

M I N U T E S

Date : February 5, 1985

Agenda No. 85-06

STATE OF TEXAS |
COUNTY OF WEBB |
CITY OF LAREDO |

(Pt Ct

1 On this the 5th day of February, 1985 the City Council of
2 the City of Laredo, Texas convened in a Regular City Council
3 Meeting at the Civic Center Conference Rooms 1 & 2 at 7:00 P.M.
4 with the following members thereof present to-wit:

- 5 ALDO TATANGELO : MAYOR
- 6 SANTOS BENAVIDES : COUNCILMEMBER
- 7 VIDAL CANTU, JR. : "
- 8 SAUL N. RAMIREZ, JR. : "
- 9 MARGARITO BENAVIDES, JR. : "
- 10 ANDRES RAMOS, JR. : " (MAYOR PRO-TEM)
- 11 DAVID R. CORTEZ : "
- 12 JOSE A. VALDEZ : "
- 13 JOHN PETER MONTALVO : "
- 14 EUSTORGIO PEREZ : CITY ATTORNEY
- 15 MARVIN TOWNSEND : CITY MANAGER
- 16 FLORENCIO PENA : ASSISTANT CITY MANAGER
- 17 HORTENCIA C. GONZALEZ : CITY SECRETARY

18 *
19 With a quorum present, the Mayor called the meeting to
20 order and the following proceedings were carried out:

21 *
22 The next item was approval of the Regular City Council
23 Minutes of November 20th and the Special City Council Minutes
24 of November 21 and 25, 1984. Motion for their approval was
25 made by Councilman Andres Ramos, Jr. Second was by Councilman

Hortencia C. Gonzalez
City Secretary

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1 Jose A. Valdez. All voted in the affirmative.

2 Item IV(A) PRESENTATION(S) - Presentation by Mayor (101)
3 Aldo Tatangelo regarding Paving Program. Mayor Aldo Tatangelo
4 made his presentation, but no action was taken.

5 Item IV(B) Request for Council consideration to change date of (306)
6 second regular Council meeting. The scheduled date of
7 February 19, will conflict with local festivities and Febru-
8 ary 18 is a legal holiday. (Cm. David R. Cortez). Motion
9 was made by Councilman Vidal Cantu, Jr. that the next meeting
10 be held on February 18th. Second was by Councilman Jose A.
11 Valdez. All voted in favor.

12 Item IV(C) Request by Councilman Andres Ramos, Jr. that (047)
13 the capital improvement program for next year to consider
14 construction of sidewalks by property owner assessment. Mo-
15 tion for its approval was made by Councilman Andres Ramos,
16 Jr. Second was by Councilman David R. Cortez. All voted in
17 favor.

18 Item IV(D) Request by Councilman Andres Ramos, Jr. for (053)
19 a resolution requesting the United States Congress to con-
20 tinue the Federal Revenue Sharing Program of assistance to
21 local communities. Motion for its approval was made by
22 Councilman Andres Ramos, Jr. Councilman David R. Cortez
23 asked that the motion be amended by asking that Congress be
24 sent letter. Second was by Councilman Margarito Benavides,
25 Jr. All voted in favor.

26 Request by Councilman John Peter Montalvo that a curfew (343)
27 be established to prohibit, persons under the age of 18 from &
28 being on the streets or at public places between 11 P.M. and (699)
29 6 A.M. unless going to or from a school, church or work acti-
30 vity or having their parents consent. City Manager says that

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1 procedures must be "administered with great care". Mr. Jesse
2 Castaneda questioned the ages involved. Ms. Elsa Joiner,
3 as well as Mr. Simon Villarreal spoke to the issue. Mr.
4 Andres Sandoval suggested that a committee be named and law
5 enforcement be charged with this. Motion was made by Councilman
6 Saul N. Ramirez, Jr. that the City Manager come back with a
7 report on statistics in other cities, and procedures so that
8 at that point in time a committee can be named. Second was
9 by Councilman Margarito Benavides, Jr. All voted in favor.

10 Item IV(F) Request by Councilman Santos Benavides for (350)
11 installation of sewer and water line on the 2800 to 2900
12 blocks of Cortez Street. City Manager Townsend indicated
13 that the blocks in question are not in the Community Develop-
14 ment Department targeted area. City Manager will bring back
15 a report in two weeks.

16 Item IV(G) Request by Councilman Jose A. Valdez "that (182^a)
17 the amount of \$1,500 be approved to be spent in coordination
18 with the Committee on Family Violence", to help pay for
19 Civic Center expenses. The funds are needed to assist the
20 city wide group to put together a conference which will be
21 host to over 1,800 persons from outside of Laredo, and per-
22 haps at least 600 locals. The locals will be mostly from
23 the elderly programs. The persons coming from outside the
24 City will be from all over the southwestern U. S. The
25 coordinator of the project is Ms. Mary Guevara.
26 Funds for this activity can come from the contingency monies
27 left in the hotel/motel occupancy tax fund. Motion was made
28 by Councilman Jose A. Valdez that the amount up to \$1,500 or
29 less be allocated to this committee to be used for the rental
30 of the Civic Center. Second was by Councilman Margarito

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1 Benavides, Jr. All voted in favor. Councilman Cortez asked if a con-
2 tract had to be signed. The answer was "Yes". Ms. Mary
3 Guevara thanked Council for their support.

4 At this time, City Manager Marvin Townsend introduced (236^a)
5 Mr. Hank Domeracki, Director of Finance, Mr. Luis Landin,
6 Director of Traffic, and Mr. Oscar Garcia, Bridge Director.

7 Councilman Andres Ramos, Jr. returned to the meeting
8 at 9:30 P.M.

9 Motion to open the Public Hearing was made by Council- (245^a)
10 man Saul N. Ramirez, Jr. Second was by Councilman David R.
11 Cortez. All voted in favor.

12 Item V(A) Amending the Zoning Ordinance to add an
13 Article setting forth sign and outdoor advertising provisions
14 for each zoning district. This proposed amendment was recommended by
15 the Planning and Zoning Commission on December 20, 1984. This
16 hearing was initiated on January 7, 1985 and recessed to
17 January 22, 1985 and then to this meeting.

18 INTRODUCTORY ORDINANCE

19 AMENDING THE NARRATIVE OF THE CITY ZONING ORDINANCE
20 BY ADDING ARTICLE 24, SIGNS AND OUTDOOR ADVERTISING,
21 RE-NUMBERING THE PRESENT ARTICLE 24, AMENDMENTS OR
22 DISTRICT CHANGES TO ARTICLE 25; RE-NUMBERING ARTICLE
23 25, CONFLICT WITH OTHER LAWS TO ARTICLE 26; RE-NUMBERING
ARTICLE 26, VALIDITY TO ARTICLE 27; AND RE-NUMBERING
ARTICLE 27, WHEN EFFECTIVE TO ARTICLE 28, AND ADDING
TO ARTICLE 3, DEFINITIONS.

24 Mr. Jeff Colman, Architectural Designer for Maverick Markets
25 in Corpus Christi, as well as Mr. Raul Guzman, Rollins Ad-
26 vertising, spoke to the issue. Councilman David R. Cortez
27 wants a map indicating what signage is permitted in different
28 areas. Mr. Jorge Gallego also spoke to the issue. After
29 additional discussion, Councilman Saul N. Ramirez, Jr. in-
30 structed the City Manager to proceed and prepare ordinance

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1 with all the alternatives that the Council discussed. Motion
2 to close the Public Hearing was made by Councilman Saul N.
3 Ramirez, Jr. Second was by Councilman John Peter Montalvo.
4 All voted in favor.

5 Motion to open the second Public Hearing was made by
6 Councilman Saul N. Ramirez, Jr. Second was by Councilman
7 David R. Cortez. All voted in favor.

8 Item V(B) On the application of Mr. Alberto Magnon for (047^b)
9 a change in zoning from B-1 to R-2 on Lots 1 and 2, Block
10 1723 Eastern Division at the southeast corner of Blaine Street
11 and Arkansas Avenue. The Planning Commission requested that
12 the application be filed as part of a plat revision approval
13 and recommends approval. No opposition has been reported.

14 INTRODUCTORY ORDINANCE

15 AMENDING THE ZONING MAP OF THE CITY ZONING ORDI-
16 NANCE OF THE CITY OF LAREDO BY CHANGING FROM B-1
17 (LIMITED BUSINESS) TO R-2 (MULTI-FAMILY) THE FOLLOW-
18 ING DESCRIBED PROEPRTY LOCATION: LOTS 1 AND 2
19 BLOCK 1723 E.D.
(Introduced by Councilman Santos Benavides).

20 Motion to concur with the Planning and Zoning Commission
21 recommendation and to close the Public Hearing was made by
22 Councilman Vidal Cantu, Jr. Second was by Councilman
23 Margarito Benavides, Jr. All voted in favor.

24 Item VI. REPORTS. It is recommended that:

25 Items VI (A) to VI (F) were approved on motion of (086^b)
26 Councilman John Peter Montalvo. Second was by Councilman
27 Jose A. Valdez. All voted in favor.

28 Item VI (A) Contract be awarded to Sames Motor Company
29 for \$177,773.44 for 13 Police and 3 Fire Sedans. Three bids
30 were received. Last year's purchase of 14 Police vehicles
was \$11,495.00 per unit which compares to \$11,110.84 this

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1 year. The 1984-85 Revenue Sharing Budget provides for this
2 purchase.

3 Item VI (B) Contract be awarded to Sames Motor Company
4 for \$16,816 for the purchase of 2-½ T Pick-up trucks for the
5 Animal Control section of the Health Department. Three bids
6 were received. The 1984-85 Revenue Sharing Budget provides
7 for the purchase of this equipment.

8 Item VI (C) Contract be awarded to Villarreal Electric
9 Co. for \$13,660 for Emergency Light Bars and Electric Sirens
10 for the Police & Fire Departments. Three bids were received.
11 The Lights & Sirens will be used on the new equipment budget-
12 ed under Federal Revenue Sharing.

13	18 Light Bars @ \$710/ea.	\$12,780.
14	5 Electronic Sirens @ \$176/ea.	880.
	Total	<u>\$13,660.</u>

15 Item VI (D) Contract be awarded to Sames Motor Co. for
16 one ½ T Cab and ½ Pick-up truck for \$11,305. The monies to
17 purchase this unit will come from Federal Revenue Sharing.
18 The vehicle will be used by the district Fire Chief in Fire
19 suppressions. Only one bid was received.

20 Item VI (E) Traffic signals be installed at Lyon Street
21 and Bartlett Avenue and at Bustamante Street and McPherson
22 Avenue. Traffic volumes and accidents indicate that both
23 signals are needed. The Lyon-Bartlett intersection will be
24 tied to the Lyon-Malinche intersection which already has a
25 traffic signal. Some of the equipment is available from
26 signals removed when IH 35 was extended. The balance of the
27 cost (\$10,500) is available in the Revenue Sharing budget
28 for traffic signals.

(091^b)

29 Item VI (F) The following contracts for services be
30 approved:

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(099^b)

1 Item VI.(F) 1. Webb County Heritage Foundation-\$15,000
 2 The City will reimburse the cost of materials, supplies, ad-
 3 vertising, permits, professional services and salaries asso-
 4 ciated with the Victorian Fair, Pictorial Exhibit, and Walking
 5 Tour of the Central Business District.

6 2. Miss Laredo Association - \$2,000
 7 The City will reimburse the organization's cost for renting
 8 the Civic Center, security, franchise fees, travel with prior
 9 City approval and wardrobe.

10 Item VI.(G) The City accept dedication by the County (117^b)
 11 of the Casa Blanca area water system and install the meters
 12 which will be required to measure the consumption of each
 13 user and bill that user accordingly. The County has been
 14 serving about 15 private customers through its central meter
 15 near the entrance to the Golf Course. Separate metering will
 16 increase the City's revenue, increase pressures throughout
 17 the Park and at Life Downs, and provide a basis for planning
 18 future water service in the area. The added revenues should
 19 offset additional costs. Motion for its approval was made
 20 by Councilman Jose A. Valdez. Second was by Councilman John
 21 Peter Montalvo. All voted in favor.

22 Item VI(H) The Community Development Program be amended (137^b)
 23 to allow for the payment of construction, rent and utilities
 24 associated with the Beall's building lease from project
 25 balances as follows:

FROM:		AMOUNT
27	Street Improvement 7th Year	\$ 4,341.49
	Sta. Rita Street 7th Year	345.00
28	Administration 9th Year	4,127.74
	Civic Center Parking 9th Year	3,439.52
29	Program Income 9th Year	10,114.56
	Pedestrian Bridges 9th Year	27,631.69
30	TOTAL	\$ 50,000.00

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1 TO:	AMOUNT
2 Construction	\$ 40,000.00
2 Rent	4,000.00
3 Utilities	6,000.00
	<hr/>
4 TOTAL	\$ 50,000.00

5 Mayor Aldo Tatangelo spoke against this issue. After addi-
 6 tional discussion, Councilman Saul N. Ramirez, Jr. made a
 7 motion that the only money to be allocated to Community
 8 Development Department be for rent and utilities. Second
 9 was by Councilman Jose A. Valdez. All voted in favor, with
 10 the exception of Councilmen Margarito Benavides, Jr. and
 11 Andres Ramos, Jr. Councilman Saul N. Ramirez, Jr. stated
 12 that payments had to be paid in advance. Motion was also
 13 made by Councilman Saul N. Ramirez, Jr. that construction
 14 cost be pro-rated to the Community Development Department,
 15 once construction is completed and report back to Council.
 16 Second was by Councilman Andres Ramos, Jr. All voted in the
 17 affirmative.

18 Item VI(I) Consideration of deferral of the following (393^b)
 19 scheduled Community Development Projects to the next program (363^c)
 20 year, beginning June 30, 1985, and reallocating money for
 21 these projects and other project balances to complete already
 22 authorized projects:

- 23 Loop 20 Paving \$250,000 State will not be ready to
 proceed this year.
- 24 Chihuahua - \$125,000 State not ready to proceed.
 Houston-Phase II

25 Mr. Jaime Flores, Community Development Department, made his
 26 presentation. After additional discussion, motion was made
 27 by Councilman Saul N. Ramirez, Jr. for approval with two
 28 projects carried to next year. Second was by Councilman
 29 Santos Benavides, Jr. All Councilmembers presented voted
 30 in the affirmative.

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(400^b)

1 Item VI(J) Plans and specifications be approved and
2 bids be received on February 26, 1985 at 11A.M. for construct-
3 ion of Santa Isabel Street Improvements Phase II from Scott
4 to Park Streets. This continuation of the truck route will
5 involve 2400 feet of new pavement, 36 feet wide back of curb
6 to back of curb with 12 inch cali..che base and 2 inch hot mix
7 asphalt surface. The project includes 2700 feet of 30 inch
8 drainage pipe and related inlets. This project is part of
9 the Community Development program. Motion for its approval
10 was made by Councilman John Peter Montalvo. Second was by
11 Councilman Saul N. Ramirez, Jr. All voted in favor.

(420^b)

12 Item VI(K) The engineering contract with Structural
13 Engineering Associates, Inc. of San Antonio for the Marcella
14 Bridge be revised to provide for plans and specifications for
15 a single span bridge, rather than the two span birdge which
16 has already been designed. The original plans contemplated
17 eventually replacing the existing concrete canal with one
18 much wider. Redesign should reduce the cost of the bridge by
19 at least \$100,000. The additional engineering work will cost
20 \$6,500 plus \$2,000 already spend to separate the bridges into
21 two project (Marcella and Springfield) for a revised engineer-
22 ing contract of \$33,341.44 and 36 additional calendar days.
23 The Marcella Bridge is an approved Community Development
24 project. Motion was made by Councilman Andres Ramos, Jr. for
25 its approval. Second was by Councilman David R. Cortez. All
26 voted in favor.

(441^b)

27 Item VI(L) The Communtiy Development budget for admi-
28 nistration be amended to include an additional Administrative
29 Assistant I (Grade 18) position to assist with the Housing
30 Development Action Grant and Rental Rehabilitation programs

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1 which involve \$1,022,500 of HUD resources, but no provision
2 for administration. The position will start at \$18,180 per
3 year. Motion for its approval was made by Councilman Jose A.
4 Valdez. Second was by Councilman John Peter Montalvo. All
5 voted in favor.

6 Items VI(M) to VI(O) were approved on motion of Council- (451^b)
7 man Jose A. Valdez. Second was by Councilman John Peter
8 Montalvo. All voted in the affirmative.

9 Item VI(M) The following actions be approved regarding
10 the Department of Community Development Housing Rehabilita-
11 tion Loan Program:

12 (1) The Policies and Procedures Manual be amended
13 to increase the maximum amount of a loan from \$6,000 to
14 \$10,000 per case.

15 (2) The Housing Assistance Plan (HAP) for the 9th and
16 10th action years be amended to reflect the number of units
17 to be assisted with the new \$10,000 loan. The 120 units pro-
18 jected to be assisted with a \$6,000 loan will be decreased
19 to 72 units.

20 (3) The Housing Assistance Plan be amended to show
21 175 rental units to be assisted. This increase of 75 units
22 is needed to under take into consideration a recent Laredo
23 Housing Authority application for moderate rehab funding.

24 Item VI(N) Payment of \$5,000 toward the settlement of (453^b)
25 all issues involved in the case of Jorge Benavides, and Dis-
26 tinctive Designers, Inc. vs. Laredo National Bank, Max A.
27 Mandel, Gary Jacobs, La Paloma Apartments, Ltd., B.P. Newman,
28 Russell S. Palmer, Charter Rio Grande, Inc., Charter Medical
29 Corporation and the City. The lawsuit concerned a contro-
30 versy over development requirements and costs for two tracts

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1 of land near Springfield and Calle del Norte. The City's
2 cost will be paid by the Water fund.

3 Item VI(0) The decision of the Court of Appeals in the
4 Hector Threadgill vs. City of Laredo case be accepted and
5 \$27,380 be paid to Mr. Threadgill. The Court of Appeals
6 affirmed the 49th District Court decision except that it de-
7 leted \$8,000 in exemplary damages. The case involves 2 par-
8 cels of land. One is a lot at the mounth of Zacate Creek and
9 was thought to have been owned by the City when the Zacate
10 Creek project was moving forward in 1980. The District Court
11 held that the City did not own it and owed Mr. Threadgill
12 \$2,500 rent for Jan. 1980 to Jan. 1983 and \$3,500 damages for
13 cleaning the property. The other is a lot under the bridge
14 at Corpus Christi Street. The District Court ruled that the
15 City had acquired by inverse condemnation (\$12,000) and owed
16 \$7,380 rent for 1980 to 1983. The Zacate Creek tracts is a
17 Community Development cost.

(457^b)

18 Items VI(P), VI(Q) and XII-Emergency Item (Addenda)
19 be approved on motion of Councilman Jose A. Valdez. Second
20 was by Councilman John Peter Montalvo. All voted in favor.

21 Item VI(P) Bids be received on February 25, 1985 at
22 2.00 P.M. for repairs to high service Pump #3 at Water Plant
23 #2. This pump has been in uninterrupted service since 1966.
24 Repairs will include rebuilding or replacing the impeller,
25 rebuilding the bowl, and general overhaul. Since the pump
26 had to be dismantted to determine the damage, it has been
27 taken to a pump repair location in Houston where it will be
28 available for review by other bidders.

(493^b)

29 Item VI(Q) Change Order #1 and #2 be approved for work
30 underway at Water Treatment Plant #1 being done by Lambda

(494^b)

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1 Construction Company under a \$1,239,700.00 contract awarded on September
2 26, 1984:

3 (1) Revise the length of a proposed reinforced concrete slab be-
4 cause of realignment of the plant service road and a conflict with
5 electrical facilities \$ 2,000

6 (2) Add 1200 feet of chain for mechanical cleaning.
7 The contract assumed more chain on hand than is present. . . 16,686

8 (3) Pins for the chain. 802
9 TOTAL \$ 19,488

9 Item VI(R) Discussion of the First Quarter Financial Statement for
10 1984-85. Ms. Diana Arredondo made the presentation. Councilman David R.
11 Cortez instructed the City Manager to put on the agenda naming a person
12 to work on Street Sales.

13 Item VI(S) Discussion regarding the price of beer at the Civic
14 Center. Mr. Jesse Castaneda wants security increased to 7. Councilman
15 Jose A. Valdez also spoke to the issue.

16 Item VI(T) A contract be awarded to the low bidder, Marshall Com-
17 pany of Corpus Christi for \$824,900 less \$25,000 of allowance or \$799,900
18 subject to specific agreements from the Laredo Improvement Corporation,
19 the Community Services Administration, and the contractor to assure that
20 the City's cost will not exceed \$200,000 which is being made available
21 by payment by the corporation of 5 years rent of \$40,000 per year or
22 \$200,000 in advance. This item refers to the Mercado Project.

23 City Manager Marvin Townsend made presentation and distributed copies of
24 his recommendation which states that the contract be awarded to Marshall
25 Company of Corpus Christi for \$795,208. Marshall's base bid less alter-
26 nate 1 has been reduced by \$31,292 because of duplication in the plumb-
27 ing/fire sprinkler and electrical systems, (See City Manager's Report
28 Attached). After additional discussion, motion was made by Councilman
29 Jose A. Valdez for its approval. Second was by Councilman John Peter
30 Montalvo. All voted in favor, with the exception of Cm. Margarito Benavides
and Councilman David R. Cortez.

CITY MANAGER'S REPORT

It is recommended that a contract be awarded to Marshall Company of Corpus Christi for construction of Laredo City Hall EDA Mercado Project for \$795,208 contingent on EDA approval. Three bids were received as follows:

	<u>Base Bid</u>	<u>Alt. 1</u>	<u>Alt. 2</u>
Marshall Company	\$844,000	\$826,500	\$824,900
Leyendecker Construction	870,000	862,000	852,300
Modern Construction	853,000	839,500	837,500

The lowest bid, Marshall Company is recommended. Marshall's base bid less Alternate 1 has been reduced by \$31,292 because of duplication in the plumbing/fire sprinkler and electrical systems sub-bids and clarification of the requirements for awning pipe as follows:

Plumbing-Sprinkler Duplication	\$21,150	
Electrical Duplication	3,400	
Awnings-square pipe instead of round	<u>6,742</u>	
	\$31,292	(To reduce the award to \$795,208)

It is further recommended that the construction contract be further reduced by \$26,750 (\$20,000 allowance; \$5,000 signage allowance; \$1,750 contractor's overhead and profit). The new contract amount would be \$768,458. The construction budget for the project is \$698,451, leaving a difference of \$70,007. The project budget still includes \$36,350 in contingencies.

The cost difference will be financed as follows:

	Laredo Improvement Corporation	Office of Community Services
Awnings	\$29,500.00	\$29,500.00
Re-roofing of side buildings	<u>5,503.50</u>	<u>5,503.50</u>
	<u>\$35,003.50</u>	<u>\$35,003.50</u>

GENERAL CONTRACTOR



O. BOX 4995

CORPUS CHRISTI, TEXAS 78469

AC 512 883-4369

JANUARY 4, 1985

MR. G. J. CAVAZOS
LEYENDECKER & CAVAZOS, ARCHITECTS
611 HIDALGO
LAREDO, TEXAS 78040

RE: MERCADO
LAREDO, TEXAS

DEAR WILLIE:


IN REVIEWING OUR BID PROPOSAL AND THE SUB-CONTRACT AND MATERIAL SUPPLIER BIDS RECEIVED AND INCORPORATED IN THAT PROPOSAL, WE HAVE IDENTIFIED THE FOLLOWING DUPLICATIONS OR MISINTERPRETATIONS IN THE SUB-BIDS RECEIVED.

1. PLUMBING/FIRE SPRINKLER SYSTEM-DUPLICATION OF SPRINKLER DISTRIBUTION SYSTEM. DEDUCT \$21,150.00
2. AWNING-FRAME SPECIFICATIONS MISINTERPRETED. FRAMING TO BE MANUFACTURERS STANDARD AS SPECIFIED. DEDUCT \$ 6,742.00
3. ELECTRICAL-MATERIAL SUPPLIER DUPLICATED COSTS OF CONTROL EQUIPMENT. DEDUCT \$ 3,400.00

THESE DEDUCTIONS MAY BE MADE WITHOUT ANY DEVIATION FROM THE PLANS AND SPECIFICATIONS AS BID.

VERY TRULY YOURS,

MARSHALL COMPANY


T. W. MARSHALL
CHMN OF BOARD

TWM:ar

February 5, 1985

Laredo Improvement Corporation

315 Convent Avenue

Laredo, TX 78040

Carlos Villarreal

City of Laredo

P.O. Box 579

Laredo, TX 78040

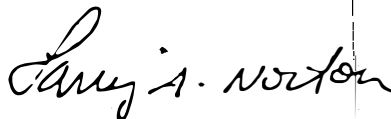
Dear Carlos,

This letter will confirm our phone conversation of Friday the first concerning the cost overrun on the Mercado project. After contacting the executive committee the Corporation agrees to apply another fifty-five thousand dollars (\$55,000.00) towards the construction phase of the project.

This will be matched by an equal amount from the OCS grant to cover your estimated cost overruns.

To recap our projected contribution to the total project we are having prepared and signed a master note for four hundred thousand dollars (\$400,000.00) to be signed by the investors. Of that amount two hundred thousand dollars (\$200,000.00) will be used to pay the advance rent; one hundred thousand dollars (\$100,000.00) will be for first year operating losses; and the additional one hundred thousand (\$100,000.00) will be additional match for OCS. This is where the \$55,000.00 will be drawn from. Our \$100,000.00 loss and \$55,000.00 to match the overrun, and an additional unallocated \$45,000.00 will result in \$200,000.00 in OCS matching funds of which \$55,000.00 will be used for the overrun. We would like to request a workshop with you, Marvin, and the Mayor to discuss the OCS grant and application of the unallocated \$145,000.00 that will be generated by the OCS match of our investment.

Sincerely,



Larry A. Norton

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1

2 Item VI(U) The contract with Riewe and Wischmeyer, Inc. (006^C)
3 for engineering service for improvements to the City's waste-
4 water treatment system be expanded to include additional pro-
5 visions required by the State Department of Water Resources
6 and to add a sludge Disposal Groundwater Protection Plan at
7 a cost of \$76,000. The State is requiring this additional
8 study before they will approve the City's plans to dispose
9 of all sewage sludge at the South Laredo plant. Motion to
10 acknowledge this item was made by Councilman Jose A. Valdez,
11 Second was by Councilman John Peter Montalvo. All voted in
12 favor.

13 Motion to go into Executive Session was made by Council-
14 man Saul N. Ramirez, Jr. Second was by Margarito Benavides,
15 Jr. All voted in favor.

16 Item VI(V) Executive Session to discuss pending litiga- (815^C)
17 tion. On their return, Mayor Aldo Tatangelo announced that
18 no action was taken.

19 Item VII(A) INTRODUCTORY ORDINANCE(S) Amending lease
20 between the City of Laredo and Panorama Broadcasting Company
21 dated November 13, 1984 as approved by Ordinance No.84.0.160b
22 dated October 16, 1984, to reflect change in the area leased
23 to Panorama Broadcasting Company. (Introduced by Councilman
24 John Peter Montalvo.)

25 Item VII(B) Approving an amendment to the lease between
26 the City of Laredo and Riverdrive Mall, Inc. date May 18, 1971,
27 Providing for modification of the said lease by way of re-
28 lease of an 0.0281 acre parcel out of said lease to enable
29 the City of Laredo to lease the said parcel to Panorama Broad-
30 casting Company; Authorizing the City Manager to take the

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1 necessary steps to execute and carry out this amendment;
 2 Repealing Ordinance No. 84.0.160a of October 16, 1984 on the
 3 same subject; and providing for effective date. (Introduced
 4 by Councilman John Peter Montalvo).

5 Item VII(C) Authorizing the City Manager to execute
 6 all the necessary documents to convey title to Dr. T.P. Cantu
 7 and wife, Dr. Beatriz M. Cantu, Mrs. Graciela Brondo and
 8 Mr. Jorge de la Garza for that city property formerly known
 9 as Cortez Street between Arkansas and Louisiana Avenues in
 10 the Eastern Division of the City of Laredo.

11 The total appraised value of \$5,700 less \$1,518 or \$4,182
 12 for needed drainage and utility easement will be paid as
 13 follows:

14	1. Dr. T.P. Cantu	7,654.22 sq. ft.	\$ 2,250 cash
15	2. Mr. Jorge de la Garza	3,858.36 sq. ft.	\$ 1,069 cash
16	3. Mrs. Graciela Brondo	3,837.53 sq. ft.	\$ 863.00 with
			\$215.75 downpayment and 12 payments of \$56.90.
			Total Interest to be paid \$35.55.

17 The Street Closing Committee so recommends.

18 (Introduced by Councilmen David R. Cortez, Jose A. Valdez and
 19 Santos Benavides).

20 ITEM VII(D) Authorizing the City Manager to execute
 21 all the necessary documents to convey title to Dr. T.P. Cantu
 22 and wife Dr. Beatriz Cantu for a triangular tract of land
 23 containing 2,958.4 sq. ft. and being part of lots 6 and 7,
 24 Block 1638, Eastern Division, City of Laredo Webb County,
 25 Texas.

26 Dr. T.P. Cantu and wife Dr. Beatriz Cantu have agreed to pay
 27 the appraised value of \$1,425.00. The triangle is too small
 28 to be of value to anyone except the adjacent owner. The
 tract is a remnant of land acquired for the Arkansas connec-

29 (Introduced by Councilmen David R. Cortez, Jose A. Valdez
 30 and Santos Benavides).

1 Item VII(E) The Airport Advisory Board recommends the
 2 following new leases approved:
 3 NEW LEASES: (1) A five-year lease to January 31, 1990, with
 4 with two five-year options with JETT SALES, INC., for the
 5 approximate 9,600 square feet constituting Building #1760 at
 6 1705 Bustamante in the Foreign-Treade Zone. Monthly rental
 7 will be \$820 with annual CPI adjustments not to exceed 5%.
 8 Lessee agrees to make mayor repairs that will include: new
 9 building exterior, repair roof, restrooms, office, doors,
 10 erect a fence and other site improvements as may be required
 11 to meet U.S. Customs Cargo Security Requirements. Rental is
 12 based on appraised fair market rental of August 1983. Rental
 13 charges will begin upon completion of modifications or May 1,
 14 1985, whichever comes first. A lease to Canema Corporation,
 15 Inc. was approved by Council effective September 1, 1984.
 16 The lease has not been signed nor rent paid. As a result of
 17 delays in proposed construction, rental adjustments were
 18 proposed to the lessee but no response to letters and phone
 19 calls has been received. The Airport Advisory Board reco-
 20 mended termination of the Canema lease at the January 8,
 21 1985, meeting. Lease to Jett Sales, Inc., will be consider-
 22 ed by the Airport Advisory Board at a special meeting on
 23 February 4, 1985. Cancellation of the Canema lease is re-
 24 commended. (Introduced by Councilmen David R. Cortez, Jose
 25 A. Valdez and Santos Benavides).

26 ITEM VII(E) 2. A one-year lease to November 30, 1985,
 27 with five one-year options with REGIONAL CRIME LAB (Webb
 28 County) a non-profit organization, for the approximate
 29 2,000 square feet constituting the north part of Building
 30 #900 at 502 Thomas Avenue. Monthly rental will be \$500.

(Pt Ct)

1 The building will house the county morgue and crime labora-
2 tory. Previous tenant was Laredo Alcoholism Treatment Center.
3 Recommended by the Airport Advisory Board at its meeting on
4 December 11, 1984. The General Fund will pay this rent and
5 \$1,500 per month for the Laredo Alcoholic Treatment Center
6 as the City's participation in these 2 programs. (Introduced
7 by Councilmen David R. Cortez, Jose A. Valdez, and Santos
8 Benavides).

9 Item VII(F), VII(G) and VII(H) were sent back to the
10 Planning and Zoning Commission on motion of Councilman Saul
11 N. Ramirez, Jr. Second was by Councilman Jose A. Valdez.
12 All voted in favor.

13 Item VII(F) Amending the City of Laredo Subdivision (718^C)
14 Ordinance by deleting Section 3-6M street planting and pro-
15 viding for an effective date.

16 Item VII(G) Amending the Subdivision Ordinance to (720^C)
17 allow "roll over" curb in residential subdivision.

18 Item VII(H) Amending the Zoning Ordinance, Article 3, (721^C)
19 Definitions-Lot of Record, so that the date of January 16,
20 1961 contained therein shall hereforth be September 9, 1979.

21 At this time, Councilman Jose A. Valdez made a motion
22 to dispense with the reading of the ordinances. Second was
23 by Councilman Saul N. Ramirez, Jr. All voted in favor.

24 Motion to approve Items VIII(A) to VIII(F) ORDINANCE(S)
25 FINAL READING was made by Councilman Saul N. Ramirez, Jr.
26 Second was by Councilman Jose A. Valdez. All voted in favor.

27 ORDINANCE 85-0-08

28 AMENDING THE ZONING MAP OF THE CITY ZONING ORDINANCE OF THE
29 CITY OF LAREDO BY CHANGING FROM b-1 (LIMITED BUSINESS) TO B-3
30 (GENERAL BUSINESS) THE FOLLOWING DESCRIBED PROPERTY LOCATION:
LOT 5 AND 6, BLOCK 1133 E.D.
(Introduced by Councilman Margarito Benavides, Jr.)

(Pt Ct)

1 RESOLUTION 85-R-05

2 HONORING MR. EDWARD S. RUSSELL ON HIS
3 RETIREMENT AFTER 26 YEARS OF PUBLIC
4 SERVICE IN THE CITY BRIDGE DEPARTMENT
5 FROM FEBRUARY 24, 1958 TO JANUARY 31, 1985.

6 Item X(A) COMMITTEE REPORTS Mr. Simon Villarreal, (428).
7 Chairman of the Zacate Creek Water Diversion Committee to re-
8 port on recommendation from January 31, 1985 Committee meet-
9 ing. Mr. Simon Villarreal, Chairman, Ad-Hoc Committee of
10 Zacate Creek, says recreational facilities needed for juve-
11 niles and urges Council action to make changes happen.
12 Ms. Elsa Joiner also spoke in favor of the project. Victor
13 Solis says that 3 Rivers has plan where a paste is placed or
14 applied on banks so that weeds do not come up. After addi-
15 tional discussion, motion was made by Councilman David R.
16 Cortez to take this item under advisement. Second was by
17 Councilman Jose A. Valdez. All voted in favor.

18 Item X(B) Transportation Committee - (1) A contract (778^c)
19 be awarded to Wilbur Smith and Associates, Inc., Houston, for
20 \$30,513 to carry out a Transit Development Plan to update the
21 1976 Plan which is now in effect. Two proposals were re-
22 ceived, 80% of the cost will be paid by the Federal Govern-
23 ment. The City's share is available in the 1984-85 Budget.
24 Motion for its approval was made by Councilman Vidal Cantu,
25 Jr. Second was by Councilman Jose A. Valdez. All voted in
26 favor.

27 Item X(B) 2. A trip be scheduled to Monterrey to review
28 Monterrey's solutions to downtown traffic and parking pro-
29 blems. Motion for its approval was made by Councilman Jose
30 A. Valdez. Second was by Councilman Vidal Cantu, Jr. All
voted in favor.

1 Item X(B)3. That a local engineer be hired to prepare
 2 a study and plans and specifications for an access ramp for
 3 vehicular truck, and pedestrian traffic with no tunnel nor
 4 overhead and that such study be presented to City Council for
 5 consideration . (This item was added to Regular Agenda at
 6 5 p.m. on the 1st day of February, 1985).
 7 Motion for its approval was made by Councilman Vidal Cantu,
 8 Jr. Second was by Councilman Saul N. Ramirez, Jr. All voted
 9 in favor.

10 Item XII EMERGENCY ITEM A change Order No. 3 be (497^b)
 11 approved to the contract with Lambda Construction Company,
 12 Inc. for \$50,280 for replacement of 2 24 inch and 2 12 inch
 13 flow control valves in Water Plant No.1.
 14 This emergency work is necessary because of damage caused by
 15 failure of piping on February 1, 1985. The revised contract
 16 will thn be \$1,309,468, including the change orders in Items
 17 VI-(0). Motion for its approval was made by Councilman Jose
 18 A. Valdez. Second was by Councilman John Peter Montalvo.
 19 All voted in favor.

20 Motion for adjournment was made by Councilman Margarito
 21 Benavides, Jr. Second was by Councilman Santos Benavides.
 22 All voted in favor.

23 Adjournment was at 12:15 midnight.

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Hortencia C. Gonzalez
 HORTENCIA C. GONZALEZ
 City Secretary

Hortencia C. Gonzalez
 City Secretary

APPROVED BY CITY COUNCIL *5-2-85*