

ORIGINAL

STATE OF TEXAS : 1
COUNTY OF WEBB : 1
CITY OF LAREDO : 1

On this the 17th day of April, 1984, the City Council of Laredo, Texas, convened in a Regular City Council Meeting at the Civic Center Conference Rooms 1 & 2 at 7:30 P.M., with the following members thereof present, to wit:

ALDO TATANGELO	:	MAYOR
SANTOS BENAVIDES	:	ALDERMAN
VIDAL CANTU	:	"
SAUL N. RAMIREZ, JR.	:	"
MARGARITO BENAVIDES, JR.	:	"
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

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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 Rev. Rowsome Morgan, San Martin De Porras Church, Laredo, Texas.

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Item III(A) PRESENTATIONS AND COMMUNICATIONS - Selection of the Mayor Pro-Tempore. Councilman Vidal Cantu made a motion which was seconded by Councilman Santos Benavides to nominate Councilman Andres Ramos, Jr. as Mayor Pro-Tempore. Councilman

John Peter Montalvo also nominated Councilman Jose A. Valdez. City Manager Townsend stated that selection should be by nomination and not by motion. Those voting in favor of Councilman Andres Ramos, Jr. were Councilmen David R. Cortez, Saul N. Ramirez, Jr., and Santos Benavides. Those voting in favor of Councilman Jose A. Valdez were Councilmen John Peter Montalvo, and Margarito Benavides. Councilman Andres Ramos, Jr. was named Mayor Pro-Tempore for a two year period, 1984-1986.

Item III(B) Resolution commending outgoing City Councilmember and former Mayor Pro-Tem Carlos A. Zuniga for dedicated services to the community. (All Councilmembers) Mayor Aldo Tatangelo made the presentation. Mr. Carlos A. Zuniga thanked Council for this recognition and expressed gratitude for their cooperation during his term of office, and wished the new Council God's speed.

RESOLUTION NO. 84-R-0033

COMMENDING FORMER CITY COUNCILPERSON CARLOS A. ZUNIGA FOR HIS SERVICES TO THE COMMUNITY,

Item III(C) Recognition of retiring Firemen Jose M. Benavides and Mr. Ismael Dominguez. Mayor Aldo Tatangelo made the presentation, and congratulated these firemen for their dedication. (Mr. Dominguez was unable to attend due to illness),

RESOLUTION NO. 84-R-0034

HONORING MR. JOSE M. BENAVIDES ON HIS RETIREMENT AFTER 34 YEARS OF PUBLIC SERVICE IN THE CITY FIRE DEPARTMENT FROM AUGUST 1, 1949 to MARCH 27, 1984.

RESOLUTION NO. 84-R-0035

HONORING MR. ISMAEL DOMINGUEZ ON HIS RETIREMENT AFTER 38 YEARS OF PUBLIC SERVICE IN THE CITY FIRE DEPARTMENT FROM SEPTEMBER 15, 1945 TO MARCH 30, 1984.

Item III(D) Request from Councilman Jose A. Valdez for a Resolution commending Mr. Juventino Castillo and his family for participation in the City Elections. Motion was made by Councilman Valdez for its approval. Second was by Councilman Cortez. All voted in the affirmative. Mr. Castillo accepted the Resolution.

RESOLUTION NO. 84-R-0036

COMMENDING JUVENTINO CASTILLO AND HIS GRANDCHILDREN FOR THEIR SPIRITED PARTICIPATION IN THE CITY ELECTION OF 1984.

At this time, Councilman Ramos made a motion to address Items III(L), III(M), V(V), and V(W). Second was by Councilman Vidal Cantu. All voted in the affirmative.

Item III(L) Consideration of selling certificates of obligation backed by sewer revenues rather than sewer revenue bonds. (Councilman Saul N. Ramirez). Councilman Saul Ramirez, Jr. stated that certificates of obligation be sold in lieu of revenue bonds, and that they be paid through revenues as proposed by the Laredo Water Works System through the 48% increase that is being proposed by the Laredo Water Works System. Mr. Homero Martinez, of the Water Board, spoke to the issue, and clarified that the 48% increase is in revenue and not individual rates. Councilman Andres Ramos, Jr. asked if Mr. Halpren is the Laredo Water Works System advisor or the City's? Mr. Halpren responded by saying that he serves both the Laredo Water Works System and the City of Laredo as advisor, at Council's pleasure. He further stated that the certificates of obligation were a tax obligation of the City of Laredo. After additional discussion, Councilman Saul N. Ramirez, Jr. made a motion to include the possibility of financing the certificates of obligation as another avenue for the possible improvements that are required or would be needed for the present and further expansion of the sewer treatment plant. Councilman Vidal Cantu seconded the motion. Councilman Andres Ramos, Jr. made clarification as to the motion being to direct the financial consultant to get together with City Manager Townsend and to come back and offer council different alternatives and to include certificates of obligation, general obligation bonds, and revenue bonds. Mr. Tomas Flores asked Mayor Tatangelo whether the City took over the Laredo Water Works System in early 1950's or 1940's. Mayor Tatangelo stated that physical assets belong to the City, but is not managed by the City. Mr. Simon Villarreal spoke to the issue indicating that the City should take over the Laredo Water Works System. Mr. Joel Newman, of Newman Investments also spoke to the issue, and stated that the City created the problem, not the Laredo Water Works System. Mr. Homero Martinez explained

that prior to City taking over, Laredo Water Works System was owned by Central Power & Light Company. In 1949, the Laredo Water Works System Board was created by City Council and consisted of four members at that time, and which members were free of political control. Councilman Andres Ramos, Jr. asked Mr. Halpren when he could provide the different alternatives. Mr. Halpren stated that as soon as Mr. Townsend could coordinate efforts with him. At this time, Councilman Ramos asked if Councilman Saul N. Ramirez would consider amending his motion, "due to the fact that we are talking about 9.3 million dollars; we the City Council, City of Laredo, as well as the Laredo Water Works System, have had days when we do not agree, and we have had lousy consultants, and they have gotten us into deep problems. And I humbly beg Councilman Saul Ramirez, now that Del Mar is part of the City, that we start utilizing some of the talents that are up there, and that before the issue comes before the City Council, that the 3 or 5 leading financial institutions in Laredo, that their financial advisors see and review your recommendations to be sure that when we vote on something that we have a consensus of experts that deal daily with these matters. So that we will in turn not go with the same procedures that we had in the past, where I have been standing where you are right now, blasting at consultants because I don't agree with them. And I think that we have matured and out grown that stage where we can start utilizing the valuable people that have knowledge in those areas, and put them to work for our community. So that whenever we make a decision, we make the right decision." Councilman Saul Ramirez agreed to amend his motion that the financial institution presidents be sent the recommendations with the different alternatives prior to the public hearing, and that they present any comments that they have at the time of the public hearing. Councilman Vidal Cantu accepted the amendment. All voted in the affirmative, with the exception of Councilmen John Peter Montalvo, and Jose A. Valdez.

Items V(V) and V(W) were approved on motion of Councilman Ramos. Second was by Councilman Cantu. All voted in the affirmative.

Item V(V) Dealt with a request that a public hearing inquiry be held on May 1, 1984 to consider the sale of \$4,200,000 of sewer revenue bonds at the request of the Laredo Water Works System Board of Trustees.

Item V(W) Dealt with a request that a public hearing inquiry be held on May 1, 1984 to consider the sale of \$4,200,000 of certificates of obligations, backed by sewer revenues and up to \$1,000,000 of certificates of obligation backed by paving assessments and street sales to provide money to pay for that portion of street construction which will be reimbursed when the assessments are paid.

Item III(M) The City Manager be instructed to prepare a time table and present steps to be taken to make the water and sewer operation a City Department. (Councilmen Jose A. Valdez, Margarito Benavides, Santos Benavides, Vidal Cantu, Andres Ramos, and John Peter Montalvo). City Manager Townsend made presentation by stating that revenue bonds have to be refunded, not certificates of obligation or sewer bonds. Councilman Andres Ramos made a motion that the City Manager be instructed to prepare a time-table and present it to City Council, and to get together with our financial consultant. Second was by Councilman Jose A. Valdez.

Councilman Jose Valdez wants meetings to be set with financial institutions as well as other participants before a time-table is set. Ms. Lopez spoke to this issue. She presented Council with a picture of a house that is flooded, which is located in the Ryan area where drainage does not exist. City Manager Townsend indicated that this issue will be presented at the next City Council Meeting. Preliminary reports have been turned in to staff for analysis, and will be presented to City Council for authority to finish the final plans and specifications and to approve the final cost estimates. All voted in the affirmative, with the exception of Councilman Ramirez who opposed.

Item III(E) Request from Councilman Andres Ramos, Jr. that a study be made to explore the possibility of re-directing Metro buses to use either Travis or Olive Streets instead of Saunders. Councilman Andres Ramos made a motion to refer this item to the Transportation Committee. Second was by Councilman Cantu. All voted in the affirmative.

Item III(F) Request by Councilman Margarito Benavides, Jr. for discussion of expenditures of CDBG Funds in District IV. Councilman Margarito Benavides, Jr. made his presentation, and stated that only 2.2% of funds were used in District IV in the last four years, and feels that his District has not received fair share. Councilman Valdez congratulated Councilman Margarito Benavides, Jr. City Manager Townsend stated that a final statement of CDBG funds will be presented later on the agenda.

Item III(G)1 Request by Councilman David R. Cortez for cost estimates for the reconstruction of the two intersections on Calton Road and McPherson; Hillside and McPherson. Motion was made by Councilman Cortez for its approval. Second was by Councilman Cantu. All voted in the affirmative.

Item III(G)2 Request by Councilman David R. Cortez for cost estimates on the overlay of Mann Road from the Expressway to Doctor's Hospital. Motion for approval was made by Councilman Cortez. Second was by Councilman Cantu. All voted in the affirmative. City Manager Townsend to bring cost estimates on items III(G) 1 & 2.

Item III(G)3 Request by Councilman David R. Cortez on discussion and possible action on Hotel-Motel Tax. Councilman Cortez made his presentation, and stated that action should be taken now regarding this issue.

At this time, Councilman David R. Cortez made a motion to bring forward Item V(S) and V(T). Second was by Councilman Vidal Cantu. All voted in the affirmative.

Item V(S) REPORTS. It is recommended that the \$57,712.50 increase in the promotion budget to be carried out by the Chamber of Commerce be added to the existing contract for the following

programs:

100,000 4-Color Brochures	\$ 10,000.00
Tourist Advertising	25,712.50
Meeting and Convention Solicitation	5,000.00
Other Printing	2,500.00
Direct Promotions	5,000.00
Travel Writer Visits	2,000.00
Convention Bidding and Support	7,500.00
TOTAL	<u>\$ 57,712.50</u>

As soon as allocation of the additional 3% is approved, a revised contract will be submitted to the City Council for all City assisted Chamber programs.

Motion for its approval was made by Councilman David R. Cortez.

Second was by Councilman Vidal Cantu. All voted in the affirmative.

Item V(T) Consideration of adoption of a supplemental budget for the Hotel-Motel Tax Fund for 1983-84. The recommended supplemental budget for the balance of the fiscal year is as follows:

<u>PROGRAM</u>	<u>CONTRACTOR</u>	
Advertising and Convention Promotion, including promotion of special events	Chamber of Commerce	\$ 102,568
Local art programs for conventions.	Council for the Arts	3,000
Theater - Cost of utilities, support, etc.	Little Theater	1,000
Symphony - Rent, security, etc.	Philharmonic	2,000
Pictorial Historical Exhibit	Webb County Heritage Foundation	1,700
Music - Utilities, rent, etc.	Civic Music	1,000
Museum - non-program costs	Nuevo Santander Museum Complex	10,107
	TOTAL	<u>\$ 121,375</u>
Collection Costs		<u>6,625</u>
Anticipated Additional Income From 7% tax		\$ 128,000.

After the Budget is adopted, individual contracts will be submitted for City Council approval. Motion was made by Councilman David R. Cortez for its approval. Second was by Councilman Vidal Cantu. Ms. Mary Pena, Mexican-American Chamber of Commerce, stated that no where in Item V(S) or V(T) does it mention allocations for the Mexican-American Chamber of Commerce as per their proposal of December, 1984. Councilman Jose A. Valdez wants amendment to

allocate \$5,000 to the Mexican-American Chamber of Commerce from the \$102,568 that was allocated to the Chamber of Commerce for advertising and convention promotion. Also to instruct City Manager to draw a contract with the Mexican-American Chamber of Commerce. All voted in the affirmative.

Item III(H) Request by Councilman Santos Benavides for a street light on Cleveland and Ejido. Councilman Santos Benavides asked if money is still available for this purpose. City Manager Townsend stated that a list will be built up for next year.

Item III(I) Presentation by Mr. Andres Sandoval. Mr. Andres Sandoval who was an unsuccessful candidate in the City Officers' Election, complained to the City Council of not receiving assistance at the absentee voting precinct due to the intervention by the City Secretary. He indicated that on at least 3 occasions he had attempted to secure voter information at this precinct. The City Secretary responded that by his own admission, the candidate had violated Article 8:17 of the Texas Election Code which prohibits a candidate's presence in a voting precinct unless it is for the purpose of voting.

Item III(J) Presentation by Ms. Gloria Elsa (Martinez) Joiner. Ms. Joiner thanked Council for their time, and stated that she was advised not to make presentation by the Attorney General's Office, due to the fact that they will be going to Federal Court.

Item III(K) Presentation of Mexican American Chamber of Commerce. (Mr. Lucas Galvan).

Mr. Lucas Galvan stated that this issue was covered by Ms. Mary Pena's presentation.

Next item was a presentation by Ms. Linda Lopez regarding the Miss Laredo Beauty Pageant. Ms. Linda Lopez stated that the Miss Laredo Association was formed in 1982, and presently has 12 active members all of which are former Miss Laredo's. Councilman Valdez made a motion to direct a contract with the Chamber of Commerce to include \$2,000 to Miss Laredo Beauty Pageant. Second was by Councilman Margarito Benavides. All voted in the affirmative.

Item IV(A) PENDING - TABLED ITEM(S)

Sewer rate increase as recommended by the Laredo Water Works and Sewer System Board of Trustees. A public hearing inquiry was held on October 4, 1983. No action can be taken until 60 days after the inquiry. The requested increase is about 42%.

	Present	Proposed
Minimum (4000 gals.)	\$ 3.30	\$ 4.56
Next 46,000 gals.	.63 per 1000 gals.	.87 per 1000 gals.
Next 50,000 gals.	.53	.87
Next 100,000 gals.	.45	.87
Residential Maximum	10.50	14.60
Outside the City 150%		

This matter was tabled on December 6, 1983, to January 17, to February 7, 1984. On January 17, to February 7, 1984; and on February 7, 1984 to February 24, 1984 tabled to April 17, 1984.

Mr. Homero Martinez, Laredo Water Works System Board member made his presentation by describing steps taken in arriving at the proposed rate increase figures. Mr. J. R. Mathis, Laredo Water Works System Manager, also explained to Council their proposal.

Ms. Cecilia Moreno, a concerned citizen, also spoke to the issue by asking why the usage rate allowance for commercial establishments are not lower than residential? Mr. John Evan, rate consultant, also spoke to the issue. Mr. Ricardo Pena, citizen, presented Council with a list of figures used to compare different cities of Texas. The end result was to prove to Council that Laredo has higher water & sewer rates, and has the higher unemployment rate. Mr. Mario Puig, citizen, also spoke to the issue. After additional discussion, motion was made by Councilman David R. Cortez for its approval, and for an ordinance to be prepared. Second was by Councilman Vidal Cantu. All voted in the affirmative, with the exception of Councilmen Jose A. Valdez, and John Peter Montalvo who opposed,

Item IV(B) Consideration be given to the recommendation of the Planning and Zoning Commission that the application to rezone Block 222, Lots 1-8 Eastern Division, from B-3, General Business District to an R-3, Mixed Residential District be denied. This property is located between Pine, Bartlett, Chestnut and Malinche Streets. The applicant wants to place a mobile home next to her home on Lot 4. Other property owners within the block are also included as applicants to this zone change request. No one appeared before the Commission in opposition to the request. Since this application has been denied, a 3/4 vote of the Council is required to overrule the Commission. (Tabled on March 20, 1984).

Motion was made by Councilman Santos Benavides to overrule the Planning & Zoning Commission, and to approve the zone change of the property specifically that Ms. Martinez is referring as Lot 3. Second was by Councilman Jose A. Valdez. All voted in the affirmative. (Councilman Santos Benavides to introduce ordinance No. 84-0-0038)

Item IV(C) Consideration be given to the recommendation of the Planning and Zoning Commission that the application to rezone Block 1496, Lots 1-10 Eastern Division from an R-1, Single Family Residence District to an R-3, Mixed Residential District be denied.

The property is bordered by Texas, Corpus Christi, Milmo and Garfield streets. Several persons were present in opposition to the zoning change. Mr. Rudy Velasquez owner of two lots within the block stated that the primary purpose for the zone change is to allow him to place a mobile home on one of his lots. Since this application has been denied a 3/4 vote of the Council is required to overrule the Commission. Motion was made by Councilman Vidal Cantu to uphold the decision of the Planning and Zoning Commission. Second was by Councilman Santos Benavides. All voted in the affirmative.

Item V(A) to V(G) were approved on motion of Councilman Andres Ramos, Jr. Second was by Councilman Saul N. Ramirez, Jr. All voted in the affirmative.

Item V(A) Bids be received on May 2, 1984 for 22 light bars for 14 new and 8 existing patrol cars. The light bars include flashing red and blue lights, spotlights, siren, and a loud speaker. Money for this purchase is in the approved Revenue Sharing Budget.

Item V(B) A contract be awarded to the low bidder, Maverick Fence Company, for \$7,138.47 for 1320 feet of 6 foot chain link fence, 2 vehicular gates, and 5 pedestrian gates to enclose the Health and Welfare Building. Two bids were received. The fence will be installed by Public Work's building maintenance crew. Money is available in the Revenue Sharing budget for Health Building improvements. The health and welfare building is isolated from surrounding buildings, has many windows and glass doors and has sustained a high level of vandalism and theft.

Item V(C) Liability insurance coverage of \$10,000,000 for Airport Control Tower Operations be added to the existing Airport liability insurance policy with Ward Jackson Insurance Company at a cost of \$4,300 for April thru September 30, 1984. The cost will be reimbursed by F.A.A.

Item V(D) The following tax roll corrections be approved:

1. The 1978 and 1979 tax roll be corrected deleting real property owned by Bishop Thomas Drury. This property was purchased by the Catholic Church in 1978. The decrease in the tax levy is \$21.30 in 1978 and \$21.16 in 1979.
2. The 1981 tax roll be corrected by deleting real property owned by Nestora P. Saenz. This property was double assessed. The decrease in tax levy is \$14.28.
3. The 1981 tax roll be corrected by deleting improvements only owned by Romans G. Botello. This property was double assessed. The decrease in tax levy is \$9.08.

Item V(E) \$4,000 be transferred from money allocated for staff for the delinquent tax collection task force to purchase a data processing printer to facilitate computerization of the delinquent tax roll.

Item V(F) A transfer from the Airport reserve appropriation to capital outlay for \$4,650 be approved to replace computer equipment which burned on November 9, 1983. The insurance company reimbursed the City \$6,859 for the loss. The computer operation at the Airport will be integrated with the City's main computer system. The Airport will have capabilities similar to that which had been available from the computer which burned. The equipment includes 1 terminal, 4 modems, cables and a word processing program.

Item V(G) A permit with the Laredo South Girls Softball Association, affiliated with the American and Optimist Little Leagues, be approved for use of the City's Softball fields. The rental fee is \$15 per hour for lights and \$10 for use of the softball fields for more than 2 hours. Since this organization is affiliated with Little League, it is recommended that the City follow similar policies as for the use of other City owned fields. City will pay utilities and league will prepare field for play. The league plans to use one of the fields on Fridays from 5:00 p.m. to 10:00 p.m.

Item V(H), V(I), V(J), V(K), and V(L) were approved on motion of Councilman Vidal Cantu. Second was by Councilman Saul N. Ramirez. All voted in the affirmative.

Item V(H) The City join the National League of Cities so as to have more current information on federal grants and programs and to participate in determining the position of the nation's cities on proposed national legislation. 58 Texas cities are members. The annual cost is \$3,887. In addition to information available by phone and special mailings, NLC publishes a bi-weekly newsletter which will be sent to each council member and certain department heads. There are sufficient balances within the City Council budget to cover this expense.

Item V(I) Prudential Insurance Company of America be requested to implement a pre-admission and concurrent review service which provides for advance telephone clearance of the estimated days of confinement and of any confinement extensions. By providing this review, health insurance costs may be reduced. The company is sufficiently sure of the success of the program that it will provide a 4% reduction in the individual employee and City's costs. Those who do not participate will have a 20% reduction in eligible charges reimbursed.

Item V(J) Change order #2 to the Community Development Santa Isabel Railroad Track Relocation project be approved for \$1,675. The change order provides driveway connections at the Railroad Depot, including:

1. Delete a 5' alley gutter 145' long
2. Delete a 30' concrete rip rap ditch
3. Add 66 square yards of pavement
4. Add 125' of corrugated metal pipe
5. Add 4 guard rails, and fittings
6. Add 6 headwalls

The original contract was for \$126,568.37. The revised contract including this change order will be \$144,623.82.

Item V(K) Change order #4 of the Community Development Block Grant Chicago/Taylor contract be approved for \$1,274 for partial reconstruction of driveways to adjust the driveways to new curb. The original contract was for \$314,036.25. The revised contract including this change order will be \$384,810.25.

Item V(L) Appraisers be employed for 2 parcels of right-of-way needed at the intersection of U. S. 59 and Meadow Avenue and one parcel at U. S. 59 and Interstate 35 for intersection improvements to be constructed by the State. The right-of-way will be purchased by the City. The cost is included in the proposed Community Development program for 1984-85.

Mrs. Frances Villarreal Primary Appraisal \$500 per parcel	\$ 1,500
Mr. Jose Azios Review Appraisals \$160 per parcel	480
TOTAL	<u>\$ 1,980</u>

Items V(M), V(N), and V(O) were approved on motion of Councilman Jose A. Valdez. Second was by Councilman John Peter Montalvo. All voted in the affirmative.

Item V(M) A contract be approved with the Laredo Development Foundation for \$18,333 for the last 5 months of 1983-84 for promotion of the Airport Foreign Trade Zones and the Airport Industrial Park. The proposed contract provides for an additional staff position and related costs, including travel and some advertising. The contract assumes that it will be continued into succeeding years unless cancelled or terminated because of no appropriation. The Airport Advisory Committee so recommends.

Item V(N) The Airport Budget be amended to transfer \$18,333 from the Reserve Appropriation to provide for a contract with the Laredo Development Foundation for promotion of the Airport Foreign Trade Zone and the Airport Industrial Park.

Item V(O) The equipment at the Airport restaurant be accepted as payment in lieu of \$1,682.12 of rent due from Mrs. Betty Morgan. The lease was terminated on January 31, 1984. The tenant owned equipment includes 49 chairs, 1 bakery case, 1 display case, 1 magazine rack, 4 wood racks, 21 table tops, 9 table pedestals, 1 coffee maker, 1 dishwasher and 3 slow cookers. The value of the equipment is estimated to be greater than the rent due.

Item V(P) Consideration of extending the paired one way system of Malinche and Bartlett Avenues from Clark Street South to Market Street. The Highway Department is prepared to improve traffic signal system at the intersections of Guadalupe/Malinche and Guadalupe/Bartlett. The intersection of Bartlett and Saunders is also scheduled for improvement. From City Council minutes, it appears that the concept was approved in 1981. The project is funded 100% by State and federal programs, with exception of the right-of-way acquisition cost of Bartlett and Saunders. Motion was made by Councilman Vidal Cantu for its approval. Second was by Councilman David R. Cortez. All voted in the affirmative.

Item V(Q) Plans and specifications for Ladrillera Park be approved and bids be received on May 11, 1984. This Community Development Block Grant project will improve a 1½ block area adjacent to the Ladrillera neighborhood center between Pinder and San Ignacio Avenues and north of Sanchez Street. Improvements will include baseball field, playground area, basketball court, landscaping, sprinkler system, sidewalks and lighting. Motion was made by Councilman John Peter Montalvo for its approval. Second was by Councilman Jose A. Valdez. All voted in the affirmative.

Item V(R) Consideration of requests to locate an alien processing center at the airport. One of the possible sites is approximately 10 acres at the northwest corner of the airport near a private industrial park and with road access from McPherson Road. City Manager Townsend as well as Assistant City Manager Pena made presentations as far as the locations being considered for the alien processing center. Councilmen Jose A. Valdez and Andres Ramos, Jr. spoke against the issue. Mr. Carlos Gonzalez, Airport Director, spoke in favor of the center. Mr. Larry Dovalina, concerned citizen, spoke against the request to locate an alien processing center. After additional pros and cons, motion was made by Councilman Andres Ramos for denial. Second was by Councilman Jose A. Valdez. All voted in the affirmative, with the exception of Councilmen Saul N. Ramirez and Vidal Cantu.

Item V(U) A public hearing be held on May 1, 1984 to consider amending the Zoning Ordinance narrative as it relates to an alien processing center as a use in B-2, B-3, M-1, M-2 and MX zoning districts. The Zoning Ordinance does not specifically identify where a facility of this type may locate. The Planning and Zoning Commission is holding a public hearing on April 23 to determine its recommendation. Motion was made by Councilman Vidal Cantu to consider amending the Zoning Ordinance as presented. Second was by Councilman John Peter Montalvo. All voted in the affirmative, with the exception of Councilman Andres Ramos, Jr, who abstained.

ITEM V(X) and V(Y) will be addressed at the end of the meeting.

Items V(Z), V(AA), V(BB), V(CC) and V(DD) were approved on motion of Councilman Andres Ramos. Second was by Councilman David R. Cortez. All voted in the affirmative.

ITEM V(Z) Bid for the removal and sale of a 545 square foot house located on 710 Sanders be awarded to Regino A. Lopez for \$750.99. The only other bid was for \$5.00 by Pedro Gonzalez, III. The monies generated from the sale will be deposited in the Community Development account. The property was originally purchased as part of the Zacate Creek land acquisition project and funded by the Community Development Program.

Item V(AA) Plans and specifications be approved and bids be received on May 11, 1984 for construction of streets including:

Street	From	To	Blocks
Flores Avenue	Philadelphia	Pace	2
Garza Street	Convent	Salinas	1
Garfield Street	Seymour	Meadow	1
Garfield Street	Meadow	Urbahn	4
Locust Street	Texas	Arkansas	2
Musser Street	New York	Canada	1
		TOTAL	<u>11</u>

These streets will be funded by Street Assessments, Revenue Sharing and Community Development monies.

ITEM V(BB) Change Order No. 9 to the Downtown Storefront Revitalization UDAG Project be approved for a net credit of \$1,108.98. This change order will delete border beams in specific areas, and will delete soil sterilizer from pavers as it may damage the roots of the

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newly installed trees (Total Deductive \$7,624.34). This change order will add 386 LF of 8" PFC pipe for storm drainage line at LNB garage, add 18 concrete wheel stops on the east parking lot of City Hall, add steel edger at trees for border beam, and add concrete base at sidewalk on Hidalgo Street at LNB garage (Total Additive \$6,515.36). The revised contract including this Change Order, will be \$1,197,621.63.

Change Order No. 10 to the Downtown Storefront Revitalization UDAG Project be approved for \$4,270.18 to add concrete base at 7 commercial and city driveways to help prevent excessive settlement and delete 24" RCP storm drainage pipe at NE corner of Lincoln and San Agustin. The revised contract, including this Change Order will be \$1,201,891.81.

Item V(CC) Contract be awarded to Raymond Rodriguez, Borden's Distributors, for Milk at \$2.00 per unit or an estimated \$11,976 per year. Two bids were received for Section I-Milk, Section II-Canned foods, Section III-Vegetables, Section IV-Cereal (Dry), Section V-Cereal (Cooked), and Section VI-Juices, to be used at the Day Care Centers. Further analysis of Section II through VI, bids is needed, therefore only Section I is recommended for approval at this time.

Item V(DD) The Final Statement of Community Development Objectives and Projected Use of Funds for the Tenth CDBG Action Year be approved, Public Hearings were held on March 7 and March 20, 1984. Monies will not be available until July 1, 1984. The program involves:

A. Program Administration		\$ 450,000
B. Housing Rehabilitation-		670,000
1. Housing Rehabilitation Loan	\$ 360,000	
2. Emergency Loans	60,000	
3. Pit Privy Elimination	250,000	
C. Public Service (Day Care)		100,000
D. Guerrero Street Drainage		600,000
E. Park Improvements to include Zacate Creek		150,000
F. Softball Complex		125,000
G. Street Improvements		870,000
1. Meadow Street Bridge	175,000	
2. General Street Improvements	695,000	
H. Land Acquisition (Hwy. 59/San Dario/ Lafayette)		75,000
I. Santa Maria Street Improvements Land Acquisition & Relocation		300,000
	TOTAL	\$ 3,340,000

Item VI(A) INTRODUCTORY ORDINANCE(S) Authorizing the sale of land, formerly know as;

- (1) Ortiz Street between the center line of the Missouri Pacific Railroad easement, east of Santa Rita Avenue on the west and the center line of the Missouri Pacific Railroad easement; west of Main Avenue on the east;
- (2) Farias Street between the center line of the Missouri Pacific Railroad easement, east of Santa Rita Avenue on the west and the center line of the MoPac Railroad easement, west of Main Avenue on the east;
- (3) Santa Cleotilde Avenue between Tacuba Street and the Original North City Limits:

to Mr. Sergio L. Laurel and wife, Eloisa G. Laurel and Mr. Emilio Garza, Sr., for the appraised value of \$59,850.00 and authorizing the City Manager to execute all necessary documents to effectively convey title.

These streets were closed by City Council Ordinance on April 9, 1984. The sale is recommended by the Street Committee. (Introduced by Councilman David R. Cortez).

Item VI(B) Closing as a public easement those sections of San Agustin Avenue between Farias and the Original North City Limits; Flores Avenue between Farias and the Original North City Limits; and Convent Avenue between Farias and the Original North City Limits; all located in the Western Division, City of Laredo. The abutting owner is Westerham N.V., c/o Intershop HFA Management.

The Planning and Zoning Commission, after a public hearing on February 23, 1984, recommended that these blocks be closed. The Street Closing Committee recommended the closing on February 28, 1984. (Introduced by Councilman David R. Cortez).

Item VI(C) A one-year lease until March 31, 1985 be approved, with three-one year options with annual CPI with LAREDO MESQUITE PRODUCTS COMPANY for the southern 2,020 square feet of Building 1108 (S) at 507 Foster. The building will house a sales office and warehouse for mesquite wood products, i.e., firewood, etc. This lease was recommended on April 10, 1984, by the Airport Board. The rental is \$182 per month (\$.09 per square foot). The previous tenant was A.C.S. Enterprises who paid \$215 per month. The building has been vacant for one year. The new tenants have remodeled the interior office (\$1,000) and completed electrical work. There has been no appraisal done on this building. There will be three employees. (Introduced by Councilman David R. Cortez).

Item VI(D) A one-year lease until March 31, 1985 be approved, with two-one year options with annual CPI with MR. PETE HERNANDEZ for the northern 3,072 square feet of Building #1324(N) located at 217 Maher Avenue. The space will house a warehouse for imported merchandise that the tenant will then transport to Dallas. The proposed rental is \$307 per month (\$.10 per square foot). Previous rental was \$993.60 per month paid by Alfredo Santos, Jr., who used the entire 9,216 square feet of the building for a tire and automotive warehouse. The lease was recommended on April 10, 1984, by the Airport Board. There has been no appraisal done on this building. (Introduced by Councilman David R. Cortez).

Item VI(E) A one-year until February 28, 1985 be approved, with two-one year options with annual CPI with LAREDO CAR RENTAL, INC., dba NATIONAL CAR RENTAL AGENCY, INC., for 5,310 square feet of land with one covered stall located in an enclosed yard at 901 Maher Avenue. The facility will be used for car maintenance and as a wash rack. This lease was recommended by the Airport Board on April 10, 1984. Proposed rental is \$150 per month. The previous tenant was Hertz Rent a Car who paid \$398 per month for the entire 15,990 square feet of enclosed area. National Car Rental Agency previously subleased from Hertz Rent a Car one stall for \$150 per month. The area has been vacant for one month. There is no appraisal. Three persons are employed to handle the maintenance and car washing. (Introduced by Councilman David R. Cortez).

Item VI(F) A one-year lease until April 9, 1985 be approved, with two-one year options with annual CPI with F & D CONTRACTORS, INC., for land at 4703 North Bartlett Avenue. The 30,000 square foot enclosed area is to be used by the tenant as a storage yard for utility construction activities. This lease was recommended by the Airport Board on April 10, 1984. The proposed rent is \$220 per month (\$.01 per square foot). The previous tenant, Odessa Fabrication, vacated the premises two years ago and was paying \$242.02 per month. Ten employees are working from the leased premises. There is no appraisal on the property. (Introduced by Councilman David R. Cortez).

Item VI(G) A three-year lease until April 14, 1987 be approved, with annual CPI with TREND LEASING, INC., dba BORDER CHARTERS for 120 square feet of counter space in the lobby of the airport terminal. The space will be used for a counter for air charter services. This lease was recommended by the Airport Board on April 10, 1984. Rental will be \$70 per month. The counter was previously leased to Post Time Tours for \$70 per month and has been vacated for 15 days. There will be two employees. There is no appraisal. (Introduced by Councilman David R. Cortez)

Item VI(H) To amend Ordinance No. 84-0-0048 that the no parking area along Shea Street East of San Dario and West of San Eduardo be extended to include both sides of the street to avoid cars from a nearby commercial activity blocking driveways. (Councilman Jose A. Valdez).

Prohibiting stopping, standing or parking on the North and South Sides of the 600 block of Shea Street Between San Dario Avenue on the West and Sa- Eduardo Avenue on the East; Providing for a penalty; Providing for repeal of ordinance No. 84-0-0048; providing for publication and for effective date.

Item VI(I) Authorizing the City Manager to terminate the lease dated August 30, 1982, between the City of Laredo and Airport Inn of Laredo, INC. AS Lessee, Said Ordinance releases the Lessee from any further rental obligations. (Introduced by Councilman Vidal Cantu, Jr.)

Item VI(J) Establishing, authorizing, and declaring that Malinche Street is hereby established and declared to be a one-way street southbound, between Locust Street to the North and Market Street to the South; that Bartlett Avenue is hereby established and declared to be a one-way street northbound, between Market Street on the south to Locust Street to the North; authorizing the appropriate City Officials in the execution of this Ordinance; providing for publication and effective date. (Introduced by Councilman Saul N. Ramirez, Jr.)

Item VII APPOINTMENT(S)

Items VII(A) and VII(C) were postponed for the next Regular City Council Meeting.

Item VII(B) Confirmation of the appointment of Mr. Javier Trevino to the Airport Advisory Board by Councilman Vidal Cantu, Jr. Motion was made by Councilman Andres Ramos, Jr. for its approval. Second was by Councilman Vidal Cantu. All voted in the affirmative.

Item VIII ORDINANCE(S) FINAL READING (INTRODUCED ON APRIL 9, 1984).

Item VIII(A) Ordinance No. 84-0-0050, Item VIII(B) Ordinance No. 84-0-0051, and Item VIII(C) Ordinance No. 84-0-0052 were approved on motion of Councilman Jose A. Valdez. Second was by Councilman John Peter Montalvo. All voted in the affirmative.

ORDINANCE NO. 84-0-0050

AMENDING PARAGRAPH 3 OF THE WATER AVAILABILITY CHARGE ORDINANCE; PROVIDING THAT ANY LOT OR LOTS CREATED PRIOR TO SEPTEMBER 9, 1979 BY A SUBDIVISION OR A RESUBDIVISION OF LAND DESCRIBED BY METES AND BOUNDS CONTAINED IN AN INSTRUMENT OF GRANT OR CONVEYANCE LEGALLY EXECUTED, DULY ACKNOWLEDGED AND PROPERLY RECORDED AT THE WEBB COUNTY DEED RECORDS OFFICE AND FILED ON SEPTEMBER 9, 1979, OR AFTERWARDS WITHIN 30 DAYS FROM SAID DATE PURSUANT TO PUBLIC NOTICE AND UPON PROOF THEREOF TO THE APPROPRIATE CITY OFFICIAL OR OFFICIALS, SUCH LOT OR LOTS SHALL BE HEREBY EXCLUDED FROM THE WATER AVAILABILITY CHARGE.

ORDINANCE NO. 84-0-0051

AUTHORIZING THE CITY MANAGER TO EXECUTE AN AMENDMENT TO THE LEASE DATED SEPTEMBER 13, 1983, BETWEEN THE CITY OF LAREDO, AS LESSOR AND TRYUS, INC., dba AVIS RENT-A-CAR, AS LESSEE, SAID AMENDMENT REVISING THE CONTRACT MINIMUM AND EXCESS MINIMUM OF SAID LEASE.

ORDINANCE NO. 84-0-0052

AUTHORIZING THE CITY MANAGER TO EXECUTE AN AMENDMENT TO THE LEASE DATED SEPTEMBER 13, 1983, BETWEEN THE CITY OF LAREDO, AS LESSOR AND LAREDO CAR RENTAL, INC., dba NATIONAL CAR RENTAL AGENCY, INC., AS LESSEE, SAID AMENDMENT REVISING THE CONTRACT MINIMUM AND THE EXCESS MINIMUM OF SAID LEASE.

At this time, City Manager Townsend was advised that a Resolution was needed for item V(DD) under Reports. Motion was made by Councilman Vidal Cantu for its approval. Second was by Councilman John Peter Montalvo. All voted in the affirmative.

RESOLUTION No. 84-R-0037


AUTHORIZING THE SUBMISSION OF THE TENTH YEAR
COMMUNITY DEVELOPMENT BLOCK GRANT FINAL STATE-
MENT OF COMMUNITY DEVELOPMENT OBJECTIVES,
ACTIVITIES, AND PROJECTED USE OF FUNDS.

On motion of Councilman Ramirez and the second of Councilman Cantu, the Council unanimously approved going into Executive Session.

After the executive session, motion was made by Councilman Andres Ramos, Jr. to instruct the City Manager to proceed with the take over of Del Mar. Second was by Councilman Santos Benavides. All voted in the affirmative.

Councilman Jose A. Valdez made a motion to adjourn the Regular City Council Meeting. Second was by Councilman John Peter Montalvo. All voted in the affirmative.

Adjournment was at 2:45 A.M.


HORTENCIA C. GONZALEZ
City Secretary

APPROVED BY CITY COUNCIL ON

5/15/84 