

REGULAR MEETING OF THE CITY COUNCIL  
OF THE CITY OF SAN ANTONIO HELD IN  
THE COUNCIL CHAMBER, CITY HALL, ON  
THURSDAY, AUGUST 7, 1975.

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The meeting was called to order at 9:30 A. M., by the presiding officer, Mayor Lila Cockrell, with the following members present: PYNDUS, BILLA, CISNEROS, BLACK, ROHDE, TENIENTE, NIELSEN, COCKRELL; Absent: HARTMAN.

75-47 The invocation was given by The Reverend Charles W. Smith, Jones Chapel and Union Memorial United Methodist Church.

75-47 Members of the City Council and the audience joined in the Pledge of Allegiance to the flag of the United States.

75-47 MINUTES OF JULY 31, 1975

Councilman Pyndus made reference to page 20 of the minutes of July 31. His remarks on that page were directed to Mr. Rohde - not Mayor Cockrell.

With this correction, the minutes of July 31, 1975 were approved.

75-47 CONSIDERATION OF ISSUANCE OF CITY OF SAN ANTONIO  
ELECTRIC AND GAS SYSTEMS JUNIOR LIEN REVENUE BONDS

City Manager Granata said that the City Public Service Board in its letter of August 5th had submitted a proposed schedule of action concerning these bonds. First consideration by the Council would be on August 14, 1975.

The letter suggested that a committee be established at once to agree on provisions of the bond ordinance and suggested that the committee be composed of two members of the City Council, two members of CPSB, the Bond Counsel, and legal and financial representatives of the City staff and CPS staff.

Councilman Pyndus moved that the procedure outlined in the August 5th letter from the City Public Service Board and appoint representatives to it. The motion was seconded by Dr. Nielsen.

Councilman Cisneros suggested that it would be appropriate to have citizen representatives on the committee, one from the business community and a taxpayer representative.

Mr. Pyndus accepted this amendment to his motion.

After consideration, the motion, as amended, was passed and approved by the following roll call vote: AYES: Billa, Black, Nielsen, Teniente, Pyndus, Cisneros, Cockrell; NAYS: None; ABSENT: Hartman, Rohde.

Item VI was withdrawm from consideration.

(City Clerk's note: At the end of this regular Council meeting, the City Council recessed and went into executive session to consider appointments to this committee. The Council returned to the Council Chambers.)

Mayor Cockrell announced the appointment of the Mayor and Mayor Pro-Tem as Council representatives to the committee. Representing the City staff will be City Attorney Crawford Reeder and Finance Director Carl White. She also announced that two citizen representatives had been selected but their names were withheld pending acceptance of the appointment.

AWARD OF EMISARIO DE LAS MUSAS  
CLAY DAHLBERG  
BOB MOLINE

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Dr. Nielsen recognized Mr. Clay Dahlberg and Mr. Bob Moline who have an art exhibit in San Antonio this week. He presented them each with a proclamation naming them Emisario De Las Musas.

Following the presentation, the artists were greeted personally by the Council members.

75-47 The following Ordinances were read by the Clerk and explained by Mr. Thomas Raffety, Director of Aviation and Municipal Enterprises, and after consideration, on motion made and duly seconded, were each passed and approved by the following vote: AYES: Pyndus, Cisneros, Black, Teniente, Nielsen, Cockrell; NAYS: None; ABSENT: Billa, Hartman, Rohde.

AN ORDINANCE 45,556

MANIFESTING AN AGREEMENT WITH CONTINENTAL AIRLINES, INC. TO EXTEND THE PRESENT LEASE AGREEMENT AT INTERNATIONAL AIRPORT, LEASE NO. 88; AND PROVIDING THAT EITHER PARTY MAY CANCEL THIS AGREEMENT DURING THE LAST SIX MONTHS OF SAID TERM, UPON GIVING OF SIXTY (60) DAYS NOTICE.

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AN ORDINANCE 45,557

MANIFESTING AN AGREEMENT WITH TEXACO, INC. TO EXTEND THE PRESENT LEASE AGREEMENT AT INTERNATIONAL AIRPORT, LEASE NO. 86, AND PROVIDING THAT EITHER PARTY MAY CANCEL THIS AGREEMENT DURING THE LAST SIX MONTHS OF SAID TERM, UPON GIVING OF SIXTY (60) DAYS NOTICE.

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75-47 The following Ordinances were read by the Clerk and explained by Mr. Ron Darner, Director of Parks and Recreation, and after consideration, on motion made and duly seconded, were each passed and approved by the following vote: AYES: Pyndus, Billa, Cisneros, Black, Teniente, Nielsen, Cockrell; NAYS: None; ABSENT: Hartman, Rohde.

AN ORDINANCE 45,558

APPROVING REVISED PLANS AND SPECIFICATIONS FOR CONSTRUCTION OF BUILDINGS AND IMPROVEMENTS IN MAHNCKE PARK, AT THE SOLE EXPENSE OF SAN ANTONIO GARDEN CENTER, INC., SAID COMPLEX TO BE USED AS A GARDEN CENTER.

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AN ORDINANCE 45,559

ACCEPTING THE LOW QUALIFIED BID OF FRANK THOMPSON CONSTRUCTION CO. IN THE SUM OF \$18,114.00 FOR CONSTRUCTION OF WILLOW SPRINGS GOLF COURSE MAINTENANCE BUILDING; AUTHORIZING EXECUTION OF A STANDARD PUBLIC WORKS CONSTRUCTION CONTRACT FOR SAID PROJECT; APPROPRIATING THE SUM OF \$19,014.00 OUT OF FUND 41-010, PROJECT 010034 AND AUTHORIZING PAYMENT OF \$18,114.00 TO SAID CONTRACTOR AND \$900.00 FOR MISCELLANEOUS CONTINGENCY EXPENSES.

\* \* \* \*

SUTTON PARK

Rev. Black requested a time schedule from Mr. Darner on construction of the new recreation center at Sutton Park.

Mr. Darner said there are some 14 projects being scheduled now and these will be provided Council members as soon as they are complete.

75-47 The following Ordinance was read by the Clerk and explained by Mr. Stewart Fischer, Director of Traffic and Transportation, and after consideration, on motion of Dr. Nielsen, seconded by Mr. Pyndus, was passed and approved by the following vote: AYES: Pyndus, Billa, Cisneros, Black, Rohde, Teniente, Nielsen, Cockrell; NAYS: None; ABSENT: Hartman.

## AN ORDINANCE 45,560

AUTHORIZING THE CITY MANAGER TO SIGN AN AGREEMENT WITH THE STATE DEPARTMENT OF HIGHWAYS AND PUBLIC TRANSPORTATION TO PROVIDE A COMPUTERIZED TRAFFIC SIGNAL SYSTEM ON FREDERICKSBURG ROAD, AND APPROPRIATING \$3,000.00 FOR THE PROJECT.

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75-47NORTHWEST FREEWAY

Dr. Nielsen said that he understood that the Texas Highway Department is now suggesting widening of the Northwest Freeway rather than constructing a bypass.

Mr. Fischer said that this is one of the alternatives being considered. It presents some serious problems but it is at least under study.

Mayor Cockrell asked that the City Manager schedule this subject for a "B" Session in the near future.

75-47 The following Resolution was read by the Clerk and explained by Mr. Stewart Fischer, Director of Traffic and Transportation, and after consideration, on motion of Dr. Nielsen, seconded by Mr. Billa, was passed and approved by the following vote: AYES: Pyndus, Billa, Cisneros, Black, Rohde, Teniente, Nielsen, Cockrell; NAYS: None; ABSENT: Hartman.

A RESOLUTION  
NO. 75-47-71

REQUESTING THE STATE HIGHWAY AND PUBLIC TRANSPORTATION COMMISSION PROVIDE LANDSCAPED PARKING FACILITY UNDER I. H. 37 BETWEEN E. HOUSTON AND NOLAN STREETS.

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75-47PARK AND RIDE

Rev. Black asked if the parking facility which was just approved by resolution was meant to be used for Park and Ride. He said that there is need for direct transportation from the Eastside to the medical complex.

Dr. Nielsen said that this should also tie in with the UTSA bus system.

Mr. Stewart Fischer said that the area is certainly large enough to be used for park and ride and could be for that purpose.

The City Manager was asked to discuss this matter with Transit officials.

75-47 The following Ordinance was read by the Clerk and explained by Mr. Mel Sueltenfuss, Director of Public Works and after consideration, on motion of Mr. Cisneros, seconded by Mr. Billa, was passed and approved by the following vote: AYES: Billa, Cisneros, Black, Rohde, Teniente, Nielsen, Cockrell; NAYS: Pyndus; ABSENT: Hartman.

AN ORDINANCE 45,561

AMENDING ORDINANCE NO. 45412 TO CHANGE CERTAIN PREVAILING WAGE RATES.

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75-47 The Clerk read the following Ordinance:

AN ORDINANCE 45,562

AMENDING SECTION 17-5(d) OF THE CITY CODE TO AUTHORIZE A CHARGE FOR DISPOSAL OF DEAD HOOFED ANIMALS AT THE SANITARY LANDFILLS.

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The Ordinance was explained by Mr. Mel Sueltenfuss, Director of Public Works, who said that until recently large dead animals were disposed of by rendering plants. Recent changes in air pollution regulations have made it virtually impossible to continue this process. The only logical method left for disposal is through the use of sanitary landfills. This ordinance simply establishes a fee for acceptance of the dead animals.

Mr. Bill Jackson said that he has been in the business of disposing of the dead animals. He asked who is to transport the animals to the dump.

Mr. Fred Bell, Director of Environmental Health, reviewed the past history of this matter and the new regulations which have been issued by the EPA. The fact that the City establishes a fee would not preclude an individual from contracting to have a dead animal picked up.

After consideration, on motion of Dr. Nielsen, seconded by Mr. Pyndus, the Ordinance was passed and approved by the following vote: AYES: Pyndus, Billa, Cisneros, Black, Nielsen, Cockrell; NAYS: Rohde; ABSENT: Hartman, Teniente.

75-47 The following Ordinance was read by the Clerk and explained by Mr. Mel Sueltenfuss, Director of Public Works, and after consideration, on motion of Dr. Nielsen, seconded by Mr. Pyndus, was passed and approved by the following vote: AYES: Pyndus, Billa, Cisneros, Black, Rohde, Nielsen, Cockrell; NAYS: None; ABSENT: Hartman, Teniente.

AN ORDINANCE 45,563

AUTHORIZING EXECUTION OF A FIELD ALTERATION IN THE AMOUNT OF \$3,668.89 IN CONNECTION WITH THE ENCINO BLANCO SANITARY SEWER EXTENSION PROJECT: APPROPRIATING SAID SUM FROM FUND 820-03, ACCOUNT 82-45-04 AND AUTHORIZING PAYMENT THEREOF TO RAY CARPENTER & CO., INC. ON SAID PROJECT.

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75-47 The following Ordinances were read by the Clerk and explained by Members of the Administrative Staff, and after consideration, on motion made and duly seconded, were each passed and approved by the following vote: AYES: Pyndus, Billa, Cisneros, Black, Rohde, Teniente, Nielsen, Cockrell; NAYS: None; ABSENT: Hartman.

AN ORDINANCE 45,564

ACCEPTING A GRANT OF \$218,790.00 FROM THE COMMUNITY SERVICES ADMINISTRATION OF THE DEPT. OF HEALTH, EDUCATION & WELFARE FOR FUNDING OF THE 1975 SUMMER RECREATION SUPPORT PROGRAM IN THE ALAMO MANPOWER CONSORTIUM, ESTABLISHING A FUND, APPROVING A BUDGET, AND AUTHORIZING OPERATING CONTRACTS WITH DELEGATE AGENCIES IN THE PROGRAM.

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AN ORDINANCE 45,565

AMENDING VARIOUS SECTIONS OF THE CITY CODE TO CHANGE VARIOUS FEES AND PERMIT COSTS.

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75-47 The following Ordinance was read by the Clerk and explained by Mr. Winston Martin, Director of Urban Renewal Agency, and after consideration, on motion of Mr. Billa, seconded by Mr. Pyndus, was passed and approved by the following vote: AYES: Pyndus, Billa, Cisneros, Black, Teniente, Nielsen, Cockrell; NAYS: None; ABSENT: Hartman; ABSTAIN: Rohde.

AN ORDINANCE 45,566

APPROVING THE PRICE AND CONDITIONS OF THE SALE BY THE URBAN RENEWAL AGENCY OF THE CITY OF SAN ANTONIO OF DISPOSITION PARCEL C-C-17, LOCATED WITHIN THE ROSA VERDE URBAN RENEWAL PROJECT, TEX. R-78, TO WESTSIDE BANK FOR THE SUM OF \$286,837.45, BEING \$3.17 PER SQUARE FOOT.

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75-47 The following Ordinance was read by the Clerk and explained by Mr. Winston Martin, Director of Urban Renewal Agency, and after consideration, on motion of Mr. Pyndus, seconded by Mr. Billa, was passed and approved by the following vote: AYES: Pyndus, Billa, Cisneros, Black, Rohde, Teniente, Nielsen, Cockrell; NAYS: None; ABSENT: Hartman.

AN ORDINANCE 45,567

APPROVING THE PRICE AND CONDITIONS OF THE SALE BY THE URBAN RENEWAL AGENCY OF THE CITY OF SAN ANTONIO OF DISPOSITION PARCEL 2921-R-5, LOCATED WITHIN THE NEIGHBORHOOD DEVELOPMENT PROGRAM, TEX. A-8, TO SIMON C. REYES AND CATHERINE REYES FOR THE SUM OF \$2,900.00, BEING \$.35 PER SQUARE FOOT.

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The following conversation took place:

COUNCILMAN PYNDUS: Several weeks ago the San Antonio Development Agency let out for bid some property to the highest and most responsible bid. I am quoting the wording here. A party bid and he had the highest bid. SADA did not accept that bid even though it was the highest. So, they went to court and the court awarded the property to the purchaser because his bid was the highest. SADA appealed the verdict.

I think that this Council should set some sort of standard with regard to whether we should appeal a decision of this nature in court on a piece of property that has been let to the highest bidder. I am wondering if you know the status of this lawsuit, Mr. Martin, and whether or not you would care to comment on that?

MR. WINSTON MARTIN, EXECUTIVE DIRECTOR: Yes sir, actually there is no lawsuit as yet. It has not been filed for appeal. The court has authorized the attorney to make the appeal primarily for clarifying the law. Ever since this law was passed, it has been assumed by the City and by agencies operating under this law that they had the right to consider the best ultimate use of the property as well as the top price for the property. An example of that would be that in Project One we had two proposals. One was for a warehouse that would employ two people. One was for a store that would employ one hundred and some odd people. The Board felt that the store with its employment record was more advantageous to the area than would be the warehouse and they awarded it to the store even though they were a few cents difference in the price in the matter.

This is the first time this has been contested. We're going to have the same thing coming up with reference to your Arceniega site. You are going to have a varied number of proposals on this site from hotels to apartments to townhouses to housing for the elderly. If you have to go strictly on price alone, you are going to be completely precluded from measuring the advantage to the area or to the City or to the downtown area of the proposals that are made.

We felt that it was necessary for the benefit of the City or anyone else operating under this law that we should get a clarification because the attorneys do not agree with the ruling that was given by the court. Of course, there are procedures of appeal on that court action. This is simply the reason that they are doing it.

With reference to this particular case, the Kline interests are in the process of getting their lease. This, of course, was the thing of their concern. It is very possible that when they sign that lease that an agreement will become possible between the Kline's and the Walsh's who were in contest over that property and it will work itself out. We are working to that end.

MR. PYNDUS: To follow upon that, my feeling is the highest and the best responsible bid is misleading. I think you should so state the type of structure you would want so when the party does make his bid, he knows what is expected in that area.

MR. MARTIN: I think that is what happened here. We had two similar bids. In other words they are both stores and both very similar in kind. This is where I think the court ruling came from. Had you had one a store and one a rendering plant or something there would be no question. So, I agree with you, I think that actually putting out for bids you can specify certain things in that bid that go beyond just price of it be written into the bids.

MR. BILLA: That's why you qualify the bid actually. Is there something in the structure of SADA that authorizes you to make this condition of having a responsible person or something that fits in with the overall pattern that you desire established? In other words, I could come and bid on the land and put something that's undesirable in there even though it....

MR. MARTIN: That's the reason you adopt a plan. In fact the plans are adopted by the City Council and whatever is bid must fit into that plan or it's not an eligible bid. So you have that to contend with and, of course, HUD monitors those bids as well.

75-47 The Clerk read the following Ordinance:

AN ORDINANCE 45,468

AUTHORIZING THE CITY MANAGER TO DELAY EXECUTION OF AN AGREEMENT WITH THE SAN ANTONIO DEVELOPMENT AGENCY FOR THE PURCHASE OF THE FEE TITLE TO CERTAIN PARCELS OF LAND IN THE ROSA VERDE TEX. R-78 URBAN RENEWAL PROJECT UNTIL SEPTEMBER 16, 1975.

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The Ordinance was explained by Mr. Winston Martin, Executive Director of the San Antonio Development Agency, who said that the proposal of Viramontes and Rosenberg for redevelopment of the Vogel Belt Building was brought before the Urban Renewal Board again this week. There is a possibility that they may be successful in their bid for space in the building to be made available to GSA for the relocation of government offices. In addition there is a restaurant interested in some space in the building. To permit every opportunity for some tenantry to be established, the Board asked that the City consider an extension to permit this extra time.

The matter was discussed at some length by all Council members considering the length of time that the property has been under option and whether the property should be put out for new bids or purchased by the City.

After discussion, on motion of Dr. Nielsen, seconded by Mr. Billa, the Ordinance was passed and approved by the following vote: AYES: Pyndus, Billa, Cisneros, Black, Rohde, Teniente, Nielsen, Cockrell; NAYS: None; ABSENT: Hartman.

75-47 The Clerk read the following Ordinance:

AN ORDINANCE 45,569

APPROVING A PROJECT INVOLVING ROOF REPAIRS AND AIR CONDITIONING ALTERATIONS IN THE SAN ANTONIO LITTLE THEATRE BUILDING, AUTHORIZING EXPENDITURE OF THE AMOUNT OF \$19,330.00 IN THE PROJECT, AND AUTHORIZING A RE-ALLOCATION OF FUNDS IN THE BUDGET OF THE FEDERAL REVENUE SHARING SIXTH ENTITLEMENT PERIOD FUND AND ESTABLISHING A BUDGETARY ACCOUNT IN SAID FUND FOR THIS PROJECT.

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The Ordinance was explained by Mr. John Rinehart, Operations Manager of Monitoring and Evaluations Division, who said that the City has a long term agreement with the San Antonio Little Theatre. In the agreement the Little Theatre is required to maintain the building. This year they requested \$82,000 in Revenue Sharing funds to make certain repairs to the building. This Ordinance covers only repairs to the air conditioning system and roof repairs. Repairs will be contracted for directly by the Public Works Department instead of going through the Little Theatre.

After consideration, on motion of Mr. Pyndus, seconded by Mr. Rohde, the Ordinance was passed and approved by the following vote:  
AYES: Pyndus, Billa, Cisneros, Black, Rohde, Teniente, Nielsen, Cockrell;  
NAYS: None; ABSENT: Hartman.

75-47

DROP INN PROGRAM

Reverend Black brought up the matter of the "Drop Inn" Program and the problem of whether money is available. He said that he understood some funds are being reprogrammed by CJC.

Mr. Rinehart explained that he had been on vacation for three weeks. When he returned he found the errors that had been made in relation to this program. He explained that Mr. Craddux of the Criminal Justice Division has indicated all along that there are reprogramming funds available for this program and would include \$36,000 for building renovation. It is necessary for CJC to have a copy of the grant proposal to make a determination as to whether the program would fall in the correction or prevention category. If the Council would authorize submission of the grant application, such determination could be made.

After discussion, Mr. Rinehart was requested to put the item back on the agenda for consideration.

75-47

The following Ordinances were read by the Clerk and explained by Mr. Crawford Reeder, City Attorney, and after consideration, on motion made and duly seconded, were each passed and approved by the following vote: AYES: Pyndus, Billa, Cisneros, Black, Rohde, Teniente, Nielsen, Cockrell; NAYS: None; ABSENT: Hartman.

AN ORDINANCE 45,570

APPROPRIATING THE SUM OF ONE THOUSAND THREE HUNDRED TWENTY ONE AND 50/100 (\$1,321.50) DOLLARS OUT OF DRAINAGE IMPROVEMENT BONDS, 1970, FUND NO. 409-01, IN SATISFACTION OF AWARD AND COSTS IN CONDEMNATION CAUSE NO. C-1263 AND DIRECTING PAYMENT BE MADE TO THE COUNTY CLERK OF BEXAR COUNTY.

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AN ORDINANCE 45,571

APPROPRIATING THE SUM OF ONE THOUSAND THREE HUNDRED EIGHTY ONE AND 50/100 (\$1,381.50) DOLLARS OUT OF DRAINAGE IMPROVEMENT BONDS, 1970, FUND NO. 409-01, IN SATISFACTION OF AWARD AND COSTS IN CONDEMNATION CAUSE NO. C-1264 AND DIRECTING PAYMENT BE MADE TO THE COUNTY CLERK OF BEXAR COUNTY.

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75-47 The following Ordinances were read by the Clerk and explained by Mr. John Brooks, Director of Purchasing, and after consideration, on motion made and duly seconded, were each passed and approved by the following vote: AYES: Pyndus, Billa, Black, Rohde, Teniente, Nielsen, Cockrell; NAYS: None; ABSENT: Cisneros, Hartman.

AN ORDINANCE 45,572

ACCEPTING THE LOW QUALIFIED BID OF WATSON DISTRIBUTING COMPANY, INC. TO FURNISH THE CITY WITH THREE WHEEL UTILITY WORK VEHICLES FOR A NET TOTAL OF \$3,650.00.

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AN ORDINANCE 45,573

ACCEPTING THE LOW QUALIFIED BIDS OF CENTURY PAPERS, INC. AND LABATT INSTITUTIONAL SUPPLY CO. FOR FURNISHING THE CITY WITH CUSTODIAL PAPER PRODUCTS FOR A TOTAL OF \$60,520.50.

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AN ORDINANCE 45,574

AUTHORIZING PURCHASE OF EIGHTEEN UHF MOTORCYCLE RADIOS FROM MOTOROLA, INC. FOR A TOTAL OF \$28,674.00.

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75-47 The Clerk read the following Ordinance:

AN ORDINANCE 45,575

REPEALING SECTION 3 OF ORDINANCE NO. 44748, PASSED AND APPROVED ON DECEMBER 19, 1974.

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

SECTION 1. Section 3 of Ordinance No. 44748, passed and approved on December 19, 1974, is hereby repealed.

SECTION 2. The effective date of such repeal shall be September 1, 1975.

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This conversation took place:

CITY MANAGER GRANATA: Mayor and Council, this is in accordance with instructions received yesterday at the special meeting and work session to include this Ordinance for action today by the City Council. I believe Councilman Cisneros had a question on the impact this would be, is that correct sir? You can restate your question and I believe I am ready to make an answer for you. You asked for the impact of the removal of the passthrough ceiling and what it would have. Is that correct?

HENRY CISNEROS: I had two questions. One of them had to do with the present reappraisal program and the effect of that by income classes and by census tracts. Mr. White indicated a study was available to present to us. I think that is part of the whole tax question and budget shortfall that we are dealing with. Secondly, an analysis of the impact of any action that might be taken on the CPS waiver, again, by income class and by census tract.

CITY MANAGER GRANATA: Well, this is what I've had time to make on the impact of removal of passthrough ceiling. At the end of June, 1975, CPS had 270,490 customers. 229,000 of these are residential class users. Analysis of all residential bills for the 12 months ending in June, gives these average monthly figures:

Total Residential Accounts	229,000
Less: Inactive Accounts (Zero Use)	<u>2,300</u>
Total Active Residential Accounts	226,700
Accounts Using Less Than 300 KWH	
Per Month	<u>66,600</u>
Accounts Affected by Passthrough Ceiling	160,100

Residential customers using more than 300 KWH a month consume 29.8 per cent of all kilowatt hours generated. Since passthrough charges are based on kilowatt hours, they would contribute 29.8 per cent of the \$3,301,000 or \$983,700.

Twenty per cent of CPS revenue from all customer classes is generated outside the city limits. However, this does not represent the distribution of electrical consumption in the residential class. A greater proportion of customers outside the city limits fall within the luxury user group. Removal of the passthrough ceiling will affect a larger proportion of customers outside the city limits than inside.

If the bills of all customers using more than 300 KWH a month were the same, it would mean an annual increase of \$6.14. Of course, this is not the case. The average customer, using approximately 1,400 KWH in July, will pay about 57 cents more a month during the peak summer season, and considerably less in the cooler months. The luxury user will pay much more.

MAYOR COCKRELL: May I review one of your figures there? You said that 20 per cent of the users were outside the City. Is that just residential or is that just overall?

CITY MANAGER GRANATA: Overall. Twenty per cent of the revenues are, total revenues are from....

MAYOR COCKRELL: Does that include military bases as being listed in outside of the City?

CITY MANAGER GRANATA: No madam.

MAYOR COCKRELL: All right, the military bases are listed as being revenue within the City.

MR. GRANATA: It's my understanding. I could be wrong in that and if Mr. Ivy is listening or Mr. Cross will they come down and correct me please. It's my understanding that these are Terrell Hills, Bexar County, Olmos Park, Castle Hills, Leon Valley and such places as that.

MAYOR COCKRELL: I was just curious because the military bases are fairly large users and I just wondered which category they were listed in.

DR. NIELSEN: But 66,600 residential accounts...

MR. GRANATA: Use less than 300 KWH.

DR. NIELSEN: Use less than 300 kilowatt hours...

MAYOR COCKRELL: So that's about one-fourth.

DR. NIELSEN: About one-fourth

MR. GRANATA: That's correct.

MR. ROHDE: They won't be affected?

MR. GRANATA: They won't be affected at all.

MAYOR COCKRELL: All right, was there any other...

MR. GRANATA: Yes, Mr. White might give his report on the other question that Mr. Cisneros had.

MR. CARL WHITE: Okay, this has to do with the Tax Reappraisal Project. The report I have here is going to be difficult to, I don't have nine copies is what I'm trying to say, it's going to be difficult to go over this. I have two copies. This is the problem and most of it was done on a computer. Let me say this starting out as a preface to my remarks here that any time you have a reappraisal you reappraise all the property, you're going to have a restructuring of the tax roll because if that were not the case we would not need the reappraisal project. Everything would be equal and uniform as you have expressways and so forth that affect the City. It also affects the value of property in the City so you have pockets where you have increases, greater increases than you would normally. So there has been a restructuring of this tax system as a result of this reappraisal project.

We have looked at it from 14 different ways, I believe yes 14 different ways in our judgment the reappraisal project was done in a very fair and equitable manner. I know this doesn't answer your question but let me get into, we have it income class. We have it by zoning classification. We have it by census tracts, anyway that you want to look at it we have the data to support it. This incidentally, is a report that was prepared in which a projection was made to indicate the tax revenues. This is the one that created all the problems. I want to say in the beginning before we get into this that once again this is merely a projection of the data that we had in the computer June 30. One month into a three month rendition period but projecting the data that was in the computer at June 30, it looked, our projection was that we were going to have a \$3 million shortfall. I said a week ago that I thought the shortfall was going to be less than that and I still feel that way but this doesn't have anything to do with, I mean this is part of the study but it doesn't have anything to do with answering your question.

Okay, residential districts. Residential classifications throughout the City received a 12 per cent increase in taxes. That's an average change of \$12.94. There are 87,510 accounts. I beg your pardon, 87,510 accounts were studied. We studied 151,601 accounts out of a possible 250,000. That's all that was in the computer. So, they're going to receive approximately a dollar a month increase, the residential customers, I mean the residential taxpayers. The apartment districts or the apartment taxpayers are going to be paying \$11.36 average annual change. Their's went up 19 per cent. There were 30,555 accounts studied in this classification. Office districts, is the next district and zoning classification. They will be paying \$15,00, an

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average of \$15.00 more per year. There were 22,651 accounts studied in this classification. The local retail district, local retail is primarily the convenience stores and so forth. We have a local retail and then we have the business district. The business district is primarily downtown. Okay, local retail will be paying \$47.13 annually more, an increase of \$47.13. Two thousand eight hundred and eighty-one accounts were studied there.

All right, in the business district, which is primarily downtown, there is a 10 per cent decrease in the downtown or the business district classification. The average change there per account is \$152.59 decrease. There were 489 accounts studied there. In the commercial district, there is a 22 per cent increase representing a \$31.81 average change, 4,929 accounts studied here. The last district is the manufacturing district which received a 33 per cent increase or \$47.85 tax increase, 2,586 accounts overall average, taking everything into consideration, the average change is \$14.25. Now this is real property. I should have mentioned this before I started. This is real property not personal property. On an average basis, taking everything into consideration, \$14.25 was the average change in the real property accounts by zoning districts.

I'd like to say we also have it by census tracts. We have it measured by the ability to pay. I have maps that were generated by a computer on this. We have measured the ability to pay by a coefficient which is a statistical technique whereby you take the average change against the median family income and you arrive at a coefficient which measures their ability to pay a coefficient of one would be an equal burden. In other words, they would be paying no more or less than what they are paying. In other words, it's an equal situation.

There are 165 census tracts in this City. There are 91 census tracts in the City that have less than the San Antonio median family income of \$8,045. Of these, 38 which had a coefficient of less, 38 of those have a coefficient of less than one. In other words, 38 of the 91 had a coefficient of less than one. In other words, they will be paying less.

MR. CISNEROS: Fifty-three out of 94.

MR. WHITE: Right, of the 63 census tracts which had a median family income greater than \$8,045 there were 26 that had a coefficient greater than one, 26 that had a coefficient greater than one, 38 had a coefficient of less than one.

MR. CISNEROS: Which means in simple terms that people below median income will be paying larger tax bills than before because of the reappraisal program.

MR. WHITE: I think that's a generally correct statement, yes, sir. We have maps to illustrate this. All of the census tracts are in here. Like I say it's going to be difficult to show you this but here's a map that shows, I think you can get some idea, here's the map that was generated through a computer. You can see the dark areas on this map, the dark areas on this map represent those areas that will be paying more, primarily the west, the east, the northside and then the area, not all of the areas but some of the areas adjacent to the downtown area will be paying more.

MR. CISNEROS: Coefficient greater than one?

MR. WHITE: That's right, that's the coefficient.

MAYOR COCKRELL: All right, those are the major, the heaviest, the largest areas on the outlying parts of the City and they're areas

that I guess in the past were some of them undeveloped or not fully developed in those areas...

MR. WHITE: We have those broken down by dollar change, we have a map showing the dollar change. We have a map showing the percentage change, but basically they show the same pattern.

REVEREND CLAUDE BLACK: What I cannot understand is the considerable section in the heart of the eastside is deteriorating everyday and how it goes up on tax rate I don't know. That's the amazing thing to me.

MR. WHITE: Let me explain this. I think I can explain this. I'm not trying to defend it. All this was done to show the effect. The purpose of this study was to show the effects, not try to justify anything. The last reappraisal that we had...

REVEREND BLACK: That's one of the oldest areas in the eastside, community that's what I'm trying to understand.

MR. WHITE: That's right, but let me tell you, the last reappraisal we had was in 1953. Now all of these properties were in '53 levels, there has been no change since '53. We were still assessing at '53 value. Now, when you bring everything up to the current market values, then the variance or the change there from what it was to what this current market proportionally is greater than it is for some of the other areas.

MR. CISNEROS: Then it would be for newer areas.

MR. WHITE: Yes, it would be for newer areas, I don't like it but...

MR. PHIL PYNDUS: I think, Carl, that it should be noted that there are some areas that have been carrying the heavy tax load. Conversely rather than look at those areas that have been undervaluated. The fact must be pointed out that the white areas had been carrying that load predominately until this change came about and di you say since 1953?

MR. WHITE: That's right.

MR. PYNDUS: So I think that this is a point that should be considered.

REVEREND BLACK: I'm sure you consider that along with the fact that they've been receiving the giant funds and public funds, too.

MR. PYNDUS: Oh, yes, but I think it should be kept in balance.

MR. WHITE: I want to get into another area because this is, I don't want to skim over this. We have a schedule here of the 25 top taxpayers. These are estimated figures, some of these are estimated figures with estimated market value rendition or assessment numbers and also insofar as the City tax and the school tax is concerned because it shows the school tax along with the City tax in it. Of the 25 largest taxpayers, based on the estimates that we have here, they will be paying approximately, I don't have the exact figure, but it's 1.9 something, approximately \$2 million less if these numbers are correct and they're subject to change. I know one that is going to change. I've already zeroed in on it and will be changing but these are projected figures based on what we had in the computer at that time. Now, of course, the reason for that, now, they'll be paying less, the reason for that is that these accounts have been kept current. Every year these accounts are reviewed, like Southwestern Bell, for example, they're the highest taxpayers in the City of San Antonio. That account is worked annually. Their values are adjusted annually whereas the other

residential properties and so forth are not. So in other words, when you've already got them pretty close to 100 per cent or pretty close to where they ought to be and then you bring everyone else up and then you apply a 45 per cent assessment ratio to what we have a 60 per cent...

MR. GRANATA: ...and drop the tax rate 19 cents.

MR. WHITE: ...the only way it can go is down.

MAYOR COCKRELL: Just as a comment. It might have been better and fairer on this case to have not dropped the assessment rate so far and to then...

MR. GRANATA: At the time you remember, Carl, it was premature at the time.

MR. WHITE: That decision should never, it was premature. We just didn't have the information.

MAYOR COCKRELL: However, there had to be a decision made.

MR. GRANATA: There had to be a decision made so the assessor-collector could send out his statements.

MAYOR COCKRELL: Mr. Cisneros.

MR. CISNEROS: Madam Mayor, you've made exactly the point that I was trying to make in having Mr. White look at this study as part of this overall budget problem we're facing because of the shortfall because what we're really talking about is fundamentally addressing the gaps in the system and not just a patchwork solution as a temporary one. Now, let me just give you some exact figures I think Mr. White had them there when he mentioned 25, but let's talk about Southwestern Bell for just a second. Last year in 1974 they paid taxes of \$2.7 million. This year, 1975, their tax bill will be \$1,851,000 for a decrease of almost a million dollars.

MR. WHITE: Let me make one correction. That should be, I know the assessment, the '75 shows a hundred per cent market value, that figure will change..

MR. CISNEROS: Okay, about \$900,000...

MR. WHITE: But it's still a substantial decrease. I just wanted to point that.

MR. CISNEROS: Frost National Bank last year \$849,000, this year their bill is about \$549,000 or about \$300,000 less. National Bank of Commerce \$669,000, this year to \$443,000 for about \$226,000 less. My point is...

MR. WHITE: Once again, these are not absolute figures. These are projected numbers.

MR. CISNEROS: My point is that the property taxes are regressive enough without having a re-evaluation occurring here like this and result in those kind of decreases. When you look at these, there are

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out of the 24 largest taxpayers in the City, 18 of them are going to have lower taxes than last year for a total of almost \$2 million. When you look at that that is half of the shortfall that we're facing right now in the system without having to go to patchwork and go back to the faithful citizens once again in the form of a CPS hike or any other kind of patchwork solution. What we can address ourselves to is the fundamental question before us which caused the shortfall in the first place which was premature to lower the tax rate given the nature of the reappraisal. I think that it's not responsible to say that I oppose the CPS increase without suggesting some other alternatives. My alternative would be this. City Manager has recommended a \$1.7 million change from CDA money to the General Fund or that change...

MR. GRANATA: That was one of the solutions. That was not one of my recommendations.

MR. CISNEROS: You talked about \$850,000 worth of potential economy. That \$1.7 and the \$850,000 add up to about \$2.5 which is \$1.6 short of the \$4.1 million that we have to make up. I would submit that the remainder ought to be held in abeyance until we've addressed the systemic problem involved in the reappraisal. We have a systemic problem. Furthermore, we have some serious allegations pending over in the County Tax Assessor Collector's office which have to be addressed and answered and until we address those problems in the system that may be very seriously burdening the residential taxpayer in a regressive fashion that we not embark on any precipitous patchwork solution such as going back to the taxpayer once again for the CPS rate hike. I think we can do that by ~~simply~~ passing an act today or acting today to balance the budget by making the adjustment of the tax rate as will be required or making the adjustment in February as will be required but I object to going back to the citizens in another form when the systemic problem is clearly before us.

MR. BILLA: I think Mr. Cisneros made some very valid points and I think there have been inequities in the tax system all the time. I'd like to point out a simple illustration. Out in Highland Hills, I've sold homes for \$4,000 twenty years ago and these people have been paying taxes on \$4,000 which was considered the fair market value. Today, if I sell that house it sells for \$12,000 so those people that have retained that house all these years have had a good ride. I don't like tax increases but I think if you've held a house for a long time and this time we're trying to resolve the thing by placing a fair market value, basing the tax on the fair market value what it is today. People don't want to pay taxes on the house but if you ask them to sell their house they want three times what they paid for it and the new purchaser has to pay that high tax. Everytime somebody pays a new home and it is based on the fair market value or refinances a home, they are carrying the tax burden of this city.

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MR. WHITE: This study also includes, I didn't get a chance, there's a lot of information in the study that I didn't get a chance to go over, but there were 230 sales, actual sales, between February for the four-month period of February through May of 1975. The market value or the assessed value that we had on the tax roll was \$18,579 dollars, those 230 sales average \$24,152 for a 30 percent decrease. In other words, we were assessing 30 percent lower than what the home sold for. The assessments were based on 1972 values. That accounts for most of the 30 percent. Anyway what I'm trying to say is that it appears that the assessments are in line with what the actual sales are.

DR. NIELSEN: I can understand Henry the shock value, if you want to put it that way, of this particular document which I got last night having had a glimpse of it a few days ago but not having had a real chance to study it. I think what you're addressing if you're saying that we need to take another look at either the reappraisal of property taxes is the fact that if you talk about adjusting the rate or the ratio, sure these people were paying more so were everybody else, okay, so at that point you don't correct anything. Now, if we can substantiate as quickly as possible that there's been a fair rendition made and that's all you can ever hope for in this in terms of fair market value, justice and equity, then at some point in terms of everybody sharing up or down that can be done. There's no way to just take the 25 taxpayers and say you've got to pay more.

MR. CISNEROS: I am agreeing with you that we need to look at the matter and correct the imbalance that exists with a solution that addresses our fundamental problem and not one that is just a short run solution because the problem will continue to exist.

DR. NIELSEN: One of the fundamental problems, Henry, is that in terms of property taxes, granted in some cases it is regressive, what is even more regressive or unjust is the fact that we do not tax fairly the value of land or the potential of it and for years property sits at a very low, low valuation and then when you build something or when you develop it, then you have to pay taxes. There ought to be a lot more equitable sliding system in terms of paying back for two or three years, let's say, if you've had a very low valuation on your property and suddenly you develop something I think you ought to share the overall expenses of Urban Development and Fire and Police protection and everything else by going back two or three years and paying a just value in terms of the property itself. That's another mechanism but just to say that we can suddenly correct all inequities in a tax situation by another look at reappraisal, there's no way we can do it.

MR. PYNDUS: I would just like to comment that I know we're not tax experts and I understand that this last appraisal plan, as a painful assessment, as painful as it may have been has set the machinery in motion that makes for the most equitable, honest approach to taxing property according to its worth. If you have cause to have pain at this moment then you should look backward to the pain that the other plan that was inequitable and they carried a larger share of the tax rate and you've got to look at that and look at the system we have now, the reappraisal plan, that I support and to have some accusation made that some of the property is undervalued may have merit but I do not think the whole plan is in that category and I would like to go on to the motion and get out of the tax assessment conversation.

MAYOR COCKRELL: All right, do you have a motion at the moment. We don't have a motion yet. All right, Mr. Teniente.

MR. RICHARD TENIENTE: Okay, I will make the motion then but in making the motion that we adopt the ordinance, I would like to make a statement because I do not favor a change at this point in the changing of CDA funds, Revenue Sharing funds - that approach at this point. Even though it is not part of the motion, it does relate to the discussion

we've had. This in itself is like a patchwork approach which Councilman Cisneros touched on. It's moving in the direction, perhaps, away from the use that was intended for CDA funds and Revenue Sharing funds in my estimation and also, talking about the ordinance as we will adopt it, we did mention that about 20 percent would be a burden that would be shared by other people out of San Antonio but also a large amount of the rate increase if we are going to call it that or the money that will be coming in will be paid by those 24 people, that are large users. They'll also will feel this so they too will be sharing in perhaps some of the monies to be brought in, so I so move.

MAYOR COCKRELL: Is there a second?

MR. BILLA: I second it.

MAYOR COCKRELL: It has been moved and seconded. Any further discussion? Mr. Rohde.

MR. ROHDE: Yes, Mayor, I want to say that this budget has been a wonderful experience for the Council to work on and it meets the needs of all the citizens of San Antonio. I think it helps the upbuilding of our City and I really feel that it is the most important thing we can do as Councilmen. I do want to feel that though I want our two good loyal, hard-working dedicated City employees that work for the Council to be left from a simantic thing but I had them in mind also in the pay raises here - this could be misunderstood, I want to make sure that they're included in this motion.

MAYOR COCKRELL: Dr. Nielsen.

DR. NIELSEN: I would also like to amend, if Mr. Teniente would accept, to two particular areas. One rather specific one and that would be that along with this motion be included the statement that we make no capital purchases until January or February when we've had another chance to, you know, sort of an emergency but we can hold off as I understand.....

CITY MANAGER GRANATA: Yes, sir, that's part of my plan. I read you.

DR. NIELSEN: Okay, but make it very specific that we're not going to get into capital expenditures except for emergencies which are all right until at least January or February. Secondly, that because in the next couple of years we're going to be much more responsible for the operation of the Transit Authority that we take a hard look beginning right now at that operation in terms of every possible merging of functions especially in the area of maintenance and that we also begin to look at any possible areas we can in terms of alternative ridership systems or alternative means of transportation that we may want to franchise. What I'm really saying is that we've got a serious responsibility carrying us down the road very shortly and we should begin now to address that in this particularly the budget.

MAYOR COCKRELL: All right, Mr. Pyndus.

MR. PYNDUS: I need clarification on the motion and amendment, was your motion, Mr. Teniente, to repeal the City Public Service waiver?

MR. TENIENTE: Yes.

MAYOR COCKRELL: To pass the ordinance - in favor of passing the ordinance which does repeal.....

MR. PYNDUS: All right, now, I'm against the original motion and I'm for Ford's amendment with regard to freezing capital expenditures until February.....

MAYOR COCKRELL: That was more or less a directive if I understood. It's not a formal amendment.

MR. PYNDUS: I would like to speak with regards to the waiver, if I may. I think that at the time that this ordinance was passed, the citizens of San Antonio were crying for relief and certainly our Council and our Board of Trustees backed into that contract and at that time and this was in December of '74 that this ordinance was passed, we knew the amount of money involved or should have at the time that we were preparing our budget and I think that this budget should have been prepared with the knowledge that these funds were not forthcoming. I think that the promise that we give relief to the people with regard to their public service utility bills should be honored and I would certainly vote against the motion.

MAYOR COCKRELL: All right, Reverend Black.

REV. CLAUDE BLACK: I'm going to support the motion while being aware that I was part of the Council that introduced the motion but as I viewed the areas that have been increased in terms of taxes one inference that I got was that we've been getting a free ride which I don't agree with but that it would mean several things with the options that we have in either cutting services. We certainly don't need to cut services in that area. It would mean either taking money out of the Community Development Fund and I certainly disagree with the support of the budget by use of Community Development Funds, or it would mean increasing the taxes and that would mean increasing the area that I'm already talking about. Now it seems to me that the recourse that that area has that possibly has a median income of \$5,000 maybe a little better but not much better is that they can appeal to the Board of Equalization. They do have some option of appeal. The support of this motion also and in my opinion makes it possible that some other areas might share the responsibilities of the needs of our budget. So with that in mind, I am supporting the motion because of the options.

MAYOR COCKRELL: All right, Mr. Cisneros.

MR. CISNEROS: Madam Mayor, I'd like to speak against the waiver of CPS adjustment. I don't find another area where people are having more trouble in this City than in paying that utility bill and I'm not talking about just poor people, I'm talking about folks all over San Antonio who just cannot make ends meet, it's that simple. It's really not there to do anything and I just think that it's real, real bad for us to be moving on this utility thing at this time when these kinds of problems exist in the taxing system. For all the words and all the rationalization and all the discussion, I don't know how you can explain to a lady on a fixed income who is paying that utility bill that the Frost National Bank or any other group, Southwestern Bell if you want to take it for that is paying \$900,000 less. I don't know how you'll be able to explain that or we can explain that and justify it as a move that is just and equitable in the present economic situation. For that reason, I don't think we moved on the long run problem, the fundamental problem, we're leaving it with existing, and acting on a shorter range, a more patchwork nature solution. I will oppose the continuance of the present level of the utility bills.

MR. BILLA: I think you can talk all day but I think it's the only logical approach and the most equitable approach, sharing with Rev. Black what he has already said, for solving the problem that we have. So I think that we ought to act on the motion.

MR. ROHDE: I was going to call for the motion, Mayor.

MAYOR COCKRELL: I want to add a comment if I may. I am going to vote against the motion and I feel an obligation to at least state why. First, I am not in accordance with all of the items that have been included in the budget. There are certain items that are in the budget which I have previously spoken on which I feel should be cut back or eliminated from the budget.

Secondly, I also feel that I would prefer to use one of the alternatives recommended by the City Manager, whereby up to \$1.7 million of the CDA funds could be utilized through the following method. In the General Revenue Sharing there are items which are eligible for funding under the Community Development. Those could be shifted from Revenue Sharing budget to the Community Development budget. They are all items within the target area. They are items primarily either drainage or public improvement projects which are eligible items. We would still be utilizing all Community Development money, therefore, for Community Development projects but there would be freed in the Revenue Sharing budget through this method \$1.7 million. That, added with the savings that the Manager has estimated could be handled would amount to about \$2.5 million. I further predict that since I recognize, and Mr. White has already indicated, that it is very possible that the actual income from tax revenue may exceed the projection. The experience in the past has always been this. What I am saying is I think that it is possible that substantial additional amounts may come in so that there will not be that \$3 million shortfall from this source of revenue but possibly \$2.5 million or even \$2 million which would mean less of a deficit to make up. So these are areas that I prefer to utilize. I don't want to belabor the point. I feel that every member of the Council has weighed this carefully and sincerely.

If there are no further comments, I think we are ready for the question.

MR. ROHDE: I call the question.

MAYOR COCKRELL: Please call the roll.

On the following roll call vote, the motion, carrying with it approval of the ordinance, was passed and approved: AYES: Billa, Black, Rohde, Teniente, Nielsen; NAYS: Pyndus, Cisneros, Cockrell; ABSENT: Hartman.

75-47 The Clerk read the following Resolution in full:

A RESOLUTION  
NO. 75-47-72

RELEASING THE FREEZE ON EXPENDITURES  
PREVIOUSLY PLACED ON CERTAIN ITEMS  
IN THE CITY BUDGET.

\* \* \* \*

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

SECTION 1. All items in the heretofore adopted City budget which were frozen by Council action on July 24, 1975, are hereby released for expenditure in accordance with the budget.

SECTION 2. The fact that a new class of fire cadets is scheduled to start training next week creates an emergency and upon six (6) affirmative votes, this resolution shall become effective immediately.

\* \* \* \*

Dr. Nielsen asked if it was clearly understood that the capital expenditures would be delayed except in an emergency.

The City Manager and Council concurred in Dr. Nielsen's remarks.

After discussion, Mr. Rohde moved that the Resolution be approved with the proviso that capital expenditures be held in abeyance except in emergencies. The motion was seconded by Mr. Teniente and carried by the following roll call vote: AYES: Pyndus, Billa, Cisneros, Black, Rohde, Teniente, Nielsen, Cockrell; NAYS: None; ABSENT: Hartman.

Mr. Teniente said that the approval of this Resolution provides funds for a cost of living pay increase for all City employees as of November 1st and includes employees of the Transit System.

Mr. Pyndus said that he did not feel that all employees should get a cost of living increase, that employees in higher pay brackets could forego an increase.

Mayor Cockrell commented that due to the wage structure as set up under Civil Service rules, it would cause many problems to grant wage increases to just one segment of employees.

75-47

1976-77 BUDGET

City Manager Granata asked that Council members indicate now the departments they would want to review under the 1976-77 budget since work on that budget will start next February.

75-47

UTILITY SUPERVISOR

Dr. Nielsen said that he felt that the City should have an experienced and qualified utility supervisor with an adequate staff and that this should be a consideration in next year's budget.

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A RESOLUTION  
NO. 75-47-73

COMMENDING THE CITY WATER BOARD, ITS  
CHAIRMAN AND GENERAL MANAGER, FOR  
SUCCESSFULLY NEGOTIATING A CONTRACT  
FOR SURFACE WATER SUPPLY FROM THE  
GUADALUPE/BLANCO RIVER AUTHORITY AND  
URGING CONTINUED EFFORTS TO OBTAIN  
ADDITIONAL SOURCES OF SURFACE WATER.

\* \* \* \*

Mayor Pro-Tem Teniente said that the City Council should recognize the efforts of the City Water Board in successfully completing negotiations with the Guadalupe/Blanco River Authority for acquiring rights to 50,000 acre feet of surface water. This was a job well done. He urged that the Board be instructed to continue its efforts in acquiring additional sources of surface water.

After consideration, on motion of Mr. Teniente, seconded by Mr. Billa, the Resolution was passed and approved by the following vote: AYES: Pyndus, Billa, Cisneros, Black, Teniente, Nielsen, Cockrell; NAYS: None; ABSENT: Hartman, Rohde.

75-47 The meeting recessed for lunch at 12:10 P. M. and reconvened at 1:30 P. M.

75-47 COUNCIL PROCEDURE

Councilman Cisneros said that it is almost inevitable that at least a portion of the Citizens to be Heard segment of the Council Meeting comes following the noon recess. He suggested that Council procedure be changed to schedule this segment at 1:30 P. M. each Thursday.

The Council agreed to consider the request.

75-47 CITIZENS TO BE HEARD

MR. HENRY MUNOZ

Mr. Henry Munoz, Business Manager for Local 1299, thanked the City Council for the wage increase it had promised City employees beginning November 1. He said that on February 1, he would be back asking for six percent more.

MR. JULIO C. PUENTE

Mr. Julio C. Puente, President of the Union de Trabajadores, asked the Council not to approve a bond issue for the City Public Service Board until the Board grants a full 16 percent wage increase as promised.

MR. KARL WURZ

Mr. Karl Wurz, 820 Florida, said that the Urban Renewal Agency has an exaggerated opinion of itself and claims that its operation does not cost the City any money. He then cited loss of taxes, cost of street lights, cost of moving utilities, etc.

MR. STEPHAN HARVESTY

Mr. Stephan Harvesty, Executive Secretary of Involved Texans, read a prepared statement in which he urged the Council to carefully examine the request of City Public Service to issue revenue bonds. He claimed that some of the bond funds are allocated to nuclear power construction. If this allocation is not withdrawn in writing his organization would ask for a vote of the people on the issue. (A copy of Mr. Harvesty's statement is included with the papers of this meeting.)

75-47 Mayor Cockrell was obliged to leave the meeting, and Mayor Pro-Tem Teniente presided.

TILLIE STREET DRAINAGE

Mr. Clyde Barton, 2822 Tillie Drive; Mrs. H. S. Maerki, 2921 Tyne Street; and Mr. Jose A. Ybarra, 2710 Kaiser Street, appeared as a group before the Council to ask for emergency action to relieve the drainage problem in their neighborhood. They described the problem as being extremely serious.

Mr. Mel Sueltenfuss, Director of Public Works, said that this project had been considered by the last bond committee but the project was not included in the bond program. He said that proper drainage would probably be a \$10 million project but that emergency help might be done for \$500,000. This money would be wasted if later on a permanent drainage solution was completed.

After discussion, Council asked Mr. Sueltenfuss to have the problem reviewed and to report on possible solutions and costs.

75-47 Mayor Cockrell returned to the meeting and presided.

SOLAR ENERGY COALITION OF TEXAS

Members of the Solar Energy Coalition of Texas appeared before the Council. They were:

Mr. George Niska  
Dr. Herman Levine  
Mrs. Iris Dounson  
Mrs. Anita Levine

The speakers protested the City Public Service Board's participation in the South Texas Nuclear Power Project because of the costs and dangers associated with it. They asked that the use of solar energy be given more priority and that the City withdraw from the nuclear power project, that it pass an ordinance requiring all new construction to install solar equipment and that City Public Service pass through money be used to start a solar energy industry in San Antonio.

Each Council member was given a questionnaire and asked to complete it. They were also invited to inspect the solar equipment unit now in use at 238 Senisa Drive.

MR. RAMON RODRIGUEZ

Mr. Ramon Rodriguez, 603 S. W. 39th Street, congratulated the Mayor and Council on the fine job they are doing. He then complained of poor bus service in the City and said much gasoline is being wasted because people have to drive their cars because of poor bus service.

MRS. M. L. WILLIAMS

Mrs. M. L. Williams, 115 West Mariposa, said that her son, William A. Archer, had received a letter from the Building and Planning Administration saying that the permit taken out for 1031 Shadwell Drive must be completed in 90 days or he would be fined. She complained about bad weather and other obstacles and asked that the Council grant a six months extension without penalty.

Mr. George Vann passed around snapshots of the house under discussion and said this is typical of the properties she owns.

No action was taken on this request.

AIRPORT MASTER PLAN

Mr. Melvin Kessler, Jr., 11215 Coker Loop, and Mrs. Billie J. Shaw, 11226 E. Coker Loop, spoke to the City Council concerning plans for expansion of International Airport. They said that people living north of the airport are confused and fear that the area will be "frozen" again as it was several years ago. They asked the Council to clarify the situation.

Mr. Tom Raffety, Director of Aviation, said that the Airport Master Plan does call for the acquisition of 130 acres of land northwest of the airport. At the present time funds are not available for the acquisition. It will be about six months before the F.A.A. will know if federal funds will be available for this purpose.

Mayor Cockrell told them that the Council is aware of their concern and will make every effort to give them a definite answer in about six months.

Mr. Kessler raised a question about sanitary sewers in the area. He said that a sewer main is in the street at Jones-Maltsberger and Bitters Roads, but there is no plan to run the mains to the built up area north of the airport.

City Manager Granata told Mr. Kessler that sewer extensions would have to come under the City's policy. He suggested that Mr. Kessler discuss the matter with Mr. Sueltenfuss to see what the present situation is.

MR. GERONIMO L. PASTRANO

Mr. Geronimo L. Pastrano, 1921 N. Elmendorf, said that the City should pass a curfew law to require minors to be off of the streets at night.

Councilman Cisneros said that he would get in contact with Mr. Pastrano and help him if he has a particular problem.

MR. RAUL RODRIGUEZ

Mr. Raul Rodriguez made reference to a drainage problem which was discussed today and said that the houses shouldn't have been built in the flood plain to begin with. He suggested that the houses might be moved to vacant lots now owned by the City.

Mayor Cockrell said that Mr. Rodriguez had a good idea and staff should look into it.

75-47 The meeting recessed at 3:25 P. M. to go into executive session to discuss committee appointments. The meeting reconvened at 4:15 P. M. See page No. 1 of these minutes.

75-47COUNCIL PROCEDURE

Councilman Cisneros made a motion that in the future the Citizens to be Heard segment of the Council meetings be scheduled for 1:30 P. M. except on those meeting days when zoning cases are heard at which time citizens would be heard following completion of all other business. The motion was seconded by Mr. Pyndus and carried by the following roll call vote: AYES: Pyndus, Billa, Cisneros, Black, Rohde, Teniente, Nielsen, Cockrell; NAYS: None; ABSENT: Hartman.

75-47 The Clerk read the following letter:

July 31, 1975

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

Madam and Gentlemen:

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

July 28, 1975

Petition of Mr. Robert G. Crowe, 410 Marchmont, and other citizens expressing dissatisfaction with the water rates that currently exist.

July 28, 1975

Petition of Mr. Chuck Wallace, Do-Dee Marine, P. O. Box 23240, requesting permission to erect a six foot chain link fence topped with three strands of barbed wire which are pointed in, at 5123 Rigsby.

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July 30, 1975

Petition of Mr. James M. Williams, c/o  
EZ 2 Stor It, 5800 Joiner Drive, requesting  
the City to pass an ordinance authorizing  
the City Attorney to enforce the bond filed  
by H. B. Zachry Properties, Inc., to see  
that the obligations and requirements made  
by the Planning Commission of the City of  
San Antonio are fulfilled with reference  
to Beacon Circle West Industrial Subdivision  
Unit #3.

J. H. INSELMANN  
City Clerk

\* \* \* \*

74-47 There being no further business to come before the Council,  
the meeting adjourned at 4:20 P. M.

A P P R O V E D

*Lila Lockull*

M A Y O R

ATTEST: *JH Inselmann*  
C i t y C l e r k

August 7, 1975  
nsr

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