

The Board of Commissioners for the City of Alamo, Texas met for the Special Meeting on Tuesday, January 23, 2018 at 6:00 p.m, at the City of Alamo Municipal Building.

COMMISSION PRESENT:

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

COMMISSION ABSENT:

STAFF PRESENT:

Luciano Ozuna, City Manager	Roy Contreras, Acting Fire Chief
Rick Palacios, City Attorney	Ronnie Cruz, City Engineer
Margot Salas, City Secretary	Julio Villarreal, Public Works Director
Bobby Salinas, CPD Director	Rafael Tapia, AEDC Director
Alicia Cano, Human Resource	

I. CALL MEETING TO ORDER

Mayor Diana Martinez called the special meeting held on Tuesday, January 23, 2018 to order at 6:00 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, City Manager, stated that he just wanted to inform the Commission that one of the employee, Melissa Leal, was taken to the hospital this morning, she had a bad influenza.

Commissioner Trino Medina asked whether any other employee was sick.

Mr. Ozuna stated that no, not that he's aware of.

Commissioner Trino Medina stated that they need to monitor that because it's very contagious.

Mayor Diana Martinez stated that the Chamber of Commerce is having their annual banquet this Thursday at the Resurrection Hall at 6:00 p.m.

Bobby Salinas stated that the wanted to give an update on the Regency Acres Project, it's the waterline project that is going on over there on Lee Drive, Carlos and Jon Drive. They already selected a contractor, they should be going through a Pre-Construction Meeting early February.

Mayor Pro-tem Pete Morales asked whether there feedbacks on Plena Vista.

Mr. Ozuna stated that Plena Vista is under construction, they are pretty much completed, all they need is to bring the line from the alley all the way to the liftstation in front of Alamo Rose and they will complete it hopefully in the next couple of weeks.

Father Rene Angel stated that they had a couple of weeks of immigrants coming in, he wanted to thank the community, Alamo is awesome, a lot of people are bringing supplies, food and clothes. They have made these people happy and send them wherever they are going.

D. Consideration and action on the proposed “STHS Alamo Subdivision” being a tract of land containing 3.87 acres, situated in Hidalgo County, Texas and also being a part or portion of Lots 2 and 7, Block 38, Alamo Land and Sugar Company Subdivision. Developer: JCJJI, Ltd., Engineer: Perez Consulting Engineering.

Mr. Ozuna stated that this was just one more step towards the realization of having the Emergency Stand Alone Room here in Alamo. He stated that they have been working with this project for almost two years. And the reason why he requested the Mayor to call this meeting is because they didn't have a meeting from the last week for three weeks and they want to acquire a building permit as soon as possible so that's why they wanted the subdivision approved or placed on the agenda for their consideration so they can acquire the building permit. Right after this they are submitting their plan for the construction of the facility and once that happens Bobby Salinas will review the plans and then they will issue a building permit once they met all the requirements. Hopefully within the next week.

Mayor Pro-tem Pete Morales asked when would be the completion date.

Mr. Ozuna stated that they at one point said eight or nine months of construction.

Bobby Salinas stated that from what he understood, it's a pre-fab building that they bring in and they just kind of piece together. The construction supposed to be very quick but it's going to be about a year.

Mr. Ozuna stated that the one in Edinburg was started in the summer and they are almost complete with it.

Bobby Salinas stated that it is located over 1000 feet west of Border along the north side of I-2, it's a single lot, it's 3.75 acre net. The water CCN belongs to NAWSC. The developer is providing water service by tapping into an existing 6" water line located on the north side of I-2. They are proposing two fire hydrants that will be connected into an existing 8" water line that is located on the west property lines. The hydrants are placed as in accordance to the direction of the Fire Marshal. He stated that there is a sanitary sewer line that is located on the south side of the property that they will be tapping into for sewer service. He stated that the property fronts the frontage road so there is no need for additional right-of-way in that area. The drainage is going to be accomplished through some swells within the subdivision, it'll run north into a detention area and then run west into an existing TXDOT drainage ditch. He stated that as part of the requirement for the subdivision they are going to look at a 5' sidewalk to be built during the permit stage along the frontage area. They would need to provide water district exclusion to the city. He stated that they are asking for a 6' solid fence on the north side of the subdivision to separate the residential from commercial uses. Staff is recommending approval subject to the installation of the 6' fence, the water exclusion, TXDOT approval on the drainage outfall and comply with any other format findings that there may be in regards to the subdivision. He stated that they see this item at the P & Z Meeting on the 17th and it was unanimously approved.

Mr. Ozuna asked whether there was going to be a perimeter fence placed on the west side of the property between the business part and the facility.

Bobby Salinas stated that it can only be recommended, it's not required.

Mr. Ozuna stated that's what he mean, recommended.

Mayor Diana Martinez motioned to approve the proposed "STHS Alamo Subdivision" being a tract of land containing 3.87 acres, situated in Hidalgo County, Texas and also being a part or portion of Lots 2 and 7, Block 38, Alamo Land and Sugar Company Subdivision. Developer: JCJJI, Ltd., Engineer: Perez Consulting Engineering. Mayor Pro-tem Pete Morales seconded the motion. Motion carried.

E. Consideration and action on a proposed partial release of an existing lift station access agreement on a tract of land containing 3.87 acres, situated in Hidalgo County, Texas and also being a part of or portion of Lots 2 and 7, Block 38, Alamo Land and Sugar Company Subdivision.

Bobby Salinas stated that the document that is in the packet talks about the property as a whole. He stated that this property was given a blanket access easement for the liftstation that is located on the south east corner of the tract. He stated that the attorneys for the South Texas Health Care System is asked for a partial release of the access easement which is the future subdivision that they are talking about. He stated that they are just talking about the access easement which is access to the liftstation. He stated that they don't necessarily need to go through anywhere in this property to get to here so that is just what they are talking about at this time. He stated that the document has been reviewed by the City Attorney which he is ok with the wording. He stated that he also reviewed the metes and bound with Ronnie Cruz, City Engineer, and everything seems to be in accordance.

Mr. Ozuna stated that he would like to give some information in regards to this project because I know, like Commissioner Medina was not here when this project originated. He stated that they did go into a contract with South Texas Health System, as an incentive contract from both the AEDC and from the City in the 380 agreement. He stated that the AEDC approved to grant \$250,000.00 out of their funds for this project and the City also agreed to given them as an incentive \$250,000.00 for a total of half a million dollar incentive. He stated that the project is about ten million for the purchase of the land and things like that. He stated that the city also agreed to give them a rebate on their property taxes for a total of \$500,000.00 over a period of time to when it completes, whether it's going to be five years, six years, seven years, up to ten years, they will be give a tax rebate on the property taxes. He stated that was another incentive that the city gave them. He stated that the cash from the city, he is trying to see if they could have the Tax Increment Reinvestment Zone agree to pay that about, instead it coming from the General Fund, that way the General Fund doesn't have to come up with that amount for a two year period. He stated that probably the first period, the first year will be next year, which was agreed that the city would give them \$125,000.00 the first year in operation after the first year of operation is completed and then the additional \$125,000.00 the second year in operation. He stated that is how the funding, the incentives came about, they worked all this out with the attorneys and everybody else at that time and that is how it all came about.

Mayor Diana Martinez motioned to approve a proposed partial release of an existing lift station access agreement on a tract of land containing 3.87 acres, situated in Hidalgo County, Texas and also being a part of or portion of Lots 2 and 7, Block 38, Alamo Land and Sugar Company Subdivision. Commissioner Robert de la Garza 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.

Michael Benetti, stated that he had a concern that probably has been brought to the Commission already. It's the intersection of Duranta and Alamo Road, more specifically the south west corner of the intersection. You would be right next to the watermill there. He stated that anybody that has ever traveled that road east bound towards Alamo Road from Walmart and goes through that intersection on a green light. One of these days they are going to leave their front end behind, it has a couple of bad areas and if you hit it hard enough. He stated that it needs to be looked at. He stated that he travels that road quite offend and thought he would bring it to their attention in the event that it hasn't.

II. ADJOURNMENT

Citizens are encouraged to sign the attendance sheet.

Mayor Diana Martinez

ATTEST:

Margot Salas, City Secretary