

Diana Martinez
Mayor

Pete Morales
Mayor Pro-Tem

Trino Medina
Commissioner

Robert De La Garza
Commissioner

Maria Del Pilar Garza
Commissioner

Luciano Ozuna, Jr.
City Manager



**CITY OF ALAMO
BOARD OF COMMISSIONERS
SECOND REGULAR MEETING
TUESDAY, MARCH 20, 2018 - 7:00 P.M.
ALAMO CITY HALL
420 N. TOWER ROAD
ALAMO, TEXAS 78516**

At anytime during the course of this meeting, the City Commission may retire to Executive Session under Texas Government Code, Section 551.071 (2) to confer with its legal counsel on any subject matter in this agenda in which the duty of the City Attorney to the City Commission under the Texas Disciplinary Rules of Professional Conduct of the State Bar of Texas clearly conflicts with Chapter 551 of the Texas Government Code. At anytime during the course of this meeting the City Commission may retire to Executive Session to deliberate on any subject slated for discussion at this meeting, as may be permitted under one or more of the exceptions to the requirements that meetings be open set forth in Title 5, Subtitle A, Chapter 551, Subchapter D of the Texas Government Code.

AT THIS MEETING THE CITY COMMISSION MAY DELIBERATE ON AND TAKE ANY ACTION DEEMED APPROPRIATE BY THE CITY COMMISSION ON THE FOLLOWING SUBJECTS:

AGENDA

I. CALL MEETING TO ORDER

- A. Pledge of Allegiance
- B. Invocation
- C. Presentation and Announcements.
- D. Presentation of the Citizen of the month for the month of February 2018.
- E. Consideration and action to approve the minutes for the regular meeting Tuesday, December 16, 2017.

- F. Consideration and action to approve the minutes for the regular meeting Tuesday, January 2, 2018.
- G. Consideration and action to approve the presentation of the 2016-2017 City and AEDC Audit.
- H. Consideration and action to authorize the City Manager to issue a building permit prior to subdivision recordation being a 3.87 acre tract of land out of Lots 2 and 7, Block 38, Alamo Land and Sugar Company Subdivision.
- I. Consideration and action an ordinance of the City Council of the City of Alamo, Texas, ("City") approving a negotiated resolution between City and Texas Gas Service ("TGS" or "The Company") regarding The Company's cost of service adjustment ("COSA") tariff filing; adopting a savings clause; determining that this ordinance was passed in accordance with the requirements of the Texas Open Meetings Act; declaring an effective date; repealing any prior ordinances inconsistent with this ordinance; and requiring delivery of this ordinance to The Company and the City's Legal Counsel.
- J. Consideration and action to enter into an agreement with Cruz-Hogan Consultants, Inc. for the design of improvements to the Water Treatment Plan.
- K. Consideration and action to award the bid for the Janitorial Services for City buildings.
- L. Presentation on an update of the widening of North FM 907 by TXDOT.
- M. Consideration and action on the release of a utility easement along the west side of Lot 44, Widen Subdivision, Unit No. 2, HCMR Volume 20, Page 192, 1320 Royal Palms Street.
- N. Consideration and action regarding a budget amendment to the 2017-2018 Budget of the Alamo Economic Development Corporation to provide funding for the Medek LLC Project.
- O. Presentation of the monthly report by the Alamo Economic Development Corporation.
- P. Consideration and action on a variance to allow for the sale and onsite consumption of alcohol for "7th Street Bar & Grill", physically located at 702 E. Acacia Avenue, legally described as Lot 12, Block 22, Alamo Original Townsite for Reynaldo Rodriguez.

Q. Presentation of Departmental Report.

CITIZEN PARTICIPATION: Five minutes per person with no response from the City Commission. Residents must sign up prior to the city meeting.

II. ADJOURNMENT

Citizens are encouraged to sign the attendance sheet.

I, Margot Salas, City Secretary the undersigned authority, do hereby certify that the attached agenda of a regular meeting of the Board of Commissioners is a true and correct copy and that I posted a true and correct copy of said Notice on the bulletin board in the Municipal Building, a place convenient and readily accessible to the general public at all times, and said Notice was posted on the 16th day of **March 2018** at **5:00 p.m.** and will remain so posted continuously for at least 72 hours preceding the scheduled time of said meeting in accordance with Chapter 551 of the Texas Government Code.

Dated this the 16th day of **March 2018**.

Posted By:

A handwritten signature in dark ink, appearing to read "Margot Salas", written in a cursive style.

Margot Salas, City Secretary
March 16, 2018 @ 5:00 p.m.

The Board of Commissioners for the City of Alamo, Texas met for the Second Regular Meeting on Tuesday, December 19, 2017 at 7:00 p.m, at the City of Alamo Municipal Building.

COMMISSION PRESENT:

Mayor Diana Martinez
Pilar Garza, Commissioner
Pete Morales, Mayor Pro-tem
Trino Medina, Commissioner
Robert De La Garza, Commissioner

COMMISSION ABSENT:

STAFF PRESENT:

Luciano Ozuna, City Manager
Rick Palacios, City Attorney
Margot Salas, City Secretary
Bobby Salinas, CPD Director
Melissa Gonzalez, Grant
Alicia Cano, Human Resource
Yvette Mendoza, Finance Director

Arnold Robles, Parks & Recreation Director
Julio Villarreal, Public Works
Ronnie Cruz, City Engineer
Alejandro Oyoque, Museum Director
Rafael Tapia, AEDC Director
Lupita Valdez, Alamo Investigator
Officer Alaniz

I. CALL MEETING TO ORDER

Mayor Diana Martinez called the second regular meeting held on Tuesday, December 19, 2017 to order at 7:00 p.m. at the City of Alamo Municipal Building. Mayor Diana Martinez led the Pledge of Allegiance and Father Rene Angel led the Invocation.

C. Presentation and Announcements.

Mr. Luciano Ozuna, Jr., City Manager, unveiled the Bronze Eagle that would be placed at the new Veteran Memorial Park.

Melissa Gonzalez, Grand Writer, stated that the School District participated in the project last year and it's called the Mayor's Challenge through HEB fitness. What they want to do is get the community back out and get physically fit and health. She stated that it starts January 8th and runs through March 4th. The School District is helping organizing all the activities. They are going to have one community event per month, for the month of January it will be January 24th and then February 21st will be the second event and will be at the Memorial Gym. She stated that she did not know what event activity it was going to be, they are looking at Zumba, Crossfit, just something to get the community to come out and do some activities. She stated that once they register for this event the City of Alamo will start earning points, they are going to ask everyone to sign up personally. She stated that they can upload selfies of yourself eating healthy foods. All these points would be added to the city that you have signed up for. And will also sign up for the district. The City of San Juan and the City of Pharr have agreed to participate, so it's going to be a tri-city effort for the city part and a tri-city for the district part. She stated that she needs the City Commission to sign a pledge stating that they are going to participate in the program, she will take a picture and then she will upload it and the city will be getting points for it. She stated that because Alamo, San Juan

and Pharr are different in population size, Alamo will not compete against them for funding. The City of Alamo will compete against cities the same size and there's a tentative amount of money the city can win if the city wins this challenge. HEB has not told them how much the city wins until the project starts on January 8th. She stated that the district wants to kick it off on January 8th and asking all three cities and everybody at the district to do a 10 minutes walk around City Hall for employees, around the Fire Department, where you are, she is going to ask the staff to walk and take pictures and upload them and start earning points for the city. She stated that if anyone who has a fitbit that you use if you exercise, it will automatic upload your information and will add your point to the city. She stated that on January 2nd the next meeting she will have the pledges to sign and take pictures. She stated that the Playful City Board will help her out with this project. She stated that the walking trails at Memorial and all the PSJA high schools will be open everyday, Monday thru Friday and maybe even Saturday and Sundays for the community to go out and walk and be safe.

Mayor Pro-tem Pete Morales stated that the Alamo Chamber of Commerce still has boxes around town for donations for toys, if you can please let your friends and family know that a donation will be greatly appreciated.

Father Rene Angel stated that they will be having a Christmas Party for poor children this coming Friday. He stated that they received a lot of toys and will be giving out the toys to the children.

D. Consideration and action to approve the minutes for the special meeting held on Tuesday, October 13, 2017.

Commissioner Robert de la Garza motioned to approve the minutes for the special meeting held on Tuesday, October 13, 2017. Mayor Pro-tem Pete Morales seconded the motion. Commissioner Trino Medina abstained. Motion carried.

E. Consideration and action to approve the minutes for the regular meeting held on Tuesday, October 17, 2017.

Mayor Pro-tem Pete Morales stated that he had one correction. He apologize it was the wrong one.

Commissioner Robert de la Garza motioned to approve the minutes for the regular meeting held on Tuesday, October 13, 2017. Mayor Pro-tem Pete Morales seconded the motion. Commissioner Trino Medina abstained. Motion carried.

F. Consideration and action to approve the minutes for the special meeting held on Tuesday, October 24, 2017.

Mayor Pro-tem Pete Morales stated that he had a correction on, not one.

Mayor Diana Martinez stated no.

Mayor Pro-tem Pete Morales said no.

Commissioner Robert de la Garza motioned to approve the minutes for the regular meeting held

on Tuesday, October 13, 2017. Mayor Pro-tem Pete Morales seconded the motion. Commissioner Trino Medina abstained. Motion carried.

G. Consideration and action on a presentation by the Alamo Boys and Girls Club.

Mayor Diana Martinez stated that no action would be taken at this time.

H. Consideration and action to adopt a policy for nursing mothers as required by the Fair Labor Standards Act (FLSA).

Mayor Diana Martinez stated that they had a workshop last week regarding this item.

Mr. Ozuna asked Alicia Cano, Human Resource, whether there was any changes to the policy.

Alicia Cano, Human Resource, stated that there were no changes.

Mr. Ozuna also stated that there were no changes as presented.

Commissioner Pilar Garza motioned to approve to adopt the policy for nursing mothers as required by the Fair Labor Standards Act (FLSA). Commissioner Trino Medina seconded the motion. Motion carried.

I. Consideration and action on an amendment to the Inter-Local Agreement with Hidalgo County for the Tax Assessment and Collection for direct attorney compensation payments by the Tax Office.

Mr. Ozuna stated that they have a letter they received from Paul Villarreal from the Hidalgo County Tax Office. He stated that it's to amend the contract which calls for, the city has a delinquent tax attorney, the city pays the delinquent tax attorney on taxes that are collected that are sent to the city by the attorney. However, they collect delinquent taxes there also, but what they do there is they sent whatever the percentage, it's 15%, directly from the tax office to the delinquent tax attorney, Linebarger. He stated that this is an amendment giving them the authority to do that.

Commissioner Robert de la Garza motioned to approve the amendment to the Inter-Local Agreement with Hidalgo County for the Tax Assessment and Collection for direct attorney compensation payments by the Tax Office. Mayor Pro-tem Pete Morales seconded the motion. Motion carried.

J. Consideration and action to appoint a committee to review the application and interview the applicants for the police chief position.

Commissioner Robert de la Garza motioned to appoint Luciano Ozuna, Trino Medina and Robert de la Garza for the committee. Commissioner Pete Morales seconded the motion. Mayor Diana Martinez and Commissioner Pilar Garza opposed. Motion carried.

Mayor Diana Martinez asked whether there were only three people appointed.

Commissioner Robert de la Garza answered yes.

K. Consideration and action to set the salary of the Acting Fire Chief.

Commissioner Robert de la Garza stated that he would like to have that item, Item K, discussed in Executive Session with Item T. Commissioner Trino Medina second.

Mayor Diana Martinez asked which one.

Commissioner Robert de la Garza answered Item K discussed in executive session, they are discussing executive session Item T also.

Mr. Ozuna stated if he may, you want to discuss Item K and Item T.

Commissioner Robert de la Garza answered yes.

Mayor Diana Martinez stated in Executive Session.

Mr. Ozuna stated in Executive Session, that would be fine.

L. Consideration and action on an ordinance amending the Code of Ordinance Title 2 Boards Commissions and Committees - Planning and Zoning Chapter 2 Section 2-2-3(B)(1) regarding Removals from Office.

Mr. Ozuna stated that the amendment to that ordinance states that, any member may be removed by a majority vote of the board of commissioners of the city, without cause. As it is now it states that, the mayor can remove with the consent of the city commission. He stated that this would change only to the majority vote of the board of commissioners.

Commissioner Robert de la Garza motioned to approve the ordinance amending the Code of Ordinance Title 2 Boards Commissions and Committees - Planning and Zoning Chapter 2 Section 2-2-3(B)(1) regarding Removal from Office. Mayor Pro-tem Pete Morales seconded the motion. Mayor Diana Martinez and Commissioner Pilar Garza opposed. Motion carried.

M. Consideration and action to award the bid for replacement of the sewer line located in the alley between Bowie Avenue and Crockett Avenue approximately 600 feet.

Mr. Ozuna stated that at the last meeting they discussed this matter which is the replacement of a sewer line from Alamo Road to 12th Street, it's an alley between Bowie and Crockett. He stated that all that line is caving in, it's an old clay line, there are a lot of them in the Original Townsite and little by little they have been replacing a lot of these. He stated that this was a recommendation by Julio Villarreal and himself to the City Commission to replace that line. He stated that they got some quotations from different companies, Saenz Brothers being the low bid at \$47,900.00; Tigers Construction \$52,750.00; and Valley Paving Inc. \$56,200.00.

Mayor Pro-tem Pete Morales motioned to award the bid to Saenz Brothers Construction in the amount of \$47,900.00 for the replacement of the sewer line located in the alley between Bowie Avenue and Crockett Avenue approximately 600 feet. Commissioner Pilar Garza seconded the motion. Motion carried.

N. Consideration and action to award the bid for two backwash valves and actuators.

Mr. Ozuna stated that this was an emergency type item, it's with Water Tech Inc. and it's to replace two backwash valves and actuators at the filters at the water plant. He stated that it's an emergency item in the amount of \$34,440.06 which it's for the valves and the actuators only. He stated that they are currently taking quotations for the actual work, for the labor, that part will be about \$5,500.00 or less. He stated that because it's a small amount which is under his authority to approve the low bid so that will be done hopefully next week. He stated that the statement that they have from Javier Santiago with Water & Wastewater Technology says he has two valves available right now that he could delivery to the city from a job that they are doing right now at another water plant. He stated that if they were to order them right now from the company itself and it would be manufactured, it would take anywhere from six to eight weeks. He stated that they need those valves as soon as possible. He stated that he talked to the City Engineer and he has also concurred on the bid.

Commissioner Robert de la Garza motioned to approve to award the bid to Water Tech Inc. in the amount of \$34,440.06 for two backwash valves and actuators. Mayor Pro-tem Pete Morales seconded the motion. Motion carried.

O. Presentation of a monthly report from the Alamo Economic Development Corporation.

Mr. Ozuna stated that this was a request from the AEDC, the Board has requested that the Executive Director to come and make a monthly report to the City Commission in regards to what has happen at their Board Meeting.

Mr. Rafael Tapia, AEDC Director, stated that the Alamo EDC Board of Directors have requested that he provide a presentation on a monthly report to the City Commission. He stated that this report was presented to the AEDC Board at a regular meeting on December 13th. He stated that the report is broken down into two sections, the first section is the Revolving Loan Fund Program and the second section covers the AEDC activities. He stated that in regards to the Revolving Loan Fund Program as of December 1, 2017 the program has a total fund balance of \$635,184.04. He stated that this was made up of an IRP balance of \$460,395.57 and an RBEG balance of \$174,788.47. He stated that the program has \$579,211.24 in outstanding loans. He stated that there are currently two accounts considered delinquent, Soliel Rehab and V-Day currently these are 29 days outstanding. He stated that during the period of November 1st thru December 1st the program had one new contact Ms. Lisseth DeLeon, who submitted an application, she's trying to start up a business along the Expressway, it's an event center. He stated that most of her application material has been submitted but she is pending some information such as business plan and her personal financial statements. He stated that in terms of program maintenance, they continue to work with delinquent accounts, they are promoting the program via social media and print media. They are getting ready for the next round of USDA compliance report due at the end of this quarter. He stated that in regards to the AEDC activities, there are no updates regarding the development agreements. The AEDC is still waiting on Mr. Gomez to sign off on the use of RBEC funds for loans of \$1,000.00 to \$5,000.00

which they call Micro-loan Program. He stated that the highlight of the month was the ICSC Texas trip which provides members of the public in 5A sector to network and highlight growth opportunities. He stated that from the AEDC stand point of view this is more of a information gathering event. He stated that this year the AEDC took advantage of the fact that the RSTEC paid for the conference registration which was a saving of \$300.00. He stated that they had one preschedule meeting with the New Landmark Group, who's a consultant for a big box store, basically he goes around assisting the businesses with getting incentives. He stated that they also had an opportunity to visit with the booth of eleven different retailers seeking to expand in the coming year and capable of developing free standing sites. He stated that the AEDC also for the month of November was able to sent out about six different site proposals and assist one of their retail partners, Retail Solutions with information on sites throughout Alamo. He asked whether there were any questions in regards to the report.

Commissioner Trino Medina asked whether the outstanding loans that is delinquent, was it the person running for Commissioner, who is the owner or the owner of this loan.

Mr. Tapia stated that would be Mr. Thomas Moncevais.

Commissioner Trino Medina asked whether he had an amount of how much they owed to the city.

Mr. Tapia stated that he didn't have the amount with him but the last time he looked at it, it was about total in notes was about \$130,000.00.

Commissioner Pilar Garza asked whether they had any other loans that far behind or two months behind.

Mr. Tapia stated that all other loans are currents.

Commissioner Pilar Garza stated that since he's been here.

Mr. Tapia stated that was correct, since he's been here.

Commissioner Pilar Garza asked whether they catch up, if they are late.

Mr. Tapia stated that with this particular gentlemen they had to do a modification on his note because of the tardiness and also an issue with his collateral.

Commissioner Pete Morales thanked Mr. Tapia for the report. He stated that it's good to know what they are doing as far a AEDC with promoting transparency over there. He stated that he like that they go out and talking to some of these retail businesses as well, that's something that they want to let the citizens know that the AEDC is really trying to get business into town.

Commissioner Trino Medina asked how are they monitoring compliance, as far as employees that they hire.

Mr. Tapia stated that the IRP itself does not have a job component to it, but they do target based on what they said on their application. So based on what they, themselves, said that they were going to do and were approved of, that's basically how they go and judge them. As far as monitoring them, obviously they talk to them on a monthly basis, they do have one official service visit and that's because USDA still monitors this every two or three years, they come in and do an actual spot check and look at what loans they have and where the files are and that the money was actually obligated as they prescribed when they sent them out. He stated that, in a yearly basis, staff does a field visit and asked them the same questions as USDA would ask them.

Commissioner Trino Medina said that he is saying that they monitor how the money is being obligated or spent. He asked whether he was getting receipts or reports from the companies.

Mr. Tapia stated that when the loan is issued out, for example, for a construction loan, yes, they actually have to do a draw down on them. He stated that there should have been a draw down scheduled for this account back in 2011. In other words, there's no extra money going out, if it's a loan like for example, New Generation which was for the purchase of property, the money is actually issued out to the seller of the property and not the actual borrower.

Commissioner Trino Medina asked whether all these loans that they have, do they have balances in the AEDC or is it all turned over to them already.

Mr. Tapia stated that all the money has been turned over to them.

Commissioner Trino Medina asked whether that was something that it normally done. He stated that it's his understanding is that sometime you can, once they start their business, give them a portion and then as they go on you give them more money.

Mr. Tapia stated that the money is given for the scope of work for which they applied for, for example, if they were going to construct a building, they do the drawn down measure until the building is constructed and if there is any surplus they may give it to them as a working capital and then they start collecting funds. In other words, for example, Willie's Barbeque, they did a draw down until the second addition was done and at that point they start repayment, so the money has already been issued out to him, there wouldn't be an outstanding balance on any of their loans at this time.

Commissioner Trino Medina stated that he would like for him to include the outstanding balances on the loans next month.

Mr. Tapia stated that he would have that.

P. Consideration and action on a re-zone from an R-1 (Single-Family Dwelling District) to a C (Commercial District), physically located at 1211 S. Alamo Road, legally described as a 1.71 acre tract of land out of the south ½ of the north 5 acres of the east 14.14 acres of Lot 6, Block 28 Alamo Land and Sugar Company Subdivision for Martin Felipe Ontiveros & Gregory Alexander Ontiveros.

Mr. Bobby Salinas stated that this property is located 970' north of El Gato Road on the west side of Alamo Road. It is currently where they have Montiveros Tiles, that's the business that is on there right now. He stated that in the packet they should have a zoning map that would show the existing zones to the north would be R-1, to the east is Commercial, to the west is R-1 and to the South is R-1. He stated that when he states those zones, he is talking about the areas that are just north, east, west and south of the actual tract that is being subdivided. He stated that this is pretty much an extension of commercial along the Alamo Road side, just making it a little bit deeper. He stated that a similar re-zoning that was done recently is actually just east of this property on the east side of Alamo Road which is where the Skill Nursing Facility is. He stated that due to the type of traffic that travels Alamo Road, the speed there, the existing commercial zone that is along the east side of this tract, staff is recommending approval for the commercial zone change. He stated that they did have a meeting on November 15, 2017 with the Planning & Zoning Commission where they voted to approve it. He stated that this was a public hearing in case there is anyone in favor or against this request.

Mayor Diana Martinez stated that this was listed as a public hearing, it's just an item on the agenda.

Bobby Salinas stated that they did publish property and everyone was notified.

Mr. Rick Palacios stated that because it is not listed as a public hearing, is there a problem if they take it to the first meeting on the 2nd. He stated that the issue is not whether you gave notice to the people around there. The issue is whether you gave notice to the public and whether or not it was listed as an agenda item so if it's not listed as a public hearing there could have been somebody else or than the people you send notice that had an issue with it and other people could also offer comments at this time.

Mayor Diana Martinez asked whether there a motion.

Mr. Palacios stated that there would be no action because tabling it will bring the exact item back and they need it as a public hearing instead.

Mayor Diana Martinez stated that there will be no action taken.

Bobby Salinas stated that if the timing is ok, they will set it up for the 2nd because there has to be a 15 day period to notify the people.

Q. Consideration and action on a conditional use permit for a mobile food vendor "Circus Popcorn", physically located at 1211 E. Frontage Road, legally described as Alamo H.E.B. for Mizrraim Medrano for Aurora Vasquez.

Bobby Salinas stated that this is actually the HEB location. He stated that there was a previous condition use permit for Hungers Express where they have a little food cart. He stated that it's going to be the same thing but it's only going to be for popcorn and drinks, very simple. He stated that they are in compliance with they city's mobile food vendors ordinance. The hours of operations will be, they stated at 6:00 a.m. to 12:00 a.m. but they are just listing the same hours at the HEB. As far as parking there should no issues. They are going to have two employees. He stated that staff is

recommending one year approval subject to complying with the city's building and fire codes, compliance with the county health code and they must acquire a business license. He stated that they did have a meeting on December 13th where the P & Z recommended approval.

Commissioner Robert de la Garza motioned to approve the conditional use permit for a mobile food vendor "Circus Popcorn", physically located at 1211 E. Frontage Road, legally described as Alamo H.E.B. for Mizrraim Medrano for Aurora Vasquez. Commissioner Pilar Garza seconded the motion. Commissioner Pete Morales stated that due to him working for a retail company he abstained. Motion carried.

R. Consideration and action on a variance to allow for the sale and onsite consumption of alcohol for "7th Street Bar & Grill", physically located at 702 E. Acacia Avenue, legally described as Lot 12, Block 22, Alamo Original Townsite for Reynaldo Rodriguez.

Mayor Diana Martinez stated that she had a question on this item. She asked whether the owner of the building is Mr. Raul Medina. She asked Mr. Raul Medina if the building was his.

Mr. Raul Medina answered yes.

Mayor Diana Martinez asked whether this would abstain Commissioner Medina from voting on this item.

Mr. Rick Palacios, City Attorney, asked whether he was the applicant for the variance or is he just the owner of the building.

Mayor Diana Martinez stated that he is the owner of the building.

Mr. Rick Palacios asked whether the owner asking for the application.

Bobby Salinas stated that Reynaldo Rodriguez is the applicant.

Mr. Palacios stated that because he is not asking for the application, also too the next question would be, is he the brother of Mr. Medina, is that correct.

Mayor Diana Martinez stated that he is the owner.

Mr. Palacios stated that he would be the owner of one the commissioners, it that correct.

Mayor Diana Martinez stated he is the brother.

Mr. Palacios stated then for that reason he is not within the first degree of affinity or consanguinity so there would be no issue.

Mayor Diana Martinez said so he could vote.

Mr. Palacios stated that he could vote.

Bobby Salinas stated that this site is located on the north west corner of 7th Street and Acacia. This property was once utilized as Leo's Bar, it was used for many years, it was an existing nonconforming use. He stated that in the packet he list the nonconforming use of the building, where it states “,,, nonconforming use discontinued for a continuous period of one year shall thereafter be occupied only by a use that is permitted in the C-1 zone or in the zone that it is in,,” So now years later, Leo's have be closed for more than year and in essence voided in grandfather use. He stated that Mr. Reynaldo Rodriguez came into the office and asked if he could open up a bar and grill. Under the city's zoning codes, only the commercial zone allows for the operation of a bar through a conditional use permit. He stated that the reason for only allowing these types of uses in a C zone is to keep bars away from the single-family residential neighborhoods that may have a negative impact on the character of the neighborhood with additional traffic generated by such businesses, loud music/noise, and potential vandalism or criminal activities that sometimes come with these types of businesses. He stated that though this property was use as a bar several years ago, the City's code clearly state that the nonconforming use no longer exists and any proposed uses must comply with the C-1 permitted uses, which does not allow for the sale of alcohol. The applicant can still apply for a small neighborhood restaurant, however cannot offer the sale of alcohol. He stated that staff is recommending denial and they did have a P & Z meeting on December 13th where it was recommended for denial as well.

Mr. Rick Palacios stated that it was recommended for denial, he asked whether P & Z denied it.

Bobby Salinas stated that P & Z did deny it.

Mayor Pro-tem Pete Morales motioned to approve the variance to allow for the sale and onsite consumption of alcohol for “7th Street Bar & Grill”, physically located at 702 E. Acacia Avenue, legally described as Lot 12, Block 22, Alamo Original Townsite for Reynaldo Rodriguez. Commissioner Robert de la Garza seconded the motion. Mayor Diana Martinez and Commissioner Pilar Garza opposed. Motion carried.

Rick Palacios stated that the item doesn't carry, because it was denied by P & Z it requires a four/fifth vote so at this time the application that, the action would need a four/fifth vote.

Mayor Diana Martinez asked whether it was denied.

Rick Palacios stated that it was not denied either, it's just that the motion that was made and seconded it did not pass, unless there is another motion then it would be a no action item, if there is no other successful motion.

Mayor Diana Martinez asked whether they need four votes.

Rick Palacios stated that to overturn the P & Z denial you would need a four/fifth vote under the Local Government Code in order to do that, they are shy one vote in order to approve it so if there is no other motion then it would be a no action item.

S. Presentation of Departmental Report.

Commissioner Pete Morales stated that he had a question, on the attorney's fees for last month, is there anyway that they could have their councilor look at the itemized charges on the charges that they had from the previous attorney.

Mr. Ozuna stated that they could provide if they request it.

Commissioner Pete Morales stated that he would appreciate it if they could get that to the City Attorney for review.

CITIZEN PARTICIPATION: Five minutes per person with no response from the City Commission. Residents must sign up prior to the city meeting.

San Juanita Sanchez addressed the City Commissioner regarding the Alamo Police Department. She stated that she has had trouble with the Police Officers. There has been two incidents at her mom's house and the police officers never arrived. She stated that the police officers never did anything to help them.

EXECUTIVE SESSION:

K. Consideration and action to set the salary of the Acting Fire Chief.

Mayor Pro-tem Pete Morales stated that he sets the salary for \$53,000.00 for the Acting Chief.

Commissioner Robert de la Garza asked whether that was with non-exempt.

Mayor Pro-tem Pete Morales stated with non-exempt status.

Mr. Ozuna stated that he wanted to make sure, to clarify that, if he ceases to be Acting Fire Chief that his salary will revert back to what his salary is right now.

Commissioner Robert de la Garza answered yes.

Commissioner Trino Medina said yes that would be a new motion.

Commissioner Robert de la Garza stated that would be included in the motion.

Mayor Pro-tem Pete Morales motioned to set the salary for \$53,000.00 for the Acting Fire Chief. Commissioner Robert de la Garza seconded the motion. Mayor Diana Martinez and Commissioner Pilar Garza opposed. Motion carried.

T. Consideration and action on matters discussed in executive session regarding the Texas Commission on Environmental Quality Administrative Hearing.

Rick Morales, City Attorney, stated that the only motion that they would need is to have the City Attorney and City Manager to proceed as directed in executive session.

Mayor Diana Martinez motioned to have the City Attorney and City Manager to proceed as directed in executive session. Commissioner Robert de la Garza seconded the motion. Motion carried.

ADJOURNMENT

Mayor Diana Martinez adjourned the meeting.

Mayor Diana Martinez

ATTEST:

Margot Salas, City Secretary

The Board of Commissioners for the City of Alamo, Texas met for the First Regular Meeting on Tuesday, January 2, 2018 at 7:00 p.m, at the City of Alamo Municipal Building.

COMMISSION PRESENT:

Mayor Diana Martinez
Pete Morales, Mayor Pro-tem
Trino Medina, Commissioner
Robert De La Garza, Commissioner

COMMISSION ABSENT:

Pilar Garza, Commissioner

STAFF PRESENT:

Luciano Ozuna, City Manager
Rick Palacios, City Attorney
Margot Salas, City Secretary
Bobby Salinas, CPD Director
Yvette Mendoza, Finance Director

Arnold Robles, Parks & Recreation Director
Rafael Tapia, AEDC Director
Acting Fire Chief Roy Contreras
Ronnie Cruz, City Engineer
Lieutenant Albert Caballero

I. CALL MEETING TO ORDER

Mayor Diana Martinez called the first regular meeting held on Tuesday, January 2, 2018 to order at 7:00 p.m. at the City of Alamo Municipal Building. Mayor Diana Martinez led the Pledge of Allegiance and Father Rene Angel led the Invocation.

C. Presentation and Announcements.

D. Consideration and action to approve the minutes for the First Regular Meeting held on Tuesday, November 7, 2017.

Commissioner Robert de la Garza stated that he had a couple of corrections. On Item F, 3rd sentence, it says “every” it probably means “ever”. Item G, the 4th sentence from the bottom, it says “to move in a “portable” not a “potable”, Item I, about 2/3 of the way down, it says, “Mr. Ozuna asked whether any “restriction” probably meant “restriction(s), on the last page 3rd sentence, it says, “Commissioner de la Garza asked in regards to the storm “drain”, and on the bottom of the page it says “Juan Ortiz stated that he was a student with the VIDA program and wanted to “thanked” the City Commission for their support. He stated that was it.

Commissioner Robert de la Garza motioned to approve the minutes for the First Regular Meeting held on Tuesday, November 7, 2017. Mayor Pro-tem Pete Morales seconded the motion. Motion carried. Commissioner Trino Medina abstained.

E. Consideration and action to select the honoree for the 2018 Rio Grande Valley Walk of Fame to represent the City of Alamo.

Mayor Pro-tem Pete Morales motioned to select Socorro Medina for the 2018 Rio Grande Valley Walk of Fame to represent the City of Alamo. Commissioner Trino Medina seconded the motion. Motion carried.

F. Consideration and action on an ordinance to amend the 2017-2018 General Fund General Administration Budget to provide additional funding to the Boys and Girls Club.

Mr. Luciano Ozuna, City Manager, stated that two weeks ago they had a budget workshop in regards to the Boys & Girls Club and their request to transfer the monies that are being awarded to them from the Urban County Program and take them out of the General Fund. He stated that there was a discussion regarding this and the consensus that he gather was that the Commission wanted to do that amendment to the budget so that they could support them out of the General Fund with an additional \$30,000.00.

Mayor Diana Martinez asked whether that was the cost to cover the Baseball.

Mr. Ozuna answered no, he stated that was the cost to cover the, in order words, go through the Urban County, not go through the Urban County, go through the General Fund, the \$30,000.00 will then be placed under the Public Improvements such water, sewer, streets and drain.

Mayor Pro-tem Pete Morales motioned to approve the ordinance to amend the 2017-2018 General Fund General Administration Budget to provide additional funding to the Boys and Girls Club. Commissioner Robert de la Garza seconded the motion. Motion carried.

G. Consideration and action on an ordinance to amend the 2017-2018 General Fund Parks & Recreation Budget to provide funding for the baseball program.

Mr. Ozuna stated that this was another item of discussion during the workshop. He stated that Arnold Robles, Parks & Recreation Director, stated that there is approximately \$50,000.00 that was needed in order for the city to run the baseball program and that of course the city is taking it over under the Parks & Recreation Department. It will no longer be run by the Boys & Girls Club and in order for the city to do that they need to, (1) is to hire a person for approximately six months out of the years. They should have a breakdown that they provided to them in the packet which is Parks & Recreation for the baseball assistant will be approximately nine months of a rate of \$9.00 an hour including the FICA it will be \$9,446.00 and then there will be a \$4,337.00 increase to the Parks & Recreation Director to run that program. He stated that there will be baseball equipment and supplies in the amount of \$36,000.00. He stated that this is a budget, it's an estimate, they don't know if that's the actual cost. Right now, Mr. Robles is going through the equipment that the Boys & Girls Club have left over from the baseball program, to see if any of that equipment can be utilize thus saving the city some money from this amount. He stated that is what he is going through right now. He asked whether that was correct.

Arnold Robles stated that is what he is going through.

Mayor Diana Martinez asked whether they could combine Item G & H to vote on them together since he was already giving them the salary increase for the director and the baseball assistant.

Mr. Ozuna stated that he would prefer for them to be separate.

Mayor Pro-tem Pete Morales motioned to approve the ordinance to amend the 2017-2018 General

Fund Parks & Recreation Budget to provide funding for the baseball program. Mayor Diana Martinez seconded the motion. Motion carried.

- H. Consideration and action to set the salary for an assistant to implement the baseball program and to increase the salary of the Parks and Recreation Director.**

Commissioner Trino Medina motioned to approve the salary for an assistant to implement the baseball program and to increase the salary of the Parks & Recreation Director. Mayor Diana Martinez seconded the motion. Motion carried.

- I. Consideration and action regarding the designation/appointment of an acting Police Chief or Interim Police Chief and set the salary for that position.**

Mr. Ozuna stated that at this time he would like to recommend Lieutenant Caballero as Acting Police Chief. He stated that the Police Chief is ill and his information that he gave him a week ago was that he would not be able to return during the month of January. He stated resigned and it stated the end of January to be his last date however because of his illness he will not be able to return. So in the mean time they need to appoint an authority, need to appoint leadership, somebody with responsibility. He stated that the Lieutenant, he's work for the police department and for Chief Arturo Espinosa for more than 26 years and as a Lieutenant 20 years. He stated that he does not see any other alternative as this time to appoint anybody else as far as he is concern to appoint him.

Commissioner Pete Morales motioned to approve Chief Lieutenant Caballero as interim Chief. Mayor Diana Martinez seconded the motion. Motion carried.

Mr. Ozuna stated that there is another item, or there's also to set the salary. He stated that the salary would be, he is recommending after discussing it with Lieutenant Caballero in the amount of \$58,509.00.

Mayor Diana Martinez motioned to set the salary for the new acting police chief at \$58,509.00. Commissioner Trino Medina seconded the motion. Motion carried.

Lieutenant Albert Caballero stated that he has been with the department for a long time and he was going to retire, things happen, he decided, he gave himself a commitment to Mr. Ozuna saying that he would stay with the department. The city has always been good to him, the department has been good to him. He didn't want to leave the department in a predicament without having anybody with leadership. He thanked the Commission for giving him the opportunity to lead the department and stay with the city.

- J. Consideration and action to remove and/or appoint members to the Alamo Planning and Zoning Commission.**

Commissioner Robert de la Garza motioned to remove all existing members and appoint members Gilbert Flores, Janie Solis, Albert Rodriguez, Estela Solis, Arturo Perez, Omar Guerra and George Castillo, Sr. to the Alamo Planning & Zoning Commission. Commissioner Trino Medina seconded the motion. Motion carried.

K. Consideration and action to select the Geo-technical engineers for the subdivisions and City project for compaction testing, soil testing, etc.

Bobby Salinas, Community Planning and Development Director, stated that they recently passed the subdivision amendment that included the use of Geo-technical engineering consultants for the use of all city subdivision so that the engineers will be working for the city and not be consultant to the actual project engineer, it makes it a little bit more clean, it give the city the authority and they are having to answer to the city when the city goes out for the testing for geo-tec. He stated that they went through RFQ and received three, Millennium Engineering Group, Terracon, and Raba Kistner. He stated that staff is recommending the rotation of all three, utilize based on their ranking which would be Millennium, Terracon and Raba Kistner. So that way, whenever there's a city project they will go down the rotation, if there's a subdivision that comes through a project engineer, they would go on to the next one, and so on and so forth.

Commissioner Robert de la Garza stated that they graded them so they are basically suggesting that Millennium is the top.

Bobby Salinas stated that Millennium is on the top. He stated that the way they are shown on the memo is the way they graded by ranking and it's Millennium, Terracon and Raba Kistner.

Commissioner Robert de la Garza asked whether they could only use Millennium as the only one.

Bobby Salinas stated that it's up to the wishes of the Commission.

Commissioner Trino Medina asked the City Engineer Ronnie Cruz whether he knew all these firms and whether they were reputable.

Mr. Ronnie Cruz, City Engineer, stated that they all were.

Mayor Diana Martinez asked Ronnie Cruz what was his recommendation. Was it to use a rotation or just go with one.

Mr. Ronnie Cruz stated that he has seen it both ways, it depends on the city, all three firms are reputable firms. He stated that they are good firms, how they do it, it doesn't matter. He stated that he doesn't know how many projects that the city has in a year or what the rotation would entail. He stated that just to be cleared the developers of the subdivision are the ones that would be paying the fee for the engineers.

Commissioner Robert de la Garza stated, so then it will not be the city actually paying.

Mr. Cruz stated that it will not be coming out of the city unless it's a city project like a street project or whatever so then the city will pay for that but if it's a subdivision where a developer comes in then the developer would be responsible to pay that, it's normally 3% of the total project cost.

Mr. Ozuna stated that they have a city project going on at Plena Vista Subdivision, they have done most of the work, they've done all the back field on the lines and the compression, they are will for

the city to select a company so that the company can go out there and make sure that the compression on the laying of the pipe is correct before they pave. He stated that then there's subdivisions that come up and they do have quite a bit of work for these companies. He stated that it's always, for example, if you choose Millennium Engineers, now if they were to choose Millennium Engineer tonight, they would be the one for the rest of year or is this just specifically for this project.

Bobby Salinas stated that it would be for two years. He stated that it would be a single firm for two years if the Commission wishes to do it that way.

Commissioner Robert de la Garza motioned to select Millennium Engineering Group the city projects and a rotation for the subdivision. Mayor Pro-tem Pete Morales seconded the motion. Motion carried.

L. Consideration and action to extend the inter-local agreement with the Hidalgo County Head Start Program for the use of the land.

Mr. Ozuna stated that for many years the Head Start Program has use the city's land there by the tennis courts at the Lions Park and every year they have the option to extend their contract by two years however it needs approval by the city commission.

Commissioner Robert de la Garza motioned to approve to extend the inter-local agreement with the Hidalgo County Head Start Program for the use of the land. Mayor Diana Martinez seconded the motion. Motion carried.

CITIZEN PARTICIPATION: Five minutes per person with no response from the City Commission. Residents must sign up prior to the city meeting.

ADJOURNMENT

Mayor Diana Martinez adjourned the meeting.

Mayor Diana Martinez

ATTEST:

Margot Salas, City Secretary

ORDINANCE NO. _____

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF _____, TEXAS, ("CITY") APPROVING A NEGOTIATED RESOLUTION BETWEEN CITY AND TEXAS GAS SERVICE ("TGS" OR "THE COMPANY") REGARDING THE COMPANY'S COST OF SERVICE ADJUSTMENT ("COSA") TARIFF FILING; ADOPTING A SAVINGS CLAUSE; DETERMINING THAT THIS ORDINANCE WAS PASSED IN ACCORDANCE WITH THE REQUIREMENTS OF THE TEXAS OPEN MEETINGS ACT; DECLARING AN EFFECTIVE DATE; REPEALING ANY PRIOR ORDINANCES INCONSISTENT WITH THIS ORDINANCE; AND REQUIRING DELIVERY OF THIS ORDINANCE TO THE COMPANY AND THE CITY'S LEGAL COUNSEL.

WHEREAS, the City of _____, Texas ("City") is a gas utility customer of Texas Gas Service ("TGS" or "the Company"), and a regulatory authority with an interest in the rates and charges of TGS; and

WHEREAS, the City and other municipalities within the Rio Grande Valley Service Area ("RGVSA") and TGS worked collaboratively to develop the Cost of Service Adjustment ("COSA") Tariff which allows for an expedited comprehensive rate review process for three years; and

WHEREAS, the COSA Tariff contemplates reimbursement of the City's reasonable expenses associated with COSA applications; and

WHEREAS, on or about March 12, 2018, TGS filed with the City a COSA Tariff which would permit the TGS to implement annual rate changes to the Company's RGVSA expenses, revenues, and plant investment beginning in August, 2018, without the need for filing a formal Statement of Intent to Increase Rates; and

WHEREAS, the City coordinated a review of the Company's COSA Tariff and designated attorneys and consultants to resolve issues in the Company's COSA Tariff; and

WHEREAS, the City's attorneys and consultant recommend that the City approve the COSA Tariff which is attached; and

WHEREAS, the negotiated resolution of the Company's COSA Tariff filing is in the public interest.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF _____, TEXAS:

Section 1. That the City Council finds that the Cost of Service Adjustment Tariff is reasonable and the new tariff attached to this Ordinance is just and reasonable and is hereby adopted.

Section 2. That to the extent any resolution or ordinance previously adopted by the Council is inconsistent with this Ordinance, it is hereby repealed.

Section 3. That the meeting at which this Ordinance was approved was in all things conducted in strict compliance with the Texas Open Meetings Act, Texas Government Code, Chapter 551.

Section 4. That if any one or more sections or clauses of this Ordinance is adjudged to be unconstitutional or invalid, such judgment shall not affect, impair, or invalidate the remaining provisions of this Ordinance and the remaining provisions of the Ordinance shall be interpreted as if the offending section or clause never existed.

Section 5. That tariff attached to this Ordinance is effective as of April 16, 2018.

Section 6. That a copy of this Ordinance shall be sent to TGS, care of Stephanie Houle, Managing Director, at 1301 S. Mopac Expressway, Suite 400, Austin, Texas 78746, and to Thomas Brocato, General Counsel to the City, at Lloyd Gosselink Rochelle & Townsend, P.C., 801 Congress Avenue, Suite 1900, Austin, Texas 78701.

PASSED AND APPROVED this _____ day of _____, 2018.

Mayor

ATTEST:

City Secretary

APPROVED AS TO FORM:

City Attorney

Model Staff Report in Support of TGS COSA Tariff Ordinance

Background

On March 12, 2018, Texas Gas Service Company, a Division of ONE Gas, Inc., (“TGS” or “Company”) filed with the Cities a Cost of Service Adjustment (“COSA”) Tariff within the incorporated areas of the Rio Grande Valley Service Area (“RGVSA”). On February 1, the Company provided an initial draft of a proposed COSA containing new language for consideration. Attorney, Thomas Brocato, and consultant, Karl Nalepa, were hired by the City of McAllen to review the TGS draft filing and negotiate a revised COSA Tariff with the Company.

Purpose of the COSA

The Texas Legislature allows gas utilities to annually adjust rates based on changes to invested capital. That statutory provision is referred to as the Gas Reliability Infrastructure Program (“GRIP”). In a GRIP proceeding, cities are not allowed to intervene at the Railroad Commission, cannot challenge the reasonableness of any investment, and may not recover rate case expenses. In 2009, RGVSA Cities negotiated a COSA tariff as a three year experimental substitute for the GRIP process. Finding the COSA process to be mutually beneficial, the COSA process was renewed at the end of the experiment. In 2012, Cities and TGS agreed to a revised COSA tariff which expired in 2016. TGS filed a Statement of Intent Rate Proceeding in RGVSA cities in 2017. This tariff is a new revised COSA Tariff negotiated between TGS and cities. The new tariff will become effective thirty-five days from the date of filing in the Cities, or April 16, 2018.

As set forth in the COSA Tariff, TGS would submit by May 1 of each year a COSA filing that establishes the proposed annual adjustment (up or down) that would be effective the first billing cycle of August each year.

This COSA Tariff would be authorized for a period of three years, effective the first billing cycle of August 2018 and shall automatically renew for successive annual periods unless either the Company or City gives written notice to the contrary by February 1, 2021, or February 1 of each succeeding year.

Resolution of the Draft COSA Filing

Cities’ consultant Karl Nalepa recommended adjustments to the Company’s draft COSA Tariff. Settlement discussions resulted in TGS agreeing to:

1. Change the initial period from 1 year to 3 years;
2. Apply the first \$.50 of the residential rate adjustment to the residential Customer Charge, with the excess applied to the Commodity Charge;
3. Lower the annual rate adjustment cap from 6% to 5%;

4. Apply the annual rate adjustment cap to the total Commodity Charge rather than only operating expenses; and
5. Calculating cash working capital (“CWC”) using lead/lag days from the most recent RGVSA rate case rather than just setting CWC to \$0.

EXPLANATION OF “BE IT ORDAINED” PARAGRAPHS IN THE ORDINANCE

- Section 1. The paragraph finds the COSA Tariff reasonable and adopts the tariff.
- Section 2. This paragraph repeals any prior City action that might be inconsistent with the new tariffs adopted by the Council.
- Section 3. This paragraph recites compliance with the Open Meetings Act.
- Section 4. This paragraph is a typical savings clause, preserving the remaining provisions of the Ordinance should any one provision be determined to be invalid.
- Section 5. The tariff will become effective as of April 16, 2018.
- Section 6. This paragraph requires that an adopted and signed copy of the Ordinance be sent to the Company and general counsel to the City.

RECOMMENDATION

The City staff recommends adoption of the Tariff.

From: Thomas Brocato <tbrocato@lglawfirm.com>
Sent: Friday, March 9, 2018 11:30 AM
To: Thomas Brocato
Subject: TGS RGVSA COSA

For several years, TGS has had a Cost of Service Adjustment (“COSA”) clause within their Rio Grande Valley Service Area. The COSA is an annual expedited limited rate increase. On February 1, the Company provided an initial draft of a proposed COSA containing new language for our consideration. The City of McAllen authorized us to review the proposal and submit changes. We hired a consultant to review the proposed COSA and after several rounds of negotiations, we have reached a settlement with the Company. We succeeded in changing several terms, including:

1. Changing the initial period from 1 year to 3 years;
2. Applying the first \$.50 of the residential rate adjustment to the residential Customer Charge, with the excess applied to the Commodity Charge.
3. Lowering the annual rate adjustment cap from 6% to 5%;
4. Applying the annual rate adjustment cap to the total Commodity Charge rather than only operating expenses; and
5. Calculating cash working capital (CWC) using lead/lag days from the most recent RGVSA rate case rather than just setting CWC to \$0.

TGS will file the COSA tariff with the cities next week. You will have 35 days to approve the tariff. We will provide you with resolutions once we see what they filing. The first filing under the new tariff will be made with the cities no later than May 1, with rate adjustments to be effective for meters read on or after the first billing cycle of August each year. Please contact me if you have questions or concerns. Thomas

THOMAS L. BROCATO

Partner

512-322-5857 Direct

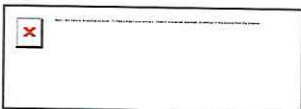
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Lloyd Gosselink Rochelle & Townsend, P.C.

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AGREEMENT FOR ENGINEERING SERVICES

STATE OF TEXAS
COUNTY OF HIDALGO

THIS AGREEMENT made, entered into and executed the day of March _____, 2018, by and between the **CITY OF ALAMO, TEXAS**, hereinafter called the "**Owner**", acting herein, by and through its Officials who are duly authorized so to act for and in behalf of said Owner, and **CRUZ-HOGAN CONSULTANTS, INC.**, hereinafter called the "**Engineer**", acting herein, by and through its officers, who are duly authorized so to act for and in behalf of said Engineer.

Whereas the City of Alamo intends to have professional engineering services performed in making improvements to the City's Water Treatment Plant Facilities and the City of Alamo hereby authorizes the Engineer to provide design and construction phase services.

PROJECT DESCRIPTION

The Project will generally consist of planning, design and preparation of plans and specifications for repairs and rehabilitation to the existing Water Treatment Plant Facility components. Such work so authorized is hereinafter called "the Project".

NOW, THEREFORE, the Owner and the Engineer, in consideration of the mutual covenants and agreements herein contained, do mutually agree as follows:

SECTION I - EMPLOYMENT OF ENGINEER

The Owner authorizes the Engineer to provide required design and construction phase services for the Project.

The Owner agrees to employ the Engineer, and the Engineer agrees to perform professional engineering services in connection with the Project as stated in **PART I - SCOPE OF SERVICES** and for the compensation set forth in **PART II - BASIS FOR COMPENSATION FOR ENGINEERING SERVICES**, attached herewith as **Attachment No. 1**.

SECTION II - STANDARD TERMS AND CONDITIONS:

1. **STANDARD OF CARE:** Services shall be performed in accordance with the standard of professional practice ordinarily exercised by the applicable profession at the time and within the locality where the Services are performed. Professional services are not subject to, and Engineer cannot provide any warranty of guarantee, express or implied, including warranties or guarantees contained in any uniform commercial code. Any such warranties or guarantees contained in any purchase orders, requisitions or notices to proceed issued by Owner are specifically objected to.

2. **CHANGE OF SCOPE:** The scope of Services set forth in this Agreement is based on facts known at the time of execution of this Agreement, including, if applicable, information supplied by Owner. For some projects involving conceptual or process development services, scope may not be fully definable during initial phases. As the Project progresses, facts discovered may indicate that scope must be redefined. Engineer will promptly provide Owner with an amendment to this Agreement to recognize such change, which shall be deemed approved if not objected to within 30 days of receipt by Owner.
3. **SAFETY:** Engineer has established and maintains corporate programs and procedures for the safety of its employees. Unless specifically included as a service to be provided under this Agreement, Engineer specifically disclaims any authority or responsibility for general job site safety and safety of persons other than Engineer employees.
4. **DELAYS:** If events beyond the control of Engineer, including, but not limited to, fire, flood, explosion, riot, strike, war, process shutdown, act of God or the public enemy, and act or regulation of any government agency, result in delay to any schedules established in this Agreement, such schedule shall be amended to the extent necessary to compensate for such delay. In the event such delay exceeds 30 days, Engineer shall be entitled to an extension of time equal to the delay and an equitable adjustment in compensation.
5. **TERMINATION/SUSPENSION:** Either party may terminate this Agreement upon 30 days written notice to the other party. Owner shall pay Engineer for all Services, including profit relating to the project, rendered prior to termination, plus any expenses of termination.

In the event either party defaults in obligations under the Agreement (including Owner's obligation to make the payments required hereunder), the non-defaulting party may, after 7 days written notice stating its intention to suspend performance under the Agreement if cure of such default is not commenced and deliberately continued and failure of the defaulting party to commence cure within such time limit and diligently continue, suspend performance under this Agreement.

6. **OPINIONS OF CONSTRUCTION COST:** Any opinion of construction costs prepared by Engineer is supplied for the general guidance of Owner only. Since Engineer has no controls over competitive bidding or market conditions, Engineer cannot guarantee the accuracy of such opinions as compared to contract bids or actual costs to Owner.
7. **RELATIONSHIP WITH CONTRACTORS:** Engineer shall serve as Owner's professional representative for the Services, and may make recommendations to Owner concerning actions relating to Owner's contractors, but Engineer specifically disclaims any authority to direct or supervise the means, methods, techniques, sequences or procedures of construction selected by Owner's contractors.
8. **CONSTRUCTION REVIEW:** For projects involving construction, Owner acknowledges that under generally accepted professional practice, interpretations of construction documents in the field are normally required, and that performance of construction-related service by the design professional for the project permits errors or omissions to be identified and corrected at comparatively low cost. Owner agrees to hold Engineer harmless from any claim resulting from performance of construction-related services by persons other than Engineer.

9. **INSURANCE:** Engineer will maintain insurance coverage for Professional Comprehensive General, Automobile, Worker's Comprehension, Employer's Liability and Professional Errors and Omissions in amounts accordance with legal and Engineer business requirements. Certificates evidencing such coverage will be provided to Owner upon request. For projects involving construction, Owner agrees to require its construction contractor, if any, to include Engineer as an additional insured on its policies relating to the Project. Engineer's coverage's referenced above shall, in such case, be excess over contractor's primary coverage.
10. **INDEMNITIES:** To the fullest extent permitted by law, Engineer shall indemnify and save harmless Owner from and against loss, liability, and damages sustained by Owner, its agents, employees, and representatives by reason of injury or death to persons or damage to tangible property for this Project caused directly by the willful misconduct or failure to adhere to the standard of care described in Section II-Paragraph 1 above of Engineer, its agents or employees.
11. **LIMITATIONS OF LIABILITY:** No employee or agent of Engineer shall have individual liability to Owner.

Owner agrees that to the fullest extent permitted by law, Engineer's total liability to Owner for any and all injuries, claims, losses, expenses or damages whatsoever arising out of or in any way related to the Project or this Agreement from any causes including, but not limited to, Engineer's negligence, errors, omissions, strict liability, or breach of contract shall not to exceed the total compensation received by Engineer, under this Agreement.

IN NO EVENT AND UNDER NO CIRCUMSTANCES SHALL ENGINEER BE LIABLE TO OWNER FOR CONSEQUENTIAL, INCIDENTAL, INDIRECT, SPECIAL OR PUNITIVE DAMAGES.
12. **ACCESS:** Owner shall provide Engineer safe access to any premises necessary for Engineer to provide the Services.
13. **REUSE OF PROJECT DELIVERABLES:** All work product, including notes, calculations, reports, plans and specifications will become the property of Owner. Reuse of any documents or other deliverables, including electronic media, pertaining to the Project by Owner for any purposes other than that for which such documents or deliverables were originally prepared, or alteration of such documents or deliverables without written verification or adaptation by Engineer for the specific purpose intended, shall be at Owner's risk. Owner agrees to defend, indemnify, and hold harmless Engineer from all claims, damages, and expenses (including reasonable litigation costs), arising out of such reuse or alteration by Owner or others acting through Owner.
14. **AMENDMENT:** This Agreement, upon execution by both parties hereto, can be amended only by a written instrument signed by both parties.
15. **ASSIGNMENT:** Except for assignments (a) to entities which control, or are controlled by, the parties hereto, or (b) resulting from operation of law, the rights and obligations of this Agreement cannot be assigned by either party without written permission of the other party. This Agreement shall be binding upon and inure to the benefit of any permitted assigns.

16. **STATUTES OF LIMITATION:** To the fullest extent permitted by law, parties agree that, except for claims for indemnification, the time period for bringing claims under this Agreement shall expire one year after Project completion.
17. **PREVAILING PARTY LITIGATION COSTS:** In the event any actions are brought to enforce this Agreement, the prevailing party shall be entitled to collect its litigation costs from the other party.
18. **NO WAIVER:** No waiver by either party of any default by the other party in the performance of any particular section of this Agreement shall invalidate any other section of this Agreement or operate as a waiver of any future default, whether like or different in character.
19. **NO THIRD-PARTY BENEFICIARY:** Nothing contained in this Agreement, nor the performance of the parties hereunder, is intended to benefit, nor shall inure to the benefit of, any third party, including Owner's contractors, if any.
20. **SEVERABILITY:** The various terms, provisions and covenants herein contained shall be deemed to be separate and severable, and the invalidity or unenforceability of any of them shall not affect or impair the validity or enforceability of the remainder.
21. **AUTHORITY:** The persons signing this Agreement warrant that they have the authority to sign as, or on behalf of, the party for whom they are signing.

APPROVED:

APPROVED:

CITY OF ALAMO, TEXAS
Owner

CRUZ-HOGAN CONSULTANTS, INC.
Engineer

By _____
Diana Martinez
Mayor

By _____
Orlando S. Cruz, P.E.
President

PART I SCOPE OF SERVICES

A. PROJECT

WATER TREATMENT PLANT IMPROVEMENTS PROJECT
CITY OF ALAMO

B. PROJECT BACKGROUND

The intent of the proposed project is to make improvements to the City of Alamo's existing Water Treatment Plant Facility. The plant is located on South 9th Street, just south of the West Fannin Avenue intersection. The water treatment plant improvements include:

- 1) Repairing and re-painting of exterior of existing metal claricones basin structures
- 2) Repairing and re-painting of interior of existing metal claricones basin structures
- 3) Repairing and re-painting of exterior of existing metal filter structures
- 4) Repairing and re-painting of interior of existing metal filter structures
- 5) Repairing and re-painting of splitter box piping and structure
- 6) Repainting existing claricone and filter valves, piping, etc.

Towards this effort, the City of Alamo (the City), upon execution of the contract, engages the services of Cruz-Hogan Consultants, Inc., (the Engineer) to perform engineering services necessary to accomplish the tasks indicated below.

- 1) Prepare design plans, specifications, and contract documents for the project as necessary to make improvements to the existing water treatment plant, as detailed above.
- 2) Project is planned to be **completed in two phases**. Construction Improvements must be completed during the winter months when water production demands are at their lowest. Phasing is necessary due to the need to shut down portions of the plant while repair work is being completed and due to the inability to complete the entire project during a single winter.

Phase One Improvements are proposed to be completed in the December 2018 through February 2019 time frame, and Phase Two Improvements are proposed to be completed in the December 2019 through February 2020 time frame.

Phase One Improvements Project Cost is estimated to be approximately \$361,365.00.

Phase Two Improvements Project Cost is estimated to be approximately \$366,770.00.

C. BASIC ENGINEERING SERVICES

1. PROJECT PLANNING

a. CONDUCT KICKOFF MEETING AND PRELIMINARY CONFERENCE

Participate in a kickoff meeting with the City's project team. Establish project objectives and identify a specific and detailed scope of work for the project. The intent of the kickoff meeting is to develop a detailed and complete description for each of the proposed projects elements.

Attend preliminary conferences with the City and other appropriate officials regarding the requirements of the project, and acquire available, relevant background data.

b. Confirm the proposed phasing for the improvements, establish a project schedule, and prepare preliminary cost projections for the improvements.

2. PROJECT DESIGN

The following scope of work defines the work tasks necessary for the Engineer to perform the final design and the preparation of Contract Documents, consisting of Drawings and Specifications, for construction of the indicated system improvements. Design services consist of those tasks which are essential to the completion of a biddable set of Contract Documents for each of the projects.

a. PREPARATION OF DRAWINGS

The Engineer shall prepare detailed Drawings for the construction of each of the projects indicated, using the Engineer's standard engineering approach for design, level of detailing and presentation on the Drawings. The Drawings shall be produced on the Engineer's standard 11 x 17 inch Paper with borders and title blocks to the Engineer's standard. A preliminary drawing list will be prepared during the Preliminary Design and will be updated in the Final Design.

b. PREPARATION OF SPECIFICATIONS

The Engineer shall prepare the General Conditions, Supplementary General and Technical Specifications. Specifications shall be prepared in the Construction Specifications Institute (CSI) format consistent with the Engineer's latest version. Specification Divisions shall be developed from the Engineer's in-house guide Specifications.

c. PROGRESS SUBMITTALS

Progress submittals for the City's review shall be made at the Design Development and Final Design stages.

The Design Development submittal (approximately 50 percent complete) shall include drawing of all major elements of the proposed facilities to be

constructed. This submittal will also include preliminary copies of all technical specifications to be used on the specific Project.

The City's review comments shall be returned to the Engineer within 21 days of receipt of the Design Development submittal. Upon receipt of comments from the City, the Engineer will meet with the City to resolve outstanding design issues and incorporate substantive comments. Input from the City shall be combined with the results of the Engineer's internal design checking and Technical Review Committee and the "Design Freeze" shall be established. Any significant changes to the Project design following Design Freeze typically require much rework. Should this occur, the changes will be evaluated and may warrant a contract amendment.

The Final Design submittal (approximately 90 percent complete) shall include the full set of Contract Documents, consisting of the Specifications and Drawings. During the same period that the City reviews the documents, the submittal shall also be subjected to the Engineer's internal design checking procedures. The City's review comments shall be returned to the Engineer within 21 days of receipt of the Final Design submittal. The City shall consolidate review comments on one set of submittals. Upon receipt of comments from the City, the Project team shall meet with the City to resolve outstanding design issues and incorporate substantive comments. Input from the City will be combined with the results of the Engineer's internal design checking. Upon incorporation of the appropriate review comments, the Contract Documents shall be considered to be "bid-ready."

d. **COMPLETION OF FINAL CONTRACT AND BIDDING DOCUMENTS**

The Engineer shall provide three sets of Plans, Specifications, Contract Documents, and Bidding Documents to the City as a Final Submittal.

D. SPECIAL SERVICES

1. **EVALUATION OF THE OF THE WATER PLANT SCADA SYSTEM**

Engineer shall evaluate the existing Water Treatment Plant SCADA system and provide a report listing the SCADA deficiencies description of recommended needs and improvements. The evaluation will generate a Scope of Work which will determine which water plant instrumentation will require replacements and upgrades. Report shall include preliminary cost estimates of recommended improvements. Evaluation of the Water Treatment Plant SCADA system will be done by an electrical engineering sub-consultant retained by the Engineer.

2. **CONSTRUCTION AND COATING INSPECTIONS**

The Engineer shall perform Construction and Coating Inspections when deemed necessary, and will be billed to the City at the Engineer's standard hourly rate.

E. ADDITIONAL SERVICES

Additional Services are those services which are not included in the Basic Services or Special Services, but may be needed at some time during the completion of the project. These Additional Services will be authorized on an as-required basis by the City with the fee for the service being negotiated at the time of the request. The City will issue a separate notice to proceed for each additional service requested.

1. Reproduction of additional reports or Contract Documents not specifically identified as Basic or Special Services.
2. Assistance to the City as an expert witness in any litigation with third parties, arising from the development or construction of the Project including preparation of engineering data and reports.
3. Revising previously accepted studies, reports, design documents or Contract Documents when such revisions are required by changes in laws, rules, regulations, ordinances, codes or orders enacted subsequent to the preparation of such studies, reports, and documents, that are due to causes beyond Engineer's control.
4. Investigations involving detailed considerations of operations, maintenance and overhead expenses.
5. Any work not identified as Basic or Special Services above.

F. SERVICES TO BE PROVIDED BY THE CITY

1. Provide record drawings of existing facilities.
2. Cost of advertisement of Invitation to Bidders.
3. Cost of any agency permitting charges.
4. Cost of all advertisement charges.

PART II

BASIS FOR COMPENSATION FOR ENGINEERING SERVICES

For and in consideration of the services to be rendered by the Engineer, the City shall pay, and the Engineer shall receive, the fees hereinafter set forth below.

Compensation to Engineer for the engineering services is in accordance with the project budget prepared by the Engineer.

Payment for engineering services shall be based on a lump sum amount and shall be payable to the Engineer for the services performed.

Where the compensation for engineering services is based upon a lump sum amount, partial payments shall be made monthly to the Engineer in proportion to the part of the services which has been accomplished, as evidenced by monthly statements submitted by the Engineer and approved by the City.

Any payments, not in dispute, not made within thirty (30) days on statements rendered in accordance with the above provisions, shall be subject to a monthly charge in the amount of one and one-half per cent (1-1/2%) of the unpaid balance beginning thirty (30) days from the date of the statement.

A. BASIC SERVICES

1. PHASE I PROJECT

Total Basic Services Engineering Fees for Phase I are \$30,000.00 and are broken down as follows:

a. Engineering Design Phase Services

The compensation for Design Phase Services shall be on a Lump Sum basis in the amount stated below:

Total Design Phase Services Fee: \$22,000.00

b. Construction Phase Services

The compensation for Construction Phase Services shall be on a Lump Sum basis in the amount stated below:

Total Construction Phase Services Fee: \$8,000.00

2. PHASE II PROJECT

Total Basic Services Engineering Fees for Phase II are \$30,000.00 and are broken down as follows:

a. Engineering Design Phase Services

The compensation for Design Phase Services shall be on a Lump Sum basis in the amount stated below:

Total Design Phase Services Fee: \$22,000.00

b. Construction Phase Services

The compensation for Construction Phase Services shall be on a Lump Sum basis in the amount stated below:

Total Construction Phase Services Fee: \$8,000.00

B. SPECIAL SERVICES

1. EVALUATION OF THE EXISTING WATER TREATMENT PLANT SCADA SYSTEM

The fee amount for the evaluation will not exceed \$9,350.00.

2. CONSTRUCTION AND COATING INSPECTIONS

Construction and Coating Inspections are to be done by the Engineer when deemed necessary, and will be done at the Engineer's standard hourly charge rate of \$60.00 per hour.

Estimated Cost for Construction and Coating Inspections is approximately \$15,000.00 for Phase I and \$15,000.00 for Phase II.

The final cost will be based on actual inspection hours required for each Project Phase.

B. ADDITIONAL SERVICES

It is mutually understood that the services described in **Part I - Section E** are not included in the Engineer's Basic Services described above, and if the Owner elects for the Engineer to provide such services, they are to be considered as "Additional Services" and will be compensated for on a per diem basis, with all labor invoiced at salary cost of personnel times a multiplier of 2.5, and reimbursement for direct non-labor and subcontract expenses at invoice cost plus 10 per cent for handling.

C. TIME FOR COMPLETION

The Engineer will work expeditiously to complete the services described in the shortest length of time possible. It is currently anticipated that the Design Services with the approval of the City will be completed within 24 months of receipt of authorization.

1. PHASE I

It is projected that preliminary design documents for Phase One will be submitted to the City by May 1, 2018, and total design phase will be completed by July 1, 2018.

2. PHASE II

It is projected that preliminary design documents for Phase Two will be submitted to the City by May 1, 2019, and total design phase will be completed by July 1, 2019.

CITY OF ALAMO
JANITORIAL SERVICES
BID OPENING: MARCH 07, 2018 @ 3:00 P.M.
TABULATION

COMPANY	MONTHLY SERVICE FEE	ANNUAL TOTAL
1. Bid Texas Online, Inc. dba Clean Fixx Ms. Rose Settle 3900 N. 10th Street, Ste. 910 McAllen, TX 78501 P: (956) 992-0332	\$ 3,500.00	\$ 42,000.00
2. M & R's Elite Janitorial Solutions Mr. Felipe Romero, Jr. 20526 Broughwood Circle Katy, TX 77449 P: (832) 647-1689	\$ 3,943.16	\$ 47,317.00
3. C & C Cleaning & Janitorial Ms. Cecilia Salinas PO Box 165 San Juan, TX 78589 P: (956) 330-3061	\$ 4,404.47	\$ 52,853.00
4. WCD Enterprises, LLC Ms. Tanya Fullington 28150 N. Alma School Pkwy # 103-452 Scottsdale, AZ 85262 P: (480) 415-3416	\$ 4,795.00	\$ 57,540.00
5. Hubb's Properties, LLC Mr. Burnell K Moliere 37093 White Road Prairieville, LA 70769 P: (504) 450-7999	\$ 5,019.91	\$ 60,238.00
6. Action Janitorial Service Ms. Linda Ruiz 509 E. Schunior Street Edinburg, TX 78541 P: (956) 380-1771	\$ 5,255.34	\$ 63,064.00
7. Amani, Inc. Kalo Amani 2950 Old Spanish Trail # 301 Houston, TX 77054 P: (855) 436-9600	\$ 6,106.68	\$ 73,280.00
8. Maldonado Nursery & Landscaping Mr. Martin L. Salazar 509 North Beddoes Rd. La Feria, TX 78559 P: (956) 277-0264	\$ 6,815.00	\$ 81,780.00
9. Treco Services, Inc. Ms. Deborah L. Trevino 904 N. Zarzamora San Antonio, TX 78207 P: (210) 432-4100	\$ 7,536.00	\$ 90,432.00
10. Prime Cleaning Services, LLC Ms. Iris Sandoval 2126 El Camino Brownsville, TX 78520 P: (956) 230-7297	\$ 7,656.00	\$ 91,872.00

Luciano Ozuna, Jr

From: Robert L. Salinas <bsalinas@alamotexas.org>
Sent: Thursday, March 8, 2018 3:58 PM
To: Luciano Ozuna, Jr
Cc: 'Crystal Garza'
Subject: CC Agenda Item - FM 907 Update

Good afternoon Sir,

I received a phone call from Comm. Pete Morales asking for an item to be placed on the 3-20-18 CC agenda for the update on the FM 907 widening project.

Crys-tal - FYI

Thx,

Bobby Salinas
Planning Director
City of Alamo
420 N. Tower Rd.
Alamo, TX 78516
(956) 787-0006

Please note that any correspondence, such as e-mails or letters, sent to City Staff or City Officials may become a public record and made available for public/media review.

RELEASE OF UTILITY EASEMENT

THE STATE OF TEXAS §

KNOW ALL MEN BY THESE PRESENTS

COUNTY OF HIDALGO §

That the **CITY OF ALAMO**, a Municipal corporation of Hidalgo County, for good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, does hereby **RELEASE, ABANDON, AND DISCHARGE** any and all right, title, or interest which it might have by virtue of the following described easement(s)

A ten foot (10') utility easement dedicated by subdivision plat along the west side of Lot 44, Widen Subdivision, Unit No. 2, H.C.M.R., Volume 20, Page 192.

EXECUTED this ____ day of _____, 2018.

By: **City of Alamo**, a Municipal Corporation

By: _____
Luciano Ozuna, City Manager

ACKNOWLEDGEMENT

STATE OF TEXAS

COUNTY OF HIDALGO

BEFORE ME, the undersigned authority, on this day personally appeared Luciano Ozuna, City Manager of the City of Alamo, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purpose and consideration herein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this ____ day of _____, 2018.

Notary Public in and for the State of Texas

After Recording Please Mail to:
Margot Salas, City Secretary
City of Alamo
420 N. Tower Rd.
Alamo, TX 78516

Luciano Ozuna, Jr

From: Robert L. Salinas <bsalinas@alamotexas.org>
Sent: Friday, March 9, 2018 3:30 PM
To: Luciano Ozuna, Jr
Cc: 'Crystal Garza'
Subject: CC Agenda Item - Release of Easement - Lot 44, Widen Subdivision
Attachments: Release of Easement - Widen Subd..doc

Good afternoon Sir,

I would like to place this item on the next City Commission agenda. This release of easement would complete the process of the side setback variance that was granted under the applicant Felix Hernandez at the CC meeting held 3-6-18. Please let me know if you have any questions on this.

Thx,

Bobby Salinas
Planning Director
City of Alamo
420 N. Tower Rd.
Alamo, TX 78516
(956) 787-0006

Please note that any correspondence, such as e-mails or letters, sent to City Staff or City Officials may become a public record and made available for public/media review.

Luciano Ozuna, Jr

From: Rafael Tapia <rtapia@alamotexas.org>
Sent: Friday, March 16, 2018 9:58 AM
To: Luciano Ozuna
Cc: msalas@alamotexas.org
Subject: Agenda Items
Attachments: EDC Activity Report 2018-03.pdf; City Budget Amendment Request.pdf

Mr. Ozuna,

I have two items for the agenda. The first it's the activity report which my board has asked to be present to the City Commission. The second is for a budget amendment to the AEDC budget for \$31,250. As you will recall the AEDC committed \$125,000 to Medek LLC in incentives. \$93,750 has already been paid. Medek has requested the remaining balance. Mr. Garcia had stated that all the jobs would be created in 2017, however this was not the case. So now the EDC is required to amend its budget to make the payment this fiscal year.

Respectfully,

Rafael Tapia
Executive Director
Alamo EDC
rtapia@alamotexas.org
956-787-6622



(956) 787-6622 Office or (956) 787-7766 Fax

March 15, 2018

Luciano Ozuna
City Manager
City of Alamo
420 N. Tower Road
Alamo, Texas 78516

Re: Budget Amendment of \$31,250 for Medek LLC

Dear Mr. Ozuna,

The Alamo Economic Development Corporation (AEDC) Board of Directors reviewed an incentive payment request from Medek LLC for the remaining balance of its incentive award in the amount of \$31,250.00 at our regular meeting held March 14, 2018. The Board motioned to approve the request subject to the company providing two (2) quarterly reports and pay stubs per job created as stipulated in the development agreement Section 2.00, item (b) on page 2 of the agreement.

Since the majority of the jobs for which incentive payment is being sought were created by January 18, 2018, the company will need to provide reports and pay stubs for the following quarters ending March 31 and June 30. This will result in payment to be made in July 2018.

The current budget did not make an allotment for Medek LLC. There was an open PO tied to last year's budget for this expense. It was believed Mr. Garcia would complete his employment obligations before December 31, 2017. However, this was not the case. The Finance Department closes the book on previous budget cycle at the end of the first quarter of the new fiscal year to conduct the audit. Therefore, a budget amendment must be approved to meet this obligation this fiscal year.

The AEDC Board of Directors approved the budget amendment at our regular meeting held March 14, 2018. We respectfully ask the City Commission for concurrence in order to meet this obligation.

If you have any questions or concerns regarding this matter please contact my office at (956) 787-6622 or via email at rtapia@alamotexas.org.

Respectfully,

Rafael J. Tapia
Executive Director



(956) 787-6622 Office or (956) 787-7766 Fax

March 9, 2018

**Alamo Economic Development Corporation
Monthly Activity Report: February 2018**

Revolving Loan Fund Program

The program has made a total of 10 loans totaling \$1,405,000 and obligating all \$1,162,500 in initial funds. The program has 8 active loans. All current loans fall under the IRP.

As of March 1, 2018, City of Alamo Finance Department reports:

IRP Balance: \$481,518.55

RBEG Balance: \$182,917.54

Total RLF Balance: \$664,436.09

Balance Owed: \$548,774.36 (as of February 28, 2018)

As of the March 2, 2018, the following loan accounts are considered delinquent
Soleil Rehabilitation and V-Day (Feb 20)

Activity

The following activity is for the period covering February 1, 2018 to February 28, 2018. For the reporting period, the program had no new contact.

Liseth Deleon (Nov): Having stated in December that she was still interested, but wanted to include her 2017 tax return in order to strengthen her application. There has been no progress made on part of the applicant.

Jose I. Torres (Dec): The ExD followed up with Mr. Miguel Gomez to inquire if the business was still interested in the loan program. Mr. Gomez stated that they were. Despite stating they would begin working on the application in January, no progress has been made on part of the applicant.

Program Maintenance

Soleil Rehab:

2/20/18: Due date; payment not made

2/22/18: Follow up via email reminding borrower of payment due date and end of grace period on 3/2/18

2/23/18: Follow up with co-signor who stated payment would be made following week.

Poncho's Central Kitchen:

2/9/18: ExD sent payment reminder via email; Payment was dropped off at AEDC office and given to Finance Director that afternoon

Program Promotion

During the month of February, the program was promoted via social media and an email blast.

- Imagine It Studios is promoting it via Facebook and Twitter
- Email blast: 2/9 and 2/12
- Promoted via Valley Business Report print issue and E-Brief
- Staff developed pamphlets for Micro-Loan Program

Workshop March 29th 12:00 PM to 1:00 PM

Staff plans to host a workshop with presentations on the RLF program, Texas Rural Communities loan program and the Micro-Loan Program. A representative from the Small Business Development Center will also present on SBDC services. The workshop has been posted on Facebook. By the time of this report, staff will have done at least two email blasts to local businesses and informed the Chamber.

Program Compliance

USDA LINC Reports: Report was submitted 1/03/18. Next report due 4/30/18

USDA AUDIT: Submitted Audit to USDA Area Director 3/9/17. Next report due 3/2018

USDA RBEG: Submitted 12/27/2017; Next Report Due 1/15/2019

Property Taxes: All borrowers with escrow fees have had their property taxes paid

IRP Proposed Budget: Submitted 8/24/17, Next Due Date 7/31/2018

USDA Compliance Visit:

2/15/18: Roel Gomez, USDA Area Director and Roberto Rodriguez, Area Specialist and Compliance Officer stopped by the office to do a compliance visit. They were provided copies of bank statements, fidelity bonds for Finance Department, and samples of our program outreach. In terms of ADA compliance, they may request that the EDC change the kitchen faucet into a lever style water handles and cover up the bottom part of sink.

2/28/18: Received letter form USDA dated 2.26.18 regarding the need to stripe the parking lot, change kitchen faucet, and cover/insulate drainage pipes for kitchen sink, and deaf assistance memo.



(956) 787-6622 Office or (956) 787-7766 Fax

March 9, 2018

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Economic Development Activity
February 2018

Medek LLC:

Medek LLC is a small distributor of paper products such as napkins, paper towels, plates, etc. This project calls for the construction of a facility that will include 12,000 SF warehouse and 1,850 SF office building. The business will establish a work force of 23 employees in Alamo, of which 10 will be new positions.

No updates for February 2018

Mr. Garcia did host a group of Site Selectors with the European American Investment Council as part of the RSTEC Fam Tour of the region on February 26.

Mr. Garcia did submit a request for incentive payment 3/6/18

STHS:

This project calls for 9,923 SF freestanding emergency center. It will establish 33 jobs.

Currently, the expected construction completion date is October 2019, based on development agreement. Payments pending \$250,000

No updates

Micro-loan Program:

Roel Gomez, USDA Rural Development Area Director, provided letter authorizing the use of Revolved RBEG funds to fund loans as small as \$1,000. This allows the AEDC to roll out the Microloan programs and set aside \$20,000 from the revolved RBEG funds.

The current EDC Board consented to the roll out of the program during the February 21 meeting. Roll out will initiate during the month of March.

Skilled Nursing Center:

This project calls for skilled nursing home with 120-130 beds and 51,905 square feet of space. Touchstone facilities offer skilled nursing, long-term care, rehabilitation, memory care, behavioral care and respite care. Beyond an initial meeting with the ExD and the provision of information on Winter Texans and medical offices in the area, the firm has made no contact to request incentives.

Work is progressing at project site. Center is expected to open in early 2018. It will be called *The Heights of Alamo*, offering skilled nursing and rehabilitation services.

City Staff informs that Grand Opening/Ribbon Cutting may occur on April 5th. It has been pushed back from the most recent date of March.

Project Backpack RFI:

This was an RFI by Next Move Group. It was looking for 50,000 to 70,000 SF site for a food packing business. Possible creation of 33 to 56 jobs over a three year period.

2/2/18: Followed up with Mr. Spamer re: Project Backpack

2/5/18: Followed up with Mr. Spamer

2/9/18: Mr. Spamer informed ExD he was no longer interested in the RFI as he could not accommodate them.

Letty Reyes, API Real Estate:

Ms. Reyes represents a local restaurant with headquarters in Alamo. The restaurant would like to expand their headquarters and incorporate a central kitchen facility. This project has an estimated project cost of \$500,000 and the company expects to employ 13-35 position over 5 years with the central kitchen, 25 being new jobs.

2/13/18: Letty Reyes, API Real Estate called the office regarding incentives. She stated she had a client interested in doing a central kitchen and wanted to know about incentives programs. The ExD explained the loan program and 4B incentive process. Ms. Reyes stated she was familiar with incentives having worked for Edinburg EDC for 14 years. ExD sent her a copy of the incentive guide via email.

2/27/18: Ms. Reyes stopped by the office and dropped off incentive request packet that included application, business plan, and income tax for the past two years (personal and business).

2/28/18: ExD began review of documents

General Retail Recruitment:

2/5/18: Retail Lease Trac Broadcast to 257 contacts with a 22.6% view rate (58)

2/9/18: Met with Commissioner Medina potential available property

2/14/18: Met with Ramiro Garza, new commercial development near expressway might pop up soon; would EDC consider incentives; Mr. Garza said he would try to set up meeting following week

2/22 & 2/23: Prepared for RSTEC FAM Tour

2/26/18: Participated in RSTEC FAM Tour; Five site selectors associated with the European American Investment Council (EAIC) got tour the industrial zoned areas of Alamo and visited with Mr. Dennis Garcia, Medek LLC. They toured the Medek warehouse and asked him about his distribution routes and suppliers. The full regional tour took place from Sunday afternoon through Tuesday morning. The EDC spent all day Monday (13 hours) with them visiting Palmview, Sullivan City, Starr County Foundation, Alamo, Pharr Bridge, and McAllen EDC

General Activities:

- Attended PSJA Steering Committee Mtg re: SOFI Study 2/2
- Prepared forms for Auditor 2/5 to 2/9
- Attended City Meeting 2/6
- Attended ED Build Blocks: EDT's RFI Best Practices (Weslaco) 2/7
- Attended Texas Association of Conventions & Visitors Bureaus (McAllen) 2/8
- Attended RSTEC Monthly and Executive Committee Meeting (Weslaco) 2/8
- Met with PSJA CTE staff 2/9
- Updated TransUnion account 2/12
- Met with Arturo Salinas (Sales) Forged Technology Solutions 2/12
- Met with Roberto Carranca (Marketing) KGBT/AZTECA 2/13
- Attended SBA/PSJA Strategic Alliance Memorandum Event 2/14
- Attended LRGVDC RGV 2020 Stakeholder Forum (Pharr) 2/14
- Met Director Barron 2/15
- Response to VIDA auditor questions 2/19
- Researched Bonds 2/19-2/20
- Met with Roberto Carranca 2/20
- Met with J. Escobedo re: HCSTED grant program 2/20
- Auditors interviewed staff 2/20
- Select USA/JETRO webinar 2/22
- Attended Murphy USA groundbreaking 2/23
- Feb: Staff developed pamphlets on local programs and industry sectors

Upcoming 2018 Events

- Alamo EDC RLF Community Work Shops March 29
- TEDC Economic Development Sales Tax Workshop (Tyler) April 13
- TEDC Basic Economic Development Course (San Antonio) April 17-20
- SEDC Meet the Consultants (Dallas) April 18-20
- Urban County Conference (SPI) April 20-21
- TEDC Economic Development Sales Tax Workshop (Waco) May 4
- TML Region 12 Conference (SPI) May 10-11
- ICSC RECON (Las Vegas) May 20-23
- Retail Live (Austin) August
- TEDC Economic Development Sales Tax Workshop (Lubbock) August 24
- TEDC Basic Economic Development Course (Arlington) September 18-21
- TEDC Economic Development Sales Tax Workshop (Richardson) September 28
- TEDC Economic Development Sales Tax Workshop (Houston) November 9
- ICSC Texas Conference & Dealmaking (Dallas) November

Alamo
Revolving Loan Program Status Report

February 2018				
NAME	COMPANY	PHONE	EMAIL ADDRESS	STATUS
Melina Lerma	New Generation	956-648-9119	mlerma1820@yahoo.com	Account is current
Kimberly Hess	Ikids Academy	956-781-5683 or 956-227-9277 (c)	kimberly@ikidsacademy.com	Account is current
Thomas and Sarah.Moncivais	Soleil Rehab V-day Assumption	956-460-8406	tomoncivais@hotmail.com	Account is delinquent
Christy Salazar	Aaron's Transport		aaronsmht@aol.com	Account is current
Rolando Limon	Poncho's Central Kitchen		roly.limon@gmail.com leal.ponchos@gmail.com	Account is current
Willie & Cristina Gonzalez	The Original Willie's BBQ	702-1370	crisgonzalez57@icloud.com	Account is current
Jorge Sanchez	Speedway Performance Motors	780-0629	sancheztech@yahoo.com	Account is current
Liseth Deleon	Garden Party Event Center	325-5757	Liseth_sesattv@hotmail.com	No progress by applicant
Jose I. Torres	Colchones Victoria	510-3039	miguel.malindo@hotmail.com	No progress by applicant
PROGRAM MAINTENANCE				
Thomas and Sarah.Moncivais	Soleil Rehab V-day Assumption	956-460-8406	tomoncivais@hotmail.com	2/20/18: Due date; payment not made 2/22/18: Follow up via email reminding borrower of payment due date and end of grace period on 3/2/18 2/23/18: Follow up with co-signor who stated payment would be made following week.
Rolando Limon	Poncho's Central Kitchen		roly.limon@gmail.com leal.ponchos@gmail.com	2/9/18: ExD sent payment reminder via email; Payment was dropped off at AEDC office and given to Finance Director that afternoon

Imagine It Studios is promoting it via Facebook and Twitter
RLF Program Email blast: 2/9; 2/12
Program Promoted via Vally Business Report
Staff developed Micro-Loan Program pamphlets
USDA conducted Compliance Review/Service Visit 2/15
2/28 received USDA Compliance findings report



United States Department of Agriculture

Rural Development

Edinburg Area Office

2514 S. Veterans
Blvd., Suite 4
Edinburg, TX
78539

Voice 956.383.4928
Ext. 4
Fax 844.496.7917

February 26, 2018

Mr. Marcelino Medina, Alamo EDC President
715 E. Business 83
Alamo, TX 78516

Ref: Compliance Review/Servicing Visit
(IRP)

A Compliance Review and Servicing Visit were conducted at Alamo Economic Development Corporation in Alamo, Texas on February 15, 2018. The purpose of the visit was to evaluate your compliance with current Rural Development Regulations, Equal Opportunity and Nondiscrimination requirements established in the Letter of Conditions.

Compliance Review - A compliance review of the subject project indicates that you are currently meeting your responsibilities under applicable Civil Rights laws.

You are to address the findings & violations noted on the attached reports. Please address all findings and violations accordingly. You are to submit a written report outlining your plan to the Edinburg Area Office, USDA Rural Development, 2514 S. Veterans Blvd., Suite 4, Edinburg, TX 78539, on correcting the discrepancies no later than 30 days from the date of this letter. A follow up review may be scheduled as per your response. I would like to thank your staff at Alamo EDC for their courtesy and cooperation during our visit.

If you have any questions please call the Edinburg Area Office at (956) 383-4928 Ext. 4.

Sincerely,

for: Roel Gomez
Roel Gomez
Area Director

Attachments

cc: Daniel Torres, BCP Director, Temple, TX
State Director, Attn: Carolyn Turner, CRM, Temple, TX
Rafael Tapia, Exe. Director, Alamo EDC, Alamo, TX

USDA is an equal opportunity provider and employer.

If you wish to file a Civil Rights program complaint of discrimination, complete the USDA Program Discrimination Complaint Form, found online at http://www.ascr.usda.gov/complaint_filing_cust.html, or at any USDA office, or call (866) 632-9992 to request the form. You may also write a letter containing all of the information requested in the form. Send your completed complaint form or letter to us by mail at U.S. Department of Agriculture, Director, Office of Adjudication, 1400 Independence Avenue, S.W., Washington, D.C. 20250-9410, by fax (202) 690-7442 or email at program.intake@usda.gov.

Alamo EDC
Compliance Review/Servicing Visit

FINDINGS:

Civil Rights Compliance Data/Application/Correspondence Information

Alamo EDC is required to provide a method of communicating with individuals with hearing impairments, a Telecommunication Device for the Deaf (TDD#) or Participation in a relay service such as the Texas Relay System.

Common Area Signage

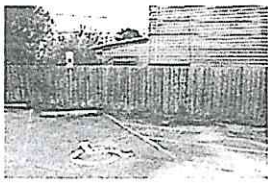
Van accessible parking striping is faded.
Kitchen sink faucets were not lever type and drain pipes were not insulated.

Reporting

No findings noted. EDC is current with all reports.



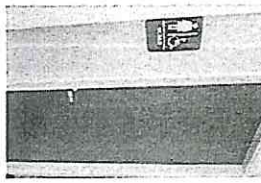
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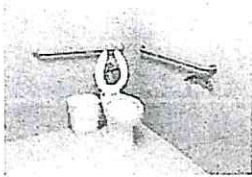
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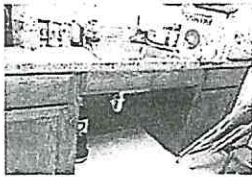
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*Alamo Economic Development Corporation
RLF Program*

Applicant	Business Name	Business Address	Telephone	Closing Date	Amount of Loan	Interest Rate	# of Years	Payment	Balance	Initial / Revolved	Current Status	Status
RBE												
Dr. Rene Vela	Los Alamos Imaging	427 E. Durana Ave	956-781-5590	8/18/2009	\$150,000.00	3.25%	7	\$2,001.43	\$	Initial	Paid	
Loan Modified												
Dr. Rene Vela	Los Alamos Imaging	427 E. Durana Ave	956-781-5590	10/16/2009	\$150,000.00	3.25%	7	\$2,001.79	\$	Initial	Paid	
Loan Modified												
IRP												
Melina Lerma*	New Generation Learning Center	750 N Alamo Road	956-467-8903	12/13/2010	\$150,000.00	5.0%	10	\$1,675.04	\$ 49,312.69	Initial	Current	
Tonnis & Sara Moncivais*	Soleil Rehab Center	1019 W. Highway 83	956-460-8406	1/14/2011	\$150,000.00	5.0%	10	\$1,056.91	\$ 69,902.78	Initial	Current	17 days
Veronica Motivais+	V-Day Spa	1019 W. Highway 83	956-457-8020	1/25/2011	\$125,000.00	5.0%	10	\$1,325.82	\$ 53,528.04	Initial	Current	17 days
Kimberly Hess	Kimbo's Kids Learning Center	823 S. Alamo Road	956-227-9277	4/17/2012	\$150,000.00	5.0%	7	\$2,120.09	\$ 27,771.95	Initial	Current	
Rolando Limon	Ponchos Central Kitchen	740 W Frontage Road	956-225-8190	10/24/2012	\$175,000.00	5.0%	10	\$1,856.15	\$ 103,044.39	Initial	Current	
Aaron & Christy Salazar	Anon's Mobile Transport	724 N. Alamo Road	956-498-5600	12/5/2013	\$150,000.00	4.0%	10	\$1,518.67	\$ 64,868.89	Initial	Current	
Willie Gonzalez	The Original Willies	320 S. Alamo Road	956-702-1370	5/19/2016	\$140,000.00	4.0%	10	\$1,412.72	\$ 121,986.04	Revolved	Current	
Jorge Sanchez	Speedway Performance Motors	603 E. Frontage	956-961-4838	4/21/2017	\$65,000.00	6.5%	10	\$739.50	\$ 58,359.38	Revolved	Current	
Total					\$1,405,000.00			\$11,704.90	\$ 548,774.36			

rev 3/09/2018

Balances reflective of 2/28/2018

* Loan has been modified

** from date modified

+, note assumed by Soleil

All 4B Projects

Project	Year of Award	AEDC Investment	City Contribution	Total Project Cost	Project Status	Pending EDC Payment Balance	Potential Jobs
Carl Jr's	2014	\$ 125,000.00	\$ -	\$ 1,560,250.00	Complete	\$ -	30
ERC Capital/Goodwill	2015	\$ 135,000.00	\$ -	\$ 2,650,000.00	Complete	\$ -	30
Veteran Memorial Park	2015	\$ 72,000.00	\$ 72,000.00	\$ 144,000.00	Complete	\$ -	0
Medek LLC	2016	\$ 125,000.00	\$ -	\$ 1,000,000.00	Complete	\$ 31,250.00	23
Alamo Nature Park	2016	\$ 145,900.00	\$ 554,100.00	\$ 700,000.00	Complete	\$ -	0
STHS ER	2017	\$ 250,000.00	\$ 500,000.00	\$ 8,428,644.00	Pending	\$ 250,000.00	34
Total		\$ 852,900.00	\$ 1,126,100.00	\$ 14,482,894.00		\$ 281,250.00	117

Bond Series

Bond Series/Project	Year of Issue	Maturity	Coupon Rate %	Amount	AEDC Annual Payment	Total Payment	Balance
Series 2008	4/17/2008	2/15/2028	3.75%	\$ 3,000,000.00	\$ 214,688.00	\$ 214,688.00	\$ 1,800,000.00
Series 2012-A	12/1/2012	2/15/2032	2.00 to 3.00 %	\$ 7,075,000.00	\$ 125,000.00	\$ 518,450.00	\$ 5,300,000.00
Series 2013 (2003)	1/15/2013	2/15/2021*	2.00 to 3.25%	\$ 3,835,000.00	\$ 140,000.00	\$ 425,025.00	\$ 2,375,000.00
Total					\$ 479,688.00	\$ 1,158,163.00	\$ 9,475,000.00

Bond Series Projects

Bond Series/Project	Year of Issue	Amount	AEDC Annual Payment/Project Portion	Project Status
Series 2008	4/17/2008	\$ 3,000,000.00	\$ 214,688.00	
AEDC Bond Portion		\$ 3,000,000.00		
Tower Road		\$ 3,000,000.00	\$ 2,000,000.00	Completed
Ridge Road		\$ 1,000,000.00	\$ 1,000,000.00	Completed
Series 2012-A	12/1/2012	\$ 7,075,000.00	\$ 125,000.00	
AEDC Bond Portion		\$ 2,000,000.00		
Cesar Chavez/County		\$ 1,000,000.00	\$ 1,000,000.00	Pending
Park Improvements/Solar Light		\$ 1,000,000.00	\$ 1,000,000.00	Completed
Series 2013 (2003)	1/15/2013	\$ 3,835,000.00	\$ 140,000.00	
AEDC Bond Portion		\$ 2,100,000.00		
New City Hall		\$ 1,041,807.00	\$ 1,041,807.00	Completed
Cost of Issuance		\$ 530,000.00	\$ 140,000.00	Completed
Land Acquisition		\$ 500,000.00	\$ 500,000.00	Completed
Fire Dept Substation		\$ 490,899.00	\$ 108,193.00	Completed
City Hall Renovation Jail Cells		\$ 400,000.00	\$ 200,000.00	Completed
Downtown Park		\$ 100,000.00	\$ 100,000.00	Completed

*2021 is when the 2003 bond will be paid off

CITY OF ALAMO
REVENUE & EXPENSE REPORT (UNAUDITED)
AS OF FEBRUARY 28, 2018

ALAMO ECONOMIC DEVELOPMENT CORP.	CURRENT BUDGET	Y-T-D ACTUAL	BUDGET BALANCE	% OF BUDGET
REVENUES				
SALES TAX	844,092.00	376,270.55	467,821.45	44.58%
OTHER REVENUE	-	13.57	(13.57)	0.00%
INTEREST	1,000.00	2,841.51	(1,841.51)	284.15%
TRANSFER IN/OTHER FIN.	-	193.59	(193.59)	0.00%
TOTAL REVENUES	845,092.00	379,319.22	465,772.78	44.88%
EXPENDITURES				
PAYROLL	95,413.44	43,283.42	52,130.02	45.36%
OPERATING EXPENSES	91,535.00	17,357.41	74,177.59	18.96%
MAINTENANCE	8,400.00	2,123.14	6,276.86	25.28%
CONTRACT SERVICES	62,000.00	13,229.25	48,770.75	21.34%
PROGRAM EXPENSES	15,000.00	12,500.00	2,500.00	83.33%
TRANSFERS OUT	535,551.00	223,141.76	312,409.24	41.67%
DEBT SERVICE	30,848.00	30,847.50	0.50	0.00%
FIXED ASSETS	-	-	-	0.00%
TOTAL EXPENSES	838,747.44	342,482.48	496,264.96	40.83%
REVENUE OVER/(UNDER) EXPENSE	6,344.56	36,836.74	(30,492.18)	

ITEM#

REQUEST FOR VARIANCE TO TITLE 10 – ZONING REGULATIONS, CHAPTER 8, SECTION 10-8-2 PERMITTED USES FOR A C-1 ZONE AT PROPERTY LEGALLY DESCRIBED AS LOT 12, BLOCK 22, ALAMO ORIGINAL TOWNSITE MR. REYNALDO RODRIGUEZ

REVIEW DATA

This item was previously brought before the City Commission on 12-19-17, however the applicant has submitted a letter to the City requesting his item be reconsidered by the Commission.

SITE: This property is located on the NW corner of 7th St. and Acacia – see vicinity map. The subject site measures 55' X 150'. The site has access to Acacia and 7th St.

HISTORY: This property was once utilized as Leo's Bar. It was used as such for many years and was considered a non-conforming use. Our Non-conforming use code states the following:

“10-11-3: NONCONFORMING USE OF BUILDING:

Except as otherwise provided or on April 1, 1995, if the amendments to this title at that date cause any building to be then nonconforming, the nonconforming use of a building may be continued and the use of a nonconforming building may be changed to another use of the same or more restricted classification. A nonconforming building which is or may hereafter become vacant and which shall remain unoccupied or its nonconforming use discontinued for a continuous period of one year shall not thereafter be occupied, except by a use which conforms to the regulations of the district in which it is located.”

Years later Leo's closed and had been closed for more than a year, in essence voiding the “grandfathered” use. The applicant, Mr. Reynaldo Rodriguez, came into the office asking to re-open the business as a bar and grill.

TITLE 10-ZONING REGULATIONS, CHAPTER 8 & 9: Under the City's Zoning Code, only the C “Commerical” Zone allows for the operation of a bar through a conditional use permit. The reason for only allowing these types of uses in a C zone is to keep bars away from single family residential neighborhoods that may have a negative impact on the character of the neighborhood with additional traffic generated by such businesses, loud music/noise, and potential vandalism or criminal activities that sometimes come with these types of businesses.

REVIEW COMMENTS

Though this property was used as a bar several years ago, the City's codes clearly state that the non-conforming use no longer exists and any proposed uses must comply with the C-1 permitted uses, which does not allow for the sale of alcohol (a bar). The applicant can still apply for a small neighborhood restaurant, however cannot offer the sale of alcohol.

RECOMMENDATION

Staff recommends denial.

**P&Z COMMISSION RECOMMENDATION
(Wednesday, December 13, 2017)**

Action: Mr. Juan Alvarado motioned to deny the variance request subject to staff's recommendations. Mr. Eddie Singleterry seconded the motion. Motion carried.

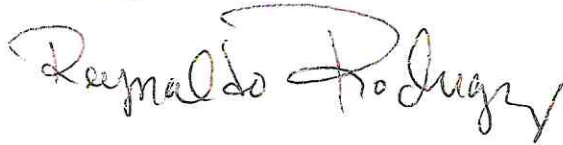
Voting: Five (5) members present and voting.

To whom it may concern:

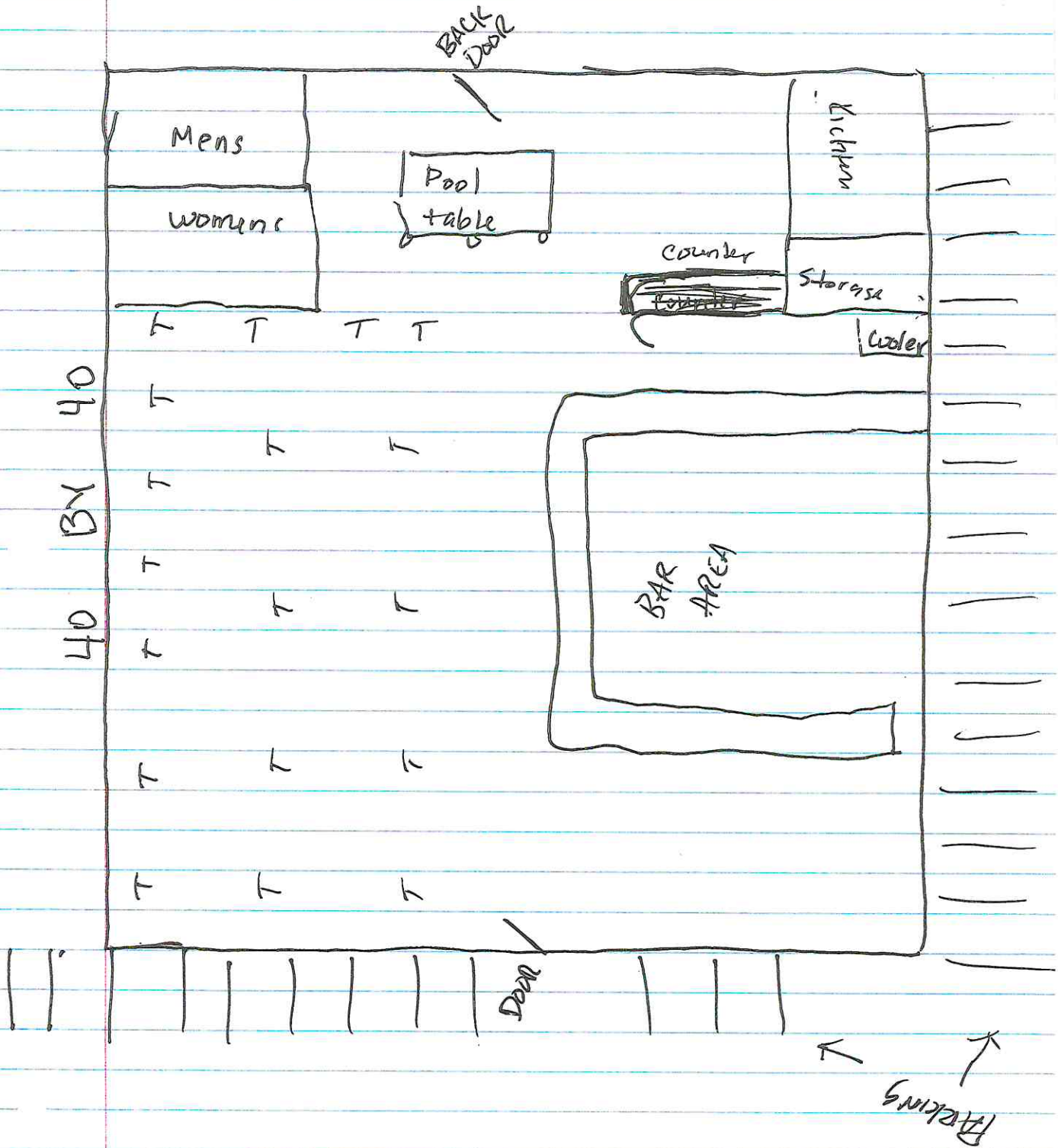
2/28/18

I, Rey Rodriguez greatly appreciate it if you would reconsider of me opening the 7th St. Sports Bar & Grill located at 702 Acacia Ave., Alamo, Tx. 78516. Thank you for your time on this matter. If you have any questions or concern please feel free to contact me at this number 956-463-2547.

Sincerely,

A handwritten signature in cursive script that reads "Reynaldo Rodriguez". The signature is written in dark ink and is positioned below the word "Sincerely,".

702 Acacia
Ren Rodriguez
956 463 2547



7TH STREET SPORT BAR GRILL

HAMBURGER.....\$3.25

CHEESEBURGER.....\$4.25

HAMBURGER COMBO.....\$5.25

CHEESEBURGER COMBO.....\$6.25

WINGS

6PCS COMBO W/FRIES.....\$4.00

10PCS COMBO W/FRIES.....\$5.00

PIZZA (ALL COMBOS INCLUDE SOFT DRINK)

SLICE.....\$2.00

WHOLE.....\$7.00

FRIES

SMALL.....\$1.50

LARGE.....\$3.00





12/05/2017 14:24