

CITY OF LAREDO  
Laredo, Texas  
Regular City Council Meeting  
2400 San Bernardo Avenue  
Civic Center Conference Rooms 1 & 2  
6:00 P. M.

AGENDA NO: 87-R-17 Minutes DATE: JUNE 1, 1987

- ALDO TATANGELO, MAYOR
- SANTOS BENAVIDES, COUNCILMEMBER, DISTRICT I
- JACINTO P. JUAREZ, " , " II
- SAUL N. RAMIREZ, JR., " , " III
- MARGARITO BENAVIDES, JR., " , " IV(Arrived at 6:15)
- ENRIQUE "HENRY" TREVINO, " , " V
- DAVID R. CORTEZ, " , " VI
- JOSE A. VALDEZ, " , " VII
- JOHN PETER MONTALVO, " , " VIII
- HORTENCIA C. GONZALEZ, CITY SECRETARY
- ANTHONY McGETTRICK, CITY ATTORNEY
- MARTHA MARTINEZ, ASSISTANT CITY ATTORNEY

I. MAYOR TO CALL THE MEETING TO ORDER

(062.1) With a quorum present Mayor Aldo Tatangelo called the meeting to order.

II. APPROVAL OF THE MINUTES:

(068.1) Regular City Council Meeting: May 18, 1987

Motion to approve: Montalvo  
Second: Ramirez, Jr.  
For: 7 Against: 0 Abstain: 0

III. COMMUNICATION(S)

(080.1) Councilman Cortez presented a trophy won by City officials in a Golf tournament with County officials.

IV. PUBLIC HEARING(S)

(147.1) ANNEXATION BOUNDARY DESCRIPTION (A, B & C)

Motion to open the Public Hearing(s): Valdez  
Second: Montalvo  
For: 8 Against: 0 Abstain: 0

A. Area I - The Mines Road Annexation area is bounded on the south by the current City limits, on the east by

the east r.o.w. Line of Mines Road, on the north by the northern boundary of Rancho Viejo.

Ron Whitehawk, Planner, made presentation of all areas.

(324.1) Mr. Alfonso Diaz de Leon stated that they are not directly affected, but spoke on behalf of parents and other very low income persons in area who would be unable to pay connections (water) and asked City Council to consider their plight. He further stated that he would contact the Attorney General if needed to stop City from annexation proceedings of this area.

(608.1) B. Area II - The North Laredo/Freeway annexation area is bounded on the south by the current city limits, on the east by a line extended northward to the Porcion 21 line for the boundary on the north, and on the west by the west boundary of the railroad r.o.w., west of the freeway.

There was no public input for or against the issue.

(834.1) C. Area III - The Colonia Los Presidentes Subdivision consists of 200 acres of undeveloped land to the south and directly adjacent to Century City Subdivision and Salinas Elementary School.

Mr. Carlos Mejia, Foster Engineering, spoke on behalf of developers indicating that denying annexation would not alleviate existant water pressure problems in area. City Manager Townsend explained the pros & cons of annexations further reiterating his fundamental recommendation to annex was based on the fact that areas are already receiving services from the City and it is necessary they provide income. These are policy decisions and not annexation obligations.

Mayor Tatangelo left due to other commitment. Mayor Pro-Tem Cortez assumed Chair (7:00 p.m.).

City Manager Townsend stated that annexation issue is to be on June 15, 1987 agenda for final decision and ordinance introduction.

(2379.1) Mr. David Hinojosa, River Oaks resident, spoke regarding annexation at Mines Road and stated most people in area want to be annexed. Ms. Sandra

Hinojosa spoke on behalf of association of area residents who desire to be annexed.

Motion to close Public Hearing(s): Ramirez, Jr.

Second: M. Benavides, Jr.

For: 7 Against: 0 Abstain: 0

(2714.1)

Motion to take a 5 minute break: Valdez

Second: Ramirez, Jr.

For: 7 Against: 0 Abstain: 0

(2787.1)

- D. On the request of the City of Laredo to rezone the east 1/2 of Lot 7, Block 665 Eastern Division, from B-3 (General Business District) to R-2 (Multi-Family Residential District). This lot is located at 1216 Bustamante Street. This request was initiated by the Planning and Zoning Commission because the lot is intended for residential uses and does not meet the minimum lot size for a business use as now zoned. There are residences to the north, east, south and west. As of 5/24/87 there were no written or verbal protests submitted to the Planning Department. At their meeting of 5/21/87, the Planning and Zoning Commission unanimously recommended approval.

AMENDING THE ZONING MAP OF THE CITY ZONING ORDINANCE OF THE CITY OF LAREDO BY CHANGING FROM B-3 (GENERAL BUSINESS DISTRICT) TO R-2 (MULTI-FAMILY RESIDENTIAL DISTRICT) THE FOLLOWING DESCRIBED PROPERTY LOCATION: EAST 1/2 OF LOT 7, BLOCK 665 ED.

Motion to open the Public Hearing(s): Ramirez, Jr.

Second: M. Benavides, Jr.

For: 7 Against: 0 Abstain: 0

Motion to approve: Trevino

Second: Montalvo

For: 7 Against: 0 Abstain: 0

Ordinance Introduction: Trevino

(2904.1)

- E. On the request of Mr. Prudencio Estevis to rezone Lot B, Block 1121 Western Division at 4506 Juarez Avenue from B-1 (Limited Business District) to R-3 (Mixed Residential District). Petitioner desires to install a mobile home on the back of the lot. Although the whole block is zoned B-1, the area is residential with site built and mobile homes in the

area. There is housing project for the elderly to the northeast and vacant land 1/2 block to the north. As of 5/27/87 there were no objections expressed from the surrounding residents. The Planning and Zoning Commission at their meeting of 5/21/87 unanimously recommended approval.

AMENDING THE ZONING MAP OF THE CITY ZONING ORDINANCE BY CHANGING FROM B-1 (LIMITED BUSINESS DISTRICT) TO R-3 (MIXED RESIDENTIAL DISTRICT) THE FOLLOWING DESCRIBED PROPERTY LOCATION: LOT 8, BLOCK 1121 WD.

Ron Whitehawk, Planner, explained the proposed zone change.

Motion to approve: Valdez

Second: Mentalvo

For: 7

Against: 0

Abstain: 0

Ordinance Introduction: Cortez

- (3020.1) F. On the requests of Mr. Richard Haynes and First Federal for the annexation of 101 acres of land directly south, and east of United High School. The properties consist of 2 tracts, First Federal Savings' 50.9 acres and Mr. Haynes' 50.2 acres. Both developers propose to subdivide the land for residential purposes and will provide water, sewer, sidewalks, streets, drainage and street lights in accordance with the subdivision ordinance. If this property is annexed the land will be placed on the City's tax roll January 1, 1988.

Mr. Richard Haynes, spoke in favor of annexation, and stated that there are 135 lots in his 50 acre tract. Mr. Horace Hall on behalf of First Federal Savings, spoke in favor of annexation and stated that there are 148 lots in the second tract.

Motion to proceed with the necessary Public Hearing(s) to annex this area on a voluntary basis: Ramirez, Jr.  
Second: M. Benavides, Jr.

For: 7

Against: 0

Abstain: 0

- (3710.1) G. To consider revisions to the sewer system improvement program to move the interceptor main nearer Zacate Creek and to increase its size from 27" to 36" and 42". The interceptor is proposed to extend from the Zacate Creek Sewage Treatment Plant to Olive Street.

Mr. Gary Smith, Riewe & Wischmeyer, explained the proposed revisions.

Motion to approve: M. Benavides, Jr.

Second: Trevino

For: 7                      Against: 0                      Abstain: 0

(121.2) H. On the request of Rogers Cable TV to further restructure its corporate organization.

Mr. Wayne Gamblin, General Manager of Rogers Cable, explained structural chart to occur due to merger. He further requested an ordinance for June 15, 1987 that would effectuate change of control, which would not affect employees nor the service.

Mr. Tony Alvarado, Attorney for Roger's, spoke of positive relation with City staff further stating they are here in spirit of cooperation.

Martha Martinez, Assistant City Attorney, spoke to the Franchise ordinance. Larry Dovalina, also spoke to the issue.

Mr. Wayne Gamblin also assured City Council that separate accounting was to be maintained for City's referral.

Motion to recess this Public Hearing until after the Cable Commission meeting is held on Wednesday, June 3, 1987: Ramirez, Jr.

Second: Montalvo

For: 7                      Against: 0                      Abstain: 0

Motion to close all other Public Hearings: Montalvo

Second: Valdez

For: 7                      Against: 0                      Abstain: 0

V. PRESENTATION(S)

Requests by Councilmembers for discussion with possible action:

(953.2) A. Request loading zone at 1102 Grant (International Store).  
(Mayor Aldo Tatangelo)

Motion to approve: Montalvo

Second: S. Benavides

For: 7                      Against: 0                      Abstain: 0

(1048.2) B. Request by Councilman David R. Cortez that City Council approve the extension of water supply service to a 576 acre tract of land located on U.S. 359, approximately 5 miles east of the City limits, at no expense to the City of Laredo. Said tract of land to be developed for industrial park purposes.  
(Cm. Jacinto F. Juarez)

Councilman Montalvo Chaired to allow Mayor Pro-Tem Cortez to discuss item.

Motion to move Item VIII(L) and discuss with above item: Ramirez, Jr.

Second: Valdez

For: 7 Against: 0 Abstain: 0

Councilmen Valdez, Cortez and Juarez voiced concern as to lack of policies. These and price of land cost the City to lose an industry that located elsewhere thus losing approximately 300 to 500 new jobs.

(2597.2) Motion that a committee of 2 Councilmembers meet with developers and report back to City Council: Cortez

Second: None

MOTION DIED.

(2854.20) Motion that a City Council Ad Hoc committee and staff meet to discuss and formulate policies and procedures to be followed, with their recommendation to City Council: Juarez

Second: Valdez

For: 6 Against: Cortez Abstain: 0

Councilmen Juarez and Ramirez, Jr. were named to the committee.

Motion to ratify committee appointments: Valdez

Second: Trevino

For: 7 Against: 0 Abstain: 0

Councilman Cortez asked that Carlos Mejia make a request as to what developers would provide for City. Mr. Carlos Mejia stated that developers would allow City to take over improvements.

Motion that water be made available to the 576 acre tract and that contract be returned to City Council

if it is developed to City standards: Cortez

Second: S. Benavides

Councilman S. Benavides withdrew his second after some discussion.

MOTION DIED.

Councilman Ramirez stated that a committee had just been established and committee should look into issue first. Councilman Valdez also requested that Mr. Carlos Mejia return requests in writing.

Mayor Pro-Tem Cortez assumed Chair at this time.

(073.3) C. Requests by Cm. Jose A. Valdez:

- 1. Discussion of situation of dangerous spikes on railroad crossings. (Cm. David R. Cortez)

Motion that if spikes are not fixed or removed that streets be closed immediately: Valdez

Second: Ramirez, Jr.

For: 7                      Against: 0                      Abstain: 0

(144.3) D. Requests from Enrique "Henry" Trevino:

- 1. That bids be requested for preparation of plans and specifications for the Lyon/Clark Zacate Creek Park Project. Staff was instructed on 2/17/87, by official action, to proceed with preparation of such site conceptual plans, which as yet has not been accomplished.

Motion to approve: Trevino

Second: M. Benavides, Jr.

For: 7                      Against: 0                      Abstain: 0

- 2. Special City Council Workshop be held as soon as possible to discuss and tour the Civic Center Complex to assess immediate needs.

Motion to tour the Civic Center to assess immediate needs and that staff return with a report as to monies available: Trevino

Second: Montalvo

For: 7                      Against: 0                      Abstain: 0

Motion that proposals be secured from private firms on cost to clean the Civic Center for certain major events: Trevino

Second: Juarez

For: 7                      Against: 0                      Abstain: 0

- (391.3)                      3. Instruct staff to institute a certain percentage fee on telephone companies not now paying franchise tax. The tax would affect long distance companies and private coin collection phones. Because of the divestiture of AT&T, other phone companies now serving Laredo residents do not pay tax to the City. Also, the tax charge to these phone companies should not increase costs to Laredo residents.

Motion to proceed: Trevino

Second: M. Benavides, Jr.

For: 7                      Against: 0                      Abstain: 0

- (438.3)                      4. Request that sewer services be extended to the East 100 and West 100 Blocks of Ryan Street which involves eight residences.

Motion to prepare study with cost estimates: Trevino

Second: M. Benavides, Jr.

For: 7                      Against: 0                      Abstain: 0

- E. Discussion of El Metro bus service to Lake Casa Blanca. (Mayor Aldo Tatangelo).

Motion to table item to the next meeting: Ramirez, Jr.

Second: M. Benavides, Jr.

For: 6                      Against: 0                      Abstain: 0

(Without Mayor Pro-Tem Cortez who was out momentarily).

#### VI. COMMITTEE APPOINTMENTS

- (585.3)                      A. Consideration of the request of the Laredo Development Foundation that the City appoint one member to its Board of Directors.

City Attorney Anthony McGettrick indicated there could be conflict of interest.

Motion to table item until legal opinion is obtained from City Attorney as to possible conflict with memberships in committees: Ramirez, Jr.

Second: Valdez

For: 7                      Against: 0                      Abstain: 0

#### VII. COMMITTEE REPORTS



(1863.3) A. The Mercado Committee requests consideration of leases for the following spaces:

	SQUARE FEET
A-7 Ms. Dolores Rodriguez	92
A-21 Ms. Mary Gallego	240
A-23 S.W. Reflections	240
A-27 Mr. Antonio Quimbar	180
A-29 Ms. Laura Salcedo	180
A-30 & 31 Di Candy	360
A-32 Mr. Gustavo Ramirez	180
B-5 Rio Grande Ice Cream	386
A-15 El Margarito	330
D-1 Chez Gruriette	551
B3 & B2 La Plaza	791

Two other lease requests may be submitted also.

Motion to approve: Ramirez, Jr.

Second: Montalvo

For: 7                      Against: 0                      Abstain: 0

VIII. REPORTS. IT IS RECOMMENDED THAT:

(831.3) A. Change order #4 for Pete Gallegos Paving, Inc. contract for Guerrero Drainage be approved for \$6,610 to install 286 feet of 6" sanitary sewer (\$2,860) 5 service leads (\$1,750), a cleanout (\$200) and a manhole (\$1,800) to eliminate a grade conflict between existing sewer service lines and the 6' x 5' storm sewer box being installed on Logan Avenue from Musser to Gustavus Streets. The work will add 5 working days to the 285 days now in the contract and increase the contract to \$732,099. The revised completion date will be November 12, 1987.

Motion to approve: Valdez

Second: Montalvo

For: 7                      Against: 0                      Abstain: 0

B. Change Order #10 for \$1,000 be approved for McKinney Construction Company's contract for the East Corridor Project to add a 42" concrete vault and pressure measuring devices monitor water pressure at the 12 inch line. The revised contract will be \$1,228,554.75. An additional 35 calendar days for completion is recommended due to easement acquisition delay (15 days), extra work on earlier change orders (25 days) and lift station delivery delay (20 days). The revised

completion date will be August 3, 1987.

Motion to approve: Valdez

Second: Montalvo

For: 7                      Against: 0                      Abstain: 0

- C. Contracts be awarded to the following companies based on lowest bid for water and sewer additional equipment:

ITEM	COMPANY	AMOUNT
One Piercing Tool	Kuenstler Machinery	\$7,809 (water)

(Boring Machines)      San Antonio

One Hydraulic Compactor	Closner Equipment San Antonio	\$5,576 (sewer) -----
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TOTAL      \$13,385

Two bids were received on the piercing toll and 4 on the hydraulic compactor. The hydraulic hammer bids received at the same time, are proposed to be rejected. Four bids were received with the lowest being \$11,900. The 1986-87 Budget provides \$13,500 for all 3 items. Existing jack hammers will continue to be used for excavation. The compactor will be used for street cuts and other utility excavations.

Motion to approve: Valdez

Second: Montalvo

For: 7                      Against: 0                      Abstain: 0

- (855.3) D. Change Order #1 for a decrease of \$1,756 be approved for Massey Brothers, Inc. contract for 1985 Voluntary Paving Group IV B (24) blocks). The change order will delete 9 wet connections which will be done by the Water Department (\$3,494) and add one fire hydrant at India and Montgomery (\$1,738) at the request of the Fire Department. The project is now underway with completion scheduled for December 1987. If this change order is approved, the revised contract will be \$416,531.50.

Motion to approve: Montalvo

Second: Valdez

For: 7                      Against: 0                      Abstain: 0

- (869.3) E. A \$23,000 contract be approved with the Laredo Development Foundation for Industrial Development Services for the Airport's industrial parks and foreign trade zones for 1986-87, as recommended by the Airport Advisory

Board. LDF will assist in selecting target industries, prepare initiative-incentive packages for the industries targeted, prepare a mini-fact book designed specifically around the Airport, develop airport promotional materials and a short Airport film, and assist in marketing activities. The cost of promotional materials, like the fact book, brochure, and film and additional travel by Airport staff will be paid directly by the Airport from the \$22,000 remaining in the industrial development accounts.

Motion to approve: Valdez

Second: Ramirez, Jr.

For: 6 Against: M. Benavides, Jr. Abstain: 0

- (883.3) F. An amendment be approved for \$8,922 for S.A. Garza Engineers' contract for expansion of the Del Mar Wastewater Treatment Plant to revise the proposed plant addition capacity to 500,000 gallons, delete further engineering for effluent disposal off-site and add a 30 inch trunk main from Del Mar Boulevard to the Mall Del Norte lift station and a 15 inch main from the Manadas Creek lift station to Del Mar Boulevard. The contractor has completed the initial study report and preliminary plans for expansion to 1,500,000 gallons from 426,000 gallons. The revised contract for all work except the initial study, will be \$159,154.

Motion to approve: M. Benavides, Jr.

Second: Mentalvo

For: 7 Against: 0 Abstain: 0

- (1265.3) G. A contract be awarded to Coastal Bend Trunk Center, Corpus Christi, for \$70,296.50 for two additional winch trucks for the Water Department.

Three bids were received. Coastal Bend Truck Center was the low bidder. The 2 existing 1974 Winch trucks will continue to be used for small loads and repair activities. The new winch trucks will be used to set large pumps and change chlorine cylinders at the treatment plants.

Motion to approve: S. Benavides

Second: Juarez

For: 7 Against: 0 Abstain: 0

- (1280.3) H. Change Order #3 with B & B Paving Inc.'s contract

for 1985 Voluntary paving Assessment Street Improvements Group IV A be approved for \$17,277.25 and 20 additional working days because of water and sewer problems on Guerrero Street between Arkansas and Canada Avenues. Although the contractor was first advised that no water or sewer leaks existed, eventually a sewer line leak, water service line leak and slipped water joint were found. The contractor had to rework the base several times (\$13,335.25) and replaced the sub base with caliche (\$3,942) in attempts to solve the base problem.

Motion to approve: Juarez

Second: S. Benavides

For: 6                      Against: 0                      Abstain: 0

- (1408.3) I. A contract be approved with National Displays System, Miller Brewing Co. and the City for Miller to donate a 5'8" x 20' Message Center to placed over the scoreboard at West Martin Field.
1. Grant ten years advertising rights.
  2. Provide two permanent signs directly below the scoreboard.
  3. Provide all maintenance on the sign after construction and erection.

Motion to table to the next meeting: Valdez

Second: S. Benavides

For: 7                      Against: 0                      Abstain: 0

- (1478.3) J. Delinquent taxes outstanding on properties currently on City tax rolls that should not be assessed be cancelled. The total amount of adjustments to the delinquent tax roll will be \$4,856.19, including:

	PARCELS	
Now City owned	14	\$ 949.20
Properties Double Assessed	6	449.44
Properties Belonging to Laredo Ind. School District but Assessed	11	367.24
Church properties that remained on tax rolls	4	874.05
Properties Assessed but were out of District	2	514.59
Properties Assessed but did not exist	8	356.15
Taxes should not have been assessed due to over 65		

exemption	2	32.83
Improvements that existed on City property and were torn down	3	19.95
Properties now owned by Laredo Ind. School District	8	1,292.74
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TOTAL	58	\$4,856.19

This proposed adjustment is before penalty and interest is added.

Motion to approve: Ramirez, Jr.

Second: M. Benavides, Jr.

For: 7                      Against: 0                      Abstain: 0

(060.3)

K. A contract be awarded to Laredo Electric Motor Service, Laredo, for an annual service contract to repair and rebuild electric motors for all departments. Three bids were received. Two bids do not meet specifications. One owes delinquent taxes and was not on the tax roll for personal property because the owner had previously claimed that the business was no longer in operation. The other bidder conditioned the bid by stating that they would not fix totally enclosed motors. Laredo Electric Motor Service bid is:

	WITHOUT BEARINGS	WITH BEARINGS	TOTAL
7 1/2 HP or less	\$2,972.00	\$ 3,694	\$ 6,766
10 to 100 HP	5,793.00	7,415	13,208
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TOTAL	\$8,765.00	\$10,803	\$19,974

There is a 10% plus or minus variation in cost compared to last year's bid depending on the type of motor. Actual expense will vary with the number and type of motors repaired. The estimated cost last year for electric motor repairs was \$17,505.

Motion to approve: Montalvo

Second: Valdez

For: 7                      Against: 0                      Abstain: 0

L. Consideration of the request of Royal Joint Venture for a water supply and distribution contract to serve land east of Interstate 35 at the Uniroyal Interchange about 8 miles north of the city limits. Sale of water under the terms proposed by the applicant is not recommended.

Item discussed jointly with item V(B).

(1503.3) M. Plans and specifications for expansion of the Import Lot be approved and bids be received on June 29, 1987. The project involves expanding the existing lot to the east and south by approximately 8 acres along the Vega and land partially owned by the U.S. government and partially the city. The work includes 3 storm sewers, paving, fencing, lighting, curb and gutter and a dock area.

Motion to approve: Montalvo

Second: Ramirez, Jr.

For: 7                      Against: 0                      Abstain: 0

(1519.3) N. A contract be awarded to South Texas K-9 of Laredo, Texas for guard service for the bridges. Six bids were received. South Texas K-9 is the low bidder. The contract is for 12 months and may be terminated on 30 day notice.

	COMPANY	RATE	ANNUAL AMOUNT
1.	South Texas K-9 Laredo, Texas	\$5.00	\$ 87,600.00
2.	Walker Security Laredo, Texas	5.20	91,104.00
3.	Metro Security System Laredo, Texas	5.20	91,104.00
4.	Pinkerton Company San Antonio, Texas	5.35	93,732.00
5.	CPP Company San Antonio, Texas	5.72	100,214.40
6.	Stanley Smith Sec. San Antonio, Texas	5.97	104,594.00

The city is currently paying \$5.24 per hour or \$91,814.80 annually for this service. This contract will become effective thirty days after award.

Motion to approve: Ramirez, Jr.

Second: M. Benavides, Jr.

For: 7                      Against: 0                      Abstain: 0

O. A public hearing be held on June 15, 1987 to consider adopting a transit service plan for handicapped individuals in compliance with Section 504 of the Rehabilitation Act of 1973. The city as a recipient of Urban Mass Transportation Administration funds to operate the bus system must have a program to provide transit services to the handicapped. The proposed program continues the previously adopted program of

wheelchair lift capability on various buses being available on 24 hour advance notice so that a bus can be scheduled. An inventory of providers of this type of service has been conducted which indicates that there are other providers in the city serving this client group by use of 32 specialized vans.

Motion to approve: Ramirez, Jr.

Second: Montalvo

For: 7                      Against: 0                      Abstain: 0

- (1562.3) F. A contract be awarded to Bado Equipment Co., of Corpus Christi, to purchase one- 1-1/2 cubic yard line for \$185,559 for public works. The City does not presently own a drag line. There are over 25,000 feet of creek beds and ditches throughout the City that require routine maintenance. This equipment will provide the capability to clean Zacate Creek. A \$100,000 appropriation in the Street Reconstruction Fund is available for this purchase. It is recommended that the difference of \$85,659 be transferred from the following line items in the street reconstruction fund.

Salary Balances	\$ 30,000
Reserve Appropriation	55,659
(Anna Street)	-----
TOTAL	\$ 85,659

Final right of way purchases for the Anna Street truck route will probably not be finalized until 1987-88. The \$55,659, if taken from this year's Anna Street appropriation can be re-appropriated in 1987-88, probably with additional appropriations for construction, without delaying the project. Purchase of a new drag line reduce future maintenance costs. Paying cash rather than using lease purchase will avoid an interest cost of over 2% more than the city is receiving by investing temporarily unspent cash.

Mayor Pro-Tem Cortez relinquished Chair to Councilman Valdez to get involved in discussion.

Motion to approve: Ramirez, Jr.

Second: Montalvo

For: 6                      Against: Cortez                      Abstain: 0

- (1665.3) G. An application be submitted to the U. S. Department of Housing Rehabilitation Grant Program. The City

is eligible to receive \$117,000 which will provide monies for the rehabilitation of approximately 20 substandard units. Two changes have been made in the proposed program. The maximum grant has been increased from \$5,000 to \$7,500 and the minimum has been decreased from \$2,000 to \$1,000. Grants are available to eligible applicants who own units which need moderate repair and are willing to provide at least 50% of the cost. 70% of the \$117,000 must be used for units with 2 or more bedrooms. About 16 Section 8 vouchers will be available to be used to assist tenants in the rehabilitated units. 70% of the rehabilitated units must be rented to low income families for at least 5 years. This application is available for public review in the Community Development office.

Motion to approve: M. Benavides, Jr.

Second: Valdez

For: 7

Against: 0

Abstain: 0

- R. Bids be submitted at the public tax sale in an amount not to exceed the tax appraisal value or the delinquent tax amount due all taxing jurisdictions, whichever is less, for the following described properties:

Parcel 1 Lots 7, 8 & 9 of Block 1337 ED

Parcel 2 All of Block 1420 ED

Parcel 3 South 100' of lots 1 thru 5 Block 1421-A ED

Parcel 4 All of Block 1483 ED

Parcel 5 Lots 7 thru 12 Block 1485 ED

Parcel 6 All of Block 1484 ED

Parcel 7 Lots 1, 7 & 2 Block 2106-A ED

Parcel 8 Lots 4 to 9, Block 1419 ED

Parcel 9-5,100 ft. of Lots 1 & 5 Block 2107A ED

These properties commonly referred to as the Mexican Chamber of Commerce property are located generally within Chacon Creek east of Hwy 83. Purchase of this land thru the Sheriff's tax sale, scheduled for Tuesday June 2, 1987, will assist the City in protecting the Chacon Creek flood plain area. And to eliminate existing land use problems.

Motion to approve: Juarez

Second: Valdez

For: 7

Against: 0

Abstain: 0



S. Bids be received June 29, 1987 for lease of tires for the transit system. The projected annual mileage for the fleet is 900,000 miles. The city maintains mileage record of each bus and each month furnishes the contractor the mileage by bus so that the contractor can compute the monthly statement. Bids will be requested on a rate per mile basis. All buses have six wheels. The fleet includes:

NUMBER	MAKE	YEAR
14	TMC	1980
3	Boyertown Trolley	1982
12	Gillig Phantom	1982
3	Flxible	1973

Motion to approve: Mentalvo

Second: Ramirez, Jr.

For: 6                      Against: 0                      Abstain: 0

(Without Councilman Cortez who was out momentarily).

(1727.3) T. Discussion of the request of Tracor Aerospace Inc. for the City to build a 40,000 square foot manufacturing facility at International Airport.

Withdrawn.

IX. FINAL READING ORDINANCE(S)

(2292.3) Motion to waive reading of Ordinance IX(A) to

IX(C): Ramirez, Jr.

Second: S. Benavides

For: 7                      Against: 0                      Abstain: 0

(2303.3) A. AMENDING SECTION 4-2, ENFORCEMENT, OF CHAPTER IV, EXCEPTIONS, ENFORCEMENT, VALIDITY, OF THE SUBDIVISION ORDINANCE, TO CLARIFY THAT NO BUILDING SHALL BE ENLARGED, RECONSTRUCTED BEYOND FIFTY (50) PERCENT OF ITS PREVIOUS FLOOR AREA FOLLOWING NATURAL OR OTHER DISASTER, OR IF USED OR TO BE USED FOR COMMERCIAL OR BUSINESS PURPOSES, REMODELED UNLESS ON A LOT THAT HAS BEEN FLATTED IN ACCORDANCE WITH THE SUBDIVISION ORDINANCE, AND THAT ALL VACANT LAND MUST BE PROPERLY FLATTED BEFORE AN IMPROVEMENT IS CONSTRUCTED THEREON; PROVIDING FOR PUBLICATION AND EFFECTIVE DATE.

Introduced by Cm. Jacinto P. Juarez.

Ordinance No. 87 0 83

Motion to table : Ramirez, Jr.

Second: M. Benavides, Jr.

For: 7                      Against: 0                      Abstain: 0

- B. CLOSING AS A PUBLIC EASEMENT THAT SECTION OF COKE STREET BETWEEN SAN IGNACIO AND EAGLE PASS AVENUE SITUATED IN THE WESTERN DIVISION OF THE CITY OF LAREDO, WEBB CO., TEXAS.

Introduced by Councilmembers Santos Benavides, Jr., Jose A. Valdez and David R. Cortez.

Ordinance No. 87 0 84

Motion to approve: Ramirez, Jr.

Second: M. Benavides, Jr.

For: 7                      Against: 0                      Abstain: 0

- (2292.3) C. AMENDING THE ZONING MAP OF THE CITY ZONING ORDINANCE OF THE CITY OF LAREDO BY CHANGING FROM R-3 (MIXED RESIDENTIAL DISTRICT) TO B-1 (LIMITED BUSINESS DISTRICT) THE FOLLOWING DESCRIBED PROPERTY LOCATION: LOT 12, BLOCK 1705, ED.

Introduced by Councilman Jacinto P. Juarez.

ORDINANCE NO. 87 0 85

Motion to approve: Ramirez, Jr.

Second: M. Benavides, Jr.

For: 7                      Against: 0                      Abstain: 0

X. INTRODUCTORY ORDINANCE(S)

- (2022.3) A. The City Oil and Gas drilling and production ordinance be amended to:
- a. Reduce the required distance between a drilling area and buildings used for schools, hospitals, or public buildings from 600 feet to 400 feet.
  - b. Reducing liability insurance requirement from \$3,000,000 to \$1,000,000.
  - c. Increase the seismic survey permit fee from \$100.00 to \$500.00.
  - d. Reduce the plugging bond requirement from \$50,000 to \$5,000.

These amendments will reduce excessive requirements and conform Laredo's requirements with other cities in South Texas.

AMENDING VARIOUS SECTIONS OF CHAPTER 22, OIL AND GAS WELLS, OF THE CODE OF ORDINANCES; LIMITING DRILLING OF OIL AND GAS WELLS TO THREE HUNDRED (300) FEET FROM ANY EXTERIOR

BOUNDARY LINE OF LAND USED BY A SCHOOL, COLLEGE, UNIVERSITY OR HOSPITAL, OR WHICH IS OCCUPIED BY A CHURCH OR PUBLIC BUILDING AND TO FOUR HUNDRED (400) FEET FROM THE BUILDING USED AS THE SCHOOL, HOSPITAL OR PUBLIC BUILDINGS; REQUIRING ALL WELL OPERATORS TO MAINTAIN ONE MILLION DOLLARS (\$1,000,000.00) OF PUBLIC LIABILITY (BODILY INJURY) INSURANCE AND UMBRELLA INSURANCE; INCREASING THE APPLICATION FEE FROM ONE HUNDRED DOLLARS (\$100.00) TO FIVE HUNDRED DOLLARS (\$500.00) FOR EMPLOYMENT OF SEISMIC SURVEYS; DECREASING THE AMOUNT OF SURETY BOND, OR CASH IN LIEU THEREOF, AS ASSURANCE FOR PLUGGING AND ABANDONING A NON-PRODUCING WELL, TO FIVE THOUSAND DOLLARS (\$5,000.00); PROVIDING FOR PUBLICATION AND EFFECTIVE DATE.

Ordinance Introduction: Ramirez, Jr.

Request that City Manager Townsend return with added information at the next meeting.

- (2234.3) B. AUTHORIZING THE CITY MANAGER TO EXECUTE ALL NECESSARY DOCUMENTS TO EFFECTIVELY CONVEY TITLE TO THAT FORMER SECTION OF MILMO AVENUE BETWEEN SANTA CLARA AND SANTA BARBARA STREETS EXCLUDING THE NORTH 72.93 FEET TO MR. ANTONIO C. VELA'S & WIFE CIPRIANA VELA IN EXCHANGE FOR MR. & MRS. VELA'S CONVEYANCE OF THE NORTH 72.93 FEET OF LOTS 1, 2 & 3, BLOCK 1470, EASTERN DIVISION, CITY OF LAREDO, WEBB COUNTY OF TEXAS.

The property being conveyed by Mr. & Mrs. Vela will be used for the Tinaja Creek drainage project from Milmo Avenue to the mid block approximately 138 feet to the east. The City will receive approximately 10,194 square feet which includes the existing creek in exchange for 10,950 square feet of former Milmo Avenue less a 15 foot drainage easement (3285 square feet).

Ordinance Introduction: S. Benavides

- C. AUTHORIZING THE CITY MANAGER TO EXECUTE ALL NECESSARY DOCUMENTS TO EFFECTIVELY CONVEY TITLE TO THE NORTH ONE-HALF OF MARTIN AVENUE BETWEEN SANTA CLARA AND SANTA BARBARA STREETS TO MS. GREGORIA ELIZONDO IN EXCHANGE FOR MS. ELIZONDO'S

CONVEYANCE OF THE NORTH 72.93 FEET OF LOTS 2, 3, 4, 5, & 6, BLOCK 1432, EASTERN DIVISION, CITY OF LAREDO, WEBB COUNTY, TEXAS.

The property being conveyed by Ms. Elizondo will be used for the Tinaja Creek drainage project between Martin and Milmo Avenues. The City will receive approximately 16,775 square feet, including Tinaja Creek, in exchange for approximately 7,700 square feet of the former Martin Avenue, which is not open. The status of 2 structures, built on the unopened street, will also be resolved by this exchange.

Ordinance Introduction: S. Benavides

- (2240.3) D. New Lease: A one-year lease be approved to April 30, 1988, with one-year renewal option with Laredo Independent School District for the approximate 2,205 square feet, constituting the middle portion of Building #574 at 805 Foster. Monthly rental will be \$240.35 (\$.109 per square foot per month). Premises will be used for warehousing. Previous tenant was Five Fold Ministries paying a monthly rental of \$.12 per square foot on 6,962 square feet (the entire building). The Airport Advisory Board so recommends.

AUTHORIZING THE CITY MANAGER TO EXECUTE A LEASE AGREEMENT WITH LAREDO INDEPENDENT SCHOOL DISTRICT FOR AND ON BEHALF OF THE CITY OF LAREDO FOR THE APPROXIMATE 2,205 SQUARE FEET CONSTITUTING PART OF BUILDING #574 (MIDDLE) LOCATED AT 805 FOSTER AVENUE AT THE LAREDO INTERNATIONAL AIRPORT.

LEASE TERM IS FOR ONE YEAR ENDING ON APRIL 30, 1988, AND MAY BE EXTENDED FOR A ONE-YEAR RENEWAL OPTION UNTIL APRIL 30, 1989. INITIAL MONTHLY RENTAL IS \$240.35 AND IS TO BE ADJUSTED ANNUALLY BASED ON CHANGES IN THE CONSUMER PRICE INDEX.

Ordinance Introduction: Juarez

- E. New Lease: A nine-month lease be approved to January 31, 1988, with Laredo State Center for Human Development for the approximate 5,632 square feet constituting Building #146 at 403 Maher. Monthly rental will be \$875 (\$.155 per square foot per month). Previous tenant was Tracor Aerospace

paying a monthly rental of \$868.30. The Airport Advisory Board so recommends.

AUTHORIZING THE CITY MANAGER TO EXECUTE A LEASE AGREEMENT WITH LAREDO STATE CENTER FOR HUMAN DEVELOPMENT FOR AND ON BEHALF OF THE CITY OF LAREDO FOR THE APPROXIMATE 5,632 SQUARE FEET LOCATED AT 403 MAHER AVENUE AT LAREDO INTERNATIONAL AIRPORT.

LEASE TERM IS FOR NINE MONTHS ENDING JANUARY 31, 1988. INITIAL MONTHLY RENTAL IS \$875.00.

Ordinance Introduction: Juarez

- F. New Lease: A three-year lease be approved to June 30, 1990, with three one-year renewal options with REYES INDUSTRIES, INC., for the approximate 9,600 square feet constituting Building #1331 at 4010 North Jarvis. Initial monthly rental will be \$1,344 (\$.14 per square foot per month) and effective July 1, 1988, rent will be increased to \$1536 (\$.16 per square foot per month). This building will be used as a manufacturing facility. Building has been vacant for five years. The Airport Advisory Board so recommends.

AUTHORIZING THE CITY MANAGER TO EXECUTE A LEASE AGREEMENT WITH REYES INDUSTRIES, INC., FOR AND ON BEHALF OF THE CITY OF LAREDO FOR THE APPROXIMATE 9,600 SQUARE FEET CONSTITUTING BUILDING #1331 LOCATED AT 4010 NORTH JARVIS AT THE LAREDO INTERNATIONAL AIRPORT.

LEASE TERM IS FOR THREE YEARS ENDING JUNE 30, 1990 AND MAY BE EXTENDED FOR THREE ONE-YEAR RENEWAL OPTIONS UNTIL JUNE 30, 1993. INITIAL MONTHLY RENTAL IS \$1,344 AND EFFECTIVE JULY 1, 1988 MONTHLY RENT SHALL BE INCREASED TO \$1,536 AND IS TO BE ADJUSTED ANNUALLY BASED ON CHANGES IN THE CONSUMER PRICE INDEX.

Ordinance Introduction: Juarez

- G. New Lease: A one-year lease be approved to April 30, 1988, with two one-year renewal options until April 30, 1990, with TEXAS INDUSTRIAL SERVICES, INC., for the approximate 1,580 square feet con-

stituting the southern portion of Building #1429 at 4001 N. Bartlett. Monthly rental will be \$369.49 (\$.234 per square foot per month). Building will be used for uniform supply and rentals. Previous monthly rental paid by Texas Industrial Services was \$362.60. The Airport Advisory Board so recommends.

AUTHORIZING THE CITY MANAGER TO EXECUTE A LEASE AGREEMENT WITH TEXAS INDUSTRIAL SERVICES, INC., FOR AND ON BEHALF OF THE CITY OF LAREDO FOR THE APPROXIMATE 1,580 SQUARE FEET CONSTITUTING PART OF BUILDING #1429-S LOCATED AT 4001 N. BARTLETT AT LAREDO INTERNATIONAL AIRPORT.

LEASE TERM IS FOR ONE YEAR ENDING ON APRIL 30, 1988 AND MAY BE EXTENDED FOR TWO ONE-YEAR RENEWAL OPTIONS UNTIL APRIL 30, 1990. INITIAL MONTHLY RENTAL WILL BE \$369.49 AND IS TO BE ADJUSTED ANNUALLY BASED ON CHANGES IN THE CONSUMER PRICE INDEX. (CPI).

Ordinance Introduction: Juarez

- H. New Lease: A one-year lease be approved to June 30, 1988, with MR. CARLOS MEZA AND MRS. HORTENCIA DAVALOS, A GENERAL PARTNERSHIP, dba AIRPORT INN RESTAURANT for the approximate 1,354 square feet constituting Rooms #110 and #111 located in Building #104 at the Airport Terminal. Monthly rental will be \$165.16 (\$.122 per square foot per month). Previous monthly rental paid by Airport Inn was \$162.08. The Airport Advisory Board so recommends. Either party reserves the right to cancel on 30 days written notice.

AUTHORIZING THE CITY MANAGER TO EXECUTE A LEASE AGREEMENT WITH MR. CARLOS MEZA AND MRS. HORTENCIA DAVALOS, A GENERAL PARTNERSHIP dba AIRPORT INN RESTAURANT FOR AND ON BEHALF OF THE CITY OF LAREDO FOR THE APPROXIMATE 1,354 SQUARE FEET CONSTITUTING ROOMS #110 AND #111 LOCATED IN BUILDING #104, AIRPORT TERMINAL AT LAREDO INTERNATIONAL AIRPORT.

LEASE TERM IS FOR ONE YEAR ENDING JUNE 30, 1988 WITH NO RENEWAL OPTIONS. INITIAL MONTHLY RENTAL IS \$165.16.

Ordinance Introduction: Juarez

- I. New Lease: A one-year lease be approved to March 31, 1988, with CAMPBELL'S DELIVERY SERVICE, INC., for the approximate 4,000 square feet constituting Building #1848 at 309 Talon. Monthly rental will be \$720 (\$.18 per square foot per month). Building will be used for airfreight and associated warehousing. Previous monthly rental paid by Campbell's Delivery Service was \$720. The Airport Advisory Board so recommends.

AUTHORIZING THE CITY MANAGER TO EXECUTE A LEASE AGREEMENT WITH CAMPBELL'S DELIVERY SERVICE, INC., FOR AND ON BEHALF OF THE CITY OF LAREDO FOR THE APPROXIMATE 4,000 SQUARE FEET CONSTITUTING BUILDING #1848 LOCATED AT 309 TALON AT LAREDO INTERNATIONAL AIRPORT.

LEASE TERM IS FOR ONE YEAR ENDING ON MARCH 31, 1988, WITH NO RENEWAL OPTIONS. MONTHLY RENTAL WILL BE \$720.00.

Ordinance Introduction: Juarez

- J. Lease Amendment: The lease with Autophone of Laredo, Inc., for Building #962 constituting 5,595 square feet at 716 Pappas Street be amended to add a "Limited Right to Sublease" clause. The Airport Advisory Board so recommends. The sublease will only involve 100 square feet for operation of specialized modern equipment with no change in rent.

AUTHORIZING THE CITY MANAGER TO EXECUTE A LEASE AMENDMENT TO THE LEASE AGREEMENT DATED FEBRUARY 23, 1987 BETWEEN THE CITY OF LAREDO, AS LESSOR, AND AUTOPHONE OF LAREDO, INC., AS LESSEE, SAID AMENDMENT ADDING A LIMITED RIGHT TO SUBLEASE.

Ordinance Introduction: Juarez

- K. Lease Amendment: Consideration of a lease amendment to lease agreement of March 30, 1987, between Mr. Francisco Jose Velasquez d/b/a City Trucking and Storage Company and the City to reduce the size of the building from 15,000 square feet to 10,000 square feet.

The lease is for 20 years with 4 five year renewal options. Approval by the City is required before construction. The site and building plans are

recommended for approval.

Ordinance Introduction: Juarez

- (2257.3) L. AUTHORIZING THE CITY MANAGER TO EXECUTE ALL NECESSARY DOCUMENTS TO EFFECTIVELY CONVEY TITLE TO WILKINSON BROTHERS IRON AND METAL INC., FOR THAT CERTAIN CITY PROPERTY FORMERLY KNOWN AS COKE STREET BETWEEN SAN IGNACIO AND EAGLE PASS AVENUE IN THE WESTERN DIVISION OF THE CITY OF LAREDO, WEBB COUNTY, TEXAS.

The ordinance to close this street is scheduled for final reading at this meeting. Wilkinson Brothers Iron & Metal, Inc. is prepared to purchase the former street for the appraised value of \$22,380.00.

Ordinance Introduction: Councilmen Valdez, Cortez & S. Benavides

XI. RESOLUTION(S)

- (2273.3) A. APPROVING THE CREATION OF A SISTER CITY AFFILIATION BETWEEN THE CITY OF LAREDO, TEXAS, AND THE CITY OF LAREDO, TEXAS, AND THE CITY OF CIENEGA DE FLORES, NUEVO LEON, E.U.M.  
RESOLUTION NO. 87 R 30  
(Proposed by Mayor Aldo Tafangelo)

Motion to approve: Ramirez, Jr.

Second: M. Benavides

For: 7                      Against: 0                      Abstain: 0

- (1967.3) B. ESTABLISHING FAIR MARKET VALUE ON LOT 4, BLOCK 63, WESTERN DIVISION, CITY OF LAREDO, WEBB-COUNTY, TEXAS TO BE ACQUIRED FOR THE PROPOSED CONSTRUCTION OF THE CITY OF LAREDO'S NEW CITY HALL AND AUTHORIZING THE CITY ATTORNEY TO FILE EMINENT DOMAIN PROCEEDINGS IF THE CITY IS UNABLE TO ACQUIRE THROUGH NEGOTIATIONS.

Mr. Scruggs Love Jr. M.A.I. of San Antonio has appraised the property at \$110,000. The property contains a residential structure and is located on the northside of Houston street between Convent and Flores Avenue.

Motion to approve: Montalvo

Second: M. Benavides, Jr.

For: 7                      Against: 0                      Abstain: 0



XII. ADJOURNMENT

Motion to adjourn: Ramirez, Jr.

Second: M. Benavides, Jr.

For: 7

Against: 0

Abstain: 0

Adjournment was at 10:30 P.M.

I HEREBY CERTIFY THAT ABOVE MINUTES CONTAINED IN PAGES 01 TO 25 ARE TRUE, COMPLETE, AND CORRECT PROCEEDINGS OF THE REGULAR CITY COUNCIL MEETING HELD ON THE 1ST DAY OF JUNE, 1987. A CERTIFIED COPY IS ON FILE IN THE CITY SECRETARY'S OFFICE.

WITNESS MY HAND AND CORPORATE SEAL OF THE CITY OF LAREDO, TEXAS ON THIS THE 10TH DAY OF JUNE, 1987.

.....  
HORTENCIA C. GONZALEZ  
CITY SECRETARY

PREPARED BY: Gloria M. Garza

PASSED AND APPROVED BY CITY COUNCIL ON:

CORRECTIONS: