CITY OF LAREDO
LAREDO, TEXAS
CITY COUNCIL WORKSHOP
EL MERCADO CONFERENCE ROOM
500 FLORES AVENUE
6:30 P. M.

AGENDIA NO: 86-W-43 Minutes DATE: DECEMBER 8, 1986

IN ATTENDANCE:

ALDO TATANGELO, MAYOR
SANTOS BENAVIDES, COUNCILMEMBER, DISTRICT I
JACINTO P. JUAREZ, " , " II
ENRIQUE "HENRY" TREVINO, " , " V
JOSE A. VALDEZ, " , " VII
JOHN PETER MONTALVO, " , " VIII
ANTHONY McGETTRICK, CITY ATTORNEY
MARVIN TOWNSEND, CITY MANAGER
HORTENCIA C. GONZALEZ, CITY SECRETARY

ABSENCES:

SAUL N. RAMIREZ, JR., COUNCILMEMBER, DISTRICT III
MARGARITO BENAVIDES, JR., " , " IV
DAVID R. CORTEZ, " , " VI

I. MAYOR TO CALL THE MEETING TO ORDER.

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

II. PROGRESS REPORT AND FUTURE PLANS OF THE DOWNTOWN IMPROVEMENT CORPORATION.

Mr. Larry Norton, President, Laredo Improvement Corporation, presented a report of projected operating expenses, cash flow, and income worksheet.

Mr. Charlie Jentsen, La Posada, made an observation that tourists would normally cross into Mexico and lately they appear to stay in Laredo. He also expressed support on all activities at the Mercado.

Mr. Lester Avigael, stated that the Corporation is having problems with rent collections primarily.

Dr. Freeman stated Committee has met; their primary concern is promotion and advertising. She further requested joint effort and support from all those involved. Chamber of Commerce's major commitment is

o establish a temporary office at the Mercado.

Ms. Mary Helen Gallego, President, El Mercado Merchants Association, feels confident the mercado project will succeed.

Ms. Hedy Woodul, Hedy's is very satisfied with Mercado and feels its an "Oasis".

Mr. Arnulfo Marquez, Merchant, feels that the problems are there, but the project is making it slowly.

Councilman Valdez asked tenants to voice concerns.

Ms. Gallego spoke of the need of a marketing expert, and stated that they have not been getting sufficient tourists.

Mr. Bruce Baever stated that they were told tourists would be diverted to Mercado, but he has not seen much activity. After all discussion ceased, motion to recess meeting to City Offices: Valdez
Second: Montalvo
For: 5 Against: 0 Abstain: 0

CITY OF LAREDO
LAREDO, TEXAS
CITY COUNCIL WORKSHOP
CITY HALL CONFERENCE ROOM
1105 LINCOLN
6:30 P. M.

IN ATTENDANCE:

ALDO TATANGELO, MAYOR
JACINTO P. JUAREZ, COUNCILMEMBER, DISTRICT II
ENRIQUE "HENRY" TREVINO, " , " V
DAVID R. CORTEZ, " , " VI
JOSE A. VALDEZ, " , " VII
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III. WORKSHOP FOR THE DISCUSSION OF DEVELOPMENT CONSIDERATION TO THE NORTH:

a) UNION PACIFIC RAILYARD RELOCATION PLANS AND RELATIONSHIP TO MILO INTERCHANGE ON INTERSTATE 35.

b) SEWER SERVICE, EXISTING AND PROPOSED

c) REQUEST FOR WATER SERVICE NEAR UNIROYAL INTERCHANGE.

The request consists of an 825 acre tract about 8 miles north of the City. The site entends about 1/2 mile south and 1 mile north of the entrance to the Uniroyal testing grounds and from Interstate 35 to the Uniroyal property, but Uniroyal is not part of the request for water service.

The proposed master plan has residential and commercial development from the railroad track to Uniroyal south of the entrance road and industrial and some residential in the area to the north. The development plan calls for 445 to 572 acres of residential, 247 to 374 acres of industrial and 6 acres of commercial.

The developers have indicated that a demand exists for railroad frontage which in the near future will not be met. Their offer is to invest $600,000 in water system improvements which would only serve their 825 acres but not to City standards in terms of water storage. The $600,000 investment would not serve property to the north of the existing City Limits. City staff has met with Palafox interest, owners of all the property from the Tejas Industrial Park to the Killam property and are ready to develop and have access to the railroad. A meeting was also held with the Hubbard tract representatives, whose property is across the expressway from the Palafox property. They expect to sell or lease property to the Union Pacific for a major switching yard. The Hubbard interests have hired a planner from San Antonio to help them develop their tract. To the east along the Tex-Mex, a 16 inch water main has been extended by the Tex-Mex and their land plus land to the east is ready for development of rail frontage property.

Mayor Tatangelo left the meeting at 8:45 p.m. due to another commitment, Mayor Pro-Tem David R. Cortez assumed CHAIR.

THE PROPOSAL AND OBSERVATIONS BY MR. TOWNSEND ARE:

1. Water Supply:

(a) No provision for water rights has been mentioned. If the property is platted according to City standards, even though it is more than 3-1/2 miles

..om the City s, the w. er availabi. arge would apply.

(b) The proposed line is not consistent with the Water master plan and would not serve the area between the City limits and the proposed development.

2. Water distribution:
The request contemplates that the City will operate the system, read meters and make repairs with no minimum customer commitment and no payment for extra costs incurred because of distance from the City.

3. Right-of-way:
City is to provide the right-of-way from the State.

4. Sewer - None is planned.

5. Drainage - The streets would be without curb and gutter. Storm water would cross streets at low water crossings.

6. City will pursue in good faith expansion of the zones of travel for mexican trucks to include the 825 acres, rather than just the extra-territorial area which is the existing rule.

7. The City will agree to not annex for 15 years.

8. Fire protection and ambulance service would be a City responsibility.

9. Police and garbage would be a County responsibility.

10. The fundamental problem is one of moving City taxpayers into an area outside the City with no commitment that the lots to be developed will be limited to new industry.

11. Other specific problems include:
(a) The City cannot agree to not annex except by creation of an industrial district and in that case the agreement can only be for 7 years, not 15.

(b) The developers want the City to tie up the City's water resources for 3 years but make no commitment to do anything during those 3 years.

(c) No building or electrical codes would be in effect. No inspection of construction would be provided. No prohibition from dividing lots by metes and bounds

would be in effect.

12. In summary there is no indication of how this proposed contract will serve the public interest. It is recommended that any proposed development involving City water be required to comply with the City platting ordinance in all regards and with the City's master plans.

IV. WORKSHOP DISCUSSION ON THE STATUS OF ANNA STREET RIGHT-OF-WAY.

City Manager Marvin Townsend made a brief presentation.

V. ADJOURNMENT.

Motion to adjourn: Montalvo
Second: Juarez
For: 4 Against: 0 Abstain: 0

Adjournment was at 10:00 P.M.

THE CITY COUNCIL WILL CONSIDER ITEMS 3 AND 4 AT THE CITY HALL CONFERENCE ROOM AT LINCOLN STREET AND FLORES AVENUE UPON COMPLETION OF THE DISCUSSION OF ITEM 2.

I HEREBY CERTIFY THAT ABOVE MINUTES CONTAINED IN PAGES 01 TO 05 ARE TRUE, COMPLETE, AND CORRECT PROCEEDINGS OF THE CITY COUNCIL WORKSHOP HELD ON THE 8TH DAY OF DECEMBER, 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 1st day of January, 1987.

Hortencia C. Gonzalez

HORTENCIA C. GONZALEZ
CITY SECRETARY

PREPARED BY: Gloria M. Garza, Deputy

PASSED AND APPROVED BY CITY COUNCIL ON:

CORRECTIONS: