

CITY OF LAREDO
CITY COUNCIL MEETING

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

MINUTES

M97-R-09

MARCH 3, 1997

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 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,	"	, 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,	CITY MANAGER	
GINGER REINERT,	ASST. CITY ATTORNEY	

IV. APPROVAL OF MINUTES

2. Special City Council Meeting of February 15, 1997
City Council Meeting of February 18, 1997
City Council Meeting of February 24, 1997
City Council Workshop of February 27, 1997

Motion to approve.

Moved : Cm. Perez

Second: Cm. Valdez

For: 8

Against: 0

Abstain: 0

V. FINAL READINGS

Motion to waive the final reading of ordinance(s) #97-O-052, #97-O-053, #97-O-054, #97-O-055, #97-O-056, #97-O-57, #97-O-058, #97-O-059, #97-O-060, #97-O-061, #97-O-062, and #97-O-63.

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

Against: 0 Abstain: 0

- 3. 97-O-052 Ordinance amending the City of Laredo's 1996-97 annual budget in the amount of \$59,795.00 for a grant awarded by the Texas Natural Resource Conservation Commission through the South Texas Development Council to develop and implement one (1) Household Hazardous Waste Collection and Proper Disposal Program event. The event is scheduled for April 19, 1997 and authorizing the City Manager to implement said budget. (City Council)

Motion to approve ordinance #97-O-052.

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

Against: 0 Abstain: 0

- 4. 97-O-053 Ordinance amending the zoning ordinance (map) of the City of Laredo by rezoning Lots 2, 3, & 4, Block 1005, Eastern Division, located at 1800 Ligarde, from B-1 (Limited Business District) to B-3 (Community Business District). (Jose R. Perez Jr.)

Motion to approve Ordinance #97-O-053.

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

Against: 0 Abstain: 0

- 5. 97-O-054 Ordinance amending the Zoning Ordinance (Map) of the City of Laredo by rezoning 18.77 acres out of Porcion 36, Abstract 473, as further described by metes and bounds located west of US 83 and north of Canones Boulevard from AG (Agricultural District) and R-3 (Mixed Residential District) to R-1-MH (Single Family Manufactured Housing District). (Jose R. Perez Jr.)

Motion to approve Ordinance #97-O-054.

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

- 6. 97-O-055 Ordinance authorizing the issuance of a Special Use Permit for sand and gravel sales/storage, on Lot 1, Block 1, Northeast Complex, located at 1319 Muller Road. (Louis H. Bruni)

Motion to approve Ordinance #97-O-055.

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

- 7. 97-O-056 Ordinance amending the Zoning Ordinance (Map) of the City of Laredo by rezoning Lots 3 thru 8, Block 2012, Lots 7 and 8, Block 1941, Eastern Division, and 29,278.18 square feet of closed public R.O.W. formerly known as Laredo Street, located at the northwest corner of Ejido Avenue and Laredo Street, from R-3 (Mixed Residential District) to M-1 (Light Manufacturing District). (Louis H. Bruni)

Motion to approve Ordinance #97-O-056.

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

- 8. 97-O-057 Ordinance amending the Zoning Ordinance (Map) of the City of Laredo by rezoning Lots 7C and 8C, Block 87, Eastern Division, located at the northeast corner of Monterrey Avenue and Rosario Street, from R-3 (Mixed Residential District) to M-1 (Light Manufacturing District). (Alfonso "Poncho" Casso)

Motion to approve Ordinance #97-O-057.

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

- 9. 97-O-058 Ordinance amending the Zoning Ordinance (Map) of the City of Laredo by authorizing the issuance of a Conditional Use Permit for truck/trailer rental on Lot

2, Block 8, McPherson Acres Development, Unit III, located at 1613 Calle Del Norte. (Eliseo Valdez, Jr.)
Motion to approve Ordinance #97-O-058.

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

- 10. 97-O-059 Ordinance amending the Zoning Ordinance (Map) of the City of Laredo by rezoning Lots B and C, North Town Auto Center, located at #1 Auto Road South, from B-3 (Community Business District) to B-4 (Highway Commercial District). (Joe A. Guerra)

Motion to approve Ordinance #97-O-059.

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

- 11. 97-O-060 Ordinance amending the Zoning Ordinance (Map) of the City of Laredo by rezoning Tract "A", and Lot 1, Block 1, of Tract "E", North Town Auto Center, located at 6001 San Dario Ave., from B-3 (Community Business District) to B-4 (Highway Commercial District). (Joe A. Guerra)

Motion to approve Ordinance #97-O-060.

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

- 12. 97-O-061 Ordinance amending the City of Laredo's 1996-1997 annual budget by increasing estimated revenues and appropriations in the General Fund by \$5,350.00, and authorizing the City Manager to implement said budget. (City Council)

Motion to approve Ordinance #97-O-061.

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

- 13. 97-O-062 Ordinance authorizing the issuance of a Special Use Permit for Gas Extraction Facility to Waters Engineering & Operating, Inc., for a 5.0 acre tract

out of Abstract 239, as further described by metes and bounds, located west of Hwy. 83, north of Tinaja Street, and south of Saltillo Street, known as Nora Lee Notzon No. 1 Well, of the City of Laredo; providing for publication and effective date.
(City Council)

Motion to approve Ordinance #97-0-062.

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

Against: 0 Abstain: 0

14. 97-0-063 Ordinance amending Section 24.1.2.2 of the Laredo Land Development Code of the City of Laredo relating to "HISTORIC DISTRICT/LANDMARK BOARD; POWER AND DUTIES"; providing for publication and effective date.
(City Council)

Motion to approve Ordinance #97-0-063.

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

Against: 0 Abstain: 0

VI. RESOLUTIONS

15. 97-R-025 Supporting the Concord Hills Development and the provision of downpayment assistance to qualifying low and moderate income first-time homebuyers in the form of forgivable individual loans of \$3,000. Passage of this resolution, will allow the City to negotiate a contract with Vaquillas Development Ltd. and the Texas Department of Housing and Community Affairs that details the specific conditions of assistance to be provided including but not limited to:
1. That the \$1.8 million dollar project be funded subject to the annual appropriation by City Council and the availability of HOME Investment Partnerships Program (HOME) funds provided by the U.S. Dept. of Housing and Urban Development (HUD).
 2. That funds be allocated for each specific year based on Vaquillas Development Ltd.'s performance and ability to construct housing as per the schedule proposed. Fund balances not utilized will forfeited.

- 3. That the form of assistance (forgivable loans) provided to the Concord Hills Development be consistent with the assistance provided citywide to other individuals through the City's regular Downpayment Assistance Program.
 - 4. That the disbursement of funds by the City to Vaquillas Development Ltd. be contingent on the State's and County's award of matching funds.
- Once the project is underway, the City would also need to enter into individual contracts with the homebuyers who would be directly assisted. It is further proposed that this resolution authorize the revision of the City's Downpayment Assistance Program as funded through the HOME Program to conform with this initiative and provide for fair and equal housing opportunities citywide to others not associated with the Concord Hills Development and who also seek downpayment assistance, by incorporating the following changes:
- 1. Raise the maximum assistance which can be provided from \$2,500 up to \$3,000
 - 2. Convert the program from a payable loan to a forgivable loan program contingent on the assisted unit's continued affordability for a 5 year period.
 - 3. Eliminate the 50% match requirement.

Motion to table and to incorporate that a resolution and a contract be brought back to City Council for approval on March 17th to include items as specifically stated by the Texas Department of Housing and Community Affairs.

Moved : Cm. Perez
 Second: Cm. Guerra
 For: 7 Against: 1 Abstain: 0
 Cm. Casso

Motion to waive the rules of order move up item 36.A(1), E(1) and E(2).

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

- 16. 97-R-027 Authorizing the issuance of a Drilling Permit to drill and operate a natural gas well to Waters Engineering & Operating, Inc. on 5.0 acres out of Abstract 239 as

further described by metes and bounds, located west of Highway 83, south of Saltillo Street, and north of Tinaja Street, known as the Nora L. Notzon No. 1 Well.
Motion to approve Resolution #97-R-027.

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

- 17. 97-R-028 Resolving that the City Manager may execute a Sub-Ordination, Non-Disturbance and Attornment Agreement between the City of Laredo, as Lessor, and L.A. Ventures, Inc., as Lessee, and Laredo National Bank, as Lender, for the purpose of securing a temporary and permanent loan for the improvements made on Lot No. 4 of Block No. 1 at the Laredo International Airport Subdivision at the Laredo International Airport.

Motion to approve Resolution #97-R-028.

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

- 18. 97-R-029 Resolving that the City Manager may execute a Sub-Ordination, Non-Disturbance and Attornment Agreement between the City of Laredo, as Lessor, and L.A. Ventures, Inc., as Lessee, and Laredo National Bank, as Lender, for the purpose of securing a temporary and permanent loan for the improvements made on Lot No. 5 of Block No. 1 at the Laredo International Airport Subdivision at the Laredo International Airport.

Motion to approve Resolution #97-R-029.

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

VII. MOTIONS

- 19. Approval of a professional services contract with Dr. Maurice Click, to act as the Health Department's Health Authority under Section 121.033 of the Texas Health and Safety Code, for a period of two months, and Dr. Benson Huang, to serve as Tuberculosis Elimination Program Clinician, also for two months.

Motion to approve.

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

Against: 0 Abstain: 0

20. Authorization to request Interest Statements from local physicians for the appointed position of Health Authority from April 1, 1997, to September 30, 1997, to be compensated at a monthly contract rate of \$1,060.00, and Interest Statements for physician services related to the Tuberculosis Elimination Program from April 1, 1997, to September 30, 1997. Compensation for the Tuberculosis Program will be at a rate of \$1,500.00, per month for the TB Jail Project, and \$150.00, per clinic for the regular program clinic at the Health Department. Funding for the Health Authority will be from state grants. Funding for the TB Jail Program is from Webb County while funding for the regular TB Program is from state grants.

City Secretary Gustavo Guevara, Jr. noted for the record that the date of September 30, 1997 should read March 31, 1998.

Motion to approve.

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

Against: 0 Abstain: 0

21. Approval of the construction plans and authorization to advertise for bids for the Father Charles McNaboe Recreational Complex. A tentative bid award is scheduled for April 21, 1997.

Motion to approve construction plans and authorize to advertise for bids.

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

Against: 0 Abstain: 0

22. Approval of bid specifications and authorization to advertise for bids for the following:
- a) landscaping contract - Farias, Tarver, and Cigarroa Recreation Centers
 - b) irrigation system installation - Farias, Tarver, and Cigarroa Recreation Center
 - c) swimming pool chemicals
 - d) bunker gear - Fire Department

e) safety footwear - Fire Department
Tentative bid award is scheduled for April 7, 1997.

Motion to approve.

Moved : Cm. Perez

Second: Cm. Guerra

For: 8

Against: 0

Abstain: 0

- 23. Authorizing the City Manager to solicit Request for Proposals from qualified engineering consultants for developing a Comprehensive Stormwater Management Ordinance(s) and Best Management Practices (BMP) guidance manual, per the City's National Pollution Discharge Elimination System (NPDES) stormwater requirements. These ordinances and the BMP guidance manual are the initiation of the Stormwater Master Planning Process. A tentative bid award is scheduled for April 1997.

Motion to approve.

Moved : Cm. Perez

Second: Cm. Guerra

For: 8

Against: 0

Abstain: 0

- 24. Award of a one year food and beverage concessions contract for West Martin Field to J & H, Laredo, Texas. The concession services will be provided for the 20 games (plus playoffs) that the Tecolotes De Los Dos Laredos will be playing at West Martin Field during the 1997 Mexican Baseball Season plus any City-sponsored special events. The concessionaire will be paying the City 15% of sales.

Motion to approve.

Moved : Cm. Perez

Second: Cm. Guerra

For: 8

Against: 0

Abstain: 0

- 25. Award of an annual service contract to the SOLE BIDDER, Movac Environmental Service, Inc., McAllen, Texas, in the estimated amount of \$30,000.00, for furnishing vacuum truck services to transport domestic sewage and/or sewage sludge for the Utilities Department -Wastewater Division. Funding for this service is available in the Utilities Department's Wastewater Treatment Division Contractual Services Account.

Motion to approve.

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

Against: 0 Abstain: 0

- 26. Authorize the purchase of twelve portable radios for the Police Department through the Houston Galveston Area Council of Governments (HGAC) -Cooperative Purchasing Program, in the total amount of \$22,920.00. These voice secure radios will be purchased through the cooperative purchasing contract vendor Motorola. Delivery of these radios is expected within sixty days. Funding for this purchase is available in the Police Department's Trust Fund - Capital Outlay Account.

Cw. Moreno asked if there are any plans to fix asset inventory.

Mr. Pena stated that they will look into that and attack the problem in a departamental basis.

Motion to approve.

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

Against: 0 Abstain: 0

- 27. Authorize the purchase of two fire pumpers through the Houston Galveston Area Council of Governments (HGAC) -Cooperative Purchasing Program, in the total amount of \$552,007.00. These two pumper trucks will be replacements for two, 1979 Fire Fox fire trucks currently in operation. The two replacement trucks will be assigned to Fire Station #3 (San Bernardo) and #8 (Del Mar). Funding is available from Contractual Obligation bond proceeds. Delivery is anticipated within six to nine months. This purchase will be made through the use of Certificates of Obligation.

Motion to approve.

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

Against: 0 Abstain: 0

- 28. Award of an engineering contract to Crane Engineering Corporation, Laredo, Texas, for an amount not to exceed \$67,500.00, to provide surveys, design and the preparation of plans and specifications for the Street Paving Assessment Project 60 (24 Blocks). Contract time is 120 calendar days. A

total of 13 engineers/architects responded to the request for proposals. Funding is available in the Street Fund.

Motion to approve.

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

Against: 0 Abstain: 0

29. Award of a construction contract to the LOW BIDDER, Pete Gallegos Paving, Inc., Laredo, Texas, in the amount of \$98,790.00 for the Repairs to the Tinaja Creek Concrete Channel Improvements between San Salvador and Pecan Street. Contract time is 80 working days. A total two bids were received for this service. Funding is available in the Capital Improvements Fund.

Motion to approve.

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

Against: 0 Abstain: 0

30. Award of a construction contract to the SOLE BIDDER, Cutler Repaving, Inc. in the amount of \$257,803.04 for the 1996-1997 Street Recycling Project (133.5 Blocks). Contract time is 90 working days. Funding is available in the Capital Improvement Fund.

Motion to add the last block of Ejido located at Saunders and Ejido to this list.

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

Against: 0 Abstain: 0

Motion to approve.

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

Against: 0 Abstain: 0

31. Approval of change order no. 1, an increase of \$12,955.00, for additional sealing on the expansion joint and additional grouting of structural cracks, and to add 60 calendar days as a result of an interruption of work to allow the consultant to review the condition of the tank where the additional work was required to determine a method of repair as well the time

required to await cleaning work by the Utilities Department of the interior floor of the structure so that the consultant could again review all conditions to determine if any additional areas needed to be addressed, to the construction contract with N.G. Painting, Inc., Kerrville, Texas, for the Repairs to the North Ground Water Storage Tank located at Lyon Street and Meadow Avenue. Original contract amount was \$80,900.00. This change order will bring the total contract amount to \$93,885.00. Funding is available in the Waterworks System Fund.

Motion to approve.

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

Against: 0 Abstain: 0

- 32. Approval of change order no. 1, an increase of \$565.00, for the balance of quantities actually constructed in place, acceptance of the Geosynthetic Clay Liner for Type IV Landfill located at the City of Laredo Landfill on State Highway 359 in accordance with the Subtitle "D" Requirements of the Texas Natural Resource Conservation Commission (TNRCC), and approval of final payment in the amount of \$24,228.00 to Big "D" Environmental, Midland, Texas. Final construction contract amount is \$237,195.00. The project was completed within the allotted time. Funding is available in the Landfill Fund.

Motion to approve.

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

Against: 0 Abstain: 0

VIII. CITY MANAGER'S REPORT

- 33. Authorizing the City Manager to amend the November 18, 1996 Interlocal Agreement between the County of Webb and the City of Laredo for fire protection, medical emergency, and rescue services to be provided outside the City limits to the unincorporated areas within Webb County, in order to increase the annual costs for these services from \$400,000.00 to \$500,000.00 per annum payable in equal monthly installments of \$41,666.66 per annum for a term of three (3) years in order to include fire protection services to certain "Industrial Districts" as designated in Ordinance No. 97-O-011.

Cm. Bruni reported that the City/County Metro Committee met with the County Commissioners last week to work out this agreement which they think is in the best interest of the community and the residents of Webb County.

Motion to approve.

Moved : Cm. Perez

Second: Cm. Bruni

For: 8

Against: 0

Abstain: 0

34. Presentation regarding a status report on the progress of the water and wastewater Colonias Project.

Mr. Eduardo Garza representing Paul Garza & Associates stated they submitted the report to the Water Development Board on January 24th and is currently in the review process and they are still undergoing environmental considerations at this time.

Mr. David Juarez working with Paul Garza on this project reported that they did submit a completed final draft to the Texas Water Development Board on January. He has been in communication with the Engineering staff who is conducting the review on that report. He mentioned that as far as the schedule goes they had anticipated taking some consideration in April, 1997, however there were some environmental problems that were identified, their subcontractor T.R.C. Miriah did come down to the area, went over the route of the proposed line and one area of concern that was identified was the area on 359, along the railroad tracks Tex-Mex going to Chacon Creek. They are proposing to take the wastewater along the tracks to the proposed interceptor creek, however one thing that they found there were several brushy areas that were potential habitat for the ocelot. To his knowledge there has never been an ocelot identified in Webb County, but because they are using federal monies for this project they need to look at different alternatives to avoid that habitat. One of the alternatives they are looking at, is possibly bore underneath the tracks and coming along the northside of the tracks. That is something they have talked about. The environmental firm has already looked at that area and they made that recommendation to us. They are going to try to expedite the change in their plan and he does not anticipate any major changes that would delay the project any further. They do have to follow the proper procedures and conduct a formal public hearing which may delay their schedule somewhat to possibly May or June. One of the major concerns was the availability of the funds, he is very familiar with the project and he has been in discussion with the EDAP and the Texas Water Development Board and they have assured

him that the funding is still going to be there for this project. They will try to meet the schedule. They will get together with the environmental firm and make the changes and then they need to prepare their environmental information document. When that is prepared a formal public hearing will be set, they anticipate that within two to four weeks the document will be complete and until they have a document that can be reviewed by the public they can't set a public hearing.

Mr. Fernando Roman clarified some significant dates on the project and brief council on the retention of a financial advisor issue.

Mr. Pena stated that the next report will be in 30 days.

Motion to move item #35 to the end of the meeting.

Moved : Cm. Valdez

Second: Cm. Perez

For: 8

Against: 0

Abstain: 0

35. Discussion and possible action regarding possible partial settlement agreement in Cause No. C-95-00259-02 styled Jacaman Investment Group, LTD., John S. Jacaman Cattle Company, LTD., John Jacaman and Laura Jacaman Sanchez v. City of Laredo, with possible Executive Session for consultation with attorney pursuant to Section 551.071 (1), (A) & (B) of the Texas Government Code.

Motion to go into Executive Session for consultation with attorney pursuant to Section 551.071 (1), (A) & (B) of the Texas Government Code.

Moved : Cm. Perez

Second: Cm. Casso

For: 8

Against: 0

Abstain: 0

After Executive Session Mayor Ramirez announced that no formal action was taken.

Motion to draft an agreement for partial settlement of issues pertaining to the plat for Jacaman Ranch, Unit 1, and authorize the City Manager to negotiate procedural and administrative details in the final draft subject to the concurrence of the City Attorney as Declaratory Judgment by the Court and to execute the agreement and carry out its terms.

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

Against: 0

Abstain: 0

IX. COMMUNICATIONS

- a. Presentation by Public Information Officer, Marco Alvarado regarding promotional videos on various City projects.

Marco Alvarado presented (8) 30 second public service announcements videos of the Mayor and Councilmembers which highlights various city projects and ongoing activities.

- b. Presentation by Candelario Viera concerning a request for a second extension of his injury leave status.

Mr. Candelario Viera was before council requesting another extension because he is scheduled for surgery on March 11th.

Mr. Gilbert Sanchez, Risk Manager, reported that approximately a year ago Sgt. Viera came before council to request additional pay injury leave and according to administrative protocol the insurance carrier for the city has the right to contest that, in any spinal surgery that is the process. The second opinion that was rendered by the TML designated doctor did not concur with Sgt. Viera's treating physician, at that point he was given the opportunity to solicit a third opinion, that third opinion originally did not concur with the treating doctors' recommendation for spinal surgery. At that point Sgt. Viera then has the right to go before the Texas Workers' Compensation Commission to have a case hearing. What happened at that point was that the hearing officer for the Workmen's Compensation Commission rendered a decision in favor of the city or TML that spinal surgery was not needed at that time. Sgt. Viera then used his administrative protocol and contested that decision, the commission then granted Sgt. Guerra the authority to go back to the treating physician to do further testing, which he did. At that point an additional MRI was conducted and the third opinion, which they rely on, reverses the original opinion which is why they are here today. Mr. Viera states that surgery is scheduled for March 11th.

Mr. Sanchez stated that all medicals will be covered, it's only the issue of income benefits.

Mr. Pena stated that the question here is the continuation of pay. Police Officers get 100% of their pay unlike other employees and Mr. Viera is asking continuation of pay.

Motion to give Mr. Viera the extended benefits subject to surgery at the time that it is stipulated (March 11th) and subject to the six month recovery period that it takes, and at that time for whatever reason or a complication in the recovery, etc. that it be brought before council prior to benefits expiring.

Moved : Cm. Perez

Second: Cm. Bruni

For: 8

Against: 0

Abstain: 0

- c. Cw. Montalvo requested that by next council meeting staff bring back a cost estimate as far as having an employee collecting delinquent taxes for the Tax Department instead of having outside attorneys collecting them.
- d. Cm. Bruni stated he was handed an invitation by Maria E. Myer and Antonio Munoz who are members of Union de Colonias Olividadas, it states council is invited to a very important meeting where Mr. Robert Garcia from KLDO is having live coverage for this meeting, to be aired at the 10:00 news. Commissioner Roque Vela and people from the colonias will be attending this meeting and was inviting council to witness and contribute their expertise in the matter, the meeting is scheduled for March 3rd at 10:00 p.m. at the San Carlos Mission.
- e. Mr. & Mrs. Juan Garza from Victory Outreach stated that they have opened a new center and was requesting assistance from the city.

Mayor Ramirez asked that this item be placed on the agenda for the next meeting to be sponsored by himself and co-sponsored by Cm. Guerra.

X. CITY COUNCIL DISCUSSION AND PRESENTATION

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

A. Requests by Mayor Saul N. Ramirez, Jr.

- 1. Recognizing the accomplishments of the "Laredo All American Cheerleaders" which consists of 24 school girls ranging in ages from 9 to 14. These fine young ladies represented the City at

the National Cheerleaders Association competition held in Dallas on February 15 & 16. They placed 22nd nationally out of a pool of 89 teams.

Mayor Ramirez recognized the Laredo All American Cheerleaders and their leader Mrs. Norma V. Arriaga.

B. Requests by Councilmember Louis H. Bruni

1. Presentation by former Mayor Aldo Tatangelo on the City of Laredo's position on affordable housing with possible action.

Cm. Bruni asked that items B(1) and B(2) be taken together.

Mr. Tatangelo stated that his plan or intent is for the city to build low income affordable housing on city property for people with yearly income of \$10,000-\$15,000.00 to take them out of slums or out of sub-standard housing, unfortunately the original plan has been forgotten, the city has bought property, he thinks it is wrong, is against this and it's against the rules of HUD. He wants to know what will be done with city property, we have the assets, but nothing is done. He concluded by saying that he wanted a commitment by the City Council.

Erasmio Villarreal from Community Development stated there are three city blocks in which they are trying to build. They are trying to design a product specifically for what Mr. Tatangelo is taking about, building a house with lot for about \$20,000 to \$25,000 that may fit individuals in the very low income level. They already have the funds and specs for the 100 lots that were bought at Los Obispos, they were planning to bring those specs next week and get authorization. The funding that they have designated to do the construction aspect of these things is now geared to do the houses at Los Obispos first and the they will come back and do these other projects, or if they can find additional funds, they can do this concurrently.

Cw. Montalvo wanted to know when Mr. Villarreal is coming before council to bring all the information.

Mayor Ramirez stated that Mr. Villarreal is coming back with a plan with the cost to put that plan through and at that time they will decide where to find the money, re-appropriate once we see the plan which will take approximately 45 days for those three blocks and at that time if council wants to fund it with the \$350,000.00 that we have, we can do it.

2. Presentation by former Mayor Aldo Tatangelo on the proposed demolition of two buildings at the Laredo International Airport with possible action.

Mr. Tatangelo wants to know why they are being torn down.

Joe Flores, Airport Director, stated that they are not suitable for residential or housing use because it is not compatible to the area and that the area is better suited for commercial use.

Motion to instruct staff to prepare a report on the positive and negative points on the use of these two buildings.

Moved : Cm. Bruni

Second: Cm. Casso

For: 8

Against: 0

Abstain: 0

3. Status report on the Montgomery/India Drainage Project with possible action.

Rogelio Rivera, City Engineer, reported that this project was awarded back in December to Juarez Engineering with a five month contract, they are at the end of three months, and they will have plans ready by the end of March when they will receive the sub-surface exploration which has gotten underway, and if that is done possibly by the end of March, the plans will be going out for bids in April and will be awarded in May or June and it will take about six months for completion.

4. Status report on the Santos Trailer Park with possible action.

Cindy Collazo, Community Development Director, reported that one resident was evicted from the property, so there is only one remaining. They did write a letter to the attorney representing the Santos Family because they understand the gentlemen will be leaving to California this month and they are really pushing for the remaining resident to be out of there before the owner leaves and were asking for his cooperation.

Cm. Bruni asked staff that as soon as it is cleared out, to instruct the owners to completely clean the property.

5. Status report on the Casa Blanca Trailer Park with possible action.

Cm. Bruni stated that the park is still messy, dirty, it's an eyesore, and there are still families living there.

Benny Salinas, Building Director, reported that there are some houses that do meet standards and that are occupied. There are some that are in terrible condition, some are used as storage buildings, and they will be citing violations through the zoning ordinances. One of the problems that they are having is that the mobile homes belong to Mr. Tomas Gomez and he is a tenant, the property belongs to a different party, the owner of the property is trying to evict Mr. Gomez, he has moved some of the structures to Rio Bravo but there are still many of them in the property. He added that they have been working with the Legal Department to try to settle this matter with Mr. Gomez, but have been unable to find him. Some zoning violations have been filed at Municipal Court.

Ginger Reinert, Assistant City Attorney, reported on the status of the cases as they presently are at Municipal Court.

6. Discussion and possible action concerning the addition of the 1100 Block of Texas to the City's Paving Program.

Cindy Collazo, Community Development Director, stated staff went to the site and apparently there is interest in the purchasing the street. There are two of three abutting owners that they have contacted and that are interested in purchasing the street, so they would like to explore that option before, it is officially closed by council, so they are talking about 45-60 days if the whole process comes through.

Motion to include this block in project 60.

Moved : Cm. Bruni
Second: Cm. Guerra

Cm. Guerra withdrew his second and the motion died for lack of another second.

C. Requests by Councilmember Alfonso I. "Poncho" Casso

1. Discussion and possible action regarding broken water pipes on the 2400 Block of Fremont Street.

Cm. Casso stated that these pipes are broken every year for the past six or seven years on that block and wants to know when they will replace the entire water pipes there.

Fernando Roman, Utilities Director, stated that they conducted an analysis of 11 blocks for seven years and indeed found about 18 pipes in that lapse, most of them occurred in 2400 and 2700

block of Fremont. He added that this area is a transition area where the pressure is higher, they would like to begin the replacement of these pipes starting on the 2700 block within 30 days and then move uphill until they reach the 1500 block. They don't have any problem with the pipes on the 1700-2200 which are the same age.

2. Discussion and possible action regarding our sign ordinance.

Motion to table indefinitely.

Moved : Cm. Casso

Second: Cm. Bruni

For: 8

Against:

Abstain: 0

3. Discussion and possible action regarding the artwork for the statue to replace George Washington.

Cm. Casso presented the artwork to Mayor Ramirez, wants input from council and that council decide what direction to go, and also wants to know when the county will pick up the George Washington Statue.

Mayor Ramirez suggested that the artwork perhaps on the eagle have the wings spread out grabbing the flag with one claw and the other sort of in an attack mode, which is what the veterans are suggesting.

Cm. Casso suggested it be done like the last time where the City Secretary asked for proposals.

Mayor Ramirez asked that we go out for a proposal package for both statues, the eagle, the Santos Benavides and also the airport work as well and that the proposal package be brought back for the March 17th.

Mr. Evan Quiroz stated that the Quiroz family had given the statue to the City of Laredo and that it was not on a temporary loan basis, the city owns the statue.

Cm. Bruni stated that if the owner of the statue says it is the city's we should keep it and just put a Santos Benavides Statue on the front and keep George Washington where it is.

D. Requests by Councilmember Cecilia May Moreno

1. Status report regarding the painting of the Lyon Street water Tanks.

Fernando Roman, Utilities Director, reported that he had been in contact with Nixon High School and that the painting may probably be done in June.

E. Requests by Councilmember Mario G. Alvarado

- 1. Recognition of the B.E.S.T. Organization and the Laredo-Webb Neighborhood Housing Services, Inc., for acquiring a \$20,000.00, HOME Rehabilitation Grant for the Perez Family located on Burnside Street.

Cm. Alvarado presented Appreciation Awards to John Puig who was presenting the Laredo-Webb Neighborhood Housing Services, Inc. and Henry Flores who was representing B.E.S.T.

John Puig introduced the people in the audience who are part of NHS, those present were: Jesse Hinojosa, Tony Martinez, Mario Gonzalez, Norma Leal, and Marie Villarreal and Mr. Angelo Picarillo who was representing HOME.

Henry Flores introduced from B.E.S.T. the following: John Arndt, Adriana Craddock, Alicia Castillo, and Jesus Ponce.

- 2. Presentation by John Arndt on a disc golf recreation program with a request to have the City's Education and Recreation Department review this program for possible consideration.

Mr. John Arndt made the presentation before council and explained the need for this sport to our community kids and people of all ages and wanted to see if the city could provide some area at any city park for this sport.

Cm. Alvarado asked that this proposal be turned over to the Parks & Recreation Director for their review.

Motion to waive the rules of order and move up item #33.

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

Against: 0 Abstain: 0

- 2. Appointing Norma Castilla as my nominee the Laredo Commission for Women.

Motion appointing Norma Castilla as Cw. Moreno's nominee to the Laredo Commission for Women.

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

Against: 0

Abstain: 0

XI. PUBLIC HEARINGS

37. Public hearing regarding the amendment of the 19th and 20th Action Year (AY) Community Development Block Grant (CDBG) Final Statements and the 1996 Consolidated Plan as it pertains to the use of 22 Action Year CDBG funds for the purpose of reprogramming a total of \$1,633,886.00, to facilitate Phase I acquisition and relocation activities associated with the widening of Blocks 1700-2200 of Lafayette Street. CDBG funds and fund balances proposed to be reprogrammed include:

19th Action Year CDBG

Housing Rehab Administration . . . . .	.\$	91
Housing Rehab Loans. . . . .	.\$	17
Project 48 Grants. . . . .	.\$	1,054
Project 50 Grants. . . . .	.\$	1,370
Project 47 Street Improvements . . . . .	.\$	20
Affordable Housing Infrastructure. . . . .	.\$	130,587
Northeast Laredo Park. . . . .	.\$	4,321
Subtotal . . . . .	.\$	137,460

20th Action Year CDBG

<u>Administration</u> . . . . .	.\$	24,655
Housing Rehab Administration . . . . .	.\$	27,880
Street Improvement Project 52 Grants . . . . .	.\$	9,120
Street Improvement Project 54 Grants . . . . .	.\$	19,793
Street Improvement Project 55 Grants . . . . .	.\$	17,780
Street Improvement Project 56 Grants . . . . .	.\$	6,025
Street Improvement Project 54. . . . .	.\$	22,807
Santo Nino Wastewater Improvement Project. . . . .	.\$	150,000
Azteca Neighborhood Wastewater Imp. Project. . . . .	.\$	150,000
Laredo Webb Neighborhood Housing Services . . . . .	.\$	68,366
Subtotal . . . . .	.\$	496,426

22nd AY CDBG

Acquisition of Land for Affordable Housing. . . . .	.\$	1,000,000
Subtotal . . . . .	.\$	1,000,000
Total. . . . .	.\$	1,633,886

Motion to open the public hearing.

transportation to the new Texas Human Services Department located at 4100 State Highway 359. This extension will be effective March 10, 1997.

Motion to open the public hearing.

Moved : Cm. Perez

Second: Cm. Bruni

For: 8

Against: 0

Abstain: 0

Jesus Ponce wanted to know since the Guadalupe Bus serves the veteran clinic and runs every hour, will the extension increase the time span for the services to the clinic, or will it affect the schedule. He asked that council consider changing the schedule for this route to run every 45 minutes.

Gilbert Segovia, Transit Director, explained that the time span will remain the same, they are just making minor adjustments in time points, there will be no changes to the actual schedule. He said they will be looking at the next fiscal year to make any modifications that they need to do city-wide.

Motion to approve to extend the El Metro bus route #8B, "Guadalupe/Villa del Sol", approximately 1.3 miles in order to provide public transportation to the new Texas Human Services Department located at 4100 State Highway 359.

Moved : Cm. Perez

Second: Cm. Alvarado

For: 8

Against: 0

Abstain: 0

40. Award of contracts to the following LOW BIDDERS MEETING SPECIFICATIONS for the purchase of equipment and furniture for the Inter-modal Downtown Transit Center:

a) Design Source, Laredo, Texas-Desks \$ 8,766.87
(a total of five bids were received)

b) Cook & Jones, McAllen, Texas-Seating \$ 9,539.50
(a total of five bids were received)

c) Executive World, Laredo, Texas-
Misc. Furniture \$ 6,489.00
(a total of five bids were received)

d) Tenant, Anaheim, CA-Parking Lot
Sweeper \$31,917.39
(a total of two bids were received)

Funding is available in the Transit System -Section 3 Grant, Inter-Modal Transit Center Account.

Motion to approve.

Moved : Cm. Perez
Second: Cw. Moreno
For: 8

Against: 0 Abstain: 0

41. Approval of amendment no. 4, an increase of \$2,300.00, to the professional engineering and architectural contract with Wilbur Smith Associates Engineers, Houston, Texas, for additional structural engineering design services for canopy improvements at the Intercity Bus Service Facility at Phase "B" of the Laredo Intermodal Transit Center. Original contract amount was \$765,000.00. This change amendment will bring the total contract amount to \$792,030.00. Funding is available in Transit System Purchase Professional Fee Account.

Motion to approve.

Moved : Cm. Perez
Second: Cw. Moreno
For: 8

Against: 0 Abstain: 0

42. Approval of change order no. 1, a decrease of \$12,060.00, to the contract with Nova Bus, Inc., to purchase fifteen compressed natural gas transit buses, to delete the bus stripe painting option and have the El Metro's maintenance personnel apply logo and stripe decals. Original contract amount was \$4,516,200.00. This change order will reduce the total contract amount to \$4,504,140.00.

Motion to approve.

Moved : Cm. Perez
Second: Cw. Moreno
For: 8

Against: 0 Abstain: 0

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

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

Against: 0 Abstain: 0

XIII. ADJOURNMENT

Motion to adjourn.

Moved : Cm. Perez

Second: Cm. Alvarado

For: 8

Against: 0

Abstain: 0

I HEREBY CERTIFY THAT THE ABOVE MINUTES CONTAINED IN PAGES 01 TO 26 ARE TRUE COMPLETE AND CORRECT PROCEEDING OF THE REGULAR CITY COUNCIL MEETING HELD ON THE 3RD DAY OF MARCH, 1997. A COPY IS ON FILE AT THE CITY SECRETARY'S OFFICE.



GUSTAVO GUEVARA, JR.
CITY SECRETARY

Minutes approved on: March 17, 1997