

March 3, 1960

REGULAR MEETING OF THE CITY COUNCIL
OF THE CITY OF SAN ANTONIO HELD IN
THE CITY COUNCIL CHAMBER, CITY HALL,
ON THURSDAY March 3, 1960, AT 8:30
A.M.

The meeting was called to order by the presiding officer Mayor J. Edwin Kuykendall. The following members were present:

Kuykendall
Dietert
Passur
McMahon
Johnson
Simpson
Olivares
Pinson and
San Martin.

The invocation was given by Dr. San Martin.

On motion of Dr. San Martin the Council dispensed with the reading of the minutes of the previous meeting.

The Mayor stated that certain zoning cases were to be heard and he invited all who cared to be heard on any of the cases to please give their names to the Clerk. Z

Zoning case #1244 which was continued from the meeting of February 18th was first called up for hearing.

The Planning Director stated that due to uncertainty of the route of the proposed North Expressway the Manager had asked that this case be continued two weeks to March 17.

Dr. McMahon moved that the continuance be granted, seconded by Passur to Motion carried by the following vote:

AYES: J. Edwin Kuykendall, Reuben O. Dietert, Mike Passur, Dr. John L. McMahon, Dr. Max E. Johnson, Wayne C. Simpson, Joe Olivares, Theo W. Pinson Jr. and Dr. Jose San Martin.

NAYS: None

The next case called was #1212 to rezone lots 1 through 5, NCB, 12987. The Planning Commission recommended that lots 1 & 2 be rezoned from "A" Residential District to "F" local retail District and that lots 3 - 4 & 5 be rezoned from "A" Residential District to "E" Office District. After briefing by the Planning Director the recommendation of Planning Commission was approved after a motion by Mr. Passur seconded by Mr. Dietert to adopt the following ordinance

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AN ORDINANCE 28338 A-

AMENDING SECTION 2 OF AN ORDINANCE ENTITLED "AN ORDINANCE ESTABLISHING ZONING REGULATIONS AND DISTRICTS IN ACCORDANCE WITH A COMPREHENSIVE PLAN, ETC.," PASSED AND APPROVED ON NOVEMBER 3, 1938, BY CHANGING THE CLASSIFICATION AND REZONING OF CERTAIN PROPERTY DESCRIBED HEREIN.

(FULL TEXT IN ORDINANCE BOOK JJ PAGE 179)

The vote for approval was:

AYES: J. Edwin Kuykendall, Reuben O. Dietert, Mike Passur, Dr. John L. McMahon, Dr. Max E. Johnson, Wayne C. Simpson, Joe Olivares, Theo W. Pinson Jr., and Dr. Jose San Martin.

NAYS: None

Zoning Case #1247 to rezone lot 5, NCB, 10846 on South W. W. White Road near Sulphur Springs Road from "A" Residential District to "JJ" Commercial District was next called up. After briefing by the Planning Director and explanation by W. G. Brown Attorney for the applicants, the Council approved the recommendation to change the zoning by passage of the following ordinance:

AN ORDINANCE 28339

AMENDING SECTION 2 OF AN ORDINANCE ENTITLED "AN ORDINANCE ESTABLISHING ZONING REGULATIONS AND DISTRICTS IN ACCORDANCE WITH A COMPREHENSIVE PLAN, ETC.," PASSED AND APPROVED ON NOVEMBER 3, 1938, BY CHANGING THE CLASSIFICATION AND REZONING OF CERTAIN PROPERTY DESCRIBED HEREIN.

(Full Text in Ordinance Book JJ Page 179)

The vote to approve was:

AYES: J. Edwin Kuykendall, Reuben O. Dietert, Mike Passur, Dr. John L. McMahon, Dr. Max E. Johnson, Wayne C. Simpson, Joe Olivares, Theo W. Pinson Jr., & Dr. Jose San Martin.

NAYS: None.

Zoning Case #1250 which had been passed upon unfavorably by the Planning Commission was next called up. It was a request to re-zone lot J NCB, 10319 from "B" Residential to "F" local retail. The Planning Director announced that the petitioner had asked to be allowed to withdraw the request.

On Motion of Dr. San Martin the request was unanimously granted.

The following ordinance was next presented and approved after briefing by the Purchasing Agent.

AN ORDINANCE 28340

ACCEPTING THE ATTACHED LOW QUALIFIED BID OF CAMPBELL LUMBER COMPANY TO FURNISH THE CITY OF SAN ANTONIO DEPARTMENT OF PUBLIC WORKS WITH CERTAIN ITEMS OF LUMBER FOR A TOTAL OF \$2,697.67.

(Full text in Ordinance Book J.J. Page 180)

The vote was as follows:

AYES: J. Edwin Kuykendall, Reuben O. Dietert, Mike Passur, Dr. John L. McMahon, Dr. Max E. Johnson, Wayne C. Simpson, Joe Olivares, Theo W. Pinson Jr., Dr. Jose San Martin.

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NAYS: None.

The City Manager then stated that the Director of Parks and Recreation be allowed to make a statement to the Council.

Mr. Frazer the Director then addressed the Council as follows:

THE FORESTRY PROGRAM NOW IN EFFECT IN THE PARKS AND RECREATION DEPARTMENT
CITY OF SAN ANTONIO, TEXAS

The Park Maintenance Division of the Parks and Recreation Department has been carrying out a planned and scheduled program of removing dead and dangerous trees in various park areas. This program has been based on scientific and proved arborcultural practices now advocated by major colleges over the nation. This program includes the removal of trees which have died or the removal of certain dead wood from still useful trees.

In most all cases these trees are trees that died during the prolonged drought period from 1948 to 1956. In most instances these trees are in concentrated clumps and were competing with each other for natural available moisture.

In essence the program now in effect is designed to accomplish the following:

1. Removal of dead trees and dead wood in trees is essential to the safety of the public to prevent physical injury from falling trees or limbs.
2. Dead trees in a wooded area constitute a very real fire hazard, which can result in the destruction of the entire wooded area.
3. Dead trees left standing are ideal harboring places for insects and diseases.
4. Removal of dead trees vastly improves the appearance of the wooded areas.
5. The selective removal of undesirable species, to make growing room available to desirable trees, is necessary.
6. The removal of dead trees and debris provides a more suitable environment for growing of desirable trees and undergrowth. During the past two years the Parks and Recreation Department has planted 1,265 sizable trees in the various park areas over the City. In addition, many trees have been saved by fertilization, pruning and removal of decayed wood. The future forestry program will include continued efforts toward tree plantings, selective thinning, and other preventive maintenance procedures.

TREE PROGRAM AT BRACKENRIDGE GOLF COURSE

The program at the Brackenridge Golf Course includes the removal of trees killed by the drought and a very limited selective thinning of undesirable trees for the following reasons:

1. Selective thinning will effect better environment for the desirable trees, which will remain to furnish a back-drop for fairways and greens.
2. Selective thinning will permit adequate sunlight and air drainage for the growing of grass. In order to improve playing conditions on number two and number seven greens, soil modifications are necessary, and it is absolutely essential that air drainage and sun penetration be improved to make this project feasible. This will also permit the growing of grass in fringe areas to improve golf playing conditions and will eliminate bare areas that are muddy during inclement weather conditions.
3. Selective thinning will also make it possible to get to the greens from the sides rather than having to approach with maintenance equipment over the fairway in front of the green.
4. As part of the overall tree program at Brackenridge Golf Course, an extensive tree planting program was begun last year.
5. Summary - It is the professional opinion of this Department that this program, outlined above, improves and enhances the beauty of Brackenridge Golf Course and is essential to good golf course operations.

Mr. Frazer was questioned by the Council fully and then he complimented highly on the condition of the parks and on his program. Mr. Frazer reported \$1000 to \$1500 damage done to the golf course by people trying to take pictures of trees being removed.

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City Manager Andrews then stated that he had a report to make on the question of sewer charges as requested by the Council. He then addressed the Council as follows:

OPENING REMARKS

At the request of the City Council, the Manager and Staff have conducted extensive studies and methods of solving an urgent community problem that affects the health and welfare of every citizen -- particularly the children of the city, who are most susceptible to communicable diseases.

This problem is the urgent need for continued improvements to San Antonio's Sanitary Sewer System.

This need is obvious in face of San Antonio's phenomenal continued increase in population.

When a community's population more than doubles in 20 years -- and gives every indication of almost doubling again in the next 10 years, it is clear that decisive planning is in order to cope with the accompanying problem of adequate sewage disposal.

It is clear that unless such planning is unaugurated and an improvement program undertaken, San Antonio is faced with the threat of overloaded mains, raw sewage again running in the streets as a result of main breaks and overflows -- and a return to the staggering children's death rate from communicable diseases which plagued San Antonio until recent years.

THE PROGRAM

First, let us look at the population chart. (Population Chart)

The picture is dramatic.

This population chart indicates that:

In 1920, the City had a population of 161,000.

In 1930, the City had a population of 231,000.

Twenty years ago, in 1940, the City had 254,000 citizens.

Now the City, in 1960, will have an estimated 600,000 citizens.

Estimates of population indicate San Antonio may grow to 1,000,000 citizens by 1970 or 1971.

Recognizing the sewer problem, the city in 1955 employed the services of Frank T. Drought, Consulting Engineer, to prepare a Master Plan for the Sanitary Sewer System. This plan outlined the major problems and recommended a future expansion program.

Following the recommended program, the citizens approved a \$2,250,000 bond issue in 1955 and a \$3,350,000 bond issue in 1957 to meet immediate needs.

This money will have been spent by mid 1961 and the City will have momentarily caught-up with the needs.

Right now the sanitary sewer treatment plant is running at capacity.

Bonds issued this week will make it possible to increase the capacity from 70 million gallons per day to 80 million gallons per day, but this will not be completed until 1961. You will note from this chart (Sewage Flow and Population Chart), prepared by the Department of Public Works, the increased burden the expanding population will put on our sewer treatment plant.

In 1963, with the population estimated to be 700,000, the demand will be 82 million gallons per day.

In 1965, with an estimated population of 790,000, the demand will be 90 million gallons per day.

In 1967, with an estimated population of 870,000, the demand will be 97 million gallons per day.

In 1970, when the estimated population reaches or approaches 1,000,000, the demand will be 110 million gallons per day.

Now -- how can these needs be met? How can we prevent overloaded sewer mains, an inadequate sewage treatment plant, raw sewage again backing-up into homes and spilling into the streets?

As shown by this chart (Sanitary Sewer System Growth), capital investment in the Sanitary Sewer System through 1960 will be an estimated \$21,600,000, while requirements for the next 10 years will be an estimated \$16,000,000. These requirements are

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based upon population growth as previously discussed, and on the Master Plan prepared by Frank T. Drought, with such modifications in estimated cost and other modifications deemed advisable by our Department of Public Works.

On this map and chart (Capital Improvements Program) are shown the needs of the system for the next 10 years. Also shown are those improvements completed or to be completed with the 1955 and 1957 bond issue. You will note that the City will need two additional sewage treatment plants within the next 10 years.

WHY WE MUST PLAN FOR THE FUTURE

First -- we have witnessed many examples of meeting community problems on an emergency basis. Long-delayed storm drainage, long-delayed street repairs, and other long-delayed problems have resulted in additional expenses for the taxpayers.

We must not deal with the problem of sewage disposal only on an emergency basis.

Because of the complexity of outfall lines and treatment plants, it takes considerable time to plan, engineer and complete the projects.

For example, the Woodlawn Hills Interceptor Line (provided for in the 1957 bond issue) which has just been completed, required 6 months to design and 17 months to construct. It is estimated that a minimum of two years will be required to design and construct either of the treatment plants or any of the major mains under construction.

SOLVING THE PROBLEM

How can the City meet these needs with its present financial structure?

The City Council has asked the City Manager to prepare studies as to how the need may be financed.

Staff members have made extensive studies. These studies included inquiry as to methods of financing sewage treatment plants, lines and improvements in other cities throughout Texas.

Essentially, it appears that there are two ways in which these needs might be financed:

- (1) Through the issuance of General Obligation Bonds.
- (2) Through a Sewer Service Charge.

General Obligation Bonds are not recommended to finance this vital program because:

- (1) Approximately 65% of the General Fund is now financed by the Property Tax.
- (2) The use of General Obligation Bonds is expensive because of interest requirements.
- (3) There are many other great needs for which the use of General Obligation Bonds must be reserved.

In the Staff investigations, the following facts were revealed:

Out of the total of 441 Texas Cities studied, 433 have a Sewer Service Charge-- 433 Cities out of 441 have Sewer Service Charge.

Let us examine what a Sewer Service Charge means.

As the term indicates, it is a charge for service rendered by the City.

It is based on the sound principle that a person who receives a service should pay for it.

A sewer service charge is similar to a charge for water services. It is comparable with charges for gas and electricity.

On the basis of our studies, it appears that a sewer service charge is the most practicable and equitable approach that the City can use in securing the funds necessary to preserve the health and welfare of its citizens.

BASIS OF CHARGE

The City Staff has made extensive studies into the fairest method of levying a Sewer Service Charge.

The fairest method we believe is on the basis of water consumption. This is the type of charge used in Dallas, Fort Worth, Austin, Corpus Christi, and many other cities.

We have prepared some charts based on a staff recommendation which show what the proposed Sewer Service Charge would be for various categories of premises.

First-- this chart (Proposed Schedule) shows the proposed charge, compared the charges made in Fort Worth and Corpus Christi, and shows the amount of water consumption on which the charges would be made in San Antonio. These two cities were selected for comparison because they represent typical communities in Texas that are now employing

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a Sewer Service Charge based on water consumption to finance their sewer service needs.

You will note that the charges proposed for San Antonio are lower than in Fort Worth and Corpus Christi. They also are lower than most cities in Texas.

You will also note that a low minimum for residential is proposed. The staff proposes a minimum charge of 60¢ for the first 500 cubic feet for residential users - or only 2¢ per day. The City is proposing an additional 30¢ for the next 500 cubic feet, an additional 15¢ for the next 500 cubic feet. The next 2,000 cubic feet would cost 20¢. The maximum charge for any residential unit would be \$1.25.

We believe that under this schedule we will get as close as is possible to charging the customer only for the water that actually goes into the Sanitary Sewer System.

It will be noted that the charges for commercial users are higher than those for residential. These are reasons for this difference.

(1) A greater percentage of water used by commercial establishments goes into the Sanitary Sewer System.

(2) Water emptied into the Sanitary Sewer System by commercial establishments is generally of a stronger content and requires more treatment.

The Staff has also prepared charts which illustrate the amount of the Sewer Service Charge (City Officials Chart) for various City officials in the City of San Antonio. You will note that the charge will be lower in the winter than in the summer months.

Also, a chart has been prepared which illustrates the amount of the sewer service charge to City employees (City Employees Chart). You will note that the amount of the sewer service charge in most cases is below \$1.00 and in most cases is below \$1.00 and in most winter months is only 2¢ a day.

A chart has also been prepared showing the amount of the proposed charge to commercial establishments (Commercial Chart).

APPLICATION OF REVENUE

It is estimated that the revenue to be received would be approximately \$1,750,000 to \$1,900,000. This revenue would be placed in a separate fund and pledged for the use of providing for capital Sanitary Sewer System needs.

METHOD OF COLLECTION

If the Council so desires, the City Staff is in a position to move ahead in establishing all the necessary mechanics to place the Sewer Service Charge in operation. Contact has been made with the City Water Board and with Bexar Metropolitan Water District, and the billing process will present no problem. Both agencies have been very cooperative. Contracts with these agencies can be worked out and presented to the Council for their consideration. The Sewer Service Charge would be shown on the water bill as a separate item. It is believed that the charge could be instituted within 60 to 90 days and that the first charges could be made during the month of May.

During the entire time of this presentation with the assistance of Members of his Staff the Manager illustrated by graphs and charts the various phases and aspects and effects of the plan he proposes. He was questioned on various points. Dr. McMahon asked of the proposed revenue from the Sewer charge was to be used to finance bonds or to put in sewers -- Answer: Pay as you go as nearly as possible if extra heavy payments in one year short term Revenue Bonds. Strictly on a cash basis. Asked if money from this charge was to be used for any other purpose be recommended that it go 100% for sewer capital Improvements only except cost of collecting.

Dr. McMahon said that this plan removes his objection which was based on a flat rate plan being used. This seems much fairer

Dr. San Martin asked if any of the sewer charge revenue would be applied to operation of the Sewer System. Answer: No. Present Budgeting Plan from tax revenues would be followed.

Mr. Pinson stated that the plan outlined has great merit. The pay as you go plan is necessary and the fairest method. Looks like San Antonio is nearly the last City in Texas to adopt it.

Dr. San Martin said that this method would encourage industry not using much water since a tax would hit them harder. Dr. McMahon stated that tho the plan is proposed for Sanitary Sewer only if there is any surplus it should be applied to storm sewers which over flow into Sanitary System.

He asked about additional taxes coming in and what needs were.

The Manager stated that our actual need greatly exceeds present income. We need more police officers at a cost of about \$3,500,000 a year. We need about \$1,500,000 a year to begin to get the Fire and Police Pension Fund liquid. We need more money to

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pay City Employees. They are leaving us for more money and the turnover is expensive

The Mayor then complimented the Manager and Staff on the study which was very comprehensive.

Dr. McMahon then moved that the Council agree to consider the proposed charges and proposal for the adoption at the next regular Council Meeting.. After a second by Mr. Passur the Motion carried by the following vote:

AYE: J. Edwin Kuykendall, Reuben O. Dietert, Mike Passur, Dr. John L. McMahon, Dr. Max E. Johnson, Wayne C. Simpson, Joe Olivares, Theo W. Pinson Jr., Dr. Jose San Martin.
NAY: None.

Dr. San Martin suggested that every effort be made to lower the minimum payment. A request was then made of the Manager that he go on television if possible with all the information possible on the sewer subject.

Dr. Johnson then made a request that in the future no one attempt to set a specific time for any City Council action other than the 8:30 A.M. Meeting time.

Mrs. James Graves President of the Conservation Society then addressed the Council in the matter of trees in Brackentidge Park. She stated members who wanted to discuss it were wrongly informed that 9:30 was the time.

The Council then asked Mr. Frazer the Parks Director, to repeat his statement after which Mrs. Franz Stumpf addressed the Council in disapproval of the policy being followed in Park forestry.

Mr. Passur then stated that the Council has full confidence in the Parks Department and that it commends its forces.

Mr. Trinidad Vallejo of the South San Antonio Civic Research Group; also Mr. Max Fuentes its President and Mr. Edgar Pace its Vice President spoke against the Sewer service charges and certain action activities of the Staff.

Mr. W O. Groomes presented a petition to the Council asking for the reinstallation of a bridge at Wohder Parkway.

He was told that the Public Works would have a report on it shortly.

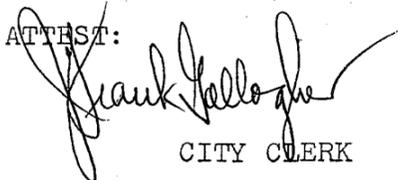
Mr. Tom Scott protested to the Council about conditions at a certain point on Quantana Road and complained that he could not get any results of earlier complaints.

Meeting adjourned.

APPROVED:

M A Y O R.

ATTEST:


CITY CLERK