

MINUTES

CITY LAREDO

Laredo, Texas

Regular City Council Meeting

2400 San Bernardo Avenue

Civic Center Conference Rooms 1 & 2

6:00 P. M.

AGENDA NO: 86-R-21

Minutes

DATE: June 16, 1986

IN ATTENDANCE:

ALDO TATANGELO, MAYOR

SANTOS BENAVIDES, COUNCILMEMBER, DISTRICT I (Arrived at 6:30 p.m.)

JACINTO P. JUAREZ, " , " II

SAUL N. RAMIREZ, JR., " , " III

MARGARITO BENAVIDES, JR., " , " IV

ENRIQUE "HENRY" TREVINO, " , " V

DAVID R. CORTEZ, " , " VI

JOSE A. VALDEZ, " , " VII

JOHN PETER MONTALVO, " , " VIII

ANTHONY McGETTRICK, CITY ATTORNEY

MARVIN TOWNSEND, CITY MANAGER

HORTENCIA C. GONZALEZ, CITY SECRETARY

I. MAYOR TO CALL THE MEETING TO ORDER.

With a quorum present, Mayor Aldo Tatangelo called the meeting to order.

II. APPROVAL OF THE MINUTES:

(022) Regular City Council Meeting: May 19 & 22, 1986
 Special City Council Meeting: May 12 & May 27, 1986

Motion to approve: Juarez

Second: Ramirez

For: 7 Against: 0 Abstain: 0

II-A COMMUNICATION(S)

(2036.3) Letter from Entex regarding Statement of Intent to Change Rates.

Motion that City Manager Townsend write letter informing Entex that they will be placed on the next Agenda with recommendation that their increase be withheld for 90 days so that it can be studied: Valdez

Second: M. Benavides

For: 8 Against: 0 Abstain: 0

City Manager Townsend informed City Council that the Transit Department will proceed with \$1 million liability insurance coverage - risk insurance. Councilman Ramirez recommends

increments of \$1 million.

(2201.3) A change order will be on the next agenda regarding reduction of pipe thickness and cost on the ongoing East Corridor Project.

III. MOTION

(036) Regarding the sale of the City's combination Tax and Sewer System Revenue Certificates of Obligation, Series 1985. The authorization and sale of these certificates is postponed until the next regular meeting of the City Council and final reading of ordinance 85 0 161 is likewise postponed until the next regular meeting.

Motion to postpone item to the next regular meeting: Juarez

Second: Ramirez

For: 7

Against: 0

Abstain: 0

IV. PUBLIC HEARING(S)

(155.1) Motion to open the Public Hearings: Ramirez

Second: Juarez

For: 7

Against: 0

Abstain: 0

A. Consideration of the annexation of the North-Mines Road area, consisting of approximately 2,300 acres. The area is generally located west of Interstate 35, South of a line extended along the north boundary of Texas Industrial Park to Mines Road, the north to a line extended from the north boundary of the Hornberger property, then west to the river. The following subdivisions are included: Rancho Viejo, Lowry Farms, Dellwood Estates Sections I and III, Texas Industrial Park I, II and III and RMR Industrial Park. There are approximately 522 dwelling units and a population of 1,800. This is the first of three scheduled public hearings.

City Manager Marvin Townsend and Mr. Ron Whitehawk, Planning Director, made presentation of the service plan.

Mr. Victor Ramirez, Anzon, Inc., spoke against annexation as it would put a tax burden on this industry. Father Jose Maria Fernandez, Pastor of St. Jude Chapel, spoke of advantages of which people may benefit from if area is annexed. He further requested that sufficient information be given to area residents regarding street maintenance, public safety, taxes, bus service, recreational facilities and any other services that would be provided.

Mr. Luis C. Castillo, concerned citizen spoke against the annexation due to lack of manpower to provide inadequate police protection. Ms. Luz Saucedo, resident, requested

information as to cost sewer, since they have had drainage problem. Ms. Esther Delgadillo, Dellwood resident, inquired as to how mobile homes would be affected, and that Mr. James Rice, Developer, had designated an area for a park which was never developed. She further stated that the Sheriff patrols the area frequently, and voiced concern whether Police would do the same.

Motion that a Public Hearing be held in the proposed annexation area on June 26, 1986 at St. Jude's Chapel at 7:00 P.M.: Ramirez

Second: Montalvo

For: 7 Against: 0 Abstain: 0

(Councilman S. Benavides arrived at this time).

- (424.2)B. On the request of Mr. Pablo Suneson to rezone Block 1 and 8 (approximately 9 acres), Las Brisas Subdivision, Unit I, from B-1 (Limited Business District) to B-3 (General Business District). The land is vacant and is located on the westside of McPherson and International Blvd. Northridge Subdivision is across McPherson Road on the east, vacant land to the north and south and Las Brisas Subdivision to the West. There were no written or verbal protests at the Planning and Zoning Commission meeting of June 5, 1986. The Planning and Zoning Commission recommended denial on June 5, 1986.

Motion to table to next City Council Meeting: Cortez

Second: Valdez

For: 6 Against: 0 Abstain: 0

(Councilmen Juarez and Ramirez were momentarily out).

- (472.2) C. Consideration of the deletion of Section 24-82, (q) of the Zoning Ordinance. This section requires a 2/3 vote of the City Council to override a decision of Historic District/Landmark Board. The City Charter requires only a simple majority for such action. The Planning and Zoning Commission appointed a Committee to study this proposal and thus deferred action until the second meeting in July 1986. Recommend this item be tabled until August 4, 1986.

Motion to table to the next City Council Meeting: Montalvo

Second: M. Benavides

For: 6 Against: 0 Abstain: 0

(Councilmen Juarez and Ramirez were momentarily out).

(499.2) D. Consideration of the Planning and Zoning Commission's recommendation that Section 24-79(c) (g) be added to the Zoning Ordinance. The amendment provides for lot size reduction in replats of three or fewer lots, to accommodate property owners re-platting lots of record to as small as 3000 square feet and sell them individually. The Planning and Zoning Commission recommended approval on June 5, 1986. It is recommended that this proposal be tabled for further study by the Legal Department.

Motion to table to next City Council Meeting: M. Benavides

Second: Valdez

For: 6

Against: 0

Abstain: 0

(Councilmen Juarez and Ramirez were momentarily out).

(659.2) Motion to close the Public Hearings: Valdez

Second: S. Benavides

For: 6

Against: 0

Abstain: 0

(663.2) Motion to resume the Regular City Council Meeting: Valdez

Second: Montalvo

For: 6

Against: 0

Abstain: 0

(701.2) Ms. Alejandra Rodriguez, representing Melissa Kernott, thanked City Council for their support. International Bank of Commerce has opened an account for Melissa and asked for private donations so that she could participate in tour and represent the City.

V. PRESENTATIONS

CITIZENS AND COUNCILMEMBERS REQUESTS FOR DISCUSSION AND POSSIBLE ACTION:

(1615.2)A. Mayor Aldo Tatangelo request on the following:

1. Regarding a Paving Lien Note.

Ms. Rebecca Nosovsky, 2602 Musser, complained of back due bills being charged her for old prior paving (over 17 years ago) which represent unpaid interest.

Mr. Florencio Pena, Assistant City Manager, explained that in June 1985, the City of Laredo sent notices to 65 property owners for delinquent paving assessments. Ms. Nosovsky claims that note was paid, but has no receipts available.

No Council action was taken, but Councilman Cortez urged Ms. Nosovsky to contact International Bank

of Commerce for possible documentation, and/or micro-filming of checks reflecting payment.

Charges for this interest cannot be waived by City Council as would set a precedent.

- (1080.3) 2. Resolution to the National Guard Battalion.

Motion to approve: Ramirez

Second: Juarez

For: 8 Against: 0 Abstain: 0

- (1323.3) 3. A correct number of completed blocks under the Assessment Plan 100% completed since the initiation of plan.

City Manager Townsend presented a report to Mayor Tatangelo.

- (1581.3) 4. Cost of labor and materials for a normal City Block without curb and gutter with 1-1/2" to 2" of asphalt. New Construction.

City Manager Townsend indicated that it would cost \$6.00 a foot. Mayor Tatangelo expressed his disappointment in the manner his request was handled. The Mayor also urged that in the future a complete and detailed report be submitted by staff.

- (835.2) B. Request by Paul Payne that City Council waive requirements for any additional improvements of curb and gutter, paving and drainage and water availability charges in conjunction with the Coca-cola Plat in the Del Mar Industrial Park. (Mr. Carlos V. Mejia, P.E.) (Cm. David R. Cortez's District)

Mr. Carlos Mejia, as well as Mr. Paul Payne made presentation.

City Manager Townsend explained that the existing customers of the City and customers of Del Mar Conservation District have water rights provided, and that this is not a new water customer, there will be no water availability charge.

Motion that final plat approval be given and with waiver not to construct street improvements on the road leading to Central Power & Light Company as concurred by Planning and Zoning Commission: Cortez

Second: Ramirez

For: 8 Against: 0 Abstain: 0

VI. REPORTS. IT IS RECOMMENDED THAT:

(1986.3)A. The 800 Block of Tapeyste Avenue between Market and Cortez Streets be paved by Public Works Department. No public hearing will be necessary since the four abutting owners have already paid the full potential assessment \$2,776.00. The abutting lots are residences siding on Tapeyste Avenue and therefore would be assessed at \$5 per front foot.

Motion to approve: M. Benavides

Second: Valdez

For: 8 Against: 0 Abstain: 0

(1992.3)B. A deductive change order be approved for the 1985 Voluntary Paving Assessment Street Improvements Project, Group II, to reduce the depth of the 30" storm sewer along Malinche Street to avoid rock and to reduce costs by \$2,258. The revised contract with Wright Way Construction Co. Inc. will be \$734,969.84. Completion time will remain 180 calendar days. The project includes 40 blocks.

Motion to approve: M. Benavides

Second: Valdez

For: 8 Against: 0 Abstain: 0

(2001.3)C. Group IIIB of the 1984 Voluntary Assessment Street Improvement Project be accepted and final change order #7 for \$3,582 be approved. The revised project cost for the 22 blocks constructed by B & B Paving Company of San Antonio will be \$443,685.69. Change Order #7 is required because the Water Department decided to replace a leaking sewer line after the contractor had finished base preparation (\$3,420) and additional asphalt was needed to tie to San Francisco Avenue pavement (\$162). The completed streets are:

	BLOCKS
Galveston, Tilden to Hendricks	1
Santa Cleotilde, Gonzalez to Foggenpohl	1
West Elm, San Francisco to Monterrey	4
Gonzalez, Main to Santa Rita	2
West Plum, San Francisco to Monterrey	4
Garfield, McClelland to McPherson	1
Louisiana, Corpus Christi to Laredo	1
Frost, Mendiola to Buena Vista	2
Galveston, Meadow to Tapeyste	2
Wooster, Meadow to Urbahn	4
TOTAL	22

The work was completed during the 278 calendar days provided for in the contract.

Motion to approve: M. Benavides

Second: Valdez

For: 8

Against: 0

Abstain: 0

- (2012.3)D. It is recommended that \$2,710.62 in program income from the Jobs Bill Program be utilized for reimbursements to the Engineering Department and Public Works for work performed at West Martin Field.
- Further, \$8.14 remaining in the Street Category be transferred to West Martin Field Project and be used to reimburse Engineering and Public Works.

Motion to approve: Montalvo

Second: S. Benavides

For: 8

Against: 0

Abstain: 0

- (2614.2)E. Consideration of proposals from firms interested in contracting with the City for the collection of delinquent taxes and adoption of an attorneys penalty July 1, 1986 against 1985 delinquent tax accounts.

Those legal firms that were present and made a presentation were: Perez & De Anda; Canales & Quintanilla; and Mr. Jesus Laurel who made a presentation on behalf of Castillo, Cuellar & Zaffirini.

Legal firms not present were: Alvaro Garza; Pena, Pena & Pena; Gustavo L. Acevedo; Emilio "Chito" Davila; Ramos & Trevino; Heard, Goggan, Blair, Williams & Harrison; Garza-Gongora & Gutierrez; and Mann, Trevino, Hale & Gallegos.

The following three firms were chosen for final selection:

ALVARO GARZA - collection of \$2.5 - 1.6 delinquent - 10% - if not met a guarantee no greater than 9 and no less than 7

PEREZ & DE ANDA - collection of \$2.6 - 1.7 delinquent - 8-1/2% - a guarantee if not met of 5-1/2%

CANALES & QUINTANILLA - collection of \$2.3 - 1.4 delinquent - 10% - if a guarantee is not met 6-1/2% for current delinquent and 8% for delinquent and penalty and interest.

Motion that these three firms be chosen as the top three for final selection: Ramirez

Second: Cortez

For: 8 Against: 0 Abstain: 0

Motion to hire the firm of Eustorgio Perez and Ricardo De Anda: M. Benavides

Second: Montalvo

For: 8 Against: 0 Abstain: 0

Amendment to the motion is that this firm not be delinquent on their own taxes, and if they are delinquent that they must clear them immediately: M. Benavides

Second: Ramirez

For: 8 Against: 0 Abstain: 0

VII. ORDINANCE(S) FINAL READING

Motion to waive the reading of Ordinance(s) VII(A) to

VII(G): Ramirez

Second: Cortez

For: 8 Against: 0 Abstain: 0

A. LOOP 20 PAVING ASSESSMENT PROJECT; DECLARING THE NECESSITY FOR AND ORDERING THE PAVING AND IMPROVEMENT OF A CERTAIN STREET IN THE CITY OF LAREDO, TEXAS; APPROVING THE STREET PAVING ASSESSMENT ROLL AND COST ESTIMATES AS PREPARED BY THE CITY ENGINEER; PROVIDING FOR PUBLICATION; AND DIRECTING THE CITY SECRETARY TO FILE THIS ORDINANCE WITH THE COUNTY CLERK AS A NOTICE OF ITS ENACTMENT; AND ORDERING AND SETTING A PUBLIC HEARING ON THE 7TH DAY OF JULY, 1986.

ORDINANCE NO. 86 0 110

Introduced by Cm. Saul N. Ramirez, Jr. on June 2, 1986.

Motion to approve: Ramirez

Second: M. Benavides

For: 8 Against: 0 Abstain: 0

B. AUTHORIZING THE CITY MANAGER TO EXECUTE A LEASE AMENDMENT TO THE LEASE AGREEMENT WITH THE U.S. IMMIGRATION AND NATURALIZATION SERVICE (BORDER PATROL), AS LESSEE AND THE CITY OF LAREDO, AS LESSOR, DATED FEBRUARY 13, 1984.

ORDINANCE NO. 86 0 111

Introduced by Cm. David R. Cortez on June 2, 1986.

Motion to approve: Ramirez

Second: M. Benavides

For: 8 Against: 0 Abstain: 0

C. AUTHORIZING THE CITY MANAGER TO EXECUTE A CERTAIN LEASE AGREEMENT WITH R.O. BOWDEN COMPANY FOR AND ON BEHALF OF THE CITY OF LAREDO FOR THE APPROXIMATE 3,200 SQUARE FEET CONSTITUTING

BUILDING #213 SITUATED IN THE LAREDO INTERNATIONAL AIRPORT AND BELONGING TO THE CITY OF LAREDO.

ORDINANCE NO. 86 0 112

Introduced by Cm. David R. Cortez on June 2, 1986.

Motion to approve: Ramirez

Second: M. Benavides

For: 8 Against: 0 Abstain: 0

- D. PROVIDING FOR THE REDISTRICTING OF THE EIGHT CITY COUNCIL DISTRICTS WITHIN THE CITY OF LAREDO; PROVIDING FOR PUBLICATION IN ENGLISH AND SPANISH; AND PROVIDING FOR EFFECTIVE DATE.

ORDINANCE NO. 86 0 113

Introduced by all Councilmembers.

Motion to approve: Ramirez

Second: M. Benavides

For: 8 Against: 0 Abstain: 0

- E. AMENDING THE CODE OF ORDINANCES, CHAPTER 24 ARTICLE V, ZONING, SECTION 24-84 (d) TO DELETE SUBSECTION 24-84 (d)(3) REQUIRING THAT A WRITTEN APPEAL TO THE CITY COUNCIL MUST BE PRESENT SO THAT A ZONING CHANGE CAN BE HEARD BY THE CITY COUNCIL; AND PROVIDING FOR AN EFFECTIVE DATE.

ORDINANCE NO. 86 0 114

Introduced by Cm. Jacinto P. Juarez

Motion to approve: Ramirez

Second: M. Benavides

For: 8 Against: 0 Abstain: 0

- F. AUTHORIZING THE CITY MANAGER TO EXECUTE ALL NECESSARY DOCUMENTS TO EFFECTIVELY CONVEY TITLE TO STORE-UR-OWN LTD AND LAREDO INTERNATIONAL AIRPORT FOR THOSE CERTAIN CITY PROPERTIES FORMERLY KNOWN AS SAUNDERS STREET, BETWEEN INDIA AND THE ORIGINAL EAST CITY LIMITS, AND SMITH, BETWEEN HIGHWAY 59 AND SAUNDERS STREET IN THE EASTERN DIVISION OF THE CITY OF LAREDO, WEBB COUNTY, TEXAS; AND PROVIDING FOR EFFECTIVE DATE.

ORDINANCE NO. 86 0 115

Introduced by Cm. David R. Cortez on June 2, 1986.

Motion to approve: Ramirez

Second: M. Benavides

For: 8 Against: 0 Abstain: 0

- F(a). AUTHORIZING THE CITY MANAGER TO EXECUTE A QUITCLAIM DEED TO JOSE ROGELIO HINOJOSA, AND WIFE, MARIA DEL ROSARIO HINOJOSA, FOR LOT FOUR (4), BLOCK SEVEN (7), WESTERN DIVISION, CITY OF

LAREDO.

ORDINANCE NO. 86 0 116

Motion to approve: Ramirez

Second: M. Benavides

For: 8 Against: 0 Abstain: 0

- G. AMENDING THE ZONING MAP OF THE CITY ZONING ORDINANCE OF THE CITY OF LAREDO BY CHANGING FROM R-3 (MIXED RESIDENTIAL DISTRICT) TO M-1 (LIGHT MANUFACTURING DISTRICT) THE FOLLOWING DESCRIBED PROPERTY LOCATION: BLOCK 86 ED.

ORDINANCE NO. 86 0 117

Introduced by Cm. Saul N. Ramirez, Jr. on June 2, 1986.

Motion to approve: Ramirez

Second: M. Benavides

For: 8 Against: 0 Abstain: 0

VIII. INTRODUCTORY ORDINANCE(S)

- A. ESTABLISHING AND CREATING A TRANSPORATION AND TRAFFIC SAFETY ADVISORY COMMITTEE; PROVIDING FOR THE COMPOSITION OF SAID COMMITTEE, APPOINTMENT OF MEMBERS THEREOF, QUALIFICATION OF MEMBERS THEREOF AND TERMS OF MEMBERS THEREOF; AND PROVIDING FOR DUTIES OF SAID COMMITTEE.

Item tabled to next meeting due to copies not made available to Councilmembers.

- (2482.3)B. AUTHORIZING THE CITY MANAGER TO EXECUTE ALL NECESSARY DOCUMENTS TO EFFECTIVELY CONVEY TITLE TO M.G. INVESTMENTS FOR THOSE CERTAIN CITY PROPERTIES KNOWN AS LOT 2, BLOCK 889, LOTS 5,6,7 & 8 BLOCK 860, NORTH 1/3 OF 1 AND THE SOUTH 1/3 OF 3, BLOCK 860 AND THE NORTH 2/3 OF 3, BLOCK 860, WESTERN DIVISION AND TO MR. RAUL ALFARO FOR LOT 8, BLOCK 889, WESTERN DIVISION, CITY OF LAREDO, WEBB COUNTY, TEXAS. The following clerical corrections to the action taken by City Council June 2, 1986 are proposed:

- 4. North 1/3 of Lot 1, Blk. 860 W.D. should read:
North 1/3 of Lot 1, and S 1/3 of Lot 3, Blk. 860.
- 5. South 2/3 of Lot 1, Blk. 860 should read:
North 2/3 of Lot 3, Blk. 860

For both corrections the amount and purchaser are the same. These properties were originally purchased for the Mother Cabrini Project and funded by Community Development. M.G. Investments will pay \$108,500 and Mr. Raul Alfaro \$13,500 for a total of \$122,000.

Ordinance Introduction: Valdez

Authorizing the City Manager to execute all necessary documents to convey title to Laredo Municipal Housing, Corporation for Blocks 914 and 877 of the Western Division, bounded by Baltimore Street on the North, San Ignacio Avenue on the East, Madison Street on the South, and Pinder Avenue on the West for Construction of the West Laredo Housing Project (HODAG).

APPROVING THE SALE OF CITY OWNED PROPERTY, BLOCKS 914 AND 877 OF THE WESTERN DIVISION TO THE LAREDO MUNICIPAL HOUSING CORPORATION FOR \$200 TO BE USED FOR CONSTRUCTING THE WEST LAREDO HOUSING PROJECT.

Laredo Municipal Housing Corporation has agreed to pay \$100 for each of the blocks (\$200 total) and to construct a 64 multi-family rental housing project. Proposed financing consists of an \$850,000 HUD Housing Department Action Grant, \$230,000 match by the Housing Corporation, and \$1,220,000 to be borrowed locally.

Ordinance Introduction: Valdez

(2538.3)D. On the request to amend Section 3-2 (a) of the Subdivision Ordinance by adding a section to allow a developer to request City participation in the cost of improvements to streets that are required over and above minimum residential street construction. The Planning and Zoning Commission recommended approval on June 5, 1986. The vote was unanimous.

AN ORDINANCE

AMENDING SECTION 3-2 (A) OF THE SUBDIVISION ORDINANCE OF THE CITY OF LAREDO, TO PROVIDE FOR SHARED COSTS BETWEEN THE CITY AND A DEVELOPER IN CIRCUMSTANCES WHERE STREET IMPROVEMENTS REQUIRED ARE IN EXCESS OF RESIDENTIAL STREET STANDARDS, PROVIDING FOR PUBLICATION AND PROVIDING FOR EFFECTIVE DATE.

Ordinance Introduction: Cortez

(2562.3)E. AUTHORIZING THE CITY MANAGER TO EXECUTE ALL NECESSARY DOCUMENTS TO EFFECTIVELY CONVEY TITLE TO THE DIOCESE OF CORPUS CHRISTI FOR THAT CITY PROPERTY FORMERLY KNOWN AS ARKANSAS BETWEEN IRELAND AND CROSS STREETS IN THE EASTERN DIVISION, CITY OF LAREDO, WEBB COUNTY, TEXAS. The diocese of Corpus Christi has agreed to pay the appraised value of \$21,7622.00 for said property. This street was closed by the City Council on June 2, 1986.

Ordinance Introduction: S. Benavides

(2575.3)F. A lease amendment be approved to the lease dated February

5, 1985, with Laredo Hat, Inc., for the approximate 4600 square feet constituting Building #1333--South at 3918 North Jarvis at the Airport. Effective June 16, 1986, Laredo Hat, Inc., changed it's name to Otilio Limon d/b/a Laredo Hat Company. All other clauses remain in effect and unchanged. The Airport Advisory Board so recommends.

AN ORDINANCE

AUTHORIZING THE CITY MANAGER TO EXECUTE A CERTAIN LEASE AMENDMENT TO THE LEASE AGREEMENT DATED FEBRUARY 5, 1985, BETWEEN THE CITY OF LAREDO, AS LESSOR, AND LAREDO HAT, INC., AS LESSEE, SAID AMENDMENT IS CHANGING LESSEE'S NAME TO OTILIO LIMON d/b/a LAREDO HAT COMPANY.

- G. A 20 year lease be approved with an additional four five year options with JOSHUA DRUKER d/b/a TOPAZ ELECTRONICS, INC., for the approximate 54,997.55 square feet of land located at 1801 Bustamante at the Airport Industrial Park Foreignn-Trade Zone. Monthly rental will be \$366.65 effective the first day of the fourth month after execution of lease. Annual CPI not to exceed five percent will apply. Lessee will construct a 10,000 square foot building within 360 days for office space and warehousing. The Airport Advisory Board so recommends.

AN ORDINANCE

AUTHORIZING THE CITY MANAGER TO EXECUTE A CERTAIN LEASE AGREEMENT WITH JOSHUA DRUKER d/b/a/ TOPAZ ELECTRONICS, INC., FOR AND ON BEHALF OF THE CITY OF LAREDO FOR CERTAIN UNDEVELOPED LAND CONSTITUTING 54,997.55 SQUARE FEET LOCATED AT 1801 BUSTAMANTE AT THE LAREDO INTERNATIONAL AIRPORT AND BELONGING TO THE CITY OF LAREDO.

Ordinance Introduction: Juarez

- H. A twenty-year lease be approved with an additional four-five year options with LUIS LIDSKY d/b/a INTERNATIONAL STORES ENTERPRISES, INC., for the approximate 77,358.6550 square feet of undeveloped land at 1820 Bustamante at the Airport Industrial Park, Foreign-Trade Zone Site. Monthly rental will be \$515.72 effective the first day of the fourth month after execution of lease. Annual CPI not to exceed five percent (5%) will apply. Lessee will construct a 15,000 square foot building within 360 days for office space and warehousing. The Airport Advisory Board so recommends.

AN ORDINANCE

AUTHORIZING THE CITY MANAGER TO EXECUTE A CERTAIN LEASE

AGREEMENT WITH LUIS LILLY d/b/a INTERNATIONAL SERVICES ENTERPRISES, INC., FOR AND ON BEHALF OF THE CITY OF LAREDO FOR A CERTAIN TRACT OF LAND CONTAINING APPROXIMATELY 77,358.6550 SQUARE FEET LOCATED AT 1820 BUSTAMANTE SITUATED AT THE LAREDO INTERNATIONAL AIRPORT AND BELONGING TO THE CITY OF LAREDO.

Ordinance Introduction: Juarez

- I. Authorizing the City Manager to execute a certain lease agreement dated October 15, 1985, with International Bank of Commerce & Sanchez-O'Brien Oil and Gas Corporation, a joint venture. The lease is for the approximate 5,150 square feet of land at the Airport's Fuel Farm. Lessee will install a fuel dispensing system to serve lessee's owned or lease aircraft only. Lease amendment will extend from 120 to 240 days for lessee to commence erecting improvements, and amending submission of Plans Clause to read "Lessee covenants and agrees to submit to Lessor on not less than thirty (30) days prior to commencement of construction the required plans". All other terms and conditions of said lease agreement remain in effect. The Airport Advisory Board recommends approval.

AN ORDINANCE

AUTHORIZING THE CITY MANAGER TO EXECUTE A CERTAIN LEASE AMENDMENT TO THE LEASE AGREEMENT DATED OCTOBER 15, 1985, BETWEEN THE CITY OF LAREDO, AS LESSOR, AND INTERNATIONAL BANK OF COMMERCE & SANCHEZ-O'BRIEN OIL AND GAS CORPORATION, A JOINT VENTURE, AS LESSEE, SAID AMENDMENT REVISING THE CONSTRUCTION PLANS CLAUSE OF SAID LEASE.

Ordinance Introduction: Juarez

- J. An amendment be approved to the lease with Sanchez-O'Brien Oil and Gas Corporation to provide an additional five year option extending the lease to June 13, 1996. Rental to be paid during the option term will be one percent per month of the agreed upon fair market value of the premises. Leased premises consist of approximately 22,776 square feet constituting Building #374 at the corner of North Sandman and Maher Avenue. The Airport Advisory Board so recommends. The amendment provides for formal arbitration if tenant and the City can not agree as to fair market value.

AN ORDINANCE

AUTHORIZING THE CITY MANAGER TO EXECUTE A CERTAIN LEASE AMENDMENT TO THE LEASE AGREEMENT WITH THE CITY OF LAREDO, AS LESSOR, AND SANCHEZ-O'BRIEN OIL & GAS CORPORATION, AS LESSEE, SAID AMENDMENT REVISING THE RENEWAL OPTION OF SAID LEASE.

Ordinance Introduction: Juarez

- K. An amendment be approved to the lease with Webb County for the Juvenile Probation Department by deleting the 60 day written notice by either party provision and the rental escalation clause. The building consists of approximately 22,596 square feet and is located at 518 Pappas Street. The amended lease provides for payment of \$1,083.00 per month until May 1988. Removal of the 60 day notice termination clause by either party offsets the \$40 increase scheduled for May 1, 1986. The Airport Advisory Committee recommends approval.

Ordinance Introduction: Juarez

IX. RESOLUTION(S)

- (050) A. APPROVING ISSUANCE BY THE LAREDO DEVELOPMENT CORPORATION OF AN ISSUE OF THE LAREDO INDUSTRIAL DEVELOPMENT CORPORATION INDUSTRIAL DEVELOPMENT REVENUE BONDS (JOSEPH M. JACKSON FUNERAL CHAPELS, INC. PROJECT) SERIES 1986; APPROVING THE RESOLUTION OF THE ISSUER AUTHORIZING THE BONDS, THE ISSUANCE OF THE BONDS AUTHORIZED BY THE BONDS, THE ISSUANCE OF THE BONDS AUTHORIZED THEREBY AND THE PLAN OF THE FINANCING APPROVED THEREBY AND BOND DOCUMENTS.

The proposed \$375,750 facility will be located at 1920 Springfield Avenue and will include a funeral chapel and related facilities.

Motion to approve: Valdez

Second: Juarez

For: 7 Against: 0 Abstain: 0

- B. AUTHORIZING PUBLICATION OF NOTICE OF INTENTION TO ISSUE CITY OF LAREDO COMBINATION TAX AND PAVING ASSESSMENT REVENUE CERTIFICATES OF OBLIGATION 1986 IN THE AMOUNT OF \$1,000,000. The proposed sale is scheduled for 6 P.M. on July 21, 1986. The sale will allow property owners to pay their assessments with monthly payments. The \$1,000,000 will be paid back as assessments are paid.

Motion to approve: Valdez

Second: M. Benavides

For: 8 Against: 0 Abstain: 0

- (2694.3)C. AUTHORIZING THE DEPARTMENT OF COMMUNITY DEVELOPMENT TO PROCEED WITH ACQUISITION OF LOT 8, BLOCK 315, EASTERN DIVISION, CITY OF LAREDO, WEBB COUNTY, TEXAS, TO BE ABLE TO PROPERLY MAINTAIN THAT SECTION OF ZACATE CREEK.

After the channelization of Zacate Creek was completed, it was determined that the creek and the berm were encroaching on private property.

Motion to approve: Montalvo

Second: Valdez

For: 8

Against: 0

Abstain: 0

(2738.3)D. AUTHORIZING ACQUISITION OF LOTS 1, 2, & 3 BLOCK 1581, EASTERN DIVISION FROM MRS. HILARIO ROCHA, HECTOR ROCHA, AND MR. JUAN ROCHA, RESPECTIVELY FOR CHANNELIZATION OF TINAJA CREEK. The property owners have accepted the City's offer to acquire.

Motion to approve: Ramirez

Second: S. Benavides

For: 8

Against: 0

Abstain: 0

X. COMMITTEE REPORT(S)

(2781.3)POLICE RESERVE TASK FORCE

Police Reserve Task force has met three times and has finalized its recommendations for the establishments of a Police Reserve in Laredo. Practices in other communities have been reviewed and drafts by the Police Chief of program guidelines and objectives have been reviewed. Adoption of the following report and the proposed introductory ordinance is recommended by the committee.

Authority be granted to establish a Police Reserve composed of volunteers who are willing to be trained and to donate their services to help promote law enforcement, increase community safety, provide administrative and technical support for the Police Department and generally help improve public safety in the community. Appointments and dismissals from the Police Reserve will be solely at the discretion of the Police Chief. Workers Compensation insurance and uniforms will be provided by the City. Only those volunteers who complete the required training will be eligible to carry out peace officer functions and to carry a firearm.

AN ORDINANCE

ESTABLISHING A POLICE RESERVE FORCE FOR THE CITY OF LAREDO, TEXAS, PROVIDING FOR THE APPOINTMENT, PRIORITIES, AND DUTIES OF RESERVE POLICEMEN.

Ordinance Introduction: M. Benavides, Juarez and Montalvo.

XI. APPOINTMENT(S)

Consideration of Board and Committee appointments.

None

Councilman Cortez asked if a Councilman could appoint himself to a committee as a citizen; as he would like to appoint himself to the Transportation Advisory Committee.

City Manager Townsend to bring a report at the next meeting.

XII. ADJOURNMENT

Motion to adjourn: S. Benavides

Second: Juarez

For: 8

Against: 0

Abstain: 0

Adjournment was at 10:30 P.M.

I HEREBY CERTIFY THAT ABOVE MINUTES CONTAINED IN PAGES 01 TO 16 ARE TRUE, COMPLETE, AND CORRECT PROCEEDINGS OF THE REGULAR CITY COUNCIL MEETING HELD ON THE 16TH DAY OF JUNE, 1986. THE ORIGINAL COPY IS ON FILE IN THE CITY SECRETARY'S OFFICE.

HORTENCIA C. GONZALEZ
CITY SECRETARY

PREPARED BY: Gloria M. Garza

PASSED AND APPROVED BY CITY COUNCIL ON:

CORRECTIONS -----