

CITY OF LAREDO
CITY COUNCIL MEETING
M98-R-29
JULY 27, 1998
5:30 P.M.

MINUTES

I. CALL TO ORDER

With a quorum present Mayor Elizabeth G. Flores called the meeting to order.

II. PLEDGE OF ALLEGIANCE

Mayor Elizabeth G. Flores led in the Pledge of Allegiance.

III. ROLL CALL

IN ATTENDANCE:

Elizabeth G. Flores,	Mayor
Alfredo Agredano,	Councilmember, District I
Louis H. Bruni,	Councilmember, District II
John C. Galo,	Councilmember, District III
Cecilia May Moreno,	Councilmember, District IV
Eliseo Valdez, Jr.,	Councilmember, District V
Joe A. Guerra,	Councilmember, District VI
Consuelo "Chelo" Montalvo,	Councilmember, District VIII
Gustavo Guevara, Jr.,	City Secretary
Florencio Pena, III,	City Manager
Jaime L. Flores,	City Attorney

Motion to excuse Cm. Alvarado who was out of town.

Moved : Cm. Bruni

Second: Cm. Guerra

For: 6

Against: 0

Abstain: 0

Cw. Moreno was not present.

Cw. Moreno came in at 5:34 p.m.

IV. FINAL READINGS

Motion to waive the final readings of Ordinances #98-0-188, #98-0-189, #98-0-190, #98-0-191, #98-0-192, #98-0-193, and #98-0-194.

Motion to approve.

Moved : Cm. Bruni

Second: Cm. Valdez

For: 6

Against: 0

Abstain: 0

2. 98-0-188 Ordinance designating as a one-way northbound the 200

designated direction. (City Council)

Motion to approve Ordinance #98-0-188.

Moved : Cm. Bruni

Second: Cm. Valdez

For: 6 Against: 0 Abstain: 0

3. 98-0-189 Ordinance closing to vehicular traffic that section of the 1100 Block of Zaragoza Street between Convent and Flores Avenues and designating its use as a pedestrian walkway and upon closing of said street, to vehicular traffic, the City will retain the entire property as a utility easement.
(Council member Consuelo "Chelo" Montalvo)

Motion to approve Ordinance #98-0-189.

Moved : Cm. Bruni

Second: Cm. Valdez

For: 6 Against: 0 Abstain: 0

4. 98-0-190 Ordinance authorizing the City Manager to execute all necessary documents to effectively convey title to the State of Texas for one tract of land containing 1.4364 acres of land, more or less; and having been acquired in fee simple for the construction of an access road connecting the Laredo Northwest International Fourth Bridge and related facilities to Interstate Highway 35. Said tract of land being situated in Porcion 20, Abstract 48, Webb County, Texas; and more particularly described by metes and bounds. (City Council)

Motion to approve Ordinance #98-0-190

Moved : Cm. Bruni

Second: Cm. Valdez

For: 6 Against: 0 Abstain: 0

5. 98-0-191 Ordinance amending the City of Laredo's 1997-1998 annual budget in the amount of \$5,000.00 for the Occupant Protection STEP grant from the Texas Department of Transportation. The Texas Department of Transportation's contribution will be \$2,500.00 with the City designating \$2,500.00 in matching funds. The funding for this grant will be from October 1, 1997 through September 30, 1998. (City Council)

Motion to approve Ordinance #98-0-191

Moved : Cm. Bruni

Second: Cm. Valdez

For: 6 Against: 0 Abstain: 0

6. 98-0-192 Ordinance amending the City of Laredo's 1997-1998 annual budget in the amount of \$7,500.00, for the Speed STEP grant from the Texas Department of Transportation. The Texas Department of Transportation's contribution will be \$4,875.00 with the City designating \$2,625.00 in matching funds. the funding for this grant will be from October 1, 1997 through September 30, 1998. **(City Council)**

Motion to approve Ordinance #98-0-192.

Moved : Cm. Bruni

Second: Cm. Valdez

For: 6

Against: 0

Abstain: 0

7. 98-0-193 Ordinance amending the Zoning Ordinance (Map) of the City of Laredo by rezoning Lot 2, Block 1, San Jose Subdivision, Phase II and all of San Jose Subdivision, Phases III and IV, located at 6301 Casa Del Sol Blvd., from AG (Agricultural District) and R-1A (Single Family Reduced Area District) to R-1-MH (Single Family Manufacturing Housing District). **(Council member Louis H. Bruni)**

Motion to approve Ordinance #98-0-193.

Moved : Cm. Bruni

Second: Cm. Valdez

For: 6

Against: 0

Abstain: 0

8. 98-0-194 Ordinance amending the zoning ordinance (map) of the City of Laredo by rezoning 12.966 acres as further described by metes and bounds located west of FM1472, north of Killam Industrial Blvd., from R-1A (Single Family Reduced Area District) to R-1A (Single Family Reduced Area District), Planned Unit Development. **(Council member Mario G. Alvarado)**

Motion to approve Ordinance #98-0-194.

Moved : Cm. Bruni

Second: Cm. Valdez

For: 6

Against: 0

Abstain: 0

V. RESOLUTIONS

9. 98-R-121 Accepting a grant from the Texas Natural Resource and Conservation (TNRCC) in the amount of \$25,000 to continue the operation of a continuous air monitoring station (CAMS) by the City of Laredo Health Department for the period beginning September 1, 1998 through August 31, 1999.

Motion to approve Resolution #98-R-121.

Moved : Cm. Galo
Second: Cm. Bruni
For: 7 Against: 0 Abstain: 0

10. 98-R-122 Accepting a grant from the Texas Department of Health in the amount of \$200,000 for continuation of the La Familia Health Care Program of the City of Laredo Health Department for the period beginning September 1, 1998, through August 31, 1999.

Motion to approve Resolution #98-R-122.

Moved : Cm. Galo
Second: Cm. Bruni
For: 7 Against: 0 Abstain: 0

11. 98-R-123 Accepting a grant from the Texas Department of Health consisting of \$392,388 in funds and \$33,600 in State direct assistance, for the Comprehensive Public Health Services Program of the City of Laredo Health Department for the period beginning September 1, 1998, through August 31, 1999.

Motion to approve Resolution #98-R-123.

Moved : Cm. Galo
Second: Cm. Bruni
For: 7 Against: 0 Abstain: 0

12. 98-R-124 Accepting a grant from the Texas Department of Health in the amount of \$95,483 for the HIV/AIDS Health and Social Services Project of the City of Laredo Health Department for the period beginning September 1, 1998, through August 31, 1999.

Motion to approve Resolution #98-R-124.

Moved : Cm. Galo
Second: Cm. Bruni
For: 7 Against: 0 Abstain: 0

13. 98-R-125 Accepting a grant from the Texas Department of Health in the amount of \$205,928 for the Tuberculosis Elimination Program of the City of Laredo Health Department for the period beginning September 1, 1998, through August 31, 1999.

Motion to approve Resolution #98-R-127.

Moved : Cm. Galo
Second: Cm. Bruni
For: 7 Against: 0 Abstain: 0

14. 98-R-126 Accepting a grant from the Texas Department of Health in the amount of \$155,809 (which consists of \$93,750 in direct funds from the State and in-kind services match of \$62,059) for the School Based Health Project of the City of Laredo Health Department for the period beginning September 1, 1998, through August 31, 1999.

Motion to approve Resolution #98-R-126.

Moved : Cm. Galo

Second: Cm. Bruni

For: 7 Against: 0 Abstain: 0

15. 98-R-127 Appointment of Robert Simpson to the Library Advisory Board by Council member Alfredo Agredano.

Motion to approve Resolution #98-R-127.

Moved : Cm. Galo

Second: Cm. Bruni

For: 7 Against: 0 Abstain: 0

16. 98-R-129 Accepting a grant from the Texas Department of Health in the amount of \$146,000 for the MCH Community Health Education Project of the City of Laredo Health Department for the period beginning September 1, 1998, through August 31, 1999.

Motion to approve Resolution #98-R-129.

Moved : Cm. Galo

Second: Cm. Bruni

For: 7 Against: 0 Abstain: 0

17. 98-R-130 City Council confirmation of Mayor's appointments to the Legislative Liaison Ad Hoc Committee and to the Empowerment Zone Application Ad Hoc Committee.

Mayor Flores added Cw. Montalvo to the Empowerment Zone Application Ad Hoc Committee along with Cm. Alvarado and Cw. Moreno.

Cm. John Galo and Cm. Joe Guerra will be replacing Jose Perez and Poncho Casso. Cm. Eliseo Valdez is presently serving on this committee.

Mayor Flores will replace Saul N. Ramirez, Jr. on all committees.

Motion to approve Resolution #98-R-130.

Moved : Cm. Galo

Second: Cm. Bruni

For: 7 Against: 0 Abstain: 0

VI. MOTIONS

18. To award an architectural/engineering consultant contract for the Paseo Antiguo Laredo Pedestrian Facility Project and ISTEPA Enhancement Project to Sprinkle Robey Architects. The contract amount is \$120,000.00.

Motion to table.

Moved : Cw. Montalvo

Second: Cm. Galo

For: 7

Against: 0

Abstain: 0

19. Authorizing the City of Laredo, representing the Laredo Homeless Coalition, to submit an application to the U.S. Department of Housing and Urban Development for funding through the Supportive Housing and Shelter Plus Programs for the purpose of developing a local Continuum of Care Program to address the needs of Laredo's homeless population and authorizing the City Manager to execute any and all documents resulting from such submission.

Motion to approve.

Moved : Cm. Guerra

Second: Cm. Galo

For: 7

Against: 0

Abstain: 0

VII. CITY MANAGER'S REPORT

20. Presentation regarding the Calle Iturbide Project Feasibility Study.

Florencio Peña, Interim City Manager, stated that City Council had passed a motion to allocate \$10,000 to fund an infrastructure feasibility study of the three block area on Iturbide Street from Convent Avenue to Santa Maria Avenue. The purpose for this project is to revitalize the downtown area in anticipation of the fourth bridge.

Erasmus Villarreal, from Community Development Department, reported that Council had requested that this project be funded from the Community Development Block Grant and it was awarded to Hogan Corporation from Dallas, Texas.

The study was to seek the age of the current infrastructure; the potential concept of open air or a walk-in mall; and the cost estimates of the design.

Their recommendations were:

- to convert Iturbide Street to a 13 foot wide one-lane street
- street and sidewalks to have an 8 inch concrete pattern

- enhance sidewalks to have easier pedestrian traffic
- temporary parking for loading and unloading
- limited parking meters and accessible parking lots
- existing 8 and 10 inch water lines converted to 12 inches
- existing 8 inch gravity sewer line upgraded to 10 inches
- existing 24 inch storm drainage pipe replaced with 24 inch concrete pipe
- decorative lighting
- air cooling mist system

Roberto Gonzalez, member of the Calle Iturbide Project, went over the history stating that this project started 2 years ago because of the need to revitalize the area. We, as a 24 member organization, met with Cw. Montalvo for her recommendations. Our plans are to have a festival in the future for public awareness.

Florencio Pena, City Manager, said that at this stage staff was acknowledging the status of the project but emphasized that there are no immediate funds available for improvements the project could be considered for funding should the economic sales tax pass. Another possibility would be to have Council appropriate funds for revitalization of the downtown area at the budget hearings.

21. Presentation regarding the Operation Clean-Up Campaign

Erasmus Villarreal, from CD Department, reported that Operation Clean-up was first initiated in 1990 with the departments of Building, Zoning, Health, Community Development, Fire, Public Works, Legal, and Traffic Safety and were involved as a task force to provide effective code enforcement throughout the City. This operation would target a specific city street or approximately 20 block area where violators would be given 3 to 5 days to eliminate any violations before a citation would be issued. Citizens through this campaign were given the opportunity to discard unwanted accumulations and place them on the curb side for Public Works crews to pick up on the following day. His recommendation to re-establish Operation Clean-up would place the campaign on Thursdays, twice a month with Public Works crews picking up unwanted accumulations on Saturday, and if necessary, on Sunday of that same week. He concluded by stating that the overtime costs for the Public Works crews to work on weekends was approximately \$2,250 for 9 trucks, 2 front-end loaders, and 5 laborers.

22. Discussion and possible action regarding the updated financing plan for the Laredo Northwest International Bridge.

Florencio Peña, City Manager, reported that the method of financing for the Laredo Northwest International Bridge will be through a combination of SIB (State Infrastructure Bank) loan, tax exempt bonds, and taxable bonds in the amounts of \$24,870,000 plus capitalized interest, \$3,910,000, and \$7,155,000, respectively.

The updated figures are \$61,833,000; federal facilities at \$9.8 million; city facilities at \$9.1 million; and \$7 million for the weigh-in motion system. Mr. Pena continued to report that staff would be requesting federal assistance to finance cost from T-Bill 21 and request additional funding from SIB.

Cm. Bruni went on record as being against the awarding of taxpayers money to the Mullers for an 8' Berm at a cost of \$787,500, and the Faskens for a 14' Soundwall for \$952,000. These people were to supposedly donate the land to the city for the Bridge IV.

Noe Hinojosa, from Estrada-Hinojosa & Company Financial Advisors, stated that cost estimates have increased by about \$19 million for both city and federal facilities since the initial report in January.

Mr. Hinojosa requested that Council review along with him the Plan of Finance Report that he had submitted to them. He pointed out to tab #1 to review the figures of \$73,335,224 and the breakdown to explain the International Fourth Bridge Financing-Sources and Uses. Mr. Hinojosa continued to go through the report extensively and answered questions from Council. He then concluded his report with a Timetable of Events.

Motion to authorize staff to proceed with negotiated bids with companies such as Smith-Barney, A.G. Edwards, and First Southwest Company.

Moved : Cw. Montalvo

Second: Cm. Galo

For: 7

Against: 0

Abstain: 0

23. Submission of the Fiscal Year 1998-1999 Annual Budget as per Article VI, Section 6.02, Submission of Budget of the Charter of the City of Laredo which states that "sixty (60) days before the end of the fiscal year, or any time before that, the City Manager shall present to the Council, in an open public meeting, after proper public notice, and having been placed on the Council meeting agenda, a budget for the ensuing fiscal year with an accompanying message."

Florencio Peña, City Manager, submitted along with Fiscal Year 1998-1999 Annual Budget a schedule for the budget workshops. The schedule is: Wednesday, August 12th at 6:30, Thursday, August 13th at 5:30, Friday, August 14th at 5:30, and Saturday, all day.

24. Request for Executive Session, as authorized by Section 551.071(1)(A)(B) of the Texas Government Code, to discuss pending litigation and settlement offer in Cause Number L-98-47 styled Southwestern Bell Telephone Company vs. City of Laredo, filed in the United States District Court for the Southern District of Texas, and return to open session for possible action thereon.

Motion to go into Executive Session, as authorized by Section 551.071(1)(A)(B) of the Texas Government Code, to discuss pending litigation and settlement offer in Cause Number L-98-47 styled Southwestern Bell Telephone Company vs. City of Laredo, filed in the United States District Court for the Southern District of Texas, and return to open session for possible action thereon.

Moved : Cm. Galo

Second: Cw. Moreno

For: 7

Against: 0

Abstain: 0

After executive session Mayor Flores announced that no formal action was taken.

VIII. COMMUNICATIONS

Mayor Flores announced that the City of Laredo had received two tax credit approvals. The first one is for the Hamilton Hotel which will be for elderly rehab with 165 units. Mayor Flores thanked Cw. Montalvo for being instrumental in getting this accomplished. The second tax credit approval is for Villa del Rio on the Zapata Highway with 250 units.

Mayor Flores continued to congratulate the City Manager, Assistant City Manager, Department Heads, and staff for the Laredo Showcase at Mall Del Norte that was held on Saturday, July 25, from 11:00 a.m. to 3:00 p.m. She stated the event was a great success and that the community is requesting to have this twice a year instead of once a year. This gave the community an opportunity to visit with city staff and ask questions they may have on any given department.

IX. CITY COUNCIL PRESENTATION AND DISCUSSION

25. Requests by Mayor and City Council members for presentation and discussion.

A. Requests by Council member Louis H. Bruni

1. Discussion and possible action on entering into an Inter-local Agreement with the City of Rio Bravo to provide technical assistance to enhance, maintain and manage their water and wastewater systems at the time that the City of Rio Bravo becomes the owner and manager of its water and wastewater systems. **(Co-sponsored by Council members Eliseo Valdez Jr., Mario G. Alvarado, Joe A. Guerra, and Consuelo "Chelo" Montalvo)**

Cm. Bruni stated that there had been a Metro Government Committee Meeting, at which Mayor Flores was present, but that the County representatives had chosen not to attend. County Judge Mercurio Martinez, Jr. wrote a letter to Mr. Florencio Pena, City Manager, regarding their absence at

the meeting. The letter reads as follows:

Dear Mr. Pena:

This is to advise the Metro Government Committee that Webb County will have no representation at the meeting scheduled for Monday, July 27, 1998.

It is the feeling of Webb County that this situation should be handled directly between Webb County and the City of Rio Bravo.

Signed Mercurio Martinez, Jr., Webb County Judge

Xerox copies were sent to county commissioners, Mayor Flores, and members of the City Council.

Cm. Bruni added that he was appalled by the comments made by the County Judge and certain commissioners at today's commissioners court meeting. He further made reference to the information that was presented to the public indicating that it was quite misleading. County officials are stating that the city is jeopardizing the \$24 million grant money that they are in the process of receiving for the water facility in Rio Bravo and El Cenizo. Cm. Bruni reiterated that the reason that the city was involved is because Rio Bravo residents had requested assistance in this matter.

Alfonso Ornelas Jr., Attorney for Rio Bravo, concurred with Cm. Bruni and stated that the purpose for their contacting the City of Laredo was to request technical assistance. Furthermore, it was the intent of Rio Bravo to get the water plant and that they have contacted engineering firms in Austin to get technical expertise.

Cm. Galo stated that he did not know why the City of Laredo needed to get involved in this issue at all. He further advised Mr. Ornelas that if the City of Rio Bravo wished to pursue the matter of acquiring the plant on eminent domain that this was their right to do so; furthermore, if and when this should happen then the City of Laredo could perhaps get involved in providing technical assistance. Cm. Galo added that getting involved at this point could possibly result in a lawsuit from the county.

Motion to table.

Moved : Cm. Galo

Second: Cw. Moreno

For: 4

Cm. Agredano

Cm. Galo

Cw. Moreno

Cm. Valdez

Against: 3

Cm. Bruni

Cm. Guerra

Cw. Montalvo

Abstain: 0

B. Requests by Council member John C. Galo

1. Discussion on the City's acquisition of the Plaza Theater with possible action.

Cm. Galo asked if there was a business plan available before the actual purchase of the theater? He stated that he was led to believe that the private sector was to do the restoration and now he understands that the city is to purchase and renovate.

Larry Dovalina, Assistant City Manager, replied that the initial discussion was that the city was to purchase and restore and later indicated that the Centre for the Arts and the Mercado were to be done by the private funds and use this as a spearhead to revitalize the downtown area.

Cm. Galo asked Mr. Dovalina if cost estimates on the renovation were available?

Mr. Dovalina stated that the cost would be about \$1 to \$1.5 million. This would be a public assembly facility that will have arts activities with capability of a motion picture theater for festivals.

2. Presentation by Mr. Rolando Herrera on the creation of a Small Business Advisory Center with possible action.

Mr. Herrera advised Council that he had written a letter to serve as a follow-up on his comments made at the council meeting on Monday, July 20, 1998, regarding the small business sector of this city. He reported that he had visited with Mr. Manuel Longoria, Jr., Assistant Director of the Economic Department of San Antonio. Mr. Longoria advised Mr. Herrera that upon request from city officials they would provide detailed information of the structure and functions of the department that provides a number of services to the small business sector.

Motion to instruct staff to invite someone from San Antonio to make a presentation after the budget hearings.

Moved : Cw. Montalvo

Second: Cm. Galo

For: 8

Against: 0

Abstain: 0

3. Discussion and possible action on a request by Mr. Alex De Luna for funding to send local athletes on a national meet. This club was sponsored by the city last year.

Cm. Galo announced that Mayor Flores had already allocated the same amount of funds as she had last year for this club.

Mr. De Luna introduced the team members who were present at the meeting. The members who present were: Andy Vera from Martin High School running in the 4x800 relay, Alexandra Torres from Nixon High School - Heptathlon, Ricky Rodriguez from Cigarroa High School - Steeplechase and 4x800 relay, Eddie Gonzalez from Trautmann Middle - 3000 and 1500 meter run, Jessica Ortiz from St. Augustine - 1500 and 800 meter run, Oscar Laurel III from Gutierrez Elementary - shot put, and Vanessa Gonzalez from St. Peters Elementary School - high jump.

The other participants not present were: Albert Contreras, United - Javelin, Willie Elizondo, United - steeplechase and 4x800 relay, Dinorah Jacinto, Alexander - long jump, Sabino Mena, United South - 3000 meter run, and Oscar Trevino, Nixon High School - 4x800 relay.

C. Requests by Council member Eliseo Valdez Jr.

1. Request for status report on the upgrade of our 911 System, with possible action.

Larry Dovalina, Assistant City Manager, reported that the city started working on replacing the 911 equipment about 2 years ago and that staff from fire and police departments had visited different sites to check different systems. Staff had concluded that the equipment that was being recommended did not meet Laredo's need, as it did not address wireless technology.

Cm. Valdez asked how long had the city had this equipment and how long should it be kept?

Mr. Dovalina responded by saying that he would not quote what he had been told but added that the equipment was outmoded.

Agustin Dovalina, Police Chief, stated that he had a number of meetings with Sheriff Juan Garza and that he has shown interest in consolidating the 911 system with the city.

Florencio Pena, City Manager, asked Larry Dovalina to clarify the time frame for the proposals for the new system.

Mr. Dovalina stated that it would be less than a month and added that staff was in the process of having a presentation on the new equipment made to Council.

X. PUBLIC HEARINGS

26. Public hearing amending Section 24-82.3(d), Off Premises Signs, of the Laredo Land Development Code. The Planning and Zoning Commission recommends approval of this amendment.

INTRODUCTION OF AN ORDINANCE

Ordinance amending Section 24-82.3(d), Off Premises Signs, of the Laredo Land Development Code.

Motion to open the public hearing.

Moved : Cm. Bruni

Second: Cm. Galo

For: 8

Against: 0

Abstain: 0

Keith Selman, City Planner, made reference to the corrections being made to the ordinance stating that the purpose was to redefine to clear ambiguity in the present ordinance.

Corrections:

- language that will prohibit new off premise sign companies from coming to Laredo to do business.
- number of signs allowed for each company; language was not restrictive enough to prohibit one company from forming a new company name and using more signs.

Ron Whitehawk, representing Lamar Advertising, wanted some reassurance and asked if the ordinance amendment would close the loop hole that existed in the past?

Mr. Selman replied that was the intention.

Raul Guzman also with Lamar Advertising, stated that he also supported the ordinance amendment.

Motion to close the public hearing and introduce the ordinance.

Moved : Cm. Guerra

Second: Cw. Moreno

For: 7

Against: 0

Abstain: 0

Ordinance Introduction: City Council

- 27. Public hearing amending Section 24-92, amendments or district changes, of the Laredo Land Development Code, by providing for notification to property owners within 200 feet of the site of a proposed zone change of an appeal to City Council of an unfavorable recommendation by the Planning and Zoning Commission.

INTRODUCTION OF AN ORDINANCE

Ordinance amending Section 24-92, amendments or district changes, of the Laredo Land Development Code, by providing for notification to property owners within 200 feet of the site of a proposed zone change of an appeal to City Council of an unfavorable recommendation by the Planning and Zoning Commission.

Motion to open the public hearing.

Moved : Cm. Galo

Second: Cw. Moreno

For: 7

Against: 0

Abstain: 0

Juanita Martinez stated that she is in favor of the ordinance change but suggested that the city should change the wording on the notification letter. As the letter reads now it only states the proposed zone change but does not give any specifications of the type of businesses that would be brought to the area. Also, the letter should advise residents that once this zone change is approved it will be difficult to change back to the original zone.

Marina Ramirez added that should amend it to 400 feet for public notices instead of 200 feet as per present ordinance.

Motion to close the public hearing and introduce the ordinance.

Moved : Cm. Galo

Second: Cm. Bruni

For: 7

Against: 0

Abstain: 0

Ordinance Introduction: City Council

28. Public hearing concerning the application by Arguindegui Oil Co., amending the Zoning Ordinance (Map) of the City of Laredo by rezoning 7.5076 acres, as further described by metes and bounds, located on SH359 east of the Bob Bullock Loop, from R-1 (Single Family Residential District) to M-1 (Light Manufacturing District). The Planning and Zoning Commission did not support the zone change to M-1 and recommended approval of B-4 on the site.

INTRODUCTION OF AN ORDINANCE

Ordinance amending the Zoning Ordinance (Map) of the City of Laredo by rezoning 7.5076 acres, as further described by metes and bounds, located on SH359 east of the Bob Bullock Loop, from R-1 (Single Family Residential District) to M-1 (Light Manufacturing District).

Motion to open the public hearing.

Moved : Cm. Galo

Second: Cm. Valdez

For: 7

Against: 0

Abstain: 0

Ron Whitehawk, representing Arguindegui Oil Company, stated that the area immediately adjoining to the east of the area that is under consideration was rezoned by City Council to an M-1. The proposed zone change is sandwiched by existing M-1s and it is the desire of the Arguindegui Family that the area be consistent with the present uses.

Motion to close the public hearing and introduce the ordinance as an M-1 zone.

Moved : Cm. Agredano

Second: Cm. Galo

For: 8

Against: 0

Abstain: 0

Ordinance Introduction: Cm. Agredano

29. Public hearing concerning the application by Arguindegui Oil Co., amending the Zoning Ordinance (Map) of the City of Laredo by rezoning 10.8623 acres, as further described by metes and bounds, located on SH359 east of the Bob Bullock Loop, from R-1 (Single Family Residential District) to M-1 (Light Manufacturing District). The Planning and Zoning Commission did not support the zone change to M-1 and recommended approval of B-3 on the site.

INTRODUCTION OF AN ORDINANCE

Ordinance amending the Zoning Ordinance (Map) of the City of Laredo by rezoning 10.8623 acres, as further described by metes and bounds, located on SH359 east of the Bob Bullock Loop, from R-1 (Single Family Residential District) to M-1 (Light Manufacturing District).

Motion to open the public hearing.

Moved : Cw. Montalvo

Second: Cm. Galo

For: 7

Against: 0

Abstain: 0

Ron Whitehawk, representing Arguindegui Oil Company, stated that staff concerns of R-1s backing into M-1s is appreciated but in lieu of the fact that this is a highway, commercial development can occur. He further stated that the only letter that was received from adjoining neighbors was from Fiesta Ice who are in support of the zone change.

Juanita Martinez spoke against an M-1 zone approval.

Motion to close the public hearing and introduce the ordinance as M-1 zone change.

Moved : Cm. Agredano

The motion died for lack of a second.

Motion to close the public hearing and introduce the ordinance as per staff recommendation that of B-3 zone.

Moved : Cm. Galo

Second: Cw. Montalvo

For: 6

Against: 1
Cm. Agredano

Abstain: 0

Ordinance Introduction: City Council except Cm. Agredano

- 30. Public hearing concerning the application by Rafaela G. Juarez, amending the Zoning Ordinance (Map) of the City of Laredo by rezoning Lot 1 and the west 1/3 of Lot 2, Block 2156, Eastern Division, located on the 3100 Block of Mercer Street, from AG (Agricultural District) to R-3 (Mixed Residential District). The Planning and Zoning Commission recommends approval of this zone change.

INTRODUCTION OF AN ORDINANCE

Ordinance amending the Zoning Ordinance (Map) of the City of Laredo by rezoning Lot 1 and the west 1/3 of Lot 2, Block 2156, Eastern Division, located on the 3100 Block of Mercer Street, from AG (Agricultural District) to R-3 (Mixed Residential District).

Motion to open the public hearing.

Moved : Cw. Montalvo

Second: Cm. Galo

For: 7

Against: 0

Abstain: 0

There is no public input.

Motion to close the public hearing and introduce the ordinance.

Moved : Cm. Guerra

Second: Cm. Galo

For: 7

Against: 0

Abstain: 0

Ordinance Introduction: Cm. Galo

- 31. Public hearing concerning the application by Celestino Mendiola III, Owner and Ramiro Del Bosque, Applicant, amending the Zoning Ordinance (Map) of the City of Laredo by rezoning Lot 7, Block 90, Eastern Division, located at 103 Corpus Christi Street, from R-3 (Mixed Residential District) to B-3 (Community Business District). The Planning and Zoning Commission recommends approval of this zone change.

INTRODUCTION OF AN ORDINANCE

Ordinance amending the Zoning Ordinance (Map) of the City of Laredo by rezoning Lot 7, Block 90, Eastern Division, located at 103 Corpus Christi Street, from R-3 (Mixed Residential District) to B-3 (Community Business District).

Motion to open the public hearing.

Moved : Cw. Montalvo

Second: Cm. Guerra

For: 7

Against: 0

Abstain: 0

Marina Ramirez spoke against the zone change because it is getting harder for her to get to her job site due to the traffic increase in that area.

Motion to close the public hearing and table.

Moved : Cm. Galo

Second: Cm. Bruni

For: 7

Against: 0

Abstain: 0

32. Public hearing concerning the application by Ramiro Villarreal amending the Zoning Ordinance (Map) of the City of Laredo by rezoning Lot 2 and the west 1/2 of Lot 4, Block 404, Eastern Division, located at 3611 Logan Avenue, from R-3 (Mixed Residential District) to B-1 (Limited Business District). The Planning and Zoning Commission recommends denial of the zone change and approval of a Conditional Use Permit for auto repair.

INTRODUCTION OF AN ORDINANCE

Ordinance amending the Zoning Ordinance (Map) of the City of Laredo by rezoning Lot 2 and the west 1/2 of Lot 4, Block 404, Eastern Division, located at 3611 Logan Avenue, from R-3 (Mixed Residential District) to B-1 (Limited Business District).

Motion to open the public hearing.

Moved : Cm. Bruni

Second: Cw. Montalvo

For: 7

Against: 0

Abstain: 0

Ron Whitehawk, representing Ramiro Villarreal, stated that Mr. Villarreal has had this auto repair shop for over 25 years and that this is their only means of income. He further explained that since Mr. Villarreal has had to retire for health reasons his son has taken over the shop and lives there with his parents. Several of the residents signed a petition and indicated that they consider this to be a neighborhood service rather than a neighborhood nuisance. The Planning Commission is recommending that this be addressed as a conditional use permit and Mr. Villarreal is therefore accepting the conditional permit as a means of continuing to work his auto repair shop.

Juanita Martinez stated that the applicant requested a B-1 zone change and all the Planning Commission has to do is approve or disapprove and not make a recommendation for a conditional permit.

Adolfo Villarreal, son of Ramiro Villarreal, stated that the vehicles parked on the street are not from the business except when they were cleaning up their lot and asked for approval of the zone change.

Motion to close the public hearing and deny the zone change and not approve the conditional use permit.

Moved : Cw. Moreno

Second: Cm. Galo

For: 7

Against: 0

Abstain: 0

33. Public hearing concerning the application by Jose Carlos Casanova, amending the Zoning Ordinance (Map) of the City of Laredo by rezoning Lot 10, Block 115, Western Division, located at 319 Victoria Street, from R-3 (Mixed Residential District) to B-1 (Limited Business District). The Planning and Zoning Commission recommended approval of this zone change.

INTRODUCTION OF AN ORDINANCE

Ordinance amending the Zoning Ordinance (Map) of the City of Laredo by rezoning Lot 10, Block 115, Western Division, located at 319 Victoria Street, from R-3 (Mixed Residential District) to B-1 (Limited Business District).

Motion to open the public hearing.

Moved : Cm. Bruni

Second: Cm. Valdez

For: 7

Against: 0

Abstain: 0

Andy Reyes, Attorney representing Jose Carlos Casanova, President of Casanova Auto Parts who is requesting approval of the proposed zone change. He added that there are several businesses in the vicinity and that the owner has provided a site plan for parking.

Marina Ramirez stated that she had a petition with 14 names opposing the zone change request from its present R-3 to a B-1 zone at the 300 block of Victoria.

Motion to close the public hearing and concur with staff to deny the zone change request.

Moved : Cw. Montalvo

Second: Cm. Bruni

For: 7

Against: 0

Abstain: 0

34. Public hearing concerning the application by Robles Real Estate Partnership, Les Norton, amending the Zoning Ordinance (Map) of the City of Laredo by rezoning Lots 4 and 5, Block 3, Western Division, located at 308 Convent Avenue, from CBD (Central Business District) to B-3 (Community Business District). The Planning and Zoning Commission recommends denial of the zone change request to B-3.

INTRODUCTION OF AN ORDINANCE

Ordinance amending the Zoning Ordinance (Map) of the City of Laredo by rezoning Lots 4 and 5, Block 3, Western Division, located at 308 Convent Avenue, from CBD (Central Business

District) to B-3 (Community Business District).

Motion to open the public hearing.

Moved : Cm. Bruni

Second: Cm. Galo

For: 7

Against: 0

Abstain: 0

Anthony McGettrick, representing some of the opponents of this application, including Mr. George Beckelhymer stated that he had presented an argument to the Planning and Zoning Commission referring to the procedural rule of the 6 month waiting period to reapply for a zone change.

Keith Selman, Planning and Zoning Director, informed Council that the applicant's initial application had been for a B-3 zone change. It was recommended by the Planning and Zoning Commission to approve a Conditional Use Permit, which the applicant accepted. Mr. Selman continued to explain that by matter of procedure (at the time, it has changed due to this particular case) when staff would receive an acceptance indication from an applicant, it would be considered as a basic amendment to the application. He further stated that the application was presented to Council and action was taken, the applicant then came forward and stated that his original application had requested a B-3 zone change. At this point, a public notification has been presented to the Planning and Zoning Commission and have redone the notice completely to a B-3 zone change.

Motion to close the public hearing and deny the zone change request.

Moved : Cw. Montalvo

Second: Cm. Bruni

For: 7

Against: 0

Abstain: 0

35. Public hearing approving a contract with the Texas Natural Resource and Conservation (TNRCC) and budget in the amount of \$25,000 to continue the operation of a continuous air monitoring station (CAMS) by the City of Laredo Health Department for the period beginning September 1, 1998, through August 31, 1999.

INTRODUCTION OF AN ORDINANCE

Ordinance approving a contract with the Texas Natural Resource and Conservation (TNRCC) and budget in the amount of \$25,000 to continue the operation of a continuous air monitoring station (CAMS) by the City of Laredo Health Department for the period beginning September 1, 1998, through August 31, 1999.

Motion to open the public hearing.

Moved : Cw. Montalvo

Second: Cm. Bruni

For: 7

Against: 0

Abstain: 0

There was no public input.

Motion to close the public hearing and introduce the ordinance.

Moved : Cm. Bruni

Second: Cm. Galo

For: 7

Against: 0

Abstain: 0

Ordinance Introduction: City Council

36. Public hearing approving an amendment to the contract with the Texas Department of Health and budget in the amount of \$95,483 for the HIV/AIDS Health and Social Services Project of the City of Laredo Health Department for the period beginning September 1, 1998, through August 31, 1999.

INTRODUCTION OF AN ORDINANCE

Ordinance approving an amendment to the contract with the Texas Department of Health and budget in the amount of \$95,483 for the HIV/AIDS Health and Social Services Project of the City of Laredo Health Department for the period beginning September 1, 1998, through August 31, 1999.

Motion to open the public hearing.

Moved : Cm. Bruni

Second: Cw. Moreno

For: 7

Against: 0

Abstain: 0

There was no public input.

Motion to close the public hearing and introduce the ordinance.

Moved : Cm. Galo

Second: Cw. Moreno

For: 7

Against: 0

Abstain: 0

Ordinance Introduction: City Council

37. Public hearing approving an amendment to the contract with the Texas Department of Health and Budget in the amount of \$146,000 for the MCH Community Health Education Project of the City of Laredo Health Department for the period beginning September 1, 1998, through August 31, 1999.

INTRODUCTION OF AN ORDINANCE

Ordinance approving an amendment to the contract with the Texas Department of Health and Budget in the amount of \$146,000 for the MCH Community Health Education Project of the City of Laredo Health Department for the period beginning September 1, 1998, through August 31, 1999.

Motion to open the public hearing.

Moved : Cm. Galo
Second: Cw. Moreno
For: 7

Against: 0

Abstain: 0

There was no public input.

Motion to close the public hearing and introduce the ordinance.

Moved : Cm. Galo
Second: Cw. Moreno
For: 7

Against: 0

Abstain: 0

Ordinance Introduction: City Council

38. Public hearing approving an amendment to the contract with the Texas Department of Health and Budget in the amount of \$200,000 for continuation of the La Familia Health Care Program of the City of Laredo Health Department for the period beginning September 1, 1998, through August 31, 1999.

INTRODUCTION OF AN ORDINANCE

Ordinance approving an amendment to the contract with the Texas Department of Health and Budget in the amount of \$200,000 for continuation of the La Familia Health Care Program of the City of Laredo Health Department for the period beginning September 1, 1998, through August 31, 1999.

Motion to open the public hearing.

Moved : Cm. Guerra
Second: Cw. Moreno
For: 7

Against: 0

Abstain: 0

There was no public input.

Motion to close the public hearing and introduce the ordinance.

Moved : Cw. Montalvo
Second: Cm. Galo
For: 7

Against: 0

Abstain: 0

Ordinance Introduction: City Council

39. Public hearing approving an amendment to the contract with the Texas Department of Health and Budget consisting of \$392,388 in funds and \$33,600 in State direct assistance, for the Comprehensive Public Health Services Program of the City of Laredo Health Department for the period beginning September 1, 1998, through August 31, 1999.

INTRODUCTION OF AN ORDINANCE

Ordinance approving an amendment to the contract with the Texas Department of Health and Budget consisting of \$392,388 in funds and \$33,600 in State direct assistance, for the Comprehensive Public Health Services Program of the City of Laredo Health Department for the period beginning September 1, 1998, through August 31, 1999.

Motion to open the public hearing.

Moved : Cw. Montalvo

Second: Cw. Moreno

For: 7

Against: 0

Abstain: 0

There was no public input.

Motion to close the public hearing and introduce the ordinance.

Moved : Cm. Galo

Second: Cw. Moreno

For: 7

Against: 0

Abstain: 0

Ordinance Introduction: City Council

40. Public hearing approving an amendment to the contract with the Texas Department of Health and Budget in the amount of \$205,928 for the Tuberculosis Elimination Program of the City of Laredo Health Department for the period beginning September 1, 1998, though August 31, 1999.

INTRODUCTION OF AN ORDINANCE

Ordinance approving an amendment to the contract with the Texas Department of Health and Budget in the amount of \$205,928 for the Tuberculosis Elimination Program of the City of Laredo Health Department for the period beginning September 1, 1998, though August 31, 1999.

Motion to open the public hearing.

Moved : Cm. Guerra

Second: Cw. Moreno

For: 7

Against: 0

Abstain: 0

There was no public input.

Motion to close the public hearing and introduce the ordinance.

Moved : Cm. Galo

Second: Cw. Moreno

For: 7

Against: 0

Abstain: 0

Ordinance Introduction: City Council

41. Public hearing approving an amendment to the contract with the Texas Department of Health and Budget in the amount of \$155,809 (which consists of \$93,750 in direct funds from the State and in-kind services match of \$62,059) for the School Based Health Project of the City of Laredo Health Department for the period beginning September 1, 1998, through August 31, 1999.

INTRODUCTION OF AN ORDINANCE

Ordinance approving an amendment to the contract with the Texas Department of Health and Budget in the amount of \$155,809 (which consists of \$93,750 in direct funds from the State and in-kind services match of \$62,059) for the School Based Health Project of the City of Laredo Health Department for the period beginning September 1, 1998, through August 31, 1999.

Motion to open the public hearing.

Moved : Cm. Guerra
Second: Cw. Montalvo
For: 7

Against: 0 Abstain: 0

There was no public input.

Motion to close the public hearing and introduce the ordinance.

Moved : Cm. Galo
Second: Cw. Moreno
For: 7

Against: 0 Abstain: 0

Ordinance Introduction: City Council

XI. MOTION TO RECESS AND CONVENE AS THE LAREDO MUNICIPAL HOUSING CORPORATION

Moved : Cm. Galo
Second: Cw. Moreno
For: 7

Against: 0 Abstain: 0

42. Authorization to terminate the construction contract with Mr. Juan Madrigal, d/b/a J.M. General Construction, to provide the electrical work for the homes under the Lease/Purchase Program due to nonperformance, and request to award a contract in the recomputed amount of \$96,297.00 to Ruperto Roel Rodriguez d/b/a Roel's Electric of Laredo, Texas. The recomputed contract amount will include the electrical work for 32 homes and the approved change order to install the ceiling fans.

Motion to approve.

Moved : Cm. Guerra
Second: Cm. Valdez
For: 7

Against: 0 Abstain: 0

Motion to recess as The Laredo Municipal Housing Corporation and convene as City Council.

Moved : Cm. Galo
Second: Cw. Moreno
For: 7

Against: 0 Abstain: 0

XII. ADJOURNMENT

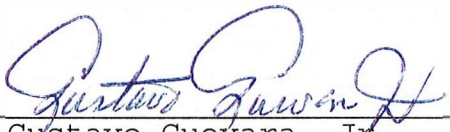
Motion to adjourn.

Moved : Cm. Galo
Second: Cm. Bruni
For: 7

Against: 0 Abstain: 0

Adjournment time: 9:35 p.m.

I hereby certify that the above minutes contained in pages 01 to 24 are true, complete, and correct proceedings of the City Council Meeting held on the 27th day of July, 1998.



Gustavo Guevara, Jr.
City Secretary

Minutes approved on: Sept. 8, 1998