

CITY OF LAREDO
CITY COUNCIL MEETING
M98-R-41
CITY COUNCIL CHAMBERS
1110 HOUSTON STREET
SEPTEMBER 21, 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,	Councilmember, District V
Joe A. Guerra,	Councilmember, District VI
Mario Alvarado,	Councilmember, District VII
Consuelo Montalvo,	Councilmember, District VIII
Gustavo Guevara, Jr.	City Secretary
Florencio Pena, III	City Manager
Jaime L. Flores,	City Attorney

IV. INTRODUCTORY ORDINANCE

1. Authorizing the City Manager to enter into a lease agreement with Adorable Promotions Inc., (A.P.I.), for the use of Veterans Field to conduct and promote a boxing event.

Ordinance Introduction: City Council

2. Authorizing the City Manager to enter into a lease agreement with Borderplex Adult Softball League for the use of Benavides Complex to conduct, promote, and establish year round softball leagues and events.

Ordinance Introduction: City Council

3. Amending Chapter 2, Article II, Division 6, of the Code of Ordinances of the City of Laredo, entitled pay administration, by suspending Sections 2.87.7 (D), numbers one through seven, for Fiscal Year 1998-1999 and modifying number fifteen (15) in Section 2-87.7, by adopting a revised pay schedule with effective date of implementation of October 1, 1998.

Miss San Juanita Rangel, Emergency Communications Operator, representing Laredo Police Department Employees introduced other 9-1-1 employees who spoke of the proposed salary increase plan. She stated that in 1993 as part of a position re-evaluation undertaken by the city, the starting salary for communications technicians was increased by 12.5% but it was not an across the board increase for all communication personnel simply an increase to the starting salary and very few employees benefited from this action. In 1992 the starting salaries for communication technicians working for the City of Laredo ranked second to last on a list of 10 other departments from municipalities of similar population. She added that in August a survey was prepared by the communications manager and again found themselves ranked second to last in terms of salaries yet third in workload. They have made no measurable progress in salaries the past five years and stressed several factors such as population and workload and stated that they service the largest inland port in the country and the fastest growing. They were asking that council remedy the situation because they have been underpaid for quite some time and asked that council consider them when they do the salary adjustments because their needs have been unaddressed for some time.

Note: Cm. Galo came in at 5:45 P.M.

Dan Migura, Administrative Services Director, made the presentation regarding the classification issues and the pay plan. He stated that they show the 9-1-1 operations starting at 8.84 for step one. The proposed plan recommends \$9.51 per hours which is 7.5% increase on pay grade 30 which is the same pay grade they have right now.

Cw. Moreno stated that they were interested in seeing reclassification of 9-1-1 operators and asked if there is a recommendation for what that reclassification should be.

Mr. Migura stated he does not have one at this time, they would have to do a study and see what this position requires now, the factors that make these positions up and then determine a grade based on PDQ analysis.

Cw. Moreno stated that in light of the fact that it shows that it is below the minimum she asked if they can make a

recommendation to move up to the next pay grade. It was suggested that an analysis be made to move grade position from 30 to 31 for 9-1-1 positions.

Mr. Pena stated they will do an analysis and bring back by the next council meeting.

Cm. Alvarado said they had previously instructed staff to look at categories where they were below 20% average on the TML average and they had specifically asked figures for 9-1-1 operators.

Cw. Moreno wants a salary analysis within the first quarter of the year.

Cm. Galo stated that the pay grade address 2 1/2 across the board.

Mr. Migura stated it is getting better because they are adjusting the minimum starting rate in all pay grades and everybody that is below that minimum will be brought up to that. The lowest grade (grade 21) will be reclassified to grade 22. All pay grades will be adjusted to 2 1/2%, but there still will be the differentials.

Cm. Bruni wants the issue of the 9-1-1 operators be expedited before the first quarter of the year and that it be brought by the first meeting in October.

Cw. Moreno had a concern with pay grade 46. She said it is above what we the city can afford and wants it eliminated. She also wanted staff find out what it would cost to move those currently in 2 to 3, those currently in one are those hired in 1996 and they remain in 1997/98 so they have been there for two years. Can we move those in two to three which is where there is compression. Is this something we can afford?

Cw. Moreno was expecting that staff would be ready to recommend at least one pay grade, if not more and was expecting something that would not be delayed through the year, they wanted an answer now. She asked that they work on this issue and on the dollar figures and bring it back within the first quarter.

Mr. Migura stated they are adjusting the minimum starting rate at all pay grades and anybody that is below minimum will be brought up to that, also the lowest grade 21 will be reclassified to grade 22. The grade differential will not change, but all pay grades will be adjusted by 2 1/2%. He said he can address the 9-1-1 personnel immediately and bring it back the first meeting in October. The minimum wage

will now be \$6.45 plus benefits.
Motion to amend to eliminate grade 46.

Moved : Cw. Moreno
Second: Cm. Bruni
For: 8

Against: 0 Abstain: 0

Motion to bring before the calendar year a feasibility study for those people who are currently as pay grade 2 to be able to move them up to 3 so that there could be that separation from those who have been working for three years and those who are just beginning. That this study be brought back during the year so that it can be in the budget place for the following year.

Moved : Cw. Moreno
Second: Cm. Bruni
For: 8

Against: 0 Abstain: 0

Ordinance Introduction: City Council

V. FINAL READINGS

Motion to waive the final reading of ordinances #98-O-238, #98-O-239, #98-O-240, #98-O-241, #98-O-242, and #98-O-243.

Moved : Cm. Bruni
Second: Cm. Alvarado
For: 8

Against: 0 Abstain: 0

At this time Mayor Flores asked that Mayor Pro-Tem Bruni continue with the reading of the ordinances.

- 4. 98-O-238 Ordinance authorizing the City Manager to enter into an agreement with Clemente M. Bedia for the leasing of 624.77 square feet of building space at the South Laredo Pool Park site. **(City Council)**

Motion to approve Ordinance #98-O-238.

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

Against: 0 Abstain: 0

Mayor Pro-Tem Bruni was chairing the meeting and not voting.

- 5. 98-O-239 Ordinance authorizing the City Manager to enter into a lease agreement by and between the Laredo Municipal Transit System and the City of Laredo Department of Community Development for the lease of 6,628 square feet of building space at the Laredo Intermodal Transit Center located at 1301 Farragut

(East), for the monthly sum of \$3,314; to be paid as follows: Community Development Block Grant \$2,534.50; Home Investment Partnership Program \$159.50; and City of Laredo General Fund \$620.00.
(City Council)

Motion to approve Ordinance #98-O-239.

Moved : Cw. Montalvo
 Second: Cm. Guerra
 For: 7 Against: 0 Abstain: 0

6. 98-O-240 Ordinance amending the City of Laredo FY 1997-1998 annual budget by reclassifying three firefighters to three captain positions as authorized by City Council to be effective upon adoption and authorizing the City Manager to implement said budget. **(City Council)**

Motion to approve Ordinance #98-O-240.

Moved : Cw. Montalvo
 Second: Cm. Guerra
 For: 7 Against: 0 Abstain: 0

7. 98-O-241 Ordinance to adopt the Annual Budget for fiscal year 1998-1999 appropriating the estimated revenues and balances reported therein for the year beginning October 1, 1998 and ending September 30, 1999, consistent with the financial plan described in said Annual Budget; and authorizing the City Manager to implement said Annual Budget. **(City Council)**

Motion to approve Ordinance #98-O-241.

Moved : Cw. Montalvo
 Second: Cm. Guerra
 For: 7 Against: 0 Abstain: 0

8. 98-O-242 Ordinance providing for the levy and the collection of General and Special Ad Valorem and Alcoholic Beverage Taxes for the City of Laredo for the tax year 1998 and the fiscal year 1998-1999. To adopt the tax rate and authorize staff to proceed with the proposed ad valorem tax rate and set the date of September 21, 1998, at 5:30 P.M. in the City Council Chambers as the date to take the final vote.
(City Council)

Motion to approve Ordinance #98-O-242.

Moved : Cw. Montalvo

Task Force for the period of September 1, 1998 through August 31, 1999.

Motion to approve Resolution 98-R-161.

Moved : Cw. Moreno

Second: Cm. Valdez

For: 7

Against: 0

Abstain: 0

13. 98-R-162 Adopting the City of Laredo International Airport Noise Compatibility Program Policy Guide as the official guidance document for the administration of the City of Laredo International Airport Noise Compatibility Program.

Cindy Collazo, Community Development Director, made the presentation on the guidelines of the project. She said that in order to afford property owners an equitable opportunity to participate in the program, residential dwellings within the 65DNL contour will be selected on a proportionate basis. For every four dwellings selected for participation from those located South of Runway 35L, one will be selected from those located in the Country Club Estates. The three different and voluntary noise mitigation programs which property owners can participate in are: the Fee Simple Acquisition Program, Acoustical Treatment Program, and Avigation Easement Acquisition Program. There will be no relocation benefits. They are ready to start with 50 properties. They will be approaching the property owners and if council accepts the resolution they will be setting a meeting on October 1st. They are requesting that council approve participation in one particular program.

Mayor Pro-Tem Bruni stated he delivered copies of a council communication mail out flyer on the sound proofing to council to view and wants to know if the information provided now is the same as the mail-out flyers or if it is different which is a concern of one constituent, Mrs. Garcia.

Jose L. Flores, Airport Director, explained the flyer that was mailed out.

Mrs. Martha Garcia resident of the Country Club stated that the flyer specifies two important issues "simple title" and "sound proofing structures" plus states "and in addition to navigation easements" which in her opinion these are three options and not

two, the information provided today states you can be eligible in two out of three. Her allegation was that the flyer is misleading.

Mr. Flores stated that what is governed is what FAA approves, he read what FAA approved for the record.

Motion to approve Resolution 98-R-162.

Moved : Cm. Galo

Second: Cw. Moreno

For: 7

Against: 0

Abstain: 0

VII. MOTIONS

14. Approval of bid specifications and authorization to advertise for bids for the following:
- a) Automotive fuel, Annual Contract - Fleet Maintenance Division
 - b) Cellular Phone Service - Two Year Contract - All Departments
 - c) Copier Replacement Program

Oscar Medina, Assistant Public Works Director, wants permission to amend the specs to include either a temporary facility for fueling or a site where they can go fuel six months after the contract is led or after November because the present fueling facilities will not meet EPA standards and the new facility will not be ready until early next year.

Motion amend the specifications to include the two options presented by Mr. Medina and approve.

Moved : Cw. Montalvo

Second: Cm. Guerra

For: 7

Against: 0

Abstain: 0

15. Authorizing the City Manager to accept a bid from the **LOW BIDDER**, Fiesta Housing, Inc., for a 2-pc., double-wide, pre-constructed building: 28' wide x 44' long in the amount of \$41,576.00, contingent on approval from the Texas Department of Health, WIC Agency, and the U.S.D.A., to be used by the City of Laredo Health Department's WIC Program.

Motion to approve.

Moved : Cm. Alvarado

Second: Cm. Guerra

For: 7

Against: 0

Abstain: 0

16. Award of contract to the **LOW BIDDER**, Power Equipment

International, Corpus Christi, Texas, in the amount of \$42,474.15, for the purchase of one (1), three ton truck with service body. This truck will be assigned to the Utilities Department - Water Distribution Division. This truck will be delivered within one hundred and twenty days.

Motion to approve.

Moved : Cm. Alvarado

Second: Cm. Guerra

For: 7

Against: 0

Abstain: 0

17. Award of construction contract to the LOW BIDDER, Summit Contracting, Inc., Weslaco, Texas, in the amount of \$2,182,436.60 for the Laredo Northwest International Bridge (Fourth Bridge). Funding is available in the Bridge System Improvements Other Than Building.

Motion to approve.

Moved : Cm. Alvarado

Second: Cm. Guerra For: 7

Abstain: 0

Against: 0

18. Approval of amendment no. 5, for an amount not to exceed \$15,162.50 to the engineering contract with Structural Engineering Company (SEA), San Antonio, Texas, for the Laredo Northwest International Bridge (Fourth Bridge) to perform an additional border station site survey around the perimeter of the site which is required to complete the site grading plan due to the implementation of the perimeter berms and walls and the drainage outfall near the river. The original engineering contract amount was \$70,450.00. This amendment brings the total engineering contract amount to \$2,094,924.78. Funding is available in the Bridge System Architectural Fees.

Cw. Moreno pointed out that this would make five amendments just for the engineering contract. She questioned the necessity and the validity for these many amendments. She is concerned that approval of Amendment No. 5, could reflect later on construction. She pointed out the difference in the amount of the original contract compared to the new contract.

City Manager Pena stated there will be one more amendment scheduled for the next council meeting. The reason for the amendments is because of the complexity of the project and the number of multi-agencies involved. Amendment No. 5 deals with the design of the project and the berms.

Gabriel Martinez, Assistant City Engineer, reported that Amendment No. 6 will include inspection services.

City Manager Pena stated there was not a limitation on the number of amendments for engineering contracts compared to the 25% limit set for construction contracts. This project evolves in different phases due to funding and plan changes.

Motion to approve.

Moved : Cm. Alvarado

Second: Cm. Guerra

For: 7

Against: 0

Abstain: 0

19. Approval of change order no. 2, a net decrease of \$1,033.50 for the balance of quantities actually constructed in place, acceptance of the Street Improvements on the 2500 Block of South Malinche Avenue between Zacatecas - Chacota and Parking Lot Improvements for the Cigarroa Park and South Laredo Fire Station and approval of final payment in the amount of \$67,171.04 to Ramex Construction Company, Inc., Houston, Texas. The original construction contract amount was \$181,249.10. This amendment brings the total construction contract amount to \$136,379.60. Funding is available in the 1998 Contractor Obligation Issue Cigarroa Parking Lot Construction Project.

Motion to approve.

Moved : Cm. Alvarado

Second: Cm. Guerra

For: 7

Against: 0

Abstain: 0

20. Authorizing the City Manager to execute professional services renewal contracts for one year with the providers listed below to provide physician coverage/pharmaceuticals to clients of the City of Laredo Health Department for the period beginning September 1, 1998, through August 31, 1999.

<u>Program</u>	<u>Provider Name</u>	<u>Contract Amount (Not to Exceed)</u>
MCH	Carlos Cruz, M.D.	\$20,000
MCH	Victor D. Trevino, M.D.	\$25,000
La Familia	J&A Pharmacy	\$30,000

Cm. Guerra had a question regarding the above list of providers. He said Dr. Salinas was previously a provider.

Jerry Robinson, Health Department Director, said this is an initial list of the numerous contracts that they will be bringing as they are negotiated.

Motion to approve.

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

Against: 0 Abstain: 0

- 21. Authorizing the City Manager to enter into appraisal services contracts with State Certified, Independent, Real Estate Fee Appraisers: Ms. Frances Villarreal, State Certified General Real Estate Appraiser, and Mr. Robbie Snyder, SRA, as property appraisers for a fee not to exceed \$350.00 per appraisal; Mr. Byron B. Hinton, JDH/AUSTIN, as Avigation Easement appraiser for a fee not to exceed \$650.00 per appraisal; and Mr. Vicente Segura, State Certified General Real Estate Appraiser, as appraisal reviewer, for a fee not to exceed \$200.00 per review appraisal. These contracts need to be executed in order to implement the 1998 City of Laredo International Airport Noise Compatibility Program.

Motion to approve.

Moved : Cw. Moreno
Second: Cm. Alvarado
For: 8

Against: 0 Abstain: 0

- 22. Amending the City of Laredo's 19th and 20th Action Year (AY) Community Development Block Grant (CDBG) Final Statements and its 1995 and 1996 Consolidated Plans as they pertain to the use of 21st and 22nd AY CDBG funds for the purpose of reprogramming project balances for the acquisition of the Plaza Theater. CDBG funds and project balances to be reprogrammed include:

19th Action Year CDBG (Project Balances)

Paving Project #51 . . . . .	.\$ 15,733
J. Ortiz - E. Valdez Park . . . . .	.\$ 2,628
Tarver Improvements . . . . .	.\$ 3,483
East Central Park . . . . .	.\$ 2,604
Street Lights . . . . .	.\$ 1,881

20th Action Year CDBG (Project Balances)

Paving Project #57 Grants. . . . .	.\$ 7,042
Paving Project #58 Grants. . . . .	.\$ 5,896
Neighborhood Housing Services. . . . .	.\$ 28,090
Reserve Appropriation. . . . .	.\$ 3,306

21st Action Year CDBG (Project Balances)

Pace Street Drainage . . . . .	.\$ 74,206
Southgate Pilot Channel. . . . .	.\$ 20,142

22nd Action Year CDBG (Project Balances)

San Salvador/Pine/Chestnut Drainage. \$198,000
 Paving Project #59 Grants. \$ 14,012
 Graffiti Removal Program \$ 477

Total of Funds to be Reprogrammed. \$377,500

Motion to approve.

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

Against: 0 Abstain: 0

VIII. CITY MANAGER'S REPORT

- 23. Presentation regarding the City of Laredo International Airport Land Use Master Plan.

Jose Flores, Airport Director, gave a report on the status of the Airport Land Use Master Plan. There has been discussion to set aside more land in the proximity to Mercy hospital and the proposed University of Texas Health Science Center for other medical related uses. They have identified property that is on the west side of the airport that is under short term lease, vacant, or that is being used for recreation in the amount of 117 acres to be used for future development. Also, north of Hillside there are an additional 31 acres in addition to the government complex, the new public works and utilities.

He said City Council may want to instruct them to re-examine the property on the west side of the airport and bring forth a recommendation on how to develop the 117 acres.

No action needed.

- 24. Status report regarding negotiations with commercial passenger airlines operating at the Laredo International Airport.

J.L. Flores, Airport Director, reported that a letter was sent out to the airlines on September 16, 1998. This letter expands the two previous proposals to airlines. It is a proposal that would provide them with immediate benefits, and a rate schedule that reduces their rental obligation as increase in traffic occurs. We would makeup the revenue by increase passenger facility charges. It also incorporates a proposal that 30% of the joint-use rent for space be paid to the airport in airline tickets. The airport would use some of the credits. The unused credits could be purchased by the City of Laredo's Airport Fund or other third party entity that the City of Laredo funds on an annual basis. We would provide a 15% reduction in the joint-use rents if

they match that 15% in advertising with the local media.

Cm. Bruni recommended that at this time regional jets be accepted rather than demanding large jets.

- 25. Authorization to submit an application to the U.S. Department of Housing and Urban Development (HUD) for designation as an Empowerment Zone and further authorizing the City Manager to execute any and all documents which result from this submission.

Cynthia Collazo, Community Development Director, stated they met with the committee, went over the actual plan and proposals that they received from the different agencies. In order to qualify to be included in the zone it has to have a minimum population limit of 50,000 and a maximum of 200,000 and not to exceed 20 square miles. It is based on whole census tracks and 90% of the census tracks must have a poverty rate of not less than 25%. In this case they have 14.17 square miles.

In addition to the Empowerment Zone, they are allowed to choose three non-contiguous developable sites for a total of not more than 2,000 acres. They modified the areas and it now equals 1,975 acres. Incentives for those commercial or industrial developmental sites include not only residential, Welfare to Work Tax Credits, Proceeds from issuance of Tax Exempt Bonds, Empowerment Zone Social Services Block Grant Funds, and Environmental Cleanup Cost Deduction.

Strategies have been identified and public hearings have been conducted. There has been concensus from the community and input has been received from the people.

She concluded that there are three agencies needing funding that are not on the list:

ADVANCE	-	\$ 6.2	Million
LISD	-	\$153.0	"
CITY OF LAREDO POLICE DEPT	-	\$ 28.2	"

There is a total of \$298.4 Million requested for a 10 year program, but they will have to work with the agencies because some of them did provide them with first year costs and some of them will have to be reduced.

Motion to authorize to submit an application to the U.S. Department of Housing and Urban Development (HUD) for designation as an Empowerment Zone and further authorizing the City Manager to execute any and all documents which result from this submission.

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

Against: 0 Abstain: 0

26. Advising the City Council of procedural action taken on possible International Bridge Toll rate increases as directed at the City Council budget workshops on August 12 - 15, 1998 along with recommendations.

Rafael Garcia, Bridge Director, made the presentation in regards to bridge rates, background information, procedures taken, recommendations from staff and from the Transportation & Traffic Safety Committee, plus the methodology that will be followed regarding changes or increases to international bridge tolls. He added that notice of the City Council where tolls changes or considerations are to be taken up and interested members of the public shall be permitted to address the council on those matters will be on September 28th. He went over information provided to the Transportation Committee, comparison on rates, pedestrian fare comparisons, non-commercial fare comparisons, yearly comparisons on commercial and non-commercial plus total yearly traffic comparisons, and direct cost reports.

They will go before the Transportation Traffic Safety Committee again on the 28th and for final reading on October 5th, this rate would be implemented on December 1st if approved.

The rate proposal includes:

- Flat rate per axle whether empty or with freight up to a total of 84,000 LBS.
- * Anything over 84,000 LBS. will be charged by weight.
- * A six (6) month evaluation of overweight axles to support a recommendation.

***To take effect when Bridge IV opens.**

<u>Weight</u>	<u>Axles</u>	<u>Present</u>	<u>Proposed</u>
0 - 7,000 LBS.	2x	2.00	*6.00
7,000 - 15,000 LBS	2x	4.00	*6.00
15,001 - 36,000 LBS	2x	6.00	*9.00
Empties	2x	8.00	*6.00
	3x	8.00	*9.00
	5x	8.00	*15.00
36,000 - 60,000 LBS	4x	12.00	*12.00
	5x	12.00	*15.00

	6x	12.00	*18.00
60,000 - 84,000 LBS	4x	12.00	*12.00
	5x	12.00	*15.00
	6x	12.00	*18.00
	7x	12.00	*21.00

*** At \$3.00 per axle.**

Staff proposes pedestrians from .35 to .50, vehicular from \$1.35 to \$1.50, commercial \$3.00 per axle, with a possibility of an additional \$4,669,620.00. The Transportation Committee strongly recommends pedestrian remain at .35, they agreed to the \$1.35 to \$1.50 vehicular, they recommended commercial 2.75. with a positive impact of \$2,940,205.00. He concluded by saying these were the options being presented to council for their consideration and decision for September 28, 1998.

No action until the public hearing of September 28, 1998.

Cm. Guerra requested clarification from City Manager Pena regarding the Weigh-in Motion System that he thought was already approved.

City Manager Pena replied by saying they are currently out for proposals and anticipate opening proposals for Weigh-in Motion System by December 1998. In light of some of the concerns expressed by transportation committees, by the industry, and the Laredo Transportation Association there is a need for evaluation of this \$7 million expenditure. They want to see what other systems are available, the costs, and how to handle the weigh-in fine based on pounds.

Mayor Flores recommends other options be considered such as the use of credit cards by being charged ahead of time.

Cm. Valdez strong recommends the pedestrian rate not be increased because it will have a severe impact on business activity downtown.

City Manager Pena briefly stated that on September 28, they will be bringing an introduction of the ordinance with the three rate structures that staff proposed.

- 27. Presentation of Delinquent Tax Collections for the year beginning July 1, 1997 and ending June 30, 1998.

Ricardo De Anda, De Anda Law firm, made the year-end presentation regarding the tax collections beginning July 1, 1997 and ended June 30, 1998. Mr. De Anda provided each Council member with a report with pertinent information. The Delinquent Tax Roll was \$3.6 million and they have collected

\$1.7 million as of June 30, 1998 at a 47% collection rate of delinquent taxes. He went over the delinquent tax roll for the past four years, percentages on current receivables, tax levy at 19,146,735, outstanding delinquent taxes at 2,570,520 a 13.43%, graphs showing last current year collection rates, and litigation activity. They have filed on the average of 100 lawsuits a month, filed 1,104, disposed of 1,183, properties posted for foreclosure 161, and properties foreclosed 9.

Cm. Guerra asked how these figures compared with the figures of Webb county.

Mr. De Anda answered that their current year collection figures are significantly better than Webb County, better than LISD, but right below USID.

Cm. Galo wanted to know why collections cannot be made by our own city attorney.

City Manager Pena replied that the City of Laredo has been doing this since a 1980's State law authorized cities to contract with attorneys to collect delinquent taxes and to charge the cost of collection to delinquent taxpayers up to 15%.

IX. COMMUNICATIONS

A. Public Safety

Mayor Flores read a fax from Elsa Evans concerning public safety. She stated she had observed an increasing number of 18 wheelers taking a short cut to Bob Bullock Loop through McPherson Road without any regard to speed limits. She was concerned that there is no police enforcement, and there are "No Truck" signs posted from north of Del Mar Boulevard to at least Shiloh Boulevard. She wanted to know why if there are signs and there are laws why they are not being enforced.

Mr. Granados, Chief of Police, replied that there are some warehouses on McPherson where the 18 wheelers have to go. They will address the situation.

Cm. Valdez said that Gale, between Springfield and McPherson is used often as a truck route.

B. Paragon Cable

Cm. Valdez recommends that at the next City Council agenda we address what the city can or can not do regarding Paragon Cable's change of channels. He has received many complaint

calls.

X. CITY COUNCIL PRESENTATION AND DISCUSSION

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

A. Request by Council member Alfredo Agredano

1. Rio Bravo requests authorization to annex 1/2 mile to the north and 1/2 mile south of its present boundaries.
(Co-sponsored by Council member Louis H. Bruni)

Feliciano Garcia Jr., Mayor Rio Bravo, came before council seeking permission and support to allow Rio Bravo to annex the area 1/2 mile north and 1/2 mile south of Rio Bravo's present boundaries.

Cm. Valdez wanted an overview on the status of the survey and study on the area south of Laredo that is being conducted to see what would be done and what is in the best interest of Laredo.

Keith Selman, Planning and Zoning Director, reported they are still in the process of doing survey work and also, formalizing a study for recommendation to council. It will take several months to complete the annexation cycle.

Mr. McKendrick, a property owner east of Hwy 83, said he does not actually have property that borders with Rio Bravo, however, he is in favor of the annexation wanted by the City of Rio Bravo.

Mr. Roberto Salinas stated that he and his family want to be part of the City of Laredo, and have no objections, but want consideration on tax abatements to the people that will be buying in that area. He said there is a need for negotiations before annexations can take place because we need to bring industry into this area to create jobs.

Cm. Bruni made clarification to Mr. Salinas statement that there was one council member that was leading the charge to help Rio Bravo to acquire the waste water plant from Webb County by saying that was not the case. The only reason was that in the event the plant was acquired by City of Rio Bravo, then the City of Laredo, with himself and backing of four other city council members, would allow staff to provide technical assistance to them.

Cm. Galo had concerns about annexation of Mr. Salinas property by City of Laredo, because we are annexing areas where we may not be able to provide utility services and are creating dead zones. It would be cost prohibited for some independent land owners to have to extend utility lines and at the same time pay for city taxes. He wants to be sure that if they have a contract with the county of Webb that when we do annex, that Mr. Salinas and other property owners will be able to continue to get water from the county of Webb. What are we going to do for the property owners who can not afford to extend utility lines?

City Manager Pena said basically when a city conducts annexation of vacant lands it is to provide orderly growth and land use control and development. Cost of providing water and sewer services remains the responsibility of the developers. The reason we are looking at this particular area is because of a large push to develop in this area, a new bridge site, and a need to began establishing the rules for land uses. The difference of this area to others is that Webb county has the Certificate of Communities and necessity to provide it and they are the ones to provide the service. He could not say what would happen if Rio Bravo acquired the waste water plant or answer any technical questions concerning developers contracts with Webb county.

Cw. Montalvo stated only fire and police protection and garbage collection would be provided.

Cm. Valdez recommended we need to be sensitive to those who are making a large investment in Laredo who will create jobs. We did not get the economic sales tax and we are limited as to what we can provide, and we are working on developing and incentive package to attract industry to create jobs and we should do all we can help those making the investment.

Mr. Jesus Ponce addressed council by stating that for several years it has been said that annexation would be set at a more reasonable pace because of the burden it would place on the community. He said he has heard that the burden of providing the community with Fire stations, extending Police services, etc. has increased the budget. It was not increased by the community, but rather was created by the developers who have not complied with what they were required to do.

B. Request by Council member Louis H. Bruni

1. Discussion and possible action regarding the August 29,

1998 workshop for Council, boards, and commissions and the need for developing formal meeting protocol guidelines for all Council, board, and commission meetings.

Cm. Bruni said it was very helpful and educating workshop that council had with Senator Zaffirini. We were given information on Rules, Procedures & Organizational Handbooks that Senator Zaffirini authored for the 75th Legislative Session, and also, the Texas Senate Officers Residing Guide. Cm. Bruni wants to see if council can formulate this type of hand booklet for different type of boards, commissions and especially the City Council that can be in terms of procedures, policies and rules, and protocol and also, deadlines that council would have to adhere to. Also, when a complaint is filed with a particular councilman that there be a procedure to follow so that the complaint will not be overlooked. A mission statement should be in this handbook. He feels this would help City Council to better serve the public and would be saving money. He would like City Council to earmark some money to accomplish a handbook similar to the one the state and senate uses as a handbook.

Mayor Flores said it was an excellent idea and that her recommendation would be that it should be developed by City Council and support of staff.

Motion that Mayor Flores, Cm. Bruni, Cm. Galo and City Secretary Gustavo Guevara, and Staff assigned by the City Manager develop a booklet or handbooklet, have input from Senator Zaffirini, and staff identify funding for this.

Moved : Cm. Guerra

Second: Cm. Galo

For: 7

Against: 0

Abstain: 0

2. Discussion and possible action on the two city owned buildings on Cactus Street being used by the CAA.

Cm. Bruni said these buildings are in bad condition and he has received several complaints from neighbors of the possibility of asbestos and he would like to see them demolished and he would like to know when this could be done.

J.L. Flores, Airport Director, said one of the buildings #574 has been a target for demolition but the tenant does not have an alternate site. They should be able to secure another location within six to eight months. It

current fiscal year 1997/98 they have \$15,000 allocated for construction and/or equipment. The big need right now at the Community Park is for bleachers. They are proposing to use \$15,000 out of this fiscal year's funding for the purchase of eight (8) grand stands. For FY'99 they have a recommendation of \$60,000 out of CIF funding to be used for regulation lighting and parking lot improvements.

Cm. Valdez thanked the Coca Cola Company publicly for donations done and their support on the project. He added that the \$15,000 have been sitting there for some time and wants this project to move along and that staff take action as soon as possible.

Mr. Vidaurri stated this project can be done by April of next year.

XI. PUBLIC HEARINGS

29. Public hearing amending the City of Laredo's 1997-1998 Annual budget to reflect an appropriation in Transportation Planning Funds. The appropriation is for the remainder of the 1997-1998 fiscal year, as authorized under the Transportation Equity Act for the 21st Century.

INTRODUCTION OF AN ORDINANCE

Ordinance amending the City of Laredo's 1997-1998 Annual budget to reflect an appropriation in Transportation Planning Funds. The appropriation is for the remainder of the 1997-1998 fiscal year, as authorized under the Transportation Equity Act for the 21st Century; providing for publication and effective date.

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

30. Public hearing authorizing the City Manager to amend the City of Laredo FY 1997-1998 EDA Airport Medical Fund Budget to appropriate \$27,316.00 and authorizing the City Manager to implement said budget to increase the funding for the EDA Airport Medical Fund Budget by an amount of \$27,316.00 to cover unbudgeted construction expenses consisting of additional surveying and utility improvements.

INTRODUCTION OF AN ORDINANCE

Ordinance authorizing the City Manager to amend the City of Laredo FY 1997-1998 EDA Airport Medical Fund Budget to appropriate \$27,316.00 and authorizing the City Manager to implement said budget to increase the funding for the EDA Airport Medical Fund Budget by an amount of \$27,316.00 to cover unbudgeted construction expenses consisting of additional surveying and utility improvements; providing for publication and effective date.

Motion to open the public hearing.

Moved : Cm. Galo

Second: Cw. Moreno

For: 8

Against: 0

Abstain: 0

There was no public input.

Motion to close the public hearing and introduce the ordinance

Moved : Cw. Moreno

Second: Cm. Agredano

For: 7

Against: 0

Abstain: 0

Ordinance Introduction: City Council

31. Public hearing amending the City of Laredo's 1997-1998 Annual Budget in the amount of \$76,195.00 for personnel overtime costs for a Multi-Agency Narcotics Task Force for the period of June 1, 1998 and ending May 31, 1999.

INTRODUCTION OF AN ORDINANCE

Ordinance amending the City of Laredo's 1997-1998 Annual Budget in the amount of \$76,195.00 for personnel overtime costs for a Multi-Agency Narcotics Task Force for the period of June 1, 1998 and ending May 31, 1999; providing for publication and effective date.

Motion to open the public hearing.

Moved : Cw. Moreno

Second: Cm. Galo

For: 7

Against: 0

Abstain: 0

There no public input.

Motion to close the public hearing and introduce the ordinance

Moved : Cw. Montalvo

Second: Cm. Valdez

For: 7

Against: 0

Abstain: 0

Ordinance Introduction: City Council

32. Public hearing amending the City of Laredo's 1997-1998 Annual Budget in the amount of \$4,000.00 for the purchase of three canine cages to be installed in task force vehicles for the Financial Disruption Task Force for the period of January 1, 1998 and ending December 31, 1998.

INTRODUCTION OF AN ORDINANCE

Ordinance amending the City of Laredo's 1997-1998 Annual Budget in the amount of \$4,000.00 for the purchase of three canine cages to be installed in task force vehicles for the Financial Disruption Task Force for the period of January 1, 1998 and ending December 31, 1998; providing for publication and effective date.

Motion to open the public hearing.

Moved : Cm. Montalvo

Second: Cm. Guerra

For: 8

Against: 0

Abstain: 0

There was no public input.

Motion to close the public hearing and introduce the ordinance

Moved : Cw. Moreno

Second: Cm. Galo

For: 8

Against: 0

Abstain: 0

Ordinance Introduction: City Council

33. Public hearing amending the City of Laredo's 1997-1998 Annual Budget in the amount of \$366,253.00 for the Governor's Automobile Theft Prevention Authority grant. A.T.P.A. is contributing \$253,000, the City designating \$73,318 in matching funds and Webb County designating \$39,935 in matching funds for a total of \$366,253 to fund the Laredo Auto Theft Task Force for the period of September 1, 1998 through August 31, 1999.

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

Against: 0 Abstain: 0

XIII. ADJOURNMENT

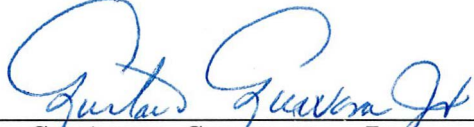
Motion to adjourn.

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

Against: 0 Abstain: 0

Adjournment time: 9:00 P.M.

I hereby certify that the above minutes contained in pages 01 to 25 are true, complete, and correct proceeding of the City Council meeting held on September 21, 1998. A certified copy is on file at the City Secretary's Office.



Gustavo Guevara, Jr.
City Secretary

Minutes approved on: October 26, 1998