

ORIGINAL

STATE OF TEXAS
COUNTY OF WEBB
CITY OF LAREDO

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On this the 17th day of January, 1984, the City Council 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 members thereof present, to wit:

ALDO TATANGELO	:	MAYOR
SANTOS BENAVIDES	:	ALDERMAN
SAUL N. RAMIREZ, JR.	:	"
CARLOS A. ZUNIGA	:	"
ANDRES RAMOS, 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: Councilman Vidal Cantu, Jr.

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

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Invocation was by Pastor Charles Darling, Heights Baptist Church, Laredo, Texas.

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The next item was approval of the Regular City Council Meeting of January 3, 1984, and the Special City Council Meeting of January 5, 1984. Motion was made by Councilman Ramirez for approval and second was by Councilman Valdez. All voted in the affirmative.

Councilman Ramirez made a motion that Councilman Cantu's absence from the City Council Meeting be excused. Second was by Councilman Cortez. All voted in the affirmative.

Councilman Ramirez made a motion to TABLE Councilman Zuniga's items (Item V(A)1 & 2) until his arrival. Second was by Councilman Benavides. All voted in the affirmative.

At this time, City Manager Marvin Townsend informed Council that the two Public Hearings shown as Item IV were published for 7:30 P.M., so he asked to turn to other items on the agenda and proceed with the Public Hearings at 7:30 P.M.

Item V(B) PRESENTATIONS AND COMMUNICATIONS - Request from Councilman Jose A. Valdez on the following items:

V(B)1, (a) Creation of an Ad-Hoc Committee to study the feasibility of diverting water to Zacate Creek in compliance with all Federal regulations; and,

(b) Study feasibility of approaching Department of Interior for funding; and

(c) Requesting authority from City Council to name Mr. Simon Villarreal, Adolfo "Popo" Gonzalez and other citizens familiar with water issues to that Committee.

Both Councilmen Ramos and Ramirez elaborated on this issue. Councilman Cortez asked City Manager Townsend if diverted water would be charged against City's water rights. City Manager's answer was "yes". Councilman Valdez made a motion that an Ad-Hoc Committee be named which would include both Mr. Simon Villarreal and Adolfo "Popo" Gonzalez and that a time-table be brought back to City Council and report findings. Second was by Councilman Ramirez. All voted in the affirmative,

Mr. Simon Villarreal congratulated Council for approval of the Committee, and asked for unison in seeking solution to this issue.

Item V(B)2 Request to use an empty house on Convent Avenue in the Mother Cabrini Drainage Project area as a Neighborhood Center.

Ms. Eva Delgado made a presentation and stated that she wants the City to allow the residents of Mother Cabrini Neighborhood to use the house on 3315 Convent for social services. After additional discussion, Councilman Valdez made a motion that a contract be drawn with the Community Action Agency for said purpose. Second was by Councilman Montalvo. All voted in the affirmative. City Manager Marvin Townsend wanted to make clarification that the contract be drawn on a month to month basis, as these lots could be sold at a later date, since they are City property.

Item V(B)3 Request that vacant lots South of Baltimore and South of Eagle Pass be cleaned for use as baseball parks. Councilman Valdez made a motion to clear lots for use as a baseball field. City Manager Townsend wants to bring back a report. He wants City Council to make decision whether this property is to be used as a park or not. Clarification was made by Councilman Valdez that the motion was only to clean property. Second was by Councilman Ramos. All voted in the affirmative.

At this time, City Manager Marvin Townsend asked Council to address the Public Hearings since it was 7:30 p.m.

Item IV(A) Motion was made by Councilman Montalvo to recess the Regular City Council Meeting and open the PUBLIC HEARING concerning the reallocation of Community Development money. Second was by Councilman Valdez. All voted in the affirmative.

Item IV(A) Considering reallocation of Community Development money to supplement Urban Parks and Recreation recovery Grant Program money to accomplish planned renovation of the Civic Center and Thomas (Airport) Pools, including replastering, sand blasting, painting, and restoration of equipment. The new allocations are \$40,000 from Community Development Program income for replastering and tile repairs at the Civic Center Pool and \$18,000 from the Community Development Job Program for dressing room rehabilitation. Mr. Martin G. Aguilar wanted clarification regarding the \$18,000. With no further discussion from the public, Councilman Ramirez made a motion to close the Public Hearing. Second was by Councilman Zuniga. All voted in favor.

Motion was made by Councilman Ramirez to open the Public Hearing on assessments and street improvements. Second was by Councilman-Montalvo. All voted in the affirmative.

Item IV(B) on the proposed assessments for street improvements for the following streets:

	<u>Blocks</u>
Frost Street-Arkansas to Ejido Avenues	5
India Avenue-Stewart to Reynolds Streets	1
India Avenue-Frost to Lyon Streets	1
Urbahn Avenue-Fremont to Musser Streets	1
Stewart Street-Canada to Smith Avenues	2
Price Street-Urbahn to Malinche Avenues	1
Corpus Christi Street-Arkansas to India Avenues	3
Smith Avenue-Frost to Lyon Streets	1
Guerrero Street-Mendiola to Tapeyste Avenues	1
McPherson Avenue-Garfield to Mier Streets	1
Boston Street-Convent to San Bernardo Avenues	3
Farias Street-Salinas to San Bernardo Avenues	4
TOTAL	<u>24</u>

The proposed work will cost \$262,287.85 of which \$120,138.85 is proposed to be paid by assessments and, \$142,149.00 from Community Development Block Grant and revenue sharing funds.

Mr. Amador Escudero, City Engineer made his presentation. Ms. Frances Villarreal, Appraiser and Broker, indicated that property values would increase if streets were paved.

Mr. Felix Tellez, 2920 Frost, asked if property owners are paying City, County, and School taxes, why are they being assessed for paving the streets.

Mr. Fernando L. Pena, resident, also wanted clarification on two charges he received. Mr. Escudero stated that he was assessed \$1,012.00 for an empty lot, and \$937.00 for his residence.

Ms. Anita Alvarez, also asked if citizens pay taxes why should they pay for paving?

There was additional pro and con discussion on this issue.

Councilman Cortez made a motion to close the Public Hearing. Second was by Councilman Ramirez. All voted in the affirmative.

Councilman Valdez introduced an Ordinance on the proposed assessments for street improvements when the item on Introductory Ordinance(s) is addressed.

At this time, City Manager Townsend asked Council to return to the matter under Item IV(A) which dealt with considering re-allocation of Community Development money to supplement Urban Parks and Recreation recovery Grant Program money to accomplish planned renovation of the Civic Center and Thomas (Airport) Pools, including replattering, sand blasting, painting, and restoration of equipment. Motion was made by Councilman Ramirez that the City be instructed to proceed as set forth in the matter as proposed at that Public Hearing. Second was by Councilman Valdez. All voted in favor.

Councilman Zuniga made a motion to continue with the Regular City Council Meeting. Second was by Councilman Ramirez. All voted in the affirmative.

Item V(A)1 Presentations and Communications: Motion was made by Councilman Carlos A. Zuniga to obtain the Civic Center Auditorium for telethon of Nixon High School Band free of charge. Second was by Councilman Ramos. Councilman Valdez asked staff if the policy was going to change; and if so, that it be changed for all four High School Bands. Councilman Cortez asked whether Bands were willing to play at Plazas three or four times a year. Mayor Tatangelo stated that whenever Bands have been asked to perform, they have done so. City Manager Townsend will bring back report on January 24, 1984, Special City Council Meeting. Councilman Ramos stated that Council should take sincere approach to help people in need. At this time. Councilman Zuniga withdrew his motion until the next meeting, regardless of the recommendations of the Staff. Councilman Ramos also withdrew his second.

Item V(A) 2 Request of Councilman Zuniga for status report on the drunk tank previously requested by Councilman Jose A. Valdez. Chief Victor Garcia stated that the Commission on jail standards requires that a City jail be certified by it, if persons other than Class A misdemeanors, which are the Municipal Court offenses are going to be kept there. Chief Garcia has been discussing the issue with both City Manager Townsend and City Attorney Robert

about the legality of that. Councilman Ramos went on to say that the project is cost prohibited. And that leaves us no other alternative as a City Council body, but to go before the Commissioner's Court and tell them that the majority of the people in the City of Laredo pay County taxes. Therefore, we humbly request that the City of Laredo gets its due share of space at the County jail. Motion was made by Councilman Ramirez that staff need not look further into this drunk tank for the drunk drivers and that a Resolution is prepared in accordance to what has been said this evening, so that they can be voted on at the next City Council Meeting. Second was by Councilman Zuniga. All voted in the affirmative.

Next was Item V(B)4 and dealt with the status report on Baseball Sports Complex. Councilman Valdez asked City Manager Townsend that if the field complex project was approved, why is it that construction had not been started? Manager Townsend explained that a site is the main problem, but will check with staff and bring back recommendation. Councilman Ramos stated that a committee meeting will be called to study sites. Members of the Ad Hoc Committee are Councilmen Ramos, Valdez, Montalvo and Benavides.

Item V(B)5 Request by Councilman Valdez that City Manager meet with Laredo Independent School District Superintendent to work an agreement for use of the 3900 block of Santa Maria as a Park. Motion was made by Councilman Valdez to instruct staff to meet with Mr. Trevino, and for the City to start ground work. Second was by Councilman Ramirez. All voted in the affirmative.

Item V(B) 6 Request from Councilman Jose A. Valdez on the status report on Porcion Street. City Manager Townsend indicated that a suit is pending. City Attorney Perez stated that he had previously informed Council that both he and City Manager Townsend had conducted an inspection of Porcion Street. City Attorney Perez said that Attorney Lawrence Mann wanted to come out with a proposal on a trade off, because Porcion Street as it exists there, serves no benefit to the Public, since its not being use. At this time, Mr. Andres Sandoval also spoke to the issue.

Item V(B)7 Request that City Council name a Committee to address occupancy tax issues. Councilman Valdez' interest is mainly that this issue moves fast. Councilman Ramirez wants recommendation from Council rather than to have a Committee. City Manager Townsend stated that he would bring back recommendations, that would provide background on the law and what the provisions of the law presently are. Councilman Zuniga suggested to wait for staff recommendations and then name a Committee if needed.

Item V(C)1 Request from Councilman John Peter Montalvo for City Manager to present a monthly progress report in relation to on-going projects in District 8. Councilman Montalvo wants report on issues for his information. City Manager Townsend will try to meet with his needs, but will come back with further comments at the next meeting.

Item V(C)2 Request from Councilman Montalvo for a feasibility study on construction of an overpass or underpass on Park St. to and from La Ladrillera. City Manager Townsend stated that a study had been made three years ago, and that the overpass cost would be approximately \$3 million. Councilman Montalvo stressed the need for such a construction. City Manager Townsend will make a study as far as financing such a project.

Item V(C)3 Request from Councilman Montalvo for a report on the possibility of paving the ingress and egress streets abutting the Zacate Creek South of Market Street in Azteca Neighborhood. Councilman Montalvo pointed out that it is very difficult to get to and leave the Park area. City Manager Townsend stated that at the present time he has no available report, but will look into this problem.

Item V(D) Request from Councilman Andres Ramos, Jr. for the City to consider establishing a City operated car pound to safely store abandoned vehicles and vehicles excluding wrecks removed from City streets until the vehicles are reclaimed or sold at auction. Councilman Ramos expressed his concern with abandoned vehicles, due to the fact that these vehicles are taken to areas that are not fenced and owners lose property. City Manager Townsend will bring back recommendation.

Item V(E) Presentation by Mr. Andres Sandoval, concerned citizen. Mr. Andres Sandoval made his presentation, by stating that its time something is done with the Ravine at El Cuatro Neighborhood. After additional discussion, he requested that action be taken mainly because of health hazard.

Item V(F) Presentation by Mr. Felipe Sanchez, Jr., concerned citizen. Mr. Felipe Sanchez, Jr. requested the interpretation of Section 12:04, items 4 and 5 of the City Charter. This is in reference to the prohibitions under general provisions of Article 12 of the City Charter. City Attorney Perez stated that no City employee or appointive City position shall make, solicit or receive any contribution to the campaign funds of any political party or any any candidate for public office or take part in the management, affairs or political campaign of any political party. Councilman Ramos opposed charter originally. He further went on to say that everyone should have the right to work for a candidate or contribute to a political campaign. City Attorney Perez will get a written legal opinion by the next City Council Meeting. Ms. Martha Plata, National Association of Government Employees stated that she is endorsing candidates to the organization of City workers. City Manager Townsend stated that there is no such organization as City workers. All those employees that get involved in politics will get disciplinary action or dismissed, with the exception of Policemen and Firemen. Ms. Martha Plata also asked City Manager about NAGE bumper stickers. City Manager will talk to staff, and will bring a report at the next City Council Meeting.

Item VI(A) to Item VI(G) were approved on motion of Councilman Zuniga. Second was by Councilman Cortez. All voted in favor, with the exception of Councilman Ramos who opposed Item VI(E).

Item VI(A) Plans and specifications be approved and bids be received on February 2, 1984 for replastering and repairs for the Civic Center and Thomas (Airport) Pools. If the above hearing proposal is approved, \$37,000 will be provided by the Urban Park Recovery Grant Program and the balance of approximately \$40,000 from Community Development funds.

Item VI(B) Three carpenters be employed for 3 months under the Community Development and Urban Parks Programs to undertake dressing room and rest room improvements and to assist with the balance of the work which will be accomplished by work orders.

Item VI(C) A public hearing be held on January 24, 1984 on the proposed revenue sharing budget. Revenue sharing money was included in the 1983-84 Budget hearing process but not identified separately because the Congress had not acted on legislation continuing the program. It has now been extended. The City's entitlement for calendar year 1984 is \$1,719,705.

Item VI(D) The 1981 delinquent tax roll be corrected by removing a Gates Learjet 25D aircraft owned by Mr. Seymour Deutsch, Mr. A. R. Sanchez, Mr. A. R. Sanchez, Jr., Mr. Brian E. O'Brian and the International Bank of Commerce. A bill of sale and F.A.A. registration have been provided, showing that the plane was purchased on June 27, 1981 and thus was not owned by the above parties or January 1, 1981. The plane was on the 1981 tax roll for \$1,683,090 of assessed value of \$6,227.64 of taxes.

Item VI(E) The case of R. L. "Tex" Stinnett, doing business as the Horseshoe Club v. the City be terminated by payment of \$1,000 in full settlement of all claims and related attorney fees. The lawsuit challenged the City's moratorium on industrial uses and bars which was in effect prior to passage of the zoning ordinance.

Item VI(F) In the case of City v. Luis E. Solis, the decision of the Court of Appeals be accepted and \$1,200 be authorized to be paid as attorney's fees plus 9% interest from April 20, 1982 or about \$1,389. The case involved a one day suspension for which the District Court awarded \$1,200 of attorney's fees.

Item VI(G) Payment of \$660.63 plus interest at 9% from April 20, 1982 or about \$764.68 be authorized from the revenue sharing allocation for street improvements in order to finalize purchase of Calton Road right-of-way. The condemnation commissioners on April 17, 1980 awarded \$15,050 for this parcel, located at the Southwest corner of Calton Road and Springfield Avenue. The owners appealed to District

Court, when a jury in March 1982 awarded \$15,710.63. The owner again appealed the Court of Civil Appeals upheld the District Court. The City now needs to pay the \$660.63 not previously deposited with the court to finalize the acquisition.

At this time, Councilman Ramos asked that Item X APPEALS be moved forward. Second was by Councilman Montalvo. All voted in the affirmative.

Item X Mr. Paul Garza's appeal of the City Manager's denial of payment of \$1,462.00 for work which he states was additional work in regard to site improvements at Bridge #2. Mr. Garza was awarded the engineering contract for the site work in March 1977. A letter amendment on March 5, 1980 increased the fee to 9% and designated the project budget as \$375,000 or a maximum engineering cost of \$33,750. The contract award was for \$936,988.10. Including change orders, the contractor has been paid \$1,202,507.54. Paul Garza and Associates have been paid \$108,679.80. Mr. Paul Garza, Jr., Consultant Engineer and owner of Paul Garza and Associates, made his presentation. City Manager Townsend stated that he does not find this request in order.

COUNCILMAN RAMIREZ: The question that you raised on #3 Marvin, of the actual construction cost at the time of award, I assume that was back in 1977, is that correct? The \$936,988.10

CITY MANAGER TOWNSEND: No, that was Mr. Garza's contract in 1977. I did not attempt to ascertain Amador, do you know off hand the construction when was the contract awarded for the site work?

CITY ENGINEER ESCUDERO: Right off hand

MR. PAUL GARZA: Do you want the date of the contract, when the contract was awarded to Wright Way?

CITY ENGINEER ESCUDERO: Yes

MR. PAUL GARZA: I have the contract with me. The date on the contract is the 26th of October, 1981. This particular contract was bid twice. The first time we bid on it, Leyendecker took the contract and was awarded, but then the archeological surveys had to be done and that particular contract . . . we had to rebid it.

COUNCILMAN RAMIREZ: The original bid was for what amount?
Do you recall?

MR. PAUL GARZA: It was a little more than this particular, . . .
that particular contract, I think

MAYOR TATANGELO: It was a little over a million?

MR. PAUL GARZA: Mr. Mayor, we didn't get quite to a million. I
don't have the precise figure, but I can get it for
you.

COUNCILMAN RAMIREZ: No, no, but what I am saying is that the first
contract was higher or lower than the second
contract?

MR. PAUL GARZA: It was higher because we did make some minor
adjustments.

COUNCILMAN RAMIREZ: Now, based on the amount, if I may Mr. Mayor.

MAYOR TATANGELO: Yes, go ahead.

COUNCILMAN RAMIREZ: Based on the amount that we are claiming here in
addition, the memorandum responding to what
Mr. Townsend sent us, Mr. Garza, where exactly
do this \$1400 come in?

MR. PAUL GARZA: It is actually out of pocket expenses, its call
under a contract. If we do some work in addition
to plans and specifications in or contractual work
already within the realm of the contract. We ask
to do something in addition thereto than that what
it is.

CITY MANAGER TOWNSEND: I take no objection to the amount if the work
is to be considered as extra work, the dollars
involved is not an issue.

COUNCILMAN RAMIREZ: I am just trying to trace it down, Marvin.

CITY MANAGER TOWNSEND: What I am saying \$1400 vs. \$1300 or \$1500.

COUNCILMAN RAMIREZ: I am saying \$1400, because that's the amount
that is being claimed,

CITY MANAGER TOWNSEND: O.K., I am sorry, I thought you were concerned
about

COUNCILMAN RAMIREZ: No, I am only trying to see where they are
coming from.

CITY MANAGER TOWNSEND: I don't think there is any issue about this
either, that the matter is still unresolved
as to how to handle Santa Ursula from Zaragoza
to the federal property.

COUNCILMAN RAMIREZ: That's approximately how much? In time,
time wise.

CITY MANAGER TOWNSEND: Well, this is still after I was here, six
months or so that the problem had not been
resolved, and Wright Way was almost finished.
And on the plan it was shown as curb, gutter
and paving. But the rates had been changed.

COUNCILMAN RAMIREZ: Now, were these extra expenses you incurred Mr. Garza, a result of a possible omission or an error in your part?

MR. PAUL GARZA: No sir, not in my judgement.

COUNCILMAN RAMIREZ: O.K. It was then, therefore, cause because of what? If not an error or omission.

MR. PAUL GARZA: Because of changes that had to be made and a new change order had to be developed that was not done by the City, or not acceptable by the City.

COUNCILMAN RAMIREZ: O.K. Now, the other question I have Mr. Garza, pertains to the maximum allowable for the 25% change orders, and the project went into way in excess. Not way in excess 3.3% of the maximum 25% in change orders. That is your responsibility to keep it within that 25%. Is that correct?

MR. PAUL GARZA: Well, that was something that I had to. . . . this was a unit price contract, as such there was some other factors that came into being. Our responsibility was 5 feet beyond the buildings. When the Bravo contract became seriously delayed, it was the opinion of all parties involved in the project that the skirts for the building, that the continuation of retaining walls around the buildings and sidewalks joining the buildings, should be done by the contractor under my supervision, not Bravo. That added like \$35,000 to the contract. Also, in addition to that . . .

COUNCILMAN RAMIREZ: In which you did include you charge.

MR. PAUL GARZA: Sure, we did the work. In addition to that the islands for the total facilities were originally included in the toll, in the administration building project by an agreement between the architects and us, that became part of our project, that added some to the cost of that

COUNCILMAN RAMIREZ: Would you elaborate a little more, and this will be my last question Mr. Mayor. As to what you mean on your first statement. In order to properly respond to the memorandum. Where you say that its not whether this is extra work or not, you want the City to pay you on principle alone? Is that what you say?

MR. PAUL GARZA: Well, I am sorry . . . maybe . . maybe I misread . . All I want to make sure is that the \$1,462.00 is not going into . . . to make that much difference to us in terms of making this project successful enough. I think what I am trying to say to you is that, well Mr. Townsend said that this project was an omission of errors and an error on our part. I wanted to straighten out that record before you, number one on principle, and frankly I . . . I really didn't see that the money was . . . I mean it was other pocket expense. I never felt that the money was any preoccupation of the City or any big burden on the City budget. Therefore, I really never questioned motivation

COUNCILMAN RAMIREZ: All this extra expenses were documented and properly presented to you Marvin?

CITY MANAGER TOWNSEND: You mean the \$1400?

COUNCILMAN RAMIREZ: Yes

CITY MANAGER TOWNSEND: Let me make one more comment, and that will be my last. There are alternative ways to solve this problem. Whether it was an omission early in the work, whether the coordination was or wasn't there, I know it was a very complex project, and I wasn't here so. As to that extend, I may not try to take a second guess. But when I became involved with it, it was still unresolved, and I felt at that point that it was no omission, that it should have been resolved by that time. Whether it could have been or not, I don't know. There were several alternatives developed, one cost was \$46,000, \$14,000 one something else, we finally ended up saying, just finish it by the simplest way you can, grade it and that's it. So the only work that was actually in the contract was that minimum work, and whatever that was, it was included in the project quantities and the project was over.

COUNCILMAN RAMIREZ: So this is in essence the final bill we will be getting from Mr. Garza.

CITY MANAGER TOWNSEND: Yea, and this last amount of money was developed with this alternatives. One of the alternatives was followed. It did not draw much of a fee. Whatever the moderate quantity variations were, if any. And so what Mr. Garza is saying is this, with extra work having to develop these alternatives. My response is, all alternatives should have been resolved many months ago, and should have been in the final project, and for it to come out as add on at the end, an add on that couldn't even been financed.

CITY ENGINEER ESCUDERO: What about this letter of the 14th that you made reference to.

CITY MANAGER TOWNSEND: Amador, I don't agree on this, if that's what you mean. And when I put the whole thing back together again, I am not sure whether Amador and I agree with this letter. But he did recommend the work there is no question about that.

COUNCILMAN ZUNIGA: I recall about something, and I am not speaking for or against anybody. I do recall that we were getting ready to go, and by the time we got the money from the Federal Government the inflation had gone up and, I think it went from \$18 million to \$21 million. And then modifications had to be made. And this people wanted something that they didn't want, and we did have a lot of problems and troubles, because of the delays in getting the money from Washington to us. That by the time we were ready to go the money that was allocated to the project, the project exceeded that project. There were some changes made, and there were change orders and changing the project, and they went this way and that way . . .

MR. PAUL GARZA: Mr. Zuniga, I think what you are referring to has to do with the Border Station by GSA. That started out to be about a \$4 million project and one got \$21 million. I don't want to make an issue out of the inflation things, but I think on some projects that lasts or works in conjunction with all others, and we have to tie in to their building, the way we had to do it, and we had to tie in all side improvements to theirs as well. And work all of the details out with the utilities, and so forth, and work with the Highway Dept., all all the things that had to be done. I think to estimate a project cost at any given point along the way was strictly an exercise in judgement that required more than a crystal ball in anybody's case. We tried to estimate the project cost in different stages. So I can only tell you that the fees were based on estimates, the very best that we could do at the time. The project changed character all the time.

MAYOR TATANGELO: At this time, I want to ask the City Council how they feel about, and what action they want to take.

COUNCILMAN RAMOS. Mr. Mayor. This matter had 14 change orders for a period of many, many years. Some of the change orders were by requests of the Federal Government, some were at the request of us, the City Government, Ms. Botello. And sometimes, due to the complexity of the paper work and the bureaucracy that was involved, a time delay always happen to hinder us. And also, due to the fact that we have a letter here from our City Engineer saying that I must state that I had no idea what the City's position was at the time. It seems to me that perhaps there was no fair cut decision, and most of the comments made here or kind of negative, not strong supporting any factor, I feel it is in the best interest of all concern, to just go ahead pay the \$1400 and start new again.

MAYOR TATANGELO: Is that a motion?

COUNCILMAN RAMOS: I put that in a form of a motion.

COUNCILMAN RAMIREZ: Seconded.

All voted in the affirmative.

A motion for passage of Item VI(H) to (L) was made by Councilman Montalvo. Second was by Councilman Valdez. All voted in the affirmative.

Item VI(H) REPORTS. IT IS RECOMMENDED THAT: Mr. Vicente Segura and Mr. Robert Snyder be employed to provide appraisals for land and one building at the Foreign Trade Zone at the Airport Industrial Park for \$1,500. The appraisals are needed to provide guidelines for leases. Among other requirements, the appraisers will be required to check lease rates at other Foreign Trade Zones. Requests for proposals were submitted to 9 local individuals for companies. Only one bid was received.

Item VI(I) The contract with Early Construction for sanitary sewer in Area II of South Laredo be amended to include a change order to extend a sewer line to residences on San Luis Street, between Smith and Ejido Avenues for \$4,217,40. The line will include 330 feet of 8" pipe and two manholes. This one block area contains structures on all but one lot.

Item VI(J) Consideration of the city's vote to cast for members of the Board of Trustees of the TML Joint Self-Insurance Fund. Five members of the Board are elected each year for 3 year terms. The Nominating Committee has submitted the following nominees:

Carl L. White	Director of Finance, San Antonio
Marvin Townsend	City Manager, Laredo
F. Williams	Councilman, Andrews
L. D. Dodson	Mayor, Bedford
Alfred H. Koebig	Former Mayor, Seguin

Each participating city has one vote. Any city can write in and campaign for other candidates.

Item VI(K) Request for Council approval for designation of the following as Deputy City Secretaries.

Rosalinda D. Garza
Rosa V. Lorden
Gloria M. Garza

This provision is needed to provide continuity in absence of the City Secretary.

Item VI(L) Bids be received on February 2, 1984 for one additional and 1 replacement police cars, included in the 1984 Revenue Sharing budget. The proposed specifications include at least a 302 cubic inch displacement engine and all of the police package options.

NOTE: Change of dates from February 8, to February 2, 1984 was approved as the date to receive bids on police vehicles.

Item VII(A) to (E) were passed and approved on motion of Councilman Valdez and the second by Councilman Benavides. All voted in favor.

Item VII(A) ORDINANCE(S) FINAL READING (INTRODUCED ON JANUARY 3, 1984). Amending the Building Code to revise the sprinkler requirements for jail to provide that in facilities with an inmate population in excess of 200 that, in lieu of sprinkler systems, the following provisions apply in inmate living area:

- (1) standpoint and hose system
- (2) doors for fire separation with remote controls
- (3) emergency illumination
- (4) smoke and fire alarm system
- (5) all interior finishes Class A.

(Introduced by Councilman Saul N. Ramirez, Jr.) - ORDINANCE NO. 84-0-0001

Item VII(B) A two-year lease to November 30, 1985, with one-two year option to extend with CPI every two years be approved with WOOD FLYING SERVICE, INC., for Building #148 (253 square feet) at 414 Flightline for \$100.00, and Building #130 (870 square feet) at 513 Maher Ave. for \$150.00 per month. The space will be used for aircraft maintenance facilities. The proposed rent is \$25 less per month on 414 Flightline and the same on 513 Maher. (Introduced by Councilman Zuniga). ORD.#84-0-0002

Item VII(C) A three-year lease to December 31, 1986, with one-three and one-five year option to extend with annual CPI be approved with LUIS AND NINFA HILDA DE LA GARZA for Building #464 (8,466 square feet) located at 603 Gust at a monthly rental of \$700.00 (\$.08 per square foot) for a gymnastic school.

Three bids were received on November 22, 1983, being \$300, \$505.64 and \$900 per month. The best bid of \$925 per month during the initial term is recommended to be adjusted to \$700 per month to offset the total amount of improvements the tenant will install, including:

- | | |
|---|-----------------|
| (1) Interior remodeling of the dressing area
office space and recreation area. | \$ 1,800.00 |
| (2) Four 200,000 BTU unit heaters | 4,187.00 |
| (3) Covering 17 wood areas with masonry materials | <u>2,500.00</u> |
| | \$ 8,487.00 |

These improvements will remain after the lease. The tenant also plans to spend over \$20,000.00 in gymnastics equipment. (Introduced by Councilman Carlos A. Zuniga). - ORDINANCE NO, 84-0-0003

Item VII(D) Authorizing the sale of land, formerly known as Gates Street between Bartlett and Jarvis, Jarvis Avenue between Milk and Gates, Milk Street between Bartlett and Martin, Diaz Street between Bartlett and Jarvis, Jarvis Avenue between Diaz and Milk and Martin Avenue between Diaz and Milk including the intersection of Martin and Milk to Mr. Jessee Martinez, Mr. Hector Martinez and Mr. Jorge Martinez for the appraised value of \$66,250.00 and authorizing the City Manager to enter into the necessary contract and to execute a deed. (Introduced by Councilman Santos Benavides). - ORDINANCE NO, 84-0-0004

Item VII(E) Speed limits along Highways 359, 59, and Loop 20 be revised as set forth below, based on a study by the State Highway Department of existing street and traffic conditions. This is the first speed study of those positions of highway annexed in 1984. ORDINANCE NO. 84-0-0005

Highway 359 Miles per Hour

Highway 83 to Approximately New York Ave.	35
New York Avenue to east of Smith Ave.	45
Smith Avenue to the City limits	50

Highway 59

Marcella Avenue to Ejido Avenue	35
Ejido Avenue to Clubview Drive	45
Clubview Drive to the City limits	50

Loop 20

Highway 83 to approximately Smith Ave.	35
Smith Ave. to the Chacon Tributary Bridge	45
Bridge to City Limits	50

(Introduced by Councilmen Santos Benavides and Vidal Cantu, Jr.)

Item VII(F) Motion to amend by Councilman Zuniga and the second by Councilman Valdez. All voted in the affirmative.

Councilman Valdez made a motion to pass this ordinance as amended. Second was by Councilman Montalvo. All voted in the affirmative.

Motion to correct two minor clerical errors in the subdivision ordinance introduced at the January 5, meeting. The changes are (1) eliminate last sentence in Section 3-2 and (2) a correction to Section 3-6H, Schedules or Required Utilities and Public Improvements Parts 12 and 13, concerning curb and gutter. The first change deletes a sentence pertained to zoning. The second change incorporates a July 1983 amendment that was overlooked.

An Ordinance repealing and abolishing the Land Development Ordinance dated September 2, 1980 with all amendments thereto and establishing a subdivision ordinance prescribing rules and regulations governing plats and subdivisions of land within the corporate limits and extra territorial jurisdiction of the City of Laredo, providing for fees to be charged; prohibiting the expenditure of public funds in subdivisions not approved by the City Council of the City of Laredo; repealing all ordinances in conflict herewith, providing a saving clause; providing for appeals, establishing a penalty for violations of the ordinance, and providing for publication and effective date.

This ordinance if passed will delete those portions of the Land Development ordinance which have been changed or restated in the Zoning Ordinance and will renumber the remaining section. It will also enact 3 additional recommendations of the Planning Commission.

1. exempt from sidewalk, landscaping, and street light requirements in the Eastern and Western Divisions any replat under 20,000 square feet and allow the Street requirement to be met by future voluntary petition agreement.
 2. specify 15,000 square feet for new lots without sewer service
 3. Clarifies that all lien holders must consent to proposed plats.
- (Introduced by Mayor Aldo Tatangelo). ORDINANCE NO. 84-0-0006

Item VIII INTRODUCTORY ORDINANCE(S)

Item VIII(A) No parking be allowed on Guadalupe Street (Highway 83) from Jarvis to Loring Avenues so that a left turn lane can be designated and improved traffic lights with controlled left turns can be installed at Meadow, Malinche, and Bartlett Avenues. (Introduced by Councilman Ramirez)

Item VIII(B) A lease amendment with Mike Hammer, Inc., to reduce rent from \$688,56 to \$600,00 per month or \$.09 per square foot for the aircraft airframe repair and paint shop located at 4015 North Jarvis Avenue, Building #1338. The effective date will be January 1, 1984, and the next annual Consumer Price Index adjustment will be on January 1, 1985. The reduction is recommended due to reduced business and the need to maintain this service at the airport. Loss of this business would mean the loss of four jobs. (Introduced by Councilman Zuniga).

Item VIII(C) A one-year lease until December 31, 1984, with one-one year option with VALLEY BATTERY, INC., for the North 4,600 square feet of Building #1333 at 3918 N. Jarvis Avenue. Rental is \$414,00 per month \$.09 per square foot. The building will house a battery and auto parts warehouse. The building formerly housed Ace Carton. (Introduced by Councilman Zuniga).

Item VIII(D) Closing the Hearing on 1983 Paving Assessment Street Improvements Project; Fixing a Lien and Charge; Declaring an Emergency; and Providing for Publication and Effective Date. (Introduced by Councilman Valdez).

Item IX(A) RESOLUTION authorizing ratification of an oil, gas and mineral lease for the Killam-Hurd-Amoco's Trautman Lease. The City receives royalty payments for its 1/32nd mineral interest in this lease which involves 358 acres at the site of the old airport. The drilling lease was executed on April 30, 1980. As of October 1, 1983, the City had received \$59,358 from the lease. The drilling companies, Killam-Hurd-Amoco, need the ratification for their payment records. Motion was made by Councilman Valdez for its passage. Second was by Councilman Montalvo. All voted in the affirmative.

Next Item XI TABLED ITEM Sewer rate increase as recommended by the Laredo Waterworks and Sewer System Board of Trustee. Motion was made by Councilman Ramirez to TABLE item IX, Second was by Councilman Valdez. All voted in the affirmative.

Motion was made by Councilman Ramirez to recess the Regular City Council Meeting and meet as the Laredo Development Finance Corporation. Second was by Councilman Benavides. All voted in the affirmative.

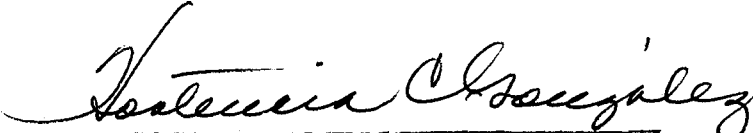
Motion was made by Councilman Zuniga to meet as the Development Finance Corporation. Second was by Councilman Valdez. All voted in favor.

Motion was made by Councilman Ramos to approve the request to increase the loan commitment - Mr, Alejandro Villarreal UDAG Project Participant, previously approved by the Board on December 6, 1983, from \$69,000 to \$80,000, subject to all this conditions enumerated in LNB'S letter of January 4th. By letter dated January 4, 1984, Laredo National Bank increased its original commitment by \$11,000. The Architectural Board of Review has approved plans for the Villarreal Building improvements. Actual costs now appear to be greater than first anticipated. Second was by Councilman Montalvo. All voted in the affirmative.

Councilman Ramos made a motion to close the meeting of the Laredo Development Finance Corporation. Second was by Councilman Cortez. All voted in the affirmative.

Councilman Ramos made a motion to adjourn the Regular City Council Meeting. Councilman Ramirez seconded. All voted in the affirmative.

Adjournment was at 11:00 P.M.


HORTENCIA C. GONZALEZ
City Secretary