

REGULAR MEETING OF THE CITY COUNCIL
OF THE CITY OF SAN ANTONIO HELD IN
THE COUNCIL CHAMBER, CITY HALL, ON
THURSDAY, MAY 29, 1969, AT 8:30 A.M.

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The meeting was called to order by the presiding officer, Mayor W. W. McAllister, with the following members present: McALLISTER, CALDERON, BURKE, JAMES, COCKRELL, NIELSEN, TREVINO, HILL, TORRES.

69-25 The invocation was given by the Reverend S. H. James, Councilman, Place Number 4.

69-25 The following ordinance was explained by Mr. John Brooks, Purchasing Agent, and after consideration, on motion of Dr. Calderon, seconded by Mr. Hill, was passed and approved by the following vote: AYES: McAllister, Calderon, Burke, James, Cockrell, Nielsen, Trevino, Hill, Torres; NAYS: None.

AN ORDINANCE 37,527

ACCEPTING THE ATTACHED LOW QUALIFIED BID
OF A. B. DICK COMPANY TO FURNISH THE CITY
OF SAN ANTONIO METROPOLITAN HEALTH DISTRICT
WITH ONE OFFSET DUPLICATOR, LESS TRADE-IN,
NET \$1,240.00.

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69-25 The Clerk read the following ordinance:

AN ORDINANCE 37,528

ACCEPTING THE ATTACHED LOW QUALIFIED BID
OF TEZEL & COTTER AIR CONDITIONING CO. FOR
THE MODIFICATION OF CHILLED WATER SYSTEMS
AT HEMISFAIR PLAZA FOR A TOTAL OF \$5,873.00.

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Mr. John Brooks, Purchasing Agent, explained that three bids were received, all meeting specifications, and recommended the acceptance of the low bid. The work provides for certain chilled water valves on City property to be converted to a permanent basis to properly air condition eight locations.

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

69-25 The Clerk read the following ordinance:

AN ORDINANCE 37,529

ACCEPTING THE PROPOSAL OF AND MANIFESTING A CONTRACT WITH EACH OF THE BIDDERS SET FORTH HEREIN FOR THE BIDDER TO FURNISH AND FOR THE CITY OF SAN ANTONIO TO BUY ALL OF ITS REQUIREMENTS FOR THE PARTS AND SERVICE SET FORTH IN THE ACCEPTED PROPOSAL FOR A ONE-YEAR PERIOD COMMENCING AUGUST 1, 1969 AND TERMINATING JULY 31, 1970.

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Addressograph-Multigraph Corp.	Multigraph offset supplies
A. B. Dick Company	Offset supplies A. B. Dick
A. B. Dick Company	Miscellaneous Offset Supplies
T. E. Poppe Supply Co.	Automotive Oil Filters, Fuel Filter & Air Cleaner Elements
W. S. Dickey Clay Mfg. Co.	Clay Pipe
Mission Concrete Pipe Co.	Concrete Storm & Sanitary Sewer Pipe
Alamo Iron Works	Sewer Joint Compound
Armco Steel Corp. Metal Products Division	Galvanized Corrugated Steel Pipe
Olmos Rock Products	Hot-Mix, Cold Laid Asphaltic concrete pavement.
McDonough Brothers, Inc.	Hot-Mix, Hot Laid, Asphaltic concrete pavement
McDonough Brothers, Inc.	Precoated Crushed Limestone

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White's Uvalde Mines

Cold-Mix Limestone Rock
Asphalt Pavement

Olmos Building Materials Co.

Portland Cement

Olmos Rock Products

Ready-Mix Concrete

Mr. John Brooks, Purchasing Agent, explained that each bid recommended represents that of the low bidder and each meets the City's specifications. He added that this represents approximately \$748,000 in expenditures. Most of the prices are approximately the same as last year. Two or three have a 2% decrease in price; two or three have a 1% increase in price. Ready-Mix Concrete has a decrease of 6.5%, and street materials an increase of 6%.

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

69-25

The Clerk read the following ordinance:

AN ORDINANCE 37,530

GRANTING AN EXTENSION OF 180 DAYS TO
DEE HOWARD COMPANY, LESSEE, UNDER
SAN ANTONIO INTERNATIONAL AIRPORT
LEASE NO. 301 TO COMPLY WITH ARTICLE V
SECTION 4 OF SAID LEASE.

* * * *

Mr. D. L. Ferguson, Assistant Director of Aviation, explained that this concerns Plot D at International Airport containing approximately 40,000 square feet which has been held under option by the company and which option was exercised on March 1 of this year. The lease provides that the company within a certain time present plans for final development of the area to the City for inspection. The plans are not ready and the company has requested a 180-day extension of time in order for them to comply with the applicable lease provision of meeting acceptable plans and specifications for construction of improvements.

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

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69-25 The Clerk read the following Ordinance:

AN ORDINANCE 37,531

AUTHORIZING THE CITY MANAGER TO EXECUTE
SAN ANTONIO INTERNATIONAL AIRPORT LEASE
NO. 337 WITH WILLIAM B. MATTHEWS, LESSEE
AND CONSENTING TO THE SUBLEASE AND
ASSIGNMENT OF THE PREMISES.

* * * *

Action on this ordinance was postponed from last week.

Mayor McAllister advised the Council that Mr. Matthews had talked to him about this lease and explained that the reason a twenty-five year lease is needed is because financial arrangements were made on a twenty-five year basis. The Mayor commented that he was reluctant then to such a long lease but since the financing is for twenty-five years, he would go along with it.

City Manager Henckel stated that the staff has no objection to a twenty-five year lease as long as it is in conformity with the airport Master Plan and includes the economic index clause.

Discussion brought out that Mr. Matthews is making the lease under his name and the sub-lease to Western-Aero Supply Company is also his company and does business under that name at the airport.

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

69-25 The Clerk read the following Ordinance:

AN ORDINANCE 37,532

CHANGING THE NAME OF BANK PLACE TO BRYAN
PARKWAY AS RECOMMENDED BY THE CITY PLANNING
AND ZONING COMMISSION.

* * * *

Mr. George Vann, Director of Housing and Inspections, explained to the Council that at the time that the road was built and dedicated, the name of Bank Place was approved for this street provided that there would be no mail service on it because there is a duplication. There is a Bank Street on the Southside. They then operated under this manner but the bank has now sold

three pieces of property on which there are buildings and they are requesting a mail service. The name of Bryan Parkway between Northwest Loop 410 and Fredericksburg Road has been approved and recommended by the Planning and Zoning Commission. and is acceptable to the Post Office Department.

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

Dr. Calderon, in connection with the foregoing Ordinance stated that he would like to have a briefing on the change in Zoning regarding the Banks property. He recalled that it was given the additional zoning because of the expansion of the bank and now in this case we have the Bank selling a piece of property for commercial development.

Mrs. Cockrell stated that she also recalled the zoning was granted for the purpose of the banks expansion and also would like to have a report on it.

City Manager Henckel advised that this would be done. However, he stated that the Staff feels that this would have no bearing on the name change of the street. He also pointed out that once the Council has rezoned a piece of property even though the applicant states he is going to use it for a specific purpose, there is nothing to prevent him from using it for anything allowed in the new zoning classification that the Council approves and he can also sell it to another party.

69-25 The Clerk read the following ordinance:

AN ORDINANCE 37,533

GRANTING THE PETITION OF THOMAS SNYDER TO CONSTRUCT A NINE (9) FOOT FENCE, WITH THREE STRANDS OF BARBED WIRE, ON THE PREMISES LOCATED AT 134 ELLIS BEAN STREET. (AMERICAN WINE AND IMPORTING COMPANY).

* * * *

Mr. George Vann, Director of Housing and Inspections, advised that the application is for a security fence to go around the front part of the building. This is a warehouse area and located on the railroad tracks. He said the fence would not inconvenience any other property owner and recommended approval of the ordinance.

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

69-25

The Clerk read the following Ordinance:

AN ORDINANCE 37,534

DETERMINING THAT THE PREMISES LOCATED AT 612 QUITMAN CONTAINS OR CONSTITUTES A CONDITION WHICH IS DEEMED A NUISANCE, A FIRE, HEALTH AND SAFETY HAZARD, AND DIRECTING THE CITY ATTORNEY TO FILE SUIT IN A COURT OF COMPETENT JURISDICTION TO HAVE THE NUISANCE ON SAID PREMISES ABATED AND TO HAVE THE COST OF SUCH PROCEEDINGS AND ABATEMENT ASSESSED AGAINST THE OWNERS OF SAID PREMISES.

* * * *

Mr. George Vann, Director of Housing and Inspections, advised that the property is known as Lot 7, NCB 993 and the owner of record is Mr. Charles M. Cain, 927 Navarro Street. The owner was notified of the hearing this morning by certified mail. Mr. Vann then reviewed the efforts to have the owner bring up to standard the vacant two-story wooden structure. He presented pictures of the building and commented that while the building appears to be in good condition on the outside, it is completely gutted on the inside and recommended that the premises be declared a nuisance under the dangerous premises ordinance.

Neither the owner or his representative was present at the hearing.

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

69-25

The Clerk read the following Ordinance:

AN ORDINANCE 37,535

DETERMINING THAT THE PREMISES LOCATED AT 211-212 CASSIANO CONTAINS OR CONSTITUTES A CONDITION WHICH IS DEEMED A NUISANCE, A FIRE, HEALTH AND SAFETY HAZARD, AND DIRECTING THE CITY ATTORNEY TO FILE SUIT IN A COURT OF COMPETENT JURISDICTION TO HAVE THE NUISANCE ON SAID PREMISES ABATED AND TO HAVE THE COST OF SUCH PROCEEDINGS AND ABATEMENT ASSESSED AGAINST THE OWNERS OF SAID PREMIESES.

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Mr. George Vann, Director of Housing and Inspections, advised that the property is located on Lot 9 and E. 6⁰ of Lot 10, ARB, part of A4 and A5, NCB 2828. The owner, Mr. Simon V. Gonzalez, General Delivery, Pearsall, Texas, was notified

was notified by certified mail of the hearing this morning. He then reviewed the efforts to have the owner bring the one-story wooden residence structures up to standard. He presented pictures of the structures showing their condition. He recommended that the premises be declared a nuisance under the dangerous premises ordinance.

Neither the owner or his representative was present at the hearing.

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

In connection with the foregoing ordinance, Councilman Trevino stated that there are a great many lots of less than fifty feet wide in the City and the Board of Adjustment allows them to build on them. He added that allowing to build on such small lots does not make it possible for them to provide a driveway or build a garage on the property and consequently parking would be on the street. The City is trying to eliminate these nuisances, but on the other hand it continues to issue building permits on these small lots.

The Mayor asked the City Manager to have the City Attorney look into all phases of this matter and report to the Council so that it can be discussed.

69-25 The Clerk read the following Ordinance:

AN ORDINANCE 37,536

DETERMINING THAT THE PREMISES LOCATED AT 529 BELMONT CONTAINS OR CONSTITUTES A CONDITION WHICH IS DEEMED A NUISANCE, A FIRE, HEALTH AND SAFETY HAZARD, AND DIRECTING THE CITY ATTORNEY TO FILE SUIT IN A COURT OF COMPETENT JURISDICTION TO HAVE THE NUISANCE ON SAID PREMISES ABATED AND TO HAVE THE COST OF SUCH PROCEEDINGS AND ABATEMENT ASSESSED AGAINST THE OWNERS OF SAID PREMISES.

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Mr. George Vann, Director of Housing and Inspections, advised that the property is located on Lot 23, Block 5 NCB 1423 and is owned by Mr. Charles Atkins, 723 Britton Street, San Antonio, Texas who was notified of the hearing this morning by certified mail.

He then reviewed the efforts to have the one-story wooden residence which is abandoned brought up to standard by the owner. He presented pictures of the structure for the Council's inspection and recommended that the premises be declared a nuisance under the dangerous premises ordinance.

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Neither the owner of the property or his representative was present at the hearing.

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

69-25 The Clerk read the following ordinance:

AN ORDINANCE 37,537

GRANTING TAX EXEMPTION OF CERTAIN PROPERTIES OWNED BY MT. ZION FIRST BAPTIST CHURCH, SOUTHSIDE GOSPEL CHURCH, OLIVET BAPTIST CHURCH AND GENERAL BOARD OF THE CHURCH OF THE NAZARENE EFFECTIVE JUNE 1, 1969.

* * * *

Mr. Leonard Baker, City Tax Assessor and Collector, explained that all the properties have been investigated by his office and meet the requirements for tax exemption.

In answer to questions by the Mayor, Mr. Baker advised that churches are allowed exemption on one parsonage. Parking lots are also exempt if utilized by the church and there is no revenue derived from it.

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

69-25 The Clerk read the following ordinance:

AN ORDINANCE 37,538

AUTHORIZING PAYMENT OF THE SUM OF \$6,597.00 TO THE BRUSSELLS INSURANCE AGENCY FOR CERTAIN BINDER INSURANCE COVERAGE PROVIDED BY THE AMERICAN AND FOREIGN INSURANCE COMPANY ON HEMISFAIR PLAZA PROPERTIES.

* * * *

Mr. Fred Cook, Property Records and Insurance Supervisor, explained that this ordinance provides payment for the binder coverage for the period of January 7, 1969 to May 7, 1969. An additional binder for a thirty day period has been issued and will expire on June 7th. He added that they hoped to come back

in the middle of June with a regular coverage under a policy.

Mayor McAllister asked the City Manager to have the Staff make an investigation and report on how insurance is being placed now and to make suggestions as to how it might be done in the future. He said that insurance is now being placed through a committee of the insurance exchange which is a simple procedure and fair. However, he felt that if the policy was changed to calling for bids, the City might get a lower premium than it is presently paying. Some of the other utilities are doing that and are getting lower rates. If the policy is changed notice of at least thirty days should be given to the insurance companies advising them of the new program the City is going to follow.

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

Mr. Torres stated that in connection with his vote on the insurance payment, he said that he voted aye with the understanding that before this matter comes up again for an additional binder that the Council has a report from the City Manager.

69-25 The Clerk read the following Ordinance:

AN ORDINANCE 37,539

AUTHORIZING A ONE-MONTH CONTRACT WITH THE CITY OF HOLLYWOOD PARK FOR THE DISPOSAL OF WASTE, GARBAGE AND TRASH FOR THE SUM OF \$144.00.

* * * *

City Manager Henckel reported that Hollywood Park had a private contract for this service. They have made a contract to join with other suburban cities but the contractor quit and they are without this service for a one month period. San Antonio will help them out for this one period and they are being charged the same rate as other municipalities which is \$144.00 in this case.

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

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69-25

The Clerk read the following Ordinance:

AN ORDINANCE 37,540

APPROPRIATING \$14,222.00 OUT OF UNAPPROPRIATED SURPLUS OF THE GENERAL FUND; ACCEPTING THE BID OF J. M. LERMA CONSTRUCTION CO. FOR CONSTRUCTION OF THE SAN ANTONIO RIVER WALL AT MARTIN STREET; AUTHORIZING PAYMENT OF \$13,622.00 TO SAID CONTRACTOR, \$500.00 TO BE USED AS A CONSTRUCTION CONTINGENCY ACCOUNT, \$100.00 AS A MISCELLANEOUS EXPENSES ACCOUNT AND AUTHORIZING A TRANSFER OF FUNDS.

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Mr. Mel Sueltenfuss, Assistant Director of Public Works, advised that this project is for the removal and replacement of one hundred and thirteen feet of river wall adjacent to the property of Mr. Harold M. Freeman which is located south of Martin Street and east of the San Antonio River. The wall is structurally unsound and is about to fall. Present policy calls for the adjacent property owner to provide for the engineering plus one-half of the construction costs. The City has received a check in the amount of \$6,811.00 which is one-half of the construction cost and recommended that the low bid of J. M. Lerma be accepted.

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

69-25

The Clerk read the following ordinance:

AN ORDINANCE 37,541

AUTHORIZING THE CITY MANAGER TO ENTER INTO AN AGREEMENT WITH RAUL CORTEZ D/B/A CORTEZ ENTERPRISES, WHEREBY CORTEZ ENTERPRISES AGREES TO ACT FOR CITY IN BOOKING ENTERTAINMENT FOR HEMISFAIR PLAZA, WHEN REQUESTED TO DO SO BY CITY.

* * * *

The following discussion took place:

Mr. Lindquist: This ordinance is for an agreement between Mr. Cortez and the City for the booking of dance bands, musicians, horse show groups, mariachis, and other entertainment at HemisFair Plaza. He has been helping me on an informal basis

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to book these bands and has been receiving no compensation. He has a stand on the grounds and is interested in drawing people down there. We find that the job is becoming pretty big, and is taking a lot of time. He will contact these groups and then submit a bill to us for the amount. He pays them. We do not get in the business of paying these entertainers, and he will add 10% for his services to the total amount of the entertainment.

Mr. Henckel: Basically, what this does: it will legalize the manner in which we book entertainment at HemisFair Plaza. We've been kind of playing this by ear from week to week, depending on what type of events we wanted to emphasize. Rather than come to the Council every week with an ordinance booking entertainment for the grounds, this will enable us through an agent (through the Council authorizing this contract) to book entertainment for various weeks. In other words, it's not a long-term contract because we change entertainment every week rather than enter into a contract with some particular group to entertain through the season. We've had proposals of that type. But normally what happens is we'll decide that we're going to emphasize. For instance, Mothers' Day was an example. We have certain types of entertainment we want to have for promotional purposes. And this will legalize us entering into contracts with people through Mr. Cortez. The amount of money will be the same for the use of the various entertainers, with the exception that Mr. Cortez will get a fee for the booking. Of course he will make recommendations to Mr. Lindquist for the type of entertainment Bill tells him we want to emphasize for that particular weekend.

Mayor McAllister: Frankly, I can't see why that isn't a responsibility that we can accept ourselves.

Mr. Lindquist: Well actually, in dealing with these groups it becomes quite a problem and it would take a lot of time. We have different amounts, maybe \$400 one week, \$500-- and of course he would get 10% which is \$40 or \$50 for doing this service. We couldn't begin to hire somebody to do this for this amount of money. I just becomes a job contacting these people. You have to be there to make sure they go on. He's been taking care of that, and it's a very good service.

Mayor McAllister: If you couldn't do that service for the 10% cost, how could he afford to do it?

Mr. Lindquist: Well, he's interested in it. He's got the stand there. He's interested in the Plaza growing. Mr. Cortez is semi-retired and he just does this. It started out as a personal favor helping me.

Mr. Henckel: Mr. Mayor, we believe we'll get our money's worth, because he has contacts with these various groups and we can probably save his fee in the amount of contracts that he can produce for us with the various entertainers.

Mayor McAllister: Can this contract be cancelled, and everything has to go with it?

Mr. Lindquist. Now. In other words, like the Wild West Show. I booked those myself and other acts I book myself. We are not tied exclusively to him. But like Rosita and the Mariachias and some of the dance bands, he's got good contacts with these people.

Mr. Trevino: He's been in this business for a long time.

Mayor McAllister: I know Raul very well; gave him his first job.

Mr. Henckel: We have come to the decision that we can do a better job by varying the entertainment rather than by booking one particular entertainer say for the summer season. In this way we can bring in a new group next week that happens to be coming into town that we probably wouldn't even have knowledge of.

Mayor McAllister: If the contract isn't acceptable we don't have to live with it, so it's all right.

Mrs. Cockrell: Let me ask this. What does this contract say by way of termination?

Mr. Lindquist: It's through September 30th, but if we decide we're not going to ask him for any entertainment that week, we're not tied exclusively with him. So if we said as of next week, we were not going to book any entertainment through him, it would be terminated.

Mr. Henckel: It's only the entertainment that the City so requests. If we don't request any, then we just don't do any business under the contract and this particular contract expires at the end of the season.

Mrs. Cockrell: It just seems to me that there are a number of overall management and policy decisions that I think the Council would like to review; particularly the basic policy for the operation of HemisFair, and I'm just wondering if this should be held until we have a little bit of overall review.

Mayor McAllister: Well, if this contract is merely in effect in the event that Mr. Lindquist asks him to provide entertainment for the first week in June or whatever it may be, there is no binding contract exclusively with him.

Mrs. Cockrell: One other thing comes to my mind. There are other booking agents and I wonder if we have made any contact or received any other proposals.

Mr. Lindquist: We have, and I would contact them. Some of them do it direct and some do it through their booking agent. I would contact them, but then it would just be that I am contacting them myself and booking this entertainment.

Mr. Henckel: Well, I would certainly like to get some clarification from the Council. I was under the impression that the Council had given the Manager the authority to operate HemisFair Plaza this summer on an interim basis and just to do the best we could until some determination was made by the Council as to the permanent re-use. If we can't go ahead, we might just as well close the door. Because unless we have publicity, unless we have entertainment, and I think the figures speak for themselves, what's happened since we opened on the 29th. But we do need some authority from this Council, some lee-way from week to week as far as operation is concerned. I certainly wouldn't want to do anything that's in violation of the intention of the Council. And I would certainly like for the Council to give me some clarification on that.

On motion of Mr. Trevino, seconded by Mr. Hill, the ordinance was passed and approved by the following vote:
AYES: McAllister, Calderon, Burke, James, Nielsen, Trevino, Hill, Torres; NAYS: Cockrell; ABSENT: None.

Dr. Nielsen stated he voted aye with the understanding that there be clarification on policy management.

Mr. Torres: Well, I agree with Dr. Nielsen. I can see your point, too, Mrs. Cockrell.

Mrs. Cockrell: I was just concerned about what other people have submitted, proposals of this type. I don't know anything about the field of theatrical booking, and if we're going into booking with an agent, I think we should have some overall concept of who can provide the best services and what price and so forth. I'm just a little bit reluctant about entering into this contract without a little more information that I have.

Mr. Torres: I would share your reluctance about going into this on a long-term basis, but I think that we have to allow Mr. Henckel with a view to the fact that we need to book something for this summer and it is late in the day to prolong the activities if we are going to have a HemisFair Plaza this summer. My affirmative vote was on the basis that we are going to sit down and go over a permanent plan for the HemisFair Plaza. Of course we're overdue in doing that. I think we ought to expeditiously as possible sit down and go over all the items that we have had at HemisFair Plaza.

69-25 The Clerk read the following ordinance:

AN ORDINANCE 37,542

AMENDING THE CURRENT BUDGET BY ESTABLISHING
AN ADDITIONAL ATTORNEY IV POSITION IN THE
LEGAL DEPARTMENT.

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City Attorney Walker stated the Legal Department is operating with the same staff it has for ten years. There has been a need for an additional attorney ever since HemisFair closed its doors and the City inherited the many problems involved over there. Two attorneys are kept busy doing nothing else but HemisFair work. The chief trial attorney is tied up with four law suits. The man who handles all the leases and contracts just does not have time to do anything else. Even so the department would have been willing to get along without an additional man except that last week the Governor signed into law the Torts Claims Act. It is going to increase the work load. The department needs another trial attorney to assist Mr. Crawford Reeder.

City Manager Henckel advised that his position was going to be included in the new budget but Mr. Walker has an opportunity to hire an experienced trial attorney from another city who is moving back to San Antonio and has 13 years experience. He recommended that the ordinance which is effective June 1, be adopted today.

On motion of Dr. Nielsen, seconded by Mr. Torres the ordinance was passed and approved by the following vote:
AYES: McAllister, Calderon, Burke, James, Cockrell, Nielsen, Trevino, Hill, Torres; NAYS: None; ABSENT: None.

69-25 The Clerk read the following ordinance:

AN ORDINANCE 37,543

AUTHORIZING THE FINANCE DIRECTOR TO PURCHASE
CERTAIN AUDITORIUM FOLDING CHAIRS FROM
DUNNING RENTS AND SALES COMPANY FOR
CONVENTION FACILITIES FOR A NET TOTAL OF
\$6,750.00.

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Mr. John Brooks, Purchasing Agent, explained these chairs were leased by HemisFair. After HemisFair, the chairs were left in storage. If bought new they would cost \$9.00. They have been offered to the City for \$4,50 each. The convention facilities can use 1,500 chairs. Mr. Francis

Vickers, Director of the Convention Facilities feels that 1,500 will be adequate for several years.

Mr. Brooks also advised that telescopic chairs will be needed for the arena which will cost approximately \$150,000.

City Manager Henckel stated that the proposed purchase of telescopic chairs would be discussed in informal session.

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

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69-25 The Clerk read the following ordinance for the first time:

AN ORDINANCE 37,544

PROVIDING FOR THE EXTENSION OF CERTAIN BOUNDARY LINES OF THE CITY OF SAN ANTONIO, TEXAS AND THE ANNEXATION OF CERTAIN TERRITORY CONSISTING OF 23.511 ACRES OF LAND, WHICH SAID TERRITORY LIES ADJACENT TO AND ADJOINS THE PRESENT BOUNDARY LIMITS OF THE CITY OF SAN ANTONIO.

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Mr. Steve Taylor, Planning Director, explained that the property is known as Rolling Ridge Subdivision Unit 5 owned by Saunders-Trieschmann Development Corporation and is located east of Ebers Road and adjacent to Northwest Loop 410.

No one spoke in opposition.

On motion of Dr. Calderon, seconded by Mr. Trevino, the ordinance was passed and approved for publication only by the following vote: AYES: McAllister, Calderon, Burke, James, Cockrell, Nielsen, Trevino, Hill, Torres; NAYS: None; ABSENT: None.

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69-25 The Clerk read the following ordinance for the second and final time:

AN ORDINANCE 37,453

PROVIDING FOR THE EXTENSION OF CERTAIN BOUNDARY LINES OF THE CITY OF SAN ANTONIO, TEXAS AND THE ANNEXATION OF CERTAIN TERRITORY CONSISTING OF 5.552 ACRES OF LAND, WHICH SAID TERRITORY

LIES ADJACENT TO AND ADJOINS THE PRESENT
BOUNDARY LIMITS OF THE CITY OF SAN ANTONIO.

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Mr. Steve Taylor, Planning Director, explained this is a portion of University Estates owned by H. B. Zachry Properties, Inc.

No one spoke in opposition.

On motion of Dr. Calderon, seconded by Mr. Hill, the ordinance was passed and approved by the following vote: AYES: McAllister, Calderon, Burke, James, Cockrell, Nielsen, Trevino, Hill, Torres; NAYS: None; ABSENT: None.

69-25 Presentation of award to Miss Denise Henckel

Fire Chief Bart Mulhern introduced to the Council Miss Denise Henckel, 3222 Quakertown. He advised the Council that on Friday evening, May 9, she was sitting at the home of Mr. and Mrs. George Guyser, 4118 Goshen, and had two children in her care, 3½ years and 19 months of age. She detected the odor of smoke, investigated, and found a bedroom on fire. She carried the children, one in each arm and rushed to a neighbor's house and summoned the fire department. She is a classic example of a competent babysitter.

Chief Mulhern stated it was a great pleasure to recognize and commend Denise for her action in this incident. He felt that her training in fire safety and prompt action prevented injuries and even death to herself and to the children. It also resulted in holding the fire loss to an absolute minimum.

In recognition of this act he presented a certificate of commendation to Miss Henckel, signed by the Mayor, the City Manager and the Fire Chief.

Mayor McAllister, on behalf of the Council, complimented Miss Henckel on her courage and good judgment and the manner in which she responded to the emergency. He also thanked Chief Mulhern for bringing her before the Council and giving them the opportunity to recognize her.

The Clerk read the following Ordinance:

AN ORDINANCE 37,545

DIRECTING THE HOUSING AUTHORITY OF THE CITY OF SAN ANTONIO TO IMPLEMENT FURTHER THE COOPERATION AGREEMENT MANIFESTED BY ORDINANCE NO. 35266 ENACTED MARCH 16, 1967 AND IMPLEMENTED BY ORDINANCE NO. 35267 PASSED THE SAME DATE, AND ORDINANCE NO. 36826 PASSED SEPTEMBER 12, 1968, PROVIDING FOR NEW AND REHABILITATED LOW-RENT HOUSING IN THREE PHASES AND SUPPLEMENTING IN PARTICULAR ORDINANCE NO. 36828.

* * * *

The following discussion took place:

Mr. Henckel: I believe Mr. Jones is here from the Housing Authority.

Mr. Jones: Mr. Mayor and City Council Members: I am Dick Jones, Executive Director of the San Antonio Housing Authority. We opened the subject last week on the authority to move into phase three on the development of the 2,000 units authorized by City Council on May 16, 1967 and it was tabled for one week.

Last week Ex-Councilman Bob Jones presented the recommendation for the Mayor's Advisory Committee that the Housing Authority move ahead on phase three as outlined in the proposed ordinance. Meanwhile, I have had a chance to prepare a little background information for the City Manager and the Council and at this time I would be happy to answer any questions that come to mind.

Mayor McAllister: Just to refresh our memory, we authorized 2,000 units as I recall. They were in different categories? Give us that information, please.

Mr. Jones: 1,200 would be for elderly and 800 for families. They were to be developed in three phases. The first phase was 1,000 units; the second phase 500 units; and we're here on the third phase of planning 500.

Mr. Trevino: Is this changed to 621 units in phase three?

Mr. Jones: Well, what we're really asking for is adjustments in previous ordinances which would permit us to build the remaining 500 units and then adjust any previous commitments of the City Council. It actually involves 621 units, eighty-five would be rehabilitated units for the elderly. We would add 10 units to an older building that is being rehabilitated for elderly which now has 53 units.

We would rehabilitate a downtown older building for 75 units for elderly people. We would like to develop under the turnkey I method, 100 units for handicapped in a program to fill a very serious need. This market has never been built to San Antonio and we think this is a challenge we would like to take on. The remaining 436 units would be Turnkey III. That is the single family residence divided equally between the geographical areas of the City.

Mr. Trevino: Where did I see the figure of 8,000 units?

Mr. Jones: Well, in 1960 there were 33,000 families and 117,000 persons living in sub-standard housing. Now our market is aimed at the near 15,000 families who rent sub-standard dwellings. If we were to approach this total housing need in San Antonio the figure of 8,000 would be a minimum because we actually have 33,000 sub-standard homes.

Mr. Trevino: Does that include what you already have in existence, or excluding that?

Mr. Jones: I'd say excluding. Well, let's see. The 33,000 were measured in 1960. 33,000 sub-standard dwellings occupied by 117,000 people. And I would imagine that the number of people has increased, all things considered by the aging of units during this ten-year period. We will get a fresh look at the conditions of the housing supply when the 1970 census takes place in April of next year.

Mr. Trevino: In other words, the completion of these 2,000 units here would have altogether . . .

Mr. Jones: Oh, I beg your pardon. Now, in our program we now have 5,643 units and this would jump up about 2,000, to program nearly 8,000 units. You're correct.

Mr. Jones: The total need in San Antonio as we see it--in other words the 19% of all the housing supplied is rated as sub-standard. That is the units are dilapidated, they lack adequate hot and cold water, inside plumbing facilities, and do not keep out the weather--the rain, the air, and that sort of thing.

Mr. Torres: Well how do we come up with the idea, Dick, of distributing these various units throughout the four quadrants of the City? And secondly, are you going to follow in this distribution through the four quadrants, are you going to follow, or make an attempt to establish a ratio say if you have 92% dilapidated units in the Model Cities area, and say 9% dilapidated units in the other three quadrants of the City, would you be following a formula of 92% for the Turnkey III would be in the Model Neighborhood area?

Mr. Jones: No, we're not going to follow any particular formula. We're trying to find good locations for these little small sub-divisions so that we can bring the families into home ownership through the use of subsidy that

we have available to Housing Authority. It will not be related to the condition of housing in the four quadrants. There's no relationship there as I see it. Now the only thing we have planned in the Model Cities area so far are the 75 units of Turnkey III housing and that's all that we have been asked to provide in the Model Cities area.

Mayor McAllister: Mr. Jones, will you tell us, very briefly if you can, what is Turnkey I, Turnkey II and Turnkey III?

Mr. Jones: Yes. These are techniques for providing public housing authorized by the Department of HUD. Turnkey I envisions the private developer bringing to the Housing Authority his land and his plans for low-rent housing and the motivation behind it is that new sites, new properties, would be brought to the attention of the Housing Authority. Other than those that could be required or acquired by the Housing Authority.

Turnkey II adds to this private concept--the Housing Authority entering into a contract with a third party to manage and maintain these low-rent units which were brought to the Housing Authority by a private developer.

Turnkey III has all three concepts involved. It envisions a private developer bringing housing to the Authority a third-party management arrangement to maintain and manage the unit and then the Turnkey Three part of it offers home ownership to the family. If it's all right, I have two or three visual aids which I think would help clarify the Turnkey III part of it and how the families would be graduated from the status into home buyers and then on to home ownership. Would you be interested in seeing it?

Mayor McAllister: Frankly, I read all about Turnkey III, but I don't understand what I read. I was asking for an explanation.

Mr. Jones: In this visual aid, I tried to sketch out what actually happens in the Turnkey III home ownership program. Out here on the line going toward the top we have the price of home and this was based on the example of a \$15,000 home. Going out this way we have the time period. A twenty-five year amortization schedule. Now the first two years, the families would actually be tenants and would begin to accumulate an equity toward of \$200.00 by the end of the second year. Now this little green part is projected as the family equity. Now at the end of two years they would be graduated from a resident tenant into a new category called a home buyer under a lease-purchase arrangement. They would continue to build their equity and when these two lines cross by virtue of this equity which they would build up in their account by maintaining their own unit plus whatever extra payments they wanted to give the Housing Authority for their account--when these two lines cross they actually take title to the unit.

In this visual aid we have the same example in what happens to the money the families pay. First of all, the monthly house payment by the family would, on a \$3,000 family, would amount to \$50 a month. Now that would be reduced by the

amount for utilities that they would pay directly for gas, electricity, water, sewer service. That would leave a balance of \$31 payable to the Housing Authority. Now the Housing Authority would have an account established on each of the families, and if the family maintained their own unit we would credit that account every month with \$11 on this kind of example. A maintenance reserve for the property itself and for the range and refrigerator would begin to build up from this \$31 at the rate of \$5 a month. These are the expenses of the Housing Authority, \$7.00 for regular expenses, \$5.00 for insurance, payment in lieu of taxes, and other expenses; and \$3.00 would be earmarked for the community property, the day-care center and the recreation facility which the families would be responsible for, in terms of maintenance and reserves needed to keep that going. Now the HUD subsidy which would apply in this example amounts to \$88.00 a month. From the time the family takes title to the property, whether it be with three or four or five years, if their income goes up or assuming that they stayed in on the same rent all the years, we figure that the lines would cross after twenty-three years. And whenever the lines cross and the family takes title to the unit, they are credited with everything in their account, this equity account. Everything remaining in the maintenance reserve account and then the entire house payment that has been made every year by the Department of Housing and Urban Development. So, this is the method. The unique part of it is that at the end of the twenty-five year period the families that agreed to achieve home ownership by this method own the unit rather than the Housing Authority. Right now we're amortizing everything over a forty-year period and all the subsidies to the unit accrue to the benefit of the Housing Authority. We end up owning the property. In this method the family ends up owning the property.

Mayor McAllister: Mr. Jones, what is the average subsidy on each public housing unit in the United States now, monthly?

Mr. Jones: I couldn't speak for the whole United States, but in San Antonio last year on our 5,643 traditional rental units the federal subsidy applying to the capital--you know, the units themselves is \$27 a month. So, what we see in some of the new programs are much higher subsidies, but accruing to the benefit of the family in that unit rather than just the unit. Right now the subsidy is to the unit. And the only way the family can take advantage of it, is to move into the unit and to receive the benefits of our rents which begin at \$23.70 a month.

Dr. Nielsen: Your chart presupposes that there was no change in income during this time, right?

Mr. Jones: Right.

Dr. Nielsen: That originally if we got job opportunities, jobs and so on, that point would be much quicker.

Mr. Jones: I would imagine that on sub-division of 125 units, that we could expect to be sold off to the families between 10 and 15 years by virtue of other things which are working. You have strong motivation here toward owning their own units. If the families just stayed in there at \$50.00 a month, and of the \$50.00 they were paying \$19.00 utility bill, we figure those lines would cross in twenty-three years. If nothing else happened to the family, they could maintain \$3,000 a year level income.

Mayor McAllister: In other words, what's happening is that we are entering into a program whereby the subsidy is \$88 per unit per month as contrasted with the average cost in San Antonio of \$27.

Mr. Jones: Right, now, one refinement, Mr. Mayor, is that once a year we re-examine the income of the family and as their income goes up they pay more than the \$50 to the Housing Authority. That in turn reduces the amount of subsidy that comes in from the Federal government for this development or their units.

Mr. Torres: Until your presentation I thought I was seeing a typographical error. In your letters I kept reading that sweat equity as sweet equity. Anyway, I think the ordinance looks real good, Dick, but I am disturbed by a number of things which I think that I would call to your attention.

Number one is the fact that this Model Cities problem analysis, goals, programs, strategies, housing components of Model Cities reads that to compare model neighborhood area with the rest of the City, or where the comparison is made in substandard dwellings in the model neighborhood area are 17,944 or 91%, whereas in the rest of the City it is 19%. So that, frankly, I would think that it would be conceivable, it would be helpful to you, your agency and Model Cities working together. I know you sit on the Staff, but there was a newspaper article of May 10, I believe it was in the News, said Jones was not present to discuss the proposal at Thursday night's meeting and that San Antonio Housing Authority also was absent from the day-long session Thursday between the City agencies the Model Cities Staff, members of a Federal-regional Inter-agency Committee. I recognize, at least having read the letter you wrote to Senator Bernal on May 14, where you stated that you hated to miss the Model Cities discussion on housing in view of a minimum rent question that you were studying on that particular evening. And yet, Mr. Jones, I kind of thought that you should of had a representative there because at that particular CPPC meeting there were a number of issues that were being discussed. I don't think the residents had the answers to a number of questions that were raised.

Now, secondly, the point being that I do think that your committee in conjunction with the Mayor's Committee which incidentally Mr. Mayor, I think should have a representative

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from Model Cities appointed to it with a vote. I don't think that the Model Cities representative has a vote on the Mayor's Committee. Is that correct Lila?

Mrs. Cockrell: I hear the Mayor's Committee composition has been rather informal. I do think it probably needs to be reviewed and reconstituted. Mrs. Clark attended at least one meeting and I don't know that there was a formal vote taken at that meeting, so I'm not sure.

Mr. Torres: I know I recommended six months ago that the Model Cities representative be called in to attend the meeting and of course I know that at least you all had a resolution that was presented last week. I notice that Model Cities had a representative there. As I understand it, there is no vote given to the Model Cities Representative. I do think that in attempting to meet the problem which we have in the neighborhood area, the Turnkey III approach would certainly be an excellent approach and you referred to the fact Model Cities only asked for seventy-five units. However, I think that the seventy-five units came up in one of the component review committee meetings or at least the meeting of April 15, having looked at some minutes for some of the past several meetings.

If its minutes of the April 15th meeting which give me the impression that it was Mr. Rodriguez who advised the residents or threw out the number or discussed, the seventy-five units Turnkey III and having discussed the matter with Father Matula, I'm given the impression that he felt like this was all that was available. I kind of think that we ought to look at this with the possibility of having a larger ratio in view of the 91% substandard dwellings in the Model Cities Area, of having a larger ratio of the Turnkey III housing go into the Model Neighborhood area. After all, the philosophy of the San Antonio Housing Authority has been to the present time one of providing housing in the areas where it is needed. I understand the new trend of trying to get the people into a socio-economic area where, you know, they can assimilate or blend in with the rest of the community. I go along with that. Yet, I remember when public housing was something that was a stigma years ago, the rental projects were placed on the west side and the east side. Here we come along with something that provides a real opportunity for residents or for the impoverished and that we're taking it away from the areas where they would otherwise purchase homes.

This is why I say I think we ought to look at this with the view of your cooperation with Model Cities program and the Model Cities CPPC so that we can come up with a formula where a larger proportion of these Turnkey III homes could go in the Model Cities area.

Mrs. Cockrell: Mr. Mayor, may I speak to the point? There are several comments I would like to make about this particular area and I think Mr. Torres has brought out one problem that really affects us not only locally but where we run into difficulties at the regional and national level.

That is that we really have two philosophies that are more or less at conflict in placing the housing units through public housing at the present time. One of these philosophies is the traditional one of replacing substandard housing with standard housing through public housing methods which would presumably place it in the area where the greatest amount of substandard housing is. But then, as Mr. Torres has mentioned, there is this newer philosophy which is insisting upon the idea of breaking out of the ghetto area, let's say. We don't particularly like to use that term. I don't know what other term to use. But breaking out of the area where people have felt that their only recourse was to stay in the area. Some of the people, perhaps, want to stay in the area. Some do not. But, in other words, to provide housing location choices to the residents and not simply say that if you live in a substandard house in a particular neighborhood, your only choice is to relocate in that particular neighborhood. So, at the regional level, some of the projects for the local housing authority had been held up under review by the equal opportunities section of HUD on this particular point. So I think our Housing Authority is somewhat betwixt and between on this particular problem.

Another problem in the Model neighborhood area is the problem, the fact, I think we all realize that the Edgewood School District does have serious financial limitations and there was some question as to the ability of the school district to absorb additional families that would be placed there through public housing. I think in the discussions in the housing committee however, Mrs. Clark was there, and certainly it was my impression of what she said that she would welcome proposals under the new program that we apply to and be available to the Model neighborhood area. But I just want to point out that we are in a time where we have cross fires of different goals and in some ways the Housing Authority has been caught in the middle in some of these.

Mr. Torres: This is why I suggested, Lila, that perhaps Mr. Jones ought to urge or ought to strive for more cooperation in bringing the full scope of the program to the attention of the Model Cities people. At least striving for a greater cooperation with their committees. I would move the adoption of the ordinance at this time.

Dr. Calderon: I was reading in this article whereby Alamo Area Council of Governments has made a small survey of some 150 families in the Model Cities area which showed that half of them want to remain within the area which I think accounts for this philosophy about scattering sites all over town. I would tend to agree that to the extent possible that as many of these units should be confined to the Model Cities area where the need is, rather than to arbitrarily divide the 436 by 4 and put 25% in each quadrant. I think we need to get away from this. I think the people do tend to want to remain in the neighborhood. So I think we need to gear our building of these units consistent with their desire on the part of a large number of people.

Reverend James: At the same time, Mr. Mayor, I don't think we need to go on record this morning as favoring of the idea of a fourth of these units being in Model Cities. I think there's a need all over town. And I think we need to recognize this.

Mr. Trevino: Another point that is in order is the fact that in this area they're building at this time or they're figuring to build. That's about the only area that you could build on at the present time that's not built already and this would serve for people to move into and at the same time you have more sites from which to choose from.

Reverend James: Well, of course, undergirding this whole thing, Mr. Mayor, is the idea of private development. The private developer will take initiative to get land and he comes to you with the idea that here's land available, wherever it may be.

Mr. Jones: One dimension that I might bring to the Council's attention would be that when we advertise for the 436 units in the four quadrants of San Antonio plus another advertisement for 75 units specifically within the Model Cities area on scattered sites that there is nothing to preclude more offers coming to the Model Cities area. We're just saying that any place that you can get land in San Antonio. We will entertain this proposal and study. So in addition to the 75 which we will call for specifically within the Model Cities area, there's nothing to prevent builders from coming in with additional housing in the Model Cities area. I would be hopeful that what vacant land that is out there would be included. Some of the builders would be interested in going beyond the 75 units because Model Cities is in two quadrants of San Antonio if you just make an arbitrary division. So we are going to try and frame the advertising to give the builders and ourselves a lot of flexibility and entertain the best proposals possible.

Dr. Nielsen: Just one brief question. Would it be of any help at all that instead of saying the four quadrants, say throughout San Antonio or something to that effect, or does that reduce your effectiveness?

Mr. Jones: Well, we were kind of hoping to make them think real hard about land which would be distributed and get away from always being in the more worn out sections of the City. So I don't know. We could frame it either way. We could remain silent on the subject.

Mayor McAllister: That leaves it open. It doesn't say equally.

Dr. Nielsen: Yes it did say equally.

Mr. Jones: Perhaps then that was a mistake.

Mayor McAllister: May I ask one question and this is where do you get the number 436 from? Who determined that.

Mr. Jones: We're really talking about phase three which are the remaining 500 units and the odd numbers of 85 for elderly and the 36 extra from Turnkey III are really unprogrammed units from phase two. We are recommending that they be switched into this kind of use and at the same time we are bringing the final 500 before you. So we are trying to keep our earlier ordinances corrected with action today which totals the direction for 621 and accounts for the extra numbers of units.

Mr. Torres: When would you complete the phase three? When would construction start under phase three? Finally when would you be up before the Council with the next cooperation agreement? How many units are we going to talk about in that particular agreement?

Mr. Jones: I would hope, in fact I see no reason at all why we can't advertise for the 75 units in Model Cities next week and at the same time advertise for the 436 in the other areas of San Antonio or some additional for Model Cities. Next we would allow the developers six weeks to present their plans and prepare their plans. This would mean by about the third week in July, the Housing Authority would begin to re-examine the proposals for the development. We would get with our federal partners in Ft. Worth in terms of analyzing these. Then we would move the recommended proposals, Model Cities and the others into Ft. Worth for review and then forward them to Washington for what we call an annual contributions contract which will guarantee the subsidy which will flow into these remaining units, these Turnkey III units.

Now, I would say that if we have any luck at all in terms of processing these proposals, that they should be breaking ground about November of this year and hopefully a little earlier. Then the next cooperation agreement would be up to the City Council. This body and perhaps if they seek the advice of the Mayor's Housing Advisory Committee and will begin to accumulate a body of experience from the first 2,000. At the time we're ready to go again, because the national authorization has us fully funded for 375,000 units to be developed over a three-year period. We are now in the first year. So the Housing Authority would stand ready to proceed with additional Turnkey III or other types of programs if it's the wish of the City Council and the Council may wish to call upon the Mayor's Housing Advisory Committee again.

Mayor McAllister: We have a motion. We'll close the discussion please.

Mr. Trevino: Second the motion.

On roll call the ordinance was passed and approved by the following vote: AYES: McAllister, Calderon, Burke, James, Cockrell, Nielsen, Trevino, Hill, Torres; NAYS: None; ABSENT: None.

69-25

The Clerk read the following resolution:

A RESOLUTION

PROVIDING THAT A PUBLIC HEARING BE HELD BY THE CITY COUNCIL OF THE CITY OF SAN ANTONIO ON THE THIRD DAY OF JULY, 1969, AT 10 A.M. IN THE COUNCIL CHAMBER, FIRST FLOOR OF THE CITY HALL OF THE CITY OF SAN ANTONIO ON A PROPOSED NEIGHBORHOOD DEVELOPMENT PROGRAM KNOWN AS PROJECT TEX. A-8, AS PROPOSED BY THE URBAN RENEWAL AGENCY OF THE CITY OF SAN ANTONIO; DIRECTING THE CITY CLERK TO ADVERTISE NOTICE OF THE SAID HEARING AS PRESCRIBED BY LAW; IDENTIFYING THE PROJECT AREA; STATING THE PURPOSE OF THE SAID PUBLIC HEARING AND OUTLINING THE GENERAL SCOPE OF THE URBAN RENEWAL ACTIVITIES PROPOSED AND UNDER CONSIDERATION; AND PROVIDING THAT ANY PERSON OR ORGANIZATION WILL BE AFFORDED AN OPPORTUNITY TO BE HEARD AT SAID PUBLIC HEARING.

* * * *

Mr. Winston Martin, Executive Director of the Urban Renewal Agency, advised that this is notification of 30 days prior to the hearing at which time the plan of the first neighborhood development plan in the Model Cities area will be presented before the City Council. Prior to that time a presentation will be made by the Urban Renewal staff to the City Council on the plan and also the Del Alamo Plan as requested by the City Council. This first project involves the area around Lanier High School and also includes the acquisition in the first year of the program for the right of way for the completion of the Alazan-Apache Creek Project in cooperation with the River Authority.

He said there is no acquisition for land in the first year's program for housing. But, there is in the first year application monies to acquire some vacant properties in the Model Cities area so housing can be started prior to displacement of families as a result of acquisition of right of way in the later program. This will be presented in detail. He added that this 30-days notification is required by law and simply states the date for the hearing.

On motion of Dr. Calderon, seconded by Mr. Hill, the resolution was passed and approved by the following vote: AYES: McAllister, Calderon, Burke, James, Cockrell, Nielsen, Trevino, Hill, Torres; NAYS: None; ABSENT: None.

Councilman Torres stated there is a critical situation on this New Town In Town Project. Either the City is going to do something about it or get off of it. He asked how the Urban Renewal Agency stands on it.

Mr. Winston Martin advised that something needs to be done to come to a decision if they are to develop the area as it was originally intended for housing or whether the City is going to release its interest as a community in the development of the land so that the Department of Housing and Urban Development can take other steps.

He said the original proposal was for a New Town In Town. It was decided for a number of reasons the land was not suitable for the concept as originally stated. The size was too small, only 200 acres. The school district that is there has reached its bonded indebtedness and would have difficulty in providing the school necessary to take care of additional families that would be located there. There are also problems with reference to access to the property from the standpoint of transportation. He commented that it would make a good neighborhood development. But, there is a difference between a neighborhood development and a New Town In Town. A New Town In Town makes an ideal situation and it was felt by those that made the study of the 200 acres that this was not ideal either in size or location. He said they went back to HUD who now holds control of the property which has been determined surplus by the Department of Defense and transferred to GSA. GSA in turn transferred it to HUD. HUD had a letter from the City Council indicating that they would like to have an industrial complex on these 200 acres. It was hoped that by locating industry there that private enterprise could be encouraged to build the housing that is needed adjacent to it on land that is available and vacant in the area.

The last word received from that was that HUD still had hopes of doing a neighborhood community with housing. If the City of San Antonio does not wish to take the responsibility of sponsorship on this, the planning of it, there is a possibility that they will deal directly with some developer and sell the land to him for the purpose of developing a new community.

Mr. Martin further advised that the land is in the Judson School District. The land would be given to the school, but the school couldn't even construct a building. The developer would have to build the school and lease it to the school district. It appears that HUD is apparently committed to housing on the site and are pushing for this.

Councilman Torres asked if a resolution of the Council expressing its interest that this property could be used as an industrial site might help.

Mr. Martin advised that he and Mrs. Cockrell were in Washington on another matter and they met with some of the people at that time who are responsible for this and told them about desiring to use the property as an industrial site but he did not think that there had been any official action from the City on this.

Mr. Martin stated that he would be glad to prepare a resolution along these lines for the Council's consideration. This was agreeable to the Council.

69-25 Federal Pavilion---HemisFair Plaza

Mayor McAllister: Sometime shortly after HemisFair closed, I wrote an informal letter to the federal government, stating that in the event that they did not have any use for the Federal Pavilion that the City of San Antonio would be glad to accept it. Since we have reached the stage now where a decision will be made about the location of the University in San Antonio and the sentiment has been expressed that it would not be an adequate site, I think it would be well if we pass a formal resolution stating to the federal government that in the event they did not have any other use for the Federal Pavilion that the City of San Antonio would be glad to accept it. If that's agreeable to the Council, that is the purpose of this resolution which I have asked the City Attorney to prepare.

Mrs. Cockrell: Mr. Mayor, aren't there some proposals, though, that are pending?

Mayor McAllister: It doesn't make any difference. In the event that the government has no use for it, then this request of the City of San Antonio may be considered. In other words, if they want to use it for any other use, federal use, that's their privilege to go ahead and do so. Then if they don't use it, if they give it to the City of San Antonio, the responsibility is ours as to what is to be done with it.

Mr. Torres: But we're not proposing in the resolution a proposed use, are we? I would not want to see a proposal that is in conflict with the School District. The proposal that I think that I like best of all is that of the San Antonio School District. I would like to see us before we send a resolution that would be in conflict with the School District resolve on the matter. I would like to see us sit down and talk with the Dr. Hitt and the School Board to see if we can join together in pushing for a local use whether it is educational or whether as a city facility. Yet, I think that a joint City and School District effort would be in order before we get into the resolution.

Mayor McAllister: I personally don't deny or negate the possible use of the property by the School Board, but I think the request from the City of San Antonio is certainly as proper as that of the School Board. I mean our use is much more important than the use by the School Board. The School Board in San Antonio represents 91 square miles of territory and the City of San Antonio covers just twice that amount, about 180 square miles. So it means that taxes from 180 square miles of City property were collected in order to pay for the land that was given to the federal government.

Mrs. Cockrell: Mr. Mayor. The legislature is still in session. I don't feel it would be appropriate for us to pass this resolution until this term of the legislature is over because of the fact that it is in conflict with our offer which was good for the session of the legislature. Well, I agree with you as to the probable outcome. I think we would be renigging on something that we have offered if we do not permit the offer to run the length of time we offered it.

Mayor McAllister: The entire offer stands until it is rescinded or run out. Is that not correct, Mr. Walker?

Mr. Walker: Substantially so, Mr. Mayor. I would say yes.

Mr. Trevino: Are we on record already in Washington?

Mayor McAllister: Only an informal letter. I wrote that letter just as soon as HemisFair was over.

Mr. Trevino: So we have no formal resolution.

Mayor McAllister: No formal resolution was taken. I said simply that in the event the government had no use for the property and didn't develop any use for the property that I would like for them to consider reverting it to the City of San Antonio.

Mr. Burke: Mr. Mayor, all the passage of this resolution would do would be to put it in the hands of the City to deal with the School Board or with the University if it's acted on in Washington favorably. I move adoption of the resolution.

Mr. Trevino seconded the motion.

Mrs. Cockrell: At the present time we are on record, as I recall, with about two different resolutions. Number one the Council passed a resolution, I believe, giving Council support to IAEC proposal which was made some time back. Then when it appeared that was not going forward, we then went on record urging that this property be made available by the federal government to the university if that use

is accepted for a university during this session of the legislature. I think we really ought to wait.

Mayor McAllister: That still doesn't make any difference about our passing this resolution at the present time.

Dr. Nielsen: Mr. Mayor, I'm not at all clear, though, as to the purpose of the resolution unless we have something, some suggested use. I'm just not clear.

Mayor McAllister: You mean, if the government would offer it to you, you would be opposed to accepting it?

Dr. Nielsen: No, no, not at all, unless we had . . . Yes, I would be if we had no valid use for it.

Mayor McAllister: We have no valid use for it today.

Dr. Nielsen: Well, then I can't see any great reason to pass the resolution.

Mr. Burke: You want it to be controlled by the City?

Dr. Nielsen: Well, it isn't a matter of control at all. It is a matter of making the most effective use of it.

Mr. Henckel: Well, maybe I could give you some clarification. As it now stands, we have no control whatsoever what the federal government does with this particular site and facility. Any commitments that we make as far as the rest of HemisFair Plaza does not in any way and has not bound the federal government on these particular facilities. I believe the intention of the resolution is that if it is not to be used for some other federal purpose, then it be given back to the City and at that time the Council could determine in whatever plan you adopted what the permanent use would be. Now, I think we would be in conformity with the previous resolutions if you so desire to go that way.

Dr. Nielsen: You said federal purpose. Do you mean by that that if the GSA makes no determination, or there is no acquiring of the property through regular GSA channels, then it finally reverts to the City. I'm not clear now.

Mr. Henckel: As I understand it, Dr. Nielsen, the Pavilion, the facilities, are first offered to any federal agency before it can be declared surplus and before it can be disposed of. If any other federal agency has a use for the building, then it would have the priority and the building would not be disposed of through GSA or any other means. It can be disposed of in two manners, through GSA

or by some bill where the federal government could directly give it to the City.

Mrs. Cockrell: Does the provision under which the Federal Pavilion was originally built have some mention in it about educational use?

Mr. Henckel: I don't recall if the deed has any provision. I am under the impression that once it is declared surplus and turned over to GSA, then they have certain requirements for offering it in which educational purposes would receive priority.

Mayor McAllister: Our resolution would not mean that we would be getting the property because they still have control of it. They have the determination of whether they want to use it. They have the determination of how it is to be disposed. This is merely saying if they haven't any other use, haven't any other disposition of it, that it come back to the City of San Antonio. That gives us control over it.

Mr. Torres: If we get it, Jerry, what does the housekeeping run on it?

Mr. Henckel: I don't have the figures available, but it is quite expensive as far as maintenance and utilities. Of course the building is now closed down and I understand the air conditioning is turned off. There is still some problem as to security on the outside which the City is performing. One of the problems we have had in the past is the lighting. It has been turned off, but we feel that lighting is necessary to be on for security purposes and of course they have allowed us to use the courtyard for dances in our HemisFair operation. But the operation and maintenance of the building is quite extensive. There would need to be some use determined and whoever the user would be I am certain that the staff would recommend that they pick up the tab on the operation, utilities, and maintenance.

Dr. Nielsen: Mr. Torres, in answer. Mr. Passamonte has said during some of the discussions of the possible use of it that it would be somewhere between \$50,000 and \$100,000 a year.

Dr. Calderon: The point is that structure is a physical part of the total HemisFair grounds and it should remain an integral part of it. Obviously the Council, in fact I know the Mayor has a note here about the activation of the committee here with respect to the HemisFair Plaza development. The whole idea of this resolution is really one of making the City the owner of the land and of the building. But if we want to let someone else use it, by ownership of the land and the building, we get a say so as to the use of the facility. So, it is a question of City ownership of that

portion of the total area. I cannot see ending up with a little island over which we have no control, which would belong to someone else. I think it would detract from the total promotive development of the entire area.

Dr. Nielsen: It could, Dr. Calderon. It brings up the whole overall issue again of any clear delineation of, determination of what is going to be done with HemisFair or what is the future of HemisFair. This is just one example of some of the confusion. I personally am a little confused as to why we need to make this determination right now.

Mayor McAllister: I will make this point clear to you, Dr. Nielsen. We put in our application now. It's on record. And whatever the future determination of the place is if the government doesn't use it for its own purposes we have indicated our desire. It can then be fitted into what our ultimate program will be. But if somebody else gets it, then it can't be fitted into any ultimate program.

Dr. Nielsen: Then this is more in terms of an application, then.

Mrs. Cockrell: May I ask one question of the City Attorney? Do you feel that this will in any way negate the offer which was made, that was good for the extent of the legislative session?

Mr. Walker: No, because in the first place, you had no right to make any offer whatever as regards to the Federal Pavilion.

Mrs. Cockrell: The resolution urged that the Federal Pavilion be made available.

Mr. Walker: Well, if the federal government wants store its mail trucks over there, the federal government will store its mail trucks over there. It doesn't make any difference. Whatever Uncle Sam wants to do with it, neither the State legislature nor the City Council can in any way affect it in any way shape or manner. Now, as I understand the Mayor's resolution, it is his suggestion that if the federal government does not have a use for it, any use, that the City attempt to acquire it free of charge. That's precisely, I think what the Mayor has in mind here. I can't see where this resolution has any effect on anything other than put the Council on record. If you Uncle Sam don't want it, we would like for you to give it back to us, because, after all, we gave it to them. They didn't buy it from us.

Mr. Torres: Jerry, that proposed Water Board building on the site, what is the cost of that facility going to be?

Mr. Henckel: I don't have any idea. I don't believe the plans and specifications have even been put out yet. I think they have a preliminary from Mormon & Mock. As I recall, they have been hired to do it, but the Water Board is held up based on acquisition of the site. Of course, that was part of the land trade that we made with them. And also, Mr. Taylor informed me that the deed to the Federal Pavilion provided that the federal government could dispose of it for any purpose that they saw fit as far as any sale of the property, which would include any commercial purpose.

Mr. Torres: I have a substitute motion to make. If we are going to submit a resolution, I think we ought to specify a particular use and we have to. We have the Water Board that is proposing to build a building on the site. One building we don't know what to do with. Here we have another agency of the City of San Antonio going about with additional construction. So I would offer as a substitute motion that an addendum be made to the resolution that the City contact the City Water Board with the view of proposing that the Pavilion be used as a City Water Board building to avoid additional construction and the expense of another facility being built on the site.

Dr. Calderon: Well, actually, if this resolution were passed now, it would have to be approved. Frankly we're just cold with this thing here.

Mr. Torres: Well, of course, I'm getting hit cold with something from the Mayor, too, you know.

Dr. Calderon: In other words, the resolution to the City Water Board or to whomever. The idea here is trying to reclaim. It is a question of trying to reclaim what was ours at one time, because we gave 4.5 acres to the federal government upon which they built this facility. We gave them the land free of charge, with no restrictions whatsoever. So now we're really only reclaiming a piece of land that was ours at one time.

Councilman Torres' substitute motion failed for lack of a second.

The question was called and on roll call the resolution was passed and approved by the following vote:
AYES: McAllister, Calderon, Burke, James, Cockrell, Trevino, Hill; NAYS: Nielsen; ABSTAINING: Torres; ABSENT: None.

The resolution as passed is as follows:

A RESOLUTION

REQUESTING THE UNITED STATES OF AMERICA
TO DONATE THE FEDERAL PAVILION TO THE
CITY OF SAN ANTONIO PROVIDED THERE HAS
BEEN NO DEFINITE FEDERAL USE PLANNED
FOR SUCH STRUCTURE

* * * *

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WHEREAS, on January 30, 1967, the City of San Antonio executed a deed, without monetary consideration, to the United States of America covering a 4.595 acre tract of land located within the proposed HemisFair '68 area; and

WHEREAS, the United States Government proceeded to construct a Federal Pavilion on subject property and maintained and operated the same during the HemisFair '68 period; and

WHEREAS, the City of San Antonio is now desirous of acquiring said 4.595 acre tract of land in connection with reuse of the area now known as HemisFair Plaza; NOW THEREFORE:

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

That the United States of America is hereby respectfully requested to donate the Federal Pavilion to the City of San Antonio provided there has been no definite Federal use planned for said structure.

69-25

HemisFair Plaza Permanent Reuse Plans

Mayor McAllister: Since we have had considerable discussion about the matter, would it be the pleasure of the Council that a committee be appointed, or a formal committee? The formal committee is a rather large one. It studied the reuse of the HemisFair area. It can be reactivated and called into session to give study to this.

Mr. Torres: This committee, Mr. Mayor, came through with a final report. I think it's time that the Council itself begin a study of the recommendations that have been made and come to some conclusion of our own based on all the recommendations that have been made. We have a staff that has been after this thing. They certainly have some ideas of their own. Dr. Harlan, who was formerly employed, I saw in the Council meeting this morning. He's present with the Council this morning. He came up with recommendations while with the City of San Antonio. I think we have beautiful recommendations that have been made to the Council for the proposed use of the site. I think that we ought to sit down as a legislative body and look over all these proposals and come to some conclusions of our own. I don't think we need another committee.

Mayor McAllister: Mr. Henckel, if the report of the committee is not too voluminous, let's have copies of it and give them to the Council next week.

Mr. Henckel: I would have to check and see if there was a written report. He did make a presentation to the Council at which time they studied the staff plan which was at that time a university plan.

Mr. Torres: There was a written report, Jerry, and I would suggest that, for the benefit of the new Council members that we have. I know the problem that I have on materials that I have received from the staff and from the committee, from the two committees that studied this matter, and from various people who have appeared before the Council. I have about a 4-inch thick file. I think that all these materials should be passed along to the new Council members.

Mrs. Cockrell: Well, if we may, then, on this proposal of reactivating the committee, let's all just give that some serious thought this week. I think that it might be a helpful approach and I think we should give it some study. That committee made some recommendations, but part of this report was based on the possibility that the site would be used for a university. I think at this point it would be well to have a thorough review of the situation. It might be that a review by this committee which previously studied it might be helpful. We could at least give it some thought this weekend with every member of the Council getting a copy of the report to review.

Rev. James: Mr. Mayor. A lot of water has gone under the bridge since then. I think that there's some merit perhaps to the committee on the basis of at least looking at this matter. It has merit.

Mr. Torres: The committee, Rev. James? The committee being reorganized, reconvened for the purpose of looking at all the proposals that have been made? Then when do we sit down and look at the proposals and come up with some conclusions of our own? That hasn't been done. I think we would be spinning our wheels.

Rev. James: I'm saying that there's some merit to a partial reconvening of the committee, if not the whole committee, to review in light of all the water that has gone under the bridge since then.

Mr. Torres: Well, if the committee is going to be reconvening and in talking to some of the committee members the dissatisfaction was that they had no real criteria on which to act. So before we reconvene the committee, let us give them some criteria as what we want.

Dr. Calderon: I think after we review all that has transpired we'll be better able to act.

The Mayor was obliged to leave the meeting. Mayor Pro-Tem Cockrell presided.

69-25 Citizens to be Heard

Statement of Dr. Douglas Harlan re the University of Texas at San Antonio:

Mr. Mayor, Madam Mayor Pro-Tem, Members of the Council:

This is the first time that I have stood before the Council as a private citizen of the City of San Antonio rather than as head of a city department. Strangely--and ironically, I think--my sense of freedom to speak openly and candidly is greater in this new capacity. But my sense of responsibility is even more acute, for a citizen who avails himself of the opportunity to address the Council as a "captive audience" should have something of importance to say. My words, of course, are not important in themselves, but the subject to which I wish to address myself is, I believe, of major importance to the future of San Antonio.

The passage of legislation this week creating a branch of the University of Texas in San Antonio is a tribute to our legislative delegation and to many weeks and months of hard work by numerous San Antonio citizens. But it is also a tribute to--or a recognition of--the genuine need for a state-supported institution of higher learning in our community.

The creation of a University of Texas at San Antonio is a significant plateau in our community development. In 20 or 25 years we will look back to this event as a benchmark in our community life, and, at that time, we will either lament, with adequate hindsight, the golden opportunity we muffed--an opportunity so golden as to make pale the gasping light of HemisFair--or we will view contentedly--as contentedly as we can when we constantly strive for excellence--the foresight we displayed and the decisive action we undertook.

The opportunity represented by this new institution should make us pause to ask some fundamental questions about our community life and to strive diligently to answer those questions. Among the questions we should ask--and answer--are these: Where are we going as a city? What kind of city do we want San Antonio to be? What is the quality of life which we wish our citizens to live? What are our community goals and aspirations? And how do we get there?

It is important that these questions be asked at all, but it is especially critical that they be asked--and answered--now. The new state university and its function in our community can--and should--help create the kind of city which we would describe by answering these questions.

It is a mistake for us to suppose that the new university will automatically assume its proper place in our community and that it will--without our interest and involvement--fill our community needs. It is a mistake for us not to know the role that we want our university to fill--indeed, a tragic mistake not to know its place in the total educational system of the community.

We must establish goals in the field of education as in any other field, and we must have a genuine commitment to achieve them. And in all our considerations we must constantly be aware of the value and utility of our existing institutions of higher learning, and we must guarantee that the new and the old work harmoniously, supporting and reinforcing each other rather than conflicting with and duplicating each other.

The matter of a site--the physical location--for the university is an important part of our considerations, but only one among many. Yet due to the attention it will soon receive, it is worthy of brief comment now. If the logic which the Council exercised in its decision to offer a portion of the HemisFair site to the state for locating the university in the central city is valid, then that offer should be made a realistic and meaningful alternative by pledging, through urban renewal, to acquire additional acreage South of Durango to provide for the university's needs. Under the present situation the city's offer is not realistic and could scarcely be considered serious by university regents.

My point at the moment, however, is not to debate the merits or demerits of any particular location. It is simply to say that where the university is located is a most important question that relates intimately to the broader questions previously asked. The decision on site location for the university should not be made independently of these other questions. It is the business of the City Council and the business of all the citizens of San Antonio how these questions are answered and how these decisions are made.

We should not sit back and wait for things to happen. We should determine what we want to happen then help shape the course of events.

As an interested and concerned citizen of San Antonio, I call upon you--respectfully and urgently--to take the initiative and to provide the leadership needed to answer these important questions and to influence--meaningfully and positively--the innumerable decisions which will be made in the coming months and years which will have such a profound and lasting impact upon our city.

Petition of Mrs. Jean Murray and other Citizens Re:
Drainage Problem in the 500 and 600 Blocks of Sumner Street

To the honorable W. W. McAllister of the City of San Antonio:

We the undersigned residents, who live in the vicinity of the 500 and 600 blocks of Sumner Street do hereby petition the said City Council to correct drainage problem which exists in our area due to water continuously running down the street and alleys where the water stands ankle deep making a breeding place for mosquitoes. Snakes have been seen and killed coming out of the alley. The stagnant water is a constant attraction for children. The street has been repaired several times due to the constant running water, and are again in need of repair. At the dead end of Bradshaw there is a concrete tank approximately 4 feet by 8 feet and 4 feet deep containing contaminated refuse. There is a $\frac{1}{4}$ inch steel cover on this tank with a trap door in the lid, which is not locked. It can be, and has been, lifted by a 3 year old child. THIS TANK LEAKS The tank itself, if not the run off from the tank, constitutes a hazard to the health and safety of our families.

The conditions, resulting from drainage and overflow, create obnoxious odors and an unhealthy state.

WE DO HEREBY REQUEST ACTION TO CORRECT THIS PROBLEM.

City Manager Henckel advised that he will get a staff report on this in about a week.

Public Works Director San Granata stated that a lot of the problem is from the Sheraton Inn. Also there is a lot of water seepage of which they have not located the source.

James Whitcomb Riley PTA Community Project Committee

Rev. R. A. Callies, Sr., Chairman of the Committee, thanked the City Council for its interest in their community by installing needed traffic lights at various intersections.

He then presented a list of additional needs for this area as follows:

- I. Fire station (Suggested location: on Nebraska Street between Artesia and Amanda Streets)
- II. Recreation Center (Suggested location: On Nebraska Street consuming block bordered by Nebraska, Brooksdale, Dorie and Bookertee Streets)

III. Traffic Lights

- A. Bellinger and Nebraska Streets
- B. Artesia and Rigsby Streets

IV. Bridges

- A. Construct bridge over Salado Creek on proposed extension of Nebraska Street to W. W. White Road that will give both motorists and pedestrians an inlet and outlet to this community for routine travel in the event of high waters, atomic attack or other such like factors. Should such appear or occur we will not be barricaded on either side of the creek as we were during Hurricane Carla, Hurricane Beulah, and during the recent rains experienced this month of May, 1969 in which this main vein of travel was impassable several days after the rains had disappeared.
- B. Wooden bridge of old age at Yucca Street crossing the MKT railroad tracks should be replaced.
- C. Widen or replace narrow bridge on Yucca Street near Clark Avenue.

V. Drainage

Drainage is very poor in the Riley School community, naming several of the streets: Ferris, Badger, Bellinger, and Artesia near Rigsby Avenue.

VI. Sidewalks

Construct sidewalks for school children within the six hundred through ten hundred block of Artesia Street.

VII. Extension of Nebraska Street

Extend Nebraska Street from 3500 block due east to W. W. White Road via Lord Road.

Mayor Pro-Tem Cockrell advised Rev. Callies that his request would be forwarded to the City Manager for study. After a report is made the Council may appoint a subcommittee to go over these items with Rev. Callies.

Mrs. Les Horner, President of Robbins School PTA
Re: Raw Sewage Problem on Northern Boulevard

Mrs. Horner expressed appreciation to the Council for the action taken to solve the sewage problem in their area of the city. She asked that the pool of sewage be filled with sand to help purification; spray for mosquitoes because they are concerned with typhoid that they may carry. She also advised that ten rattlesnakes were killed in the last two years and asked that the high weeds along Jones-Maltsberger and Northern Boulevard be mowed.

Mayor Pro-Tem Cockrell asked the City Manager to review the intermediate steps requested and to comply with those which the City can do.

Public Works Director Sam Granata advised that it is planned to award a contract for this project on June 17 with work to start on July 1. It is hoped that the work will be completed in four months instead of seven months. He emphasized that the work will not be quite completed by the time school starts. The project will replace an 8-inch sewer line--which is overloaded--with a 24-inch line. The problem was caused by the rapid growth in this area. Estimated cost of the project is \$207,000 and it might cost more because of the time limitation. In the meantime, Mr. Granata stated they will do all that they can to alleviate the problem. The Health Department will spray the area to try to cut the odor. As long as there is an overflow, sand will not help.

Mayor Pro-Tem Cockrell thanked Mrs. Horner and her group for bringing the matter before the City Council.

Proposal of Cassiano Park Neighborhood Council

Mr. Dario Chapa, on behalf of the Cassiano Park Neighborhood Council, presented a proposal to the City for operating a summer recreation program in Cassiano Park as follows:

Purpose: To channelize and redirect into a wholesome recreational program the energy and organizational strength of approximately 300 teenage youths in the Cassiano Park Neighborhood area. This 300 youths comprise what are commonly known in this area as the Cassiano gang, Chicago gang, Tiger gang, Tripe gang, El Alto and the Center gang.

Background: Last year the Cassiano Park Council raised funds and enlisted local neighborhood people to work with these gangs to reduce and contain delinquency behavior which had led to so many shootings and conflicts with police

and juvenile authorities. This action was taken after it became apparent that Sanyo's program was not covering these youth since they were working (and will again work this year) with younger youths. Also their program ended at 5:00 P.M. While many of these youths congregated and caused problems after 5:00 P.M. The Cassiano Park was reserved for after 5:00 P.M. from the City Parks director and we conducted various horseshoe, basketball, and baseball tournaments. However, we admit that the program was not intensive enough because of lack of equipment and because we relied mainly on volunteer help. We have also become aware that the city's recreational division is not and has no plans to work with these youth this summer.

Approach: We intend to:

- A. Form eight baseball teams and schedule baseball tournaments with our own different groups and other city teams.
- B. Promote horseshoe, shuffleboard, table tennis, checkers, chess, and boxing tournaments within our own groups and also participate on a city-wide basis with the city's recreational division.
- C. Schedule camping trips and hold youth seminars on various community problems.
- D. Provide roving at night to provide much needed supervision and to keep tabs on our program enrollees.

Budget: Our program can successfully be accomplished if the necessary funds are allocated. Our proposed budget is predicted upon the long and unusual hours that will be required. Also, in order to be effective the greater part of our work will be in the evenings and much of it will be on weekends. The program will start June 5 and last through August 25, 1969.

	<u>For 3 months</u>
Director of Summer Project (1)	\$1050.00
Field Assistants (6)	1800.00
Group Workers (3)	2700.00
Secretary	900.00
Sub-total for Personnel	<u>6950.00</u>
Transportation (Mileage on worker vehicles)	1000.00
Recreational Equipment	<u>1000.00</u>
Total	\$8950.00

Staff's weekly number of working hours:

Director (1)	60
Group Workers (3)	150
Field Assistants (6)	300
Total hours per week	510 hours

Mayor Pro-Tem Cockrell expressed appreciation for their interest in the recreation program and advised Mr. Chapa that the proposal will be referred to the City Manager for study and evaluation after which he will make a report to the City Council.

Mayor McAllister returned to the meeting and presided.

Report by Steve Taylor, Planning Director, Re:
Citizens Bank Rezoning Case 2993

Mr. Taylor stated that the original request was for B-3, B-2, and apartments, by Mr. Rhode. The commission's recommendation, in their consideration, did recommend R-3 apartments and B-2. There was opposition at the commission hearing and opposition at the Council meeting from residents from the north. The Council in considering the case granted zoning for B-2 on only that property that was to be used in the expansion of the bank. The Council's motion also included that the zoning was subject to a street being dedicated. It did take a while to get the street. Finally some six or eight months after the Council acted, the plat was submitted and approved by the Planning Commission. The road runs from Fredericksberg Road to Loop 410. The property where the offices are being built is actually north of Bank Place, which puts it in the old H district. There was bank expansion for drive-in windows adjacent to Fredericksberg Road. But the offices, as best that can be determined without looking at the property, are located in the H zone.

Dr. Calderon stated he felt that the Council, or at least he, got taken when they acted on this and allowed the bank to put up the road. This road was put in there for their purpose because they had difficulty with their customers gaining access to the bank. They felt that a road was necessary to allow proper ingress and egress, so he went along for that reason. Now they are slicing up the lots north of the street within the H zone. He thought it was a road just to be used by customers. Now it is to be used as a public street in a commercialized zone, at least on the north side. He expressed concern by the fact that the end result that has taken place is contrary to his understanding.

After further discussion of the matter, the Mayor stated that the changing of the name of Bank Place to Bryan Parkway does not commit the Council in any way with regard to future zoning changes.

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Ed Copeland, Youth Coordinator, Mayor's Committee
on Youth Opportunity Re: East Side and Cassiano Park Recreation
Program

Mr. Copeland: Mr. Mayor, members of the Council: I would like to speak to two points first and then get down to the reason I'm here today. Number one is the problem in the particular area on the east side. The problem of Census Tract 69 of which Rev. James spoke of earlier. Census Tract 69 does have a lack of facilities. It has a lack of school facilities, of playgrounds, of parks, and things of this nature. However, in that particular area this summer there will be Tynan School which will be open, as well as Dorrie Miller, Yates, and Riley schools and Boys Clubs. We would hope that these facilities, although not located in the exact center of this area, would be able to provide enough activity for the youngsters in that area. We also have planned to move one of the mobile recreation units and possibly leave it there on a permanent basis so that there will be activity for the youngsters there.

With respect to Mr. Chapa's proposal, I haven't seen it, and I don't know exactly what the content is. However, Sanyo this year in looking at their program operation last year, we discussed that possibly they should operate their program instead of from 8 to 5, from noon until 10. They agreed. You also have the neighborhood services associations which are the Good Samaritan and Inman and you have City Parks and Recreation. We will also be moving mobile recreation units into the area of Cassiano Park. We think that this year we do have a more comprehensive program for specific areas like this. Also the reason that we have not tried to have the specific proposals for gang work and which I'm assuming this Cassiano proposal is, is because of the Model Cities program. We did not want to conflict with the Model Cities gang proposal that they had. So this is why we stayed away from that. I hope that this answers those two points.

The National League of Cities and the U. S. Council of Mayors has entered into an agreement with the U. S. Department of Transportation to provide some additional funds for transportation this summer. One of the biggest problems we have with the summer program is the high cost of transportation. This year, as opposed to last year, we have decided to use City Transit System and this is expensive. The agencies request field trips for their youngsters and I think they should have them. These are trips that will take the youngsters out of the neighborhood and allow them to go to military bases to utilize facilities there, to go to different businesses such as the Coca-Cola Bottling Co. or the bakery. The National League of Cities sent the information to me and said that San Antonio had been allocated \$14,570.00 additional money. The only stipulation is that 25% must be a cash contribution from the City. This would mean that the National League of Cities would provide \$14,570.00 and the City would have to

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provide \$3,642.50. This would be supplemental money. Now, the OEO budget which is the primary source of funding for the summer programs has \$42,000 set aside for transportation in the budget. Total transportation request for this year was over \$80,000 and there just was no way we could provide \$80,000.

Mayor McAllister: The additional contribution of \$3,600 plus your \$14,000 that will give you in round numbers \$60,000. I just want to say to you Mr. Copeland, that's been arranged for.

Mr. Copeland: This is the main thing that I was interested in. Thank you very much.

Mrs. Rene McCaleb, President of Cassiano Residents Association, read a statement signed by her and Mariano Aguilar, Director of Barrios Unidos, as follows:

To all interested citizens: The WELFARE CRISIS in San Antonio and Texas is getting worse, and no relief is in sight. What can we as ordinary citizens do to help alleviate some of the suffering of the poor who are hungry? We can and must stand together and do the job the state and city government won't do.

This organization plans a massive food drive to help solve some of the problems. We need your cooperation. We are calling a public meeting June 1, 2:00 p.m. at St. Timothy Hall, 1515 Saltillo to give the people on welfare a chance to present their views. This can also serve as an opportune time for people like yourselves to come forward and show your humanitarian spirit by bringing items of food that these people need in order to survive. In addition, the organization supports the Aug. 5 Constitutional Amendment Election; and thus, must start working toward passage of that bill. JOIN US IN THE FIGHT AGAINST HUNGER AND THE BIGGEST FIGHT--THE IGNORANCE OF THE VOTING PEOPLE!

Emergency Welfare Assistance

Mr. Trevino reported that it is known that the City has already committed itself to its share. The County has too. At noon he is meeting with the Council of Churches who are supposed to conduct a city-wide or county-wide drive and the United Fund. Their executive committee is meeting again and they have indicated that they will go with the City. He hoped to have a full report as to how much and how far the program can go.

69-25

The Clerk read the following letter:

May 27, 1969

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

Gentlemen and Madam:

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

- 5-26-69 Petition of S. E. and Cathalee C. SanKey requesting the closing of alley in New City Block 7667 and same be quit claimed to petitioners.
- 5-26-69 Petition of Alamo Enterprises Building Supplies, Inc. requesting permission to add a third strand of barbed wire on top of the six-foot fence at 4831 West Avenue for security reasons.
- 5-26-69 Petition of Richard M. Landsman and other property owners and residents on the Austin Highway requesting that the median strip be removed or re-engineered to allow access to the business houses on either side of the street.

J. H. INSELMANN
City Clerk

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There being no further business to come before the Council, the meeting adjourned.

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A P P R O V E D :


M A Y O R

ATTEST:


C I T Y C L E R K

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