

**ORIGINAL**

STATE OF TEXAS                    I  
COUNTY OF WEBB                   I  
CITY OF LAREDO                    I

On this the 4th day of September, 1984 the City Council of the City of Laredo, Texas convened in a Regular City Council Meeting at the Civic Center Rooms 1 & 2 at 7:00 P.M., with the following members thereof present, to-wit:

ANDRES RAMOS, JR.	:	MAYOR PRO-TEM
SANTOS BENAVIDES	:	ALDERMAN
VIDAL CANTU, JR.	:	"
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

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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. Hector Patino, Templo Rosa De Saron Church, Laredo, Texas.

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Next item was approval of the Regular City Council Minutes of August 7, 1984 and Special City Council Minutes of August 20, 1984. Motion was made by Councilman Jose A. Valdez for their approval. Second was by Councilman David R. Cortez. All voted in the affirmative.

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September 4, 1984

Item IV COMMUNICATIONS Mayor Pro-Tem Andres Ramos, Jr. read a letter from the Shriners organization requesting a permit for a dance on September 14, 1984 in the vicinity of Jarvis Plaza.

Item V(A) PRESENTATIONS Recognition of Mr. J. V. Soliz, Firefighter, on retiring after 36 years of public service. Presentation is to be re-scheduled as Mr. J. V. Soliz was not present.

Item V(B) 1 Presentation by Mr. Victor Rivas, Larson & Associates, on: Joint Water/Waste Water Treatment Plant concept for Laredo and Nuevo Laredo.

Item V(B) 2 Beautification of Zacate Creek.

Mr. Victor Rivas, representing Larson & Associates made his presentation. Council recommended that Mr. Rivas meet with City Manager Townsend to present his recommendations. Mr. Bermudes also spoke to the issue.

Item VI CITY COUNCILMEMBER REQUEST(S).

Item VI(A) 1 Councilmember Santos Benavides, Jr. for status report with possible Council action on: Installation of sewer lines on Diaz & Milk Streets. City Manager Townsend stated that Mr. J. R. Mathis will conduct a survey indicating which customers have water and not sewer lines. City Manager Townsend will prepare an analysis in three to four weeks and report back.

Item VI(A)2 Councilmember Santos Benavides, Jr. for status report with possible Council action on Widening of Loop 20. Motion was made by Councilman Santos Benavides to prepare a resolution to speed up the project. Second was by Councilman Vidal Cantu, Jr. All voted in favor.

Item VI(A)3 Councilmember Santos Benavides, Jr. for status reports with possible Council action on: Old Zapata Highway and Bridge. (Chestnut) City Manager Marvin Townsend indicated that an engineer will be hired to prepare plans and specifications.

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Item VI(A)4 Councilmember Santos Benavides, Jr. for status reports with possible Council action on: Clearance of area North of Chacon Creek (Dryden). City Manager Townsend stated that at the present time the problem of clearing title of said property is being dealt with. Mrs. Caudillo, resident, says that they have problems with rats, garbage and nuisances. Motion was made by Councilman Santos Benavides, Jr. to instruct the City Manager to look into this problem and report back in two weeks. Second was by Councilman Vidal Cantu, Jr. All voted in favor.

Item VI(A)5 Councilmember Santos Benavides, Jr. for status reports with possible Council action on: Discussion and possible Council action to overrule Planning and Zoning Commission's decision on Ed Dryden Subdivision. Mr. Ed Dryden made his presentation. No action was taken at this time.

Item VI(B)1 Councilmember Jose A. Valdez for status report on Mother Cabrini Drainage Project I. City Manager Townsend stated that the Judge was to appoint a trustee with the authority to complete the project according to plans and specifications. The City has received no instrument that indicates that such a trustee has been appointed. The Judge is returning in two weeks, and will be asked as per Council recommendations, clarification as to his proceedings.

Item VI(B)2 Councilmember Jose A. Valdez for status report on: Discussion of Laredo's homeless. Councilman Jose A. Valdez says that these people need help. Councilman David R. Cortez had a similar instance and was taken care of by Charter Rio Grande and is being transferred to a State institution.

Item VI(C) Request by Councilmember Margarito Benavides, Jr. for discussion of the City Cemetery. Councilman Margarito Benavides, Jr. asked whether City Cemetery was operating at a loss. Manager Townsend stated "yes". Councilman Margarito Benavides, Jr. also asked that funds be appropriated for equipment to work.

Item VI(D) Request by Councilmember David R. Cortez to recommend that one police officer be assigned to International Bridge I to enforce State law pertaining to Mexican trucks delivering and picking up freight in Laredo, Texas. Councilman David R. Cortez made his presentation by stating that Mexican trucks take freight back into Mexico and take away business from Laredo trucking. He also urges strict enforcement. City Manager Marvin Townsend explained that equal enforcement provisions are more rigid and will have to apply equally. Motion was made by Councilman David R. Cortez instructing the City Manager to bring back a progress report in two weeks. Second was by Councilman Margarito Benavides, Jr. All voted in the affirmative.

Motion was made by Councilman Saul N. Ramirez, Jr. to bring forward Items VIII(U) and XI(B) for discussion. Second was by Councilman David R. Cortez. All voted in the affirmative.

Item XI(B) RESOLUTIONS Approving the issuance of \$5,100,000 of Industrial Development Bonds by the City of Laredo Industrial Development Corporation for Charles C. Butt for the purpose of buying and clearing the site and constructing a new retail supermarket on McPherson Street between Guadalupe and Chihuahua Streets to be leased to H. E. Butt Grocery Company. The Development Corporation will hold a Public Hearing at 4 P.M. on September 4, 1984, and will report the results of that hearing and the Corporation's recommendation at the City Council's Meeting. Motion was made by Councilman Vidal Cantu, Jr. for its approval. Second was by Councilman David R. Cortez. All voted in the affirmative.

RESOLUTION NO. 84-R-67

RESOLUTION OF THE CITY COUNCIL APPROVING THE  
ISSUANCE OF BONDS BY THE CITY OF LAREDO  
INDUSTRIAL DEVELOPMENT CORPORATION TO FINANCE  
A PROJECT FOR CHARLES C. BUTT FOLLOWING A  
PUBLIC HEARING.

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Item VIII(U) REPORTS (ADDENDUM) Consideration of the bids received at noon on September 3, 1984 for the City Depository contract. Motion was made by Councilman Vidal Cantu, Jr. to approve the City Manager's recommendation of awarding the two year contract to Union National Bank. Second was by Councilman Jose A. Valdez. All voted in favor.

At this time, motion was made by Councilman Saul N. Ramirez, Jr. to move forward Item VII(A) PUBLIC HEARING INQUIRY. Second was by Councilman Jose A. Valdez. All voted in the affirmative.

Councilman Saul N. Ramirez, Jr. made a motion to open the Public Hearing. Second was by Councilman John Peter Montalvo. All voted in favor.

Item VII(A) PUBLIC HEARING INQUIRY Consideration of a request by Entex to increase gas rates 12.01% or a revenue increase of \$834,732. This is a major increase in the Laredo system. Recommendation was to suspend increase for 90 days from August 31, 1984 to November 29, 1984 to allow for a full inquiry at this time.

Resolution No. 84-R-0064 pursuant to this recommendation was passed and approved by City Council on August 21, 1984. Public notice of this inquiry was published in both local newspapers at least 14 days prior to this inquiry. Mr. Ivicic made his presentation, stating operating expenses merit this increase. After additional discussion, Councilman Vidal Cantu, Jr. made a motion to name a Committee to negotiate with Entex. Second was by Councilman David R. Cortez. All voted in favor. Mr. Joel Newmann also spoke to the issue by complaining of not getting service from Entex. Mr. Fortner, Vice-President of Entex, as well as Mr. Bermudes, spoke to the issue. Motion was made by Councilman Saul N. Ramirez, Jr. to close the Public Hearing. Second was by Councilman John Peter Montalvo. All voted in the affirmative.

Motion was made by Councilman Jose A. Valdez to open the second Public Hearing Item VII(B). Second was by Councilman John Peter Montalvo. All voted in the affirmative.

Item VII(B) Consideration of a request by Rogers Cable-systems to increase cable television rates. Basic cable service is presently \$6.60 and proposed increase would be \$7.50. Additional outlets are presently \$1.75 and the proposed increase would be to \$2.00.

Public notice of this inquiry was published in both local newspapers at least 14 days prior to this inquiry.

Mr. Stephen B. Merritt made his presentation by stating that they have not had any rate increases in the last six years. Presently they have about 21,000 hook-ups, which is about 63% of the city's population. After additional discussion, motion was made by Councilman Saul N. Ramirez, Jr. to close the Public Hearing. Second was by Councilman David R. Cortez. All voted in favor.

Item VI(E) CITY COUNCILMEMBER REQUEST(S) Councilmember Ramos, Jr.'s resolution supporting Neighborhood Housing Services. Motion was made by Councilman Margarito Benavides, Jr. to TABLE this item. Second was by Councilman Saul N. Ramirez, Jr. All voted in favor.

Councilman Saul N. Ramirez, Jr. made a motion to move up Item VIII(Q) for discussion. Second was by Councilman David R. Cortez. All voted in the affirmative.

Item VIII(Q) REPORTS The 1984 certified appraisal roll as submitted by the Webb County Appraisal Review Board be approved. The total 1984 certified appraisal value will be \$1,642,413,583. This value includes \$188,088,110 of the appraised value of property within the Del Mar annexation. Due to late protests the Appraisal Review Board has omitted various properties from the 1984 certified appraisal roll.

The final approved values which may be higher or lower will be added to the certified appraisal roll as soon as the Appraisal Review Board completes their hearings.

Mr. Florencio Pena, Assistant City Manager, made presentation.

Councilman Saul N. Ramirez, Jr. made a motion that Item VIII (R) be addressed together with Item VIII(Q). Second was by Councilman Santos Benavides. All voted in favor.

Item VIII(R) Discussion of the 1984 effective tax rate calculation and tax rate alternatives for the 1984-85 fiscal year. The effective tax rate is calculated according to State law to determine the rate which would produce the same amount of revenue as in the previous year. Mr. Florencio Pena, Assistant City Manager also elaborated on this issue.

Item VIII(S) was addressed next on motion of Councilman David R. Cortez. Second was by Councilman Jose A. Valdez. All voted in favor. This item dealt with discussion and possible introduction of an ordinance to increase the exemption for property taxation to those homestead owners over 65 from \$7,500 to \$10,000 to reduce the impact of the 1984 re-evaluation.

Motion was made by Councilman Saul N. Ramirez, Jr. to approve Items VIII(Q), VIII(R) & VIII(S). Second was by Councilman John Peter Montalvo. All voted in the affirmative. (All Councilmembers to introduce Items VIII(Q), (R), & (S).

Next, Item VI(F) Councilmember Vidal Cantu, Jr. to request that Planning and Zoning Commission study possible extension of the City's extraterritorial jurisdiction. Motion was made by Councilman Vidal Cantu, Jr. to direct the Planning and Zoning Commission and its staff to consider and bring back recommendation for future annexations. Second was by Councilman John Peter Montalvo. All voted in the affirmative.

Item VI(G) Councilmember Jose A. Valdez to discuss a 50¢ charge per household for collection of debris other than household garbage. Councilman Jose A. Valdez asked that this item be WITHDRAWN at this time, but to be presented during the Budget Hearings.

Motion was made by Councilman Vidal Cantu, Jr. to approve items VIII(A), VIII(B) as revised, and VIII(C). Second was by Councilman Jose A. Valdez. All voted in the affirmative.

Item VIII(A) A professional services contract for an amount not to exceed 6,000 with Sanchez Engineering Company to prepare preliminary plans and specifications to widen the South Meadow/Chestnut Bridge be approved. This is a Community Development funded project.

Item VIII(B) Change order #4 be approved in the amount of \$3,678.60 for the 1983 Paving Assessment Street Improvements project to construct driveways, sidewalks, remove a 2 foot wide valley gutter and extend contract completion 14 days. The driveways and sidewalks will be fully reimbursed by abutting property owners at a cost of \$2,193.60. The total revised contract including this change order is \$248,804.10. Since the project is substantially complete and change order #4 will delay final payment at no fault of the contractor it is recommended that the 10% retainer fee be reduced to 5%. Final payment which will include the 5% retainer fee and change order #4 will not be approved until the extra work is complete. NOTE: City Manager Marvin Townsend revised this item to simply read that the full retainage be paid, all the work, except the change order has now been accomplished.

Item VIII(C) Purchase of a 1/2 Ton pick-up from Sames Motor Company be authorized and ratified for \$8,895. Two bids were received. Money for the purchase has been made available by the State for animal control use with the stipulation that the purchase contract had to be signed prior to September 1, 1984. Bids were received on August 20, 1984. If the award is not ratified, the purchase order will be cancelled.

Items VIII(D) to VIII(G) were approved on motion of Councilman Jose A. Valdez with a correction on Item VIII(E) - contract for \$92,270.31 should read \$94,270.31. Second was by Councilman Vidal Cantu, Jr. All voted in the affirmative.

Item VIII(D) The rehabilitation of airport runway lights by Early Electric Company be accepted and final payment of \$8,625.98 be paid for a total contract of \$57,693.00. One of the bid items required the contractor to construct and install temporary crosses to warn aircraft of construction on the runway. The temporary crosses were built but not used because the work was completed much sooner than anticipated and radio communication was adequate. The contractor was paid for the temporary crosses and will transfer the material to the Airport for future use.

Item VIII(E) A contract be awarded to the low bidder, HOLDEN EXCAVATING, INC. of Helotes, Texas, for \$94,270.31 for sanitary sewer improvements from Meadow to Stone Avenues and from Eistetter to Taylor Streets, including an off-site gravity main to Logan Street and repiping the force main leading from the Bustamante Lift Station. Five bids were received, ranging from the low bid to \$229,534.00. The engineer's estimate was \$91,590.

Item VIII(F) Turner, Hickey and Associates be employed to prepare final plans and specifications for West Martin Baseball Field Improvements for a fee not to exceed \$23,009. Turner, Hickey and Associates was awarded a \$7,000 contract to prepare preliminary plans and specifications. Preliminary cost estimates are now greater than the original estimate of \$317,201. A recommendation regarding the preliminary plans will be presented in September. Approval of this contract will allow the architect to proceed with those elements of the project which are required regardless of the alternatives which may be selected to reduce project cost.

Item VIII(G) An amendment to the October 1981 airport improvement grant from the Federal Aviation Agency be approved to delete \$54,810 for an automatic weather reporting system and \$9,480 for additional ramp lighting. FAA has determined that it will install an automatic weather reporting station at its operation and installation cost. The ramp lights are no longer a priority item because of the operating costs involved. The grant will not be reduced. The balance will remain available for the only remaining grant project which is easement and land acquisition.

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Items VIII(H) to VIII(J) were approved on motion of Councilman Jose A. Valdez. Second was by Councilman John Peter Montalvo. All voted in the affirmative.

Item VIII(H) The following 69 blocks be approved for construction under the Street Paving Assessment Program.

<u>COMMUNITY DEVELOPMENT</u>	<u>FROM</u>	<u>TO</u>	<u>NO. OF BLOCKS</u>
Garza (900-1100)	San Bernardo	Convent	3
Garza (1300)	Salinas	Juarez	1
Madison (2100-2300)	Sta. Isabel	Pinder	3
Burnside (2100-2300)	Sta. Isabel	Pinder	3
Eagle Pass (3300-3500)	Burnside	Baltimore	3
Reynolds (800)	Tilden	Logan	1
Reynolds (W 100, E 100, E300)	Zacate Creek	Springfield	4
W. Plum (100-400)	San Francisco	Monterrey	4
Marcella (2500-2600)	Reynolds	Price	2
Sanders (2500)	Reynolds	Stewart	1
Sanders (2700 & 2800)	Price	Lyon	2
Lafayette (2100-2300)	Pinder	Sta. Isabel	3
Tacuba (1100-1400)	Flores	Sta. Maria	4
Salinas (4200-4500)	Chicago	Markley	4
Philadelphia (900-1100)	San Bernardo	Convent	3
Mier (100)	Monterrey	Sanders	1
Flores (3600-3800)	Baltimore	Philadelphia	3
TOTAL CD . . . . .			45

REVENUE SHARING:

Plum (3000-3200)	Ejido	Canada	3
New York (3000-3100)	Frost	Locust	2
Smith (3000)	Frost	Plum	1
Urbahn (2400)	O'Kane	Reynolds	1
Kearney (1600-2000)	Meadow	Malinche	5
Kearney (2400-2600)	Martin	Louisiana	3
Kearney (2800-3100)	Arkansas	Smith	4
Canada (3000)	Frost	Plum	1
Elm (2600 & 2700)	Texas	Arkansas	2
Garfield (1100)	McClelland	McPherson	1
Louisiana (1300)	Corpus Christi	Laredo	1
TOTAL REVENUE SHARING . . . . .			24

Petitions with sufficient property owner signatures have been received for each street segment.

Item VIII(I) A public hearing on the 16th Revenue Sharing Entitlement and the 1984-85 Budget be held at a Special Council Meeting on September 25, 1984 at 7:00 P.M.

Item VIII(J) Change order #2 be approved to extend the Boston/San Carlos Street Pedestrian Bridge project with H. P. Fowler Contracting Company 35 calendar days. The extension is requested because of a delay in the delivery of double T beams from a concrete precast company in Corpus Christi.

Items VIII(K), VIII(L), and VIII(M) were approved on motion of Councilman Vidal Cantu, Jr. Second was by Councilman Jose A. Valdez. All voted in the affirmative, with the exception of Councilman Saul N. Ramirez, Jr. who opposed Item VIII(M).

Item VIII(K) A special City Council meeting be held at 7 P.M. on October 30, 1984 which is the fifth Tuesday in October in lieu of the City Council meeting scheduled to be held on November 6, 1984, which is Election Day.

Item VIII(L) The City purchase approximately 4,377 square feet needed for drainage right-of-way southwest of Hillside Road at the Zacate Creek drainage ditch from Spring-Hill Investments for \$2,20 per square foot or \$9,629.40. This small triangle of land is unplatted. The City is already using some of the land for the ditch and thus construction of a retaining wall and fill will be required if the City does not buy the part that is needed to make a drainage right-of-way of 85 feet. Money can be made available from salary balances in the drainage and paving activity.

Item VIII(M) The following timetable for the sale of \$3,775,000 of Waterworks System Refunding Revenue Bonds be approved:

October 16, 1984 - Introductory Ordinance  
authorizing sale

October 30, 1984 - Sale of Bonds

The amount of bonds to be sold may be somewhat less depending upon interest rates available at the time of the sale. Regardless of the amount sold the net cost or gain to the City should not exceed \$50,000 over the life of the refunding bonds. Bids on the refunding bonds are proposed to be opened in the City Secretary's office at 5 P.M. so that all calculations can be completed in time to award the contract on October 30. The other bonds scheduled for sale of October 30 are proposed to be opened at 7 P.M. at the City Council meeting. Each bond issue is proposed to include the right to call after 10 years at a premium of 5% declining at 1% per year, so that after 15 years the bonds could be called at par.

Items VIII(N) and VIII(O) were approved on motion of Councilman Vidal Cantu, Jr. Second was by Councilman Santos Benavides. All voted in the affirmative.

Item VIII(N) McCall, Parkhurst and Horton of Dallas be employed to provide legal services and opinions regarding the legality and tax exempt status of the following bond issues proposed to be sold on October 30, 1984:

	<u>FEE</u>
\$5,000,000 certificates of obligation backed by sewer revenues . . .	\$ 5,900
\$1,000,000 certificates of obligation backed by paving assessments. .	1,950
\$3,775,000 Waterworks Revenue Refunding Bonds . . . . .	12,000
Opinion re-status of bonds being refunded . . . . .	2,000
TOTAL	<u>\$ 21,850</u>

The fees involved will be paid from the proceeds of the bond sales. No fee will be due if bonds are not sold.

Item VIII(O) Mr. Milton Halprin, Sr, Vice-President of Rauscher Pierce Refnes, Inc., be engaged to assist in the sale of certificates of obligation and water revenue bonds on October 30, 1984.

Item VIII(P) Discussion of the steps to be taken to sell bonds, including ratings, opening bids, and eligible bidders. This item was partially discussed with item VIII(O). City Manager Marvin Townsend indicated that said item did not require Council approval at this time.

Item VIII(T) Discussion of the status of the re-location of City Hall and construction of the Mercado. City Manager Marvin Townsend stated that he will have a report by the next City Council Meeting.

Item VIII(U) The contract be awarded to the low bidder, Hilway Truck & Trailer, of Pharr, Texas for \$13,174.13 for seven (7) Front Mounted Hydraulic Power Take-Off Assemblies to be mounted on a 1985 International "S" line Series Model 1754 Truck. Three bids were received on September 4, 1984, one of which did not bid, and the other was for \$18,048.03. Motion for its approval was made by Councilman Vidal Cantu, Jr with the second by Councilman

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Margarito Benavides, Jr. All voted in the affirmative.

Items IX(A) to IX(E) ORDINANCE(S) FINAL READING  
(INTRODUCED AUGUST 21, 1984) were approved on motion of Council-  
man Jose A. Valdez. Second was by Councilman Vidal Cantu, Jr.  
All voted in the affirmative.

ORDINANCE 84-0-130

ESTABLISHING THE LAREDO CABLE COMMISSION, ITS  
MEMBERSHIP, TERMS OF OFFICE, METHODS OF  
APPOINTMENT, AUTHORITY, DUTIES, AND OTHER  
TERMS AND CONDITIONS.

(Introduced by Councilmen Santos Benavides, Saul N.  
Ramirez, Jr., Margarito Benavides, Jr., Andres  
Ramos, Jr., David R. Cortez, Jose A. Valdez, and  
John Peter Montalvo).

ORDINANCE 84-0-132

AUTHORIZING THE CITY MANAGER TO EXECUTE ALL  
NECESSARY DOCUMENTS TO EFFECTIVELY CONVEY TITLE  
TO MR. HECTOR BOLANOS FOR THAT CERTAIN CITY  
PROPERTY FORMERLY KNOWN AS VIDAURRI AVENUE BE-  
TWEEN JACKSON AND BLAIR STREETS: AND PROVIDING  
FOR EFFECTIVE DATE.

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

ORDINANCE 84-0-133

AMENDING SUBSECTION 1 OF SECTION 1 AND SECTION 3  
OF ORDINANCE PROHIBITING THE POSSESSION OR CONSUMP-  
TION OF ALCOHOLIC BEVERAGES AND DATED SEPTEMBER 16,  
1980; PROVIDING THAT IT IS UNLAWFUL TO POSSESS OR  
CONSUME ALCOHOLIC BEVERAGES ON CITY SOFTBALL PARKS  
AND CITY BASEBALL PARKS: PROVIDING FOR EXCEPTION  
IF ADMISSION FEE IS CHARGED: AND PROVIDING FOR  
PUBLICATION AND EFFECTIVE DATE.

(Introduced by Councilman David R. Cortez).

ORDINANCE 84-0-134

AUTHORIZING THE CITY MANAGER TO EXECUTE A CERTAIN  
LEASE AGREEMENT WITH JUAN VARGAS, SOLE PROPRIETOR,  
D/B/A THE EDUCATION CENTER FOR AND ON BEHALF OF THE  
CITY OF LAREDO FOR BUILDING #1169 CONSTITUTING 4,308  
SQUARE FEET SITUATED AT THE LAREDO INTERNATIONAL  
AIRPORT AND BELONGING TO THE CITY OF LAREDO.

(Introduced by Councilman David R. Cortez)

ORDINANCE 84-0-135

AUTHORIZING THE CITY MANAGER TO EXECUTE A CERTAIN  
LEASE AGREEMENT WITH NCR CORPORATION, A MARYLAND  
CORPORATION, FOR AND ON BEHALF OF THE CITY OF LAREDO  
FOR BUILDING #S-1, ROOM #19, CONSTITUTING 336 SQUARE  
FEET SITUATED AT THE LAREDO INTERNATIONAL AIRPORT  
AND BELONGING TO THE CITY OF LAREDO.

(Introduced by Councilman David R. Cortez)

At this time, Councilman Jose A. Valdez made a motion for suspension of rules to listen to Mr. Tom Darnell, who resides at 218 Camelia St., and spoke regarding the length of time it takes to cross the International Bridge. He urges the City to combine efforts with Mexican officials in writing a letter to the federal government in Washington requesting a possible solution to this problem.

Item X(A) INTRODUCTORY ORDINANCE(S) Abolishing Sections 13-56, 13-57, 13-58, and 13-59 of the Laredo Code of Ordinance Adopting new Sections 13-56, 13-57, 13-58, and 13-59 in the Laredo Code of Ordinances: Providing that any person seeking employment in a food establishment must first obtain a valid Health Certificate and be provided with Food Service Sanitation Training; Providing for a fee of \$5.00 for the administration of the Mantoux skin test and a fee of \$5.00 for the administration of a chest X-Ray and to partially defray the clinical and training costs; and providing for publication and effective date. (Introduced by Councilman Jose A. Valdez).

Item X(B) The following leases are recommended for approval by the Airport Advisory Committee:

NEW LEASES:

Item X(B) A 15-year lease be approved to August 31, 1999 one-five year option with CANEMA CORPORATION for Building #1760 located within the Foreign Trade Zone at 1705 Bustamante with approximately 10,400 square feet. Monthly rental will be \$1,350, Lessee will pay half rent between September 1, 1984 and January 31, 1985, or until operation start whichever comes first. CPI will be first applied September 1, 1985. (maximum 5% adjustment) and annually thereafter. Operations will include manufacturing of motor gears imported from Mexico. It is proposed that the City make building improvements consisting of brick veneer, 800 square feet of office space, two dock entrances, fencing and roof repairs at a cost of approximately \$80,000. The previous tenant was A. A. Enterprises at a monthly rental of \$780. The building was appraised August 10, 1983, at \$780 per month. The building has been vacant for

six months. The building improvements will enhance the building, add to the appearance of the Foreign Trade Zone, and make the building more rentable in the future should the option not be exercised. (Introduced by Councilman David R. Cortez).

Item X(C) A two-year lease be approved to September 30, 1986, with two-two year options for 1,350 square feet in Building #1103 located at 4214 N. Urbahn with LEYENDECKER OIL, INC. Monthly rental will be \$250. The facility will be used as an auto service station and related activities including a convenience store. In addition to the base rent, lessee will pay \$0.01 per gallon when sales exceed 5,000 gallons and \$0.02 per gallon when sales exceed 20,000 gallons. The building will be rented "as is." Lessee will furnish all pumps and equipment. Previous tenant was Mr. Juan Marquez at a monthly rental of \$200. Bids were originally received from 2 interested parties. After a dispute developed over ownership of the gas pumps, the pumps were removed and placed in storage. Upon rebidding, only one bid was received. (Introduced by Councilman David R. Cortez).

Item X(D) A five-year lease be approved to September 30, 1989, with two-five year options with annual CPI (5% maximum adjustment) with JET SALES INC., for 9,600 square feet in Building #1750 located within the Foreign Trade Zone at 211 Cherry Hill. Monthly rental will be \$600. The building will be used for import/export of merchandise. Lessee will build new walls, repair roof, repair office and restrooms, build ramp and/or dock, and build fence and other improvements as may be required to meet U. S. Customs cargo security requirements. The previous tenant was L.I.S.D. Lunch Program at a rental of \$627.10. The building was appraised October 1, 1983, at a value of \$667 per month. The building has been vacant for one year. The tenant will be using Foreign Trade Zone procedures. (Introduced by Councilman David R. Cortez).

Item X(E) A three-year lease be approved to September 30, 1987, with one-five year option and annual CPI with AERO CENTER for 400 square feet in Building #180 at 800 Flightline. Monthly rental will be \$97. The building will be used for storing equipment and supplies. The previous tenant was Diana Lacey and the previous monthly rental was \$93.90. (Introduced by Councilman David R. Cortez).

Item X(F) RENEWED LEASE: A five-year renewed lease be approved to June 30, 1989, with no options and no CPI with DRUG ENFORCEMENT AGENCY for 4,617 square feet in Building #1050 at 4304 N. Urbahn. Monthly rental will be \$2,800. The building is used as the office for the government agency. Lessor provides maintenance to the building, grounds, and air conditioning. (Introduced by Councilman David R. Cortez).

Item X(G) LEASE AMENDMENT: An 18 month lease previously approved with CHRIST WORSHIP CENTER for building #52 at 602 Thomas Avenue be amended by the following changes:

1. The lessee be changed from Christ Worship Center to Samuel C. Lopez, because the organization has not been officially registered.
2. A clause be added to allow the Lease to be assigned to Christ Worship Center when the organization is officially registered.
3. Certain provisions be deleted which would prevent Lessee from withholding payments if the building could not be occupied.
4. A clause be added to require the City to share on a 50-50 basis air conditioning repairs over \$200.

(Introduced by Councilman David R. Cortez)

Item X(H) LEASE AMENDMENT A one-year lease ending December 31, 1984 with SEAFOOD INTERNATIONAL DISTRIBUTING COMPANY, INC. at 1801 San Pedro building #1757 be amended to reduce the rent from \$439 to \$219.50 per month effective July 1, 1984, until construction of San Pedro Street has been completed. The rent will then return to \$439. Access to the property has been difficult throughout 1984. (Introduced by Councilman David R. Cortez)

Item X(I) LEASE AMENDMENT: The lease with SAMPLE ENTERPRISES, INC., d/b/a CULEIGAN WATER CONDITIONING OF LAREDO in building #1104 (South) at 4210 North Urbahn Avenue be amended by reducing the rent from \$388.86 to \$340.00 per month effective September 1, 1984. The building is not in good condition. The rent adjustment will bring the building in line with rent of other similar structures. The next cost of living adjustment would be February 1, 1986. (Introduced by Councilman David R. Cortez).

Item X(J) Leasing to GSA those certain areas at Bridge No. 1 which are now used by federal agencies or jointly used with the City. GSA will pay rent of \$1,250 per month. The lease period is August 1, 1983 to July 31, 1986. The lease has been under negotiation since August 1, 1983. The previous rent was \$1,000 per month. (Introduced by Councilman John Peter Montalvo).

Item X (EMERGENCY ADDENDUM) A 2 year lease to August 31, 1986 with three 2 year options with REYES INDUSTRIES, INC. for Building #60 at 610 Maher Avenue (16,000 square feet) for \$2,250. The building will be used for light manufacturing and includes non-exclusive use of nearby parking. The City will repair the ceiling, walls, dock, roof and plumbing. The tenant will make all other repairs and renovations. The previous tenant was Manhattan Surgical at \$1,473.33 per month. In May 1983 the building was appraised at \$2,905 per month. The building has been vacant for 2 years. This lease will take the place of a previously authorized but unused lease by REYES INDUSTRIES for Building #924 at 717 Leal Street which was to have been leased for \$815 for 6 months and then \$950 per month. (Introduced by Councilman David R. Cortez).

Items XI(A), XI(C), XI(D), XI(E), XI(F), XI(G) & XI(H) were approved on motion of Councilman Jose A. Valdez. Second was by Councilman John Peter Montalvo. All voted in the affirmative.

Items XI(A) RESOLUTIONS Authorizing publication of notice of intention to issue certificates of obligation as follows:

RESOLUTION NO. 84-R-65

AUTHORIZING PUBLICATION OF NOTICE OF INTENTION TO ISSUE COMBINATION TAX AND PAVING ASSESSMENT REVENUE CERTIFICATES OF OBLIGATION.

RESOLUTION NO. 84-R-66

AUTHORIZING PUBLICATION OF NOTICE OF INTENTION TO ISSUE COMBINATION TAX AND SEWER SYSTEM CERTIFICATES OF OBLIGATION.

RESOLUTION NO. 84-R-68

REQUEST THAT HOUSTON/GUADALUPE STREET - MATAMOROS/ CHIHUAHUA STREET BE PLACED ON THE FEDERAL AID PRIMARY (FAP) SYSTEM FROM I.H. 35 EAST TO THE TEX-MEX RAILROAD UNDERPASS.

RESOLUTION NO. 84-R-69

AUTHORIZING THE CITY MANAGER, CITY ENGINEER, OR WATER SYSTEM MANAGER TO EXECUTE LICENSE AGREEMENTS OR PERMITS FOR WATER WASTEWATER, OR STORM SEWER CROSSINGS OF RAILROAD TRACKS AND RIGHT-OF-WAY AND FOR JOINT USE OF STATE HIGHWAY RIGHT-OF-WAY. THE PERMITS INVOLVED ARE STANDARD FORMS. SEPARATE COUNCIL ACTION WOULD STILL BE REQUIRED IF THE COST IS IN EXCESS OF \$5,000 OR IF THE COST IS NOT IN AN APPROVED PROGRAM BUDGET.

RESOLUTION NO. 84-R-70

AUTHORIZING CITY SECRETARY'S DEPARTMENT TO CHARGE CERTAIN FEES FOR COPIES; AND SETTING FEE SCHEDULE FOR THE SAME.

RESOLUTION NO. 84-R-71

AUTHORIZING THE DEPARTMENT OF COMMUNITY DEVELOPMENT TO PROCEED WITH THE PROPERTY ACQUISITION OF LOTS 1, 10-A, 10-B, BLOCK NO. 53, W.D., AND LOTS 5 & 6, BLOCK 162, W.D., REQUIRED FOR THE SANTA MARIA STREET IMPROVEMENTS PROJECT.

RESOLUTION NO. 84-R-72

AUTHORIZING THE ACQUISITION OF PARTS OF LOTS 11 & 12, BLOCK 897, W.D., WITH COMMUNITY DEVELOPMENT FUNDS FROM THE CITY'S 10TH ACTION YEAR ENTITLEMENT; AND AUTHORIZING THE ACQUISITION OF 0.007 OF AN ACRE FROM THE NORTHEAST CORNER OF THE CATHOLIC CEMETERY WITH CITY FUNDS.

RESOLUTION NO. 84-R-73

REQUESTING GARY MAURO, LAND COMMISSIONER, NOT TO AUTHORIZE THE USE OF PUBLIC LANDS FOR DISPOSAL OR DEPOSIT OF NUCLEAR WASTE.

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Item XII(A) APPOINTMENTS Certificate of appreciation to Mr. Richard Findlay retiring member, Board of Adjustment.

Item XII(B) Appointment to Planning & Zoning Commission by Councilman Saul N. Ramirez, Jr. Appointed by Councilman Saul N. Ramirez, Jr. was Mr. Roger Garcia, Jr. to replace Javier Cabello.

Item XII(C) Re-appointments to Airport Advisory Board, Planning and Zoning Commission, and Library Advisory Board by Councilman Andres Ramos, Jr. (re-confirmed retroactive to April 1984). Councilman Andres Ramos, Jr. re-confirmed his appointments.

Item XII(D) South Texas Development Council - All terms expire on September 30, 1984. Present members are:

Councilman Jose A. Valdez	Councilman Santos Benavides
Councilman Saul N. Ramirez, Jr.	Councilman John Peter Montalvo
Alphonso "Poncho" de la Garza	

The City is entitled to 5 representatives who are appointed by the governing body. At least 3 must be elected officials. The City may also appoint alternates. Motion was made by Councilman Jose A. Valdez to re-appoint the four councilmembers, and that Councilmen Andres Ramos, Jr. and Margarito Benavides, Jr. serve as alternates at large. Mayor Aldo Tatangelo will make his appointment at a later date. Second was by Councilman Santos Benavides. All voted in favor.

Motion was made by Councilman Jose A. Valdez to approve items XII(B) and XII(C). Second was by Councilman John Peter Montalvo. All voted in favor.

Motion was made by Councilman Jose A. Valdez to go into Executive Session. Second was by Councilman Santos Benavides. All voted in the affirmative.

Item XIII EXECUTIVE SESSION - Discussion of Personnel,

Motion was made by Councilman Saul N. Ramirez, Jr. to reconvene the Regular City Council Meeting. Second was by Councilman Santos Benavides. All voted in the affirmative. Councilman Saul N. Ramirez, Jr. stated that no action was taken at this time.

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Motion was made by Councilman Jose A. Valdez for adjournment. Second was by Councilman Saul N. Ramirez Jr. All voted in the affirmative.

Adjournment was at 11:30 P.M.

*Hortencia Gonzalez*  
HORTENCIA C. GONZALEZ  
City Secretary

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APPROVED BY City Council on 10/16/84  
*[Signature]*