

THE BOARD OF COMMISSIONERS FOR THE CITY OF ALAMO, TEXAS MET FOR THE FIRST REGULAR MEETING OF JUNE ON TUESDAY, JUNE 05, 2018 AT 7:00 P.M., AT THE CITY OF ALAMO MUNICIPAL BUILDING.

COMMISSION PRESENT:

Mayor Diana Martinez
Commissioner Maria del Pilar Garza
Commissioner Trino Medina
Commissioner Robert de la Garza

COMMISSION ABSENT:

Mayor Pro-Tem Pete Morales

STAFF PRESENT:

Luciano Ozuna, City Manager	Melisa Gonzales, Special Projects Director
Ricardo Palacios, City Attorney	Rafael Tapia, AEDC Director
Ronnie Cruz, City Engineer	Julio Villarreal, Public Works Director
Roy Contreras, Fire Chief	Arnold Robles, Parks & Recreation Director
Yvette Mendoza, Finance Director	Bobby Salinas, CPD Director
Michael Torres, IT Director	Melissa Rodriguez, Purchasing Director
Alicia Cano, HR Director	Alex Oyoke, Museum Curator
Margot Salas, City Secretary	

I. CALL MEETING TO ORDER

Mayor Martinez called the meeting to order at 7:00 p.m. on June 05, 2018 at the City of Alamo Municipal Building. Mayor Martinez led the Pledge of Allegiance and Pastor Tuttle led the Invocation.

C. PRESENTATIONS & ANNOUNCEMENTS

Special Projects Director Melisa Gonzales stated they had a Storm Water compliance investigation on May 3rd and no non-compliances were found.

Parks & Recreation Director Arnold Robles stated his department has a lot going on right now. They stated up the Youth Center and already have close to 100 kids registered. He stated summer track and summer tennis are going on and they will be hosting a track meet on Friday & a tennis meet on Friday & Saturday. The baseball//softball All-Stars is currently underway and next Friday is the movies in the park. Swimming classes have also started.

City Manager Luciano Ozuna mentioned the members of the Alamo Fire Department have now unionized and he isn't sure what it will bring for the city in the future but for the moment they are requesting for payroll deduction to have the dues paid. Also the health insurance has gone up 18% and there is going to be a meeting on the 12th with TML regarding different options that could be adopted to lower the rate.

D. PRESENTATION BY PSJA INDEPENDENT SCHOOL DISTRICT REGARDING THE EMPOWERED PROPOSAL PROGRAM

Commissioner Trino Medina stated he had this item placed on the agenda because it was brought to his attention the Mayor had a private meeting with Dr. King in support of this program and he wanted the citizens to be notified with the details of this meeting since not even the Commissioners were informed of this meeting or the results of the meeting. He stated there was no representative from the school present and he believes the program was dropped by the district.

Mr. Ozuna stated it was dropped and he received a letter that Dr. King had sent to staff notifying them he was no longer going to continue with that program.

Commissioner Trino Medina stated he would still like to see a resolution showing the city is against this charter system.

Mayor Diana Martinez asked why the city would need to adopt a resolution if the idea of the program was dropped.

Commissioner Trino Medina replied the school district could bring it back up at any time.

Attorney Rick Palacios stated they could have a resolution stating the position of the Commission and it would serve as a letter of nonsupport which would not carry much weight but would show the Commission's opinion of the program.

Commissioner Trino Medina asked if that could be done by the next meeting.

Attorney Rick Palacios stated it could be considered by the Commission at the next meeting.

Mayor Diana Martinez stated in reference to the meeting it was a meeting she attended where Dr. King had invited the three Mayors of PSJA.

E. CONSIDERATION AND ACTION TO APPROVE THE MINUTES FOR THE FIRST REGULAR MEETING HELD ON TUESDAY APRIL 3, 2018

Commissioner Maria del Pilar Garza motioned to approve the minutes for the first regular meeting held on Tuesday April 3, 2018. Commissioner Trino Medina seconded. Motion carried unanimously.

Mr. Ozuna stated he would like to discuss item H before taking action on item F & G. Mayor Martinez deviated from the agenda and went to item H.

H. CONSIDERATION AND ACTION TO ADVERTISE FOR BIDS FOR THE WATER AND SEWER UTILITIES FOR THE FM 907 EXPANSION PROJECT

City Engineer Ronnie Cruz stated this is the project for the relocation of the water and sewer lines on Alamo Road from the expressway all the way to Case del Valle. He stated the relocation of the water lines is going to be from the expressway to Jasmine to an easement that the city has already acquired. The problem with the water line project is that TxDot is placing their drainage on top of the city's sewer lines so they talked to the contractor about making a deal but TxDot wanted to charge \$48,000 which he felt is too much so now they are going to put it in the bid packet. He stated the other part of the project will be lowering the six crossings. He stated on Casa del Valle there is the man hole that needs work and his recommendation is to go with the contractor since while they are digging they can take care of the issue. He stated they are ready to go out for bids and they would like to put it in The Advance next Wednesday.

Mr. Ozuna asked if they anticipate change orders. He has seen the plans but once they start to dig you never know what you will find.

Mr. Cruz replied that is correct and he did put 15% contingencies in the budget because the lines are old and once you dig there are so many lines but this will help clear things up and alleviate water pressure issues.

Commissioner Trino Medina asked if this was just to advertise for bids.

Mr. Cruz replied yes, it would be in next Wednesday's Advance newspaper. *Mayor Diana Martinez motioned to approve. Commissioner Trino Medina seconded. Motion carried unanimously.*

F. CONSIDERATION AND ACTION ON AN ORDINANCE TO AMEND THE WATER AND SEWER 2017-2018 BUDGET TO PROVIDE FUNDING FOR THE RELOCATION OF WATER AND SEWER UTILITIES FOR THE FM 907 EXPANSION PROJECT

Commissioner Trino Medina asked if this was in regards to what Mr. Cruz had just explained.

Mr. Ozuna replied it was and there was a letter included in the packet under tab F from Mr. Cruz in regards to the cost estimate which is why they need to dig in to the general fund and water balance is the amount of \$300,000 each to be able to cover the cost of this project.

Commissioner Trino Medina asked if the \$600,000 is for the project on item H.

Mr. Ozuna replied yes, they would need \$300,000 from the general fund and \$300,000 from the water & sewer fund for a total of \$600,000.

Commissioner Trino Medina asked if this was the project they would be going out for bids on.

Mayor Diana Martinez answered it was the item previously discussed so they would be going out for bids.

Commissioner Trino Medina asked if it was item I then that was \$11,300.

Mr. Ozuna replied the \$11,300 is another item regarding the four manholes since it is so close to the lines its best that company do the work on the manholes. *Commissioner Trino Medina motioned to approve the ordinance to amend the 2017-2018 water and sewer budget. Mayor Diana Martinez seconded. Motion carried unanimously.*

G. CONSIDERATION AND ACTION ON AN ORDINANCE TO AMEND THE GENERAL FUND 2017-2018 BUDGET TO PROVIDE FUNDING FOR THE RELOCATION OF WATER AND SEWER UTILITIES FOR THE FM 907 EXPANSION PROJECT

Mayor Diana Martinez motioned to approve the ordinance to amend the 2017-2018 general fund budget. Commissioner Robert de la Garza seconded. Motion carried unanimously.

I. CONSIDERATION AND ACTION TO AWARD A PROJECT TO TEXAS CORDIA CONSTRUCTION FOR THE ADJUSTMENTS OF FOUR MANHOLES FOR THE FM 907 EXPANSION PROJECT

Mayor Diana Martinez motioned to award the project to Texas Cordia Construction for the adjustments of the four manholes for the FM 907 expansion project. Commissioner Maria del Pilar Garza seconded. Motion carried unanimously.

J. CONSIDERATION AND ACTION ON APPROVING A MEMORANDUM OF UNDERSTANDING WITH PSJA ISD ON THE NON-PAID INTERNSHIP PROJECT FOR PSJA ISD ARTS, A/V TECHNOLOGY AND COMMUNICATIONS ACADEMY AND BUSINESS ADMINISTRATION STUDENTS

Special Projects Director Melisa Gonzales stated she provided the Commission with an updated memorandum, the memorandum that was placed in the packets was geared toward IT and new one was more generic. She stated this change was made since it would give all departments an opportunity to have a school intern. The students are all high school students that are also attending STC and if you look at the last page of the agreement it lists the students that would be available. Once the agreement is approved they would meet with Directors to explain how the program works. She stated IT Director Michael Torres has taken the lead on this and is ready to start

interviewing next week. *Mayor Diana Martinez motioned to approve the memorandum of understanding with PSJA ISD. Commissioner Trino Medina seconded. Motion carried unanimously.*

K. CONSIDERATION AND ACTION ON A CONDITIONAL USE PERMIT TO CONSTRUCT A SINGLE FAMILY HOME IN A "C" COMMERCIAL DISTRICT, PHYSICALLY LOCATED AT 925 W. HACKBERRY AVENUE, LEGALLY DESCRIBED AS ALL OF LOTS 10 & 11, SECTION 1, AMENDED MAP OF CABANA SOUTH SUBDIVISION FOR CESAR MARTINEZ

CP&D Director Bobby Salinas stated the site is located 980' east of Alamo Road along the South side of Hackberry Ave. The area is zoned C and single-family residences are only allowed through a conditional use permit. He stated although the area is zoned for commercial most of the existing uses are for single-family residential purposes and the property owner would like to build a home. The Planning & Zoning Commission met on May 16, 2018 and voted to approve the conditional use permit. *Mayor Diana Martinez motioned to approve the conditional use permit. Commissioner Robert de la Garza seconded. Motion carried unanimously.*

L. CONSIDERATION AND ACTION ON A VARIANCE TO ALLOW FOR 0' SIDE SETBACK INSTEAD OF THE 5' SETBACK REQUIRED BY CODE PHYSICALLY LOCATED AT 1048 N. ALAMO ROAD, LEGALLY DESCRIBED AS LOT 60, CASA DEL VALLE (RHP PROPERTIES)

Mr. Salinas stated Casa Del Valle is the mobile home park located north of SH 495 along the east side of Alamo Road. He stated this was the issue were a story was on the news in regards to a complaint since someone found a mobile home very close to their home. He stated there is a mobile home where there is a 0' setback. He stated setbacks are important to provide proper fire separation. A reduction in side setbacks gives an avenue for fire to travel to neighboring structures and reduces firefighter's access. He met with Fire Chief and the Fire Marshal and they were not in agreement with allowing this to remain as is so staff and the Planning and Zoning Commission recommended denial. No one was present from Casa del Valle but staff did receive five phone calls against this item. *Commissioner Medina motioned to deny the variance for a 0' setback for Lot 60, Casa del Valle. Commissioner de la Garza seconded. Motion carried unanimously.*

M. CONSIDERATION AND ACTION ON A VARIANCE REQUEST TO ALLOW FOR A 0' SIDE SETBACK INSTEAD OF THE 5' SIDE SETBACK REQUIRED BY CODE, PHYSICALLY LOCATED AT 1048 N. ALAMO ROAD LEGALLY DESCRIBED AS LOT 73, CASE DEL VALLE (RHP PROPERTIES)

Mr. Salinas stated this was the same thing. *Mayor Martinez motioned to deny the variance for a 0' setback at Lot 73, Casa del Valle. Commissioner Trino Medina seconded. Motion carried unanimously.*

N. CONSIDERATION AND ACTION ON A VARIANCE REQUEST TO ALLOW FOR A 3.5' SIDE SETBACK INSTEAD OF THE 5' SIDE SETBACK REQUIRED BY CODE, PHYSICALLY LOCATED AT 1048 N. ALAMO ROAD, LEGALLY DESCRIBED AS LOT 115, CASA DEL VALLE (RHP PROPERTIES)

Commissioner Trino Medina motioned to deny the variance request to allow for a 3.5 setback at Lot 115, Casa del Valle. Commissioner Robert de la Garza seconded. Motion Carried unanimously.

O. CONSIDERATION AND ACTION ON A VARIANCE REQUEST TO ALLOW FOR A 4.5' SIDE SETBACK INSTEAD OF THE 5' SIDE SETBACK REQUIRED

BY CODE, PHYSICALLY LOCATED AT 1048 N. ALAMO ROAD, LEGALLY DESCRIBED AS LOT 649, CASA DEL VALLE (RHP PROPERTIES)

Mr. Salinas stated in this case there is only half a foot that is lacking. They have 9.5 instead of 10 and he did have an opportunity to speak to the Fire Marshal and he did not have an issue since it was only a 6' reduction. Staff does not object to the request as long as the home owner signs a hold harmless agreement. He stated at the Planning & Zoning meeting this went to a 2-2 vote. *Commissioner Trino Medina motioned to approve the variance request to allow for a 4.5' side setback at Lot 649, Casa del Valle. Commissioner Maria del Pilar Garza seconded. Motion approved unanimously.*

P. CONSIDERATION AND ACTION ON A VARIANCE REQUEST TO ALLOW FOR A 7' FRONT SETBACK INSTEAD OF THE 25' FRONT SETBACK REQUIRED BY CODE, PHYSICALLY LOCATED AT 1129 W. HACKBERRY AVENUE, LEGALLY DESCRIBED AS LOT 13, C & S SUBDIVISION FOR GUADALUPE BERNAL.

Mr. Salinas stated this home is located on the southeast corner of Hackberry Ave. and N. 12th Street. They are proposing an 18 x 20 open carport to be built in the front area. There are a few existing carports located within the 25' front setback within the C&S Subdivision. Staff does not object to the request based on previous variance approvals.

Mayor Diana Martinez asked why Planning and Zoning denied the request.

Mr. Salinas replied he wasn't sure but it may be a clerical error but he would double check. *Commissioner Trino Medina motioned to approve the variance request at 1129 W. Hackberry Ave. Commissioner Robert de la Garza seconded. Motion carried unanimously.*

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

No resident signed in prior to the meeting.

ADJOURNMENT: Mayor Diana Martinez adjourned the meeting.


Mayor Diana Martinez

ATTEST:


Luciano Ozuna Jr., City Manager

