, to be followed 20 days later by the Alamo Bowl football game.

97-10 The City Clerk read a proposed ordinance selecting a preferred hotel developer team for the Convention Headquarters Hotel Project; authorizing the City Manager to enter into contract negotiations with the preferred developer; and authorizing the refund of proposal submittal fees to the unsuccessful team.

Mr. Clint Bolden, Director of Economic Development, narrated a video presentation outlining the background of the selection process. A copy of his presentation is made a part of the papers of this meeting. He spoke to a comparison of the evaluation criteria of the two proposers, and that, based upon the scores obtained in the process, recommended the ITT Sheraton proposal. He then spoke to plans for the negotiating process to be followed and the time-lines involved, and contrasted San Antonio's approach to that used in certain other cities. He then spoke to the financial aspects of the two proposals, including the number of jobs to be created.

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The following persons appeared to speak:

Sister Graciela Lohan, co-chairperson of Communities Organized For Public Service and Metro Alliance, called on the City Council for a moratorium on all tax abatements and performance of a study on those already granted an abatement. She spoke to several examples of tax abatements, and spoke to her concern with low-paying jobs and a lack of job training by those firms receiving such abatements of their taxes. She asked for a greater investment in education by those firms gaining tax abatements, and addressed her groups' concerns with giving tax abatements to rich firms. She urged no further tax abatements be given until concerns about low-paying jobs are addressed.

Mr. Joe Solis, co-chairman, Communities Organized For Public Service, spoke against subsidizing wealthy firms with tax abatements, and stated his belief that the City's tax abatement strategies do not answer the social problems of the community.

Mr. Thomas Rockingmore, representing Metro Alliance, addressed his group's concerns that not enough of the good jobs are going to San Antonians in tax abatement cases, and stated his opinion that taxpayers should not be taking the risks.

Mr. Andy Sarabia, Past President of COPS, spoke to his opposition to tax abatements until benefits and pay equal the abatements. He spoke to the need to invest in people vs. tax 'giveaways', and noted that some City Council members are willing to debate this issue. He spoke against San Antonio being known as a low-wage city.

Mr. Faris Hodge, Jr., 140 Dora, stated his belief that most people do not favor tax abatements for hotels, and spoke to the need to spend this money on more fire stations. He stated his opinion that the city doesn't need tax abatements to attract more hotels, and suggested other places to better spend the city's funds.

Mr. Fred Reynolds, 1202 Waverly, noted that final negotiations have not yet been held in this matter, and he spoke against granting tax abatements without all the facts.

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Mr. Jose Ricardo Garcia spoke against granting tax abatements to hotels, and spoke to the need to spend more money on infrastructure. He stated his belief that top-level and mid-level management jobs are going to those being brought in from out of the city, and spoke to his concern with low-paying jobs and San Antonio being labelled a low-wage city.

Ms. Kay Turner, representing People on Watch, spoke to her belief that the people have lost their trust of City Hall, and stated that low-paying jobs can't be tolerated. She addressed several other concerns with the spending of tax monies on certain projects of dubious value, and asked the City to re-examine its tax abatement strategies and seek a better job mix.

Mr. Jack Finger, P.O. Box 12048, spoke against tax abatements for hotels, and stated his belief that the jobs being created as a result are close to minimum-wage positions.

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Mayor Thornton noted that this will be a very visible project, and he spoke to the philosophical differences involved in this matter, although everyone agrees they want the best-paying jobs for San Antonio. He spoke to San Antonio's reputation as a 'visitor city', and the need for hotel rooms to handle the people coming here. He stated that today the Council is only selecting a preferred developer, after which the City staff will negotiate the best financial package. He noted that the developer will spend some \$9 million for RiverWalk improvements, construct a parking garage, and lease the hotel site from the City. He spoke to the expected \$100 million annual impact of this hotel on the city's economy, the construction jobs being created, the increase in sales tax revenues and the increase in the hotel/motel tax revenues, as well, as a result of the new hotel. He noted that construction of this new hotel will mean an annual \$1.856 million impact in new taxes for the San Antonio Independent School District alone. He addressed the tax abatement criteria in place, trading such abatements for jobs with good health care benefits guaranteed and participation of the hotel developer in the Education Partnership. He then spoke to citizen involvement in assuring that the firm complies with the promises it makes, in return for this tax abatement, and asked ITT Sheraton to match up its coming jobs with the hospitality industry trainees at St. Philip's College, by name, to make jobs creation and training a personal matter. He urged City staff to be fair but firm in the

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coming negotiations, and spoke against any moratorium on tax abatements. Finally, he asked Mr. Bolden to keep COPS/metro Alliance apprised of the negotiation details by communication.

Mr. Ross spoke in correction of one financial contention in literature being handed out by opponents of the tax phase-in proposal, that dealing with making any statement concerning 'average cash wage' read 'average hotel-employee cash wage' in San Antonio. He then compared tax abatements in San Antonio to similar actions in other cities, to substantiate the local agreement. He noted that both proposals from developers today were attractive to the City, and he spoke to the positive cash aspects accruing to San Antonio, totaling more than \$180 million more by the year 2040. He spoke in support for the ITT Sheraton proposal.

Mr. Ross made a motion to select ITT Sheraton as the preferred developer team for the Convention Headquarters Hotel Project. Mr. Webster seconded the motion.

In response to a question by Mayor Thornton, Mr. Daniel P. Weadock, President and Chief Executive Officer for Sheraton ITT Corp., noted that his firm cannot import 840 employees from outside of San Antonio, and he spoke of plans to hire many San Antonians. He stated that many of these jobs will average \$19,843 plus benefits, based on the national average, working for a \$200 million five-star hotel. He spoke to the need to have the best people in the jobs in order to attract visitors.

In response to a question by Mr. Avila, Mr. Weadock addressed the range of jobs to be available, and noted that benefits cost some 43 per cent above the salaries. He then addressed specific job employment opportunities with the hotel.

Mr. Avila noted that, over the years, he has supported tax abatements, and does so for firms providing good jobs and benefits, but could support a moratorium on tax abatements in order to allow a study of those tax abatements, with public input. He spoke to the need to invest in training opportunities, and stated his belief that he is pro-business. Finally, Mr. Avila spoke to his desire for a 90-day moratorium to allow for such a study.

Mr. Lloyd Garza, City Attorney, noted that this issue of a possible motion in that regard is not on today's agenda and so would not be a proper substitute motion to be made. He noted that a six-signature memorandum could be circulated among

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City Council members, asking that this issue be placed upon next week's Council meeting agenda.

In response to a question by Mr. Vasquez, Mr. Bolden addressed the minority hiring plan put forth by Sheraton, and the Council-approved points of the proposal.

Mr. Vasquez addressed his concern that many of the firms to be utilized in the construction of the new hotel are from out of San Antonio, and spoke to his hope that more local participation can be achieved.

In response to a question by Mr. Vasquez, Mr. Richard Hartman, President, Sheraton North America, stated that most of the major firms involved in the hotel's planned construction have affiliations and other relationships with San Antonio firms, and spoke of his firm's plans for more local subcontractors.

Mr. Webster spoke to efforts at local participation by both proposers today, and noted that the cost of living is higher in such cities as New York and Chicago when compared to San Antonio in discussions of salaries and benefits. He noted that San Antonio has too few tradespeople, and spoke to the need to provide jobs at all levels.

In response to a question by Mr. Peak, Mr. Alexander E. Briseno, City Manager, noted that the cost/benefit analysis of the City staff can be amplified for the City Council.

Mr. Peak asked Sheraton for a statement on what it will take to be financially-viable on this project.

Ms. Billa Burke spoke to the peripheral benefits of a large new hotel on the entire community, and stated that she is disappointed with the 'dis-information' provided by some in this matter.

Mayor Thornton provided a brief comparison summary of the two proposals, and distributed copies of such, labeled "Summary of Wage Salary Information Data". A copy of which is made a part of the papers of this meeting. He spoke of the Council's general-fund commitments to the COPS-backed Project Quest and the jobs it creates versus the higher-paying jobs being created by the Sheraton project.

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Mr. Marbut spoke in support for Mr. Webster's comments relating to small businesses, and stated his belief that this project has a positive impact. He noted that, although some tax-abated firms have failed, many more have been a success. He spoke to the need to hold all tax-abated firms accountable for their promises, and stated his opinion that tax abatements should be considered on a case-by-case basis. He then spoke in support for the Sheraton proposal.

(At this point, Mayor Thornton was obliged to leave the meeting. Mayor Pro Tem Flores presided.)

Mr. Herrera spoke in support for the proposal to create more jobs for San Antonio, many of which might be going to former Kelly Air Force Base workers.

Mr. Vasquez noted that COPS is concerned that the jobs being created will not be of that level which would allow those workers to qualify for home mortgages.

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

Mr. Flores recalled that many of his restaurant employees have gone on to better jobs in San Antonio's hospitality industry, and he spoke in support for the Sheraton proposal. He stated his opinion that all tax-abated firms need to be held to their promises or lose that tax abatement.

Mr. Alexander E. Briseno, City Manager, noted that this is a difficult issue, and he restated the City's goals for tax abatement and incentive programs. He stated that the City has approved some 22 projects for tax abatement thus far, and jobs created for hotel or motel jobs are only 13 per cent of that number. He stated that the entire visitor industry in San Antonio accounts for only 19 per cent of the jobs created by tax abatement. He then spoke to a visual slide presentation that spoke to the statistics in support of the Council's economic decisions.

After consideration, the motion carrying with it the passage of the Ordinance, prevailed by the following vote: **AYES:** Flores, Lott, Billa Burke, Avila, Vasquez, Herrera, Ross, Marbut, Peak, Webster, Thornton; **NAYS:** None; **ABSENT:** None

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AN ORDINANCE 85738

SELECTING ITT SHERATON AS THE PREFERRED DEVELOPER TEAM FOR THE CONVENTION HEADQUARTERS HOTEL PROJECT; AUTHORIZING THE CITY MANAGER TO ENTER INTO CONTRACT NEGOTIATIONS WITH ITT SHERATON; AND AUTHORIZING OF THE REFUND OF PROPOSAL SUBMITTAL FEES TO THE UNSUCCESSFUL TEAM.

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Mr. Weadock then introduced the local ITT Sheraton development team, and complimented San Antonio on the selection process. He then spoke to his hotel's projected impact on training people for jobs, and noted that the project will create good jobs and career advancement. He spoke in support for the education programs as part of the tax abatement program.

Mr. Avila made a motion to direct City staff to place on the Council's agenda next week the consideration of a 90-day tax abatement moratorium in order to review the tax abatement policies of the City. Mr. Vasquez seconded the motion.

The motion failed to carry by the following vote: AYES: Billa Burke, Avila, Vasquez, Herrera. NAYS: Flores, Lott, Ross, Marbut, Peak, Webster, Thornton. ABSENT: None.

Mayor Thornton noted that reinitiation of this motion would have to be made by a member of the prevailing side of the vote.

CLARIFICATION OF MOTION ON AGENDA ITEM 23

Mr. Ross stated for the record that the intent of the prevailing motion on Agenda item 23 is to reject the bids received on all eight City-owned surplus personal property structures.

(At this point, Mayor Thornton was obliged to leave the meeting. Mayor Pro Tem Flores presided.)

97-10 The Clerk read the following Ordinance:

AN ORDINANCE 85739

AUTHORIZING AN AMENDMENT TO THE PROFESSIONAL SERVICES CONTRACT WITH PKF CONSULTING PREVIOUSLY APPROVED BY ORDINANCE NO. 84071 OF MAY 9, 1996, TO PROVIDE FOR ADVISORY SERVICES DURING CONTRACT NEGOTIATIONS IN CONNECTION WITH THE CONVENTION HEADQUARTERS HOTEL PROJECT; AUTHORIZING THE CITY MANAGER TO EXECUTE SAID AMENDMENT; APPROPRIATING FUNDS IN AN AMOUNT NOT TO EXCEED \$40,000.00 FOR FEES AND EXPENSES; AND PROVIDING FOR PAYMENT.

* * * *

Ms. Billa Burke made a motion to approve the proposed Ordinance. Mr. Avila seconded the motion.

The following persons appeared to speak:

Ms. Kay Turner, representing People On Watch, stated her opinion that the City needs to bring the matter of consultant fees in-house.

Mr. Jack Finger, P.O. Box 12048, spoke to his concern with spending so much money for consultants on the hotel project.

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After consideration, the motion carrying with it the passage of the Ordinance, prevailed by the following vote: **AYES:** Flores, Lott, Avila, Herrera, Ross, Peak; **NAYS:** None; **ABSENT:** Billa Burke, Vasquez, Marbut, Webster, Thornton.

97-10 The Clerk read the following Ordinance:

AN ORDINANCE 85740

APPROVING THE SELECTION OF THE LAW FIRMS OF BRACEWELL & PATTERSON, L.L.P. AND MCCALL, PARKHURST & HORTON, INC., TO PROVIDE PROFESSIONAL SERVICES IN CONNECTION WITH THE CONVENTION HEADQUARTERS HOTEL PROJECT; AND AUTHORIZING THE CITY MANAGER AND CITY ATTORNEY TO NEGOTIATE AND EXECUTE PROFESSIONAL SERVICES CONTRACTS WITH SAID FIRMS IN AMOUNTS NOT TO EXCEED \$260,000.00 AND \$10,000.00 RESPECTIVELY.

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Mr. Ross made a motion to approve the proposed Ordinance. Mr. Marbut seconded the motion.

The following persons appeared to speak:

Mr. Faris Hodge, Jr., 140 Dora, spoke to his concern with abating taxes for hotels.

Mr. Fred Reynolds, 1202 Waverly, spoke to his concern with high legal fees on this hotel project and the lack of supporting documents provided to the public in a timely manner. He stated his opinion that there is a question of secrecy in withholding information.

Ms. Kay Turner, representing People On Watch, addressed her group's concern with the amount of money being spent on outside legal fees, and asked to see all available data on this.

Mr. Jack Finger, P.O. Box 12048, spoke against paying this much for attorneys, and stated his feeling that this work could be done for less.

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Mr. Lloyd Garza, City Attorney, narrated a brief video presentation concerning the Request For Quotation involved, noting that 11 responses were received. He stated

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that staff is recommending the cited firm which has a large amount of expertise in hotel projects. He then spoke to a review of bond documents.

In response to a question by Mr. Ross, Mr. Garza noted that the accelerated process involved in the hotel project is causing more cost, and he addressed the rationale for needed outside attorneys in such matters, generally and more specifically in this particular case.

After consideration, the motion carrying with it the passage of the Ordinance, prevailed by the following vote: **AYES:** Flores, Lott, Billa Burke, Avila, Vasquez, Ross, Peak; **NAYS:** None; **ABSENT:** Herrera, Marbut, Webster, Thornton.

97-10 The Clerk read the following Ordinance:

AN ORDINANCE 85741

AUTHORIZING THE TEMPORARY CLOSURE OF THE 100 AND 200 BLOCKS OF TERESA STREET ON SATURDAY, APRIL 12, 1997 FROM 7:00 A.M. UNTIL 6:00 P.M., TO ALLOW THE CHRISTMAS IN APRIL VOLUNTEERS TO MAKE REPAIRS TO NINE 9) HOUSES LOCATED ON THESE BLOCKS SAFELY; AS REQUESTED BY COUNCILMAN RICK VASQUEZ.

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Ms. Billa Burke made a motion to approve the proposed Ordinance. Ms. Lott seconded the motion.

After consideration, the motion carrying with it the passage of the Ordinance, prevailed by the following vote: **AYES:** Flores, Lott, Billa Burke, Avila, Vasquez, Ross, Marbut, Peak, Webster, Thornton; **NAYS:** None; **ABSENT:** Herrera, Marbut, Webster, Thornton.

97-10 TRAVEL AUTHORIZATION - Granted:

Travel Authorization for Mayor William E. Thornton, to travel to Austin, Texas for the purpose of attending the Texas Legislature Regarding Defense Transition, from March 5, 1997 thru March 5, 1997.

In response to a question by Mr. Faris Hodge, Jr., 140 Dora, Mr. Frank Garza, Assistant City Attorney, stated that this Travel Authorization only ratifies an action already taken, and he explained the Travel Authorization requirements for approval.

97-10 TRAVEL AUTHORIZATION - Granted:

Travel Authorization for Mayor William E. Thornton to travel to Austin, Texas for the purpose of testifying on SBI at Senator Brown's Public Hearing, from March 11, 1997 thru March 11, 1997.

In response to a question by Mr. Faris Hodge, Jr., 140 Dora, Mr. Frank Garza, Assistant City Attorney, noted that Travel Authorizations are a local policy matter of the City Council, not an ordinance or other legal requirement.

The following persons appeared to speak:

Mr. Hodge stated his belief that the Travel Authorization policy needs to be changed.

Ms. Kay Turner, representing People On Watch, spoke to several contentions concerning testifying before the state legislature on water issues. She stated her opinion that the City wants to lose its lawsuit concerning the endangered species in Edwards Aquifer waters, and also urged the Council to use due diligence in spending tax monies.

Mr. Kirk Patterson, 410 Larkwood, spoke to his discomfort over the Mayor's testimony before the state legislative body on matters of wastewater, the 'dry-year option', and a letter of intent. He stated his belief that the Mayor's testimony should reflect the City's policies, and displayed graphs in opposition to the 'dry-year option' since he feels that the springs involved will go dry, regardless, as

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shown by computer simulation. He asked the City to stop wasting money on unsound water policies.

Mr. Jack Finger, P.O. Box 12048, questioned the expenditure of tax funds for the Mayor's trip to Austin to testify, and spoke in objection to 'after the fact' approval of Travel Authorizations.

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97-10 TRAVEL AUTHORIZATION - Granted:

Travel Authorization for Mayor William E. Thornton to travel to Washington D.C., for a discussion on a proposed revisions to the National Ambient Air Quality Standards for Ozone and Particulate Matter, on March 23, 1997 thru March 24, 1997.

The following person appeared to speak:

In response to a question by Mr. Faris Hodge, Jr., 140 Dora, Mayor pro Tem Flores noted that the City is working with VIA Metropolitan Transit on the matter of ozone abatement by using buses in lieu of private automobiles.

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CITIZENS TO BE HEARD

MR. FARIS HODGE

Mr. Faris Hodge, Jr., 140 Dora, expressed concern about the City not collecting paint through regular garbage collection.

Mayor Pro-Tem Flores explained the City's Hazardous Waste Disposal Policy of the City.

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Mr. Hodge then spoke about the increased traffic through Brackenridge Park during the week end. He also asked that the City review the zoo admission fees for students. He felt that the fees deter students from the field trips that were more prevalent in the early '60's.

Councilwoman Lott stated that the new changes in the Texas Education Code have eliminated these field trips.

PASTOR TONY SALVO

Pastor Salvo, Ways of Christ Church, spoke to his concerns with the problems faced by youths in the community and the dangers they face especially with the drugs and crime.

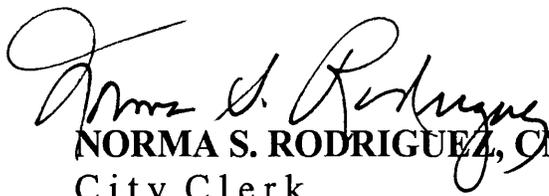
97-10 There being no further business to come before the Council, the meeting was adjourned at 6:35 P.M.

A P P R O V E D



WILLIAM E. THORNTON
M A Y O R

Attest:



NORMA S. RODRIGUEZ, CMC/AAE
City Clerk

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