

CITY OF LAREDO CITY COUNCIL MEETING

**A-2019-S-12
CITY COUNCIL CHAMBERS
1110 HOUSTON STREET
LAREDO, TEXAS 78040
October 21,2019
5:30 P.M.**

SUPPLEMENTAL AGENDA

I. APPOINTMENTS TO COMMISSIONS, BOARDS AND COMMITTEES

1. Appointment by Council Member Dr. Marte A. Martinez of Gene Belmares to the City Manager Search Ad-Hoc Committee.
2. Appointment by Council Member Alberto Torres, Jr. of Arturo Tomas Benavides to the Airport Advisory Committee.

II. INTRODUCTORY ORDINANCES

1. An Ordinance authorizing the Co-Interim City Manager's to execute all documents for the purchase of "Surface Only" for the following tracts of land; 1420 Houston Street legally described as Lots 1, 8, 9, 10 & W20' of 7 & W27.45' of 2 & E28.11' of N3.31' of 2 & N3.31' of 3, Block 126, Western Division, Laredo, Webb County, Texas in the Central Business District with owner of record Frank Group Properties Limited Partnership and 819 Santa Maria Avenue legally described as Lots 8, 9, and 10, Block 139, Western Division, Laredo, Webb County, Texas with owner of record Minimall of Laredo, Inc.; located at the NE corner of Houston Street and Santa Maria Avenue, in the negotiated amount of two million three hundred thousand and zero cents (\$2,300,000.00) from Julian Rotnofsky, General Partner of Las Plazas Laredo and Frank Group Properties Limited Partnership; for the purpose of the relocation of the Building Services department and Planning and Zoning departments to improve the efficiency and accessibility to promote optimal customer service to the daily customers; Funding is available in the 2016 Certificate of Obligation Taxable and Tax Exempt Bonds; and providing for an effective date.

III. CONSENT AGENDA

All of the following items may be acted upon by one motion. No separate discussion or action on any of the items is necessary unless desired by a Council Member.

COMMUNITY DEVELOPMENT: STAFF SOURCE TINA MARTINEZ, ACTING COMMUNITY DEVELOPMENT DIRECTOR

2. Authorizing the City Manager to execute a one (1) year contract with Laredo Main Street in the amount of \$50,000.00 for continued coordination and participation in the Texas Main Street Program. This funding will allow Laredo Main Street to further its mission which is to preserve and enhance the historic character of downtown Laredo and to assist in the commercial revitalization of downtown Laredo. Funding is available in the Hotel Motel Occupancy Tax Fund.

IV. RECESS AS THE LAREDO CITY COUNCIL AND CONVENE AS THE LAREDO MASS TRANSIT BOARD

3. Motion to waive bus fare collection to and from the 31st HEB Annual “Feast of Sharing” Thanksgiving Dinner on Friday, November 1, 2019. In partnership with the City of Laredo and El Metro Transportation, service will start at the Transit Center, 1301 Farragut St. to the Sames Auto Arena, 6700 Arena Boulevard and will continue all day. HEB will reimburse the City of Laredo and Transit System \$9,500.00.

V. ADJOURN AS THE LAREDO MASS TRANSIT BOARD AND RECONVENE AS THE LAREDO CITY COUNCIL

VI. GENERAL COUNCIL DISCUSSIONS AND PRESENTATIONS

Request by Council Member Vidal Rodriguez

1. Discussion with possible action on amending Chapter 6 of the Code of Ordinances (Animals & Fowl) to include pigs in the list of livestock that may be kept within the City through issuance of a special permit when for educational purposes only, and any other matter incident thereto.
(Co-Sponsored by Council Member George Altgelt)

VII. ADJOURNMENT

This notice was posted at the Municipal Government Offices, 1110 Houston Street, Laredo, Texas, at a place convenient and readily accessible to the public at all times. Said notice was posted on Friday, October 18, 2019 at 5:00 p.m.

Jose A. Valdez, Jr.
City Secretary

City Council-Supplemental Agenda

Meeting Date: 10/21/2019

Initiated By: Rosario Cabello, Co-Interim City Manager

Initiated By: Rosario Cabello, Co-Interim City Manager

Staff Source: Tina Martinez Acting Community Development

SUBJECT

An Ordinance authorizing the Co-Interim City Manager's to execute all documents for the purchase of "Surface Only" for the following tracts of land; 1420 Houston Street legally described as Lots 1, 8, 9, 10 & W20' of 7 & W27.45' of 2 & E28.11' of N3.31' of 2 & N3.31' of 3, Block 126, Western Division, Laredo, Webb County, Texas in the Central Business District with owner of record Frank Group Properties Limited Partnership and 819 Santa Maria Avenue legally described as Lots 8, 9, and 10, Block 139, Western Division, Laredo, Webb County, Texas with owner of record Minimall of Laredo, Inc.; located at the NE corner of Houston Street and Santa Maria Avenue, in the negotiated amount of two million three hundred thousand and zero cents (\$2,300,000.00) from Julian Rotnofsky, General Partner of Las Plazas Laredo and Frank Group Properties Limited Partnership; for the purpose of the relocation of the Building Services department and Planning and Zoning departments to improve the efficiency and accessibility to promote optimal customer service to the daily customers; Funding is available in the 2016 Certificate of Obligation Taxable and Tax Exempt Bonds; and providing for an effective date.

PREVIOUS COUNCIL ACTION

Executive Session October 7, 2019 - No Action taken.

Executive Session September 16, 2019 - No Action taken.

BACKGROUND

The Building Services department and Planning and Zoning department have outgrown the office space at their current location at 1120 San Bernardo Avenue and operational functionality is not conducive to properly conduct daily business interactions with the customers. Additionally, there is no plan reviews area easily accessible to the customers, payment receipt area is limited, and customer waiting area is exceptionally limited. It is primarily for these noted reasons that the relocation of these department is necessary.

The City of Laredo and Julian Rotnofsky General Partner of Las Plazas Laredo, negotiated an amicable amount of \$2,300,000 for the sell of the two properties at 1420 Houston Street and 819 Santa Maria Avenue; and the seller will remove and replace carpet in the hallways with VCT tile of buyer's color choosing from Armstrong Imperial Texture; seller will remove and replace carpet in the main entrance lobby; reception

office with VCT tile of buyer's color choosing from Armstrong Mystix or EarthCuts; seller will remove current reception window wall in the main entrance lobby; seller will wax all VCT tile before closing except for Armstrong Mystix or Earthcuts; Minimall of Laredo, Inc. will be allowed thirty-one (31) days to move material from the warehouse and implement the improvements as shown in the agreement exhibit.

COMMITTEE RECOMMENDATION

None.

STAFF RECOMMENDATION

Passage of this Introductory Ordinance as presented.

Fiscal Impact

Fiscal Year: 2020
Budgeted Y/N?: Y
Source of Funds: 2016 Certificate of Obliga
Account #: Various
Change Order: Exceeds 25% Y/N: Nond

FINANCIAL IMPACT:

Funding is available in the following accounts:

470-7710-535-9101 Land \$2,077,365
470-9810-535-9101 Land \$222,635

Attachments

1420 Houston St. Aerial
819 Santa Maria Aerial
Agreement
Office Space 819 Santa Maria
Introductory Ordinance

1420 Houston St

Size: 22,080 Sq. Ft.

Zoning District: CBD (Central Business District)

District: 8



819 Santa Maria Ave

Size: 14,462 Sq. Ft.

Zoning District: R-O
(Residential Office)

District: 8





CITY OF LAREDO

Community Development Department

REAL ESTATE

October 8, 2019

Minimal of Laredo, Inc.
Att: Julian Rotnofsky, General Partner of Las Plazas Laredo
P.O. Box 511
Laredo, Texas 78042-0511

Re: 819 Santa Maria Avenue & 1420 Houston Street

Dear Mr. Rotnofsky,

As discussed with you through a telephone conversation, on September 30, 2019 you as the representative of Minimal of Laredo, Inc., made a counter offer of **TWO MILLION THREE HUNDRED SEVENTY FIVE THOUSAND AND ZERO CENTS (\$2,375,000.00)** for the purchase of the properties listed:

- 819 Santa Maria, legally described as Lots 8, 9, and 10, Block 139, Western Division, Laredo, Webb County, Texas; and
- 1420 Houston Street, legally described as Lots 1, 8, 9, 10, & W20' of 7 & W27.45' of 2 & E28.11' of 2 & N3.31' of 2 & N3.31' of 3, Block 126, Western Division, Laredo, Webb County, Texas 78040

City of Laredo is prepared to move forward with the purchase in the amount of **TWO MILLION THREE HUNDRED THOUSAND AND ZERO CENTS (\$2,300,000.00)** to purchase said properties, includes the acquisition of any and all improvements which are considered to be part of the real property; and to include modifications shown on Exhibit A. The City of Laredo will cover all expenses pertaining to the title insurance, recording fees and other fees associated with the closing. The City of Laredo will also allow Minimal of Laredo, Inc. thirty-one days (31) after closing to move material from warehouse and implement the improvement shown in Exhibit A. The special warranty deed conveying the property shall contain the following language:

GRANTEE IS TAKING THE PROPERTY IN AN ARM'S-LENGTH AGREEMENT BETWEEN THE PARTIES. THE CONSIDERATION WAS AS BARGAINED ON THE BASIS OF AN "AS IS, WHERE IS" TRANSACTION AND REFLECTS THE AGREEMENT OF THE PARTIES THAT ARE NO

REPRESENTATIONS OR EXPRESSED OR IMPLIED WARRANTIES. GRANTEE HAS NOT RELIED ON ANY INFORMATION OTHER THAN THE GRANTEE'S INSPECTION.

The City of Laredo, reserves the right to withdraw the offer if there is a change in the physical or appraised value of the property or if an amicable negotiated agreement for purchase cannot be agreed upon; and contingent upon council approval.

In acquiring real estate property, you as property owner have specific rights as per the Texas State statutes, included for your information is the Texas Landowner's Bill of Rights and When a Public Agency Acquires your Property.

You have the right to discuss with others any offer or agreement regarding the City's acquisition of the subject property, or you may (but are not required to) keep the offer or agreement confidential from others, subject to the provisions of Chapter 552, Government Code (the Public Information Act) as it may apply to the City.

If you should have further questions or need additional information on this matter, please contact Ms. Linda C. Teniente, Land Acquisition Manager, or me at the Department of Community Development, (956) 795-5607.

Sincerely,


Tina Martinez
Acting Community Development Director

Accept Offer by:  Date: 10/16/19

Attachments: Texas Landowner's Bill of Rights
When a Public Agency Acquires your Property Leaflets


Received
Linda Teniente
10-16-19

Exhibit A

- Seller will remove and replace carpet in the hallways with VCT tile of buyer's color choosing. VCT tile will be chosen from Armstrong Imperial Texture. (Shown on drawings attached)
- Seller will remove and replace carpet in the main entrance lobby with VCT tile of buyer's color choosing. VCT tile will be chosen from Armstrong Mystix or EarthCuts. (Shown on drawings attached)
- Seller will remove and replace carpet in the reception office with VCT tile of buyer's color choosing. VCT tile will be chosen from Armstrong Mystix or EarthCuts. (Shown on drawings attached)
- Seller will remove current reception window wall in the main entrance lobby. (Shown on drawings attached)
- Seller will wax all VCT tile before closing except for Armstrong Mystix or EarthCuts.



SANTA MARIA Av.



US FEDERAL PROBATION OFFICES

INTRO ORDINANCE NO. 2019-O-

AN ORDINANCE AUTHORIZING THE INTERIM CO-CITY MANAGER'S TO EXECUTE ALL DOCUMENTS FOR THE PURCHASE OF "SURFACE ONLY" FOR THE FOLLOWING TRACTS OF LAND; 1420 HOUSTON STREET LEGALLY DESCRIBED AS LOTS 1, 8, 9, 10 & W20' OF 7 & W27.45' OF 2 & E28.11' OF N3.31' OF 2 & N3.31' OF 3, BLOCK 126, WESTERN DIVISION, LAREDO, WEBB COUNTY, TEXAS IN THE CENTRAL BUSINESS DISTRICT WITH OWNER OF RECORD FRANK GROUP PROPERTIES LIMITED PARTNERSHIP AND 819 SANTA MARIA AVENUE LEGALLY DESCRIBED AS LOTS 8, 9, AND 10, BLOCK 139, WESTERN DIVISION, LAREDO, WEBB COUNTY, TEXAS WITH OWNER OF RECORD MINIMALL OF LAREDO, INC; LOCATED AT THE NE CORNER OF HOUSTON STREET AND SANTA MARIA AVENUE, IN THE NEGOTIATED AMOUNT OF TWO MILLION THREE HUNDRED THOUSAND AND ZERO CENTS (\$2,300,000.00) FROM JULIAN ROTNOFSKY, GENERAL PARTNER OF LAS PLAZAS LAREDO AND FRANK GROUP PROPERTIES LIMITED PARTNERSHIP; FOR THE PURPOSE OF THE RELOCATION OF THE BUILDING SERVICES DEPARTMENT AND PLANNING AND ZONING DEPARTMENTS TO IMPROVE THE EFFICIENCY AND ACCESSIBILITY TO PROMOTE OPTIMAL CUSTOMER SERVICE TO THE DAILY CUSTOMERS; FUNDING IS AVAILABLE IN THE _____; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the purchase of the "Surface Only" of 1420 Houston Street legally described as Lots 1, 8, 9, 10 & W20' of 7 & W27.45' of 2 & E28.11' of N3.31' of 2 & N3.31' of 3, Block 126, Western Division, Laredo, Webb County, Texas in the Central Business District and 819 Santa Maria Avenue legally described as Lots 8, 9, and 10, Block 139, Western Division, Laredo, Webb County, Texas; located at the NE corner of Houston Street and Santa Maria Avenue; and

WHEREAS, the Building Services department and Planning and Zoning department have outgrown their maximum operational capacity; and

WHEREAS, the Building Services department and Planning and Zoning department have systemically analyzed their operational functionality and have devised an improved system and also hired additional personnel thus creating a shortage of workstations to adequately serve the needs of the daily customers; and

WHEREAS, is it in the comprehensive plan to retain commercial activity in the Central Business District; and

WHEREAS, the City Council finds it to be in the public interest and benefit to purchase the said tract.

NOW, THEREFORE, BE IT ORDNED BY THE CITY COUNCIL OF THE CITY OF LAREDO, TEXAS THAT:

Section 1. It hereby accepts the purchase of the “Surface Only” of 1420 Houston Street legally described as Lots 1, 8, 9, 10 & W20’ of 7 & W27.45’ of 2 & E28.11’ of N3.31’ of 2 & N3.31’ of 3, Block 126, Western Division, Laredo, Webb County, Texas in the Central Business District and 819 Santa Maria Avenue legally described as Lots 8, 9, and 10, Block 139, Western Division, Laredo, Webb County, Texas; located at the NE corner of Houston Street and Santa Maria Avenue in the negotiated amount of two million three hundred thousand and zero cents (\$2,300,000.00) from Julian Rotnofsky, General Partner of Las Plazas Laredo and Frank Group Properties Limited Partnership.

Section 2. The Interim Co-City Manager’s are authorized to sign the acceptance of the deed and closing documents, and is further authorized to make payment of closing costs and title insurance, if needed.

Section 3. This Ordinance shall take effect immediately upon passage.

PASSED BY THE CITY COUNCIL AND APPROVED BY THE MAYOR ON THIS
_____ DAY OF _____ 2019.

PETE SAENZ
MAYOR

ATTESTED:

JOSE A. VALDEZ, JR.
CITY SECRETARY

APPROVED AS TO FORM:

KRISTINA L. HALE
CITY ATTORNEY

BY:

XAVIER CHARLES
ASSISTANT CITY ATTORNEY

City Council-Supplemental Agenda

Meeting Date: 10/21/2019

Initiated By: Rosario Cabello, Co-Interim City Manager

Initiated By: Tina Martinez, Acting CD Director

Staff Source: Tina Martinez, Acting CD Director

SUBJECT

Authorizing the City Manager to execute a one (1) year contract with Laredo Main Street in the amount of \$50,000.00 for continued coordination and participation in the Texas Main Street Program. This funding will allow Laredo Main Street to further its mission which is to preserve and enhance the historic character of downtown Laredo and to assist in the commercial revitalization of downtown Laredo. Funding is available in the Hotel Motel Occupancy Tax Fund.

VENDOR INFORMATION FOR COMMITTEE AGENDA

N/A

PREVIOUS COUNCIL ACTION

Appropriations approved on September 16, 2019 council meeting through the adoption of the FY 2019-2020 Budget. The contract total is \$50,000.00 and the source of revenue is from the Hotel-Motel fund, account 244-49-30-553-5478

BACKGROUND

The Scope of services includes the management of the organization by the Board of Directors as recommended by the Texas Main Street with four active committees that represent the Four Point Approach Trademark(TM).

1. Organization: The Organization establishes consensus and cooperation through partnerships with public and private allies who have a stake in the organization district.
 2. Design: The organization assists the designated district with building restoration and rehabilitation information It will coordinate between property owner and consultation services offered by Texas Main Street.
 3. Economic Restructuring: Organization assists to develop strategies for strengthening existing business, diversifying retail opportunities, and creating a more vibrant downtown.
 4. Promotion: Assists to promote downtown through a unified quality image utilizing strategies that bring people downtown and market its assets through business promos, image and branding development, and special events.
- Council approved by their adoption of the FY Budget of 2019-2020.

COMMITTEE RECOMMENDATION

N/A

STAFF RECOMMENDATION

City Council approved this motion

Fiscal Year: 2019-2020
Budgeted Y/N: Y
Source of Funds: Hotel Motel Tax Fund
Account #: 244-4930-553-5478
Change Order: Exceeds 25% Y/N: N

Financial Impact: Funding is available in the Hotel-Motel Tax Fund under account 244-4930-553-5478

Fiscal Impact

Fiscal Year: 2020
Budgeted Y/N?: Y
Source of Funds: Hotel/Motel
Account #: 244-4930-553-5478
Change Order: Exceeds 25% Y/N:

FINANCIAL IMPACT:

Funding is available in the Hotel/Motel Fund. Account 244-4930-553-5478

City Council-Supplemental Agenda

Meeting Date: 10/21/2019

Initiated By: Robert A. Eads, Co-Interim City Manager

Staff Source: Claudia San Miguel, Transit General Manager

SUBJECT

Motion to waive bus fare collection to and from the 31st HEB Annual “Feast of Sharing” Thanksgiving Dinner on Friday, November 1, 2019. In partnership with the City of Laredo and El Metro Transportation, service will start at the Transit Center, 1301 Farragut St. to the Sames Auto Arena, 6700 Arena Boulevard and will continue all day. HEB will reimburse the City of Laredo and Transit System \$9,500.00.

PREVIOUS COUNCIL ACTION

H-E-B announced the 31st Annual Feast of Sharing, on last council meeting October 7, 2019.

BACKGROUND

The 30th HEB Annual “Feast of Sharing” Thanksgiving Dinner took place on Saturday, November 03, 2018. In partnership with the City of Laredo and El Metro Transportation, service will start at the Transit Center, 1301 Farragut St. to the Sames Auto Arena, 6700 Arena Boulevard and will continue all day.

The 29th HEB Annual “Feast of Sharing” Thanksgiving Dinner will take place on Saturday, November 04, 2017. The event will take place at the LEA Arena, 6700 Arena Boulevard from 11:00 a.m. to 3:00 p.m. As with years past, HEB ask for El Metro’s transportation support to and from our event from 8:30 a.m. to 4:00 p.m. Transportation service will start at the Transit Center, 1301 Farragut St. to the LEA Arena.

Motion to waive bus fare collection to and from the 28th H-E-B Annual “Feast of Sharing” Thanksgiving Dinner, on Saturday, November 05, 2016, in partnership with the City of Laredo and El Metro. Transportation service will start at the Transit Center, 1301 Farragut St. to the Laredo Energy Arena and back.

COMMITTEE RECOMMENDATION

N/A

STAFF RECOMMENDATION

Staff recommends approval of this motion.

No loss of revenue.

El Metro will promote event for Community to take advantage of the FREE EL METRO & EL LIFT services to try Transit.

Fiscal Impact

Fiscal Year: 2020
Budgeted Y/N?: Y
Source of Funds: El Metro Operations
Account #: 558-0000-372-1007
Change Order: Exceeds 25% Y/N:

FINANCIAL IMPACT:

H-E-B will reimburse the City of Laredo and Transit System \$9,500.00 and will be recorded to Account No. 558-0000-372-1007.

Attachments

H-E-B Feast of Sharing Letter



October 17, 2019

Claudia San Miguel, General Manager
Laredo Transit Management Inc. El Metro
1301 Farragut, 3rd Floor
Laredo, TX 78040

Dear Ms. San Miguel,

HEB in partnership with the City of Laredo will host the 31st Annual "Feast of Sharing" the HEB Thanksgiving Dinner on Friday, November 1, 2019. This special event for the community targets the elderly and less fortunate citizens of Laredo and the surrounding area. The dinner is free to all who attend and we expect to feed over 10,000 people again this year.

The event will be held at the Sames Auto Arena, 6700 Arena Boulevard from 4:00pm to 8:00pm. As with all the years past, we are humbly asking for El Metro's support of transportation to and from our event from 1:30pm to 8:00pm. Without the support of our local transportation authority's such as; El Metro and El Aguila we would not be able to bring in nearly as many less fortunate Laredo citizens to partake in this wonderful event. We look forward to your support, and like last year we would be willing to split the daily average passenger revenue with you in order to avoid a fee for our guest, this year in the amount of \$9,500. Thank you for your consideration of our request and please do not hesitate to contact me should you have any questions.

Respectfully yours,

Jason Ahr
Feast of Sharing Coordinator
Cell 830-741-0964