

**CITY OF LAREDO  
CITY COUNCIL MEETING**

**CITY COUNCIL CHAMBERS  
1110 HOUSTON STREET  
LAREDO, TEXAS  
5:30 P.M.**

**MINUTES**

**M96-R-15**

**JUNE 3, 1996**

**I. CALL TO ORDER**

With a quorum present Mayor Saul N. Ramirez, Jr. called the meeting to order.

**II. PLEDGE OF ALLEGIANCE**

Mayor Saul N. Ramirez, Jr. led in the Pledge of Allegiance.

**III. ROLL CALL**

SAUL N. RAMIREZ, JR.,	MAYOR	
JOSE R. PEREZ, JR.,	COUNCILMEMBER,	DISTRICT I
LOUIS H. BRUNI,	"	, DISTRICT II
ALFONSO I. "PONCHO" CASSO,	"	, DISTRICT III
CECILIA MAY MORENO,	"	, DISTRICT IV
ELISEO VALDEZ, JR.,	"	, DISTRICT V
JOE A. GUERRA,	"	, DISTRICT VI
GUSTAVO GUEVARA, JR.,	CITY SECRETARY	
PETER H. VARGAS,	CITY MANAGER	
CARLOS R. VILLARREAL,	ASST. CITY MANAGER	
JESUS NAVA,	ASST. CITY MANAGER	
FAUSTO SOSA,	CITY ATTORNEY	

**ABSENCES:**

Cm. G. Perez and Cm. Cardenas.

**IV. APPROVAL OF MINUTES**

- 2. City Council Meeting of May 6, 1996
- City Council Meeting of May 20, 1996
- City Council Meeting of May 28, 1996

Moved : Cm. Perez  
Second: Cm. Valdez  
For: 6

Against: 0

Abstain: 0

Motion to waive the regular order of business and move up item #20 for consideration at this time.

Moved : Cm. Perez  
Second: Cm. Bruni  
For: 6

Against: 0

Abstain: 0

After approval of the resolution canvassing the run-off election and taking the oath of office, Consuelo Montalvo assumed the duties of city council member.

Motion to waive the regular order of business and move up item X-A(1) and X-A(2) to recognize Jesse Jack Hereford, Lilia Macias, and Rafael Cantu.

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

Against: 0

Abstain: 0

## V. FINAL READINGS

Motion to waive the final reading of ordinances 96-O-075, 96-O-076, 96-O-077, 96-O-078, 96-O-079, 96-O-080, 96-O-081, 96-O-082, 96-O-083, 96-O-084, 96-O-085, 96-O-086, and 96-O-087.

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

Against:

Abstain:

3. 96-O-075 Authorizing the City Manager to execute a lease with International Customs Services, Inc., a Texas Corporation, for approximately 130,680 square feet (3.0 acres) located at 5400 Thomas Avenue at the Laredo International Airport;
1. Lease term is for twenty five (25) years commencing June 1, 1996, and ending May 31, 2021 and may be extended for one (1) term of five (5) years and second term of ten (10) years ending May 31, 2026, and May 31, 2036;
  2. Monthly rent shall be \$1,306.80 and will be adjusted annually during the primary and extension terms of this lease and further adjusted on the twentieth (20th) and thirtieth (30th) anniversaries based on the appraised fair market value at that time; providing for effective date. (Unanimous City Council)

Motion to authorize the City Manager to execute a lease with International Customs Services, Inc., a Texas Corporation, for approximately 130,680 square feet (3.0 acres) located at 5400 Thomas Avenue at the Laredo International Airport;

1. Lease term is for twenty five (25) years commencing June 1, 1996, and ending May 31, 2021 and may be extended for one (1) term of five (5) years and second term of ten (10) years ending May 31, 2026, and May 31, 2036;
2. Monthly rent shall be \$1,306.80 and will be

adjusted annually during the primary and extension terms of this lease and further adjusted on the twentieth (20th) and thirtieth (30th) anniversaries based on the appraised fair market value at that time; providing for effective date.

Moved : Cm. Perez  
Second: Cw. Moreno  
For: 7                      Against: 0                      Abstain: 0

4. 96-0-076 Amending the City of Laredo's Fiscal Year 1995-1996 Annual Budget by appropriating \$5,295,623.00, received from the Federal Aviation Administration, Airport Improvement Program Grant No. 3-48-0136-17, for the reconstruction of Runway 17L/35R and to construct a connector taxiway to the New Air Carrier Apron at the Laredo International Airport.  
(Unanimous City Council)

Motion to amend the City of Laredo's Fiscal Year 1995-1996 Annual Budget by appropriating \$5,295,623.00, received from the Federal Aviation Administration, Airport Improvement Program Grant No. 3-48-0136-17, for the reconstruction of Runway 17L/35R and to construct a connector taxiway to the New Air Carrier Apron at the Laredo International Airport.

Moved : Cm. Perez  
Second: Cw. Moreno  
For: 7                      Against: 0                      Abstain: 0

5. 96-0-077 Amending the zoning ordinance (map) of the City of Laredo by rezoning Lot 1, Block 1456, Eastern Division, located at 2501 Thurman Street, from R-2 (Multi-Family Residential District) to R-3 (Mixed Residential District); providing for publication and effective date. (Jose R. Perez, Jr.)

Motion to amend the zoning ordinance (map) of the City of Laredo by rezoning Lot 1, Block 1456, Eastern Division, located at 2501 Thurman Street, from R-2 to R-3; providing for publication and effective date.

Moved : Cm. Perez  
Second: Cw. Moreno  
For: 7                      Against: 0                      Abstain: 0

6. 96-0-078 Amending the zoning ordinance (map) of the City of Laredo by rezoning Lot 7, Los Pinos Subdivision, located on the 3400 Block of Pine Street, from R-1 (Single Family Residential District) to R-2 (Multi-Family Residential District); providing for

publication and effective date.  
(Jose R. Perez, Jr.)

Motion to amend the zoning ordinance (map) of the City of Laredo by rezoning Lot 7, Los Pinos Subdivision, located on the 3400 Block of Pine Street, from R-1 to R-2; providing for publication and effective date.

Moved : Cm. Perez  
Second: Cw. Moreno  
For: 7                      Against: 0                      Abstain: 0

7. 96-0-079 Authorizing the issuance of a Conditional Use Permit for auto sales and auto frame repair on Lot 1 and the south 39.6 feet of Lot 2, Block 201, Eastern Division, located on South Meadow Avenue and Santa Clara Street; providing for publication and effective date. (Jose R. Perez, Jr.)

Motion authorizing the issuance of a Conditional Use Permit for auto sales and auto frame repair on Lot 1 and the south 39.6 feet of Lot 2, Block 201, Eastern Division, located on South Meadow Avenue and Santa Clara Street; providing for publication and effective date.

Moved : Cm. Perez  
Second: Cw. Moreno  
For: 7                      Against: 0                      Abstain: 0

8. 96-0-080 Amending the Zoning Ordinance (Map) of the City of Laredo by rezoning a 4.634 acre tract containing a part of Lot 3, Block 2, Martinez Business Park, Unit 1, and some additional acreage, as further described by metes and bounds, located on the east side of the 6500 Block of McPherson Road, from B-3 (Community Business District) to B-4 (Highway Commercial District); providing for publication and effective date. (Louis H. Bruni)

Motion to amend the zoning ordinance (map) of the City of Laredo by rezoning a 4.634 acre tract containing a part of Lot 3, Block 2, Martinez Business Park, Unit 1, and some additional acreage, as further described by metes and bounds, located on the east side of the 6500 Block of McPherson Road, from B-3 to B-4; providing for publication and effective date.

Moved : Cm. Perez  
Second: Cw. Moreno  
For: 7                      Against: 0                      Abstain: 0

9. 96-0-081 Amending the zoning ordinance (map) of the City of Laredo by rezoning Lot 38, Block 4, Heritage Park Subdivision, located at 603 Heritage Court, from R-1-MH (Single Family Manufactured Housing District) to B-1 (Limited Business District); providing for publication and effective date. (Louis H. Bruni)

Motion to amend the zoning ordinance (map) of the City of Laredo by rezoning Lot 38, Block 4, Heritage Park Subdivision, located at 603 Heritage Court, from R-1-MH to B-1; providing for publication and effective date.

Moved : Cm. Perez  
Second: Cw. Moreno  
For: 7                      Against: 0                      Abstain: 0

10. 96-0-082 Authorizing the issuance of a Conditional Use Permit for jewelry sales and repair on Lot 12, Block 232, Eastern Division, located at 401 Galveston Street; providing for publication and effective date. (Joe A. Guerra)

Motion authorizing the issuance of a Conditional Use Permit for jewelry sales and repair on Lot 12, Block 232, Eastern Division, located at 401 Galveston Street; providing for publication and effective date.

Moved : Cm. Perez  
Second: Cw. Moreno  
For: 7                      Against: 0                      Abstain: 0

11. 96-0-083 Amending the zoning ordinance (map) of the City of Laredo by rezoning Lot 5, Block 465, Eastern Division, located at 302 West Bustamante Street, from R-3 (Mixed Residential District) to B-3 (Community Business District); providing for publication and effective date. (Joe A. Guerra)

Motion to amend the zoning ordinance (map) of the City of Laredo by rezoning Lot 5, Block 465, Eastern Division, located at 302 West Bustamante Street, from R-3 to B-3; providing for publication and effective date.

Moved : Cm. Perez  
Second: Cw. Moreno  
For: 7                      Against: 0                      Abstain: 0

12. 96-0-084 Amending the Street Name Map of the City of Laredo by changing the name of Alameda Road to Ayala Road; providing for publication and effective date. (Joe A. Guerra)

Motion to amend the Street Name Map of the City of Laredo by changing the name of Alameda Road to Ayala Road; providing for publication and effective date.

Moved : Cm. Perez  
Second: Cw. Moreno  
For: 7                      Against: 0                      Abstain: 0

13. 96-0-085 Amending the Street Name Map of the City of Laredo by changing the name of Alan Lane to Ambrose Lane; providing for publication and effective date. (Joe A. Guerra)

Motion to amend the Street Name Map of the City of Laredo by changing the name of Alan Lane to Ambrose Lane; providing for publication and effective date.

Moved : Cm. Perez  
Second: Cw. Moreno  
For: 7                      Against: 0                      Abstain: 0

14. 96-0-086 Amending the zoning ordinance (map) of the City of Laredo by rezoning Lots 1 through 10, Blocks 836, 829, 795, 835, 830, 794, 789, 834, 831, 793, 790, 751, 833, 832, 792, 791, and 750, and portions of Sherman Street, Blair Street, Jackson Street, and Frankfort Street, Western Division, located south of Burnside Street, west of Eagle Pass Avenue, north of Alamo Street and east of Anna Avenue; from M-1 (Light Manufacturing District) to R-3 (Mixed Residential District); providing for publication and effective date. (Felipe Cardenas)

Motion to amend the zoning ordinance (map) of the City of Laredo by rezoning Lots 1 through 10, Blocks 836, 829, 795, 835, 830, 794, 789, 834, 831, 793, 790, 751, 833, 832, 792, 791, and 750, and portions of Sherman Street, Blair Street, Jackson Street, and Frankfort Street, Western Division, located south of Burnside Street, west of Eagle Pass Avenue, north of Alamo Street and east of Anna Avenue; from M-1 to R-3; providing for publication and effective date.

Moved : Cm. Perez  
Second: Cw. Moreno  
For: 7                      Against: 0                      Abstain: 0

15. 96-0-087 Amending the City of Laredo's 1995-1996 Annual Budget by increasing estimated revenues and appropriations in the General Fund by \$5,500.00, and authorizing the City Manager to implement said budget. (Unanimous City Council)

Motion to amend the City of Laredo's 1995-1996 Annual Budget by increasing estimated revenues and

appropriations in the General Fund by \$5,500.00, and authorizing the City Manager to implement said budget.

Moved : Cm. Perez  
Second: Cw. Moreno  
For: 7                      Against: 0                      Abstain: 0

**VI. RESOLUTIONS**

16. 96-R-060    Authorizing the City Manager to accept a grant from the Governor's Automobile Theft Prevention Authority in the amount of \$336,262.00 with the city designating \$84,066.00 in matching funds for a total of \$420,328.00 for the 5th year of funding of the Auto Theft Task Force for the period beginning September 1, 1996 through August 31, 1997.

Motion authorizing the City Manager to submit a grant from the Governor's Automobile Theft Prevention Authority in the amount of \$336,262.00 with the city designating \$84,066.00 in matching funds for a total of \$420,328.00 for the 5th year of funding of the Auto Theft Task Force for the period beginning September 1, 1996 through August 31, 1997, with the correction to change the word 'accept' to 'submit'.

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

17. 96-R-061    Authorizing the City Manager to accept a grant from the Governor's Office for funding of personnel and direct operating expenses for a Multi-Agency Narcotics Task Force in the amount of \$225,797.00, with the City designating \$109,449.00 in matching funds for a total of \$335,246.00 and authorizing the City Manager to sign any and all documents pertaining to this application.

Cm. Guerra requested a report on the number of arrests and convictions dealing with narcotics. He also requested from Police Chief Martinez the amount of assets seized and confiscated.

Motion authorizing the City Manager to accept a grant from the Governor's Office for funding of personnel and direct operating expenses for a Multi-Agency Narcotics Task Force in the amount of \$225,797.00, with the City designating \$109,449.00 in matching funds for a total of \$335,246.00 and authorizing the City Manager to sign any and all documents pertaining to this application.

Moved : Cm. Guerra  
Second: Cm. Valdez  
For: 7                      Against: 0                      Abstain: 0

18. 96-R-063    Accept a grant from the Texas Department of Health and budget in the amount of \$214,880.00, for the HIV/AIDS Ryan White Title II C.A.R.E. Consortium Project of the City of Laredo Health Department for the period beginning April 1, 1996, through March 31, 1997.

Motion to accept a grant from the Texas Department of Health and budget in the amount of \$214,880.00, for the HIV/AIDS Ryan White Title II C.A.R.E. Consortium Project of the City of Laredo Health Department for the period beginning April 1, 1996, through March 31, 1997.

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

19. 96-R-064    Nominating candidates for the position to be filled on the Board of Directors of the Webb County Appraisal District; and directing the City Secretary to transmit a copy of this resolution to the Chief Appraiser of the Webb County Appraisal District on or before June 8, 1996, or as soon as possible thereafter.

Motion to nominate Cm. Bruni for the position vacated by Abraham Rodriguez in the Webb County Appraisal District.

Moved : Cm. Guerra  
Second: Cw. Montalvo

Cw. Montalvo withdrew her second and the motion died for lack of another second to the motion.

Motion to instruct staff to draft a resolution to recall Felipe Cardenas from the Webb County Appraisal District and nominate Cm. Bruni as his replacement.

Moved : Cm. Casso  
Second: Cm. Guerra  
For: 7                      Against: 0                      Abstain: 0

Motion to nominate Mayor Saul N. Ramirez, Jr. as the second nominee for the position to be filled on the Board of Directors for the Webb County Appraisal District; and directing the City Secretary to transmit a copy of this resolution to the Chief Appraiser of the Webb County Appraisal District on



or before June 8, 1996, or as soon as possible thereafter.

Moved : Cm. Perez  
Second: Cw. Moreno  
For: 7                      Against: 0                      Abstain: 0

20. 96-R-065    Canvassing the returns of the Run-off Election held on June 1, 1996, and approving the results.

City Secretary Gustavo Guevara, Jr. read the final vote count of the June 1, 1996 Special Run-Off Election as follows:

District VII	Total Votes	Percent
Jesse Castañeda	630	44.83%
Mario Alvarado	775	55.16%

District VIII	Total Votes	Percent
Consuelo "Chelo" Montalvo	558	57.76%
Felipe Cardenas	408	42.23%

Guevara announced that the candidates receiving a majority vote and elected to their respective offices were:

Mario G. Alvarado for District VII  
Consuelo Montalvo for District VIII

Motion to canvass the returns of the Run-off Election held on June 1, 1996, and approving the results.

Moved : Cm. Perez  
Second: Cm. Bruni  
For: 6                      Against: 0                      Abstain: 0

## VII. MOTIONS

21. Award of contract to the Low Bidders, Business Dynamics, Laredo, Texas, in the amount of \$42,709.29, for the purchase of twenty one, personal computers and Larry A. Norton & Company, Laredo, Texas, in the amount of \$8,375.04, for the purchase of eight laser printers, for various city departments.

Motion to award a contract to the low bidders, Business Dynamics, Laredo, Texas, in the amount of \$42,709.29, for the purchase of twenty one, personal computers and Larry A. Norton & Company, Laredo, Texas, in the amount of \$8,375.04, for the purchase of eight laser printers, for various city departments.

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

Against: 0

Abstain: 0

22. Award of a thirty-six month rental contract in the estimated amount of \$128,819.00, to the Low Bidder, the Xerox Corporation, Laredo, Texas, for providing sixteen copiers for various City Departments.

Motion to award a thirty-six month rental contract in the estimated amount of \$128,819.00, to the low bidder, the Xerox Corporation, Laredo, Texas, for providing sixteen copiers for various City Departments.

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

Against: 0

Abstain: 0

23. Award of a construction contract to the Low Bidder, Price Construction Inc., Laredo, Texas in the amount of \$218,678.00 for the extension of the Anna Avenue Truck Route from Riverside Road to Orilla Avenue at Island Avenue.

Motion to award a construction contract to the low bidder, Price Construction Inc., Laredo, Texas in the amount of \$218,678.00 for the extension of the Anna Avenue Truck Route from Riverside Road to Orilla Avenue at Island Avenue.

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

Against: 0

Abstain: 0

24. Award of an architectural professional services contract to Sepulveda Associates Architects, Inc., (Laredo) for an amount not to exceed \$15,705.80 to design and prepare the plans and specifications for the City of Laredo Health Department Canopy Construction for the Perimeter of the WIC Building located at 2600 Cedar Street.

Motion to award an architectural professional services contract to Sepulveda Associates Architects, Inc., for an amount not to exceed \$15,705.80 to design and prepare the plans and specifications for the City of Laredo Health Department Canopy Construction for the Perimeter of the WIC Building located at 2600 Cedar Street.

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

Against: 0

Abstain: 0

25. Approval of amendment no. 1, and increase of \$23,000.00, to the engineering contract to NRS Consulting Engineers, Harlingen, Texas, for a Resident Project Representative (inspection services) for the Milmo Avenue, East Corridor and Other Booster Pump Station Project.

Motion to approve amendment no. 1, an increase of \$23,000.00, to the engineering contract to NRS Consulting Engineers, Harlingen, Texas, for a Resident Project Representative (inspection services) for the Milmo Avenue, East Corridor and Other Booster Pump Station Project.

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

Against: 0

Abstain: 0

26. Approval of change order no. 2, a decrease of \$43,098.90, acceptance of the City of Laredo Street Recycling Project 1995-1996 (199.50 Blocks) Project, and approval of final payment in the amount of \$93,518.26 to Cutler Repaving, Inc., Lawrence, Kansas.

Motion to approve change order no. 2, a decrease of \$43,098.90, acceptance of the City of Laredo Street Recycling Project 1995-1996 (199.50 Blocks) Project, and approval of final payment in the amount of \$93,518.26 to Cutler Repaving, Inc., Lawrence, Kansas.

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

Against: 0

Abstain: 0

27. Award of a Resident Project Representative (inspection services) contract for the Laredo International Airport Passenger Terminal and Related Airside/Landside Improvements Phase "B" to Mejia Engineering Company (Laredo) in association with Parsons Brinckerhoff, Quade & Douglas, Inc., (Metairie, Louisiana) for an amount not to exceed \$104,000.00, to comply with Federal Aviation Administration (FAA) Requirements.

Motion to award a Resident Project Representative contract for the Laredo International Airport Passenger Terminal and related Airside/Landside Improvements Phase "B" to Mejia Engineering Company in association with Parsons Brinckerhoff, Quade & Douglas, Inc., for an amount not to exceed \$104,000.00, to comply with Federal Aviation Administration (FAA) Requirements.

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

Against: 0

Abstain: 0

28. Approval of amendment no. 7 an increase of \$229,453.00, to add the Construction Phase of the Basic Services Contract to the architectural/ engineering (A/E) contract with Hellmuth, Obata & Kassabaum, Dallas, Texas, for the New Laredo International Airport Passenger Terminal and Related Airside/Landside Improvements Phase "B".

Motion to approve amendment no. 7 an increase of \$229,453.00, to add the Construction Phase of the Basic Services Contract

to the architectural/ engineering (A/E) contract with Hellmuth, Obata & Kassabaum, Dallas, Texas, for the New Laredo International Airport Passenger Terminal and related Airside/Landside Improvements Phase "B".

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

Against: 0

Abstain: 0

29. Award of contract to the Lowest Bidder Meeting Specifications, Layne Environmental Services, Houston, Texas, in the amount of \$84,200.00 for Installation/Construction of Ten (10) Groundwater Monitoring Wells at the City's Municipal Landfill in compliance with Texas Natural Resource Conservation Commission (TNRCC) Chapter 330 Sub-chapter I (Groundwater Sampling and Monitoring) and Sub-chapter J (Closure).

Motion to award a contract to the lowest bidder meeting specifications, Layne Environmental Services, Houston, Texas, in the amount of \$84,200.00 for Installation/ Construction of Ten (10) Groundwater Monitoring Wells at the City's Municipal Landfill in compliance with Texas Natural Resource Conservation Commission (TNRCC) Chapter 330 Sub-chapter I (Groundwater Sampling and Monitoring) and Sub-chapter J (Closure).

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

Against: 0

Abstain: 0

30. Authorizing the City Manager to execute a contract for professional services with the Andrew Perez Associates/Frank Associates Joint Venture in the amount of \$33,000 to develop Urban Design Standards for San Agustin and Mercado local historic districts.

Motion authorizing the City Manager to execute a contract for professional services with the Andrew Perez Associates/Frank Associates Joint Venture in the amount of \$33,000 to develop Urban Design Standards for San Agustin and Mercado local historic districts.

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

Against: 0

Abstain: 0

31. Refund of property taxes to the following:  
a. Matrix Financial Services in the amount of \$957.52, as a result of payment made in error, and  
b. William Larry Boyd & wife Lana Kay in the amount of \$677.33, as a result of a clerical error.

Motion to refund property taxes to the following:  
a. Matrix Financial Services in the amount of \$957.52, as a result of payment made in error, and

b. William Larry Boyd & wife Lana Kay in the amount of \$677.33, as a result of a clerical error.

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

Against: 0

Abstain: 0

#### VIII. CITY MANAGER'S REPORT

32. Presentation by the Webb County Appraisal District Chief Appraiser Leta Schlinke concerning the method for computing property values for different areas and categories within the City of Laredo, with possible action by City Council to consider the procedures set forth in the Texas Property Tax Code to challenge said appraisal process.

Ms. Leta Schlinke, Chief Appraiser for Webb County Appraisal District, showed the appraised property values since 1990 to 1995 and how they place a value to every property. She explained that they are not a taxing entity and that the values are to be at market value as mandated by state law. Ms. Schlinke stated that the City of Laredo has increased taxes 12.6% every year from 90-95. She proceeded to say that the Appraisal District is tired of being blamed for raising taxes and is incorrect.

Cw. Moreno stated that the concern was the shifting of taxes.

Ms. Schlinke stated that the commissioners advised them to cut the values in half, but then that would leave the City to raise taxes. She added that they are mandated by law to value at 100% market value, all real property is to be revalued every three years, and all personal property is to be valued yearly. She said that her goal was to get those areas up where they are supposed to be. She is trying to equalize tax burden required by state law and are required to be fair, equal, and uniform. She mentioned that they are audited by the State Comptroller's office yearly. She proceeded to say that this is the first time in many years that the school districts will not have to appeal the values. She explained that an income approach was used on the mall. She explained that it is a 3-2-1 method: gross rent per square feet plus the percentage of sales.

Mayor Ramirez then proceeded to question the procedure for the downtown area.

Ms. Schlinke she has requested repeatedly from the people income information. She says that they can't figure an income approach without this information. After calculating on one business she agreed that business is bad. Using an income approach they valued businesses at a million dollars. They currently have these businesses at \$487,000.00. They have post-peso devaluations sales that show that we are about 71%

of what we should be downtown. She said that herself and her two analysts had two options: 1) raise them to 100% where they are supposed to be or 2) leave them where they are this year. The easiest thing for them was their second option. She stated that some County Commissioners are going to take the Appraisal District to court, but if they are challenged she says it is a waste of taxpayers money.

Mayor Ramirez stated that the City can set themselves on an estimated tax rate based on last years valuations and charge that rate this year.

Ms. Schlinke also stated that the new and old sections of the mall are different. The mall runs from \$50-\$56 per square foot (new section) vs. \$31-\$50 per square foot (old section). The downtown area has between \$17-\$32. She stated that when she took over they were at 50% market value and in 1994 they were raised 25%. The rest of Laredo has been carrying the load for downtown and now is the time that we equalize Laredo the way it should be. Last year Dillard's was number three and is now forty eight.

Cm. Casso stated that the problem everyone has is the sudden increase. He advised her that you have to do it gradually not suddenly. He mentioned that they should cut the tax rate along with other taxing entities.

Cw. Montalvo asked about the deadline. She asked if the public could protest the valuations. She stated her concerns for the elderly of Laredo that need help with.

Ms. Schlinke stated that there is a lot of tax relief.

After several questions from councilmembers and the Mayor Ms. Schlinke responded that her analysts did their job and if that was passing the buck then that is what it is. She added that she was not going to take the blame for everything. She continued to say that she was not going to compromise or bow to political pressures.

Mayor Ramirez commented that we are asking her to take her professional experience to be able to deal with the realities of what our community is going through and using her practical sense to make our city feel right about the valuations out there.

Ms. Schlinke stated that she couldn't remember 105,000 accounts and then proceeded to tell City Council that they were unfair and walked out of City Council Chambers.

Cm. Casso asked staff to get a plan for re-appraising property every three years.

Cm. Bruni wanted to know how the Webb County Appraisal Board goes about appraising property that has been impacted by loops

and extensions. He wants to know if everyone is paying an equal amount of taxes.

Mayor Ramirez stated that it's a sad day in Laredo that we can have a public paid employee to walk out on this body and the public without answering questions. He then proceeded to call for immediate resignation of Ms. Leta Schlinke.

Motion (1) that we file our protests based on last year's valuations and (2) that we contact the State Comptroller's Office to perform a Methods and Standards Review to be able to see what kind of formulas were used and to include the word Administrative Challenge or review.

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

Against: 0                      Abstain: 0

33. Authorization from the City Council to cancel the third City Council Meeting for the month of June (June 24, 1996) as a result of scheduling conflicts with various City Councilmembers.

Motion to to cancel the third City Council meeting for the month of June.

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

Against: 0                      Abstain: 0

34. Update report concerning the implementation of "Mild Drought" measures in the City of Laredo.

The following is an update on the implementation of drought contingency plan as provided by Fernando Roman, Acting Utilities Director.

On 6 May 96 City Council declared a mild drought and adopted Step 1 of the drought contingency which calls for five specific actions:

- 1 - Creation of an Information Center and designation of a contact person.
- 2 - Advisory public of drought condition and availability of information center.
- 3 - Encourage voluntary reduction of water use.
- 4 - Contact commercial and industrial users and e-plain necessity of conservation methods.
- 5 - Analysis of water system operations and adjustments to meet conditions.

As of June 3, 1996 the following actions have been taken:

- Recruitment efforts to hire the Environmental Educator are underway. This position has been targeted as the contact

person for the Drought Contingency Plan. The vacancy should be filled during the month of June.

- Water Conservation literature and pamphlets are available at the Tax- Department for immediate distribution to interested parties.
- A list of short term and long term goals is under development for use by the Environmental Educator upon hiring.
- A public service announcement has been released to the citizens to make wise use of the water.
- A list of the 50 top users, commercial and residential, has been developed. A letter encouraging the judicious use of water will be sent to each top user by June 15, 1996.
- The water plant and water distribution employees are on full alert to react promptly to broken pipe reports.
- The "water cop" continues to issue citations to water wasters; 286 residential and commercial customers have been contacted since 8/16/95 when the program started. Less than 10 percent have been contacted more than once.
- The funding for the weather modification has been secured and this will be received in late June.

Mr. Fernando Roman, Acting Utilities Director, said that ten applications were received for environmental educator and a selection will be made within the next 10 days. He also stated that the top fifty users were sent a letter bringing the problem to their attention. The weather modification is on schedule. The announcement is out and bids should be received and opened by the end of June to be on schedule by August 1st.

Cm. Bruni stated that even though the city has received some rainfall, it is too little too late. He encouraged staff to continue on the same track as before the rainshowers.

## **IX. COMMUNICATIONS**

None.

## **X. CITY COUNCIL DISCUSSION AND PRESENTATION**

35. Request by Mayor and City Councilmembers for discussion and presentation.

### **A. Requests by Mayor Saul N. Ramirez, Jr.**

1. Congratulating Cigarroa High School graduate, Ana Lilia Macias, and Saint Augustine High School graduate Jesse Jack Hereford for being selected as two of the "Top Hispanic High School Graduates in the United States" listed in Vista Magazine.

Mayor Ramirez presented Outstanding Citizen Awards to Ana Lilia Macias and Jesse Jack Hereford.



2. Congratulating VA Outpatient Clinic Director Rafael A. Cantu for his outstanding contributions to the Veterans of Laredo.

Mayor Ramirez presented the Outstanding Citizen Award to Mr. Rafael A. Cantu.

**B. Requests by Councilmember Louis H. Bruni**

1. Discussion and possible action regarding the creation of a city-wide evacuation plan in the event of a natural disaster or a major hazardous materials spill.

Cm. Bruni wanted to know what the city has in place to safeguard and protect the safety of residents in any area. He asked what the chain of command is and in case of a power outage if there are any portable generators where a command post be set up for safety of citizens.

Acting Fire Chief Mike Garza stated that the Mayor is the head of the Local Emergency Planning Committee. It is comprised of city and county officials in this area. A disaster simulation is conducted once a year. He stated that the Laredo-Webb County Management Plan, which they utilize is a guideline to all city-county departments on how to handle a disaster. He commented that usually these incidences are litigated and handled by on-duty personnel. If there is a serious incident that would call for all the resources that we already have on hand, the next step would be to notify through himself and the Fire Dept. up to to the City Manager's level. Along the way, the determination will be made depending on the magnitude whether the Mayor's office will come into the picture.

2. Discussion and possible action on what procedure the City of Laredo will follow in the event of a hazardous material spill in the Rio Grande River near the City's Jefferson Street Water Intake Plant.

Fernando Roman, Acting Utilities Director, stated that they are part of the emergency plan established by the Fire Department. He stated that if something spills into the river they have the option to shut down the plant. They can tell the time between the spill entering the river and the time we have our intake would be jeopardized. The site at Bridge IV would have an hour while Columbia Bridge has four to six hours. The notification on the Texas side is good. They do have an agreement with the Nuevo Laredo Fire Department for notification in case of the spill. The water in storage is about 32 million gallons. In the worst case scenario we would have about eight hours in our system.

3. Discussion and possible action on the water drainage problem at 3101 Montgomery, 2601 East Plum Street and 2500

New York Street.

Cm. Bruni asked staff to look into a temporary solution for the block of 3100 Montgomery.

Cm. Bruni stated that there is another problem on East Plum Street. The problem begins at Milton Elementary. Red soil is used at the school for the childrens playground. When there is a downpour the red dirt travels to the residences. Cm. Bruni asked staff again to get the drainage controlled to prevent it from getting into the homes.

Rogelio Rivera, City Engineer, stated that these areas were discussed at the budget hearings, but no monies were allocated. He added that they are in this coming years budget under CIP. He stated that they are low lying areas and as the water runs downhill, it jumps the curbs.

Cm. Bruni stated that it is a safety concern. He proceeded to say that floods are occurring on Gustavus and Freemont. He asked that the pictures the passed around be given to Joe Guerra, Public Works Director.

4. Status report on naming the Civic Center Ballroom in honor of Tejano star Selena Quintanilla Perez.

Mr. Vargas stated that a determination was made that the ballroom would be the most appropriate place. He added the next step was to bring back a resolution to council to formerly name the ballroom.

Larry Dovalina stated that he would bring a resolution to name it on her birthday.

### **C. Requests by Councilmember Alfonso I. "Poncho" Casso**

1. Discussion and possible action regarding a tax rate reduction.

Cm. Casso wanted to remind staff to be provided with the analysis before the budget to see what effect it would have.

Mayor Ramirez added that the City is a taxing entity that has kept the lowest tax rate.

2. Discussion and possible action regarding the Laredo crime rate statistics.

Cm. Casso stated that the memorandum that Chief Martinez provided City Council on May 6, 1996 do not coincide with the performance report.

Chief Martinez stated that the figures that were provided

were up until October 1995. He also reported that the performance report covered the whole year of 1995.

Cm. Casso concluded that a 12 month breakdown report be provided to him.

3. Discussion and possible action regarding the Metro Government Ad-Hoc Committee.

Cm. Casso requested to arrange a meeting with the two commissioners possibly after the new council is in place. He stated that he wants to put the El Metro government on fasttrack. He commented that he received a letter from the Mayor concerning the Interlocal Governmental Relations Committee, dated April 15, 1996. It included five questions that were to be answered by May 10, 1996. He proceeded to ask if they were answered.

Jesus Nava reported that he sat down with Mr. Braulio Martinez, from Webb County, and representatives of the South Texas Development Council and that responses were given to the Interlocal Committee.

Mayor Ramirez stated that the letter sent to him was out of courtesy and that our role would be greatly expanded when they formerly kick off the year.

Cm. Casso concluded by saying that he has been receiving other letters from other sources and not City Hall. He asked that everything be followed through the Ad Hoc committee. He added that he wants staff to help him because he feels strongly on that issue. He concluded by saying that he wants Laredo to be the first city to merge and needs staff's help and cooperation.

4. Discussion and possible action regarding the number of Assistant City Managers.

Cm. Casso stated that the reason he placed this item on the agenda was because every time he brings something and starts debating the issues he directs his question to Mr. Vargas, but Mr. Villarreal or Mr. Nava answer them. Cm. Casso proceeded to say that arguments always occur. He then stated that a letter was sent to Mr. Villarreal by Cm. Bruni about an encounter after the May 17, 1996 meeting. He then proceeded to say that Mr. Villarreal wrote a letter in response. He then proceeded to say that Mr. Villarreal intimidates employees and has received letters concerning him. He stated that he would rather see Mr. Nava and Mr. Villarreal in the audience commented that since Mr. Vargas was hired by City Council that he should sit and answer questions that they may have. He then said that the 1,800 employees don't want Mr. Villarreal to be the next City Manager. In conclusion, he said that all that happens at City Hall rests on his shoulders. He advised Mr. Vargas to



Authorizing the City Manager to accept a grant from the governor's office for funding of personnel and direct operating expenses for a multi-agency narcotics task force in the amount of \$225,797.00, with the city designating \$109,449.00, in matching funds for a total of \$335,246.00, and authorizing the City Manager to sign any and all documents pertaining to this application.

Motion to open public hearing.

Moved : Cm. Perez  
Second: Cw. Moreno  
For: 7                      Against: 0                      Abstain: 0

There was no public input.

Motion to close public hearing and introduce the ordinance.

Moved : Cm. Perez  
Second: Cw. Moreno  
For: 7                      Against: 0                      Abstain: 0

Ordinance Introduction: City Council

38. Public hearing concerning an approval of an amendment to the contract with the Texas Department of Health and budget in the amount of \$214,880 for the HIV/AIDS Ryan White Title II C.A.R.E. Consortium Project of the City of Laredo Health Department for the period beginning April 1, 1996, through March 31, 1997.

INTRODUCTION OF AN ORDINANCE

Approval of an amendment to the contract with the Texas Department of Health and Budget in the amount of \$214,880 for the HIV/AIDS Ryan White Title II C.A.R.E. consortium project of the City of Laredo Health Department for the period beginning April 1, 1996, through March 31, 1997; and increasing revenue lien item 226-0000-323-4051 from \$0 to \$214,880, and increasing expenditure line item 226-6038 from \$0 to \$214,880.

Motion to open public hearing.

Moved : Cw. Moreno  
Second: Cm. Valdez  
For: 7                      Against: 0                      Abstain: 0

There was no public input.

Motion to close public hearing and introduce the ordinance.

Moved : Cm. Perez  
Second: Cw. Moreno  
For: 7                      Against: 0                      Abstain: 0

Ordinance Introduction: City Council

**XII. RECESS AND CONVENE AS THE LAREDO MASS TRANSIT BOARD**

Motion to recess as City Council and convene as the Laredo Mass Transit Board.

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

Against: 0 Abstain: 0

39. Award of contract to America's Bus Craftsmen (ABC Bus), Fort Worth, Texas, in the amount of \$190,000, to purchase two 1994 Blue Bird Model "Q" transit coaches for charter service operated by the Laredo Municipal Transit System (El Metro).

Motion to award a contract to America's Bus Craftsmen (ABC Bus), Fort Worth, Texas, in the amount of \$190,000, to purchase two 1994 Blue Bird Model "Q" transit coaches for charter service operated by the Laredo Municipal Transit System.

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

Against: 0 Abstain: 0

40. Award of contract to the **Low Bidder**, Sefac Lift & Equipment Corp., Columbia, MD, in the amount of \$21,303.00, for the purchase of one, heavy duty mobile lift for the Transit System.

Motion to award a contract to the low bidder, Sefac Lift & Equipment Corp., Columbia, MD, in the amount of \$21,303.00, for the purchase of one, heavy duty mobile lift for the Transit System.

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

Against: 0 Abstain: 0

Motion to recess as the Mass Transit Board and reconvene as City Council.

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

Against: 0 Abstain: 0

**XIII. ADJOURNMENT**

Motion to adjourn.

Moved : Cm. Guerra

Second: Cm. Perez

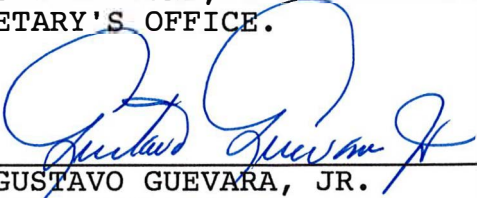
For: 7

Against: 0

Abstain: 0

Adjournment time: 8:25 p.m.

I HEREBY CERTIFY THAT THE MINUTES CONTAINED IN PAGES 01 TO 23 ARE TRUE, COMPLETE AND CORRECT PROCEEDINGS OF THE REGULAR CITY COUNCIL MEETING HELD ON THE 3RD DAY OF JUNE, 1996. A CERTIFIED COPY IS ON FILE AT THE CITY SECRETARY'S OFFICE.

  
\_\_\_\_\_  
GUSTAVO GUEVARA, JR.  
CITY SECRETARY