

The Board of Commissioners for the City of Alamo, Texas met for the Second Regular Meeting on Tuesday, May 15, 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
Pilar 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
Ronnie Cruz, City Engineer
Julio Villarreal, Public Works Director
Roy Contreras, Acting Fire Chief
Alicia Cano, Human Resource

Yvette Mendoza, Finance Director
Rafael Tapia, AEDC Director
Baudelio Castillo, Police Chief
Lorie Solis, Library Director
Office Alaniz
Melissa Rodriguez, Purchasing Agent
Michael Torres, IT
Arnold Robles, Parks & Recreation Director
Judge Celia Garcia

I. CALL MEETING TO ORDER

Mayor Diana Martinez called the second regular meeting held on Tuesday, May 15, 2018 to order at 7:00 p.m. at the City of Alamo Municipal Building. Mayor Diana Martinez led the Pledge of Allegiance and Melissa Gonzalez led the Invocation.

C. Presentation and Announcements.

Mayor Diana Martinez stated that they had the groundbreaking for the Emergency Room facility. She stated that it was well attended. She stated that the ER would be completed late November or late December of this year.

Mayor Pro-tem Pete Morales recognized the PSJA Memorial High School Green Machine Band. He stated that the on May 5th the Wolverines Jazz Band One and Jazz Band Two competed at the 10th Annual McAllen Jazz Festival. Both Jazz Bands received Superior Rating, Jazz Band Two received second place on the division. He stated that they had Alexis, Brandon, Cris and Jay as All-Stars. Brandon and Cris received Austin Performance on the contest and Jazz Band One received first place and grand champion. He congratulated all the students at PSJA Memorial.

Carol Moering, Chamber of Commerce, stated that on behalf of the Watermelon Festival Committee she presented a check from the Lone Star Bank for their contribution to help with the festivities on Saturday, in the amount of \$1,000.00.

Commissioner Trino Medina congratulated the committee, they did a fantastic job. He also thanked Minutes for May 15, 2018

Page 2

Chief Castillo and Chief Contreras for helping out and also the Parks & Recreation Department, Mr. Robles and Steve Vela.

Mayor Pro-tem Pete Morales thanked all the cooking teams that came out to Alamo, it's a amazing how these guys put in a lot of time in their craft of barbequing.

Mr. Luciano Ozuna, City Manager, stated that the Finance Department is still compiling the figures for the expenses and revenues to see how the city came out. He stated that he would have it ready for the next meeting. He stated that he wanted to mention that one of the department heads is in the hospital, Arnold Robles, Parks & Recreation Director.

D. Presentation by Hidalgo County Pct. 1 Commissioner David Fuentes on various project in the Alamo area.

Hidalgo County Commissioner Precinct #1, David Fuente, stated that he just want to come and give them a status on some of the things that they are doing outside of the City of Alamo. He stated that the he wanted to give them a quick update on where they stand and the things that they are doing. He stated that he also wanted to give them a brief update on some of the things that they are looking at as far as potential projects moving forward. He stated that since the beginning of his tenure back in January 2017 to May 14th of this year, they have completed closed to 950 work order within the ETJ of Alamo. Most of those, about 656 work orders are brush pickups, so they are in the process of making sure that their area stays clean, they want to make sure that they maintain a safe environment. He stated that they have gotten to a point where they are responsive probably within 72 hours to almost all of the work order related to brush. He stated that they have about a three day turn around usually less but sometimes some of those things get hung up. He stated that they are very proud of the work that their staff is doing. They have also installed 54 traffic signs, in and around the Alamo area. They have also done some Vector control to control the spread of the Zika and the mosquito breeding. They've done tree trimming, illegal dumping, resetting some bar ditches, installation of covet pipes, so they've turn to do a whole bunch of different things in Alamo. He stated that they also recently completed the Whalen Road resurfacing, that project was a collaboration between the County, Donna, and Alamo. It took a little bit longer than what they wanted but they were delayed because they exposed a gas line and there was a potential of a leak. Once the gas line was expose the gas company wanted to put in a new pipe in order to make sure for safety reason that it was redone and it was redone correctly. He stated that the also spend some times doing some bar ditches and they also buried the drainage line and the reason that they did that was the depth of the drain was such that they would either have to bury it or they would have to put some sort of a guardrail. He stated that instead of doing the guardrail they buried the line and covered it and then they moved the utility lines even further away from the roadway so they create a safer road for all those people that drive up and down that road. He stated that is a city road but it

leads to a county road so they were able to participate in that collaborative efforts. He stated that they have a couple of other roadways projects, resurfacing projects that they will be attending within the next year, the LJ Subdivision which is north of town, they will be resurfacing all of those road within that Minutes for May 15, 2018

Page 3

neighborhood and then the Evaristo Gonzalez Road as well. He stated that some of the other things that they are looking at as far as improvements and delivery of services for Alamo's residents is that they are investigating and exploring the opportunity of possibly sending a staff member to the City Building to provide an in-person experience for anyone that wants to come and talk to someone face to face. He stated that they are still researching as many solutions with respect to colonia lighting, providing that kind lighting, it's a very lengthy process because they have to have a lot of buy-in from the people in the colonia that they are going to absorb the cost. He stated that they are exploring different type of options to provide solution for that. He stated that he has also been talking with the City of Alamo and the PSJA ISD in trying to expand their parks. He stated that they want to join and collaborate with the city again to provide accessibility to the city and all of the residents for parks. He stated that their primary responsibility at the County are roadway, sanitary and parks and what they have been doing in those three area. He stated that they are also a member of the drainage district board of directors so he brought with him Mr. Raul Sesin, Drainage District Director, so he could give them a quick update on a lot of the drainage projects that are going on in Alamo and around it.

Mr. Raul Sesin stated that they have several project that are located with the vicinity of Alamo. He stated that one of the primary project has been the Cesar Chavez drain which is the east lateral drain that is draining Alamo Road. That drain actually commences over at Cesar Chavez via pipe system and then a drain ditch that crosses Alamo Road. He stated that initially they had a 72" line going about a quarter mile behind the school and then they had an open ditch that belongs to Irrigation District No. 2 so they entered into an inter-local agreement with them and a partnership with the City of Alamo to improve that drain ditch all the way east, about a mile of Tower Road they are widening the ditch itself to provide more regional drainage for the area but at the same to provide the outfall that TXDOT is needing for Alamo Road. He stated that they partnered with TXDOT as well for the crossing across Tower Road, they provided the boxes, they are funding all the construction effort for that project and the city funded through the inter-local the design and parcels and surveying and so forth and then the utility adjustments they funded by that. He stated that the district is purchasing all the right-of-ways, part of the inter-local cost for an agreement with Irrigation District #2 which they partnered with, but there is some right-of-way to be purchased and the District is funding that effort right now. He stated that they are almost at 100% of acquisition so that system even though they are improving the crossings right now at Tower and they have north south crossings at Alamo lateral where the Cesar Chavez drain ditch discharges into, they have about four miles of drain ditch that they have improved in the last about two years ago they finished that improvements. He stated that right now they are working on the crossings of Alberta Road and Canton Road and their Alamo Lateral Control structure that is being improve as well to facilitate drainage out of this area into their south main Drain No. 1. He stated that was some of the work that they are doing right

now. He stated that also as part of the bond issuance that they had, they have their Alamo Expressway drain which is the drain east of here, that commences there and goes southernly south east direction and south of El Gato it actually just continues straight south along the projection of what would be Border Road and then it goes to the IBWC flood way. He stated that is one of the structures that is Minutes for May 15, 2018

Page 4

currently out of approval by IBWC. He stated that they had issued a contract for that project but they ran into some issues with the gates and other things so they had to put a hold on the contract and then they ended terminating that contract and then also the design team they ended up changing that, so the district took that in-house design. That has been done, they are coordinating with IBWC for the permit so that's structure is going to go in, it's going to be an additional box that is going to be put in for more gravity flow capacity but at the same time they are putting staging areas for pumps so when they have to close the gate through an event when the water is being diverted by the IBWC they will be able to pump over so you still have positive flow during an event if and ever they have to divert water there. He stated that is another project that they are working on at the drainage district for this regional impact area for Alamo. He stated that they are working on a ditch on the north side east of here, it has some over grown grass and everything. He stated that the ditch belongs to TXDOT but they are partnering with TXDOT. They met on that ditch because they were unsure, TXDOT was unsure who it belong to. He stated that they cleaned it one time but now that they have determined who owns it, TXDOT is asking the District to get into a maintain use agreement so that they can help maintain it. He stated that they are proud of what they do at the District as far as maintain, and they do a good job of it. He stated that once they get it in their hands they will maintain it the issue will be resolved.

Mayor Pro-tem Pete Morales asked whether that was next to Papalote Drive.

Mr. Ozuna stated that the one that he's talking about is where the ER is going to be built, there's a business park and there's a drainage ditch. He stated that's where the water is going to drain to from the ER and from the Business Park.

Mr. Sestin stated that they are working on a partnership with TXDOT to improve that system and maintain it. He stated that there's a lot of work that they are doing regionally to impact Precinct 1 area and the City of Alamo. He stated that is some of the main projects going around on this area.

Commissioner Robert de la Garza asked whether the drainage ditch that is behind here, is that the one that they are going to widen.

Mr. Ozuna stated that he is talking about the South Alamo Drain.

Mr. Sestin stated that the first section belongs to TXDOT and part of the joint use agreement they are looking at getting into a partnership with them as well because the first quarter mile is there

and then from there is the drainage district so they maintain from there south, sometimes they will cut that section. He stated that in conversation with TXDOT they said it doesn't make sense for them to have if they are doing that system all the way down south, let's take that quarter mile, let's improve it, let's maintain it and at the same time do the north side ditch as well.

Mr. Ozuna asked whether it was the widening of the ditch.

Minutes for May 15, 2018

Page 5

Mr. Sesin stated that it is only the maintaining of the ditch.

Commissioner Trino Medina thanked the Commissioner for coming and presenting everything that they are doing. He asked the Commissioner if they could help the city with the pond that is on the Balli Park which is full of sludge. He stated that the neighborhood has a complaint about it and it's an eyesore and a liability with the city.

Commissioner Puente stated that he was not familiar with the park. He stated that if there is anything that they do to help the city, if there is a sharing of a piece of property or if they are close in proximity and they can help each other with that, they have a very good working relationship with Precinct 2. He stated that they are open to any of those ideas. He stated that he brought with him Mr. Pepe Caveza de Vaca, he's Assistant Chief of Staff who should be taking notes so they can follow up and get back with the city immediately.

Commissioner Trino Medina stated that it would take a coalition of the city and the Precinct 1 and Precinct 2 also to try to get that fixed because it is a bad situation for the city.

Commissioner Fuente stated that he is also in charge of the parks and colonias, anytime that they do an outreach or do a quality of life improvement with respect to a park he is always involved with that so this is the perfect guy to have brought here today.

Commissioner Robert de la Garza stated that he would like to see them work between the city and Precinct 1 and work on Crockett Street, east Crockett.

Mr. Ozuna stated that East Crockett Street from Tower Road east to Border Road.

Commissioner Fuente stated that they have been very active as far as doing a lot of work themselves, just like Whalen Road, they've self-performed a lot of the construction that they are doing and that allows them to extend their dollars quite a bit, not that they are trying to replace any construction or utility company but for them the dollar stretches a lot further when they do something like that. He stated that because of the collaboration that they have with the city, they have been able to extend their dollars to other projects so knowing what other ways they can assist or help the city is an important feedback to them, because they need to know what is a priority for the city so that they can make sure to address that. He stated that one of the things that they have been focusing on, they are moving from the east to the west to some degree, is that

the have been working on a lot of north south corridor and try to increase mobility from anywhere going north and south to the expressway. He stated that they know that is the main corridor for everybody that travels through out the valley and even out side of the valley they all need to get to the expressway some way some how so they have been working on that. He stated that all of their projects have some components and some connections to drainage and they are trying to make sure that it has the appropriate slope and flow so that they can make sure that their road last. They want to make sure that their dollars, not only Minutes for May 15, 2018
Page 6

are spent wisely but that the life of these roads are extended beyond what they really might be. He stated that Whalen is a good example of the type of work that they are doing, they did Milano Road, they are working on Westgate, they are working on Pleasantview, they are working on Midway, so they are working on a lot of these corridors and they are going to work their way down this way. He stated that he will continue to ask for the city's cooperation and in site into the things that the city made need in this area.

Mayor Pro-tem Pete Morales thanked the Commissioner for helping the city with Whalen Road.

Commissioner Puente stated that they look forward to continue this relationship with the city and their doors are open to anything that the city may need. He stated that they are in the process of acquiring more land that will allow them to increase capacity for their drainage and it's at the furthest point east on their Precinct and in the County because everything flows from the west to the east. They are looking at acquiring 200 more acres of land to increase capacity so all these extra drain ditches and capacity that they are talking about will all eventually end up at the county line.

Mayor Pro-tem Pete Morales asked Mr. Ozuna who owns the canal on Crockett.

Mr. Ozuna stated that the one east of Tower is the Drainage District.

Mayor Pro-tem Pete Morales stated that there were some concerns with the people that live in that area which was that grass grows very high and at times they get burglarized because they hide there. He asked how often do they cut that area.

Mr. Sestin stated that they will look at it to see, he stated that they state from the west and go east and then circle back. He stated that they start in December and they just finished it. He stated that normally they get a cutting cycle of at least two to three times a year.

E. Presentation by Hidalgo County Pct. 2 Commissioner Eddie Cantu on an update regarding the Cesar Chavez Improvements Project.

Mr. Armando Garza, Chief Administrator for HC Precinct #2, stated that the Commissioners sends his regards but he had a prior event. He stated that before he begins he wanted to mentioned that he has been currently talking to Mr. Ozuna and Bobby Salinas to help build a

road for the new water plant and access road, caliche road, so that it would be a little easier for the construction. He stated that they are working on that and like Commissioner Puente said, they will be looking at what they could assist with the park and anything. He stated that they have already executed an inter-local agreement with the City of Alamo for a portion of Rancho Blanco Road, that construction should begin in about six weeks and that's from 907 going east toward Tower. He stated that it's unfortunate but they did a portion of the road maybe four or five years ago but they believe in doing complete streets from beginning to end. He stated that they will be going back in and finishing that. He stated that he also looking for to later this summer coming back for an inter-local agreement to Minutes for May 15, 2018

Page 7

work on several others, as Commissioner Puente mentioned, focusing on the north south corridors which are very important. He stated that they are trying to focus on west east corridors also because they are equally important. He stated that current they are looking at Hall Acres between 907 and Steward as well as El Gato also from 907 to Steward. He stated that these roads had typically been farm road and not traveled very much but as the city grows and as businesses start coming into the city travel increases so those east west corridors become very important. He stated that Cesar Chavez has been a project that has been in the works for a very long time and it's a much needed project not only for the City of Alamo but for the City of San Juan as well as for Precinct #2 in general. He stated that some of the things that they discussed about this project particularly for the City of Alamo is that it is going to create an additional commercial corridor particularly as they go north from the expressway. He stated that they are looking forward to getting this project underway. He stated that Mr. Mancheska will walked them through the specifics but he is always available as is Commissioner Cantu to answer in questions.

Mayor Diana Martinez stated that she had a question, the road that they are going to build on south Tower Road, would that be going all the way to Military Road.

Mr. Garza stated that it will only go to the water plant.

Mr. Mancheska stated that there are two sections of the project, first section is from Business 83 to Nolan and the second section is from Ridge Road to Business 83. He stated that right now it's a two lane rural road with little side ditches where water just stands on the side of the road and doesn't go anywhere so they want to improve that. He stated that they are proposing to do a four-lane with a center turn lane curb and gutter section where they bring the water underneath the road in pipes get it to the outfall, get it out of the way. He stated that one of the major difference is that the received the projected traffic data for this road and it was so high in the section from Business 83 to Nebraska where the Walmart that it justified building a six-lane roadway so great news, they are going to get a six-lane road between Business 83 and Nebraska all funded from the MPO monies. He stated that was one of the good things coming about. He stated that the last time the came and spoke, they created a new project and they secured the MPO funding, they held a meeting with TXDOT in 2016 and they held the environmental scoping late 2016. Unfortunately, they had received the approval from the local district office

that they would let them develop this project even though it wasn't fully funded with the MPO, well Austin had a little concern with that so internal TXDOT were going back and forth. He stated that what they said was if they could fully fund this project they would process everything immediately so Mayor with your direction, with Commissioners direction at the MPO, they were able to move all the fundings, they had right-of-way funding in 2022, they were able to move all the right-of-way funding to 2020 for section one, the same for section two so they are talking that in a year and a half they will be buying right-of-way. He stated that the big thing for section one, which is the long section from Business 83 to Nolana, they were able to move the funding from 2036 to 2027. Now that is a big statement because of the fact that with the MPO, Mayor as you know, if you're in the first ten years TXDOT will process everything. TXDOT came

Minutes for May 15, 2018

Page 8

and told the MPO, if you get the project ready, shovel ready meaning that you bought the right-of-way, the plan, the design is done, they will let them build the job no matter what year your in, so if you're in 2027 but in 2019 or 2020 you're ready, they're moving you up and they told every entity at the MPO Board, if you're not moving on your project doesn't matter what year you're in they're moving them out and they are moving the people that are shovel ready. He stated that is great news, an other great news is that now that they moved the project, fully funded, construction, right-of-way into the ten years, TXDOT now has let them go to a public meeting, so as of today they are scheduling a public meeting on June 20th at the Alamo Middle School on Business 83 and Cesar Chavez, everyone, the public is invited. They will be sending out mailers, they will advertise it in the newspaper, county website, social media, everything, so on June 20th they will be having a public meeting for both projects. He stated that is a huge step in the environmental process. He stated that as he mentioned before they created this six-lane section and now that they have the project in, they had submitted the AFA which is the advance funding request for TXDOT meaning TXDOT is, even though the MPO as assigned the money, once the AFA is signed and sealed that money is put into an account and it is ready to go. He stated that now that they have done this, TXDOT has officially advised them that they will be receiving the AFA within four weeks, which is great news. That means that nothing, no surprises is going to happen. That is a contractual document between the local government and TXDOT saying your money is set there for you and ready to go.

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

Mr. Mancheska stated that it would be at 5:30 p.m., the open forum will be the 5:30 p.m. and then at 6:00 p.m. will be the presentation with Q & A afterwards. He stated that they will be providing the city with all of the material and everything once they get a little bit closer. He stated that now they have in 2020 four and half million dollars for section one to buy the right-of-ways and they have twenty-five point two million dollars in 2027. He stated that in section two they have one million dollars of funding for right-of-way in 2020 and they have six point nine million in 2027 and again don't let the 2027 get them because as soon as they buy the right-of-way, they already told TXDOT, they are going to build it, they are going to receive bids in the next month afterward. He stated that the next steps are, step one is to conduct a public

meeting on the 20th of June, shortly thereafter TXDOT will approve the schematics, which takes about a month or so once they go through all the public comment periods, they will develop the plans, they anticipate receiving an environmental clearance in fall of 2019 and then begin acquisitions immediately after, so they will be buying right-of-way in the fall of 2019 and they are hoping to in late 2020 or early 2021 to begin construction. He stated that they are on tract and they are moving forward and this has been a big deal and Mayor thank you for everything you've done at the MPO because they have been able to push all this forward.

Mayor Diana Martinez stated that what takes long is the environmental clearance.

Mr. Mancheska stated that without the public meetings you can't, you can do all the preliminary Minutes for May 15, 2018

Page 9

environmental work but until you have a public meeting and receive comments from the public, you can't really begin, that's why this public meeting is very important. He stated that they are excited that they are allowed to schedule the meeting and begin from there.

Mayor Diana Martinez thanked them for coming by and giving them an update.

Mr. Garza stated that the last time they were before the Commission they had a lot of questions regarding the drainage and as Mr. Mancheska said that's a very important part of this project and they think that by addressing the drainage for the street improvements it will also be a big benefits to all the residential areas and as he mentioned there are a lot of undeveloped land in the area and now with this road and with this new added drainage capacity it's going to make development a lot more easier to achieve.

Commissioner Trino Medina stated that he had a couple of questions on the cost. He stated as they are talking about the money from MPO, but the County is also putting in some monies and the City of Alamo put in a million, and the City of San Juan also. He asked if they know the total cost in this other than what's already been committed by the different entities.

Mr. Garza stated that for both sections they are talking about, they have, including the MPO dollars or just the, the city has and the county have put money towards is what they call the project development, getting the project shovel ready. He stated that those costs are around for both project combined including the acquisitions services, which has not begun and including the monies that the local entities have to pay, since this is all system, they have to pay TXDOT to process, so there's that component of it, they are looking at about between four to five million dollars, 4.7 million dollars of project development cost.

Mayor Pro-tem Pete Morales thanked Mr. Garza for coming by and giving them an update. He stated now they can go to the residents that live both in San Juan and Alamo, concerning Ridge to Business 83 so not they have some information so that can go an talk to them and let them know that they are working on it and the cities.

Mr. Garza stated that from Business to Ridge, drainage was also some concerns so there will be major drainage improvements that will go in again with the main purpose for the road, but because they are expanding and increasing capacity it's going to alleviate any flooding or any other drainage issues that occurs south of Business 83.

F. Consideration and action on a proclamation proclaiming 2018 Summer Family Fun Fridays (Movie & Musical Nights at the Park) as “Alamo 2017 National Days of Play”.

Melissa Gonzalez stated that they that they did last year, what Arnold and herself like to do is to proclaim the Family Fun Friday Nights as National Days of Play which is required by the Playful Minutes for May 15, 2018

Page 10

City designation. She stated that 2018 Playful City did not release a call for submission for new recognition so everybody stopped at 2017 so what they want the city to do is encourage to do a 2017 proclaim and continue to promote Playful City, encourage everybody to play and continue to use their logo and hopefully in 2019 they will open it up again. She stated that she is asking for approval of this proclaim so they can start promoting the National Days of Play for 2017 for the summer family fun Fridays.

Commissioner Pilar Garza motioned to approve the Proclamation proclaiming 2018 Summer Family Fun Fridays (Movie & Musical Nights at the Park) as “Alamo 2017 National Days of Play”. Commissioner Trino Medina seconded the motion. Motion carried.

G. Consideration and action to approve the minutes for the regular meeting Tuesday, March 20, 2018.

Commissioner Trino Medina stated that he had a correction on the time of the Nursing Home should be 5:30 p.m. not a.m. which is on the first page.

Commissioner Trino Medina motioned to approve the minutes for the regular meeting Tuesday, March 20, 2018. Commissioner Pilar Garza seconded the motion. Motion carried.

H. Consideration and action on an ordinance to amend the Water and Sewer Budget to provide funding for the removal of sludge and deposit it in a TCEQ certified landfill.

Mr. Ozuna stated that previously they had requested a budget amendment of \$80,000.00 and he told them at that time that he didn't know and could judge at that time or gage at that time how more money they would need for this project. He stated that in the packet is the ordinance providing for an additional budget amendment of \$100,000.00. He stated that he is going to show them, on the screen, what they are talking about, it's probably the removal of the sludge from the old pretreatment lagoon area. He pointed to the screen and said that half of the sludge

has been removed. He stated that this was all a cement pretreatment lagoon that used to belong to Southern Frozen Food which they left about sixteen years ago. He stated that the other half needs to be removed in order to satisfy the Texas Commission in Environmental Quality. He stated that they are removing the sludge and have gone into an agreement with the City of Edinburg and they are delivery the sludge over there on a daily basis. They started at 6:00 a.m. and ended at 6:00 p.m. Monday thru Friday and from 6:00 a.m. to 12:00 noon on Saturday so they are removing it because they only have about a month and a half more to go that TCEQ allowed the city to remove all the sludge that is there. He stated that for their information to the Commission and the public this is dry sludge that the city deposited there about three years ago from the lagoon that is the setting of the solids, they had to remove it from there because they were having a lot of problem with the quality and also because it was creating an odor so they had to remove it at that time. They asked TCEQ if they could temporary put it there and let it dry out and at a later year take it out, well it's that time now, so that's why it's costing the city so much. He stated that it could have cost the city much more at that time because it was wet sludge Minutes for May 15, 2018

Page 11

and they would have to have hired specific company that haul out wet sludge so by putting it here and they had Precinct #1 Commissioner Cuellar lend the city three huge trucks and they were able to deposit it here. Now, TCEQ is saying that they have to remove, they are removing it little by little, hopefully they will be through by the end of June.

Commissioner Robert de la Garza motioned to approve the ordinance to amend the Water and Sewer Budget to provide funding for the removal of sludge and deposit it in a TCEQ certified landfill. Commissioner Trino Medina seconded the motion. Motion carried.

I. Consideration and action to approve the Police Department Policies.

Police Chief Baudelio Castillo stated that he is approaching them with new policies that he has implemented for the Police Department. He stated that he has the City Attorney's approval and he is asking them for their approval to implement them. He stated that he will be working on a complete rules and regulations manual for the police department and he will be approaching them at least at every commissioner's meeting with at least ten to twelve policies newly created for the department for approval.

Mr. Ozuna stated that he should have the City Attorney help him in developing the policies. He asked him whether he was updating the policies that they presently have?

Chief Castillo stated that he has completely revised the whole thing.

Ms. Cris Palacios, City Attorney, stated that when she reviewed them, she didn't compare them to any existing policies that the department had because her understanding was that they didn't have, so he is creating, these are all new policies. She stated that the city does have policy manual for all it's employees and her understanding that, that manual applies to all employees currently right now. These particular policies are only applicable to the department, to his

department. She stated that there are, and she did talk to the Chief about them, under the disciplinary action section, page 4 towards the bottom, it is just basic information as to how, it's not very specific but under the policy manual you have, and she's talked to Mr. Ozuna on this, on a different department, there is a process that you follow when you're taking a disciplinary action against an employee so there's a specific process. She stated that she had recommended to go ahead and put like, such disciplinary action would follow that but it's her understanding from the Chief is that he's going to handle the matters for the department, he's wanting to handle them based on whatever policies he comes up for his department. She stated that is the only comment that she has in regards to disciplinary action. She stated that there is a procedure that is already in place in the policy manual that applies to all employees except the Chief is going to handle the matters within the police department.

Police Chief stated that he is separating the actual officers from the actual citizens which is a complete different process.

Minutes for May 15, 2018
Page 12

Ms. Palacios stated that at the last page under Grievance Procedures, there's also a grievance policy in the personnel policy manual, she recommended to putting a sentence at the end that says that they are going to abide by the Grievance Procedures in the Personnel Police but the Chief decided to take that out. She stated that the Grievance Procedures is going to be how he comes up with the policies as to how the grievances will be taken care of for his department.

Police Chief stated that at the end of the day, he is providing a due process and the ultimate decision will fall back on the City Manager if they are not happy or content with his decision.

Ms. Palacios stated that it does stated that on here, it's not as specific as the policy manual.

Police Chief stated that the Policy Manual has not been revised since 1985.

Commissioner Trino Medina stated that he did read through all this and he commended the Chief for coming up with very detail items on a lot of these things other than what the City Attorney is referring to but he did detail everything that he expects from the officers to participate and not to participate in.

Commissioner Trino Medina motioned to approve the Police Department Policies. Mayor Pro-tem Pete Morales seconded the motion. Motion carried.

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

Mr. Rafael Tapia, AEDC Director, stated that for the month of April as of May 1st the City of Alamo Finance Department reports are balanced for the program at \$688,402.81 which is

comprised of an IRP Balance of \$503,485.271 RBEG Balance of \$84,917.54; Total owed to the RLF is \$530,838.49 as of April 30th. As of May 1st they have two accounts that were considered delinquent, Solei Rehabilitation and V-Day. On April the program had no new contact, they continue to work with Mr. Torres but he has made no significant progress in submitting an application. In terms of Program Maintain, staff followed up with the delinquent accounts. They did promote the program via social media and the website and they send out 4 email blasts to their email listing. In terms of Program Compliance they submitted to USDA the quarter LINC Report online on April 17th and they started scheduling annual site visit for current borrowers for the week of May 7th through the 11th as this time all visit have been conducted as they are dispensing some documents from those visits. In terms of AEDC activities, MEDEK LLC submitted it's payroll record for the quarter and they are standing at 23 employees. Staff attended the Southern Economic Development Council meet the Consultants conference in Dallas, April 19th through the 20th. The South Texas Health System had their ground breaking earlier today. The Alamo Chamber of Commerce began moving into the AEDC building on May 11th, they signed a one year lease agreement for rental space at the AEDC building. In terms of Retail Recruitment, they are preparing for ICSC Recon, which is an annual convention in Vegas. They have seven confirm appointments and they have about two pending so Minutes for May 15, 2018

Page 13

they have about nine meeting that they hope they will have once they are there. He stated that he did place an ad in many issues of Recon because every person who goes which they are talking about thirty to sixty attendees depending on how the show does gets a copy of that. He stated that they met with a local brokers. As general items, RSTEC will have a building block for EDC on May 30th, it will focus on rural communities and they will have application for incentives.

Mayor Diana Martinez asked who is going to Vegas.

Mr. Tapia stated that there will be three board members, Ms. Ruby de la Garza, Mr. Tomas Villagomez and Mr. Joe Barron and himself.

Mayor Pro-tem Pete Morales asked whether V-Day Spa and Soleil were behind two months.

Mr. Tapia answered that was correct at this point in time.

Mayor Pro-tem Pete Morales stated that he is looking at the notes here, 10 days notice, 20 days notice, are they longer than that.

Mr. Tapia stated that they are currently at 56 days, they are having a special meeting to discuss the status of the account on Thursday.

Mayor Pro-tem Pete Morales stated that they have reached out to them already.

Mr. Tapia stated that he spoke to them as recently as yesterday.

Commission Pilar Garza stated that the board and himself are taking care of it and following up on it.

Mr. Tapia stated that they are following their delinquent policy that the adopted December 13, which is to send out the certified letters and he talked to him face to face on the 10th and explained the situation to him. Yesterday, they talked via text message, he was asking for a pay off balance and how much time he had in each note but at the end of the day they have to take some action.

Mayor Pro-tem Pete Morales stated that the Board Members are going to a job fair.

Mr. Tapia stated that the RECON is actually their biggest retail recruitment trip of the year. It allow them to have more than one visit within a two day period, where they visit with representative from retail brands that normally would take them, each trip would be about two or three thousand dollars if one person went. He stated that they take one trip and they are able to meet with eight to twelve people with different stores. These are the same people that they send out email blast to or site packets.

Minutes for May 15, 2018

Page 13

Commissioner Trino Medina stated that he wishes them luck.

Mayor Pro-tem Pete Morales stated that he hopes they bring a business because in the last two years that he has been here they haven't seen anything of that.

Mr. Tapia stated that it's like Mr. Hess once said, it's sort of like bouncing those rotating plates, you have to get the developer, the land owner and the business person all in sync at the same time.

Commissioner Trino Medina stated that he knows that Mr. Ozuna has some money to help out through the city.

Mr. Tapia stated that when it comes to incentives he tells his Board, lets try to do performance base incentive agreement where they come and they tell us they are going to make 20 million themselves that equals to four hundred thousand dollars, let them pay, if they can get them to pay out of pocket and keep his reserve that would find, he rather do that.

Mr. Ozuna stated that he instructed Mr. Tapia to offer companies, if it's a company. He stated that the biggest problem is the cost of land along the Expressway. He stated that he said that the city is here, they have some money but not that much money, the city has more money than they do. However, the city can go on 380 agreement with the company to provide some incentives, but as far as the cost of the land if it's a six dollar or seven dollar square foot the city could probably come in with two maybe two and a half dollars per square foot to entice them to come

here to the City of Alamo.

K. Presentation of Departmental Report.

Commissioner Pilar Garza stated that she would like to say something. She stated that she notice the gentleman who presented earlier acknowledged the Mayor for her leadership with the MPO representing the city for eighteen years so she needs to be commended and she thanked the Mayor for all the work the Mayor did with the MPO, she is highly regarded there because they mentioned her at the Lower Rio Grande Valley Council.

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

EXECUTIVE SESSION:

The City Commission will convene in Executive Session, in accordance with Texas Open Meetings Act, Vernon's Texas Statutes and Codes Annotated, Government Code, Chapter 551, Subchapter D, Exceptions To Requirement That Meetings Be Open. The City Commission reserves the right to go into executive session on any item listed whether or not such item is posted as an Executive Session Item at any time during the meeting when authorized by the provisions of the Open Meetings Act, to-wit:

Minutes for May 15, 2018

Page 14

1. Pursuant to Texas Government Code, §551.071 Consultation with Attorney; Closed Meeting, discussion and possible action regarding SOAH Docket No. 582-18-0505; TCEQ Docket No. 2017-1156-MWD; Permit No. WQ00123633001; City of Alamo's Renewal Permit Application for Texas Pollutant Discharge for Waste Water Treatment Plant.

OPEN SESSION:

The City Commission will convene in Open Session to take necessary action, if any, in accordance with Texas Government Code, Chapter 551, Open Meetings, Subchapter E, Procedures Relating to Closed Meeting, §551.02, Requirement To Vote Or Take Final Action In Open Meeting.

As per Attorney no action required.

ADJOURNMENT: Mayor Diana Martinez adjourned the meeting.

Mayor Diana Martinez