

REGULAR MEETING OF THE CITY COUNCIL:

Austin, Texas, August 8, 1940.

The City Council convened in regular session, at the regular meeting place in the Council Room at the Municipal Building, on Thursday, August 8, 1940, at 11:00 A. M., with Mayor Tom Miller presiding. Roll call showed the following members present: Councilmen Alford, Bartholomew, Gillis, Mayor Miller, and Councilman Wolf; absent, none.

The Minutes of the regular meetings of July 25, 1940, and August 1, 1940, were read, and upon motion of Councilman Gillis, were adopted as read by the following vote: Ayes, Councilmen Alford, Bartholomew, Gillis, Mayor Miller, and Councilman Wolf; nays, none.

Geo. S. Nalle and Marion Fowler, representing the Austin Yacht Club, came before the Council and asked for permission to stage a celebration on Lake Austin featuring yacht races on Sunday, September 1, 1940, charging admission to same; and to close the streets leading to the Lake on both sides during certain hours of the day.

Councilman Gillis moved that the request be granted, with the understanding that the City assumes no liability in connection with the matter. The motion prevailed by the following vote: Ayes, Councilmen Alford, Bartholomew, Gillis, Mayor Miller, and Councilman Wolf; nays, none.

The following ordinance was introduced by Councilman Wolf:

AN ORDINANCE AMENDING THAT CERTAIN ORDINANCE PASSED BY THE CITY COUNCIL OF THE CITY OF AUSTIN, TEXAS, JULY 29, 1937, AND RECORDED IN ORDINANCE BOOK "K", PAGE 239, ET SEQ., OF THE ORDINANCE RECORDS OF THE CITY OF AUSTIN, WHICH ORDINANCE WAS AMENDATORY OF THAT CERTAIN ORDINANCE ESTABLISHING ZONING REGULATIONS AND DISTRICTS IN ACCORDANCE WITH A COMPREHENSIVE PLAN PASSED BY THE CITY COUNCIL APRIL 23, 1931, AND RECORDED IN ORDINANCE BOOK "I", PAGES 301-318, BOTH INCLUSIVE, OF THE ORDINANCE RECORDS OF THE CITY OF AUSTIN; THE AMENDMENT HEREBY ENACTED CHANGING THE USE DESIGNATION FROM "E" HEAVY INDUSTRIAL DISTRICT TO "A" RESIDENCE DISTRICT OF ALL THAT PROPERTY NOW ZONED AS "E" HEAVY INDUSTRIAL DISTRICT LYING WEST OF, AND ADJACENT TO, PLEASANT VALLEY ROAD, AND EXTENDING FROM THE PRESENT COMMERCIAL DISTRICT ON EAST FIRST STREET SOUTH TO THE COLORADO RIVER, THENCE WEST ALONG SAID COLORADO RIVER TO FEDERNALES STREET, IN THE CITY OF AUSTIN, AND CHANGING THE USE DESIGNATION FROM "A" RESIDENCE DISTRICT AND FIRST HEIGHT AND AREA DISTRICT TO AN "UNRESTRICTED" ZONING CLASSIFICATION OF ALL THAT PROPERTY EAST OF LOTS 15 AND 35 OF RIDGETOP GARDENS BETWEEN THE MUNICIPAL AIRPORT AND THE NORTH CITY LIMITS, AND EXTENDING TO EAST CITY LIMITS, SAID PROPERTY HAVING BEEN RECENTLY ACQUIRED BY THE CITY OF AUSTIN; AND CHANGING THE HEIGHT AND AREA DESIGNATION FROM THIRD HEIGHT AND AREA DISTRICT TO FIRST HEIGHT AND AREA DISTRICT AND SECOND HEIGHT AND AREA DISTRICT OF ALL THAT PROPERTY NOW ZONED AS THIRD HEIGHT AND AREA DISTRICT LYING WEST OF, AND ADJACENT TO, PLEASANT VALLEY ROAD, AND EXTENDING FROM THE PRESENT COMMERCIAL DISTRICT ON EAST FIRST STREET SOUTH TO THE COLORADO RIVER, TO FIRST HEIGHT AND AREA DISTRICT, AND ALL THAT PROPERTY IN THE PRESENT COMMERCIAL DISTRICT LYING WEST OF, AND ADJACENT TO, THE PLEASANT VALLEY ROAD AND SOUTH OF, AND ADJACENT TO, EAST FIRST STREET NOW ZONED AS THIRD HEIGHT AND AREA DISTRICT TO SECOND HEIGHT AND AREA DISTRICT.

The ordinance was read the first time and Councilman Wolf moved that the rules be suspended and the ordinance be passed to its second reading. The motion was seconded by Councilman Alford, and the same prevailed by the following vote: Ayes, Councilmen Alford, Bartholomew, Gillis, Mayor Miller, and Councilman Wolf; nays, none.

The ordinance was read the second time and Councilman Wolf moved that the rules be further suspended and the ordinance be passed to its third reading. The motion was seconded by Councilman Alford, and the same prevailed by the following vote: Ayes, Councilmen Alford, Bartholomew, Gillis, Mayor Miller, and Councilman Wolf; nays, none.

The ordinance was read the third time and Councilman Wolf moved that the ordinance be finally passed. The motion was seconded by Councilman Alford, and the same prevailed by the following vote: Ayes, Councilmen Alford, Bartholomew, Gillis, Mayor Miller, and Councilman Wolf; nays, none.

The Mayor announced that the ordinance had been finally passed.

A committee composed of the Reverend J. H. Harrington, Colored, and other property owners, came before the Council and petitioned for the topping of San Bernard Street from Rosewood Avenue to 12th Street in order to eliminate the dust. The matter was referred to the City Engineer to have the work done as soon as the property owners have deposited their pro rata of the cost.

Councilman Alford moved that a taxicab driver's permit be granted Herman Owens, 65 Cross Street, in accordance with the recommendation of the City Manager. The motion prevailed by the following vote: Ayes, Councilmen Alford, Bartholomew, Gillis, Mayor Miller, and Councilman Wolf; nays, none.

Councilman Bartholomew moved that the following applications for licenses to operate private boats on Lake Austin be granted, subject to the approval of same by the Lake Austin Navigation Board:

<u>Name and Address of Applicant</u>	<u>Description of Boat</u>
Addox, Thomas - 1910 Eva Street	Home-made, Outboard, 1937 Model, "Confucius" Evinrude, 2-passenger
Grimmer, William - 1700 Exposition Boulevard	Home-made, Inboard, 1939 Model, 6-passenger
Hay, Lawrence - 907 Blanco Street	Home-made, Row, 1937 Model, "Hell-Cat", 3-passenger
Kitchens, Lester J.- 1506 South First Street	Outboard, Flat-bottom, 1937 Model, 6-passenger
Lucas, Joseph - 704 East 20 $\frac{1}{2}$ Street	Fen-yan, Outboard, 1940 Model, "Funkin" Waterwitch, 6-passenger
Zilker, Chas. A. - 206 West 33rd Street	Cris Craft, Cabin, 1940 Model, 5-passenger

The motion was seconded by Councilman Alford, and the same prevailed by the following vote: Ayes, Councilmen Alford, Bartholomew, Gillis, Mayor Miller, and Councilman Wolf; nays, none.

Councilman Bartholomew moved that the following application for license to operate a private boat below the Dam be granted, subject to the approval of same by the Lake Austin Navigation Board:

<u>Name and Address of Applicant</u>	<u>Description of Boat</u>
Speer, Don - 2811 North Guadalupe Street	Flat-bottom, Paddle, 3 mos. old, 4-passenger

The motion was seconded by Councilman Alford, and the same prevailed by the following vote: Ayes, Councilmen Alford, Bartholomew, Gillis, Mayor Miller, and Councilman Wolf; nays, none.

Councilman Bartholomew moved that the following applications for licenses to operate commercial boats below the Dam be granted, subject to the approval of same by the Lake Austin Navigation Board:

<u>Name and Address of Applicant</u>	<u>Description of Boat</u>
McKinley, J. H. - Barton Creek	Flat-bottom, Paddle, 4-passenger
McKinley, J. H. - Barton Creek	Flat-bottom, Paddle, 3-passenger
McKinley, J. H. - Barton Creek	Flat-bottom, 5 years old, 4-passenger
McKinley, J. H. - Barton Creek	Flat-bottom, 5 years old, 4-passenger

The motion was seconded by Councilman Alford, and the same prevailed by the following vote: Ayes, Councilmen Alford, Bartholomew, Gillis, Mayor Miller, and Councilman Wolf; nays, none.

In compliance with a telegram received from Capt. John M. Mohrmann of the Austin Regiment of the Texas National Guard, in training at Alexandria, Louisiana, asking for a contribution of \$250 from the City of Austin, urgently needed by said regiment, the City Manager was instructed to send check for said amount, subject to reply to telegram sent said regiment asking for more particulars.

The following resolution was introduced by Councilman Wolf:

BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF AUSTIN:

THAT the City Manager be and he is hereby authorized and directed to enter into a lease contract or contracts with Harry Hammill, of Travis County, Texas, substantially as follows:

1. A lease on the present Municipal Airport, together with Lots 6, 7, and 8 of the S. F. Nolen Subdivision recently acquired by the City of Austin, for a period of three years from September 1, 1940; the lessee to pay \$100.00 per month rental during the first year of this lease; monthly rentals shall be \$200.00 per month for the remainder of the first two years of this lease; lessee shall have an option to renew this lease contract upon giving notice in writing to the City Manager ninety days prior to the expiration of the lease term, such renewal or renewals to be upon an annual basis; the monthly rentals during the two years from September 1, 1942, shall be \$250.00; monthly rentals at the end of four years from the original date of the contract shall be \$300.00 per month; in addition to the monthly rentals hereinabove stipulated the lessee shall pay an additional amount for each \$100,000.00 of expenditures in improving said airport, beginning sixty (60) days after such expenditures of any such amount, such increase in payment by lessee to be mutually agreed upon by lessor and lessee based upon the nature of any such improvement or improvements, it being contemplated that such additional amounts shall be paid only upon such improvements as will be directly beneficial to the lessee in the operation of the airport.

2. A lease for a period of three years, with the option of renewal as provided in the paragraph numbered 1 above, upon 825 feet of land off the west end of a tract of 11.96 acres belonging to the City of Austin near the Municipal Airport without rental charge except as follows: Lessee to build or cause to be built on said tract of land, at a location acceptable to the City, three hangars, in size not less than 100 feet wide by 150 feet long, to cost approximately \$15,000.00 each, or a total of approximately \$45,000.00; "cost" shall be defined and expenditures in construction shall be subject to inspection by the City; it is understood that the debt on such improvements named in this paragraph shall be amortized at the rate of one-tenth (1/10th) of such debt per year for ten years and that at the expiration of the term of this lease, or any renewal period thereafter, such improvements shall become the property of the City of Austin subject only to the amount of such debt remaining unpaid.

3. A lease for a period of three (3) years, with the option of renewal as provided in the paragraph numbered 1, above, upon a tract of land on the north side of the airport road, being 550 feet off the west end of a 16.49 acre tract of land, for a monthly rental of \$25.00, said tract to be used for the location of barracks, mess halls, class rooms, recreation rooms, and other buildings incident to the operation of an air training school, such buildings to be erected by lessee at his own expense, and to be removed by said lessee upon the termination of this lease, or at the close of such school; and it being understood that if the airport, its improvements and the adjacent tracts, are not designated as an air training school, none of the terms of this lease shall be effective.

4. Such lease contract shall contain the usual provisions for maintenance of the property and forfeiture of the lease in case of breach of covenants and such other usual and customary provisions, and shall provide for utilities to be supplied by the City of Austin in accordance with commitments heretofore made by the City Manager; and

BE IT FURTHER RESOLVED:

THAT that certain Resolution passed by the City Council July 25, 1940, on this same subject be and the same is hereby in all things revoked.

Upon motion of Councilman Wolf, the foregoing resolution was adopted by the following vote: Ayes, Councilmen Alford, Bartholomew, Gillis, Mayor Miller, and Councilman Wolf; nays, none.

The following communication from Harry Hammill, Manager Austin Municipal Airport, was received and filed:

"Austin, Texas
August 8, 1940

Mr. Guiton Morgan
City Manager
Austin, Texas

Dear Mr. Morgan:

In addition to the construction of hangars, we will also have to build barracks large enough to sleep at least two hundred students, a mess hall large enough to feed these people in two sittings, a ground school which will seat around a hundred, and a recreation building of suitable size. We estimate the cost of these buildings in the neighborhood of \$30,000.

These buildings are to be built on Tract No. 3, to be described as follows: the west 550 feet of a tract of land, containing 16.49 acres, described as Tract No. One in a deed of conveyance to the City of Austin, Texas, from the Blanco National Bank by warranty deed dated May 29, 1939, of record in Volume 621, pages 31-35, of the Deed Records of Travis County, Texas, and being situated north of, and contiguous to, East 51st Street.

Yours very truly,

/s/ Harry A. Hamill
Manager, Austin
Municipal Airport. "

Upon motion, seconded and carried, the meeting was recessed at 12:10 P. M., until afternoon at 3:15.

Approved:

Tom Miller
Mayor

Attest,

Hollie McKeen
City Clerk

AFTERNOON SESSION:

August 8, 1940.

The City Council convened at 3:15 P. M., in the Council Room at the Municipal Building, with Mayor Tom Miller presiding. Roll call showed the following members present: Councilmen Alford, Bartholomew, Gillis, Mayor Miller, and Councilman Wolf; absent, none.

There were also present representatives of various life insurance companies, as follows: O. B. Lange, representing the Travelers; Gus Urbantke, representing the Aetna Life Insurance Company; Jack Fadgett, representing the New England Mutual Life Insurance Company; W. D. Foster, representing the Northwestern National Life Insurance Company; O. H. Walling, representing the Fidelity Union Life Insurance Company; Llewellyn Rose, representing the Minnesota Mutual Life Insurance Company; Geo. E. Baldry, representing the Hamilton Depositors Corporation; J. W. Douglas, representing the Pacific Mutual Life Insurance Company; Hilda Urbantke, representing the Equitable Life Insurance Company; Harry Griffiths, representing the American National Insurance Company; E. D. Nolen, representing the Great Southern Life Insurance Company; B. E. Pierce, representing the Amicable Life Insurance Company; Worth D. Ware, representing the Texas Life Insurance Company; Walter Staehely, representing the Southwestern Life Insurance Company; and representatives of the Western Reserve Life Insurance Company.

The Mayor stated that the meeting was called for a discussion with the representatives of

a plan for the investment of the Pension and Retirement System funds, either by a life insurance company as trustee, or by the Retirement Board of said System.

After considerable discussion, it was the consensus of opinion of the representatives present that before bids on the matter could be submitted, certain necessary data would have to be submitted to their actuaries; and it was agreed that such data would be available to said representatives at ten o'clock, Saturday morning, August 10, at the City Manager's office; and that seven days thereafter would be allowed in which to submit such bids.

Upon motion, seconded and carried, the meeting was recessed at 4:40 P. M., subject to call of the Mayor.

Approved, Tom Miller
Mayor

Attest:

Sallie Mc Keller
City Clerk.

REGULAR MEETING OF THE CITY COUNCIL:

Austin, Texas, August 15, 1940.

The City Council convened in regular session, at the regular meeting place in the Council Room at the Municipal Building, on Thursday, August 15, 1940, at 10:30 A. M., with Mayor Tom Miller presiding. Roll call showed the following members present: Councilmen Alford, Bartholomew, Gillis, Mayor Miller, and Councilman Wolf; absent, none.

The Minutes of the regular meeting of August 8, 1940, both morning and afternoon sessions, were read, and upon motion of Councilman Bartholomew, were adopted as read by the following vote: Ayes, Councilmen Alford, Bartholomew, Gillis, Mayor Miller, and Councilman Wolf; nays, none.

In accordance with published notice thereof, the following bids received for the purchase of City of Austin Hospital Bonds in the amount of \$450,000 were opened and read:

Harriman, Ripley & Co., Inc.; City National Bank & Trust Co.; Stern Bros. & Co.; Milton Underwood & Co.; by Walter E. Lang

Lazard, Freres & Co.; Mahan, Dittmar & Co.; by H. S. Stewart;

Beckett, Gilbert & Co.; C. F. Childs & Co.; Paine, Webber & Co.; Paul H. Davis & Co.; Blair, Bonner & Co.; by M. M. Hatcher;

Northern Trust Co.; First of Michigan Corporation; James Stayart & Davis; by J. S. James, Jr.;

Moss, Moore & Cecil; Martin, Burns & Corbett; First Nat'l Bank of St. Paul; Kaiser & Co.; by Jack G. Moss;

Rauscher, Piere & Co.; Baum, Bernheimer Co.; Soden & Company; The Small-Milburn Co.; R. J. Edwards, Inc.; by Roger F. Evans;

R. K. Dunbar Co., Austin; Capital Nat'l Bank, Austin; Union Securities Corporation; Equitable Securities Corporation; by _____ ;