

M I N T U T E S

Date March 19, 1985

Agenda No. 85-R-10

STATE OF TEXAS  
COUNTY OF WEBB  
CITY OF LAREDO

On this the 19<sup>th</sup> day of March, 1985 the City Council of the City of Laredo, Texas convened in a regular City Council Meeting at the Civic Center Conference Rooms 1 & 2 at 7:00 P.M. with the following member's thereof present to-wit:

ALDO TATANGELO	:	MAYOR
SANTOS BENAVIDES	:	COUNCILMEMBER
SAUL N. RAMIREZ, JR.	:	"
MARAGARITO BENAVIDES, JR	:	"
DAVID R. CORTEZ	:	"
JOSE A. VALDEZ	:	"
JOHN PETER MONTALVO	:	"
EUSTORGIO PEREZ	:	CITY ATTORNEY
MARVIN TOWNSEND	:	CITY MANAGER
FLORENCIO PENA	:	ASSISTANT CITY MANAGER
HORTENCIA C. GONZALEZ	:	CITY SECRETARY

ABSENT: Councilmen Vidal Cantu, Jr. and Andrés Ramos, Jr.

With a quorum present, the mayor called the meeting to order and the following proceedings were carried out:

Motion for approval of the Regular City Council minutes of December 18, 1984 and the Special City Council Minutes of December 17, 1984 was made by Councilman Margarito Benavides, Jr. Second was by Councilman John Peter Montalvo. All voted in the affirmative.

Motion to excuse the absence of Councilmen Vidal Cantu, Jr. and Andres Ramos, Jr. was made by Councilman David R. Cortez. Second was by Councilman Jose A. Valdez. All voted in favor.

At this time, Councilman Saul N. Ramirez, Jr. Presented a request from Web co pipeline Corporation for Franchise construction of pipeline. Mr. Scott Oliver, Jr., stated that his company will develop productions in East Laredo. Councilman Jose A. Valdez wants to take this issue under advisement. Councilman Saul N. Ramirez, Jr. made a motion to place this item on the next agenda. Second was by Councilman David R. Cortez. All voted in favor.

Under Communications, Mayor Aldo Tatangelo read a letter from Ruth B. Cowl, requesting assistance for their program. Mrs. Cowl, requesting assistance for their program. Mrs. Cowl, who has run this department for 26 years, says no increase has been given to them within the past year. Mr. Carroll summers, Director of the Center, read an

Excerpt from a local newspaper, indicating that “City didn’t know what City is paying for”. He indicated that proper documentation was kept. Mr. Fernando Zuniga, Chairman of the Board. Thanked Council for the time given them.

City Manager Marvin Townsend explained that any program where you have a number of organizations providing financial support, and no one has the feel of responsibility different than the others, “then everybody’s business is nobody business.” He further indicated that for that to be clear, each agency, the City and the county to say, “this is our responsibility.” What is happening is that each agency is saying, “I am doing what I did before and it’s somebody else’s responsibility to increase.” This item will be addressed at the next council meeting.

Item IV (A) PRESENTATION(S) Resolution honoring Mr. J. R. Gutierrez on his retirement. (Ms. Mary Solis, Personnel Director) Motion for its approval was made by Councilman John Peter Montalvo. Second was by Councilman Jose A. Valdez All voted in favor.

#### RESOLUTION 85-R-08

HONORING MR. JOSE R. GUTIERREZ ON HIS RETIREMENT  
AFTER 7 YEARS OF PUBLIC SERVICE IN THE FINANCE DEPARTMENT FROM  
JANUARY 2, 1978 TO MARCH 6, 1985, AND UPON ATTAINING THE AGE OF 70.

Item IV (B) Request City Staff to furnish Council with lists of streets to be reworked by Public works. (Cm. David R. Cortez). Motion was made by Councilman David R. Cortez to address Items VI(S) 1, 2, 3, and 4 together with this item. Second was by Councilman Saul N. Ramirez, Jr. All voted in favor. Mr. Joe Guerra, Public works Director, made his presentation and says that the lists of streets involved are mainly for re-construction. Mayor Tatangelo requested that a monthly report be prepared. After additional discussion, Councilman David R. Cortez made a motion to instruct staff to carry out Items VI(S) 1, 2, 3, & 4. Second was by Councilman Jose A. Valdez. All voted in favor.

Item IV(C) On possibility of raising bridge fares and ear making all additional revenues for the paving of streets (main arteries) of Laredo. (CM. David R. Cortez). Councilman Cortez indicated that a 5cent increase per person (pedestrian) would generate \$150,000 yearly. A 25cent increase per small trucks would generate \$1,000,000 yearly. Mr. Mario Salomon was well as Mr. Amadeo Juarez opposed the rate change. Councilman Saul N. Ramirez, Jr. made a motion that a detailed study be prepared for the next regular City Council Meeting, to be taken for consideration as recommended by Councilman David R. Cortez, that the rates go up. Second was by Councilman David R. Cortez. All voted in favor.

Item IV (D) Request by Mr. Blas Castaneda that sewer lines be extended to Aurora Street one block west of Springfield. (Councilman David R. Cortez) Mr. Blas Castaneda made his presentation on behalf of area residents, by stating that the 5200 Block of Spring field does not have sewer services. It was estimated that it would cost \$5,000 for sewer connections for one block. Councilman David R. Cortez stated that Council will take Mr. Castaneda’s request under advertisement.

Item IV (E) Discussion with possible action on special City financing for public improvements in certain City areas. (Cm. David R. Cortez and Jose A. Valdez). Motion to discuss this item jointly with Item VI (U) was made by Councilman Jose A. Valdez. Second was by Councilman David R. Cortez. All voted in favor. (NOTE: See motions on Item VI(U) – Policy established mu motion).

Item IV (F) Zacate Creek Improvement. (Cm. David R. Cortez and Cm. Andres Ramos, Jr.) Mr. Edward Ferraez Dryden made his presentation as well as Mr. Carlos Mejia. Councilman Jose A. Valdez suggested for them to her together with mr. Simon Villarreal's Committee.

Item IV (G) No truck parking on south west corner of 1500 block of Sherman. (Jose A. Valdez) Motion to install no parking signs was made by Cm. Jose A. Valdez. Second was by Councilman John Peter Montalvo. All voted in favor.

Item IV (H) Ratification of Councilman Saul N. Ramirez', appointment to the Airport Board. Motion for its approval was made by Councilman Saul N. Ramirez, Jr. Second was by Councilman Santos Benavides. All voted in favor.

Item IV (I) Request for discussion and possible Council action to instruct the City Manager to transfer bookkeeping records of the City Cemetery to the Finance Department. (Cm. Margarito Benavides, Jr.) After a lengthy discussion, Councilman Margarito Benavidez made a motion to transfer financial records and cash transactions to the Finance Department. Second was by Councilman Jose A. Valdez. All voted in favor.

Item IV (J) Request by Mr. I.P. Rivera, citizen, regarding discussion on personnel management (Discrimination) This item was WITHDRAWN.

Item IV (K) Request by Mr. Tom Donnel, President, Texas Brotherhood of general Workers to amend an original motion that was made on December 4<sup>th</sup>, 1984, in reference to the dues deductions of Texas Brotherhood of General workers, i.e., to allow T.B.G.W. to continue receiving their dues deductions and to pay the City a reasonable fee for administrative costs of deducting such dues, in lieu of requiring the 25% membership. (No one present for discussion.)

Item VI (L) Status report on Major street maintenance activities planned for the remaining months in 1984-85. (Cm. David R. Cortez). Councilman Cortez stated that at the present time he is only requesting a report, bu tin future when more funds are available additional information will be requested from Mr. Joe Guerra, Public Works Director.

Item IV (M) Designation of employee area in new City Offices Building. (Cm. David r. Cortez). Motion was made by Councilman Cortez to place a partition to divide area from the bathrooms, plus a table and chairs. Second was by Councilman Jose A. Valdez All voted in favor.

Item IV (N) Request that City Council consider a tour of all approved projects completed and/or in progress as well as a review of the main through fares. (Cm. John Peter Montalvo). Motion was made by Councilman John Peter Montalvo that a tour be conducted on April 27, 1985. Second was by Councilman Jose A. Valdez. All voted in favor.

Item IV (O) Instructing the City Manager to seek possible solution the problem of transients roaming about indecently exposed. (Cm. John Peter Montalvo). County Judge Manuel Flores also spoke to the issue. After some discussion Police Chief Garcia was requested to look into this problem for a possible solution.

Motion to open the Public Hearings was made by Councilman David R. Cortez. Second was by Councilman Jose A. Valdez. All voted in favor.

Item V(A) PUBLIC HEARING(S) Recessed public hearing from the March 5, 1985 meeting. This rezoning request was originally advertised for February 19, and readvertised again for February 18 and 19 hearings were recessed for March 5, and then further recessed to this meeting. Consideration of the application of Mr. Hector Garcia to rezone 8.2174 acres out of the Markley Tract, the northwest corner of the original city limits. From AG (Agricultural) to R-2 (Muilt-Family). This land is located west to Indian Crossing Subdivision and east of the Rio Grande River. There are single family site built homes and mobile home to the east and vacant land to the north and south. Petitioner desires to replat into lots for residences. There was no opposition at the Planning and Zoning Commission Meeting recommends approval. Mr. Peter Coussoulis spoke on behalf of Mr. Hector Garcia. Motion to concur with the Planning and zoning commission was made by Councilman David R. Cortez. Second was by Councilman Jose A. Valdez. All voted in favor.

INTRODUCTORY ORDINANCE

AMENDING THE ZONING MAP OF THE CITY ZONING ORDINANCE OF THE CITY OF LAREDO BY CHANGING FROM AG, AGRICULTRAL, TO R-2, MULTI-FAMILY DISTRICT, THE FOLLWING DESCRIBED PROPERTY LOCATION: AN 8.2174 ACRE TRACT OUT OF THE MARKLEY TRACT.

(Introduced by Councilman David R. Cortez.)

Item V (B) PUBLIC HEARING consideration of the application of Ms. Irma Amparo M.. De Garza to rezone R-3 (Mixed Residential) to B-3 (General Business) Lots 1 to b, Block 938 Western Division. This land is on San Eduardo between pierce and Boston. There is a warehouse located on lots 5 and 6 which is a legal non-conforming use. There was opposition at the planning and Zoning Commission meeting of March 7, 1985. The Planning and Zoning Commission recommend denial, and thus a ¾ vote of the City Council is required to approve this zone change. Councilman Saul N. Ramirez, Jr. made a motion to concur with the Planning & Zoning Commission for denial. Second was by Councilman Jose A. Valdez. All voted in favor.

Item V(C) PUBLIC HEARING on proposed assessment for Street Improvements for the following streets.

<u>Unit No</u>	<u>Name</u>	<u>From</u>	<u>To</u>	<u>No. of Blocks</u>
1	Eistetter	Tilden	McPherson	3
2	Hendricks	Bustamante	Canal	4
3	McClelland	Bustamante	Canal	4
4	Ryan	Tilden	McPherson	3
5	Taylor	Tilden	McPherson	3
6	Taylor	Saunders	Bustamante	4
			TOTAL	21

The 21 blocks are to financed as follows:

- a. City's Share – Revenue Sharing. . . . . \$252,795
- b. Assessment. . . . . \$ 124,496
- c. Low Bid. . . . . \$ 377,291

\*(Note: Correction was made on the low bid from \$377, 291 to \$368,857). Mr. Amador Escudero, City Engineer, made testimonial presentation and says that 21 blocks are new construction plus 5½ blocks of partial re-construction. Mayor Aldo Tatangelo asked for paving and drainage costs. Mr. Carlos Mejia also spoke to the issue. Ms. Frances Villarreal, Real Estate Appraiser, gave a report. Mr. Victor Solis says bid should go to Pete Gallegos as low bidder. Mr. Lawrence Berry also stated that bid is \$68,000 over the engineering estimate. Mr. Carlos Torres spoke on behalf of 63 families, and urges Council to proceed with this project. Mr. Jose Luis Flores, area resident, is concerned with street level. After additional discussion, Councilman Saul N. Ramirez, Jr. made a motion to close the Public Hearings and proceed with the regular meeting. Second was by Councilman Santos Benavides. All voted in favor.

Items VI(A) to VI(E) REPORTS were approved on motion of Councilman Jose A. Valdez and the second of councilman Saul N. Ramirez, Jr. All voted in favor.

Item VI(A) Bids be received April 10, 1985 for the purchase of swimming pool chemicals for the Parks & recreation Department. All items will be purchased by lots. Estimated cost will be approximately \$11,000.00. The parks & Recreation Department has money budgeted for this expense.

Item VI(B) Bids be received on April 11, 1985 for one Tandem Flat Wheel Roller for Public Works. This unit will be used for new paving, street repair and maintenance. Estimated cost is approximately \$45,000. Federal Revenue Sharing will provide the money for this purchase.

Item VI© three walking coolers and a freezer which are no longer needed in Building 900 at the Airport at 502 Thomas be sold to Narvaez Sales and Service for their high bid of \$795. The bidder will remove the equipment at his expense. The building is being renovated by the County into the County Crime Laboratory. Informal bids were received from 3 bidders.

Item VI (D) A contact be awarded to Anderson Machinery Company, San Antonio for \$73,690 for a motor grader. Anderson Machinery submitted the lowest bid meeting specifications. The apparent low bid by plains Machinery Company of San Antonio contained a bid bond, rather than the required bid deposit. Five bids were received. The motor grader will be used by Public Works for street maintenance and construction. The 1984-85 Revenue Sharing Budget includes this purchase.

Item VI (E) The following leases at the Airport be terminated:

1. L.C.I. Group, Building #2075, 620 Gust. The property is being leased to Pen co Petroleum; there will be no loss of income.
2. Watson Air, Building #125 at 408 Flight line. Mr. Roberto Villasenor will be leasing the premises with no loss of rent
3. Corrections Corporation of America, rooms 1 and 3, Building S-1 at 600 south Sandman. The temporary lease is being terminated because new facilities have bend built.

Item VI(F) Further consideration of the rate request of Rogers Cable systems of Laredo. Mr. grg Tarasar of Touche Ross Co. will be present to discuss the results of his initial review of the Company's July 13, 1984 request to increase basic rates.

	<u>Prior to Feb. 1, 1985</u>	<u>Initial Response</u>	Action by Company <u>Feb. 1, 1985</u>
Basis Service	\$6.60	\$7.50	\$6.93
Additional Outlet	1.75	2.00	1.85

The Company's February 1, 1985 increase is based on the new federal cable communication Policy Act of 1984 authorizing a 5% increase each year and the Company's assumption that the price of additional outlets is unregulated.

Mr. Greg Tarasar made presentation as to a proposed rate study. Mr. Jack Davis, Chairman of Cable Commission, introduced the committee members as follows: Ms. Cynthia Moreno, Mr. Mario Salomon, Ms. Cynthia Mares Johnson, and Mr. John Wones. Mr. Jack Davis says that Commission need more information before recommendation is made and wants Touche & Ross contracted for future decisions. Councilman Jose A. Valdez made a motion that the City manager be authorized to contract with Touche & Ross at the request of the Cable Commission in the amount of \$5,000. Second was by Councilman David R. Cortez. All voted in a favor.

(Note: this item to be Tables until more information is presented to cable commission, who will then make a recommendation to Council.)

Item VI(G) preload Technology, Inc., of New York be employed at a cost not to exceed \$6,000 and proposals be received for laboratory testing (estimated cost \$6,000 to \$10,000) to develop plans and specifications, to repair the floor of the 5 million gallon concrete water reservoir at Lyon street and Meadow Avenue. The tank was constructed in 1965 by preload, according to a patented design. The tank was developed substantial leakage from cracks in the floor, and has been emptied. Motion for its approval was made by Councilman Margarito Benavides, Jr. Second was by Councilman Jose A. Valdez. All voted in favor.

Item VI (H) Change order #5 for a deduction of \$2,141.34 be approved for the water plant rehabilitation contract to allow substitution of a 24" slide gate for a 24" gate valve because of restricted working area. The resulting contract with lambda Contraction Company will be \$1,344.987. Motion for its approval was made by Councilman José A. Valdez. Second was by Councilman John peter Montalvo. All voted in favor.

Item VI (I) the third phase of Mother Cabrini Drainage Improvements be suit in segments with the first segment to include the storm and from convent to San Bernardo or Santa Ursula Avenues. The area from Convent west to the railroad is proposed to be built only after the segment from San Bernardo to Zacate Creek has been completed. Temporarily, the small storm sewer in San Bernardo should provide enough drainage for the 6 blocks of voluntary assessment paving on Flores from Baltimore (3 Blocks) to Philadelphia and on Philadelphia from Convent to San Bernardo (3 Blocks) to proceed. The San Bernardo-Zacate Creek segment is recommended to be built by or in cooperation with the state who has tentatively indicated that they will pay at least for the portion of storm sewer in the Interstate 35 right-of-way. It is also recommended that Lockwood, Andrews and Newman complete plans and specifications for the middle segment, including the 6blocks of streets, at an additional cost not to exceed \$14,400. Motion for its approval was made Councilman Jose A. Valdez. Second was by Councilman Saul N. Ramirez, Jr. All voted in favor.

Item VI(J) Change order #2 for the 1984 Paving Assessment Street Improvements Group II contract be approved to extend contract completion 60 days to June 1, 1985 due to delays caused by utility adjustments. The contractor on this \$284,229.53 contract is B & B Paving Company. Motion for its approval was made by Councilman Jose A. Valdez. Second was by Councilman Margarito Benavides, Jr. All voted in favor.

Item VI (K) Change order #2 be approved for the Mother Cabrini Area Drainage Contract #2 to extended the date of completion 45 days to may 8, 1985 because of delays caused by utility line adjustments. The contractor on this #387,310/45 contract is J & B Contract, Inc. d/b/a South Texas Utility Contractors. Motion for its approval was made by Councilman Jose A. Valdez. Second was by Councilman Margarito Benavides, Jr. All voted in favor.

Item VI (L) Bids be received April 12, 1985 for 4 brush bodies will be mounted on existing cab and chassis formerly used as garbage trucks. The estimated cost is approximately \$6,000 per unit. A budget balance from the Revenue Sharing allocation for 7 cab and chassis for garbage trucks (\$22,429) will be used for the equipment for Public Works and Parks. The Airport Fund Capital Outlay budget provides money for the Airport brush body. Motion for its approval was made by Councilman John Peter Montalvo. Second was by Councilman Jose A. Valdez. All voted in favor.

Item VI (M) Bids be received on April 9, 1985 at 11 A.M. for sanitary sewer system improvements in the area generally bounded by Blaine and Gates Streets and by Texas and Ejido Avenues. The project includes 3,000 feet of 8' sewer pipe, 7 manholes, 5 cleanouts, 1,700 feet of 3" force main and 2 grader pump stations. The area to be served involved approximately 35 structures. Motion for its approval was made by councilman Santos Benavides. Second was by Councilman Jose A. Valdez. All voted in favor.

Item VI (N) a contract be awarded to South Texas Utility Contractor for \$188,780.85 for construction of water sewer lines in the Moreno Subdivision. Eight bids were received. The project will be funded by Community Development and includes approximately 8,302 feet of 6" water line, 14 fire hydrants, 6,188 feet of 6" and 8" sewer line, valves, manholes by councilman Jose A> Valdez. Second was by Councilman John Peter Montalvo. All voted in favor.

Item VI (O) Employee of the water and sewer Department be added to the City's Health insurance program as of April 1, 1985 when the Blue Cross-Blue shield contract for the Water and Sewer System expires. Benefits of the 2 plans are similar. The major difference is the amount of dependent coverage being paid by Water and sewer system. The major benefit difference are:

Major Medical	80% to %5,000 Then 100%	80%
Deductible	\$150 Family	\$200 per family Member 3 maximum
Life Insurance	\$5,000	\$10,000
Employee Pays per Pay Period	\$2.70	0
Dependent pays per	\$6.98	\$43.72, except F & P Pay \$21.86

Motion for its approval was made by Councilman Saul N. Ramirez, Jr. Second was by Councilman David R. Cortez. All voted in favor.

Item VI (P) WITHDRAWN – Dealt with the City Standardize life insurance benefits by purchasing \$20,000 for those grade 20 and above: \$15,000 for firemen and policemen and \$10,000 for all other employees. Now some bridge employees see water and sewer employees and some supervisor have \$10,000 of protection. Fire and Police have \$15,000 coverage and about 30 administrators have \$20,000 coverage.

Item VI (Q) Salaries of water and sewer employees be increased to directly offset the additional costs to the employee of substitution of the Texas Municipal Retirement System for the Employees into the City's health insurance program. Since the water system was providing health insurance for dependents (except for a \$6.98 per pay period employee payment) and the full cost of retirement (6%). The effect on each employee will be an increase of 3% across the board (retirement) Plus \$79.00 per employee (health). This action does not increase water and sewer expenditures. Motion for its approval was made by Cm. Ramirez Jr. and Seconded by Cm. Cortez. All voted in favor.

Item VI(R) Report on the impact of the president's proposed Budget if it should be adopted. Mr. Florencio Pena, Assistant City Manager, Made his presentation on the proposed budget cuts.

Item VI(S) the following steps be take regarding reconstruct of major streets:

1. Bids be take to lease a asphalt pavement rework machine for at least one month.
2. Santa Maria, Arkansas, Lyon, and Springfield be reaffirmed as major maintenance priorities.
3. The \$148,865 in the Street Fund for other street construction be allocated fir materials to be used on the above streets by Public Works.
4. In the community Development area where the repairs are move than maintenance, community development street money used.

Item VI (T) Consideration of the bid received on March 13, 1985 for Group IV 1984 Paving Assessment Street Improvements. The only bid received was form Pete Gallegos, Paving, Inc. for #377,290.75. This bid is 22.2% over the engineer's estimates. Motion for its approval was made by Councilman Saul N. Ramirez, Jr. Second was by Councilman Jose A. Valdez. All voted in favor.

Item VI (U) A public policy be adopted that existing residences have the option of water line extensions by assessment with a maximum of 60 months for payment. Each project would require separate approval by the City Council. The monthly payment agreement could also include the tap free, water availability charge, if any, and interest. This policy is not recommended for areas of predominantly vacant lots or for unsubsidized property. Mayor Tatangelo requested a cost repost from the Laredo Water Works for relocation of pipes for paving. Motion was made by Councilman Jose A. Valdez to bring forth a policy for the next meeting regarding the Hill top and N. Del Mar projects. Second was by Councilman David R. Cortez. All voted in favor.  
(Note: this item was discussed together with Item IV (E))

Item VI (V) Request of City Secretary for Council approval of specifications and date extensions to call for bids on requested and approved computer system. The original



date had been set for March 15, but due to delays in preparing the specifications an extension is requested. Motion to approve the extension date to April 10<sup>th</sup> was made by Councilman Jose A. Valdez. Second was by Councilman John Peter Montalvo. All voted in favor.

Item VII (INTRODUCTORY ORDINANCE(S)) The following actions be taken regarding Airport leases:

Item VII (A) 1. NEW LEASES: A 9 Month lease be approved to September 30, 1985, with five one-year options and annual CPI with south TEXAS DEVELOPMENT COUNCIL, NUTRITION PROGRAM, for the approximate 155 square feet constituting Room #18 at 600 S. Sandman. Monthly rental will be \$89 (\$.57 per sq ft.) Previous tenant was south Texas Development Council paying a monthly rental of \$89. Period of vacancy was eight months. The Airport will paint the office and install carpet. (Introduced by Councilman David R. Cortez)

Item VII (A) 2. A one-year lease be approved to February 28, 1986, with one-year options and annual CPI with SOUTH TEXAS DEVELOPMENT COUNCIL, NUTRITION PROGRAM, for the approximate 155 square feet constituting Room #18 at 600 S. Sandman. Monthly rental will be \$89 (\$.57 per sq ft.) previous tenant was south Texas Development council paying a monthly rental of \$89. Period of vacancy was eight months. The Airport will paint the office and install carpet. (Introduced by Councilman David R. Cortez)

Item VII (A) 2. A one year lease be approved to February 28, 1986, with a one-year option and annual CPI with ROBERTO VILLASENOR, for the approximate 240 square feet constituting Building #125 at 408 Flightline. Monthly rental will be \$130 (\$.54 per sq. ft.). The building will be used for flight crew services and supplies. Previous tenant was Watson Air paying a monthly rental of \$125 (\$.52 per sq. ft.) (Introduced by Councilman David R. Cortez)

Item VII (A) 3. A two-year lease be approved to February 28, 1987, with no options and with annual CPI with PENCO PETROLEUM, INC., for the approximate 9,024 square feet constituting building #2075 at 620 Gust. Monthly rental will be \$1,127.85 (.12 per sq. ft.). the building will be used for office and warehouse space of petroleum and related business. Previous tenant was L.C.I. Group, Inc., paying a monthly rental of \$1,127.85. The building will be lease "as-is." Lessee agrees to make \$23,000 of improvements—remodel portion of interior, three doors, air conditioning system, plumbing, electrical, ceiling and floor tiles and landscaping. A temporary rent reduction of \$4,000 is recommended. If approved, the rental of \$1,127.85 will resume. (Introduced by Councilman David R. Cortez).

Item VII (A) 4. A four-month lease be approved to July 15, 1985, with PLATT CAREER SCHOOLS for the approximate 11,440 square feet constituting Rooms 1 & 2 at 600 S. Sandman. Monthly rental will be \$936 (\$.65 per sq. ft.). The rooms will be used as temporary office space for an education training school. Previous tenant was corrections Corporation of America with a monthly rental of \$936. (Introduced by Councilman David R. Cortez)

Item VII (B) 5. RENEWED LEASE A one-year renewed lease to February 28, 1986, with two one-year options and annual CPI be approved with COASTAL OI. & GAS CORPORATION for the approximate 176 feet constituting Room #209 at 518

Flight line. Room #209 is used as office space. Monthly rental will be \$125 (\$.71 per sq. ft.) Previous rental was \$113.91 (\$.65 per sq. ft.)

(Introduced by Councilman David R. Cortez).

Item VII (B) 6. Tracor MBA's Lease of Building #146 (5,632 sq ft.) at 403 Maher at a monthly rental of \$868.30 (\$.15 per sq. ft.) be amended by revising the contract term. The initial term was for two three-year options (to March 31, 1994) with annual CPI. The building is being used for light manufacturing of electric components.

(Introduced by Councilman David R. Cortez).

Item VII(B)7. Tracor MBA's lease for Building #1334 (9,216 sq ft.) at 3916 N. Jarvis. Monthly rental is \$786.92 (\$.09 per sq. ft.) be amended. The initial term was from 4/1/82 to 3/31/85 with one three-year option to 3/31/88. The amendment will add two three-year options (to March 31, 1994) with annual CPI. Building is being used for light manufacturing of electronic components.

(Introduced by Councilman David R. Cortez).

Item VII(B)8. Tracor MBA's lease on Building #2098 (9,605 sq. ft.) be amended. The initial term was from 4/1/82 to 3/31/85 with one three year which has been exercised. The amendment will add two three-year options (to March 31, 1994) with annual CPI. The building is being used for light manufacturing of electronic components.

(Introduced by Councilman David R. Cortez)

Item VII(9). Tracor MBA's lease of the Bunker located east of Runaway 17L/35R and 1,500 feet south of Runaway 9/27. plus a 60-foot safety zone encircling the bunker be amended. Monthly rental is \$228.40. Tracor is requesting that contract term be amended. Initial term was from 4/1/82 to 3/31/85 with one three-year option which has been exercised. The amendment will add two three-year options (to March 31, 1994), with annual CPI. The bunker is used for storage of Class C explosives.

(Introduced by Councilman David R. Cortez).

Item VII(B)10. The lease with Juan Vargas d/b/a The education Center for Building #1169 (4,308 sq. ft.) at 409 Foster at a monthly rental of \$550 (\$.13 per sq ft.) be amended. The initial term was 8/15/84 to 1/31/85 with one six-month option which has been exercised. The two one-year options (7/1/85 to 6/30/87) with annual CPI. The Education Center provides day-care services.

(Introduced by Councilman David R. Cortez)

Item VII(C) Closing as a public street that section of Stone Avenue between Taylor Street and the Original North City Limits in the Eastern Division of the city of Laredo. A public hearing was held on September 15, 1983 recommended approval. The city will retain a utility easement for the entire right-of-way.

(Introduced by Councilman Jose A. Valdez, Santos Benavides, and David R. Cortez).

Item VII(D) Closing the hearing on the 1984 Paving Assessment Street Improvements Project-Group IV and Fixing a lien and charge. (Introduced by Councilman Margarito Benavides, JR.)

Item VII(E) Amending Ordinance 83-O-00024, approved on March 15, 1983, to add to Section 1 the following sentence: "As of April 1, 1985, employees of the Water and sewer department (formerly the Laredo Water and Sewer System) shall participate in the Texas Municipal Retirement System."

(Introduced by Councilman John Peter Montalvo)

Item VII(F) Amending Section 4 of the standard Housning Code 1976 Edition by increasing the members of the Building Standrards Board from 3 to5 providing for appointment of members by the City Council: Extending the term of office from 1 to 2 years; and providing for publication and effective date. The responsibility of the Building Standards building and to determine if the building can be rehabilitated of they should be removed. (Introduced by Councilman Jose A. Valdez)

Item VII(G) Providing for the license to do business and permit fees; application to obtain license and to revoke license: inspection of premises by designated City personnel; Health Certificates for employees; providing a penalty; Providing for publication and severability clause.  
(Introduced by Councilman Andres Ramos, Jr.)

Motion to waive the reading of the ordinances was made by Councilman Saul N. Ramirez, Jr. and seconded by Councilman Margarito Benavidez, Jr. All voted in favor.

Item VIII(A) Ordinance(s) Final Reading (Introduced on March 5, 1985) Motion for its approval was made by Councilman Saul N. Ramirez, Jr. Second was by Councilman Margarito Benavides, Jr. All voted in favor.

#### ORDINANCE 85-O-25

PROVIDING FOR THE INSTALLATION OF TRAFFICE SIGNAL LIGHTS AT THE INTERSECTIONS OF McPHERSON ROAD AND BUSTAMANTE STREET: BARTLETT AVENUE AND LYON STREET; LYON STREET AND TILDEN AVENUE AND SAN BERNARDO AVENUE AND CHICAGO STREETS AND PROVIDING FOR AN EFFECTIVE DATE.

(Introduced by Cm. Vidal Cantu, Jr. and Cm. Saul N. Ramirez, Jr.)

Item VIII(B) Motion to TABLE was made by Councilman David R. Cortez. Second was by Councilman Margarito Benavides Jr. Voting in favor were Councilmen David R. Cortez and Margarito Benavides, Jr. Voting against were Councilmen John Peter Montalvo, Jose A. Valdez, Saul N. Ramirez, Jr., and Santos Benavides. Motion to TABLE was defeated.

Motion for approval of Item VIII(B) Ordinance 85-O-26 was made by Councilman Saul N. Ramirez, Jr. Second was by Councilman John Peter Monatalvo. All voted in favor, with the exception of Councilmen David R. Cortez and Margarito benavides who opposed. (Assistant City Attorney Murray Malakoff made a presentation as to its unconstitutionality)

#### ORDINANCE 85-0-26

AMENDING THE ZONING ORDINANCE NARRATIVE OF THE CITY OF LAREDO BY AMENDING ARTICLE 3, DEFINITIONS; BY ADDING DEFENITIONS SPECIFICALLY RELATED TO SIGN REGULATIONS: ADDING ARTICLES 24, SIGNS AND OUTDOOR ADVERTISING: RENUMBERING THE PRESENT ARTICLE 24, AMENDMENTS OR DISTRICT CHANGES TO ARTICLE 25, RENUMBERING ARTICLE 25, CONFLICT WITH OTHERS LAWS TO ARTICLE 26, RENUMBERING ARTICLE 26, VALDITY TO ARTICLE 27 RENUMBERING ARTICLE 27. WHEN EFFECTIVE TO ARTCLE 28 AND SETTING AN EFFECTIVE DATE.

(Introduced by Councilman Saul N. Ramire, Jr.)

Motion was made by Councilman Saul N. Ramirez, Jr. to instruct staff to go through the proper procedure with the Planning & Zoning Commission to change the concerns that they brought up. Second was by Councilman Margarito Benavides, Jr. All voted in favor.

Item VIII(C) Motion for approval of Ordinance 85-0-27 was made by Councilman Saul N. Ramirez, Jr. Second was by Councilman Jose A. Valdez. All voted in favor.

ORDINANCE 85-0-27

CLOSING AS A PUBLIC EASEMENT THAT SECTION OF TEXAS AVENUE BETWEEN GUDALUPE AND CHIHUAHUA STREET IN THE EASTERN DIVISION OF THE CITY OF LAREDO, WEBB, COUNTY, TEXAS: AND PROVIDING FOR EFFECTIVE DATE. (Introduced by Councilman Saul N. Ramirez, Jr.)

Item VIII(D) Motion for approval of Ordinance 85-0-28 was made by Councilman Jose A. Valdez. Second was by Councilman John Peter Montalvo. All Voted in favor.

ORDINANCE 85-0-29

DECLARING THE NECESSITY FOR AND ORDERING THE PAVING AND IMPROVEMENT OF CERTAIN STREETS 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 ITS ENACTMENT; AND ORDERING THE CLERK AS A NOTICE OF ITS ENACTMENTL AND ORDERING AND SETTING PUBLIC HEARING OF ITS ENACTMENTL AND ORDERING AND SETTING PUBLIC HEARING ON THE 2<sup>ND</sup> DAY OF APRIL, 1985. (Introduced by Councilman Margarito Benavides, Jr.)

Item VIII(F) Motion for approval of Ordinance 85-0-30 was made by Councilman Santos Benavides and seconded by Councilman Santos Benvides and seconded by Councilman Jose A. Valdez. All Councilmembers present voted in the affirmative.

ORDIANCE 85-0-30

AMENDING SECTION 3-6 (H) (12) OF THE SUBDIVISION ORDINANCE OF THE CITY OF LAREDO BY DELETING THEREFROM THE REQUIREMENT OF TYPE "A" HIGH BACK CURBS IN SINGLE FAMILY/DUPLEX AND RURAL TYPE SUBDIVISION AND BY ADDING NEW SECTION 2 6 (H) (12a) WHICH REQUIRES ROLL-OVER CURBS IN SINGLE FAMILY/DUPLEX AND RURAL TYPE SUBDIVISON AND ESTABLISHING DESIGN STANDARDS FOR TYPE "B" ROLL-OVER CURBS: AND PROVIDING FOR PUBLICATION AND EFFECTIVE DATE. (Introduced by Councilmen Santos Benavides and David R. Cortez)

Item VIII(G) Motion for approval of Ordinance 85-0-31 was made by Councilman David R. Cortez and seconded by Councilman Jose A. Valdez. All voted in favor.

ORDINANCE 85-0-31

AMENDING ARTICLE 3, DEFINITIONS, OF THE ZONING ORDINANCE OF THE CITY LAREDO TO CHANGE THE DEFINITION OF “LOT OF RECORD” TO INCLUDE LOTS CONVETED PRIOR TO SEPTEMBER 9, 1979.  
(Introduced by Councilman David R. Cortez).

Item VIII(H) Motion for approval of Ordinance 85-0-32 was made by Councilman Saul N. Ramirez, Jr. Second was by Councilman Jose A. Valdez. All voted in favor.

ORDINANCE 85-0-32

AMENDING THE ZONING MAP OF THE CITY ZONING ORDINANCE OF THE CITY OF LAREDO BY CHANGING FROM R-1, SINGLE FAMILY DISTRICT TO R-2, MULTI-FAMILY DISTRICT, THE FOLLOWING DESCRIBED PROPERTY LOCATION: LOTS 18 & 20, BLOCK 3, DEL MAR FILING #1 SUBDIVISION.  
(Introduced by Councilman Saul N. Ramirez, Jr.)

Item VIII(I) Motion for approval of Ordinance 85-0-33 was made by Councilman Saul N. Ramirez, Jr. Second was by Councilman Jose A. Valdez. All voted in favor.

ORDINANCE 85-0-33

AMENDING THE ZONING MAP OF THE CITY ZONING ORDINANCE OF THE CITY OF LAREDO BY CHANING FROM B-3GENERAL BUSINESS DISTRICT, TO R-3, MIXED RESIDENTIAL DISTRICT, THE FOLLWING DESCRIBED PROPERTY LOCATION: LOT 1, BLOCK 1565 EASTERN DIVISON. (Introduced by Cm. Saul N. Ramirez, Jr.)

Item VIII(J) Motion for approval of Ordinance 85-0-34 was made by Councilman MArgarito Benavides, Jr. and seconded by Councilman Jose A. Valdez. All voted in favor.

ORDINANCE 85-0-34

AMENDING THE ZONING MAP OF THE CITY ZONING ORDINANCE OF THE CITY OF LAREDO BY CHANING FROM B-3 MIXED RESIDENTIAL DISTRICT TO B-1, LIMITED BUSINESS DISTRICT, THE FOLLOWING DESCRIBED PROPERTY LOCATION: LOT 5, BLOCK 344 E.D.

Item VIII(K) Motion for approval of Ordinance 85-0-35 was made by Councilman Jose A. Valdez. Second was by Councilman John Peter Montalvo. All voted in favor.

ORDINANCE 85-0-35

AMENDING CHAPTER 7, SECTION 7-3 FIRE LIMITS ESTABLISHING OF THE LAREDO CODE OF I=ORDINANCE BY REDIFINING THE BOUNDARIES OF THE FIRE DISTRICT.

(Introduced by Councilman Vidal Cantu, Jr.)

Item VIII(L) motion for approval of Ordinance 85-0-36 was made by Councilman Jose A. Valdez. Second was by Councilman John Peter Montalvo. All voted in favor.

ORDINANCE 85-0-36

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: N 2/3 OF LOT 7, BLOCK 995 W.D.

(Introduced by Councilman Vidal Cantu, Jr.)

Item VIII(M) Motion for approval of Ordinance 85-0-37 was made by Councilman Jose A. Valdez. Second was by Councilman David R. Cortez. All voted in favor.

ORDINANCE 85-0-36

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: N 2/3 OF LOT 7, BLOCK 995 W.D. (Introduced by Councilman Vidal Cantu, Jr.)

Item VIII(M) Motion for approval of Ordinance 85-0-37 was made by Councilman Jose A. Valdez. Second was by Councilman David R. Cortez. All voted in favor.

ORDINANCE 85-0-37

AMENDING ARTICLE 6.8 OF THE ZONING ORDINANCE OF THE CITY OF LAREDO WHICH PERTAINS TO NON-CONFORMING USES OF BUILDING AND THE DICONINUANCE OF A LICENSE TO SELL INTOXICATION BEVERAGES BY DELETING ARTICLE 6.8 THEREOF.

(Introduced by Councilman David R. Cortez)

Item IX(A) RESOLUTION(S) Motino for approval was made by Councilman John Peter Montalvo. Second was by Councilman Jose A. Valdez. All Councilmembers presented voted in the affirmative.

RESOLUTION 85-R-14

AUTHORIZING THE SUBMISSION OF AN APPLICATION TO THE GOVERNOR'S OFFICE FOR \$2,314 FOR EQUIPMENT, MATERIALS AND TRAVEL FOR THE POLICE DEPARTEMENT'S COMMUNITY RELATIONS PROGRAM; AUTHORIZING PAYMENT OF \$900 AS THE CITY OF LAREDO'S SHARE OF THE COST; AND AUTHORIZING THE CITY MANAGER TO GIN ANY AND ALL DOCUMENTS PERTAINING TO THIS APPLICATION.

Item IX(B) RESOLUTION(S) Motion for approval was made by Councilman Saul N. Ramirez, Jr. Second was by Councilman John Peter Montalvo. All voted in favor.

#### RESOLUTION 85-R-13

AUTHORIZING THE CITY MANAGER TO ENDORSE A REVISED 13(c) LABOR PROTECTION AGREEMENT BETWEEN THE CITY, THE TRANSIT MANAGEMENT COMPANY OF LAREDO, AND THE UNITED TRANSPORTATION UNION. THIS AGREEMENT PERTAINS TO THE UMTA GRANT FRO THE JARVIS PLAZA PROJECT AND RELATED EQUIPMENT AND INSURES THAT TRANSIT EMPLOYEE'S WORKING CONDITIONS, WAGES AND OTHER BENEFITS WILL BOT BE ADVERSELY AFFECTED BY THE PROJECT .

Item X (A) APPOINTMENT(S) Consideration of appointing a Substitute Municipal Court Judge. The position is vacant due to resignation. The job specifications provide that the applicant must have a B.S. or B.A. degree, need not be an attorney and must complete at the City's expense, 24 hours of training within one year or 8 hours if the appointee is an attorney. The salary is \$15.92 per hour. The position serves in the absence of the Judge. Motion to approve the appointment of Mr. Arturo Nava as Substitute Municipal Court Judge was made by Councilman Jose A. Valdez. Second was by Councilman David R. Cortez. All voted in favor.

Item X(B) Consideration of the City's representation on the Laredo-Webb County Community Action Agency. The Executive Director, Mr. Isidro Benavides, has Advised that the city is entitled to 3 members and that presently only 2 city representatives, Mr. Saul N. Ramirez, Jr. and Mr. Santos Benavides. Mayor Aldo Tatangelo appointed MR. Margarito Benavides, Jr. Motion for its approval was made by Councilman Jose A. Valdez and seconded by Councilman John Peter Montalvo. All voted in favor.

Item XI COMMITTEE REPORT – New City Hall Committee. Status Report. City Manager Marvin Townsend made presentation. Committee recommends that property by purchased by certificates of obligation first. Councilman Jose A. Valdez made a motion that a public hearing Inquiry be held on April 2, 1985 for the purpose of issuing Certificates of Obligation to purchase Block. Second was by Councilman John Peter Montalvo. All voted in favor. Councilman Saul N. Ramirez, Jr. made a motion to proceed with Option A. Second was by Councilman Jose A. Valdez. All voted in favor. (Note: option A. – that Capital Improvement process continue with the goal of a blond Election this summer).

Motion for adjournment was made by Councilman Santos Benavides. Second was by Councilman Saul N. Ramirez, Jr. All voted in favor.

Adjournment was at 12:30 A.M.

