CITY OF LAREDO
Laredo, Texas
Regular City Council Meeting
2400 San Bernardo Avenue
Civic Center Conference Rooms 1 & 2
6:00 P. M.

AGENDIA NO: M86-R-38 Minutes DATE: November 3, 1986

IN ATTENDANCE:

ALDO TATANGELO, MAYOR
JACINTO P. JUAREZ, COUNCILMEMBERS, DISTRICT II
SAUL N. RAMIREZ, JR., " , " III
MARGARITO BENAVIDES, JR., " , " IV
ENRIQUE "HENRY" TREVINO, " , " V
DAVID R. CORTEZ, " , " VI
JOSE A. VALDEZ, " , " VII
JOHN PETER MONTALVO, " , " VIII
ANTHONY McGETTRICK, CITY ATTORNEY
MARVIN TOWNSEND, CITY MANAGER
HORTENCIA C. GONZALEZ, CITY SECRETARY

ABSENCES:

SANTOS BENAVIDES, COUNCILMEMBER, DISTRICT I

I. MAYOR TO CALL THE MEETING TO ORDER.

With a quorum present, Mayor Aldo Tatangelo called the meeting to order.

II. APPROVAL OF THE MINUTES:
Regular City Council Meeting: September 15, 1986
Emergency City Council Meeting: October 3, 1986

(005.1) Motion to approve: Montalvo
Second: Ramirez, Jr.
For: 6 Against: 0 Abstain: 0

III. COMMUNICATIONS

(016.1) 1. Presentation of Resolution commending officers Juan Garza and Filiberto Sierra, Sr.
Resolution No. 86 R 54
(All Councilmembers)

Motion to approve: Montalvo
Second: Cortez
For: 6 Against: 0 Abstain: 0

Both officers Garza and Sierra were present to receive commendation.

(3233.2) Motion to excuse Councilman S. Benavides from the meeting due to his confinement in hospital: Ramirez, Jr.
Second: Cortez
For: 7 Against: 0 Abstain: 0

IV. PUBLIC HEARING(S)

(326.1)Motion to open Public Hearing: Ramirez, Jr.
Second: M. Benavides, Jr.
For: 6 Against: 0 Abstain: 0

A. TABLED ITEM FROM OCTOBER 20, 1986.
On the request of Mr. Roberto Ramirez to rezone the S 1/2 of Lot 12, Block 1942 ED, from R-3 (Mixed Residential) to B-3 (General Business). This lot is located at 3102 Corpus Christi. The owner opened a business (welding shop and key shop) a few months ago without checking to insure it was the correct zone for this type of use. There were three written protests to the proposed zone change. The lot does not meet the minimum 6,000 square foot size for a B-3 zone and there is no apparent room for off-street parking at this location. A key shop is permitted "home occupation" use in an R-3 zone. The Planning and Zoning Commission at their meeting of 10/2/86 unanimously recommended denial of the change to B-3, but recommended approval of B-1 zoning.

AMENDING THE ZONING MAP OF THE CITY ZONING ORDINANCE OF THE CITY OF LAREDO BY CHANGING FROM R-3 (MIXED RESIDENTIAL DISTRICT) TO B-1 (LIMITED BUSINESS DISTRICT) THE FOLLOWING DESCRIBED PROPERTY LOCATION: SOUTH 1/2 OF LOT 12, BLOCK 1942 ED.

Mr. Ron Whitehawk explained the proposed zone change. Mr. Joaquin Ramirez, Jr., adjacent property owner spoke against the change. Mr. Carlos Mejia, representing Mr. Roberto Ramirez, spoke in favor of the proposed change.

Motion to concur with Planning & Zoning Commission re-commendation for denial of the change to B-3, and approve a B-1 change: Juarez
Second: M. Benavides, Jr.
For: 7 Against: 0 Abstain: 0

Ordinance Introduction: Juarez

(650.1) B. On the request of Ms. Alicia R. Herrera to rezone Lot 8, Block 1482-A ED, from B-3 (General Business District) to R-3 (Mixed Residential District). This lot is located at 2620 Wooster Street across from KVOZ radio. Petitioner desires to install mobile home at the rear of an existing house. There were no written or verbal protests. The Planning and Zoning Commission, at their meeting of 10/16/86 unanimously recommended approval.

AMENDING THE ZONING MAP OF THE CITY ZONING ORDINANCE OF THE CITY OF LAREDO BY CHANGING FROM B-3 (GENERAL BUSINESS DISTRICT) TO R-3 (MIXED RESIDENTIAL DISTRICT) THE FOLLOWING DESCRIBED PROPERTY LOCATION: LOT 8, BLOCK 1482-A ED.

Motion to concur with Planning & Zoning Commission re-commendation to approve: Trevino
Second: Juarez
For: 7 Against: 0 Abstain: 0

Motion to close the Public Hearing: Juarez
Second: Ramirez, Jr.
For: 7 Against: 0 Abstain: 0

Motion to close Public Hearing: Juarez
Second: Ramirez, Jr.
For: 7 Against: 0 Abstain: 0

V. PRESENTATIONS
CITIZENS AND COUNCILMEMBERS REQUESTS FOR DISCUSSION AND POSSIBLE ACTION:

(778.1) A. Regarding a letter from Mario Tello, Manager of Mattel, Inc. concerning street paving at the Del Mar Industrial Park. (Mayor Aldo Tatangelo)
Mayor Aldo Tatangelo read a letter from Mr. Mario Tello to City Manager Marvin Townsend. Mr. Townsend stated that drainage problems should be alleviated in a few weeks.

Councilman David R. Cortez urged a prompt solution as it is in an industrial area.

(235.1) B. Mr. Santos Costilla be honored on his retirement on October 31, 1986, after 45 years of service in the Bridge Department.

Mayor Aldo Tatangelo presented a plaque of appreciation

to Mr. Santos Costilla for 45 years of service in the Bridge Department.

(1117.1)C. Request that the Webb County Appraisal Board of Directors be requested to add 2 members to the Appraisal Review Board. (Councilmember Enrique "Henry" Trevino)

Motion to increase the Appraisal Review Board from 5 to 7 members: Trevino
Second: Juarez
For: 6 Against: 0 Abstain: 0

(Councilman Cortez stepped out momentarily).

(1200.1)D. Request that the Zoning and Planning Commission review the existing B-3 Zoning in the San Francisco Javier Neighborhood to determine if a zoning change is warranted. (Councilmember John Peter Montalvo)

Motion that the Zoning and Planning Commission review the existing B-3 Zoning in the San Francisco Javier Neighborhood to determine if a zoning change is warranted: Montalvo
Second: Juarez
For: 7 Against: 0 Abstain: 0

(At this time, Mayor Tatangelo excused himself due to another commitment (6:50 p.m.)

(Mayor Pro-Tem Cortez assumed CHAIR at this time.)

VI. COMMITTEE REPORTS

Tecolotes West Martin Field Promotion Committee

1. A salesperson or persons be hired to sell season tickets on a commission basis for the 1987 baseball season on a 10% of gross sales commission basis.

Mr. Larry Dovalina gave report and made presentation of the promotional committee activities.

Motion to approve with the amendment to add "outside" salesperson and to sell "pre" season tickets: Valdez
Second: M. Benavides, Jr.
For: 6 Against: 0 Abstain: 0

2. The ticket price for box seats for the season be $99.00 plus tax of $5.07 or $104.07 and that 100 season tickets be reserved for those age 62 or older on a first come, first served basis for $75.00 plus tax or $78.80.

Motion to approve: Valdez
Second: Montalvo
For: 6 Against: 0 Abstain: 0

VII. REPORTS. IT IS RECOMMENDED THAT:

(1902.1)A. The delinquent tax totals at the Tax Office and Finance Department be adjusted by $38.98 to reflect the actual amount of taxes owed to the City of Laredo. The adjusted amounts approved by City Council on April 21, 1986 have been off by this amount on each successive monthly report. The adjust amount of delinquent taxes owed to the City of Laredo as of September 30, 1986 should be $4,504,929.26.

Motion to approve: Juarez
Second: M. Benavides, Jr.
For: 6 Against: 0 Abstain: 0

(1965.1)B. A public hearing be held on November 18, 1986 to consider amending the Subdivision Ordinance, Section 2-1, to permit the Planning and Zoning Commission to hear and approve "amending plats". State Law permits such authority but our Subdivision Ordinance does not presently address this topic. Such amending plats must have the consent of all owners involved, in lot changes, not increase the number of lots, and generally be for the purpose of correcting clerical and drafting errors.

Motion to approve: Ramirez, Jr.
Second: M. Benavides, Jr.
For: 6 Against: 0 Abstain: 0

(1981.1)C. Engineering contract with Riewe & Wischmeyer, Inc. be amended to provide for the following additional services for the South Plant sludge handling facility:

1. Develop operation and maintenance manuals at a cost not to exceed $23,000. Employee training regarding operational and maintenance procedures will be provided.
2. Monitor performance of the sludge handling facilities and prepare EPA required evaluation reports for a period of one year after completion of the construction contract. Cost for this service not to exceed $27,000.00.

Both of these services are required of all recipients of Environmental Protection Agency funding. The total revised engineering contract including this $50,000 amendment is $1,075,334.00.

Motion to approve: Ramirez, Jr.
Second: Montalvo
For: 6 Against: 0 Abstain: 0

(2075.1)D. Authorize the City Manager to make the following changes to the City's Professional and General Liability Insurance coverage:

1. Not renew the Professional Liability Isurance. The physicians at the Clinics are required to have their own liability insurance in the amount of $500,000. The estimated cost for this insurance in the 1986-87 Budget is $51,000. The quote for this insurance is $184,061.
2. Purchase liability coverage for EMTs: This was previously included under the Professional Liability policy. This will be purchased from TML for approximately $26,000. This amount has already been budgeted.
3. The difference between the amount budgeted for Professional Liability and the cost of the EMT insurance be placed in the Self-Insurance fund, to be used to cover claims over $300,000 and below $500,000. There are currently no claims against the City in this range since the fund was established in October 1985.

Motion to approve: Ramirez, Jr.
Second: Montalvo
For: 6 Against: 0 Abstain: 0

(2214.1)E. Bids received on October 9, 1986 for transmission repairs be rejected and authority be granted to readvertise and receive bids on November 21, 1986. Four bids were received. The bidders did not address adequately the turn around time for emergency and other city vehicles. This section of the bid specifications will be re-worded so that it can be better understood by the bidders.

Motion to approve: Montalvo
Second: Juarez
For: 6 Against: 0 Abstain: 0

(2313.1)F. Contract be awarded to the lowest responsible bidder meeting specifications for annual supply contract on automotive parts. Eleven bids were received. The bids are to be awarded by sections. Each bidder was required to bid on each item in any lot being bid. The majority of the bidders were disqualified because they failed to bid on all items. The low bidder on Section II filters requested that he be

allowed to withdraw his bid. There are obvious and flagrant errors in a number of the unit prices on his bid and withdrawal is recommend.

The overall low bidder meeting specifications is Gonzalez Auto Parts. The amounts for each section are as follows:

Section I	Spark Plugs and Ignition Parts	$ 14,373.39
Section II	Filters	27,240.35
Section III	Air Condition	5,582.20
Section IV	Bulb and Lamps	6,220.48
Section V	Belts	3,175.92
Section VI	Wheel Bearings	4,101.84
Section VII	Water, Fuel Power Steering Pumps	6,981.16
Section VIII	Radiator Hoses	6,060.44
Section IX	Front End Parts	10,871.60
Section X	Brake Parts	7,976.84
	TOTAL	$ 92,584.22

Motion to approve: Montalvo
Second: Valdez
For: 6 Against: 0 Abstain: 0

(2360.1)G. Contract be awarded to the low bidder meeting specifications, International Uniform Service, for annual supply contract for Police, Bridge, Traffic, Airport Security, and Fire Departments. Two bids were received on the uniforms. Four bids were received on leather equipment. Two of the companies did not comply. The low bidder on all groups was International Uniforms. The amounts include:

Group I Police Uniforms	$ 65,783.23
Group IA Police Leather Equipment	11,241.45
Group II Bridge Uniforms	11,964.98
Group III Traffic Uniforms	1,985.54
Group IV Airport Security	2,876.73
Group V Fire Protective	32,276.24
Group VA Fire Uniforms	46,030.12

All uniforms will be purchased on a replacement basis and for new employees.

Motion to approve: Trevino
Second: Montalvo
For: 6 Against: 0 Abstain: 0

(2378.1)H. Contract be approved with South Texas Development Council and Border Area Nutrition Council, Inc. for $20,000 to carry out a meal and recreational program for the elderly. The City's contribution is used as a match for a State grant from the Texas Department on Aging.

Councilman Trevino requested that contract be amended to include a monthly report on recreational activities.

Motion to approve without amendment: Valdez
Second: Juarez
For: 6 Against: 0 Abstain: 0

(2744.1)I. A contract be awarded to the low bidder meeting specifications, Gateway Cleaners for $24,070.50 for dry cleaning service for the Police Department. Two bids were received. The contract will provide dry cleaning services included in the Police Collective Bargaining contract.

ITEM	EST. QTY.	DESCRIPTION	86-87 UNIT PRICE	85-86 UNIT PRICE	% CHANGE
1.	6,500	Shirts	$ 1.05	$ 1.00	+ 5%
2.	9,985	Pants	1.65	1.60	+ 3%
3.	160	Ties	0	.25	- 100%
4.	112	Jackets	2.75	2.50	+ 9%
5.	385	Vests	.50	.50	0
6.	120	Fatigue Shirts	.50	1.00	- 50%
7.	120	Fatigue Pants	.50	1.60	- 68%
8.	60	Coveralls	2.50	3.00	- 20%

Overall, the net increase in $590 or approximately 3%.

Motion to approve: Ramirez, Jr.
Second: Montalvo
For: 6 Against: 0 Abstain: 0

(2772.1)J. The International Bank of Commerce wishes to donate to the City, for the Civic Center, a Daktronics Message Center to be installed by the National Displays Company at a cost of $27,200.00. The sign design will be mutually agreed on by the Bank and the City Council prior to installation and construction.

The donation is predicated on the City.

1. Assuming insurance and maintenance costs.
2. Utilizing the sign exclusively to promote tourism, Civic events and community affairs.
3. Assuring no private advertising, other than the sponsor panel, for 10 years with the Bank having the right of first refusal at the end of ten years.

Mr. Larry Dovalina stated that it would require about $6,000 for maintenance over a 10 year period. The zoning question is to be brought before Council at a later date.

Motion to approve and proceed with contract: Ramirez, Jr.

Second: Trevino
For: 6 Against: 0 Abstain: 0

(3223.1)K. An agreement be approved with National Displays to allow National Displays 6 months to secure a sponsor for a Message Center to be placed on the scoreboard at West Martin Field. National Displays will secure the sponsor who will cover all costs of construction and installation of the sign. The City will not assume any cost through this agreement.

Motion to approve: M. Benavides, Jr.
Second: Ramirez, Jr.
For: 6 Against: 0 Abstain: 0

(3263.1)L. A public hearing be held on December 1, 1986 to consider amending Section 24-80(P) of the Zoning Ordinance to increase the application fees for Zoning change requests. The Planning and Zoning Commission recommends approval. The following fees are proposed:

	PRESENT FEE	PROPOSED FEE
1.	Less than one acre: $50.00	Same
2.	One to five acres: $100.00	$ 125.00
3.	Over five acres: $150.00	$ 200.00 (Plus $25 per acre over 5 acres)

Motion to approve: Ramirez, Jr.
Second: M. Benavides, Jr.
For: 6 Against: 0 Abstain: 0

(3289.1)M. The request of Mr. Abraham Rodriguez of the City of Laredo Housing Authority be approved to assist the Authority in providing a hot-mix level-up resurfacing of the streets in the Russell Terrace Housing Project. The Authority will provide $45,000 as the estimated cost of materials and the City will provide labor and equipment and make whatever changes are necessary in manholes, storm sewers, utilities, and valve boxes. The agreement will provide that the City perform the work by November 1, 1987.

Motion to approve: Montalvo
Second: Valdez
For: 6 Against: 0 Abstain: 0

(3319.1)N. The request of Mr. Oscar J. Zuniga that annexation proceedings be initiated for a 49 acre tract known as Shiloh Subdivision, Units 1-3 located immediately north of United High School, be approved. Actions needed to initiate this

annexation include:

1. The Planning Department be instructed to prepare a service plan.
2. Public hearings be held on November 18, 1986 and November 20, 1986 at 6:00 P.M. in compliance with State Law.
3. A public hearing be held on December 1, 1986 at 6:00 P.M. in compliance with the City Charter.

Motion to approve: Ramirez, Jr.
Second: Trevino
For: 6 Against: 0 Abstain: 0

(1144.2)O. A contract be awarded to the third lowest bidder, Calgon Chemical Co., Houston, for 2 tons of Catonic Polymer is used in water treatment to remove silt from water. Seven bids were received. The bids were evaluated on the basis of cost and performance. The Calgon product provided superior results by using less product as compared to the other bidders. The price difference is $170 per ton and estimated consumption is 2 tons per year.

Motion to approve: Montalvo
Second: Ramirez, Jr.
For: 4 Against: Cortez, Juarez, & M. Benavides, Jr. Abstain: 0

Motion to re-consider item: Juarez
Second: Cortez
For: 7 Against: 0 Abstain: 0

Motion to deny contract: Ramirez, Jr.
Second: Montalvo
For: 7 Against: 0 Abstain: 0

Motion to suspend rules of order: Ramirez, Jr.
Second: M. Benavides, Jr.
For: 7 Against: 0 Abstain: 0

Motion to purchase chemical by purchase order: Ramirez, Jr.
Second: M. Benavides, Jr.
For: 7 Against: 0 Abstain: 0

(1797.2)P. Status of budget and departmental review process.

City Manager Marvin Townsend presented the following budget report.

"As a conditon of adopting the 1986-87 Budget, the City Council made certain specific changes and also instructed that all expenditure codes in the General Fund except salaries be reduced 2% and then 7% or a total of 9%. The Council also indicated that salary balances as a result of positions being vacant on a planned basis or "freeze" could be used to offset some of the 9% or $640,000 needed."

"The 1986-87 Budget is being printed with the 9% impact being shown as a negative reserve. As amounts are transferred from operating budgets in the General Fund to the Reserve Appropriation, the reserve will grow until it is at the $475,000 level contemplated when the budget was adopted. This level will be accomplished by the end of the first quarter of operations or by January 1, 1987."

"It is my understanding that it is the goal of the City Council to end 1986-87 with a General Fund balance of $2,200,000, composed fo $1,000,000 of minimum balance, $700,000 which would have been developed over 12 months from salary balanes due to vacancies and unexpended appropriations and $500,000 of further expenditure reductions."

"If the above statements and goals reflect a correct understanding of the City Council's position, the 1986-87 Budget will be so administered and I will report at the end of each quarter as to the status of the Reserve Appropriation, the level of expenditures compared to the Budget, and the level of revenues compared to estiamtes. Necessary steps will be taken to assure a closing balance at the end of each quarter to produce a year end closing balance of $2,200,000."

"Composed of $1,000,000 of minimum closing balance and $1,200,000 which would be available to support the 1987-88 Budget."

Mayor Aldo Tatangelo relinquished CHAIR to Mayor Pro-Tem David R. Cortez to participate in discussion regarding brush control.

Motion to accept recommendation and proceed accordingly: Ramirez, Jr.
Second: Montalvo
For: 6 Against: 0 Abstain: 0

Councilman Montalvo proceeded to name the Budget Evaluation Committee members as follows:

COMMITTEE #1
Councilman Santos Benavides
Councilman Jacinto P. Juarez
Councilman Saul N. Ramirez, Jr.
Councilman Margarito Benavides, Jr.

COMMITTEE #2
Councilman Enrique "Henry" Trevino
Councilman David R. Cortez
Councilman Jose A. Valdez
Councilman John Peter Montalvo

COMMITTEE #3
Councilman Santos Benavides
Councilman Jose A. Valdez
Councilman Saul n. Ramirez, Jr.
Councilman Enrique "Henry" Trevino

COMMITTEE #4
Councilman Jacinto P. Juarez
Councilman Margarito Benavides, Jr.
Councilman David R. Cortez
Councilman John Peter Montalvo

(Mayor Aldo Tatangelo assumed CHAIR at this time).

VIII. FINAL READING ORDINANCES

(3517.1) Motion to waive the reading of Ordinance VIII(A) to VIII(I) with the exception of VIII(G) which was withdrawn: Ramirez, Jr.
Second: M. Benavides, Jr.
For: 6 Against: 0 Abstain: 0

A. AMENDING ORDINANCE NO. 86 0 155 DATED SEPTEMBER 3, 1986, CLOSING THE HEARING OF THE 1985 PAVING ASSESSMENT STREET IMPROVEMENTS PROJECT-GROUP IV-A AND FIXING A LIEN AND CHARGE: THIS AMENDMENT BEING TO REVISE PARCELS NUMBERS 30, 147, 148, 151 AND 152 OF ATTACHMENT A FOR PROJECT GROUP IV-A 1985.
ORDINANCE NO. 86 0 197
Introduced by Councilmember Margarito Benavides, Jr.

Motion to approve: Ramirez, Jr.
Second: M. Benavides, Jr.

For: 6 Against: 0 Abstain: 0

B. AUTHORIZING THE CITY MANAGER TO EXECUTE A CERTAIN LEASE AGREEMENT WITH AMERICAN AIRFREIGHT, INC., FOR AND ON BEHALF OF THE CITY OF LAREDO FOR BUILDING #130 CONSISTING OF 870 SQUARE FEET LOCATED AT 513 MAHER AVENUE AT THE LAREDO INTERNATIONAL AIRPORT AND BELONGING TO THE CITY OF LAREDO.

LEASE TERM IS FOR ONE YEAR TO AUGUST 31, 1987, AND MAY BE EXTENDED FOR TWO-ONE YEAR OPTIONS UNTIL AUGUST 31, 1989. INITIAL MONTHLY RENTAL IS $170.00 AND IS TO BE ADJUSTED ANNUALLY BASED ON CHANGES IN THE CONSUMER PRICE INDEX (CPI).
ORDINANCE NO. 86 O 198
INTRODUCED BY COUNCILMEMBER JACINTO P. JUAREZ.

Motion to approve: Ramirez, Jr.
Second: M. Benavides, Jr.
For: 6 Against: 0 Abstain: 0

C. AUTHORIZING THE CITY MANAGER TO EXECUTE A CERTAIN LEASE AGREEMENT WITH RICARDO MIGUEL LOPEZ D/B/A CASA PARTES IMPORT/EXPORT, A PARTNERSHIP FOR AND ON BEHALF OF THE CITY OF LAREDO FOR CERTAIN OFFICE SPACE LOCATED IN BUILDING S-1, ROOM #22 CONSTITUTING 336 SQUARE FEET LOCATED AT 600 SOUTH SANDMAN AT THE LAREDO INTERNATIONAL AIRPORT AND BELONGING TO THE CITY OF LAREDO.

LEASE TERM IS FOR SIX (6) MONTHS ENDING ON MARCH 31, 1987, AND MAY BE EXTENDED FOR TWO-ONE YEAR OPTIONS UNTIL MARCH 31, 1989. INITIAL MONTHLY RENTAL IS $195.00 AND IS TO BE ADJUSTED ANNUALLY BASED ON CHANGES IN THE CONSUMER PRICE INDEX (CPI).
ORDINANCE NO. 86 O 199
INTRODUCED BY COUNCILMEMBER JACINTO P. JUAREZ.

Motion to approve: Ramirez, Jr.
Second: M. Benavides, Jr.
For: 6 Against: 0 Abstain: 0

D. AUTHORIZING THE CITY MANAGER TO EXECUTE A CERTAIN LEASE AGREEMENT WITH LEONARDO L. LOPEZ, SOLE PROPRIETOR FOR AND AND ON BEHALF OF THE CITY OF LAREDO FOR BUILDING S-1, ROOM #26 CONSISTING OF 480 SQUARE FEET, LOCATED AT 600 SOUTH SANDMAN AT THE LAREDO INTERNATIONAL AIRPORT AND BELONGING TO THE CITY OF LAREDO.

LEASE TERM IS FOR ONE YEAR TO SEPTEMBER 30, 1987, AND MAY BE EXTENDED FOR TWO-ONE YEAR OPTIONS UNTIL SEPTEMBER 30,

1989. INITIAL MONTHLY RENTAL IS $288.00 AND IS TO BE ADJUSTED ANNUALLY BASED ON CHANGES IN THE CONSUMER PRICE INDEX (CPI).
ORDINANCE NO. 86 O 200
Introduced by Councilmember Jacinto P. Juarez.

Motion to approve: Ramirez, Jr.
Second: M. Benavides, Jr.
For: 6 Against: 0 Abstain: 0

E. AUTHORIZING THE CITY MANAGER TO EXECUTE A LEASE AMENDMENT TO THE LEASE AGREEMENT DATED JULY 19, 1983, BETWEEN THE CITY OF LAREDO, AS LESSOR, AND W. L. LONGMIRE DISTRIBUTING COMPANY, SOLE PROPRIETOR, AS LESSEE, SAID AMENDMENT REVISING THE OPTION TO EXTEND CLAUSE.

INITIAL LEASE TERM WAS FOR FIFTEEN (15) MONTHS ENDING ON OCTOBER 31, 1984, WITH THREE YEAR OPTIONS ENDING ON OCTOBER 31, 1987. NEW OPTION TO EXTEND TERMS WILL EXTEND THE LEASE TO THREE-TWO YEAR OPTIONS ENDING ON OCTOBER 31, 1993 AND ONE-ONE YEAR OPTION ENDING ON OCTOBER 31, 1994. MONTHLY RENTAL IS $523.45 AND IS TO BE ADJUSTED ANNUALLY BASED ON CHANGES IN THE CONSUMER PRICE INDEX (CPI).
ORDINANCE NO. 86 O 201
Introduced by Councilmember Jacinto P. Juarez.

Motion to approve: Ramirez, Jr.
Second: M. Benavides, Jr.
For: 6 Against: 0 Abstain: 0

F. AUTHORIZING THE CITY MANAGER TO EXECUTE ALL NECESSARY DOCUMENTS TO EFFECTIVELY CONVEY TITLE TO WESTERHAM, N.V., FOR THOSE CERTAIN CITY PROPERTIES FORMERLY KNOWN AS CONVENT AVENUE BETWEEN FARIAS STREET AND THE ORIGINAL NORTH CITY LIMITS, FLORES AVENUE BETWEEN FARIAS STREET AND THE ORIGINAL NORTH CITY LIMITS AND SAN AGUSTIN AVENUE BETWEEN FARIAS STREET AND THE ORIGINAL NORTH CITY LIMITS IN THE EASTERN DIVISION, CITY OF LAREDO, WEBB COUNTY, TEXAS.
ORDINANCE NO. 86 O 202
Introduced by Councilmembers David R. Cortez, Santos Benavides and Jose A. Valdez.

Motion to approve: Ramirez, Jr.
Second: M. Benavides, Jr.
For: 6 Against: 0 Abstain: 0

G. AUTHORIZING THE CITY MANAGER TO EXECUTE A LEASE AGREEMENT WITH LAREDO STATE CENTER FOR AND ON BEHALF OF THE CITY OF

LAREDO FOR BUILDING #852 CONSTITUTING 14,415 SQUARE FEET SITUATED ON A 54,771.44 SQUARE FEET TRACT OF LAND, LOCATED AT 418 MAHER AVENUE AT THE LAREDO INTERNATIONAL AIRPORT AND BELONGING TO THE CITY OF LAREDO.

LEASE TERM IS FOR FIVE YEARS ENDING ON OCTOBER 31, 1991 AND MAY BE EXTENDED TWO-FIVE YEAR OPTIONS ENDING ON OCTOBER 31, 2001. INITIAL MONTHLY RENTAL IS $1,700.00 EFFECTIVE FEBRUARY 1, 1987 AND IS TO BE ADJUSTED ANNUALLY BASED ON CHANGES IN THE CONSUMER PRICE INDEX (CPI).
ORDINANCE NO. 86 O 203
Introduced by Cm. Jacinto P. Juarez.

Withdrawn

H. AMENDING THE ZONING MAP OF THE CITY ZONING ORDINANCE OF THE CITY OF LAREDO BY CHANGING FROM AG (AGRICULTURAL DISTRICT) TO R-2 (MULTI-FAMILY RESIDENTIAL DISTRICT) THE FOLLOWING DESCRIBED PROPERTY LOCATION: SANTA RITA SUBDIVISION UNIT III.
ORDINANCE NO. 86 O 204
Introduced by Councilmember Santos Benavides.

Motion to approve: Ramirez, Jr.
Second: M. Benavides, Jr.
For: 6 Against: 0 Abstain: 0

I. AMENDING SECTION 24-82 (F)(3)(c)(3), ON PREMISE SIGNS IN B-2, B-3, MXD, M-1 OR M-2 DISTRICTS, OF THE CODE OF ORDINANCES BY DELETING THE PRESENT LANGUAGE OF SUBSECTION (c)(3) AND PROVIDING FOR DETACHED, FREE STANDING ON-PREMISE SIGNS IN B-2, B-3, MXD, M-1 OR M-2 DISTRICT OF UP TO THREE HUNDRED AND FIFTY (350) SQUARE FEET PER SIGN IF THE SIGN IS ALONG A FREEWAY FRONTAGE ROAD AND OF UP TO TWO-HUNDRED (200) SQUARE FEET PER SIGN IF THE SIGN IS AT ANY OTHER LOCATION, PROVIDED THAT THE TOTAL AREA OF ON-PREMISE (BUSINESS) SIGNS FOR EACH BUSINESS SHALL NOT EXCEED THAT ALLOWED UNDER SECTION 24-82(3)(c)(1) OF CODE OF ORDINANCES; PROVIDING FOR PUBLICATION AND FOR AN EFFECTIVE DATE.
ORDINANCE NO. 86 O 205
Introduced by Councilmember Saul N. Ramirez, Jr.

Motion to approve: Ramirez, Jr.
Second: M. Benavides, Jr.
For: 6 Against: 0 Abstain: 0

(Mayor Aldo Tatangelo returned at 7:44 p.m.)

IX. INTRODUCTORY ORDINANCE

(3639.1)A. On 6/16/86, the Planning and Zoning Commission recommended an amendment to the Subdivision Ordinance which, upon the recommendation of the City Engineer, would permit acceptance of existing improvements, such as drainage and street pave-ments, in industrial parks of 20 acres or larger in which development began prior to the Subdivision Ordinance of 1961. The ordinance amendment will assist the platting of unplatted properties such as the tracts in the Del Mar Industrial Park.

AMENDING SECTION 3-1, CONSTRUCTION PLANS, CHAPTER III, OF THE SUBDIVISION ORDINANCE TO ADD A SUBSECTION (F) THERETO ALLOWING THE CITY ENGINEER TO RECOMMEND THAT FINAL PLAT APPROVAL BE GIVEN ON A TRACT WITHIN AN INDUSTRIAL PARK OF AT LEAST TWENTY (20) ACRES, DEVELOPMENT WHICH BEGAN PRIOR TO 1961, WITHOUT STREET AND DRAINAGE IMPROVEMENTS BEING DONE IN ACCORDANCE WITH SECTION 3-1 (B) AND (C) OF THE SUBDIVISION ORDINANCE IF HE CONCLUDES THAT THE EXISTING IMPROVEMENTS SATISFACTORILY SERVE THE TRACTS AFFECTED; PROVIDING THAT WHERE THE FINAL PLAT IS OF A TRACT DESCRIBED ABOVE, THE APPLICANT SHALL SUPPLY PROFILE SHEETS FOR EACH EXISTING STREET OR ALLEY IN THE SUBDIVISION IN LIEU OF PLAN PROFILE SHEETS REQUIRED BY SECTION 3-1 (A) OF THE SUBDIVISION ORDINANCE; PROVIDING THAT THE COMMISSION MAY, UPON DETERMINING THAT EXISTING RIGHTS OF WAY ADEQUATELY MEET THE PRESENT AND FUTURE NEEDS OF TRAFFIC IN THE PLATTED TRACT, ACCEPT SUCH EXISTING RIGHTS-OF-WAY; PROVIDING FOR PUBLICATION AND EFFECTIVE DATE.

Ordinance Introduction: All Councilmembers

(3681.1)B. AUTHORIZING THE CITY MANAGER TO EXECUTE ALL NECESSARY DOCUMENTS TO EFFECTIVELY CONVEY TITLE TO MR. RENE J. SCHUNIOR AND MRS. VALERIA ACEVEDO FOR THAT CERTAIN CITY PROPERTY FORMERLY KNOWN AS SANTA RITA AVENUE BETWEEN LINCOLN AND ITURBIDE IN THE WESTERN DIVISION OF THE CITY OF LAREDO, WEBB COUNTY, TEXAS.

THE ENTIRE STREET WILL BE RETAINED AS A DRAINAGE EASEMENT. MR. RENE J. SCHUNIOR AND MRS. VALERIA ACEVEDO, ABUTTING PROPERTY OWNERS HAVE AGREED TO PAY $8,426.00 LESS $4,213 FOR THE NECESSARY EASEMENT OF $4,213. THE STREET WAS CLOSED BY ORDINANCE ON MARCH 3, 1986. THIS STREET WAS A PART OF EL CUATRO DITCH, WHICH HAS RECENTLY BEEN FILLED.

Ordinance Introduction: Montalvo

(3720.1)C. AMENDING ORDINANCE NO. 86 O 156 DATED SEPTEMBER 3, 1986 WHICH CLOSED AS A PUBLIC EASEMENT THAT SECTION OF SAUNDERS COURT BETWEEN JARVIS AND MILMO AVENUES IN THE EASTERN DIVISION OF THE CITY OF LAREDO, WEBB COUNTY, TEXAS IN ORDER TO CLOSE AS PUBLIC EASEMENT ONLY THAT SECTION OF SAUNDERS COURT BETWEEN JARVIS AND MILMO AVENUES EXCLUDING THE EAST 240 FEET THAT ABUTS LOTS 7, 8, 9 & 10, BLOCK 1372, EASTERN DIVISION, CITY OF LAREDO, WEBB COUNTY, TEXAS.

The September 3, 1986 Ordinance included that portion of the street south of Lots 7 to 10. The owner of Lot 7 to 10 has now indicated in writing that he wants the street to remain open.

Ordinance Introduction: Juarez

(243.2) D. AUTHORIZING THE CITY MANAGER TO EXECUTE A RENTAL AGREEMENT BETWEEN THE CITY OF LAREDO AS LESSOR, AND ADOLIO MORALES AND WIFE, GLORIA A. MORALES, AS LESSEES, FOR LOT THREE (3), BLOCK ONE HUNDRED FIFTY-NINE (159) OF THE WESTERN DIVISION OF THE CITY OF LAREDO, WEBB COUNTY, TEXAS. MONTHLY RENTALS FOR THE FIRST YEAR OF SAID AGREEMENT TO BE $25.00 PER MONTH; MONTHLY RENTALS FOR THE SECOND YEAR OF SAID AGREEMENT TO BE $50.00 PER MONTH; AND MONTHLY RENTALS THEREAFTER TO BE $100.00 PER MONTH.

The Morales Family has been using a portion of this City owned lot adjacent to El Cuatro Pit for several small buildinigs. The proposed lease will recognize that use and provide a transition period for the buildings to be moved or for the rent to increase to fair market value.

Ordinance Introduction: Montalvo

(Report forthcoming at the next meeting).

(267.2) E. Amending Ordinance No. 86 O 178 passed October 6, 1986, setting a rate of $3.50 per 1,000 gallons for water used for mining or recovery of minerals to reduce the rate to $1.75 per 1,000 gallons for water supplied inside the City limits which is used for mining or recovery of minerals, and 150% of said rate per 1,000 gallons for water supplied outside the City limits which is used for mining or recovery of minerals. This change resulted from further Council action on October 20, 1986.

ADDING NEW SECTION 31-140 TO CHAPTER 31 (UTILITIES) OF

THE CODE OF ORDINANCES, TO PROVIDE IN SUBSECTION (a) FOR WATER RATE OF $1.75 PER 1,000 GALLONS FOR WATER SUPPLIED INSIDE THE CITY LIMITS WHICH IS USED FOR MINING OR RECOVERY OF MINERALS; TO PROVIDE IN SUBSECTION (b) FOR WATER RATE THAT IS 150% THAT SPECIFIED IN SUBSECTION (a) PER 1,000 GALLONS FOR WATER SUPPLIED OUTSIDE THE CITY LIMITS WHICH IS USED FOR MINING OR RECOVERY OF MINERALS; TO PROVIDE IN SUBSECTION (c) FOR MINIMUM MONTHLY RATES FOR WATER USED FOR MINING OR RECOVERY OF MINERALS BASED ON SIZE OF METER CONNECTION; TO PROVIDE IN SUBSECTION (d) THAT THE REGULAR RATES OF SECTIONS 31-148 AND 31-149 SHALL APPLY TO THE FIRST 10,000 GALLONS PER MONTH; PROVIDING FOR PUBLICATION: AND PROVIDING FOR EFFECTIVE DATE.

Ordinance Introduction: Valdez, Juarez, and Cortez.

Both Councilmen Juarez and Valdez made clarification as to the previous action by stating that $1.00 was going to amortize the water rights over a 3 year period, that .50¢ was the going rate the city charge all commercial customers of the City and assuming they were taking the water outside the City, then the City would charge an extra 50% of the .50¢.

(3188.2)F. Lease amendment be approved with TRACOR RADCON, INC., to add a rent abatement clause to abate up to $5,716.00 which is the cost of materials for a 731 square feet building addition to the building located at 920 Maher Avenue. Total cost of the project is approximately $11,432.00. Rate of abatement is $571.00 per month for 10 months commencing November 1, 1986. Monthly rental obligation under this lease is $571.00. The Airport Advisory Board recommends approval.

AN ORDINANCE

AUTHORIZING THE CITY MANAGER TO EXECUTE A LEASE AGREEMENT DATED MAY 18, 1982, BETWEEN THE CITY OF LAREDO, AS LESSOR, AND TRACOR RADCON, INC., AS LESSEE, SAID AMENDMENT WILL ADD A RENTAL ABATEMENT CLAUSE TO THE EXISTING LEASE.

INITIAL TERM IS FOR THREE YEARS ENDING MARCH 31,1985, WITH ONE THREE YEAR OPTIONS ENDING MARCH 31, 1988. MONTHLY RENTAL IS $571 AND IS TO BE ADJUSTED ANNUALLY BASED ON CHANGES IN THE CONSUMER PRICE INDEX (CPI).

Ordinance Introduction: Juarez

X. RESOLUTION(S)

(571.2) A. AUTHORIZING THE SUBMISSION OF AN APPLICATION TO THE GOVERNOR'S OFFICE FOR FUNDING OF A COMMUNITY CRIME PREVENTION OFFICER FOR THE POLICE DEPARTMENT; AUTHORIZING A MATCH OF $1,100 AS THE CITY'S SHARE OF THE COST; AND AUTHORIZING THE CITY MANAGER TO SIGN ANY AND ALL DOCUMENTS PERTAINING TO THIS APPLICATION.
RESOLUTION NO. 86 R 60

Monies for this grant are from the Justice Assistance Act and will pay the salary of one of the 4 officers assigned to Crime Prevention.

Motion to approve: Ramirez, Jr.
Second: M. Benavides, Jr.
For: 7 Against: 0 Abstain: 0

(591.2) B. The Cable Commission at a special meeting on October 30, 1986 recommended that the request of Rogers Cablesystems of Laredo, Inc., that the City consent to the transfer of the Cable TV Franchise to Rogers Cablesystems of the Southwest, Inc., be approved. Rogers, for income tax reasons and to simplify their activity management, is seaking to consolidate a number of wholly owned subsidiaries into one company. By letter dated October 15, 1986, Mr. Robert Singer, Executive Vice-President and Regional Manager of Rogers, submitted their request and asked that it be retroactive to October 31, 1986.

PURSUANT TO SECTION 5 OF FRANCHISE AGREEMENT BETWEEN CITY OF LAREDO AND ROGERS CABLESYSTEMS OF LAREDO, INC., THE CITY OF LAREDO APPROVES THE PROPOSED REORGANIZATION AND MERGER OF ROGERS CABLESYSTEMS OF AMERICA, INC. OPERATING SUBSIDIARIES WHICH WILL RESULT IN THE LAREDO FRANCHISE BEING HELD BY ROGERS CABLESYSTEMS OF THE SOUTHWEST, INC.
RESOLUTION NO. 86 R 61

Motion to approve: Ramirez, Jr.
Second: Montalvo
For: 7 Against: 0 Abstain: 0

C. AUTHORIZING THE DIRECTOR OF THE SEWER DEPARTMENT TO ISSUE A PERMIT TO CENTRAL POWER AND LIGHT COMPANY FOR DISCHARGE OF 110,000 GALLONS OF WASTEWATER IN DECEMBER, 1986 AND OF 30,000 GALLONS OF WASTEWATER IN FEBRUARY, 1987, SAID WASTE_

WATER CONTAINING HEAVY METALS OR TOXIC MATERIALS.
RESOLUTION NO. 86 R 62

Existing ordinances permit the discharge into the sewer system of chemicals or toxic materials which exceed certain minimum standards and concentrations upon approval by the City. Central Power & Light agrees to pay $3.00 per 1,000 gallons for permission to discharge 110,000 gallons in December 1986 and 60,000 gallons February 1987. No negative environmental impact will occur from the discharge.

Motion to approve: Juarez
Second: Ramirez, Jr.
For: 6 Against: 0 Abstain: 0

(Councilman M. Benavides, Jr. stepped out momentarily).

(810.2) D. RESOLUTION DIRECTING NOTICE OF INTENTION TO ISSUE COMBINATION TAX AND SEWER SYSTEM REVENUE CERTIFICATES OF OBLIGATION, SERIES 1986.
RESOLUTION NO. 86 R 63

The maximum principal amount not to exceed $5,000,000 will be used to pay for improvements to the sewer system, to-wit: Expansion of Zacate Creek Treatment Plant, provide sludge handling facilities, transmission lines and fiscal, legal and engineering fees. An introductory ordinance authorizing the sale of the certificates will be scheduled for November 18, with final reading on December 3, 1986.

Motion to approve: Ramirez, Jr.
Second: Juarez
For: 6 Against: 0 Abstain: 0

(Councilman M. Benavides, Jr. stepped out momentarily).

E. Authorizing an application for State and Federal financial assistance for construction of the following wastewater treatment facilities:

	Eligible Cost
1. Slope protection at the Zacate Creek Wastewater Treatment Plant	$ 138,000
2. Aerobic digestion & sludge dewatering facility at the South Sewage Treatment Plant	584,000
TOTAL	$ 722,000

The requested grant will be 55% of $722,000 or $397,000. The full cost of the two projects will be approximately $1,000,000. The maximum eligible grant is 55% of the amount of the work needed for the existing City population.

Motion to approve: Ramirez, Jr.
Second: Juarez
For: 6 Against: 0 Abstain: 0

XI. APPOINTMENT(S)

Appointments to Boards and Committees

(913.2) 1. Building Standards Board - 5 members and 3 alternates for 2 years terms - Appointed by the Council - All terms have expired.

Mayor Aldo Tatangelo made the following appointments:

1.	Mr. Raul Flores	5.	Mr. Alonso Rios
2.	Mr. Carlos Mejia	6.	Ms. Cecilia Garza
3.	Mr. Joe Medina	7.	Mr. Victor Villarreal
4.	Mr. J. C. Trevino, Jr.	8.	Ms. Zulema Miller

Motion to approve appointments: Ramirez, Jr.
Second: Valdez
For: 6 Against: 0 Abstain: 0

(Councilman M. Benavides, Jr. stepped out momentarily).

(1086.2)2. Transportation and Traffic Safety Advisory Committee- (2) appointments needed by Mayor Aldo Tatangelo and Councilmember Margarito Benavides, Jr.

No appointments made at this time.

(1108.2)3. Historic District/Landmark Board - Two vacancies resulting from Mr. Aldo Tatangelo, Jr. and Mrs. Alicia Cantu no longer serving. The terms expires March 31, 1988.

Appointments to be made at a later time.

(1120.2)4. T.V. Cable Board - Mayor's appointment.

Mayor Aldo Tatangelo appointed Mr. Leo Sveen.

Motion to approve: Ramirez, Jr.
Second: Juarez
For: 6 Against: 0 Abstain: 0

(Councilman M. Benavides, Jr. stepped out momentarily).

(3291.2) Motion to go into Executive Session: Cortez
Second: Juarez
For: 7 Against: 0 Abstain: 0

Upon their return, Mayor Aldo Tatangelo announced that no action was taken.

XII. ADJOURNMENT

Motion to adjourn: Valdez
Second: Ramirez, Jr.
For: 7 Against: 0 Abstain: 0

Adjournment was at 9:45 P.M.

I HEREBY CERTIFY THAT ABOVE MINUTES CONTAINED IN PAGES 01 TO 22 ARE TRUE, COMPLETE, AND CORRECT PROCEEDINGS OF THE REGULAR CITY COUNCIL MEETING HELD ON THE 3RD OF NOVEMBER, 1986. THE ORIGINAL COPY IS ON FILE IN THE CITY SECRETARY'S OFFICE.

WITNESS MY HAND AND THE CORPORATE SEAL OF THE CITY OF LAREDO, TEXAS on this the 4th day of December, 1986.

Hortencia C. Gonzalez

HORTENCIA C. GONZALEZ
CITY SECRETARY

PREPARED BY: Gloria M. Garza

PASSED AND APPROVED BY CITY COUNCIL ON:

CORRECTIONS: