

MINUTES OF THE CITY COUNCIL

CITY OF AUSTIN, TEXAS

Special Meeting

January 22, 1968
10:00 A.M.

Council Chamber, City Hall

The meeting was called to order with Mayor Akin presiding.

Roll call:

Present: Councilmen LaRue, Long, Nichols, Mayor Akin, Councilman Janes
Absent: None

MAYOR AKIN announced this meeting was called for the purpose of reviewing guidelines and summary of Model City, receiving oral report on sanitary sewer lines and water line construction across Lake Austin, and considering request for extension of time for lake lowering, and at a deeper depth; approving change order on contract for water and sewer mains in Buckingham Place and receiving draft of proposed amendment to the dog ordinance.

Model City Planning

The City Manager displayed a tentative map, and a list of suggestions and described work of task forces in helping in the preparation of the application. The application is the responsibility of the City Staff.

The City Manager reported receipt of one copy of the revised guidelines just last Thursday from the Department of Housing and Urban Development, as to preparing the applications. He had obtained a one page summary on the 63 cities included in the first group approved for Model City Planning for review. These one page summaries will be reproduced and distributed.

Letters have been received by the Council, and a good many individuals had contacted the City Manager's office expressing an interest in and offering to be of assistance in the community. The architects have expressed an interest; the Austin General Contractors had asked him to appear before them and explain the Model City Program. The Mayor had contacted Mr. Bill Youngblood, President and Mr. Vic Ehlers, Vice President of the Community Council and Mr. Wm. B. Hilgers, President Human Opportunities Corporation, to make certain they had awareness and understanding of the Model City Program. Mayor Akin read a letter from DR. NORMAN HACKERMAN, President of the University of Texas, designating DR. EARNEST GLOYNA, DR. JACK OTIS, DR. JAMES REYNOLDS, and DR. ROBERT L. SUTHERLAND, to assist the staff of the City in preparing an application for planning assistance under the Model Cities Program.

Councilman LaRue inquired about participation by the schools. The City Manager said he had discussed with Dr. Hackerman the desire of having people on the graduate levels for the field work studies. As to the Public School level, he reported the Director of Planning had set up meetings with Mr. Clint Small, Chairman of the School Board; Mr. Roy Butler, member of the School Board, and Mr. Irby Carruth, Superintendent, to review generally the Model City Program, and to obtain their cooperation and participation.

MR. GROVER SHAUNTY, Mental Health-Mental Retardation Program, had offered to be of assistance. Others had expressed interest, including the O.E.O. Regional Office, and the Texas Employment Commission.

The City Manager distributed a tentative map of a possible Model Neighborhood Boundary, which map had been referred to the various department heads to furnish information on any scheduled or desirable projects within this area. No doubt the map would have to be decreased, as it possibly includes slightly over 10% of the population. This is just the first attempt to define an area, and perhaps many changes will be made.

He listed a few of the characteristics of this area, in that there were over 25,000 in the area with over four fifths in the minority groups. This meets the 10% population requirement. This area is predominately Mexican-American, as out of the 25,000 most are the Mexican-American, and the rest are negroes. Out of over 6,000 houses in this possible project area, about two thirds would be classified as substandard and over one fifth are in a critical delapidated condition. The average income in the area is \$3200, indicating the income level is well below the \$3,000 figure. The City Manager again explained this was a tentative project area and was certainly subject to revision.

Task Forces

The City Manager discussed the Task Forces, distributing a list briefly outlining three categories and what each would cover and stating this outline was also tentative. None of the individuals listed had been contacted until the Council had instructed that each be notified. He wanted to discuss the program and get the Council's suggestions, ingenuity, talents and resources.

Task Force I

Physical Facilities - Environment Suggested Projects - Activities

Health Service Centers - the suggestion there would be more than one, due to the geographical scope.

Vocational Skill Training Facility. This would provide High School educations for adults; basic skills, job skill training sponsored by the Labor Department; or possibly promotion of a Junior College.

New Housing Including Rehabilitation. He emphasized rehabilitation.

Town Lake and Park Development

Lower Congress Rehabilitation

East 6th Street Renovation

Possibly a Civic Center

Better transportation in the area to give working people an improved mode of transportation

Councilman Long asked of the 6100 houses in the area, how many were home owners. The Director of Planning stated about 55% owned their homes.

On Task Force I, Physical Facilities - Environment, the City Manager listed several who could serve on this particular committee, and emphasized there should be staff coordinators on the committee.

Task Force II
Human Resources

The City Manager listed the types of services needed in this area and suggested people that could serve well on this group, and those on the Staff Coordination.

Health Services (Out-Patient)
Technical - Skills Training
Recreation
Employment
Counseling and Referral Service

Task Force III
Citizen Participation

Listed in the suggested projects - Activities were:

General Public Information
Neighborhood Citizens Meetings
Television and Radio
Inter-Agency Coordination
Newspaper Suggestion Form
Model City Agency Organization

Also suggested were certain people to serve on the membership of this category. The City Manager stated these three categories, Physical Facilities, Human Needs, and Community Participation and Coordination, were separate but equal entities in the Task Force. Councilman Long inquired about Task Force I, and its suggested membership. The City Manager explained these would be meeting in the interest of housing, parks, environment, and the suggested members have an individual interest in one of the phases--Urban Renewal, News Media, etc. There was an effort to be more inclusive rather than exclusive to get more people participating. Councilman Long stated the Council should name the committee.

Mayor Akin pointed out he had some reservations about the approach by way of separating the so-called Task Forces at this state of the planning, and he was not sure it was in the best interest of planning to have this segmented, as the whole program is to be envisioned. He thought the appointment of the people, if this turns out to be the favorite approach, should be very carefully selected. The City Manager stated the City would be the project sponsor, and it would be up to the City to coordinate the program. Part of the reason for separating this program was that some people have more of an interest in certain aspects than others. Rather than selecting a real large group trying to talk in general

terms, it was thought more could be accomplished by those interested in a particular phase. It could become difficult with too many people working on preparing an application of this scope. How the people are grouped, and the number of membership would be up to the Council. Task Force III would be the group concerned within the Community, in interesting the people in the area, coordinating with the City government, Texas Employment Commission, Welfare Agencies, O.E.O., Urban Renewal, H.U.D., etc. Councilman Long suggested other people who were interested in this committee, other than the Human Relations Commission should be included. She inquired if thought had been given to the worst area in Austin--Webberville Road and 7th Streets it being a negro area, and the houses are disgraceful. She asked if this area had been studied in this program, as it is not in Urban Renewal.

The City Manager explained the area was limited to 10% of the population. It was their understanding the areas must be contiguous. Under normal housing, low income levels, they need to take a look at this area. Councilman Long suggested driving by this section. Councilman LaRue pointed out another area--the St. John's area. The City Manager stated one or two cities had two areas, and even though the instructions were that the area be contiguous, there might be some way to add another section. The Planning Director, in answer to Mayor Akin's inquiry, stated if there were a very sound specific reason for exceeding the 10% requirement, there was some indication this could be worked out and accepted.

MAYOR AKIN reported one feature of this proposed plan discussed with officials in Washington covered the possibility of rebuilding the lower Congress Avenue area. At first it appeared this could not be included; but as they proceeded through the higher echelon, the Assistant Secretary, H.U.D., it was indicated it might be included, and he urged that this be explored and effort be made to include lower Congress Avenue. He was enthusiastic about rehabilitating this area, pointing out it was recommended in the Hoffman Report, and this would receive the interest and support of the community at large to see something good going on in that area; and at the same time it would benefit the areas to the east. He pointed out many advantages of clearing the area and establishing a civic center, providing space for a new City Hall, theaters, and a convention center which would be in walking distance of the hotels. This would be a shot in the arm for the downtown area. Removal or rerouting the tracks should be a portion of that study as they cross Congress Avenue. From the lower Congress Avenue, moving farther east on the north shore of Town Lake, with the open space programs and beautification, there would be many things a lot of the people would like to see accomplished. Most of the model cities programs are the redevelopment of a deteriorated downtown area.

The City Manager stated in a few of these studies, the plan went into the grey belt around the downtown area, but not actually into the specific area. From that standpoint, Austin would stand a good chance. He again explained the map was subject to change; that the area around Webberville Road, South Austin and other areas, should be considered, keeping in mind the population percentage and that the areas should be contiguous.

The Director of Planning explained the Model Neighborhood should be a part of the City and not be taken as a separate area and that the program should contribute to the over all City. Activities in other areas could in part be implemented in the model city program as far as jobs, housing industrial parks outside the model neighborhood are specifically enumerated. The boundary line would not be the stopping place. The City Manager discussed transportation

problems, and job opportunities should be available in the areas, so that a great number of workers would not have to move long distances to the productivity. Councilman Long noted there was an industrial area already zoned in Govalle, where industry could come in, and there could be an industrial park without having to start at the beginning. There are large vacant areas that people would like to have their property developed. When the railroad tracks are moved, they could be relocated there. Councilman LaRue believed the people were being taken out and inconvenienced by having to move farther out. Councilman Long stated those were the last ones where there would be a large area taken over for public facilities and people moved out.

The City Manager stated this proposal was for the Council's reaction, revision, and regrouping of the people to serve and help in the preparation of the application. The immediate problem is getting the application, with as much help and participation and ideas, as possible, and getting it into the Fort Worth and Washington Offices.

Councilman Nichols asked if research would be included. It was stated the application could include research.

Councilman Janes stated it appeared this was a great big Urban Renewal Project, and asked what would the application provide for specifically and if the aims were not the same as those for Urban Renewal. The City Manager explained the purpose was to make this area a better part of the community, and Urban Renewal pertaining more to housing and public facilities and utilities. Model Cities Programs are trying to bring together public education, the poverty program, fill in the gaps between the health and welfare programs; and provide job skill training. The program is not Urban Renewal, nor Health and Welfare, or Poverty, but hopefully, it is all of them blended together. Councilman Janes inquired about the 15% of the houses which were delapidated. The City Manager stated the program would provide working with the people who live in the area to rehabilitate their own houses, and work in the areas. In cases where the house cannot be rehabilitated, it should be torn down, and this would need help and participation.

Councilman Long inquired about the vocational school--how it would be brought about. The City Manager stated they would get with the Public School officials and education specialists. Councilman LaRue noted the Labor Department was sponsoring such a school now. The City Manager suggested a meeting with J. W. Edgar, Commissioner of Education, Superintendent of Public Schools, and people interested in a vocational training institute or a Junior College. This would be a part of preparing the application. Councilman Long suggested bringing in the Huston-Tillotson College students living in the community to discuss this problem.

Mayor Akin pointed out the principle task now was to establish definite goals, and this could best be done by carefully selecting a corps of experts in varying fields, to come up with desirable objectives--educators, architects, builders, and sociologists. The application must be prepared by April 1, and there is no time to lose.

The City Manager said they were trying to avoid a pitfall of getting the program written up; and then if it is approved, come back to the people to ask that they carry out the program, without their not having had a chance to look into it. If the Council should establish in one form or another these task forces, and they would report through the Council, the City staff would try to put all of these factors together in an application.

Councilman Janes asked if the suggested projects listed under Task Force II were not in the area of the Community Council's concern, and if the City Council would be appointing a duplicating committee. The City Manager explained this program goes beyond the functions of the Community Council and privately supported health and welfare agencies. This program would include the Independent School District, Texas Employment Commission, Office of Economic Opportunity, Health and Welfare, etc.; which would go beyond the frame work of the Community Council. He again said it would be the City's responsibility to draft the application.

Councilman Long asked why Montopolis was brought in as a part of the plan. The City Manager stated a group of citizens in that area submitted a program they wanted to develop themselves. Because of the housing units and neighborhood conditions, etc., they would be qualified as a Model City project.

Congress Avenue discussed

Councilman LaRue was of the opinion that too large an area was being considered. His idea would be the development of an area as an industrial and commercial area. Mr. E. W. Jackson had a committee some years ago, that did a tremendous amount of work in that area. There are the Urban Renewal Areas. Through efforts and experiments, a solution would be found in time, but no efforts have been made in taking in an industrial or commercial area and redevelop them. It would be less disturbing to the people and property if work would be done on the lower Congress Avenue, than going into an Urban Renewal type of situation. Councilman LaRue suggested looking at the lower Congress Avenue as a Model City project if possible. Councilman Long stated there would have to be more than a commercial area involved. Councilman Nichols stated in a Model City, total environment was of concern--city wide. The program would not be limited to housing, education, or to lower Congress Avenue. The City Manager explained that Urban Renewal could be one of the tools that could be used. He cited an example of a Vocation Educational Center, for which Urban Renewal could make available a site. Councilman Long suggested the Abattoir site could be used for this purpose.

Councilman LaRue asked if there were a possibility of considering the program in the light of information available as far as the lower Congress Avenue is concerned and if direct information could be obtained about the possibility of a Model City Program involving principally and primarily the area on lower Congress. The City Manager answered this could be proposed if it could be demonstrated to show it is of benefit to the people in the area. The Model City Program is a neighborhood type of program, and lower Congress Avenue is not predominately in a neighborhood, although people live in the area and work there, and the area could be proposed. Councilman Long suggested taking lower Congress and tying it in with the 10th Ward area; and if the railroad tracks are re-located that whole area would spruce up and lower Congress could be included in the overall plan.

The City Manager suggested if the City could show, by doing some Model City work in the southeast quadrant (Lower Congress, south and east of the Downtowner), that it would result in more job opportunity, more work and more property back on the tax rolls, thus benefiting everybody, Congress Avenue could be included in that manner.

Councilman LaRue noted inner centers all over the United States are showing decay and someone must make an approach toward improvement. People are

being brought into the downtown section now due to development of apartment houses in downtown areas. Such an endeavor through the Model City would not affect many people, but it would be accepted and would tax the imaginativeness and ingenuity of all people involved. The City Manager suggested a possibility of proceeding from a staff responsibility for the development of the Model City Program. He said the Associate City Manager has had experience in this line; and if a small separate office could be established for him, he could work with the Council and many of the various groups involved in developing the application.

Councilman Nichols commended MR. LEON LURI on the good job on what he has done up to now in Urban Renewal.

Councilman Janes noted part of the suggested area was out of the City limits and asked if that were permissible. The City Manager stated he was assuming these areas would be coming inside the city, and planning could be made for the area. The City would not be providing the services in those areas; however there might be a school district, state agency or federal agency that could participate in those areas.

Councilman LaRue pointed out another factor that could be used and that they had not had the opportunity to see what Code Enforcement can do. It was his opinion this would be the best solution. When the City participates, it involves itself to contribute 20% in the Model City Program. With five Urban Renewals programs already underway, and taking in an area where 7,000 acres are involved, would be unrealistic, and he said he could not begin to consider 7,000 acres. The City Manager stated this was the tentative map, and later in the week, they could present some redrawings and several alternates. Councilman Janes asked if the preliminary plans indicated what kind of money is to be considered. The City Manager stated the funding would depend on what the City did and what the people who help in the program will do. Much of the funding is making use of what the City is already doing. If the City and School District are spending money in this area, then up to 80% of that amount would be eligible under the Model City Program. The City's money would be spent anyway, and 80% would be paid by the program. Councilman Long stated the City has to plan anyway. It could not say it would not do any of these improvements in any area. Councilman LaRue stated there was enough activity going on in the Urban Renewal area to give an idea as to what the City can do, but it has not had an opportunity to look at the Code Enforcement area. In the final analysis, it would be the best method of the community and what it could do without dispersing the people and moving them out of those areas. These people indicate their preference to live in the same area. Councilman Long stated Urban Renewal and Model Cities are two different things. The area would not be declared an Urban Renewal area, but Urban Renewal could be used if needed. She said she would not be for taking over this area for public use and would not be a part of it; but she would be for upgrading these people's homes and way of life, giving them a job, an opportunity to educate themselves. Councilman LaRue stated the people should be given as much consideration as possible. He thought the Code Enforcement Program should have a chance to show what can be done under it, and he believed that would be the best answer that has been undertaken.

The City Manager stressed community participation. One thing that should not be done would be to come up with a plan and superimpose it on the people in the area. Some of the people have already taken an interest.

Discussion was held on ENABLE. The City Manager stated the neighborhood

consellers still are active and neighborhood meetings are being held. The Director of Planning reported one of his staff was assigned part time in meeting with the various people in the neighborhood and VISTA. He is there only on a part time basis.

The City Manager suggested that the Council give this program more thought, and the following week that an informal meeting be scheduled to discuss it further. In answer to Councilman Long's question, he stated he would have three or four alternate areas covering 25,000 people, and he would provide maps pointing out these areas.

WATER AND SEWER ACROSS LAKE AUSTIN

The City Manager stated the Director of Water and Sewer Utilities was present with representatives of Bryant-Curington, in regard to providing water and sewer facilities across Lake Austin in the vicinity of Bee Creek. Now Lake Austin is down, and the time for the construction is while the water is down. There is a time problem of preparing the plans and building part of these facilities before the water comes up. There are several alternatives of what would be built while the water is down so far as plans, specifications for bidding are concerned. Timing is of concern.

The Director of Water and Sewer Utilities stated the principle concern was doing work while the lake is down. He pointed out on the plans the locations of the gravity sewer line. If one particular section is not completed while the Lake is down, they were confronted with an impossible situation of working under water. Even since the lake has been down, there has been rain, and the timing element was beginning to compress upon them; and five weeks hence, the lake would go back up. He stated the contract provided for an additional 30 days. To do the work with city forces, would be difficult as all the equipment is already tied up. The other alternative is to hire someone on a cost plus basis. The City Manager stated also while the lake is down, it would be a good time to have an aerial survey run, to determine the silt and actual capacity of the lake. He would like to ask that it be lowered a few feet to get another contour. In answer to Councilman Long's question, he stated the lowering of the lake would be useful on a joint study. Discussion was held on leaving the lake down a little longer about 30 days to allow several things to be accomplished. It was stated the cost would run about \$200.00 a day. Another advantage of extending the time would be to give people a chance to do their construction and the effect it would have on killing the weeds. The City would like to continue test borings. The Director of Water Utilities stated during the extended time, it might be possible to raise the lake back up five feet from the possible 17' required for the aerial surveys, to provide water for families on the lake.

The City Manager asked if the Council would object to their pursuing this further with the L.C.R.A. and advise the consultants to continue the borings and drawing the plans. The Director of Water and Sewer Utilities stated the local contractors would probably be the only ones to bid, and they would keep them advised and give them preliminary information.

Councilman Long noted if the lake is lowered another foot, a lot of people would soon be without water. It was stated the additional lowering would be only for a few days for aerial mapping.

Councilman Long reported seven or eight families were marooned on Channel Road due to a bridge having been washed out a half mile this side of Bee Creek. West Lake Hills did not claim this area and the area and the County Commissioners Court claim this is not a public road. There is no one to give the families relief, and she thought it was in the city limits, but it had not been so declared. The City Manager stated they would look into this. Councilman Long said everyone of those families would be happy to be inside the city limits, and she asked that the engineers today go to Channel Road and see if they think this area is inside the city limits.

Discussion covered the sewer line to the west side of the lake. It was stated with the number of units served, the income would almost justify the line without serving anyone else, but it would be fool hardy to build an undersized line and have to go back later.

Councilman Nichols stated if the City limit line could be found in one area, it could be found in any other case.

The City Manager summarized the request:

- (1) That the Consulting Engineers be instructed to keep working.
- (2) That plans and specifications be prepared on what all is to be done and a bonus be provided on the contractors' completing the job earlier.
- (3) Exploring with the L.C.R.A. the lowering the lake level a little more for a few days to permit the aerial survey.
- (4) Bringing the level back up 12' and possibly extending the time for 30 days.

The Director of Water and Sewer Utilities stated he needed to advertise and to get ready for the contract. The City Manager stated before bids were taken they would come back and discuss this with the Council again.

(Consulting Engineers present, Mr. Frank Bryant, Mr. Slim Curington, and Mr. Joe Franzetti)

CHANGE ORDER IN BUCKINGHAM PLACE WATER & SEWER CONTRACT

The City Manager discussed a change order on a contract. He stated last December the Council approved a contract for water and sewer mains for Buckingham Place for \$34,694.56. The developer now wants to add 18 lots to be served by the systems in this particular subdivision. This would amount to a contract change order over the original contract of 22.7%. All things being equal, he said he did not look with favor on change orders this large. However, the prices are good unit prices. The present contractor would do this at the same unit cost. The City Manager said he would be in favor of approving the change order, but doing so with the Council's knowledge. Councilman Long asked if the City were building all of this line, or if this were a refund contract. The Director of Water and Sewer Utilities stated there were three policies involved--(1) the approach main policy of City participation to the extent of cost of paving, and in this case this is a standard subdivision situation. He recommended that the City let this contract on a cash basis. (2) The contractors want to extend the contract to open up 18 more lots on a one-third - two-third basis. The estimated cost is \$7,864, the City paying \$5,243, and the subdivider \$2,621 and no refund. He has already paid his part of the original line. The City Manager stated the

question was the size of the change order, but he was in favor of it and would recommend it. He would approve it with the Council's awareness.

Councilman LaRue moved the City Manager be authorized to enter into an agreement on the basis presented. The motion, seconded by Councilman Long, carried by the following vote:

Ayes: Councilmen Janes, LaRue, Long, Nichols, Mayor Akin
Noes: None

AIRPORT TERMINAL - HEATING & AIR CONDITIONING

The City Manager reported the Director of Aviation had submitted a request for thermostatic controls of heating and air conditioning at the terminal. The present controls are not adequate. The Director of Aviation has estimated \$20,000 to modify the present system. He explained the financing of this amount from the Aviation budget. He stated if the Council would be agreeable, he would propose to sign a contract with the Consulting Engineers, B. Segall, Jr., and Associates, to draw up plans and specifications and take bids, the financing to come from the operating budget.

Councilman Long moved that the expenditure for the correction of the heating and air conditioning of the Municipal Airport be authorized. The motion, seconded by Councilman Nichols, carried by the following vote:

Ayes: Councilmen LaRue, Long, Nichols, Mayor Akin, Councilman Janes
Noes: None

DOG ORDINANCE

The City Manager distributed a suggested rewording of the dog ordinance, stating two provisions would be added (1) When Authorized by a sworn complaint, the law enforcing officer would have the right of entering upon private property to take up the dog, and (2) when the safety of any human or safety of other animals is being jeopardized. The Council discussed these items in lengthy detail. After discussion the City Manager stated he would come in with a revised suggested ordinance and have it placed on the agenda next week.

ADJOURNMENT

There being no further business, Councilman LaRue moved that the Council adjourn. The motion, seconded by Councilman Janes, carried by the following vote:

Ayes: Councilmen Long, Nichols, Mayor Akin, Councilmen Janes, LaRue
Noes: None

The Council adjourned at 12:10 P.M.

ATTEST:

Grace Monroe
Asst. City Clerk

APPROVED

Harry Akin
Mayor