

STATE OF TEXAS
COUNTY OF WEBB
CITY OF LAREDO

ORIGINAL

On this the 15th day of May, 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:

ANDRES RAMOS, JR.	:	MAYOR PRO-TEM
SANTOS BENAVIDES	:	ALDERMAN
VIDAL CANTU	:	"
SAUL N. RAMIREZ, JR.	:	"
MARGARITO 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: Mayor Aldo Tatangelo *

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

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Invocation was by Rev. Alejandro Casso, Methodist Church, Laredo, Texas.

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Motion was made by Councilman Vidal Cantu Jr, for approval of the Regular City Council Meeting of April 17, 1984 with corrections. (Councilman Vidal Cantu's name was inadvertently omitted in voting of Mayor Pro-Tem issue). Second was by Councilman Saul N. Ramirez, Jr. All voted in the affirmative.

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Item V PRESENTATIONS AND COMMUNICATIONS

Item V(A) will be addressed at the time of Mr. Jesus Hernandez arrival.

Item V(B) Request by Councilman Jose A. Valdez on the following items:

Item V(B)1 Creation of a Committee to deal with parade parking of dump trucks and semi-trailer on sidewalk. Motion was made by Councilman Jose A. Valdez to refer item to the Transportation Committee. Second was by Councilman David R. Cortez. All voted in the affirmative.

Item V(B)2 Resolution amending policies and procedures manual for Community Development Block Grant Rehabilitation Loans - dated October 1983.

Motion was made by Councilman Saul N. Ramirez to bring forward Item VI(M) to be addressed together with Item V(B)2. Second was by Councilman Santos Benavides. All voted in the affirmative.

Item VI(M) Dealt with the Community Development loan and grant policies and procedures manuals be revised to exclude any mention of taxes due other governments and to allow individuals who owe delinquent City taxes to receive a loan or grant for their property if the owners first signs a monthly tax payment contract. The existing policies and procedures require prior payment of all property taxes. Councilman David R. Cortez elaborated regarding the issue, and is not in favor of procedures. Mr. Tomas Flores also spoke to the issue by stating "do not make exceptions to the rule". After additional discussion, Councilman Jose A. Valdez made a motion for its approval. Second was by Councilman John Peter Montalvo. All voted in the affirmative, with the exception of Councilman David R. Cortez who opposed.

Item V(A) Request of Daniel Tellez Chapter of the American GI Forum of Texas to present resolution regarding employment of foreign workers. (Jesus Hernandez).

Mr. Jesus Hernandez made his presentation by stating that politics are involved in this matter, and wants for the City Council to make a decision. He would also like to see social security cards

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with picture and fingerprint of individuals. He further stated that many people are on Welfare because of illegal aliens obtaining jobs and feels Council and citizenry should give support. Councilman Jose A. Valdez stated that a written Resolution should be presented to Council for action at the next City Council Meeting.

Councilman Margarito Benavides made a motion to bring forward Item VI(L) and Item VIII(C) to be addressed as the next item on the agenda. Second was by Councilman Jose A. Valdez, All voted in the affirmative.

Item VI(L) A contract be authorized with Webb County for a recreation and lunch program for children under 18. The Recreation Budget had proposed 4 recreation centers this summer. Webb County is in the process of obtaining a grant from the Texas Department of Human Resources so that the County can provide 5,000 daily meals, including breakfast, snack, and lunch, and recreation activities. If the grant is received, the program is scheduled to begin June 6. Mayor provision of the contract, as proposed, included:

1. City will hire 31 employees for 14 centers, rather than 4. The original centers would operate from 8 a.m. to 5 p.m. and the additional centers from 8 a.m. to 1 p.m.
2. County will reimburse City for 100% of labor and related costs for 10 centers and 50% of labor at the 4 centers originally to be City operated.
3. City will purchase approximately \$5,500 of recreation equipment for the 10 new centers in exchange for County paying 50% of the salaries of the City's 4 Centers.
4. County will pay for trash pickups:
The final contract will be submitted later for ratification.

Councilman Vidal Cantu made a motion to approve contract. Second was by Councilman John Peter Montalvo. All voted in the affirmative.

Item VIII(C) Ordinance No, 84-0-0065 was approved on motion of Councilman Vidal Cantu. Second was by Councilman Saul N. Ramirez. All voted in the affirmative.

ORDINANCE NO, 84-0-0065

APPROVING 3% SALARY INCREASE TO ALL CITY EMPLOYEES EFFECTIVE MAY 6, 1984; AND ESTABLISHING PAY GRADES FOR ALL ADMINISTRATIVE AND PROFESSIONAL POSITIONS.

(Introduced by all Councilmembers)

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Motion was made by Councilman John Peter Montalvo to recess the Regular City Council Meeting and open the Public Hearing, Second was by Councilman Santos Benavides, All voted in the affirmative.

Item IV(A) PUBLIC HEARING(S) Consideration of the recommendation of the Planning and Zoning Commission that zoning districts be established for the newly annexed area east of the old City limits commonly known as the Moreno Addition, and a strip of land extending north from the Moreno Addition, Motion was made by Councilman Vidal Cantu that the zoning districts be established. Second was by Councilman Saul N. Ramirez, Jr. All voted in the affirmative.

INTRODUCTORY ORDINANCE

AMENDING THE ZONING ORDINANCE AND COMPREHENSIVE PLAN OF THE CITY OF LAREDO; PROVIDING ZONING DISTRICTS FOR THE NEWLY ANNEXED AREA EAST OF THE OLD CITY LIMITS COMMONLY KNOWN AS THE MORENO ADDITION AND A STRIP OF LAND EXTENDING NORTH FROM THE MORENO ADDITION; AND PROVIDING FOR AN EFFECTIVE DATE.

(Introduced by Councilman Vidal Cantu)

Item IV(B) Consideration of the recommendation of the Planning and Zoning Commission that zoning districts be established for the newly annexed area along both sides of McPherson Road between the old City limits and the former Del Mar Conservation District boundary. Motion was made by Councilman Jose A. Valdez for the word "former" to be inserted before Del Mar Conservation District on Items IV(B) & IV(C). Second was by Cm. Ramirez. All voted in favor. Motion was made by Cm. David R. Cortez for its approval. Second was by Councilman Jose A. Valdez, All voted in the affirmative.

INTRODUCTORY ORDINANCE

AMENDING THE ZONING ORDINANCE AND COMPREHENSIVE PLAN OF THE CITY OF LAREDO; PROVIDING ZONING DISTRICTS TO THE NEWLY ANNEXED AREA ALONG BOTH SIDES OF MCPHERSON ROAD BETWEEN THE OLD CITY LIMITS AND THE "FORMER" DEL MAR BOUNDARY; AND PROVIDING FOR AN EFFECTIVE DATE.

(Introduced by Councilman David R. Cortez)

Item IV(C) Consideration of the recommendation of the Planning and Zoning Commission that zoning districts be established for the newly annexed area, formerly the former Del Mar Conservation District. Mr. Jack Suneson made his presentation. Mr. Bob McVey stated that he wants people in the area to have a say as to the future use of that area. Mr. Carlos Pena also spoke to the issue by stating that Mr. Suneson's proposal is well planned. Councilman David R. Cortez wants for the record to reflect that he was contacted by the owner of the property, and is speaking in favor of the application. Motion was made by Councilman David R. Cortez that this zone change be made. After additional discussion, City Manager Townsend made clarification as to the motion, which should read motion to approved the recommendation of the Planning & Zoning with the exception of area shown to the north as described herein and refer back to Planning & Zoning Commission for further review, and that this area as shown to the Southeast of McPherson be changed to B-3. Second was by Councilman Vidal Cantu. All voted in the affirmative. Motion was made by Councilman Jose A. Valdez to close the public hearing on Item IV(C). Second was by Councilman John Peter Montalvo. All voted in the affirmative.

INTRODUCTORY ORDINANCE

AMENDING THE ZONING ORDINANCE AND COMPREHENSIVE PLAN OF THE CITY OF LAREDO; PROVIDING ZONING DISTRICTS TO THE NEWLY ANNEXED AREA WITHIN THE BOUNDARIES OF THE FORMER DEL MAR CONSERVATION DISTRICT; AND PROVIDING FOR AN EFFECTIVE DATE,

(Introduced by Councilman David R. Cortez)

Item IV(D) Consideration of the recommendation of the Planning and Zoning Commission that the application to rezone Block 905 E.D., Lot 1, from B-1, limited Business to R-3, Mixed Residential be denied. The property is located at the southeast corner of South Meadow and Gates. The applicant, Enrique Perez, desires to place a mobile home at the back of the lot. Councilman Santos Benavides made his presentation, and made a motion to reverse denial of the Planning and Zoning Commission recommendation, and to approve change from B-1 to R-3 zone. Second was by Councilman Saul N. Ramirez, Jr. All voted in the affirmative. Motion was made by Councilman Saul N.

Ramirez, Jr. to close the public hearing on Item IV(D). Second was by Councilman Jose A. Valdez. All voted in the affirmative.

INTRODUCTORY ORDINANCE

AMENDING THE ZONING MAP OF THE CITY OF LAREDO BY CHANGING FROM B-1, LIMITED BUSINESS DISTRICT R-3, MIXED RESIDENTIAL DISTRICT THE FOLLOWING DESCRIBED PROPERTY LOCATION: BLOCK 905, E.D., LOT 1.

(Introduced by Councilman Santos Benavides)

Item IV(E) Consideration of the recommendation of the Planning and Zoning Commission that the application to rezone Block 1692 E.D., Lots 1 through 4, from R-3, Mixed Residential District to B-1, Limited Business District be approved. The property is located at the southeast corner of Arkansas and Reynolds. The applicant, Mr. Ruben Perez, desires to establish a car wash at this location. A car wash is not a permitted use in B-1 zone. Assistant City Manager Pena made his presentation. Mr. Ruben Perez also spoke to the issue. City Manager Townsend asked Mr. Ruben Perez if his request was from R-3 to B-1 or B-3? Mr. Ruben Perez prefers for it to be B-3, General Business District. Motion was made by Councilman Saul N. Ramirez to close the public hearing on Item IV(E). Second was by Councilman David R. Cortez. All voted in favor. Motion was made by Councilman Vidal Cantu to overrule Planning & Zoning Commission recommendation, and to approve item as amended (B-3, General Business District). Second was by Councilman John Peter Montalvo. All voted in the affirmative.

INTRODUCTORY ORDINANCE

AMENDING THE ZONING MAP OF THE CITY OF LAREDO BY CHANGING FROM R-3, MIXED RESIDENTIAL DISTRICT TO B-3, GENERAL BUSINESS DISTRICT THE FOLLOWING DESCRIBED PROPERTY LOCATION: BLOCK 1692 E.D., LOTS 1 THROUGH 4.

(Introduced by Councilman Vidal Cantu)

Item IV(F) Consideration of the recommendation of the Planning and Zoning Commission that the application to rezone Block 526 E.D., Lots 5 and 9 from R-3, Mixed Residential District to B-3, General Business District be denied. The property is located at the northwest corner of Bustamante and Hendricks. The applicant is Adolfo

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Gutierrez. The applicant has opened a liquor distributorship which is prohibited in a R-3 zone, but since the property was formerly used as an electrical and auto distributorship a permit has been issued for the continuation of the legal non-conforming use. Assistant City Manager Pena made his presentation. Motion was made by Councilman Vidal Cantu to close the public hearing on Item IV(F). Second was by Councilman John Peter Montalvo. All voted in the affirmative. Councilman Vidal Cantu made a motion to uphold the decision of the Planning & Zoning Commission. Second was by Councilman Saul N. Ramirez, Jr. All voted in the affirmative. (Item was denied).

Item V(C) PRESENTATIONS AND COMMUNICATIONS: Resolution by Councilman Andres Ramos, Jr., directing City Manager to prepare specific proposal for submission to Webb County Commissioners for City to undertake under contract with County the paving by Public Works crews of access roads to Lake Casa Blanca; directing City Manager to prepare similar proposals to County for paving some streets selected by Commissioners as well as for installation of water and sewer lines in each of the 4 County precincts within City. Councilman Saul N. Ramirez commended Councilman Andres Ramos, Jr. for his initiative. Motion was made by Councilman Saul N. Ramirez, Jr. for its approval. Second was by Councilman Vidal Cantu. All voted in the affirmative, with the exception of Councilmen Jose A. Valdez and John Peter Montalvo. (Councilman Jose A. Valdez stated that the only reason he opposed was because he did not want to impose on the County.)

Item VI(A) to VI(D) REPORTS were approved on motion of Councilman John Peter Montalvo. Second was by Councilman Jose A. Valdez. All voted in the affirmative.

Item VI(A) Bids be received on May 30, 1984 for an annual contract for approximately 630 tires and 230 tubes. Specifications are based on estimated sizes, and quantity needed for one year. Eighteen local vendors should be eligible to bid.

Item VI(B) Bids be received on May 30, 1984 for lease-purchase or purchase of a copier machine for the Airport Department. The existing machine is worn out and too small. If the item is recommended for purchase, a \$10,000 transfer will be needed from the Airport reserve for capital improvements. Bids were previously received on May 26, 1982, but the purchase was deferred by the peso devaluation.

Item VI(C) Contract be awarded to Rio Radio Supply, McAllen, for \$11,536.58 for 22 police car emergency light bars. Five bids were received. Equipment is being purchased from Revenue sharing. The light bars will be used for the 14 new cars being purchased and to replace existing worn out light bars on other cars.

Item VI(D) Contract with the Laredo Swim Club for use of the Civic Center Pool be renewed, with the exception that a renewal option be added to automatically renew each year unless either party wishes to terminate or re-negotiate the contract. Each year the date said hours of use will be subject to staff review. There is a \$5.00 per participant.

Items VI(E) to VI(K) were approved on motion of Councilman Vidal Cantu. Second was by Santos Benavides. All voted in the affirmative.

Item VI(E) Change Order #3 to the 18" Water Transmission Line and Street Improvements project for \$16,816.60 to lower the 18" line at the water tank and install 8" connections at Baltimore Street, Markley Lane and Mann Road. The revised contract with J. B. Contractors Ins. d/b/a South Texas Utility Contractor and Jimmy Closner and Sons Construction Company, Inc. is \$932,063.63.

Item VI(F) Change Order #3 to the Santa Isabel Railroad Track 7th Action Year Project be approved for a contract extension of 50 calendar days due to the hard freeze, utility relocation, changes in design and materials delays. If approved, the new contract time will terminate on June 16, 1984. This change does not modify the contract price.

Item VI(G) Airport fencing and Tand clearing project, consisting of installing 10,000 feet of perimeter fencing and clearing 210 acres under contracts Leyendecker Highway Contractors be accepted and final payment of \$5,892.50 be authorized. The total contract was \$57,035, which was funded by a 90% FAA grant.

Item VI(H) The Swimming Pool Renovation Project for \$43,271.00 with Cantu-Johnston Pools be accepted and full payment authorized. The project involved re-plastering the Civic Center and Thomas (Base) Pools. Community Developments share of the contract is \$28,586 and the Urban Park grants' share is \$14,685.

Item VI(I) Santo Nino Water and Sewer Improvements Areas be accepted and final payment of \$17,100.69 be authorized to Early Company. The \$171,006.93 contract has been completed within the specified 150 calendar days. The project included 11,150 feet of sanitary sewer lines in the area generally bounded by Chacota and Ireland Streets and between Louisiana and Canada Avenues. 10 new sewer customers have already made tentative arrangements for sewer connections.

Item VI(J) A contract be approved with the State Department of Highways and Public Transportation for four railroad steel plank crossing at Chihuahua Street between Marcella and Springfield Avenues. The railroad will build the crossing at state expense as part of the Chihuahua street project. The City's only obligation is to continue to allow the crossing and to be sure the railroad maintains the crossings in the future. One existing crossing will be removed.

Item VI(K) The 3800 block of Loring Street, between East Saunders and East Olive and the 200 block of Peach Street be paved by Public Works under the voluntary assessment program. The abutting owners on Loring Street, Yates Petroleum Co. (\$4,167) and Burger King Corporation (\$3,924.60) have submitted checks for \$8,091.60 which is based on the maximum potential assessment of \$15 per foot. Some of the excavated dirt on the project will be placed on the adjacent property. One of the owners abutting Peach Lane has dedicated 15 feet of additional right-of-way in lieu of assessments. The other 6 owners have provided cash payments for their

\$15 for business (1104) and \$10 for residential (5 lots), or a total of \$3,385.20.

Item VI(L) A contract be authorized with Webb County for a recreation and lunch program for children under 18. The Recreation Budget had proposed 4 recreation centers this summer. Webb County is in the process of obtaining a grant from the Texas Department of Human Resources so that the County can provide 5,000 daily meals, including breakfast, snack, and lunch, and recreation activities. If the grant is received, the program is scheduled to begin June 6. Mayor provision of the contract, as proposed, included:

1. City will hire 31 employees for 14 centers, rather than 4. The original centers would operate from 8 a.m. to 5 p.m. and the additional centers from 8 a.m. to 1 p.m.
2. County will reimburse City for 100% of labor and related costs for 10 centers and 50% of labor at the 4 centers originally to be City operated.
3. City will purchase approximately \$5,500 of recreation equipment for the 10 new centers in exchange for County paying 50% of the salaries of the City's 4 Centers.
4. County will pay for trash pickups:
The final contract will be submitted later for ratification.

Motion was made by Councilman Vidal Cantu for approval of the Contract. Second was by Councilman John Peter Montalvo. All voted in the affirmative.

Items VI(N) and VI(O) were approved on motion of Councilmen Saul N. Ramirez, Jr. and Santos Benavides. All voted in the affirmative.

Item VI(N) At privy elimination guidelines be amended to allow sewer extensions and connections to mobile homes with toilet facilities when the mobile home and lot are in common ownership.

Item VI(O) Rental Rehabilitation Loan Program policy guidelines be clarified to state that the interest rate will be 0% for applicants with a total income below 80% of the median and 3% for other applicants. Loans are limited to \$5,000 per unit and the owners must provide at least 50% of the cost of rehabilitation. Once rehabilitated, the units are assured of Section 8 rental subsidy certificates.

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Item VI(P) The firm of Turner, Hickey & Associates be employed to prepare plans and specifications for renovation of West Martin Park, The fee for preparation of preliminary plans and specifications will not exceed \$7,000 which will be deducted from the final plans and specs fee, Preliminary plans and specifications include:

1. Dug-outs - Remove existing and construct new.
2. Fencing - Remove existing and construct new 12' high fence along the east and north side of the field.
3. Restroom facilities.
4. Bleachers and grandstand.
5. Landscaping and sprinkler system.
6. Dressing room facilities.
7. Sidewalks and concrete slabs in the bleacher areas.

Motion was made by Councilman John Peter Montalvo for its approval. Second was by Councilman Vidal Cantu. All voted in the affirmative.

Items VI(Q), VI(R), and VI(S) were approved on motion of Councilman Vidal Cantu. Second was by Councilman Santos Benavides. All voted in the affirmative.

Item VI(Q) Sale of city property formerly known as those sections of Malinche Avenue between Blaine and Cleveland Streets and Cleveland Street; between Bartlett and Urbahn Avenues be sold with annual payment to Mr. Ruben Garcia, Mr. Hector Garcia, and Mr. Sergio Garcia. The financing terms, recommended by the Street Closing Committee on April 26, 1984, are as follows:

Property Value	\$ 31,799.00
25% Downpayment	7,999.00
Amount to be Financed	<u>\$ 23,800.00</u>
2 Annual Payments @10% @ \$13,713.34	\$ 27,426.68
Total Interest to be Paid	\$ 3,626.68

The sale of this property for \$31,799.00 was authorized by Council on April 9, 1984.

Item VI(R) Mr. and Mrs. Jose Gomez be allowed to pay over time for the purchase of property formerly known as Tapeyste Avenue between Guatemozin Street and the Tex-Mex right-of-way. The financing terms recommended by the Street Closing Committee on April 26, 1984 are as follows:

Property Value	\$ 8,393.00
25% Down Payment	2,093.00
Amount to be Financed	<u>\$ 6,300.00</u>
36 Payments/10% Interest @ \$203.20	\$ 7,318.44
Total Interest to be Paid	<u>1,018.44</u>

The sale of this property for \$8,393 was authorized by Council on March 20, 1984.

Item VI(S) The sale of City property, formerly known as the Southeast quarter of Santa Cleotilde Avenue between Tacuba and Ortiz Streets, be sold on time to Mr. Emilio Garza, Sr. The financing terms recommended by the Street Closing Committee on April 26, 1984 are as follows:

Property Value	\$ 3,867.00
25% Down Payment	967.00
Amount to be Financed	<u>\$ 2,900.00</u>
36 Payments/ 10% Interest @ \$93.58	\$ 3,368.88
Total Interest to be Paid	<u>\$ 468.88</u>

The sale of this property for \$3,867 was authorized by Council on May 1, 1984.

Item VI(T) The following actions be taken regarding 12 blocks of voluntary street improvements (1984 Paving Assesment Street Improvements-Group I).

1. A public hearing be held on June 5, 1984 at 7:30 p.m, at the Civic Center as part of the regular City Council Meeting on the proposed assessment roll which included 103 parcels and \$67,967.20 of proposed assessments.
2. A contract be awarded to Pete Gallegos Paving for \$130,084.55 with the stipulation that approval to proceed will be conditioned on satisfactory completion of the assessment hearing and execution of appropriate liens. Two bids were received.
3. The streets involved include:

	<u>From</u>	<u>To</u>	<u>No. of Blocks</u>
Flores (3900-4000) (CD)	Philadelphia	Pace	2
Garza (1200) CD)	Convent	Salinas	1
Garfield (1500) (CD)	Seymour	Meadow	1
Garfield (1600-2000)	Meadow	Malinche	5
Locust (2600-2700)	Texas	Arkansas	2
Musser (2900)	New York	Canada	1

The Ordinance to initiate the above process be enacted both as an emergency and as a regular ordinance so that the time-tables required by the City Charter and by State Law can be met.

Motion was made by Councilman Vidal Cantu for its approval. Second was by Councilman Santos Benavides. All voted in the affirmative.

Item VI(U) Bids be received on June 8, 1984 for 7 replacement 35,000 Gross Vehicle Weight Cab and Chassis to be used for garbage trucks. The vehicles being replaced were purchased in 1978 or 1979 and have approximately 60,000 to 100,000 miles. When the trucks are received, the bodies will be overhauled and transferred. Some of the cab and chassis being replaced will be converted into brush trucks. The 1983-84 revenue sharing budget provided for the replacement of 5 complete trucks, but replacement of additional cab and chassis is now a higher priority.

Motion was made by Councilman Vidal Cantu for its approval. Second was by Councilman Santos Benavides. All voted in the affirmative.

Item VI(V) Discussion of the procedure for notifying the public of scheduled public hearing. The Charter does not specify what notice is required for public hearings that are mandated by the City Charter, such as public hearing inquiries regarding utility, etc., franchise, bond sales, etc. Section 2.09 (B) states: "A public hearing before adoption of an ordinance shall be required before adoption of an ordinance shall be required only where State and Federal statutes or regulations so provide." Most state laws require public hearings to be advertised in a paper of general circulation prior to the hearing. Councilman Saul N, Ramirez, Jr, made a motion that all public hearings, public notices or advertising, that the policy of this Council be that they be published 15 days prior to discussion. Second was by Councilman Vidal Cantu, All voted in the affirmative.

Item VI(W) Consideration of re-allocation of \$25,000 of community development money for street light installation costs. City Manager Townsend asked for policies to be adopted at the next regular City Council Meeting. Motion was made by Councilman Santos Benavides for its approval. Second was by Councilman Saul N. Ramirez, Jr. All voted in the affirmative.

Item VI(X) Discussion of the status of Community Development, Revenue Sharing and Street Fund money allocated to construction of new streets. This item was TABLED to the next City Council Meeting.

Item VI(Y) Consideration of rebidding improvements to Ladrillera Park. Mr. Jack Crawford, Laredo Lawn Sprinkler System, suggests that designs be given to somebody who is qualified to design sprinkler systems, as far as cost, health hazards, etc.

Item VII INTRODUCTORY ORDINANCE(S)

Item VII(A) An 18-month lease from May 1, 1984, to October 31, 1985, with Christ Worship Center of Laredo, A Non-Profit Organization, for Building #52 (5,801 square feet) at 602 Thomas Avenue. The building will house a church and related activities. Monthly rental is \$686.00 (\$0.12 per square foot). The building has been vacant for 15 months. Previous tenant was the Laredo Little Theater who paid \$415.00 per month. The appraised value is \$915.00 per month (appraisal on October 23, 1983). Tenant will improve facility by remodeling (\$5,000.00) which will offset the reduction in rent and will increase the value of the building. The Airport Advisory Committee so recommended at its May 8, 1984 meeting. (Introduced by Councilman David R. Cortez)

Item VII(B) A three-year lease from June 1, 1984, to May 31, 1987, with three-one year options with annual CPI for 8.4 acres of unimproved land at the east portion of airport property be leased to Mr. Tomas M. Palacios, for a golf driving range which will employ five persons. Rental will be \$250.00 per month. The previous tenant was Lakeside Golf Driving Range which was \$552.00 per month. The Airport Advisory Board, at its April 10, 1984

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meeting recommended cancellation of the previous lease effective on October 31, 1983, when the operation was terminated and the City was so advised. The new lease was recommended by the Airport Advisory Committee at its May 8, 1984 meeting.

(Introduced by Councilman David R. Cortez).

Item VII(C) The lease with Campbell's Delivery Service, Inc. be renewed to March 31, 1987 for Building #1848 (4,000 square feet) located at 309 Talon. Monthly rental is \$720.00 (\$0.18 per square foot). The building is being used to provide air freight service and associated warehousing. The Airport Advisory Committee so recommended at its May 8, 1984 meeting,

(Introduced by Councilman David R. Cortez),

Item VII(D) A three-year lease, with METRO AIRLINES be renewed to March 31, 1987 to 468 square feet of counter and office space at the Airport Terminal Building. Metro Airlines provides commuter airline passenger service. Rental is \$2,340.00 per year payable \$195.00 per month or \$5.00 per square foot per year, which is unchanged from the previous lease. The Airport Advisory Committee so recommended at its May 8, 1984 meeting,

(Introduced by Councilman David R. Cortez).

Item VII(E) Closing as a public easement those sections of streets within the Zacate Creek Park south of Iturbide Street, Western Division. The City is the abutting owner of all these sections of streets.

1. San Eugenio between Iturbide Street and Zaragoza Street excluding the south 111.11 feet.
2. Zaragoza Street between San Eugenio and east to the creek excluding the west 55.56'
3. Zapata Avenue between Zaragoza and Ventura Streets.
4. Zapata Avenue between Piedragal Street and south to the Rio Grande excluding the north 46'
5. Sanders Avenue between Guatemozin and Aldama Streets.
6. Grant Street between San Pablo Avenue and east to the creek excluding the west 166.68'
7. Water Street between San Eugenio Avenue and east to the creek excluding the west 111.12'.
8. Aldama Street between Marcella Avenue and west to the creek.
9. Ventura Street between Zapata Avenue and east to the creek.
10. Piedragal Street between Zapata Avenue and west to the

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11. Piedragal Street between Zapata Avenue and east to the creek.

The Planning and Zoning Commission, after a public hearing on May 3, 1984, recommended that these blocks be closed. The Street Closing Committee recommended the closing on April 26, 1984. The streets will become part of the Zacate Creek Park area.

(Introduced by Councilman David R. Cortez).

Item VII(F) Declaring the necessity for and ordering the paving and improvements 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; Directing the City Secretary to file this ordinance with the County Clerk as a Notice of its enactment; and Ordering and setting Public Hearing on the 5th of June, 1984.

(Introduced by Councilman Vidal Cantu).

Item VII(G) Closing as a public easement that section of Rosario Street between Springfield and Marcella Avenues, in the Eastern Division. The abutting owner on both sides is the Texas-Mexican Railroad Company.

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

Item VII(H) Authorizing the City Manager to execute all necessary documents to effectively convey title to Mr. Humberto Saldivar to certain City properties formerly known as Farias Street between the center line of the Missouri Pacific Railroad Company easement, west of Santa Cleotilde, on the east and Santa Rita Avenue on the west; and Ortiz Street between the center line of the Missouri Pacific Railroad Company easement, west of Santa Cleotilde Avenue on the east and Santa Rita Avenue on the west.

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

Mr. Saldivar has agreed to pay the appraised value of \$29,200.00 for the above described properties. The ordinance closing these streets is scheduled for final reading at this meeting.

Item VII(I) Authorizing the City Manager to execute all necessary documents to effectively convey title to Dr. Jose Fierros, President of Internacional De Aduanas, for certain City property formerly known as Pinder Avenue between Washington Street and Moctezuma Street.

Dr. Fierros has agreed to pay the appraised value of \$7,738 less \$2,608 or \$5,130 for utility lines existing on said street (Southwestern Bell, CP&L, Entex and Vumore). Final reading of the ordinance closing this street is elsewhere in this agenda.

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

Item VII(J) Clarifying that an annexed area in County precincts 18A, 19, 20, 25A and 25B are now in Councilmanic District VII and that any annexed area in County precincts 18B and 21 are now in Councilmanic District I. According to Nov. 2, 1982 voter registration (before the first annexation) and the 1983 voter registration the annexations have reduced the spread between largest and smallest councilmanic districts:

	<u>Actual 1982</u>	<u>Now based on 1983 registrations</u>
Smallest - District VI	3,258	
- District V		3,756
Largest - District VII	4,439	
- District VI		4,890
Difference	<u>1,181</u>	<u>1,134</u>

AN ORDINANCE

PROVIDING FOR THE INCORPORATING INTO COUNCILMANIC DISTRICTS OF ANY AREAS WHICH MAY BE ANNEXED BY THE CITY OF LAREDO; AND PROVIDING FOR THE RIGHT TO VOTE IN CITY ELECTIONS TO QUALIFIED VOTERS OF SAID ANNEXED AREAS. (Introduced by Cm. David R. Cortez)

Item VII(K) Increase sewer rates from 12% to 62% for an increase of income of 48% effective for all meter readings after July 19, 1984. The final public hearing inquiry was completed on April 17, 1984. The ordinance will be scheduled for consideration on June 19, 1984.

AN ORDINANCE

AMENDING SECTION 31-92 OF CHAPTER 31, ARTICLE II, DIVISION 5, OF THE CODE OF ORDINANCE, CITY OF LAREDO, TO INCREASE THE RATES AND CHARGES FOR SEWER SERVICES AND REVISING THE SCHEDULE ACCORDINGLY; CONTAINING REPEALING CLAUSE; AND PROVIDING FOR EFFECTIVE DATE.

(Introduced by Councilmen Jose A. Valdez, Santos Benavides, Saul N. Ramirez, Jr., Vidal Cantu, Margarito Benavides, and David R. Cortez) 000170

Item VIII ORDINANCE(S) (INTRODUCED ON MAY 1, 1984)

Items VIII(A) to VIII(F) were approved on motion of Council-
Jose A. Valdez. Second was by Councilman Santos Benavides. All
voted in the affirmative.

ORDINANCE NO. 84-0-0063

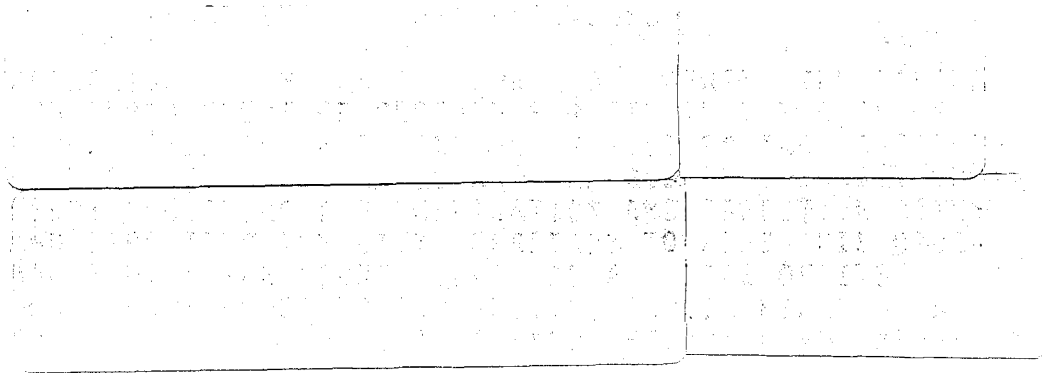
CLOSING AS A PUBLIC EASEMENT THAT SECTION OF
PINDER AVENUE BETWEEN MOCTEZUMA STREET AND
WASHINGTON STREET IN THE WESTERN DIVISION OF
THE CITY OF LAREDO, WEBB COUNTY, TEXAS.

ORDINANCE NO. 84-0-0064

CLOSING AS A PUBLIC EASEMENT THOSE SECTIONS
OF ORTIZ STREET AND FARIAS STREET BOTH BETWEEN
SANTA RITA AVENUE ON THE WEST AND CENTER LINE
OF THE MISSOURI PACIFIC RAILROAD EASEMENT WEST
OF SANTA CLEOTILDE ON THE EAST.

ORDINANCE NO. 84-0-0065

APPROVING A 3% SALARY INCREASE TO ALL CITY
EMPLOYEES EFFECTIVE MAY 6, 1984; AND ESTABLISH-
ING PAY GRADES FOR ALL ADMINISTRATIVE AND
PROFESSIONAL POSITIONS.



ORDINANCE NO. 84-0-0067

AMENDING SECTION 6.1 OF ARTICLE 6 OF THE CITY OF
LAREDO ZONING ORDINANCE PROVIDING THAT THE WORD
"BUILDING" DOES NOT INCLUDE MOBILE HOMES; AMENDING
SECTION 6.2 OF ARTICLE 6 OF THE CITY OF LAREDO
ZONING ORDINANCE PROVIDING THAT MOBILE HOMES WHICH
ARE REPLACED MUST BE REPLACED WITHIN NINETY (90)
DAYS FROM THE DAY OF REMOVAL; PROVIDING THAT RE-
PLACEMENT MOBILE HOMES MUST BE OF A NEWER YEAR AND
MODEL THAN PREVIOUS MOBILE HOME; PROVIDING THAT
ALL MOBILE HOMES MUST COMPLY WITH THE REQUIREMENTS
OF AN R-3 MIXED RESIDENTIAL DISTRICT; AND PROVIDING
FOR PUBLICATION AND EFFECTIVE DATE.

ORDINANCE NO. 84-0-0068

AMENDING SECTION 16.1 OF ARTICLE 16 OF THE CITY OF LAREDO ZONING ORDINANCE BY ADDING NEW SUBSECTION (15) PROVIDING THAT DETENTION FACILITIES ARE PERMISSIBLE IN AN M-1 DISTRICT PROVIDED THEY ARE LOCATED MORE THAN 500 FEET AWAY FROM THE NEAREST R-DISTRICT; AND PROVIDING FOR PUBLICATION AND EFFECTIVE DATE.

ORDINANCE NO. 84-0-0069

AMENDING SUBSECTION (2) OF SECTION 16.3 OF ARTICLE 16 OF THE CITY OF LAREDO ZONING ORDINANCE BY DELETING MOTELS FROM THE LIST OF PROHIBITED USES IN AN M-1 DISTRICT; AMENDING SUBSECTION (3) OF SECTION 16.13 OF ARTICLE 16 OF THE CITY OF LAREDO ZONING ORDINANCE BY DELETING HOSPITALS, CLINICS, AND OTHER INSTITUTIONS FOR HUMAN CARE, FROM THE LIST OF PROHIBITED USES IN AN M-1 DISTRICT; AND PROVIDING FOR PUBLICATION AND EFFECTIVE DATE.

Item IX(A) EMERGENCY ORDINANCE 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 effective date; Directing the City Secretary to file this ordinance with the County Clerk as a notice of its enactment; Ordering and setting Public Hearing on the 5th day of June, 1984; and declaring an emergency. Motion was made by Councilman Vidal Cantu for its passage. Second was by Councilman Saul N. Ramirez, Jr. All voted in the affirmative.

ORDINANCE NO. 84-0-0066

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 EFFECTIVE DATE; AND DIRECTING THE CITY SECRETARY TO FILE THIS ORDINANCE WITH THE COUNTY CLERK AS A NOTICE OF ITS ENACTMENT; ORDERING AND SETTING PUBLIC HEARING ON THE 5TH DAY OF JUNE, 1984; AND DECLARING AN EMERGENCY.

Item X(A) APPOINTMENT(S) Consideration of confirming the Mayor's appointments to the Citizen's Historical District Committee. This item was TABLED to the June 5, 1984 City Council Meeting.

City Manager Marvin Townsend announced that a Plaque was received from the Heritage Foundation.

Next is an ADDENDUM item which dealt with all but \$5,000 of the 10% retainage be paid to Victor M. Solis Underground Utility and Paving Contractor for the 7th Action Year Street Improvements (Chicago, Taylor, Olive, San Francisco, Allende, Springfield, San Carlos, and Bustamante). Final payment will be on the May 15, 1984 agenda. All the streets have been in use for at least one month. The final payment documents and final quantity calculations are now being determined. \$5,000 should be more than ample to resolve any pending matters and final quantity variations. The fact that the contractor has completed the work involved and needs to pay his suppliers and subcontractors and that the City is using the streets involved and thus should pay the contractor in order to continue to use said streets between now and the next meeting. Motion was made by Councilman Vidal Cantu for its approval. Second was by Councilman Jose A. Valdez. All voted in the affirmative.

Motion was made by Councilman Saul N. Ramirez, Jr. to recess the Regular City Council Meeting and meet as the Laredo Development Finance Corporation. Second was by Councilman Vidal Cantu. All voted in the affirmative.

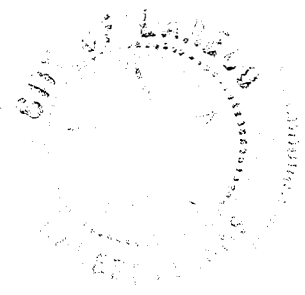
Motion was made by Councilman Saul N. Ramirez to approve the Resolution authorizing Mayor Aldo Tatangelo, President of the Laredo Development Finance Corporation, to execute all documents pertinent to the loan application of the Dr. Raul de la Garza Trust Under Will, a UDAG Project Participant. By letter dated April 13, 1984, the Laredo National Bank is committed to provide \$18,974.00 to the Laredo Development Finance Corporation to renovate the Raul De La Garza Trust building. The required documents have been submitted. Mr. Richard N. Hansen, Trustee of the Raul De La Garza Trust, has executed a promissory note for \$18,974 payable to the Laredo Development Finance Corporation. Prior to closing the promissory note of \$18,974 payable to The Laredo National Bank, the Transfer of Lien Document, and the Receipt, Acceptance and Agreement to Fund Form must be executed by the President of the Laredo Development Finance Corporation. Second was by Councilman Vidal Cantu. All voted in the affirmative. (Resolution No. 84-R-0046)

MM167

Motion was made by Councilman Vidal Cantu to close the meeting of the Laredo Development Finance Corporation. Second was by Councilman Santos Benavides. All voted in the affirmative.

Councilman Saul N. Ramirez made a motion to adjourn the Regular City Council Meeting. Councilman Vidal Cantu seconded. All voted in the affirmative.

Adjournment was at 10:00 P.M.


Hortencia C. Gonzalez
HORTENCIA C. GONZALEZ
City Secretary