

The Board of Commissioners for the City of Alamo, Texas met for the Second Regular Meeting on Tuesday, January 16, 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
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, January 16, 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.

Melissa Gonzalez, Grant Writer, announced that the Police Department has received a rifle, vest grant from the Office of the Governor in the amount of \$11,698.50. She stated that this would equip all the officers with active shooter kits which is actually a vest that they are going to put over to protect them from rifle rounds. She announced that they have started the It's Time Texas Challenge, they are asking all the residents and businesses to sign up and register for this challenge. It's a point base challenge and the more points they get, if Alamo wins the most points they get bragging rights for small cities, and they also get a chance to win some grant money for the local school district to donate it to the district so they can continue to do healthy living activities with the kids. She stated that they are having two community events through this project, the first one in Wednesday, January 31st at 6:30 p.m. at the Memorial High School Gym, it will be total body fitness, it's a free class. The second one will be on Wednesday, February 21st at 6:30 p.m. at the Memorial High School Gym, it will be a self defense Class. She stated that the stadium will be open in the morning for the community that wants to walk and only on Wednesday night till 10:00 p.m. for the duration of the challenge. After the challenge she will ask the district if they will keep it open till 10:00 p.m.. She will let them know later on that. For now it will only be open on Wednesday night till 10:00 p.m. until March 3rd so if the community wants to go walk, it's a safe place, there's light much safer than the walking trail off of Alamo Road.

Mayor Diana Martinez asked whether she was going to post it on the city's site.

Melissa Gonzalez said it would and the school district was working on there calendar of events and once they get it up, she will be sending it out to all the sites. She stated that Michael and herself put out the Step Up Challenge at the website asking people to register. She stated that the Mayor and Commissioners have signed the challenge and just by them signing their pledges the city is going to 35000 points. She stated that they are moving forward.

Father Rene Angel stated that the Hidalgo County Commissioners Court made a declaration in favor of the students of DACA. He stated that it was very important that they all were in favor of signing the declaration.

D. Consideration and action to approve the minutes for the special meeting held on Thursday, November 11, 2017.

Commissioner Robert de la Garza stated that he had a correction on Item D, third sentence, it says "*Commissioner Place 2*" it should read "*Commissioner Place 3*".

Commissioner Trino Medina motioned to approve the minutes for the special meeting held on Thursday, November 11, 2017. Mayor Pro-tem Pete Morales seconded the motion. Motion carried.

E. Consideration and action to approve the minutes for the regular meeting held on Tuesday, November 21, 2017.

Commissioner Trino Medina stated that he had one correction, on Letter I at the very end, right before J, it says "*Mayor Diana Martinez and Commissioner Pilar Garza seconded the motion*" it should say, "*Mayor Diana Martinez and Commissioner Pilar Garza opposed the motion*".

Mayor Diana Martinez asked what was the correction?

Commissioner Trino Medina stated that it may be on the next minutes. He apologized.

Commissioner Trino Medina motioned to approve the minutes for the regular meeting held on Tuesday, November 21, 2017. Mayor Pro-tem Pete Morales seconded the motion. Motion carried.

F. Consideration and action to approve the minutes for the special meeting held on Thursday, November 30, 2017.

Commissioner Robert de la Garza stated that he had a correction on the second page, second paragraph, it says "all in favor" it should be "all opposed". He stated that "opposed" is misspelled.

Commissioner Trino Medina stated that this is where, right above J it should read "Mayor Diana and Pilar opposed.

Commissioner Robert de la Garza stated that was on the one prior.

Commissioner Trino Medina asked whether it was on the prior one.

Commissioner Robert de la Garza and Mayor Diana Martinez answered yes.

Commissioner Trino Medina answered ok.

Mr. Ozuna stated that there is a correction to be made.

Margot Salas, City Secretary, explained that she needed a clarification on the motion. It reads, “*Mayor Pro-tem Pete Morales motioned to appoint Roy Contreras as **Interim**. Commissioner Trino Medina seconded the motion*”. *Mayor Diana stated that it’s been moved and seconded that they appoint Roy Contreras **Acting***. The motion should have been “**Acting**”.

Mayor Pro-tem Pete Morales stated that then after it states, “**All in favor. All opposed**”. He stated that “*all opposed*” should be removed.

Commissioner Trino Medina motioned to approve the minutes for the special meeting held on Thursday, November 30, 2017. Mayor Pro-tem Pete Morales seconded the motion. Motion carried.

G. Consideration and action regarding the job description for the Parks & Recreation Sport Assistant.

Mr. Luciano Ozuna, City Manager, stated that the City Commission created a position for a sports assistant to assist Arnold Robles, Parks & Recreation Director, with the sports side of the Parks & Recreation Department. He stated that the job description was delivered to them in the packet.

Mayor Pro-tem Pete Morales asked what was the part-time hours.

Mr. Ozuna stated that it would be as needed by Arnold. He stated that this was the different sports.

Arnold Robles, Parks & Recreation Director, stated that it’s mainly in the evening, anywhere from 5 to 9 or 5 to 10, it will be Monday through Thursday.

Commissioner Robert de la Garza asked if he has tournaments then what.

Arnold Robles stated that he has some tournaments coming up in June so he will need help there as well.

Mayor Diana Martinez stated that he would schedule the individual in.

Commissioner Robert de la Garza motioned to approve the job description for the Parks & Recreation Sport Assistant. Mayor Pro-tem Pete Morales seconded the motion. Motion

carried.

H. Consideration and action to create a position for a Cashier/Concession Worker and set salary.

Mr. Ozuna stated that as they go along and plan for the establishment of the sports baseball program they're finding out what is it that they need. He stated that they established a budget for this but Arnold Robles told him that there's other workers that will be needed. He stated that one would be the cashier/concession stand worker. He stated that in the packet was the job description. He stated that they could create a position and set the salary at a minimum wage.

Arnold Robles stated that it would be at minimum wage and the position would only be for three months.

Mayor Diana Martinez asked whether it was for the baseball season.

Arnold Robles stated that was correct. He stated they are looking at two positions.

Mayor Pro-tem Pete Morales asked whether it was something like the tennis and the track, the time frame, something like that.

Arnold Robles stated that it would most likely be during the game time, depending on how many days they are playing during the week, they'll have the concession opened and they would require someone to run it.

Mayor Pro-tem Pete Morales motioned to approve to create a position for a Cashier/Concession Worker and set salary. Commissioner Robert de la Garza seconded the motion. Motion carried.

I. Consideration and action to purchase additional raw water from the Hidalgo County Irrigation District #2.

Mr. Ozuna stated that what they are actually doing is leasing water from the Irrigation District #2 and they have a requirement that if the city is going to need any water towards the end of the year that it must be purchase now. He stated that it's a good idea that way they will know that they will have enough water and they will not run out. He stated that all these hot summers they have gone through the allotment and they allocation of subdivisions. He stated that every year it gets more and more. They used to run out of water in December then in November in the 17 years that he has been here and right now they are running out of water in August. He stated that he would like to propose to the City Commission to purchase 1200 acre feet so that they could finish the year from August through December and that will be at \$60.00 an acre foot.

Mayor Diana Martinez motioned to purchase additional raw water from the Hidalgo County Irrigation District #2. Mayor Pro-tem Pete Morales seconded the motion. Motion carried.

J. Presentation of the monthly report by the Alamo Economic Development Corporation.

Rafael Tapia, AEDC Director, he went over the AEDC report for December 2017 as presented to the AEDC Board. In regards to the Revolving Loan Fund Program as of January 2, 2018 the program had a total Fund Balance of \$646,008.18 this was made up of the IRP balance of \$469,511.84 and RBEG balance of \$176,496.18. The program still had an outstanding balance owed to it of \$570,037.27. He stated that there are currently two accounts considered delinquent, these again are Soliel and V-Day Spa. He stated that during the period of December 1st through December 29th the program had three new contacts for information purposes. They continued to work with Ms. De Leon who said she was still interested in applying but want to strengthen her application. Mr. Alaniz who was researching investment options for some land that he owns. Mr. Ramirez was a previous applicant who returned and about to submit his applicant but after realizing that he still need a business plan decided that it was to much paper work to complete the applicant process. And Mr. Torres is an applicant who's looking for working capital, based on their initial conversation he may be a little weak in collateral but they will continue to work with him. He stated that in terms of program maintenance Soliel actually turned in the November payment before the end of the year. They continue to promote the program via social media and print media. They submitted the USDA performance report for the RBEC to the area office. He stated that in regards to the AEDC activities, there are no updates regarding the open development agreements. Medek LLC has agreed to be part of the RStEC Fam Tour which is the tour that will be happening on February 26. He stated that they also spoke to an interested business who was planning on locating south of Alamo and they were discussing incentive programs, he still needs to follow up with them. He stated that what they were thinking about was to build a warehouse about 30000 square feet, that was in the beginning of December. He stated that he sent out about three site proposals to restaurants and people they were following up with ICSC Texas in November. He stated that they also sent out retail lease broadcast to at least 200 contacts representing free standing commercial developments such as restaurants, coffee shops, banking and life style centers. He asked whether there were any other questions.

PUBLIC HEARING 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.

Bobby Salinas, CPD Director, stated that this property is located 970 feet north of El Gato on the west side of Alamo Road. The area is just simply west of Alamo Road, it's part of a larger site, on the east side of the property is a Tile Company and they are wanting to do some commercial expansion as far as like a warehouse for storage. He stated that because of the existing zone of R-1 they are not able to do that at this time. He stated that the surrounding zones in the area are R-1 to the north, west, and south of the site and east side is commercial. He stated that east of that is on the other side of Alamo Road is the new nursing facility that is being build out there. He stated that again, Alamo Road is 120 foot right-of-way road that is built for this type of zone as far as commercial goes and with these people wanting to expand to the west and it being

currently R-1 they are wanting to expand it to the “C” zone. He stated that this was the item that they had brought before but due to not having public hearing on the agenda they had to bring it back so that’s what they are doing right now. He stated that both staff and planning & zoning are recommending approval for this item.

Mayor Diana Martinez asked what was the build going to be.

Bobby Salinas stated that just by talking to the people, it was going to be like a metal building to hold tile because they currently have a flooring business.

Mr. Ontiveros stated that they are a commercial company, they are not open to public and the reason they want to do the warehouse is just to hold material that comes in from projects. They get awarded projects and also store equipment inside the warehouse. They are planning to do as of right now 6000 square foot warehouse towards the back of the property.

Mr. Ozuna asked whether it was going to be retail selling.

Mr. Ontiveros answered no, they are commercial so it’s based on a contract. Once they get a contract they bring the material and then it leaves the site as soon as it’s ready.

Mr. Ozuna stated that there’s no sales tax but it’s good for the tax base.

K. 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.

Commissioner Robert de la Garza motioned to approve the 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. Mayor Diana Martinez seconded the motion. Motion carried.

L. Consideration and action to hire a Police Chief for the City of Alamo Police Department and set salary.

Mr. Ozuna stated that they advertised for the position that closed back in December 27th, since then the committee that was appointed by the City Commission met twice, one on January 2nd they reviewed the ten applications that were submitted, out of the ten applications there were three that were selected as the top applications. On January 11 they had another meeting to interview the top three applicants that had been selected and each one was interviewed, and right now it’s time to hire someone.

Mayor Diana Martinez asked what was the recommendation was.

Mr. Ozuna stated that he was going to let up to the City Commission because he was only there as staff.

Commissioner Trino Medina motioned to appoint Michael Perez as the new Police Chief. Mayor Pro-tem Pete Morales seconded the motion. Mayor Diana Martinez opposed. Motion carried.

Commissioner Trino Medina asked whether they would have to vote on the salary.

Mr. Ozuna answered yes.

Commissioner Trino Medina moved to make it \$63,000.00 a year. Mayor Pro-tem Pete Morales seconded the motion.

Mr. Ozuna stated that he had a correction, Michael Perez had advice the committee at the time of the interview about the salary, it was about \$66,000.00, anywhere from \$65,000.00 and up was the only way he could make it.

Commissioner Trino Medina moved that they offer him \$66,000.00 a year. Mayor Pro-tem Pete Morales seconded the motion. Mayor Diana Martinez opposed. Motion carried.

Mr. Ozuna stated that after the hiring there was still some background information that they need to get from TCLEOS and also the city has it's own drug testing and physical that he has to go through in order to complete the hiring.

M. Presentation of Departmental Report.

Mr. Ozuna stated that the Departmental Report were submitted with the agenda packet.

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

Luis Sosa addressed the City Commission in Spanish, he stated that he lives 408 Oakwood Drive, he stated that his concern was regarding the sewer. He stated that he bought there about fifteen years ago, the subdivision has been there for a long time. He stated they all have septic tanks and when it rains it smells a lot.

ADJOURNMENT

Mayor Diana Martinez adjourned the meeting.

Mayor Diana Martinez

ATTEST:

Margot Salas, City Secretary