

CITY OF LAREDO  
CITY COUNCIL MEETING

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

MINUTES

M-97-R-30

SEPTEMBER 2, 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, Jr. led in the Pledge of Allegiance.

**III. ROLL CALL**

IN ATTENDANCE:

SAUL N. RAMIREZ, JR.,	MAYOR	
JOSE R. PEREZ, JR.,	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 G. ALVARADO,	"	, DISTRICT VII
CONSUELO "CHELO" MONTALVO,	"	, DISTRICT VIII
GUSTAVO GUEVARA, JR.,	CITY SECRETARY	
FLORENCIO PENA, III	CITY MANAGER	
JAIME L. FLORES,	CITY ATTORNEY	

**IV. APPROVAL OF MINUTES**

2. City Council Meeting of August 4, 1997  
Budget Workshop of August 8, 1997  
Budget Workshop of August 9, 1997  
City Council Meeting of August 14, 1997

Motion to approve.

Moved : Cm. Perez  
Second: Cm. Valdez

For: 7

Against: 0

Abstain: 0

Cm. Casso was not present.

Cm. Casso joined the meeting at 5:40 p.m.

#### V. INTRODUCTORY ORDINANCES

3. Authorizing the City Manager to execute a lease with Aircraft Parts and Development Corporation, a Texas Corporation, for approximately 5,888 square feet constituting Building No. 1307 at the Laredo International Airport.

1. Lease term is for one (1) year commencing August 1, 1997 and ending July 31, 1998 and may be extended for four (4) terms of one (1) year each ending July 31, 1999, July 31, 2000, July 31, 2001, and July 31, 2002. Lease may be terminated upon giving 90 days written notice.

2. Monthly rent shall be \$1,500.00 and will be adjusted annually during the primary and extension terms of this lease according to changes in the Consumer Price Index.

Ordinance Introduction: City Council

4. Authorizing the City Manager to execute a lease with L.A. Ventures, Inc., for approximately 289 square of office space constituting Suite No. 8 of Building No. S-1 located at 1718 E. Calton Road.

1. Lease term is for one (1) year commencing May 1, 1997, and ending April 30, 1998, and will be extended for one (1) year ending April 30, 1999. Lease may be terminated by either party upon giving a sixty (60) day written notice.

2. Monthly rent shall be \$333.00 and will be adjusted annually during the primary and extension term of this lease according to changes in the Consumer Price Index.

Ordinance Introduction: City Council

5. Authorizing the City Manager to execute a lease with Comision Mexico-Americana Para La Eradicacion Del Gusano Barrenador (U.S.D.A. Screworm Program) for approximately 19,765 square feet constituting Building No. 1308 and approximately 10,000 square feet of vehicle parking area located at 4305 Maher Avenue.

1. Lease term is for five (5) years commencing June 1, 1997, and ending May 31, 2002. Lease may be

- terminated by either party upon giving one hundred twenty (120) days written notice.
2. Monthly rent shall be \$4,950.00 and will be adjusted annually according to changes in the Consumer Price Index.

Ordinance Introduction: City Council

6. Authorizing the City Manager to execute a lease with Juan Vargas d/b/a The Education Center for approximately 4,308 square feet constituting Building No. 1169 located at 4407 Foster Avenue, and used to house a day care facility.
  1. Lease term is for one (1) year commencing August 1, 1997, and ending July 31, 1998.
  2. Monthly rent shall be \$800.00. Lease may be terminated upon giving 120 days written notice.

Ordinance Introduction: City Council

7. Authorizing the City Manager to execute a lease with All American Events, Inc., a Florida corporation, for approximately 4.0 acres of land located on the northeast corner of Hillside Road and Thomas Avenue at the Laredo International Airport.
  1. Lease term is for two (2) days commencing September 20, 1997, and ending September 21, 1997.
  2. Daily rent shall be \$750.00. Premises will be used to host a circus and proceeds will be used for charitable causes. The Laredo Police Officers Associations is sponsoring this circus.

Ordinance Introduction: City Council

8. Authorizing the City Manager to execute a lease with Carlos Madrid d/b/a Madrid Printing Equipment for approximately 8,466 square feet constituting Building #464 locate at 1705 E. Hillside Road and to be used for a printing equipment shop.
  1. Lease term is for five (5) years commencing August 1, 1997 and ending July 31, 2002 and may be extended for one (1) term of five (5) years ending July 31, 2007.
  2. Monthly rent shall be \$1,270.00 and will be adjusted annually during the primary and extension term of this lease.

In an effort to provide additional land for development, Airport Staff wishes to demolish Building #1108 presently occupied by Mr. Madrid and, thus, relocate his business to Building #464.

Ordinance Introduction: City Council

9. Amending Chapter 14, Garbage, Trash, And Refuse Article I, Section 14-4.1 (D), (7) rates, of the code of ordinance of the City of Laredo, in order to allow for the collection of landfill fees for disposal of garbage at the City's Landfill site by private individuals who are non-residents of the City of Laredo on Sundays, providing for publication and effective date.

Ordinance Introduction: City Council

Mr. Jorge Benavides, City Administrator for the City of Rio Bravo, requested from council the waiving of the \$60 per ton commercial fee for outside city limits and that they be granted instead the \$30 per ton fee which is the same as for commercial inside the city limits.

Mayor Ramirez asked that staff look at charging the commercial rate, plus all the mandated fees that are being charged. That the fees be charged in addition to the commercial rate as a possible mediated rates for incorporated cities within Webb County.

10. Amending Chapter 32, of the Code of Ordinances entitles vehicles for hire, by creating a new Article V, entitled shuttle-van operations, providing for restrictions in general, statement of policy, administration and enforcement, definitions, operating enforcement, definitions, operating authority, licensing, holder and driver regulations, fares, insurance coverage, vehicle and equipment requirements, providing for publication and effective date.

Ordinance Introduction: City Council

11. Authorizing the City Manager to grant a license to AT&T Corporation, a New York Corporation, for the use of a conduit on Juarez Lincoln International Bridge,. License term is for five years commencing on September XX, 1997 and ending September XX, 2002. Annual rent shall be \$5,000.00 and will be adjusted annually during the term of this license as provided for in said license plus a fee of \$4.00 a square foot for the occupation of the City of Laredo right-of-way on Iturbide Street.

Ordinance Introduction: City Council

**VI. FINAL READINGS**

Motion to waive the final reading of ordinances #97-O-195, #97-O-196, #97-O-197, #97-O-198, #97-O-199, #97-O-200, #97-O-201, #97-O-202, #97-O-203, #97-O-204, and #97-O-205.

Moved : Cm. Perez

Second: Cm. Bruni

For: 8

Against: 0

Abstain: 0

12. 97-O-195 Authorizing the City Manager to execute a partial release of covenant for the Southgate Subdivision, Unit II-A, Phase II Planned Unit Development. This release will allow the developer to proceed with the sale of lots in this development.  
(City Council)

Motion to approve Ordinance #97-O-195.

Moved : Cm. Perez

Second: Cm. Bruni

For: 8

Against: 0

Abstain: 0

13. 97-O-196 Ordinance authorizing the issuance of a Special Use Permit for sand and gravel sales/storage, on Lot 7, Block 2003, South Laredo Industrial Park, located at 2010 Rotary Street; providing for publication and effective date. (Jose R. Perez)

Motion to approve Ordinance #97-O-196.

Moved : Cm. Perez

Second: Cm. Bruni

For: 8

Against: 0

Abstain: 0

14. 97-O-197 Ordinance amending the Zoning Ordinance (Map) of the City of Laredo by rezoning Lots 1, 2 and 3, Block 204, Eastern Division, located at 1502 S. Zapata Hwy., from B-3 (Community Business District) to B-4 (Highway Commercial District); providing for publication and effective date. (Jose R. Perez)

Motion to approve Ordinance #97-O-197.

Moved : Cm. Perez

Second: Cm. Bruni

For: 8

Against: 0

Abstain: 0









25. 97-R-091 Authorizing the City Manager to submit an application o the South Texas Development Council for a grant in the amount of \$71,218.00 with the City designating \$9,000.00 in matching funds and for a total of \$80,218.00 to implement a Household Hazardous Waste Collection and Proper Disposal Program (HHWC & PDP) for the Spring 1998.

Motion to approve Resolution #97-R-091.

Moved : Cm. Alvarado

Second: Cw. Montalvo

For: 8

Against: 0

Abstain: 0

26. 97-R-092 Supporting Laredo Hamilton, L.P.'S efforts to convert the Hamilton Hotel to low income elderly housing and authorizing the City Manager, in further support of this project, to apply to the U.S. Department of Housing and Urban Development for a Section 108 Loan of up to \$1,550,000.00, on behalf of Hamilton, L.P. subject to negotiations and underwriting guidelines as may be beneficial to the City.

Steve Snow presented his version of a resolution of support for their review and consideration.

Erasmus Villarreal, Asst. Community Development Director, stated that the only difference between staff's and Mr. Snow's resolution is item 11 on the payments of principal and interest. That basically what they are asking council under this resolution is that there is a deferred period of 10 years with no payment, and that the loan be a 30-year loan. He added that they were looking at section 108 guidelines and they found that the maximum is 20 years. They explained this to Mr. Snow and explained that they will probably have to look at a 20-year loan under the Section 108 criteria. He said that another thing that council has to be aware of, is that the section 108 is a loan guaranteed program and somebody is going to have to pay back the loan for a deferred period one way or the other, either the city through the CD Block Grant for those 10 years or the general fund. A payment does have to be made back annually to HUD. He concluded by saying that the 10 year deferred is something that can be worked out.

Mr. Milton Saenz sponsor and Co-developer of the Hamilton Project stated they have negotiated and completed various loans of this type and are familiar with the structure of these type of loans. They are proposing a 3% interest rate, rather than a non-interest loan. He urged that they maintain the terms of loan as requested, because it will assist them in getting the low income housing tax credits.

Florencio Peña, Interim City Manager, stated that in essence this project is an approval in concept and is still subject to negotiations. He asked that if council is interested in this project and want staff to explore the possible 108 and possible CDBG. He wants direction from council if they are interested in any way in using funds other than those federal funds such as the general fund which if there is a deferred payment clause in this contract, general fund monies would have to in some form or another be obligated. He concluded by saying that they would need a financial advisor to come to look at this and see what combination of funds would work.

Mayor Ramirez wants HOME monies be included as another possible source.

Motion to approve Resolution #97-R-092.

Moved : Cm. Alvarado

Second: Cw. Montalvo

The second was withdrawn and motion died for lack of another second.

Mayor Ramirez said if they put in there that it is subject to final approval and that it include other funding source (Community Block Grant or HOME monies) as additional revenue streams for this project, the resolution would be fine. He clarified that they are going to add two more conditions. That other funding sources such as Community Development Block Grants or Home Partnership monies be looked at as possible sources of revenue for this project. On number 15th, that all items stipulated above are subject to approval by the different agencies.

Motion to approve the resolution as amended to include subject to final approval; addition of item #14 to include other funding sources such as CDBG and HOME Partnership monies; and add item #15 that all items are subject to final approval by the different agencies.

Moved : Cw. Montalvo

Second: Cm. Bruni

For: 8

Against: 0

Abstain: 0

27. 97-R-093 Requesting legislative Assistance to preserve and protect the property of its' citizens and taxpayers that are held in trust by Texas Cities, by protecting the citizens right to charge and receive just compensation for the use of a municipality's rights-of-way by charging the fair market rental value for the use of the public rights-of-way and advocating that the citizens right to receive just compensation for the use of its rights-of-way and the property interests of Texas citizens be the guiding consideration in the formulation of an interim study to analyze existing agreements between cities and entities regarding the use of public rights-of-way, and the payment of fair market rental values for its use.

Motion to approve Resolution #97-R-093.

Moved : Cw. Montalvo

Second: Cm. Alvarado

For: 8

Against: 0

Abstain: 0

#### VIII. MOTIONS

28. Approve the plans and specifications for the remodeling of the Pacific Southwest Bank located at 2114 Saunders Street. Under the lease agreement between City of Laredo, as Lessor, and Pacific Southwest Bank, as Lessee, Lessor's approval of the plans and specifications is required before Lessee commences any modifications to the improvements located on Airport leased premises.

Motion to approve.

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

Against: 0

Abstain: 0

29. Authorization to advertise for Request for Proposals (RFP's) to provide Professional Engineering and/or Surveying Services for Cells 11 and 12 of the City of Laredo Type I Landfill located on Texas Highway 359 and to include engineering design, preparation of plans and specifications with cost estimates, construction quality assurance, boundary and topographic surveying as required for compliance with the Texas Natural Resource Conservation Commission's Subtitle D Requirements of 30 TAC 330 Municipal Solid Waste Regulations. Funding is available in the Landfill Fund Improvements Other Than Buildings.

Motion to approve.

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

Against: 0

Abstain: 0

30. Authorization to advertise for Request for Proposals (RFP's) from area professional firms interested in providing consultant services to include preparation of Request for Proposals for the Toll System Upgrade and Electronic Toll Collection Implementation at all three of the City of Laredo International Bridges. Funding is available in the Bridge System Toll Plaza Improvements.

Motion to approve.

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

Against: 0

Abstain: 0

31. Approval of bid specifications and authorization to advertise for bids for laboratory clinical testing services for the City of Laredo Health Department. A reference laboratory is contracted to provide laboratory clinical testing services which are not provided in-house or by the Bureau of Laboratories of the Texas Department of Health. A tentative bid award is scheduled for October 6, 1997.

Motion to approve.

Moved : Cm. Perez

Second: Cm. Bruni

For: 8

Against: 0

Abstain: 0

32. Approval of bid specifications and authorization to advertise for bids for janitorial services at five building sites occupied by the WIC Program of the City of Laredo Health Department. Bids will also be requested for janitorial services for the four City of Laredo recreation centers as well as the Santo Niño Branch Library. The term of the agreement shall be for a two year period beginning October 1, 1997, through September 30, 1999. A tentative bid award is scheduled for October 6, 1997.

Motion to approve.

Moved : Cm. Perez

Second: Cm. Bruni

For: 8

Against: 0

Abstain: 0

33. Approval to solicit new bid proposals from qualified Laboratories to perform analytical testing for Soil samples in compliance with the Resources Conservation Recovery Act (RCRA) for the City of Laredo's Brownfields site located at the Tex/Mex Railway Yard.

Motion to approve.

Moved : Cm. Perez

Second: Cm. Bruni

For: 8

Against: 0

Abstain: 0

34. Authorizing the issuance of Request for Qualifications for the design of plans and specifications for the addition of a Belt Filter Press at the Southside Wastewater Treatment Plan. The Belt Filter Press will dry wastewater sludge in preparation for its final disposal at the sanitary landfill.

Motion to approve.

Moved : Cm. Perez

Second: Cm. Bruni

For: 8

Against: 0

Abstain: 0

35. Award of contract to the SOLE BIDDER, Montgomery Watson, Pasadena, California, in the amount of \$47,800.00, for providing EPA Information Collection Rule (ICR) professional testing and support services for the Utilities Department.

The City is required to complete an eighteen month monitoring requirement for sample collection and analysis of various chemical and micro-biological parameters at the water treatment plant and distribution system. Bid notices were sent to six potential vendors however, only Montgomery Watson submitted a bid proposal. This company is familiar with the ICR chemical testing program. Funding is available in Utilities Department - Construction Projects - Information Collection Rule.

Motion to approve.

Moved : Cm. Perez

Second: Cm. Bruni

For: 8

Against: 0

Abstain: 0

36. Award of contract to the LOW BIDDER, Nogalitos Janitorial Supplies, Laredo, Texas, in the amount of \$18,459.74, for the purchase of equipment for the new passenger terminal. The equipment includes vacuum cleaners, buffers, pressure washers, and other janitorial equipment needed for the maintenance operations. A total of three bids were received for this purchase. Funding is available in Airport Department - Administration - Capital Outlay.

Motion to approve.

Moved : Cw. Montalvo

Second: Cm. Valdez

For: 8

Against: 0

Abstain: 0

37. Award of contract to the LOW BIDDER MEETING SPECIFICATIONS, Underground Inc., Pearland, Texas, in the amount of \$166,688.00, for the purchase of a combination vacuum/jet rodder truck for the Utilities Department - Wastewater Collection Division. This truck is used to clean wastewater basins and will replace an 1990 Ford truck with a Camel vacuum body. Delivery is expected within 120 days. A total of four bids were received for this purchase. Funding is available in Utilities Department - Wastewater Collection, Capital Outlay.

Motion to approve.

Moved : Cw. Montalvo

Second: Cm. Valdez

For: 8

Against: 0

Abstain: 0

38. Award of professional services contract to Porrás Engineering Company, Laredo, Texas, in an amount not to exceed \$11,000.00, for the re-design of Orilla Avenue between Mann Road and Riverside Road (Carrillo Road), surveying, and preparation of plans and specifications in conjunction with the extension of the West Laredo Truck Route. Funding is available in the Capital Improvement Fund Paving Project 43 Deferred Streets.

Motion to approve.

Moved : Cw. Montalvo

Second: Cm. Valdez

For: 8

Against: 0

Abstain: 0

39. Award of a surveying contract to Howland Surveying Company, Inc., Laredo, Texas, for an amount not to exceed \$22,550.00, to provide boundary and topographic surveying, construction staking, and certification of the subgrade, HDPE panel layout with seams and repairs and the two-foot protective cover for Cells 9 and 10 at the City of Laredo Landfill located at U.S. Highway 359. These services provide support for the engineering design, construction plans and specifications, construction quality assurance, and GCLER/FMLER Reports as required for compliance with Texas Natural Resource Conservation Commission's (TNRCC) Subtitle D Requirements of 30 TAC 330 Municipal Solid Waste Regulations. Funding is available in the Landfill Fund Capital Outlay Improvements Other Than Buildings.

Motion to approve.

Moved : Cw. Montalvo

Second: Cm. Valdez

For: 8

Against: 0

Abstain: 0

40. Award of an engineering contract to Rust Lichliter/Jameson, Houston, Texas, for an amount not to exceed \$165,470.00, to provide professional engineering services for Cells No. 9 and No. 10 to include design, permit modification, preparation of construction plans and specifications with cost estimates, construction quality assurance, and GCLER/FMLER Reports as required for compliance with the Texas Natural Resource Conservation Commission's Subtitle D Requirements of 30 TAC 330 Municipal Solid Waste Regulations. Funding is available in the Landfill Improvements Other Than Building.

Mr. Martin Vila, Regional Manager for Raba-Kistner, requested from council consideration of the bid as local bidders. He stated that this job was going out of town when it can be done locally and they have the experience with other city jobs. He added that the recommendation to council should be amended to specify that Raba-Kistner performed the construction quality assurance services for this particular project.

Florencio Peña, Interim City Manager, read staff's recommendation as follows:

"They did receive four submissions for consideration: Howland, Engineering, Raba-Kistner, Rust-Lichliter, and Naismith Engineering. The firm of Rust Lichliter/Jameson is being recommended for the award of this project because they are knowledgeable in solid waste and landfill. They performed the engineering and CQA for cells 5 and 6 of the landfill in early 1996 and currently are performing the vertical expansion permit amendment for the entire landfill. Their expertise in landfill design and CQA have been noticed by staff for cells 5 and 6, particularly when the city received approval from TNRCC for the acceptance of the cells based on the submitted of the GCLER/FMLER Report submitted by the consultant. They are in the process of handling our vertical expansion permit amendment."

Motion that staff bring back recommendation to hire the firm of Raba-Kistner to perform the engineering study for cells 9 and 10 in order to spread the work among local firms and out of town firms, subject to negotiations.

Moved : Cm. Bruni

Motion was withdrawn.

Mr. Pena stated that action cannot be taken on this item tonight other than what is posted in the agenda, but they would cancel the Request For Proposals if the council is interested in negotiating with this firm.

Mr. Rogelio Rivera, City Engineer, stated they don't have RFP's for cell 11 and 12, but they can bring them back for the next council meeting.

Motion to bring back item 40 as presented, but bring back recommendation of all four cells at one time, two cells



separate (Cells 9 & 10) plus (Cells 11 & 12) and award all four cells on the 22nd.

Moved : Cw. Moreno

Second: Cm. Valdez

For: 8

Against: 0

Abstain: 0

41. To approve and authorize the City Manager to enter into contract with the Laredo Affordable Housing Corporation, a nonprofit corporation, by allocating \$2,435,590.00, of Home Investment Partnership Program (HOME) Grant and Program Income funds for the construction of 100 affordable single family unit houses in South Laredo's Colonia Los Obispos Subdivision and 32 affordable single family unit houses in the Three Points Housing Development.

Motion to approve.

Moved : Cm. Perez

Second: Cw. Montalvo

For: 8

Against: 0

Abstain: 0

42. Authorizing the City Manager to amend the contract with Laboratory Corporation of America for the period beginning October 1, 1996, through September 30, 1997, for the provision of laboratory clinical testing services, increasing the maximum compensation allowed from \$55,000 to \$99,000.

Motion to approve.

Moved : Cm. Perez

Second: Cw. Montalvo

For: 8

Against: 0

Abstain: 0

43. Approval of change order no. 1, a decrease of \$17,790.00, for the balance of quantities actually constructed in place, acceptance of the Repairs to the Tinaja Creek Concrete Channel Improvements between San Salvador and Pecan Street, and approval of final payment in the amount of \$21,708.00, to Pete Gallegos Paving, Inc., Laredo, Texas. The original contract amount was \$98,790.00, this change order brings the total contract amount to \$81,000.00. Funding is available in Capital Improvement Fund Tinaja Creek Concrete Channel Improvement Project.

Motion to approve.

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

Against: 0                      Abstain: 0

44. Approval of change order no. 1, an increase of \$4,421.00, to the construction contract with The Stewart Company, Laredo, Texas, for additional features recommended by the Consultant in conjunction with the New Air Conditioning System and its accompanying Roof Structural Support for the Bridge Administration Building Project located at the Juarez-Lincoln International Bridge No. 2, final acceptance of the project and approval of final payment in the amount of \$15,483.00. Funding is available in the Bridge System Bridge Improvements.

Motion to approve.

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

Against: 0                      Abstain: 0

45. Approval of amendment no. 3, an increase of \$13,500.00 to the engineering contract with Camp, Dresser & McKee, Austin, Texas, for additional engineering work consisting of field measurement and study of corrosion damage to existing clarifiers for the Upper and Lower Water Treatment Plants on Jefferson Street to increase their capacity from 38 million gallons per day to 55 million gallons per day project. Funding is available in the Waterworks System Fund. The original contract was \$572,000.00 and this amendment brings the total contract amount to \$708,320.00. Funding is available in the Waterworks System Fund.

Motion to approve.

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

Against: 0                      Abstain: 0

46. Authorize the cancellation of a thirty-six month copier rental contract with Ozped, Laredo, Texas, for providing ten copiers for various City Departments due to non delivery. Staff is requesting that City Council award a contract to the next low bidder, Xerox Corporation, Laredo, Texas, in the estimated amount of \$56,558.16. Xerox has been the successful contract vendor for the last four years. The contract pricing is approximately the same as the previous thirty six month contract period.

Motion to approve.

Moved : Cm. Perez

Second: Cm. Bruni

For: 8

Against: 0

Abstain: 0

47. Requesting authorization to proceed with an emergency purchase of a replacement ambulance from Reliable Emergency Vehicles, Comanche, Texas, in the amount of \$85,000.00. This ambulance will replace a 1991 unit that was deemed inoperable and unsafe for emergency response. The City will receive a trade-in allowance in the amount of \$22,000.00, which will be used to offset the total purchase cost. The remaining balance will be paid from surplus CO bond funds. Reliable Emergency Vehicles will deliver the new unit within one hundred twenty days.

Motion to approve.

Moved : Cm. Perez

Second: Cm. Bruni

For: 8

Against: 0

Abstain: 0

48. Motion to (1) accept the Webb County Appraisal District Property Appraisal Roll, (2) accept the Effective Tax Rate Calculation, (3) setting a Public Hearing for September 15, 1997, to discuss the proposed Tax Year 1997 tax rate, and (4) authorizing the Tax Assessor/Collector to begin publication of notices.

Motion to approve.

Moved : Cm. Perez

Second: Cm. Bruni

For: 8

Against: 0

Abstain: 0

49. Adopting a schedule of hearings and proceedings, and directing staff to prepare a service plan for the annexation of 12 parcels of land totaling 1,654.3424 acres in accordance with Section 43.052 of the Texas Local Government Code and which consists of the following:

**Unilateral Annexation:**

- a) Tract 1a: Unitec Industrial Park Tract -338.7082 acres, more or less
- b) Tract 1b: IH35 Tract - 190.2584 acres, more or less
- c) Tract 2: Bridge IV Tract - 181.2177 acres more or less
- d) Tract 8a: Highway 359 Tract - 61.7122 acres, more or less

e) Tract 8b: Highway 359/Landfill Tract -  
429.1243 acres, more or less

**Voluntary Annexation:**

- f) Tract 3: Killam Industrial Tract - 10.6253 acres more or less
- g) Tract 4: Hurd Tract - 17.8736 acres, more or less
- h) Tract 5: Salinas Tract - 8.0 acres, more or less
- i) Tract 6: Izaguirre Tract - 7.819 acres, more or less
- j) Tract 7: Killam Loop 20 Tract - 15.7203 acres, more or less
- k) Tract 9: Haynes Tract - 4.6808 acres, more or less
- l) Tract 10: Southern Development Tract - 95.7986 acres, more or less
- m) Tract 11: Garcia Tract - 265.2185 acres, more or less
- n) Tract 12: Newman Tract - 35.1439 ac., more or less

Motion to approve and include the Oscar Ramos Tract located on Hwy 359 as submitted by Cm. Perez.

Moved : Cm. Perez

Second: Cm. Bruni

For: 8

Against: 0

Abstain: 0

**IX. CITY MANAGER'S REPORT**

50. Update on the status of the Colonias Facility Plan and financial application.

Fernando Roman, Utilities Director, stated that last month there was notification from the consultants that the application was going to be late (3-4 months) due to the presence of an endangered species in some of the tracts.

He added that they have done the following:

(1) Mr. Eddie Garza has reviewed the facility plans to reflect some changes in the route of those plats that were in conflict with the Johnson Frankenia or the ocelot habitat.

(2) The Commissioners Court of Webb County have passed an agenda item to finance the additional environmental studies needed. They accepted to do this in a reimbursable basis and an item for us to do the next time they meet, is to amend the contract with Paul Garza and associates to reflect the additional scope of work. This is not money coming out of the city, it's coming out of county funds, but for us to avoid any complications on the timetable if we amend our contract to them, then they can proceed. It is merely a

technicality that the Texas Development Board asked them to do. There is no danger that the city will have a problem with the grant, they are looking to going to the board on January with the financial application.

He said that there are about \$150 million left, they have received proposals from environmental consultants and submitted those proposal to the Texas Water Development Board for review and approval. He further stated that next month they will amend the contract with Paul Garza and Associates, secure the permit from the Texas Historical Commission and begin the work on the archaeological/biological survey. He explained that for October they should be finished with those surveys, have the report finished and delivered to the Texas Water Development Board for their review. They expect that they will finish that review sometime in November, the board does not meet in December, therefore they won't meet with the Finance Committee until January and the consent agenda in February.

Eduardo Garza, representing Paul Garza Engineering, said he had met with the residents at Los Altos and Tanquesitos and has kept them informed on the environmental concern delays.

51. Presenting a status report on the progress of the Santa Isabel Water Well with possible action. Preliminary results show an improvement in the water quality samples taken on July 24, 1997.

Fernando Roman, Utilities Director, reported that the quality continues to be good, most of the piping has been installed, the computers will be installed in early September, they have the chemicals on hand, they should be running individual component tests in September and then a performance test with the whole plant in October. He is still saying that the 1st of November is when they will be having the plant in operation.

Cm. Bruni questioned as to when they will they be able to upgrade the pump and the motor so it can draw the water that the well is capable of doing? When is council going to provide the funding to put the right equipment in the hole?

Mr. Roman stated that they have the funding for replacement, the issue of the pump capacity has to do more with matching the capacity of the plant. The plant is made to receive 100 gallons per minute, out of that they will treat and release about 88.

Cm. Bruni asked if what Mr. Roman is saying is that the Reverse Osmosis can only treat 100 gallons per minute. He asked Mayor Ramirez if council can authorize staff to look into the possibilities of what it would take as far as money wise is concerned, to increase the capability of the RO (Reverse Osmosis).

Mayor Ramirez stated that is fine.

Motion to waive the rules of order and move item G(1).

Moved : Cw. Montalvo

Second: Cm. Bruni

For: 7

Against: 0

Abstain: 0

#### X. COMMUNICATIONS

None.

#### XI. CITY COUNCIL DISCUSSION AND PRESENTATION

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

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

1. Requesting City Council concurrence on sending a five person delegation to San Antonio to attend the Governor's Volunteer Leadership Conference to be held on September 21-23, 1997. Laredo has been asked to participate in panel discussions that focus on the resource goal areas that were identified at the President's Summit on America's Future in Philadelphia, with possible action.  
(Co-sponsored by Councilmember Mario G. Alvarado)

Motion to name the five (5) individuals from within the same group that was created to work under this program and that they decide amongst themselves as to who is going.

Moved : Cm. Perez

Second: Cm. Alvarado

For: 8

Against: 0

Abstain: 0

2. Presentation by Ricardo de Anda on the Year End Report on Delinquent Tax Collections for year ending June 30, 1997.

Motion to table.

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

Against: 0                      Abstain: 0

**B. Requests by Mayor Pro Tem Jose R. Perez, Jr.**

1. Discussion and possible action regarding the purchase of four computers and two printers for use by school children at the Santo Niño Branch Library so that they may be able to complete research papers and other homework.

Motion to authorize the purchase of four computers and two printers to the lowest bidder out the this year's \$48,000 balance in the Reserved Appropriations/Capital Outlay Account Number 101-9810-594-99-11.

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

Against: 0                      Abstain: 0

2. Status report regarding staff's research of the South Laredo Park and its possible use for affordable housing, with possible action.

Jaime Flores, City Attorney, stated that the law on park land is very specific and restrictive, in this case it would have to go through an election. The additional requirement that they are still researching is that as the law would say it, "the savor exchange of the park land even if approved by the voters would then have to be proceeds of the sale or the exchange of such park land used for acquiring additional park land." He is still not finished in researching whether they have a case law that might be able to allow for affordable housing. The specific exceptions of the law are for cities are under 80,000 or over a million, otherwise "park land for park land".

**C. Requests by Alfonso "Poncho" Casso**

1. Discussion and possible action regarding the assistant driver positions at the Fire Department.

Cm. Casso stated that he believes that the City has been exposed to a lot of liability and that it needs to cease immediately due to not having the proper trained driver personnel.

Fernando Alarcon, President of the Firefighters Union, stated the city is in a very high liability situation due to the fact that they don't have enough assistant drivers. There are presently 18 approved assistant drivers and are using regular firefighters in the place of drivers.

Mayor Ramirez stated that Laredo is the only city that has assistant drivers.

Tomas Ramirez, Fire Chief, stated there were 18 assistant driver positions approved some years back, at the present time they have only 14 left of the 18 due to promotions. They have discussed this problem, and have reached a possible solution. The association seems to be in accordance with it, they have decided that they could conceivably implement those additional 20 or 21 positions within this budget year, but without having an impact on the budget by phasing them and approving half of them for October and then the other half for either January or April. That would constitute just transferring funds as opposed to having any impact on the budget. He hopes that the association agrees to this. They are talking of a total of 21 positions within the next year, but because it only incurs the difference in salaries from one position to the other where the benefits and everything is already being paid, it would cost anywhere from \$55,000-\$60,000 per year, they in essence are asking to reclassify 21 positions.

Mr. Pena stated he met with the association and the chief to discuss the assistant chief position and they would be able to phase in these reclassified positions over the course of next year's budget without an impact on the budget.

Motion to implement the Fire Chief's recommendation and that it be brought back to council for action.

Moved : Cm. Casso

Second: Cm. Bruni

For: 8

Against: 0

Abstain: 0

**D. Requests by Councilmember Eliseo Valdez Jr.**

1. Discussion and possible action regarding the agreement between the City of Laredo and Central Power and Light for the provision and maintenance of street illumination. Specifically, the length of time it takes to replace a burned out light. There are some lights that have been out for a long time.



Emilio Garza, CP&L employee, pointed that on the agreement and under the terms and conditions, once there is a power failure the city is responsible of notifying the electric utility company of that outage. Once that is done, there is a five (5) day period for the repairs. They have not held the City to this, and they do not plan to hold the city to this, they will accept a call from any customer or anybody that has a concern about a street light being out. There are eight (8) employees of CP&L that are doing a patrol of the major thoroughfares once a quarter. Presently, they have two crews working on lights, in addition they have hired two additional crews from contractors to do light and maintenance.

Larry Dovalina, Telecommunications Officer, stated he had surveyed and identified several street lights in his immediate vicinity and was told by CP&L that no one was assigned to go out and check the streets. That anytime that a light was out that they would have to report it in order that it get fixed and yes, they do report them, verify them, and they do comply with timeline, notwithstanding that there are other cities within CP&L territory who in fact have an active crew that works daily at taking care of that problem. He added they have been scrutinizing their franchise intensely because of all the things that are happening. He added they believe there is a favored nation clause within the franchise, that says that anytime any city is treated differently from the City of Laredo, that the city automatically should be treated in the same fashion. It is in the clause as it directly relates to monies, and they believe it applies to the entire franchise. They think they are obligated to have an active crew to go out there and be pro-active rather than reactive, because then if they are reactive we can take the posture that we assume that 5 to 10% of our lights are out in a monthly basis and reduce our payments to them for the particular lights by 5 or 10%. The city has over 7,000 lights and surely more than 700 lights are out at one point in time in the city. They are trying to encourage them to provide us with the service and want to be treated like other cities.

Luis Landin, Traffic Director, reported that they have a 1-800 number for the citizens and that number doesn't work. He added that it is not acceptable to the citizens to wait so long for the repair of street lights.

Cm. Valdez suggested that as a City Council they should send a message to CP&L representatives that they should be active

and not pro-active. He added that Mr. Correa from CP&L had made a statement that the transferring of CP&L was not going to affect any people in this city and he knows people that were affected by the closure of this facility.

Mr. Bruce Earle Miller stated that the 800 number is not working, people report to them at the telecommunications commission that they can't get CP&L on the phone so why bother to call and report these lights. It is a big problem and citizens do come before the Telecommunications Committee under Citizens Communication and are concerned about the lights being out, about public safety, and about burglary rates going up.

2. Discussion and possible action regarding the development of a plan to allow residents who have fences along creeks to move their fences adjacent to the creek thereby relieving the City of a maintenance problem.

Cm. Valdez stated that most of the people are in favor of moving their fences and doing the maintenance work, but there are one or two that may oppose it.

Florencio Peña, Interim City Manager, explained that there is no problem in allowing those who are willing to participate to move their fences.

Erasmus Villarreal, Asst. CD Director, stated that in some areas there are 15 ft. easements between the actual cyclone fence and the property owner's fence line that the city maintains. In these areas they are looking at letting the citizens possibly use these easement for their own personal use, the city retains the easement and they take care of it. The problems they have run into is that there is one or two individuals who are not willing to go along with the plan and unfortunately, since the whole area is fenced, we only have one way in and out to take care of the whole area. They are looking at possibly coming out with a plan where maybe if one citizen is not willing to take care of that particular area, maybe having the abutting owners join in and take care of that other half and relieving the problem. They have approximately 15 orders in the Chaparral area that they will be working with, they have already identified the ownership and will be coming back to council with authorization to allow these right-of-ways.

Motion to proceed with the recommendations and bring back authorization to allow these right-of-ways at the Chaparral

area, after that move into the Retama I area and at any other areas where property owners agree.

Moved : Cm. Valdez

Second: Cm. Guerra

For: 8

Against: 0

Abstain: 0

**E. Requests by Councilmember Joe A. Guerra**

1. Discussion and possible action regarding the disputed utilities billing for:
  - a. Dr. George V. Garcia
  - B. Francisco M. Fanelle.

Mr. Randy Blair, CPA representing Dr. Garcia, made a presentation before the council on his figures on meter readings on Towne North Mobile Home Park. He stated that in some instances there were no readings or the readings were estimates. He added that overages were done in the 1995-1996 readings in the amount of \$43,944.52. What created the problem in 1995 is that the meters were not being read or were read and recorded improperly causing the overbearing.

Fernando Roman, Utilities Director, reported he has been working with Mr. Blair and they are trying to come up with a methodology that they can both subscribe to, they do not necessarily agree as to what figures they should use, they have had problems studying from the readings, he has to acknowledge that there were many readings that were incorrect that were absent and that were illogical. Looking at six years of history, it is not logical to look at a place that should be using at least 15-20 million gallon of water per year vs. 1 year using 8 million gallons, another year using 30 million gallons. There are many variables, Dr. Garcia's park only has a fixed number of trailers, therefore, the consumption has to be predictable within certain reason.

They have been attempting to reconcile the errors and differences, and perhaps one of the sources of their main differences is how to do what they see as an difference in over charge and what they see in some points as and under charge.

There are several things where he would like direction such as: (1) In some instances just as they may have over charged, they may also have under charged them. It is possible that in some of the years because of the method that

was used that an under charge has occurred and recovering that is questionable.

He has already asked the City Attorney to be prepared for this question, so he does not expect an answer today. The ordinance directs to correct reading mistakes up to three years prior in which the petition for review is presented, in this case, it would probably be about a year ago. They could by ordinance review 1994, 1995, and 1996. The ordinance does not say whether they can under charge if they discover a mistake. He does not know what to do at this point until he hears a different opinion.

Mayor Ramirez suggested that possibly an agreed date can be set, reset the meter back to zero, and start from there that way from that point on, both meters will start with zeros and we will know where that is headed after that period. He said that from that point on we will both be reading what is shown on these meters because the six year meter activity is hard to come up with, based on what has been done.

Mayor Ramirez questioned, we have come up with amounts we feel we have under charged, and they have come up with amounts they feel we have over charged, and wants to know what is the difference?

Mr. Roman pointed that because of the erratic readings that they have at some points, they have no readings. At some points they have consumptions that absolutely make no sense and the data is questionable. They have accepted that as very fowl.

He added that Dr. Garcia has taken readings on a weekly basis on his own, with his own staff and sent copies to him of the readings, and he came up with a figure between January and May where he has been using on an average about 7,026 gallons per trailer/per month which are actual figures taken by his staff. With his figures and doing a six year analysis it comes to an under payment of \$18,840, obviously we still have a huge difference to mediate. The review that is being made from real documents suggest one thing, but if they look at the data and don't believe it, then what is the alternative. Dr. Garcia had also asked that they also look at the Casa Norte Trailer Park. He said they ran a history on that, and came up with an average per trailer/per month of 11,800 gallons per month, per trailer compared to the 7,800 that they came up with the latest figures. If they back three year they should have paid \$61,000.00 and they paid

\$36,000.00, in 1995 they should have paid \$63,000.00 and they paid \$66,000, in 1996 they should have paid \$71,000.00 and they paid \$81,000. There was one year where there was under payment and two years that were in overpayment. He asked council as to how should they conduct these analysis.

Mayor Ramirez asked that they get three (3) years and average them out, then come up with an amount that both can agree with 'boron y cuenta nueva', bring back for the next council meeting for final action and that a mutually agreed system be implemented to better account for water usage.

**F. Requests by Councilmember Mario G. Alvarado**

1. Discussion and possible action on recommendation from staff to help alleviate the truck problems on IH 35.

Luis Landin, Traffic Director, reported that he had gotten direction from the City Manager to get together with TxDot to see if they could designate a lane exclusively for truck traffic and they discussed that with TxDot, however IH-35 is under construction, and they won't be able to provide that lane until they complete portion of IH-35 all the way to the Tourist Bureau. Then TxDot will get together with staff and come with a plan on it. The next phase that they already implemented is that the Police Chief got additional personnel in that area, numbering some of the trucks. Trucks do not cross the bridge until late in the afternoon, but he does not know why they don't it in the morning, the bridge is ready to accept the cargo in the morning, but for some reason across the border they do not process the paperwork which is one of the delays.

Chief Agustin Dovalina stated they have added personnel to work the area. They have prepared a plan, but they are talking dollars and cents. The possibility of assigning more personnel to try to deal with traffic and do what they can to help alleviate and steady the flow of traffic, it is a matter of paying overtime.

Cm. Alvarado asked that staff look at all the possibilities available to facilitate that problem. One other suggestions was having some type of a modular unit where the police officers can have some type of shade during their tour checking the number systems when they get closer to the bridge area. There have been several recommendations brought forth through the Transportation & Traffic Safety Committee and the main thing here was to make sure that the information

was getting across to the appropriate staff for review and of course in recommendation to council.

Chief Dovalina stated he has a plan to deploy more officers, but it is a matter of paying officers to be there, because it is a matter of detracting them from their overall assignment of a particular area.

Mrs. Betty Flores spoke in reference to the issue, stating that any decisions have to be discussed with the Mexican counterparts. She added there are many dynamics involved, and hoped that the conversations held be expanded with the Mexican counterparts to help alleviate these problems.

Mr. Pena concluded by stating that Mr. Gilbert Segovia had some recommendations from the Transportation and Safety Advisory Board and needs to present them to staff.

**G. Requests by Councilmember Consuelo "Chelo" Montalvo**

1. Presentation by Marcelino Hinojosa regarding water utilities deposits.

Mr. Hinojosa made reference to deposits on water connections which are 10 years with the city and that no interests have been received by the depositor. He also pointed out that there is no reward for customers with a good record when getting a new water connection. He questioned the fact that he had received a \$600 water bill, but his service was connected on July 17th and the city is charging for the previous tenant's water use. He added that this bill had been discussed and an agreement was reached with the Utilities Director. He said that he had paid \$10 when he assigned the contract, but as he received his first bill they had added another \$10 for the same charge. He concluded by requesting that staff should study these concerns including the return of deposits. He has not received any benefits such as having a good credit standing for having paid utilities/deposit services on time and then customers still have to pay another \$100.00 deposit on another residence.

Mayor Ramirez explained on the issue of the \$100.00 deposits, added that this is something that council has to approve, deposits have never been returned, but credited to customers or applied to the new address if good credit is established. The time that a deposit kept is something that has to be addressed at council level.

Mr. Roman commented on Mr. Hinojosa's points as follows:

- (1) Whether charging a deposit is illegal?

It is not illegal, it is part of an established ordinance.

- (2) His second point is that he is a 10 year resident at the same address and when he moved he was charged a \$100.00 deposit again.

That should not have occurred and if staff made an error it will be taken care of. There is a section that stipulates that if and when the customer has good credit record, there is a \$30.00 charge. There are several conditions that establish what is a good credit record.

- (3) He questioned why deposits are not returned to commercial accounts?

Mr. Roman answered, Mayor Ramirez explained council's decision at council level.

- (4) Mr. Hinojosa stated that it is an administrative problem that customers leave without paying an account. He suggested staff should ask for identification, social security number, etc.

Mr. Roman stated they have already started with this process a few months ago, they are requiring social security number, driver's license, or any other type of identification.

Mr. Roman concluded by saying that the problem he had in his business of the \$600 water bill dispute has already been settled.

Mayor Ramirez asked that staff look at the \$100 issue and come to an agreement.

## **XII. PUBLIC HEARINGS**

53. Public hearing amending Section 24.77.1 of the Laredo Land Development Code relating to permitted lot dimensions in certain districts, deleting lot depth requirements in AG, R-1, R-1A, R-2, RS, R-O, and B-1 districts, providing minimum lot area and frontage requirements for uses such as, but not limited to communication towers and off-premise signs on





balances reported therein for the year beginning October 1, 1997 and ending September 30, 1998, consistent with the financial plan described in said Annual Budget; and authorizing the City Manager to implement said Annual Budget.

#### INTRODUCTION OF AN ORDINANCE

Ordinance to adopt the Annual Budget for fiscal year 1997-1998 and appropriating the estimated revenues and balances reported therein for the year beginning October 1, 1997 and ending September 30, 1998, consistent with the financial plan described in said Annual Budget; and authorizing the City Manager to implement said Annual Budget.

Motion to open the public hearing.

Moved : Cw. Montalvo

Second: Cm. Bruni

For: 8

Against: 0

Abstain: 0

Beto Ramirez, Budget Officer, made the presentation before the council and presented the following recap budget changes:

#### General Fund Summary 1997-98 Budget Reconciliation

Operating Revenue Before Workshop	\$57,573,715
Operating Revenues After Workshop	\$58,081,655
<b>Total amount increase (decrease)</b>	<b>507,940</b>

#### Description

Increase TMRS transfer in from Health and Benefits Fund	\$266,352
Increase revenues - Transfer in from Transit to pay for Taxi Cab Inspector	32,129
Appropriate revenue expected from CP&L litigation	60,000
Increase in Current Property Taxes	149,459
	<u>\$507,940</u>

Operating Expenses Before Workshop	\$57,573,715
Operating Expenses After Workshop	58,119,801
<b>Total amount increase/(decrease)</b>	<b>546,086</b>

## Description

Increase TMRS		\$266,352
Reduction of expenses - various divisions including filing positions until 1-1-98		(94,520)
Increase in expense for Asst. City Attorney		50,249
Increase in expense for City Secretary reclass		4,962
Add Assistant Fire Chief		67,578
Increase in expense for Taxi Cab Inspector (2610)		32,129
Decrease rental expenses for City Hall Parking		(4,050)
Add appropriations for the following	Bethany House	12,000
3rd party funding	Paisano Girl Scout	10,000
	Del Mar Little League	3,300
	SCAN	50,000
Increase appropriation for the Animal Shelter		11,437
Two Part-time employees for custodial and recreation positions		16,000
Increase expense for security services (recreation centers)		8,000
Custodial services for the South Laredo Library		8,000
Bruni Plaza Library Conversion		144,649
Appropriate expense for City Hall wiring from CP&L proceeds		60,000
Delete Merit Program reserve		(100,000)
		<u>\$546,086</u>
		=====

Motion to incorporate \$100,000 for the Century City Park out of the Bruni Plaza monies.

Moved : Cm. Perez

Second: Cm. Bruni

The second was withdrawn and the motion died for the lack of another second.

Motion to explore the possibility of having Catholic Social Services manage our utilities/rent supplement program for the indigent of Laredo.

Moved : Cm. Bruni

Second: Cw. Montalvo

For: 4

Cm. Perez

Cm. Bruni

Cm. Alvarado

Cw. Montalvo

Against: 3

Cm. Casso

Cm. Valdez

Cm. Guerra

Abstain: 0

Motion did not pass, motions to contracts need 5 affirmative votes to passage. Cw. Moreno did not vote.

Motion to solicit any interests from qualified providers to provide this service (manage out utilities/rent supplement program) for us to see who is willing to do it, and get proposals.

Moved : Cw. Moreno  
Second: Cm. Alvarado  
For: 5  
Cm. Perez  
Cm. Bruni  
Cw. Moreno  
Cm. Alvarado  
Cw. Montalvo

Against: 3                    Abstain: 0  
Cm. Casso  
Cm. Valdez  
Cm. Guerra

Motion to allocate from the Water Utility Fund \$5,500 for the Rio Grande Study Program in addition to the \$8,000 that they are receiving to be sponsors of the "Dia del Rio Event" in October.

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

Against: 0                    Abstain: 0

Motion to close the public hearing and introduce the ordinance.

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

Against: 0                    Abstain: 0

Ordinance Introduction: City Council

55. Public hearing concerning adoption of the 1998-2002 Capital Improvement Program for the City of Laredo.

97-R-094 Adopting the 1998-2002 Five Year Capital Improvement Program for the City of Laredo.

Motion to open the public hearing.

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

Against: 0                    Abstain: 0

Mr. Keith Selman, Planning Director, made the presentation.

Mayor Ramirez stated what they have to do is show them as proposed and unfunded projects.

1. He clarified, all they have to do is show the list which shows the Capital Improvement Programs, but show them as proposed and unfunded.
2. The other part of the CIP is the CIF (Capital Improvement Fund). On the CIF there were no changes made to the list. They still have \$153,000.00 in drainage projects. On the public works projects they decided to those in-house, they include the Broadcrest Drainage Improvements (Ejido/U.S. 59), Chaparral Channel Improvements (Clark/McClelland and Guerrero Tilden). Also, Calton Gardens Paving which is 11 block with no curb and gutter, civic center rehab, cemetery fence to finish in Meadow, National Guard Armory conversion, Northeast Hillside Park Bridge.
3. The third aspect of the Capital Improvements Program is the CDBG funds and they have to go through the projects again.

Motion to amend as unfunded projects and to be included in the books as funded the Tinaja/Pilot Channel to include a pedestrian bridge at Bismark Street.

Moved : Cm. Perez  
Second: Cm. Valdez

Second was withdrawn.

Motion dies to lake of second.

Mr. Juan Ramon Barrera spoke in favor.

Mr. Jesus Ponce wanted staff to provide the availability in printed form of the program projects.

Mr. Ponce was informed that there are copies at the Public Library and there are three (3) copies available in the City Secretary's Office for public viewing.

Mayor Ramirez suggested that council close the public hearing, that the resolution be placed back for consideration with a revised listing of all the projects that were added by staff that were not voted on by council. That all the items that Mayor Protém Perez and any other councilmember

have pending, that have not been included in this five year plan, be brought back for consideration with the time that they are proposed to take place (whether there is funding or not). That the paving projects (Projects 60 and 61) be noted as the final two paving projects in 1998. That the funding question be resolved prior to the adoption of this plan to make sure that both of these two projects are funded.

Mayor Protem Perez asked that the 1900 block of Vicente be included in the paving projects.

Motion to close the public hearing and approve the Mayor's suggestion.

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

Against: 0                      Abstain: 0

### XIII. RECESS AND CONVENE AS THE MASS TRANSIT BOARD

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

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

Against: 0                      Abstain: 0

56. Award of a two year service contract to the LOW BIDDER, Solis Security Specialist, Laredo, Texas, in the amount of \$51,376.00 per year, for providing security guard services at the Transit Center and El Metro Operations and Maintenance facility. Three guards will be assigned to the Transit Center and one guard will be assigned to the Maintenance facility. A total of five bids were received for these services. Funding is available in the Transit System -General Administration - Security Guard Services.

Motion to approve.

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

Against: 0                      Abstain: 0

57. Award of a contract to the LOW BIDDER, Alamo Iron Works, San Antonio, Texas, in the amount of \$10,101.60, for the purchase and installation of lubrication equipment. The equipment includes all hose reels, lubrication pumps, control valves, and a storage tank. This system will service the new buses

which require a lubricant approved by the engine manufacturer Detroit Diesel. A total of two bids were received for this purchase. Funding is available in the Transit System -Capital Grants.

Motion to approve.

Moved : Cm. Perez

Second: Cm. Bruni

For: 8

Against: 0

Abstain: 0

Motion to adjourn as the Mass Transit Board and convene as the Laredo Municipal Housing Corporation.

Moved : Cm. Perez

Second: Cm. Alvarado

For: 8

Against: 0

Abstain: 0

#### **XIV. RECESS AND CONVENE AS THE LAREDO MUNICIPAL HOUSING CORPORATION**

Motion to recess as The Mass Transit Board and convene as The Laredo Municipal Housing Corporation.

Moved : Cm. Perez

Second: Cm. Alvarado

For: 8

Against: 0

Abstain: 0

58. Authorizing the Laredo Municipal Housing Corporation Director to submit an application to the Internal Revenue Service (IRS) for recognition of tax exempt status under Section 501 (c) (3) of the Internal Revenue Code. This designation will allow LMHC to apply for grants directly.

Motion to approve.

Moved : Cm. Perez

Second: Cm. Alvarado

For: 8

Against: 0

Abstain: 0

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

Moved : Cm. Perez

Second: Cm. Bruni

For: 8

Against: 0

Abstain: 0

**XV. ADJOURNMENT**

Motion to adjourn. Time: 9:50 p.m.

Moved : Cm. Perez

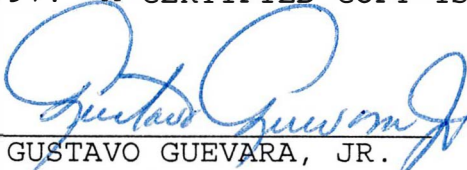
Second: Cm. Bruni

For: 8

Against: 0

Abstain: 0

I HEREBY CERTIFY THAT THE ABOVE MINUTES CONTAINED IN PAGES 01 TO 39 ARE TRUE, COMPLETE AND CORRECT PROCEEDINGS OF THE REGULAR CITY COUNCIL MEETING HELD ON THE 2ND DAY OF SEPTEMBER, 1997. A CERTIFIED COPY IS ON FILE AT THE CITY SECRETARY'S OFFICE.

  
GUSTAVO GUEVARA, JR.  
CITY SECRETARY

Minutes approved on: September 29, 1997