

**CITY OF LAREDO
REGULAR CITY COUNCIL MEETING**

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

MINUTES

M-94-R-07

MARCH 7, 1994

I. CALL TO ORDER

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

Motion to waive the regular rules of order and have Miss Nadja Rodriguez sing the Star Spangle Banner before the pledge of allegiance.

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
JACINTO P. JUAREZ,	"	, DISTRICT II
ARLENE RASH ALDRIDGE,	"	, DISTRICT III
CECILIA MAY MORENO,	"	, DISTRICT IV
BLAS CASTANEDA,	"	, DISTRICT V
EDUARDO PERALES,	"	, DISTRICT VI
JOSE GERARDO (JERRY) PEREZ,	"	, DISTRICT VII
FELIPE CARDENAS,	"	, DISTRICT VIII
GUSTAVO GUEVARA, JR.	CITY SECRETARY	
PETER H. VARGAS,	CITY MANAGER	
CARLOS VILLARREAL,	ASST. CITY MANAGER	
JESUS NAVA,	ASST. CITY MANAGER	
DIANA NAVARRO,	ASST. CITY ATTORNEY	

IV. INTRODUCTORY ORDINANCES

2. Repealing Ordinance No. 93-O-232 dated November 15, 1993, cancelling reimbursement agreement for part of cost of constructing a sanitary sewer line incurred by George Mapus, d/b/a La Choza Motel.

Ordinance Introduction: City Council

3. Authorizing the City Manager to execute an agreement providing for possible reimbursement of part of the cost of constructing a sanitary sewer line incurred by Twin Peaks, Inc.

Ordinance Introduction: City Council

4. Authorizing the City Manager to execute Amendment No. 1 of the Reimbursement agreement dated June 7, 1993, between the City of Laredo and Killam Development Corporation, to reflect actual cost figures for the construction of the off-site sewer line extension for the Winfield Subdivisions.

Ordinance Introduction: City Council

5. Authorizing the issuance of Sewer System Revenue Refunding Bonds, New Series 1994, authorizing the execution of a purchase contract, approving an official statement and the execution of an escrow agreement.

Ordinance Introduction: Members of the Audit Committee
(Cm. Perez, Cw. Moreno, Cm. Juarez,
and Cm. Castaneda)

6. Authorizing the issuance of Waterworks System Revenue Refunding Bonds, New Series 1994, authorizing the execution of a purchase contract, approving an official statement and the execution of an escrow agreement.

Ordinance Introduction: Members of the Audit Committee

7. Authorizing the issuance of International Toll Bridge System Revenue Refunding Bonds, New Series 1994, authorizing the execution of a purchase contract, approving an official statement and the execution of an escrow agreement.

Ordinance Introduction: Members of the Audit Committee

8. Authorizing the issuance of General Obligation Refunding Bonds, authorizing the execution of a purchase contract, approving an official statement and the execution of an escrow agreement.

Ordinance Introduction: Members of the Audit Committee

9. Authorizing the issuance of the City of Laredo, Texas General Obligation Bonds, New Series 1994, in the amount of \$7,000,000.00 for the purpose of constructing and equipping the Main Municipal Police Station; constructing and permanently equipping three fire stations; constructing, installing and equipping a fire training tower and training facility; constructing and equipping a new main municipal library building; constructing and equipping four municipal

recreation centers; constructing the West Laredo Overpass; and authorizing execution of a purchase contract and approving an official statement.

Ordinance Introduction: Members of the Audit Committee

10. Ordering and proclaiming a General Election to be held on Saturday, May 7, 1994, designating polling places, designating the Run-Off date, and providing for publication.

Ordinance Introduction: City Council

Gustavo Guevara, Jr., City Secretary stated that Cm. Perez had requested if it would be possible to hold a Saturday Early Voting, Mobile Unit at the Post Office Substation, 1719 Guadalupe on April 30, 1994.

Cm. Juarez stated for the record that this means that the council will have a meeting on the May 9th for the canvassing.

V. FINAL READINGS

Motion to waive the final reading of ordinance(s) #94-O-044, #94-O-045, #94-O-047, #94-O-048, #94-O-049, #94-O-050, #94-O-051, #94-O-052, #94-O-053, #94-O-054, #94-O-055, #94-O-056, #94-O-057 and #94-O-058.

Moved : Cm. Perales
Second: Cm. Cardenas
For: 8

Against: 0 Abstain: 0

11. 94-O-044 Street Improvements Project 51; declaring the necessity for and ordering the paving and improvements of certain streets in the City of Laredo, Texas; approving the Street Paving Assessment Roll and cost estimates as prepared by the City Engineer; and directing the City Secretary to file this Ordinance with the County Clerk as a notice of its enactment and ordering and setting a public hearing on the 18th day of April 1994.
(Unanimous City Council)

Motion to approve.

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

Against: 0 Abstain: 0

12. 94-O-045 Authorizing the City Manager to execute a lease with the Laredo/Webb County Food Bank for approximately 9,600 square feet constituting Building #1331, located at 4110 North Jarvis Avenue at the Laredo International Airport;

- a. Lease term is for two (2) years commencing January 1, 1994, and ending December 31, 1995;
- b. Monthly rental will be \$2,256.00, and will be adjusted annually according to changes in the consumer price index; providing for effective date.
(Unanimous City Council)

Motion to approve.

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

13. 94-0-046 Authorizing the City Manager to execute a lease with Juan Cue d/b/a Lone Star Glass for approximately 4,500 square feet constituting the northern section of Building #1324, located at 4119 Maher Avenue at the Laredo International Airport;
- a. Lease term is for one (1) year commencing March 1, 1994, and ending February 28, 1995;
 - b. Monthly rental will be \$500.00; providing for effective date.
(Unanimous City Council)

Motion to table indefinitely at the request of Lone Star Glass.

Moved : Cm. Cardenas
Second: Cm. G. Perez
For: 8 Against: 0 Abstain: 0

14. 94-0-047 Authorizing the City Manager to execute a lease with the City of Laredo Health Department for approximately 3,550 square feet constituting suites #5, #6, and #7 of Building #134, located at 4603 Maher Avenue at the Laredo International Airport;
- a. Lease term is for one (1) year commencing March 1, 1994, and ending February 28, 1995;
 - b. Monthly rental will be \$3,195.00; providing for effective date.
(Unanimous City Council)

Motion to approve.

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

February 1, 1994, through January 31, 1995; and increasing Revenue line item #226-0000-323-4059 from \$0 to \$100,398.00, and increasing Expenditure line item #226-6093 from \$0 to \$100,398.00.

(Unanimous City Council)

Motion to approve.

Moved : Cm. Juarez

Second: Cm. Perez

For: 8

Against: 0

Abstain: 0

19. 94-0-052 Approval of the contract amendment with the Texas Department of Health and budget providing additional funds in the amount of \$37,784.00, for the Tuberculosis Outreach Program of the City of Laredo Health Department for the 1994-1995 Fiscal Year beginning February 1, 1994, through January 31, 1995; and increasing Revenue line item #226-0000-323-4057 from \$0 to \$37,784.00, and increasing Expenditure line item #226-6094 from \$0 to \$37,784.00. (Unanimous City Council)

Motion to approve.

Moved : Cm. Juarez

Second: Cm. Perez

For: 8

Against: 0

Abstain: 0

20. 94-0-053 Approval of the contract amendment with the Texas Department of Health and budget providing additional funds in the amount of \$39,943.00, for the Tuberculosis Jail Outreach Project of the City of Laredo Health Department for the 1994-1995 Fiscal Year beginning February 1, 1994, through January 31, 1995; and increasing Revenue line item #226-0000-323-4062 from \$0 to \$39,943.00, and increasing Expenditure line item #226-6095 from \$0 to \$39,943.00. (Unanimous City Council)

Motion to approve.

Moved : Cm. Juarez

Second: Cm. Perez

For: 8

Against: 0

Abstain: 0

21. 94-0-054 Amending the 1993/1994 HIV/AIDS Health Education Program budget of the City of Laredo Health Department to establish the new position of Health Educator Assistant and reallocate costs for two existing positions. (Unanimous City Council)

Motion to approve.

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

22. 94-0-055 Authorizing the issuance of a Conditional Use Permit for the Expansion of a building contractors yard on Block 468, Eastern Division, located at 4220 Sanders; providing for publication and effective date.
 (Councilmember Blas Castañeda)

Cm. Castaneda stated that when he made the recommendations to approve this ordinance, they talked about item #7 which talked about the designated route and as outlined there he wanted to make a correction that in addition to the north on Sanders to Taylor they were also talking about south on Sander to Saunders.

Motion to approve.

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

23. 94-0-056 Amending the zoning ordinance (map) of the City of Laredo by rezoning 1.3496 acres out of J.F. Fuentes Survey 1026, Abstract 317, as further described by attached Metes and Bounds on Exhibit "A", located at 500 Tesoro Lane from B-3 (Community Business District) to B-4 (Highway Commercial District); providing for publication and effective date. (Councilmember Jerry Perez)

Motion to approve.

Moved : Cm. Juarez
 Second: Cm. Perez
 For: 8 Against: 0 Against: 0

24. 94-0-057 Amending the zoning ordinance (map) of the City of Laredo by rezoning Lot 1, Block 1, out of Pellegrino Industrial Park, of the City of Laredo, located West of Mines Road and North of Pellegrino Court, from B-3 (Community Business District) to B-4 (Highway Commercial District); providing for publication and effective date.
 (Councilmember Jerry Perez)

Motion to approve.

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

25. 94-O-058 Amending the zoning ordinance (map) of the City of Laredo by rezoning Lot 7, Block 466, Western Division, located at 2501 Davis, of the City of Laredo, from B-1 (Limited Business District) to R-3 (Mixed Residential District); providing for publication and effective date. (Councilmember Felipe Cardenas)

Motion to approve.

Moved : Cm. Juarez

Second: Cm. Perez

For: 8

Against: 0

Abstain: 0

VI. RESOLUTIONS

26. 94-R-021 Authorizing the City Manager to request a license for a wastewater pipeline crossing at Mile Post 407.4, Laredo, Webb County, Texas, from Missouri Pacific Railroad Company. This crossing is for the Mines Road 24" Wastewater Interceptor.

Motion authorizing the City Manager to request a license for a wastewater pipeline crossing a Mile Post 407.4, Laredo Webb, Texas, from Missouri Pacific Railroad Company. This crossing is for the Mines Road 24" Wastewater Interceptor.

Moved : Cm. Juarez

Second: Cm. Perez

For: 8

Against: 0

Abstain: 0

27. 94-R-022 Authorizing submission of an application to the Governor's Office for funding of equipment and personnel for an Organized Multi-agency Narcotic Trafficking Task Force in the amount of \$993,105.00. Authorizing the City Manager to sign any and all documents pertaining to this application.

Motion authorizing submission of an application to the Governor's Office for funding of equipment and personnel for an Organized Multi-agency Narcotic Trafficking Task Force in the amount of \$993,105.00. Authorizing the City Manager to sign any and all documents pertaining to this application.

Moved : Cm. Perales

Second: Cm. Perez

For: 8

Against: 0

Abstain: 0

Second: Cm. Cardenas

For: 8

Against: 0

Abstain: 0

31. Approval of Amendment No. 3, an increase of \$100,007.00, to the engineering contract with SWL (Southwestern Laboratories) Environmental Services, Austin, Texas, for additional services for design and preparation of plans and specifications for a composite liner for the City's Landfill Cells No. 2 and No. 4, in compliance with Subtitle "D" Requirements, to include leachate collections, methane monitoring, construction control surveying as required, and Construction Quality Assurance (CQA) Services.

Motion to approve Amendment No. 3, an increase of \$100,007.00 to the engineering contract with SWL (Southwestern Laboratories) Environmental Services.

Moved : Cm. Juarez

Second: Cm. Cardenas

For: 8

Against: 0

Abstain: 0

32. Approval of Change Order No. 1, an increase of \$10,760.00, to the construction contract with Cutler Repaving, Inc., Lawrence, Kansas, for the City of Laredo Street Recycling Project 1993-1994.

Motion to approve Change Order No. 1, an increase of \$10,760.00, to the construction contract with Cutler Repaving, Inc., for the City of Laredo Street Recycling Project 1993-1994.

Moved : Cm. Juarez

Second: Cm. Cardenas

For: 8

Against: 0

Abstain: 0

33. Award of an engineering contract to Foster Engineering, Laredo, Texas, for an amount not to exceed \$286,595.00, for design, title and topographic surveys, if required, and the preparation of plans and specifications for a 36" Water Line from the Jefferson Water Plant to F.M. 1472 (Mines Road).

Motion to award engineering contract to Foster Engineering, for an amount not to exceed \$286,595.00.

Moved : Cm. Juarez

Second: Cm. Cardenas

For: 8

Against: 0

Abstain: 0

34. Approval of Change Order No. 2, an increase of \$7,430.00, for additional water and sanitary sewer improvements to the Street Paving Assessment Project 47 (36 Blocks) construction contract with Ramex Construction, Inc., Houston, Texas.

Motion to approve Change Order No. 2, an increase of \$7,430.00, for additional water and sanitary sewer improvements to the Street Paving Assessment Project 47 (36 Blocks) construction contract with Ramex Construction, Inc., Houston, Texas.

Moved : Cm. Cardenas

Second: Cm. Perez

For: 8

Against: 0

Abstain: 0

35. Approval of Amendment No. 2, an increase of \$9,800.00, to the engineering contract with Frontera Associates International, Laredo, Texas, for re-alignment and revisions to plans and specifications of the Wastewater Interceptor Project along Mines Road.

Motion to approve of Amendment No. 2, an increase of \$9,800.00 to the engineering contract with Frontera Associates International.

Moved : Cm. Cardenas

Second: Cm. Perez

For: 8

Against: 0

Abstain: 0

36. Approval of Amendment No. 1, an increase of \$7,175.00, to the engineering contract with G.G. Salinas Engineering, Laredo, Texas, for the Tinaja Creek Phase I Culverts at Pecan Street and Santa Clara Street and Concrete Channelization (New York to San Salvador).

Motion to approve Amendment No. 1, an increase of \$7,175.00, to the engineering contract with G.G. Salinas Engineering.

Moved : Cm. Cardenas

Second: Cm. Perez

For: 8

Against: 0

Abstain: 0

37. Authorize the City Manager to sign a Service Contract with Tecolotes De Los Dos Laredos.

Motion authorizing the City Manager to sign a Service Contract with Tecolotes De Los Dos Laredos.

Moved : Cm. Cardenas

Second: Cm. Perez

For: 8

Against: 0

Abstain; 0

VIII. CITY MANAGER'S REPORT

38. Authorizing the City Manager to submit the FY 1994 HOME Entitlement Grant Application to the U.S. Department of Housing and Urban Development in the amount of \$1,206,000.00, and the execution of any and all documents resulting from such a submission.

For: 8

Against: 0

Abstain: 0

XI. COMMUNICATIONS

- A. Mr. Fernando Alderete spoke in reference to an idea that he had and wanted to experiment. He is trying to gather and draw attention to all the local talents amateurs, professional architects, engineers, artists, sculptures and historians to design and make full size renderings and a full scale model of the City of Laredo, which he stated would probably eliminate alot of the problems that we are having or existing as to where things are going to go. He further stated that the input would be from everybody if there was a place or warehouse where they could work with a scale model and leave it there so that people could come in a work on it, they could completely design the highways.

Mr. Alderete stated he would like to come in a future date and make a full presentation.

- A. Mr. Robert Gilmartin of 228 Idaho requested to be recognized by the council to thank Carlos Villarreal for his submission of his expense records of 1993 or who ever was responsible for the records and to inquire of the Mayor's 1993 records, where his records are and when they be produced as required by the Open Records Act.

Mayor Ramirez stated that he was surprised that he hasn't already gotten them, but he would provide him with copies of the expenditures as soon as he went upstairs to his office.

X. CITY COUNCIL DISCUSSION AND PRESENTATION

41. Request by the Mayor and Councilmembers for discussion and presentation.

A. Request By Councilmember Arlene Rash Aldridge

1. Discussion and possible action concerning the widening or replacing of the Meadow Avenue bridge across Chacon Creek and also the Meadow Avenue bridge over the Tex-Mex Railroad. (Co-sponsored by Councilmember Jose R. Perez, Jr.)

Cw. Aldridge asked what kind of help we can get from the State for these bridges.

Peter Vargas, City Manager, stated that staff has requested that they look at those bridges for evaluation on condition and consideration. He said that the

structures were found to be sound by the State. He added that council should request MPO to implement into the Capital Improvement Projects for next year and request State funding after being recognized by the city as a needed project.

Motion to add to Capital Improvements Project with the intent that these projects go to the MPO for consideration.

Moved : Cw. Aldridge

Second: Cm. Perez

For: 8

Against: 0

Abstain: 0

B. Request By Councilmember Cecilia May Moreno

1. Discussion and possible action concerning a request to have staff bring forth a plan to work with the other taxing entities to provide for payment of taxes through payroll deduction.

Cw. Moreno asked staff to look into the possibility of deducting not only city taxes but also other taxes such as LISD, County, and College. She said that there are people who need help in relieving them of the burden of having to pay all of them at one time.

Peter Vargas, City Manager, stated that he will bring back the pros and cons of payroll deduction to council at a future date.

XI. PUBLIC HEARINGS

42. Public Hearing concerning the Project 50 Paving Assessment Street Improvements Project paving assessment; and that an ordinance closing the hearing and fixing a lien and charge be introduced.

INTRODUCTION OF AN ORDINANCE

Closing the hearing on Project 50 Paving Assessment Street Improvements Project and fixing a lien and charge.

Motion to open the public hearing.

Moved : Cw. Aldridge

Second: Cm. G. Perez

For: 8

Against: 0

Abstain: 0

Mr. Rogelio Rivera, Asst. City Engineer, made the presentation before the City Council.

Mrs. Francis Villarreal, State Certified Appraiser, stated that the values were enhanced by at least the assessed

values by the street improvements of all 207 parcels with two exceptions which are the following:

- 1) Parcel 16 was a triangle at the Tex-Mex right-of-way, 50% of the triangle was too narrow to be buildable, therefore this was not enhanced at all.
- 2) Parcel 202 was a triangle adjacent to the Ft. McIntoch Wall, the narrowness of the wall prevented two of the lots from being enhanced by the street improvements.

Each of those parcels were adjusted by 50%, parcel 16 was adjusted from 1,387.50 to \$693.75, parcel 202 was adjusted from \$2,777.60 by 50% for a total of assessment of \$1,388.80. Total adjustments in assessments before the adjustment was \$4,165.10, after the adjustments were reduced to \$2,082.55.

Mr. Fidel San Miguel, Callaghan and Flores, said he did not request the paving of the street abutting his property.

Mr. Vargas stated that the paving is under a mandatory assessment program approved by the citizens.

Mr. Daniel Ibarra, resident on Viduarri, stated he received a letter on assessment but his house faces on Grant Street.

Mr. Angelo Ferrazano from CD Department stated that he was assessed by the minimum on a replatted lot.

Mr. Randy Volz appeared before the council in reference to paving on San Francisco, Tacuba, and Chicago as to when the paving would be completed.

Carlos Villarreal, Asst. City Manager, answered that the paving should take approximately 1 year for completion.

Mr. Volz inquired whether the \$4,100 assessed to pay one side of the street.

Mr. Villarreal answered that since this property covered one block, that the assessment was correct.

Motion to close the public hearing and introduce the ordinance.

Moved : Cm. Juarez

Second: Cm. Perez

For: 8

Against: 0

Abstain: 0

Ordinance Introduction: City Council

43. Motion to approve construction of the Bond Issue Street Paving Assessment Project 50 (41 Blocks), and 5 Blocks that

were Non-Assessed for the South Laredo Affordable Housing Project by the Department of Public Works, and the City's Utilities Department.

Motion to approve construction of the Bond Issue Street Paving Assessment Project 50 (41 Blocks), and 5 Blocks that were Non-Assessed for the South Laredo Affordable Housing Project by the Department of Public Works, and the City's Utilities Department.

Moved : Cm. G. Perez

Second: Cm. Cardenas

For: 8

Against: 0

Abstain: 0

44. Public hearing on authorizing the issuance of a Special Use Permit for a Manufactured Housing Park on 22.1165 acres, more or less, out of Porcion 25, Abstract 50 as further described in attached Metes and Bounds on Exhibit "A", located at the Casa Norte Mobile Home Park, east of San Dario and north of Mann Road; and that an ordinance be introduced.

INTRODUCTION OF AN ORDINANCE

Authorizing the issuance of a Special Use Permit for a Manufactured Housing Park on a 22.1165 acre tract out of Abstract 50, Porcion 25, as further described by Metes and Bounds on attached Exhibit "A", located at the Casa Norte Mobile Home Park, east of San Dario and north of Mann Road, in the City of Laredo; providing for publication and effective date.

Motion to open the public hearing.

Moved : Cm. G. Perez

Second: Cm. Perez

For: 8

Against: 0

Abstain: 0

Marina Sukup, Planning Director, made the presentation before the City Council.

Mr. Steve Snow, representing the developer, asked that the project be approved in order to continue with the development.

Motion to close the public hearing and introduce the ordinance.

Moved : Cw. Aldridge

Second: Cm. Juarez

For: 8

Against: 0

Abstain: 0

Ordinance Introduction: City Council

XII. ADJOURNMENT

Motion to adjourn.

Moved : Cm. Cardenas

Second: Cm. G. Perez


For: 8

Against: 0

Abstain: 0

Adjournment: 7:45 P.M.

I HEREBY CERTIFY THAT THE ABOVE MINUTES CONTAINED IN PAGES 01 TO 17 ARE TRUE COMPLETE AND CORRECT PROCEEDINGS OF THE REGULAR CITY COUNCIL MEETING HELD ON THE 7TH DAY OF MARCH, 1994. A CERTIFIED COPY IS ON FILE AT THE CITY SECRETARY'S OFFICE.



GUSTAVO GUEVARA, JR.
CITY SECRETARY

MINUTES PREPARED BY: Delia Rodriguez, Deputy City Secretary II

APPROVED BY CITY COUNCIL ON:

CORRECTIONS: