

**CITY OF LAREDO
CITY COUNCIL MEETING**

**CITY COUNCIL CHAMBERS
1110 HOUSTON STREET
LAREDO, TEXAS
5:30 P.M.**

MINUTES

M96-R-29

SEPTEMBER 3, 1996

I. CALL TO ORDER

With a quorum present Mayor Saul N. Ramirez, Jr., called the meeting to order.

II. PLEDGE OF ALLEGIANCE

Mayor Saul N. Ramirez, Jr. led in the Pledge of Allegiance.

III. ROLL CALL

IN ATTENDANCE:

SAUL N. RAMIREZ, JR.,	MAYOR	
JOSE R. PEREZ,	COUNCILMEMBER,	DISTRICT I
LOUIS H. BRUNI,	"	, DISTRICT II
ALFONSO I. "PONCHO" CASSO, JR.,	"	, DISTRICT III
CECILIA MAY MORENO,	"	, DISTRICT IV
ELISEO VALDEZ, JR.,	"	, DISTRICT V
JOE A. GUERRA,	"	, DISTRICT VI
MARIO GEORGE ALVARADO,	"	, DISTRICT VII
CONSUELO "CHELO" MONTALVO,	"	, DISTRICT VIII
GUSTAVO GUEVARA, JR.,	CITY SECRETARY	
FLORENCIO PENA,	INTERIM CITY MANAGER	
FAUSTO SOSA,	CITY ATTORNEY	

IV. APPROVAL OF MINUTES

2. Special City Council Meeting of August 1, 1996
Workshop on Aid to Other Agencies August 3, 1996
City Council Meeting of August 5, 1996
Workshop on 1996-1997 Annual Budget August 16, 17, 18, 1996
City Council Meeting of August 19, 1996
City Council Meeting of August 20, 1997
Special City Council Meeting of August 26, 1996

Motion to approve.

Moved : Cm. Perez

Second: Cm. Alvarado

For: 8

Against: 0

Abstain: 0

Motion to dispense with the regular order of business and move item #15 for consideration at this time.

Moved : Cm. Valdez

Second: Cw. Montalvo

For: 8

Against: 0

Abstain: 0

V. INTRODUCTORY ORDINANCES

3. Authorizing the City Manager to execute a lease with the City of Laredo police Department for approximately 2,650 square feet constituting suites #5 and #6 of building #134 located at 4603 Maher Avenue at the Laredo International Airport to be used as office space for the Drug Enforcement Agency's (DEA) Narcotics Task Force;
 1. Lease term is for one (1) year commencing August 1, 1996, and ending July 31, 1997, and be extended for two (2) terms of one (1) year each ending July 31, 1998 and July 31, 1999;
 2. Monthly rent shall be \$3,000.00 and will be adjusted annually during the primary and extension terms of this lease according to changes in the consumer price index; providing for effective date.

Ordinance Introduction: City Council

4. Providing for the levy and the collection of general and special Ad Valorem and alcoholic beverage taxes for the City of Laredo for the tax year 1996 and the Fiscal Year 1996-1997.

Mrs. Phyllis Colon read the ordinance in its entirety before the council and public.

Ordinance Introduction: City Council

5. Authorizing the City Manager to execute a lease with Arturo Fernandez for approximately 8,580 square feet constituting building #55 located at 4818 Thomas Avenue at the Laredo International Airport for the purpose of office space, storage, sales, service, and air cargo or related uses;
 1. Lease term is for twenty (20) years commencing September 1, 1996 and ending August 31, 2016;
 2. Monthly rent shall be \$1,290.00 and will be adjusted annually according to changes in the consumer price index and further adjusted by appraisal on the tenth anniversary; providing for effective date.

Ordinance Introduction: City Council

VI. FINAL READINGS

Motion to waive the final readings of ordinances #96-O-146, #96-O-147, #96-O-148, #96-O-149, #96-O-150, and #96-O-151.

Moved : Cm. Perez

Second: Cm. Bruni

For: 8

Against: 0

Abstain: 0

6. 96-O-146 Amending the zoning ordinance (map) of the city of Laredo by rezoning 1.0 acre out of Porcion 36, Abstract 473, as further described by metes and bounds, located on the southwest corner of U.S. 83 and Masterson Road, from AG (Agricultural District) to B-4 (Highway Commercial District); providing for publication and effective date.
(Jose R. Perez, Jr.)

Motion to approve Ordinance #96-O-146.

Moved : Cm. Perez

Second: Cw. Montalvo

For: 8

Against: 0

Abstain: 0

7. 96-O-147 Amending the zoning ordinance (map) of the City of Laredo by rezoning 16.0739 acres out of the Big "O" Ranch, Porcion 29, as further described by metes and bounds, located on Kingston Dr. East of Ejido Ave., from AG (Agricultural District) to R-1A (Single family reduced area district), providing for publication and effective date.
(Louis H. Bruni)

Motion to approve Ordinance #96-O-147.

Moved : Cm. Perez

Second: Cw. Montalvo

For: 8

Against: 0

Abstain: 0

8. 96-O-148 Amending the zoning ordinance (map) of the City of Laredo by rezoning 3.9569 acres out of Porcion 28, Abstract 241, as further described by metes and bounds, located on US 59 West of the Heritage Park Subdivision, from AG (Agricultural District) to R-1MH (Single Family Manufactured Housing District); providing for publication and effective date.
(Louis H. Bruni)

Motion to approve Ordinance #96-O-148.

Moved : Cm. Perez

Second: Cw. Montalvo

For: 8

Against: 0

Abstain: 0

9. 96-O-149 Amending the zoning ordinance (map) of the City of Laredo by rezoning Lots 10 and 12, Block 654, Eastern Division, located at 1118 San Jose Street, from R-3 (Mixed residential District) to B-3 (Community Business District); providing for publication and effective date. (Mario G. Alvarado)
- Motion to approve Ordinance #96-O-149.
- Moved : Cm. Perez
 Second: Cw. Montalvo
 For: 8 Against: 0 Abstain: 0
10. 96-O-150 Amending the zoning ordinance (map) of the City of Laredo by rezoning 56.2271 acres out of Porcion 19 Abstract 47, as further described by metes and bounds, located south of Killam Industrial Blvd. at Atlanta Blvd., from AG (Agricultural District) to R-1A (Single Family Reduced Area District); providing for publication and effective date. (Mario G. Alvarado)
- Motion to approve Ordinance #96-O-150.
- Moved : Cm. Perez
 Second: Cw. Montalvo
 For: 8 Against: 0 Abstain: 0
11. 96-O-151 Authorizing the issuance of \$2,040,000.00, in City of Laredo, Texas, Combination tax and Airport Revenue Certificates of Obligation, Series 1996, and approving all other matters related thereto. (Unanimous City Council)
- Mr. Noe Hinojosa from Estrada Hinojosa & Company Inc., stated that the bonds are dated September 1, 1996 with delivery date of September 26, 1996. The first coupon is due February 15, 1997 and the last maturity is due August 15, 2011. The arbitrage yield is 5.763031%, the true interest cost (TIC) is 5.634313%, the net interest cost (NIC) is 5.813468% and the All-In (TIC) is 6.145428% with an the average coupon being 5.675417%.
- Motion to approve Ordinance #96-O-151.
- Moved : Cm. Perez
 Second: Cw. Montalvo
 For: 8 Against: 0 Abstain: 0

VII. RESOLUTIONS

- 12. 96-R-106 Selection of five members and four alternates to the Board of Adjustments in order to comply with recent changes in the Laredo City Charter.

Motion to approve the selection of five members and four alternates to the Board of Adjustments in order to comply with recent changes in the Laredo City Charter as follows:

	<u>Nominee</u>	<u>Reg/Alternate</u>
Mayor	Blas Martinez, Sr.	Regular
District I	Cristobal Rodriguez	Regular
District II	Chris Villarreal	Alternate
District III	Mario Jasso	Regular
District IV	Alfredo Juarez	Regular
District V	Elmer Buckley	Alternate
District VI	Joe Medina	Alternate
District VII	Ricardo D. Cortez	Alternate
District VIII	Rolando Herrera	Regular

The regular and alternate selections were done by drawing lots.

- 13. 96-R-114 Authorizing the Interim City Manager to accept a grant from the Texas Department of Health in the amount of \$190,332.00 for the Tuberculosis Elimination Program of the City of Laredo Health Department for the period beginning September 1, 1996, through August 31, 1997, and authorizing the City Manager to execute the contract.

Motion authorizing the Interim City Manager to accept a grant from the Texas Department of Health in the amount of \$190,332.00 for the Tuberculosis Elimination Program of the City of Laredo Health Department for the period beginning September 1, 1996, through August 31, 1997, and authorizing the City Manager to execute the contract.

Moved : Cm. Perez
 Second: Cw. Montalvo
 For: 8 Against: 0 Abstain: 0

- 14. 96-R-115 Authorizing the City Manager to accept a Fiscal Year 1996-1997 Public Transportation Fund Grant from the Texas Department of Transportation (Project No. URB-9701) in the maximum amount of \$542,787.00; and providing for grant funds to be deposited in the Mass Transit Department Accounts.

Motion authorizing the City Manager to accept a Fiscal Year 1996-1997 Public Transportation Fund

Grant from the Texas Department of Transportation (Project No. URB-9701) in the maximum amount of \$542,787.00; and providing for grant funds to be deposited in the Mass Transit Department Accounts.

Moved : Cm. Perez
 Second: Cm. Bruni
 For: 8 Against: 0 Abstain: 0

Motion to dispense with the regular order of business and move item C(3) for consideration at this time.

Moved : Cw. Moreno
 Second: Cw. Montalvo
 For: 8 Against: 0 Abstain: 0

15. 96-R-118 Supporting Laredo Community College's Application for a Construction Permit for a new ETV Station in Laredo on Channel *39.

Motion supporting Laredo Community College's Application for a Construction Permit for a new ETV Station in Laredo on Channel *39.

Moved : Cw. Montalvo
 Second: Cm. Alvarado
 For: 8 Against: 0 Abstain: 0

VIII. MOTIONS

16. Authorizing the sale of sixty-one (61) surplus vehicles and equipment through a public auction to be held on Saturday, September 28, 1996. The proceeds from this sale will be recognized as general revenues in the respective funds.

Motion authorizing the sale of sixty-one (61) surplus vehicles and equipment through a public auction to be held on Saturday, September 28, 1996.

Moved : Cm. Bruni
 Second: Cm. Perez
 For: 8 Against: 0 Abstain: 0

17. Approval of bid specifications and authorization to advertise for bids for an annual supply contract for the purchase of uniforms for the Police and Fire Department personnel. Bids are scheduled to be opened on September 25, 1996, with a tentative bid award on October 7, 1996.

Motion to approve bid specifications and authorization to advertise for bids for an annual supply contract for the purchase of uniforms for the Police and Fire Department personnel.

Moved : Cm. Bruni
 Second: Cm. Perez
 For: 8

Against: 0

Abstain: 0

18. Approval of bid specifications and authorization to advertise for bids for a the purchase of a bar screen grinder. This equipment will be installed at the Zacate Wastewater Plant. Funding for this equipment is available in the Utilities Department capital outlay budget. Bids are scheduled to be opened on September 19, 1996, with a tentative bid award on September 23, 1996.

Motion to approve bid specifications and authorization to advertise for bids for a the purchase of a bar screen grinder. This equipment will be installed at the Zacate Wastewater Plant.

Moved : Cm. Bruni
 Second: Cm. Perez
 For: 8

Against: 0

Abstain: 0

19. Authorizing the Acting City Manager to enter into contract for the design of 50 units each with Frank Architects Inc. and Architects Plus Inc. in the amount of \$40,000.00 each, to provide professional architectural designs and preparation of plans and specifications for construction of a total of one hundred (100) affordable single family homes. The scope of the work will include the preparation of six (6) different floor plans. All dwelling units will be three (3) bedrooms, two (2) full baths, including central air conditioning and heating, kitchen, living room, carport and utility rooms. The City of Laredo is proposing to development 100 single family affordable homes on contiguous lots in Los Obispos Subdivision, Unit V in two phases of 50 units each. These homes will be sold to qualifying low and moderate income families who have met the HOME Program guidelines. Funding for this project is available under the HOME Program Income account #217-6911-563-7531.

Motion authorizing the Acting City Manager to enter into contract for the design of 50 units each with Frank Architects Inc. and Architects Plus Inc. in the amount of \$40,000.00 each, to provide professional architectural designs and preparation of plans and specifications for construction of a total of one hundred (100) affordable single family homes.

Moved : Cm. Bruni
 Second: Cm. Perez
 For: 8

Against: 0

Abstain: 0

Cm. Perez explained that this project calls for 100 homes, he supports the relocation project, the planning and does not

have a problem with the first 75 homes, but would like that before committing the 100 homes, if relocation is needed at the Tinaja area, that before a final decision is made on the last 25 homes that staff come before council on that decision. He continued by saying that this would give them time to see if the drainage enhancements at the Tinaja area will work first, then they will proceed from there.

Mr. Aldo Tatangelo spoke in reference to the specifications of these homes and added that these homes will not be affordable to the residents of these areas due to their income. He said that this program will work for the middle class, but not for the low income families.

20. Acceptance of the Bartlett/Plum Storm Drainage Improvements and approval of final payment in the amount of \$26,780.32 to McLean Construction, Inc., Killeen, Texas. The total project amount remained at \$89,783.20.

Motion accepting the Bartlett/Plum Storm Drainage Improvement and approval of final payment in the amount of \$26,780.32 to McLean Construction, Inc., Killeen, Texas. The total project amount remained at \$89,783.20.

Moved : Cm. Bruni

Second: Cm. Perez

For: 8

Against: 0

Abstain: 0

21. Award of a Professional Services Contract for a Subsurface Soils Investigation to Raba-Kistner Consultants, Inc., Laredo, Texas, for an amount not to exceed \$7,180.00 for the Father Charles M. McNaboe Park (Deerfield).

Motion to award a Professional Services Contract for a Subsurface Soils Investigation to Raba-Kistner Consultants, Inc., Laredo, Texas, for an amount not to exceed \$7,180.00 for the Father Charles M. McNaboe Park (Deerfield).

Moved : Cm. Bruni

Second: Cm. Perez

For: 8

Against: 0

Abstain: 0

22. Award of Professional Services Contract for a Subsurface Soils Investigation to Danny R. Anderson Consultants, Inc., Laredo, Texas, for an amount not to exceed \$11,925.00 for the Santa Maria Avenue Drainage Improvements Project between Markley Lane and Del Mar Blvd.

Motion to award Professional Services Contract for a Subsurface Soils Investigation to Danny R. Anderson Consultants, Inc., Laredo, Texas, for an amount not to exceed \$11,925.00 for the Santa Maria Avenue Drainage Improvements Project between Markley Lane and Del Mar Blvd.

Moved : Cm. Bruni
 Second: Cm. Perez
 For: 8

Against: 0

Abstain: 0

23. Acceptance of the Repairs to the Concrete Channel on Canal Street between Marcella and San Francisco and approval of final payment in the amount of \$11,688.30 to Ramex Construction Company, Inc., Houston, Texas. Final construction contract amount is \$116,883.00.

Motion to acceptance the Repairs to the Concrete Channel on Canal Street between Marcella and San Francisco and approval of final payment in the amount of \$11,688.30 to Ramex Construction Company, Inc., Houston, Texas. Final construction contract amount is \$116,883.00.

Moved : Cm. Bruni
 Second: Cm. Perez
 For: 8

Against: 0

Abstain: 0

24. Award of a professional environmental contract for an amount not to exceed \$9,750.00 to Au Courant Environmental, Inc., Laredo, Texas, to conduct Environmental Site Assessment of a 58.5 acre site, for the Father Charles M. McNaboe Recreation Facilities on a fast track basis.

Motion to award a professional environmental contract for an amount not to exceed \$9,750.00 to Au Courant Environmental, Inc., Laredo, Texas, to conduct Environmental Site Assessment of a 58.5 acre site, for the Father Charles M. McNaboe Recreation Facilities on a fast track basis.

Moved : Cm. Bruni
 Second: Cm. Perez
 For: 8

Against: 0

Abstain: 0

IX. CITY MANAGER'S REPORT

25. Requesting authorization to amend the 1996 Consolidated One Year Action Plan previously submitted to the U.S. Department of Housing and Urban Development (HUD) in order to reflect the motions made by the City Council at the recent FY97 Budget Workshops regarding the use of Community Development Block Grant (CDBG) funds and noted as follows:
 Defer the Southgate Blvd. Drainage Projects in the amount of \$1,595,000 and provide funding for the: San Salvador/Pine/Chestnut Drainage
- | | |
|--------------------------------|----------------|
| (acquisition and relocation) | \$1,195,000.00 |
| Ochoa Elementary Park | 75,000.00 |
| Santa Fe Park Development | 30,000.00 |
| Tomas Sanchez Sidewalk (LISD) | 15,000.00 |
| Paving Project 60- Engineering | 85,000.00 |

Azteca Paving Project 60,000.00
 Traffic Lights at Chihuahua/McPherson,
 Monterrey/Lyon and Guadalupe/Monterrey 135,000.00
 Staff further wishes to notify Council that a balance of
 \$14,000.00 left from that originally budgeted for the
 Southgate Blvd. Drainage Project was added to the San
 Salvador/Pine/Chestnut Drainage Project to cover estimated
 costs.

Cindy Collazo, Community Development Director, made the
 presentation before council.

Cm. Perez stated he had requested that two traffic counts be
 made at the intersections of New York and Loop 20, Santa Fe
 and 83 and he wants to know if they will be put in for this
 coming year.

Florencio Pena, Interim City Manager, stated they are not
 budgeted, but the traffic counts will be done and when they
 do the reprogramming of funds hopefully within the next 30
 days and will come back and show what funds are available for
 those projects plus the Washington/Main project which is
 already approved.

Cm. Perez stated they continue to have problems with the
 Ligarde/Barrios drainage and that they need to allocate
 monies within these projects for enhancement.

Mr. Pena stated that he is speaking about Barrios/New York
 area drainage, they have been looking at this area and what
 they are trying to do is that when they do the reprogramming
 statement with CD within the next 30 days there are going to
 be several projects that will be competing in essence for
 those funds. A cost estimate has been completed for this
 project and it's for approximately \$25,000.00 to help
 alleviate localized flooding at that location.

Cm. Perez asked if it does not come from the reprogram
 project can it come from the other projects that are there
 because it was said that \$14,000.00 were left.

Mr. Pena stated that there were \$14,000.00 that were left and
 were allocated into the San Salvador/Pine Chestnut and it
 could come from that project.

Cm. Perez stated that's what he wants.

Motion to allocate \$25,000.00 from the reprogram project if
 it cannot be allocated from the monies left from the San
 Salvador/Pine Chestnut.

Moved : Cm. Perez
 Second: Cm. Valdez
 For: 8

Against: 0 Abstain: 0

Motion authorizing to amend the 1996 Consolidated One Year Action Plan previously submitted to the U.S. Department of Housing and Urban Development (HUD) in order to reflect the motions made by the City Council at the recent FY97 Budget Workshops regarding the use of Community Development Block Grant (CDBG) funds.

Moved : Cm. Perez
 Second: Cm. Valdez
 For: 8

Against: 0 Abstain: 0

26. Authorizing the City Manager to solicit proposals from architectural firms to prepare plans and specifications for the construction of the Telecommunications Offices and Public Access Studio at 2400 San Bernardo.

Motion authorizing the City Manager to solicit proposals from architectural firms to prepare plans and specifications for the construction of the Telecommunications Offices and Public Access Studio at 2400 San Bernardo.

Moved : Cw. Montalvo
 Second: Cm. Alvarado
 For: 8

Against: 0 Abstain: 0

Interim City Manager, Florencio Pena, made the presentation and stated that as part of our settlement agreement with Time Warner they have included an allocation of funding to construct a new studio for Public Access.

Cw. Moreno questioned the \$450,000.00 allocation and what is shown on the budget guidelines, the additional \$800,000.00 states that they will use that reserve if needed.

Mr. Pena stated that \$800,000.00 were set aside as part of the original Houston Industry Settlement that we had in the late 80's, it has been a restricted reserve. In the event that this project exceeds the approximately \$450,000.00 that are allocated, we would have this restricted reserve that is in the Public Access Channel Fund.

Cw. Moreno asked that if the intent is to spend it, if needed, or or spend it and reimburse it.

Mr. Pena answered that it would not be reimbursed or replaced. The public Access Channel does not have any self supporting revenues as such.

Mayor Ramirez stated that we could if it needs to be, we could take from the franchise fee that we collect from the cable company and reimburse. He suggested that if should go over the \$450,000.000 that before we go over it, that it be tapped into this fund that it be brought to City Council so

at that time we can decide as to whether we would reimburse it or not. He strongly urged and concurred with Cw. Moreno's idea that we reimburse the fund from the franchise taxes collected from the cable company.

27. Discussion and possible action on proposed settlement agreement regarding Jarvis Plaza Concessions contract with possible Executive Session for consultation with attorney to discuss contemplated litigation and proposed settlement offer pursuant to V.T.C.A. Government Code Section 551.071

Motion to go into Executive Session for consultation with attorney to discuss contemplated litigation and proposed settlement offer pursuant to V.T.C.A. Government Code Section 551.071 on proposed settlement agreement regarding Jarvis Plaza Concessions contract.

Moved : Cm. Perez

Second: Cm. Bruni

For: 8

Against: 0

Abstain: 0

After executive session Mayor Ramirez announced that no formal action was taken.

Mayor Ramirez announced that council agrees with staff's request to proceed with negotiations and settlement on this particular case.

28. Status report on the progress of Colonias Project with a presentation by Eddie Garza of Paul Garza and Association.

Mr. Eddie Garza gave a briefing and status report on the project. The project colonias include the following:

Highway 359 Study Area
 Old Milwaukee
 D-5 Acres
 Los Altos
 Los Tanquecitos
 San Carlos Phase I & II

Mines Road Study Area
 Los Corralitos
 Ranchitos Penitas West
 Los Minerales
 Antonio Santos Subdivision
 Ranchitos IV

Ranchitos 359 - East
 Laredo Ranchettes
 Pueblo Nuevo

Los Minerales Annex

Their task update includes the following:

- 1 - House-to-house survey with 75% completion.
- 2 - Attended monthly colonia meeting on 8/21/96 at San Carlos Mission.
- 3 - Attended City/County meeting with TWDB representative, Mr. Tom Brown on 8/28/96 to discuss the project.
- 4 - Completed base maps and incorporated existing city utility and infrastructure information.
- 5 - Completed subdivision maps of project colonias.

- 6 - Met with Mr. Fernando Roman, Interim Utility Director on 8/30/96 to discuss water and wastewater alternatives and reuse.
- 7 - Coordinating the project with Webb County Appraisal District.

The task schedule for September is:

- 1 - Develop colonia design standards.
- 2 - Complete house-to-house surveys.
- 3 - Begin environmental work.
- 4 - Develop preliminary water distribution system and wastewater collection system for both study areas.
- 5 - Attend status meeting with City/County officials.
- 6- Attend monthly colonia meeting

The task schedule for October is:

- 1 - Evaluate alternatives and prepare final design of system with cost estimates.
- 2 - Financial analysis.
- 3 - Operation and maintenance of utilities serving colonias.
- 4 - Legal considerations.
- 5 - Environmental assessment.

Cm. Casso asked that Mr. Garza provide information received from the Appraisal District regarding the ownership because he still has a problem with these contracts for sales. He wants to know who owns the property and how do they own, is it contract for sales or do they really own it like a mortgage?

Mr. Garza explained that their experience has been that contracts of sale means that the people who live there do not own the property until they completely pay for the property in question, therefore the developer is still the owner. With their experience in Larga Vista which is a colonia that they have just completed, there were a few lots that were under contracts of sale. During the process the people were able to pay them off and they were able to convert the paper to turn it into a deed for them to have more of an ownership on their property. He added this will be an issue, and it's going to be part of this project. The developer is still the beneficiary in that regard.

Cm. Casso asked that Mr. Garza provide the City Council with the information of ownership because he wants to know what percentage of that property is contract for sales and what percentages are deeds.

Cm. Bruni stated that he does not think that the city has any business having interlocal agreements with Webb County pertaining to fire.

29. Presentation and possible action regarding performing a Water Audit as a part of a strategy to reduce costs and increase

revenues. A water audit identifies water that is not metered by the nature of its use, by design or by error and helps recapture revenues by decreasing the gap between water produced and water sold.

Mr. Jerry Pinzon, Water Manager, stated that during the budget retreats they presented what the "unaccounted for water" was for the last six years and knowing that, they figured they needed to start finding out what is the "unaccounted for water" and in definition it is water that is produced that is not metered or billed. Some of these unmetered water takes to consideration all the water that is used for streets sweeping, water that is unmetered, stolen, lost through leaks and mains, and fire protection. He showed graphs which show fluctuating "unaccounted for water" in the last couple of years. On the last 10 months, up until July we had 25% unaccounted for water. They looked to see if this water is to be metered or to be recovered and what the potential savings would be. He showed ratios on potential savings, ratios of loss through leaks vs. loss thru meters. He added that they contacted one of the companies that do study evaluations of meter audits and leaks, basically they do verification of the meters of the produced water vs. what is distributed, all the customer accounts (currently 37,000), they will actually look house to house to ensure that we also have 37,000 accounts, they will look for leaks on all the mains in the city, and try to compare them, looking at the under-registered meters trying to ensure that all meters are registering the proper amounts.

He concluded by saying that council has a proposal sent by JBS and basically what they are proposing is a cost of \$77,000.00 for doing this audit which is 4.3% of the actual potential savings that they are estimating.

Cw. Montalvo questioned why do we have to pay somebody to do the work when we have the Waterworks Director to instruct the employees to do something about it.

Mr. Pena stated this is labor intensive work, has to be caught quickly, it's getting out in the field, and counting meters.

Cw. Montalvo said she would like to see the water meter readers going back to the Utilities Department from the Tax Office.

Motion to endorse the idea of going out for proposals and have that firm actually come and make a presentation of what they are going to do so we can proceed with that.

Moved : Cm. Bruni
Second: Cm. Perez
For: 8

Against: 0

Abstain: 0

Mr. Pena stated that this would be funded from next year's funds, primarily unused C.O. money that may be available as projects get completed.

X. COMMUNICATIONS

None.

XI. CITY COUNCIL DISCUSSION AND PRESENTATION

30. Requests by Mayor and City Councilmembers for discussion and presentation.

A. Requests by Councilmember Louis H. Bruni

1. Discussion and possible action regarding the initiation of a dialog between the city and the Tecolotes Baseball Team in an effort to bring them back to Laredo.

Cm. Bruni stated that this is a very meaningful project that the city should pursue in terms of recreation, in terms of something for our children and citizens to do, and in terms of bringing more economy to the city. He would like to see if we could get a meeting together with the owners and the management of Los Tecolotes and also with our representatives plus our councilmembers and staff.

Motion to proceed to open a dialog with the Tecolotes and set a meeting with the owners of the Tecolotes and the City Staff to see the possibility of bringing them back to play in Laredo.

Moved : Cm. Bruni

Second: Cm. Alvarado

For: 8

Against: 0

Abstain: 0

2. Discussion and possible action on the remaining unpaved streets in District II.

Cm. Bruni stated that the he got a list from staff on some unpaved streets in District II, we have paving projects that are upcoming and he has identified one other block, the 1200th block of Canada that is not on the list. He also has three other blocks Roosevelt, Madero and the 3700 Block of Guadalupe and one in Ejido in which there's a question on whether they are going to be paved or not and wants an update from staff on the streets that are in question.

Rogelio Rivera stated that the last three are streets that were opened up by the contractor, they were used as a yard, those are blocks that are leading toward the creek, and there are no residences in the area. The adjacent lots are vacant

and they are also in flood plain. The other ones are included in project 59 (Canada, they are the four blocks (Moreno, Corpus Christi to Garfield, Guerrero, and Harding to Diaz). In Harding/Guerrero to Lane there are four blocks there that are included in project 60.

Cm. Bruni wants engineering staff also look at the block on Gustavus where it dead ends to an apartment complex.

3. Discussion and possible action regarding city-funded air fare and hotel accommodations for a visiting member of the County of San Diego environmental services division. (Co-sponsored by Councilmember Casso)

Motion to fund the trip from available funds under NDPES funds.

Moved : Cm. Perez

Second: Cw. Montalvo

For: 8

Against: 0

Abstain: 0

B. Requests by Councilmember Alfonso I. "Poncho" Casso,

1. Discussion and possible action regarding a video presentation on the Jefferson water plant.

A video was presented to show the condition of the grounds at the water plant, but due to the different speeds of the video setting it will be corrected and presented at the next meeting.

2. Discussion and possible action regarding the creation of a city ordinance prohibiting the shipments of hazardous cargo conveyances (loaded or empty) through the Port of Colombia until the Mexican side is in place.

Cm. Casso stated he placed this item to generate some debate among the council and citizens, because he doesn't know what the solution is, but he does not like the fact that Customs is telling us that we have to use Colombia. He has been a proponent of crossing the hazardous materials over there, but he does not think the solution is to do it right now if the infrastructure is not in place in the Mexican side because the only thing they would do is cause a lot of problems. He does not know what the solution is and asked council if they had any ideas.

Mayor Ramirez suggested that we need to incorporated into the resolution or by separate resolution to state that we would by ordinance require that any hazardous material or cargo be crossed through the port of Laredo between the hours of 11:00 p.m. and 4:00 a.m.

Cm. Casso stated he brought this issue weeks ago, the debate was rather light and nothing really happened. He added that if we want to show some type of force with Customs then the only thing they can possibly do is pass an ordinance and tell them that they are not going to tell us what bridges to use because they are owned by the citizens of Laredo and we are going to decide when and where we are going to cross.

Cm. Alvarado stated there are many serious issues that need to be taken into consideration. The problem is that the infrastructure is not complete in the Mexican side, we do have problems we need to work out, and what we need to do before we come up with any ordinances or start restricting any type of traffic, we need to bring to the table all type of people that are affected including the U.S. Customs, local players, the Haz-Mat Committee, Transportation Committee and address all the issues, the water intake issue, and formulate something that will work on short term solution, moving toward a long term solution.

Mayor Ramirez stated that Governor Clarion of Nuevo Leon has already committed 75% which 50% falls in Tamaulipas to have it built. They have the money set aside, it is just a matter of wording the contract and building it, it is going to happen because it's there. He is suggesting that they need to look at what the community, the brokerage, trucking industry, the maquiladoras, and the community are saying first.

Hector Farias, President of Texas-Mexican International Association, stated that it is the association's perception that the position being taken by customs is coming from Washington because they want to get maximum use of that bridge, but they are going about it the wrong way. The point being is that the federal government has a good investment in Laredo, they put in \$10 million annually and take \$280 million and we are left with nothing except the excessive traffic, pollution, environmental problems and degradation of the environment and we get nothing in return from the government.

Frank Vida, President of Laredo Transportation Association, stated that decreasing the hours will put a burden on port of Laredo on the import and export.

Jerry Schewble, President of LDF, stated that we need to be more specific in regard to that particular ordinance when we talk about prohibiting the shipments of hazardous cargos conveyance until the Mexican side is in place and until the a bi-national task force consisting of the trade community and the users of the bridge agree that the hazardous material cargo handling safeguards are in place on the Mexican side. He also supports that some type of a timeline be in place so

as to make sure that someone is working toward a specific goal to be reached.

C. Requests by Councilmember Cecilia May Moreno

1. Discussion and possible action concerning the addition of 20 blocks of curb & gutter to paving project 60. In addition, a request to have a list of needed curb & gutter blocks with an indication on whether or not they have been assigned to a project.

Cw. Moreno asked for a list of needed curb and gutter blocks and that staff looks at the possibility of having some added to project 60.

Mr. Rivera, City Engineer, stated that project 59 consists of mostly curb and gutter streets that were added sometime back by council action. Project 60 is being formulated from streets that have been physically opened on the ground that were not opened when the curb program started, right now there is a list of approximately 20 blocks. He said he will provide a list by the next council meeting.

Motion to instructing staff to provide a list of all paved streets without curb and gutter and identify them by project number.

Moved : Cw. Moreno

Second: Cm. Perez

For: 5

Against: 0

Abstain: 0

(Cm. Bruni and Cm. Casso were not present.)

2. A request to have the 2400 block of Lexington added to a paving project.

Rogelio Rivera, City Engineer, stated that this block will be added to project 60.

3. Presentation of awards of appreciation to the City of Laredo for its participation in the Cooperative Education Program. Presentation by Ms. Veronica Iniguez, Coordinator of the Cooperative Education Program at J.W. Nixon High School on behalf of the Laredo and United Independent School Districts.

Ms. Veronica Iniguez from J.W. Nixon and Ms. Maria Treviño from Martin High School presented the plaques to Acting City Manager Florencio Peña, Assistant City Manager Jesus Nava, and a third plaque to the City Council.

D. Requests by Councilmember Mario G. Alvarado

1. Discussion and possible action concerning an easement dedication in the Delwood Subdivision Area.

Cm. Alvarado stated that Mrs. Collazo has taken the lead on this situation and had drafted a letter to different departments. What he is hoping is that we can reach some kind of a consensus to give the owner of the property some different options.

Cindy Collazo, Community Development Director, stated that they did provide a memorandum to different city departments to try and find out a way of addressing this issue. What it is, is that there is an easement there belonging to Mr. James Rice, he has maintained it somewhat, but not enough and there is still a lot of the area that needs to be cleared. He was willing to donate it to the city and that's why they circulated the memorandum to decide whether that would be an option that the city would want to exercise in most of the departments. The consensus was that we should not accept it in the condition that it is in, either they concrete line and then dedicate it to the city. They have tried contacting Mr. Rice, they called his office twice but he did not return the call. They are trying to talk to him to see if he was able and willing to clean, concrete line, and see if council is willing to accept that. They will try to set up an appointment to meet with him and talk about this issue.

2. Discussion and possible action concerning the change in hours of operation at the Laredo Import Lot and the discontinuation of shipments of hazardous cargo through the Port of Laredo by the U.S. Customs Service, and directing staff to prepare a resolution opposing these changes.

Cm. Alvarado wants to set up the stages to prepare a resolution, also to have a united effort to get a clear message across that these changes will have a detrimental economic impact and will strain political relationships that we have ongoing with Mexico. We need to have a consensus and we should have some type of resolution addressing that this council is opposed to the changes as being proposed. That we are requesting U.S. Customs dialog with the city, the local representatives of the transportation and business sector which are directly affected by these changes, and that we need to work together with customs and we want them to work together with us to reach an equitable solution to these concerns.

Motion instructing staff to prepare an official resolution stating opposition to the changes being proposed on the November 11th deadline.

Moved : Cm. Alvarado

Second: Cw. Montalvo

For: 7

Against: 0

Abstain: 0

(Cm. Valdez was temporarily out.)

3. Presentation by the Hotel/Motel Association concerning the Convention and Visitors Bureau with possible actions.

Mrs. Mary Helen Cantu, President of the Laredo Hotel/Motel Association, explained that C&V was taken away from the Chamber of Commerce on September of 1994 because the city said that they could do a better job of promoting Laredo. The Laredo Hotel-Motel Association has been asking for their plan and budget so that they can plan their budget and coordinate their promotion of Laredo. They never got this information and being that they could not get any cooperation from C&V they decided to ask Cm. Guerra to get certain information under the information act and after they got the information they found that the information was too general so they asked for additional information. After waiting for nine (9) weeks they finally got it and in studying this information they saw it was incomplete. On the information they got they found many irregularities, misspendings and possible violations of the law. Copies were furnished to council of various expenses that explain what they are talking about and the missue of funds designated for promotion. When the Chamber of Commerce did the promoting there were certain guidelines that had to be followed and when they were asked for information and cooperation it was always there. The Hotel-Motel people have a lot of knowledge and experience to offer the C&V. They feel the city has had two years to do a better job and has failed. Since the peso devaluation many businesses have closed and the hospitality industry has suffered greatly. Laredo cannot afford for the C&V not to run efficiently, the promotion of Laredo affects everyone.

Mr. Ricardo Santiago, General Manager of the Holiday Inn Civic Center, stated that their concern is that the C&V is not effective nor professional. He clarified that they do not have the intention of controlling the C&V or its monies. They are not taking political sides, they are not advocating in any way or another whether the C&V should be kept or let someone else handle it. They are aware that this department is not only being inefficient and unprofessional, but that the resources are being misused. Their planning is wrong, the status quo is unacceptable, not fair to our city and our industry. They offered their help, expertise, knowledge and their limited resources to make Laredo a prosperous city.

Dan Ramirez from Red Roof Inn spoke of the monthly calendars that C&V prograded this year that show that blitz sales or conduction of business for the city were done on Fridays which should have been done on Tuesday, Wednesday, or Thursday. He also spoke of booking calendars showing hotel conventions coming in to town that were booked by the hotels themselves. Mr. Ramirez compared advertising figures that C&V has versus what Chamber of Commerce had. He has gone to advisory committee meetings with the chamber for over 12

years as a hotel representative and has gone to the C&V and he cannot have any input on the C&V. He requested leads from them since February and has not gotten a lead, yet they have gone to several trips and he has yet to see a lead from them as to where he can call somebody and find out if they are coming to Laredo. Normally, when he does a marketing plan he plans and prepares expenditures himself, Red Roof Inn does not have a sales representative, he does sales into Mexico and Monterrey and has requested C&V that at any time they travel to Mexico that he would like to go with them and he is yet to be asked to go out of town with them, he has gone on his own. He went to breakfast for the travel agents and asked if anybody from Laredo had come over to do any business and they stated no, they told him he was the first person to go this year. He added that we are not getting the funds into advertising where it belongs. He states that in last two years they have taken a back step and he has to have some leads from C&V for his marketing plan for next year, and there is no response from C&V.

Mayor Ramirez stated his report from the Texas Hotel Performance shows figures that Laredo is only one of nine out of the 28 areas that has seen double digit growth in occupancy (56.4%) which shows an increase of 5.8% and a total increase in revenue change of over 11% and shows figures on McAllen and Edinburg at 44.4% with decrease in occupancy of 4.4%.

Mr. Dan Ramirez stated he got his figures are from the Texas Border Indicators and will send copies to Mayor Ramirez.

John Alvarez of Motel 6 and a member of the C&V Committee stated that we are not spending the money wisely, not putting the money in the right account, there are lots of mis-appropriations and are not being spend wisely. He added that all the hotels have been losing revenues. He said that even though you have an advisory board, there is not enough members at the meetings to carry out business and as an advisory capacity they do not have any power whatsoever. They can have the best advise, but if is not taken it goes no where.

Florencio Pena, Interim City Manager, stated that the revenues that were received in the hotel-motel fund are always at the same level of previous years, despite the peso devaluation. There was an over optimism in the budget they projected \$1.9 million and we are going to collect 1.5 million which is what has caused us to take drastic measures in terms of reducing the budget and has nothing to do with an actual reduction in revenues. He added he has been here only three weeks, and he has met with the Hotel-Motel Association and advised them that we were in the process of developing the budget and invited them personally to attend the C&V workshop when we presented the budget to them to obtain their

input. Since Mr. Alvarez is a member of the board and a member of the Hotel-Motel Association he hoped that he would be a conduit for communication between the two groups, but nevertheless they were invited to attend. They can attend the association meetings and invite them to our workshops since there are many hotels. Today there is a public hearing on the budget on this issue (hotel-motel budget) later on the agenda, we can go in great detail as to how much is going to be spent on advertisement on convention vs. tourism and they invite them to comment on these issues.

Cm. Casso stated that if the board can't work together we just have to replace them. There is no question about it that we need to scrutinize the Laredo Conventions and Visitors Bureau a lot more and have a workshop. He said that they will ask staff to give them an attendance record on members and do whatever is necessary.

Elmo Lopez, Chairman of the Laredo Chamber of Commerce, stated the Hotel-Motel Association is requesting a change and they concur with that change. He added that Chamber of Commerce states that it stands ready to direct the C&V Bureau and implement a structured plan of marketing that will receive the full support of the local lodging industry and various tourism related organizations. He was enclosing for city staff review their 1993/94 chamber budget and marketing plan along with sampling of promotion campaign activities for staff review.

Mayor Ramirez stated that for the sake of having ample discussion and a complete airing of what figures are accurate, and other question arisen he would like that a workshop be called specifically for the hotel-motel occupancy tax and make it a workshop between the city council and the industry.

Motion to call for a workshop between the City Council and industry and invite the Chamber of Commerce to participate in the discussions, they will be scheduling this meeting sometime towards the last week in September.

Moved : Cm. Casso

Second: Cm. Bruni

For: 8

Against: 0

Abstain: 0

E. Requests by Councilmember Consuelo "Chelo" Montalvo

1. Discussion and possible action concerning the downtown area with a presentation by Mr. Aldo Tatangelo.

Aldo Tatangelo wants to know what is going on and what is going to happen with downtown. Downtown has always been neglected and has had no attention and not all is negative, things are positive, but anything that is positive needs

cooperation because you can't get one person that's going to do it or it's not going to happen. He wants to know what is council's view of the downtown area. He said downtown businesses are being replaced by ballrooms, bars, gentlemen's clubs, etc. and we have a problem. He wanted to know what we are doing with downtown, there are no lights, uptown there are plenty of lights, it's dirty, there are no trash cans.

Mr. Pena, Interim City Manager, stated that at the present time there are basically two things being done immediately, one is a request for additional lighting at the Aldo Tatangelo Walkway on which they are trying to identify how many lights are needed there, and the other is that the Planning & Zoning is looking at rezoning the two historical districts in order to regulate the establishment of bars in those two historic zones. The other good news is that the Texas Department of Transportation has awarded the city \$1,076,000 grant to enhance the sidewalk quarters in the downtown area, it's going to involve street lights, benches, and trees.

2. Discussion and possible action concerning the affordable housing with a presentation by Mr. Aldo Tatangelo.

Aldo Tatangelo stated that this project was started in 1990 under Mayor Ramirez's administration, we saw the construction of Poncho de la Garza consisting of 28 units and the idea he was to try to get the city to build on city property, because of the rising cost of properties. His point is that people who make \$15,000 to \$16,000 annual income, where do they live, do they continue to live in the slums and pay \$300-\$400 per month, that was the idea of the plan, what can we do for those people? A lot was \$3,000.00 now they are \$18,000.00 so a 3-bedroom house became \$19,600 no down payment under \$60.00 a month that was housing, however we changed it and now it's higher and higher. We forgot we have city property, we have three blocks on Springfield, Maryland and Marcella. The Springfield block became a park that is used once in a while for the people around there and was not used for affordable housing. He concluded by saying that we need to build on city property to make it affordable for the lower income people, why pay for land when we already have land.

3. Discussion and possible action to form a committee to review all planing and zoning ordinances with a presentation by Ale Arreguin.

Mr. Ale Arreguin, representing the Property Owners Defense League, was before council stating that their goal is to have an organization on every district in the city. Every time the city or entity wants something they hit the property owners, taxing, fee raising, and it's the case here at the city where ordinance after ordinance passes almost to the point that a state statute is violated. The property owners

do not know what is going on and properties are being eaten up. In this case ordinance after ordinance passed the staff from Planning & Zoning have come to council telling the council only what they want you to hear, they decide what you should and should not know. He said that the city under certain ordinances have violated the state statutes forgetting the property owner, therefore was recommending that a meeting be formed to look into these ordinances.

Motion to instruct staff to proceed to create an Ad Hoc Committee to look into these ordinances and that the members be named by the Mayor and City Council.

Moved : Cw. Montalvo

Second: Cm. Bruni

For: 8

Against: 0

Abstain: 0

XII. PUBLIC HEARINGS

31. Public hearing concerning an ordinance amending the zoning ordinance (map) of the city of Laredo by rezoning 31.26 acres out of Porcion 31, Abstract 3116, located on State Highway 359 west of Larga Vista Subdivision, from B-3 (Community Business District) on 2.65 acres, R-1A (Single Family Reduced Area District) on 25.03 acres, and R-1 (Single Family Residential District) on 3.58 acres to AG (Agricultural District); and that an ordinance be introduced. This zone change was denied by the Planning & Zoning Commission. The City Council will need to approve the proposed zone change by a 3/4 majority (6 votes) in order to override the Planning & Zoning Commission's denial.

INTRODUCTION OF AN ORDINANCE

Amending the zoning ordinance (map) of the city of Laredo by rezoning 31.26 acres out of Porcion 31, Abstract 3116, located on State Highway 359 west of Larga Vista Subdivision, from B-3 (Community Business District) on 2.65 acres, R-1A (Single Family Reduced Area District) on 25.03 acres, and R-1 (Single Family Residential District) on 3.58 acres to AG (Agricultural District); providing for publication and effective date.

Motion to open the public hearing.

Moved : Cm. Perez

Second: Cm. Valdez

For: 8

Against: 0

Abstain: 0

Mr. Pete Morales from the Planning & Zoning Department stated that this item was previously tabled.

There was no public input.

Motion to table indefinitely.

Moved : Cm. Perez

Second: Cm. Bruni

For: 8

Against: 0

Abstain: 0

32. Public hearing on concerning adoption of the 1997-2001 Capital Improvement Program for the City of Laredo.

95-R-116 Adopting the 1997-2001 Five Year Capital Improvement Program for the City of Laredo.

Motion to open the public hearing.

Moved : Cw. Montalvo

Second: Cm. Alvarado

For: 8

Against: 0

Abstain: 0

Mr. Oscar Medina from Planing Department and Heberto Ramirez from Finance Department appeared before the council and stated these are the changes that have been made since the last hearing.

Nina Nixon Mendez, Historic Planning Manager, briefed on the Paseo Del Antiquo Laredo Pedestrian Facility under a grant from ISTEPA funding which targets street state improvements along Santa Ursula, Zaragoza to Iturbide along Convent Avenue with a bicycle lane and other improvements.

Mr. Jose Diaz de Leon, Chairman for the Landmark Board, hoped that we can see more projects like this in the future and encouraged more monies to come down into the city from state grants.

Mrs. Elizabeth Gil, Webb county Heritage Foundation, stated that we are very fortunate to have something like this in Laredo. One of the biggest concern is the ADA sidewalks for downtown.

Mr. Frank Retnofsky, Board of Director for the Laredo Center for the Arts, stated this is a great opportunity to upgrade our downtown areas, and hopes that council fully supports this project.

Mr. Paul Garza, of Garza Engineering, spoke on the Corpus Christi and Seymour project improvement and would like to see it in the Capital Improvement Project Plan. He said they have prepared some preliminary plans and were offering the professional assistance at no cost to the city.

Mayor Ramirez stated that the project is incorporated in the Laredo Street Drainage Improvements Project.

Motions to: (1) Amend the existing engineering contract to defer the widening of Del Mar Blvd. and simply take care of the drainage problem from Del Mar Plaza to Interstate 35.

(2) To amend the proposed FY'97 budget by deferring any future expenditures for the widening of Del Mar Blvd. until FY '98-'99 with the exception of \$45,000.00 which is needed to complete the construction of drainage improvements on Del Mar Blvd. from Springfield to Interstate 35.

(3) Further amending the FY'97 Budget by moving up International Blvd. to FY '97 and funding this project by transferring all remaining unexpended amounts from the Del Mar widening project into the extension of International Blvd.

(4) To place this project on a fast tract basis by authorizing city staff to contract for land surveying services in order to obtain the necessary right-of-way from the landowners who are willing to donate that right-of-way.

Moved : Cm. Guerra
Second: Cm. Alvarado
For: 8

Against: 0 Abstain: 0

Motion to close the public hearing and approve Resolution 95-R-116 as amended.

Moved : Cw. Montalvo
Second: Cm. Alvarado
For: 8

Against: 0 Abstain: 0

33. Public hearing concerning an ordinance adopting the Annual Budget for Fiscal Year 1996-1997, appropriating the estimated revenues and balances reported therein for the year beginning October 1, 1996 and ending September 30, 1997, consistent with the financial plan described in said Annual Budget; and authoring the City Manager to implement said Annual Budget.

INTRODUCTION OF AN ORDINANCE

Adopting the Annual Budget for Fiscal Year 1996-1997, appropriating the estimated revenues and balances reported therein for the year beginning October 1, 1996 and ending September 30, 1997, consistent with the financial plan described in said Annual Budget; and authoring the City Manager to implement said Annual Budget.

Motion to open the public hearing.

Moved : Cm. Perez
Second: Cm. Bruni
For: 8

Against: 0 Abstain: 0

Mr. Elton Gaskey, with the Laredo Webb County Food Bank, was before council and spoke of previous financial mistakes he did and added that his second mistake was not asking the city for funding when he put in his request to cover his rent

at the airport and asked for additional funding of \$7,800.00 to cover his rent.

Motion to amend the Laredo Webb County Food Bank third party funding by allocating additional \$7,800.00 for rent payment.

Moved : Cm. Perez

Second: Cm. Bruni

For: 8

Against: 0

Abstain: 0

Note: There was no mention from where funding would come from.

Aldo Tatangelo was before council to speak on debt service, revenues and money losses at Colombia Bridge on operation cost, and asked what do we need the Economic Development Center for, when there is LDF? He stated they are both agencies are doing the same thing.

Motion to eliminate Economic Development Center.

Moved : Cm. Casso

Second: Cm. Bruni

For: 5

Against: 3

Abstain: 0

Cm. Casso

Cm. Perez

Cm. Bruni

Cw. Moreno

Cm. Guerra

Cm. Valdez

Cm. Alvarado

Cw. Montalvo

Note: Vote was taken after motion to table was defeated.

Motion carries.

Motion to table.

Moved : Cm. Perez

Second: Cm. Valdez

For: 3

Against: 5

Abstain: 0

Cm. Perez

Cm. Casso

Cw. Moreno

Cm. Bruni

Cm. Valdez

Cm. Guerra

Cm. Alvarado

Cw. Montalvo

Motion to table is defeated.

Mayor vetoed the motion to eliminate EDC.

Motion to override the Mayor's veto.

Mayor Ramirez stated he was just asking for the record.

Interim City Manager, Florencio Pena stated that in essence it is eliminating the Transportation Department as such. The department consists of one individual and he oversees five divisions, so what they need to do is reorganize that to eliminate that position. His opinion regarding the director's position is that it is a position that had a very difficult time adjusting to the organization because it's more of a coordinator than a hands on position. It's a very difficult position for Mr. Aranda to administer because of the fragmented departments. This would have been part of his recommendation during the course of the year, to recommend an adjustment in that particular area, but as far as terminating Mr. Aranda, his recommendation is that we try and find a position for him.

Motion to table is defeated.

Motion to cut the funding from Mi Laredo (\$9,300.00).

Moved : Cw. Montalvo
Second: Cm. Bruni

Motion to table.

Moved : Cm. Alvarado
Second: Cm. Guerra
For: 5
Cm. Alvarado
Cm. Perez
Cw. Moreno
Cm. Valdez
Cm. Guerra

Against: 3 Abstain: 0
Cm. Bruni
Cm. Casso
Cw. Montalvo

Motion carries to table.

Motion to close the public hearing and introduce the ordinance.

Moved : Cw. Montalvo
Second: Cm. Alvarado
For: 8

Against; 0 Abstain: 0

Ordinance Introduction: City Council

34. Public hearing concerning an ordinance amending chapter 14 (garbage, trash & refuse) of the code of ordinances, specifically to amend section 14-4.1(c) to increase Federal State mandates residential and commercial charges from \$4.25 to \$5.00 and to establish the \$0.75 increase as a set aside for compliance with the National Pollutants Discharge Elimination System (NPDES) mandates.

INTRODUCTION OF AN ORDINANCE

Amending chapter 14 (garbage, trash & refuse) of the code of ordinances, specifically to amend section 14-4.1(c) to increase Federal State mandates residential and commercial charges from \$4.25 to \$5.00 and to establish the \$0.75 increase as a set aside for compliance with the National Pollutants Discharge Elimination System (NPDES) mandates.

Motion to open the public hearing.

Moved : Cm. Perez
Second: Cm. Bruni
For: 8

Against: 0 Abstain: 0

There was no public input.

Motion to close the public hearing and introduce the ordinance.

Moved : Cm. Guerra
Second: Cm. Valdez
For: 5
Cm. Perez
Cm. Valdez
Cm. Guerra
Cm. Alvarado

Against: 4 Abstain: 0
Cm. Bruni
Cm. Casso
Cw. Moreno
Cw. Montalvo

Note: Mayor Ramirez voted in favor to break the tie to introduce the ordinance.

- 35. Public hearing concerning an ordinance amending the contract with the Texas Department of Health and budget in the amount of \$190,332 for the Tuberculosis Elimination Program of the City of Laredo Health Department for the period beginning September 1, 1996, through August 31, 1997.

INTRODUCTION OF AN ORDINANCE

Amending the contract with the Texas Department of Health and budget in the amount of \$190,332 for the Tuberculosis Elimination Program of the City of Laredo Health Department for the period beginning September 1, 1996, through August 31, 1997.

Motion open the public hearing.

Moved : Cm. Bruni
Second: Cm. Casso
For: 8

Against: 0 Abstain: 0

Motion to close the public hearing and introduce.

Moved : Cm. Alvarado
Second: Cm. Valdez
For: 8

Against: 0 Abstain: 0

Ordinance Introduction: Cm. Alvarado

XIII. MOTION TO RECESS AND CONVENE AS THE LAREDO MUNICIPAL HOUSING CORPORATION

Motion to recess City Council and convene as The Laredo Municipal Housing Corporation.

Moved : Cm. Alvarado

Second: Cw. Montalvo

For: 8

Against: 0

Abstain: 0

36. 96-RMH-113 Resolution adopting the Laredo Municipal Housing Corporation (LMHC) Annual Budget for Fiscal Year 1996-1997 by the LMHC Board of Directors, appropriating the estimated revenues and balances reported therein for the year beginning October 1, 1996, and ending September 30, 1997, and for the LMHC Director to implement the LMHC Annual Budget.

Motion to approve resolution adopting the Laredo Municipal Housing Corporation (LMHC) Annual Budget for Fiscal Year 1996-1997 by the LMHC Board of Directors, appropriating the estimated revenues and balances reported therein for the year beginning October 1, 1996, and ending September 30, 1997, and for the LMHC Director to implement the LMHC Annual Budget.

Moved : Cm. Guerra

Second: Cm. Valdez

For: 8

Against: 0

Abstain: 0

37. Motion accepting the terms of the proposal received by Turner, Hickey & Associates, Inc. to provide professional architectural services for the design and preparation of plans & specifications for the construction of fifty (50) affordable single family homes and authorizing the Laredo Municipal Housing Corporation (LMHC) President to enter into and execute a contract in the amount of \$40,000.00. The scope of work will include the preparation of six (6) different floor plans, six (6) different types of front facade, all dwelling units will be three (3) bedroom, two (2) full bathrooms, including central air conditioning and heating, kitchen, living room, carport and utility rooms. LMHC is in the process of developing a Lease/Purchase Program to increase the availability of affordable housing and homeownership opportunities within the community. The 50 single family units will be sold at the end of the three (3) year lease period to the qualified families. The monthly payments collected will also be applied to the interim construction note which will reduce the amount needed to be mortgaged by the families at the end of the 3 years lease

period. This type of program allows assisted households to give little or no down payment prior to occupying a home and provides the homeowner the time necessary to clear any credit problems and adjust to the monthly payments. The qualified families will be required to attend homeownership & credit counseling during the 3 year lease period. Funding for this project is available under the following account:
Architectural Fees, account #555-3930-543-5511.

Motion accepting the terms of the proposal received by Turner, Hickey & Associates, Inc. to provide professional architectural services for the design and preparation of plans & specifications for the construction of fifty (50) affordable single family homes and authorizing the Laredo Municipal Housing Corporation (LMHC) President to enter into and execute a contract in the amount of \$40,000.00 which would incorporate the scope of work done by Tuner, Hickey and Associates.

Moved : Cm. Perez
Second: Cm. Guerra
For: 8

Against: 0 Abstain: 0

Motion to adjourn as The Laredo Municipal Housing Corporation and convene as the City Council.

Moved : Cm. Valdez
Second: Cm. Alvarado
For: 8

Against: 0 Abstain: 0

XIV. MOTION TO RECESS AND CONVENE AS THE LAREDO MASS TRANSIT BOARD

Motion to recess as City Council and convene as The Laredo Mass Transit Board.

Moved : Cm. Guerra
Second: Cm. Alvarado
For: 8

Against: 0 Abstain: 0

38. Approval of bid specifications and authorization to advertise for bids for the purchase of uniforms for the Transit System coach operators. Bids are scheduled to be opened on September 25, 1996, with a tentative bid award on October 7, 1996.

Motion to approve bid specifications and authorization to advertise for bids for the purchase of uniforms for the Transit System coach operators.

Moved : Cm. Perez
Second: Cm. Bruni
For: 8

Against: 0 Abstain: 0

39. 96-RT-117 Resolution adopting the Laredo Municipal Transit System's proposed program of projects and annual operating budget for Fiscal Year 1996-97; appropriating the estimated revenues and balances reported therein for the year beginning October 1, 1996 and ending September 30, 1997; authorizing the City Manager to implement the Budget.

Motion to approve resolution adopting the Laredo Municipal Transit System's proposed program of projects and annual operating budget for Fiscal Year 1996-97; appropriating the estimated revenues and balances reported therein for the year beginning October 1, 1996 and ending September 30, 1997; authorizing the City Manager to implement the Budget.

Moved : Cm. Perez
Second: Cm. Bruni
For: 8

Against: 0

Abstain: 0

Motion to adjourn as The Mass Transit Board and convene as City Council.

Moved : Cm. Guerra
Second: Cm. Alvarado
For: 8

Against: 0

Abstain: 0

XV. ADJOURNMENT

Motion to adjourn.


Moved : Cm. Guerra
Second: Cm. Alvarado
For: 8

Against: 0

Abstain: 0

Adjournment time: 10:25 p.m.

I HEREBY CERTIFY THAT THE ABOVE MINUTES CONTAINED IN PAGES 01 TO 34 ARE TRUE COMPLETE AND CORRECT PROCEEDINGS OF THE REGULAR CITY COUNCIL MEETING HELD ON SEPTEMBER 3, 1996. A CERTIFIED COPY IS ON FILE AT THE CITY SECRETARY'S OFFICE.



GUSTAVO GUEVARA, JR.
CITY SECRETARY

MINUTES APPROVED ON: