

The Board of Commissioners for the City of Alamo, Texas met for the Second Regular Meeting on Tuesday, March 19, 2019 at 7:00 p.m, at the City of Alamo Municipal Building.

COMMISSION PRESENT:

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

COMMISSION ABSENT:

STAFF PRESENT:

Luciano Ozuna, Jr., City Manager
Cris Palacios, City Attorney
Alexandra Rangel, City Secretary
Bobby Salinas, CPD Director
Adela Perez, Purchasing Agent
Ronnie Cruz, City Engineer
Julio Villarreal, Public Works Director
Melisa Gonzales, Special Projects

Yvette Mendoza, Finance Director
Alicia Cano, Human Resources
Rogelio Alaniz, Sargent
Rafael Tapia, AEDC Director

I. CALL MEETING TO ORDER

Mayor Diana Martinez called the second regular meeting held on Tuesday, March 19, 2019 to order at 7:00 p.m. at the City of Alamo Municipal Building. Mayor Diana Martinez led the Pledge of Allegiance and Father Angel led the Invocation.

C. Presentation and Announcements.

Melisa Gonzalez announced the Kidney 5K walk/run this Saturday at 7:00 am in down town central park.

Commissioner Trino Medina announced the Alamo Lions Club will be selling burger plates and arts and crafts sell at the Saturday March 30, 2019 from 9-2am.

Commissioner Pete Morales congratulated Lady Wolverine Powerlifter Victoria Trevino who brought home a state gold medal.

D. Consideration and action to approve the minutes for the first meeting of March 5, 2019.

Commissioner Pete Morales motioned to approve and Mayor Pro-Tem Robert De La Garza seconded to approve the minutes for the regular meeting of March 05, 2019 as presented. Motioned Carried.

E. Presentation by PSJA T-STEM Early College High School students on a school project regarding voting results in Hidalgo County.

Mathew Mendoza and Enrique Aranda students from PSJA T-STEM Early College High School presented on their capstone project regarding voting results in Hidalgo County. Both

students' emphases on the importance to vote. In addition, to increase awareness needed for voting to increase.

F. Consideration and action on a request by the Resurrection Catholic Church to close 9th Street between Citrus and Birch Streets and the alley between Citrus and Birch Streets on Saturday April 6th 2019 until 9 P.M.

Mayor Diana Martinez mentioned including Sunday April 7th and City Attorney Cris Palacios approved on the addition.

Commissioner Pete Morales motioned to approve with the corrections and Commissioner Trino Medina seconded to approve. Motioned carried

G. Consideration and action on approving a resolution authorizing the Police Chief as the authorized official for the Local Border Star grant application being submitted through the Office of the Governor.

Melisa Gonzales, Special Projects Director presented on the submission of the Border Star grant application next Friday is asking for \$49,000 for overtime and fuel. The budget will only be based on what is allocated, for example last year of \$30,000.

Commissioner Pete Morales motioned to approve and Commissioner Trino Medina seconded to approve. Motioned carried

H. Consideration and action on approving a resolution authorizing for the submission of grant application to the Department of Interior WaterSMART program and authorize City Manager as the Authorized Representative for this application.

Melisa Gonzales, Special Projects Director presented on the submission grant application to the Department of Interior WaterSMART program and authorize City Manager as the Authorized Representative for this application. The City is required to a 50% matching funds total budget cost at \$500,250.00 the city match will be \$251 to \$275. Will not start until October 1st if awarded.

Commissioner Pete Morales motioned to approve and Commissioner Trino Medina seconded. Motioned carried.

I. Consideration and action on a contract to lease acre/feet of water from Hidalgo County Irrigation District #2.

Mr. Luciano Ozuna, City Manager presented on a contract to lease acre/feet of water from Hidalgo County Irrigation District #2. At the rate of \$60.00 per acre-foot times 1,000 acre-feet will equal to \$60,000.00 for the year.

Commissioner Pete Morales asked we are up or down in usage this year.

Mr. Luciano Ozuna, City Manager mentioned he is unable to answer, but mentioned on last month's report we are currently down because of our recent wet winter.

Mayor Pro-Tem Robert De La Garza motioned to approve and Commissioner Pilar Garza seconded. Motioned carried.

Public Hearing:

J. Public Hearing on a partial abandonment and vacating of an existing 15' easement dedicated to the General Public, Specifically the utility easement located at Lot 48, Palazzo Vegas Ranches Subdivision for Triple Home Builders, LLC

Mr. Bobby Salinas, CPD Director presented on a partial abandonment and vacating of an existing 15' easement dedicated to the General Public. It was advised by City Attorney Cris Palacios to conduct proper hearings such as this one. This item was approved in December and now pending an approval of an ordinance to abandon the 7' of the 15' wide easement. No participation at this time.

Mayor Pro-Tem Robert De La Garza motioned to approve and Commissioner Pete Morales seconded. Motioned carried.

Public Hearing

K. Consideration and action on a re-zone from an R-1 (Single-Family Dwelling District) to a C (Commercial District) physically located at the 413 N Border Road, legally described as the south 145.70 feet of the North 882.33 feet of Lot 10, Block 38, Alamo Land and Sugar Company's Subdivision for Alberto Cazares, Zares LLC.

Mr. Bobby Salinas, CPD Director presented on a re-zone from an R-1 (Single-Family Dwelling District) to a C (Commercial District) located 800' south of Duranta Ave. along the west side of Border Rd. surrounding zones are R-1 to all directions. The site is currently vacant. There are single family homes to the north and south and open acreage to the east and west. Though the site has frontage to a future 100' minor arterial street and there is Industrial zoning 800' away from the subject property, the C zone is still a commercial zone within the midst of residential zones and is in conflict with the current land uses in the area. Perhaps once Border Road is widened and if non-residential land uses begin to transition along Border Road beginning from the south to the north, the City could then re-consider the possibility of changing the zone to a commercial zone. However, at this time, a C (Commercial) zone is not recommended by Staff. On Wednesday, February 20, 2019 voted, staff denied C (Commercial) zone proposal 5 to 2.

Mayor Diana Martinez asked if any people came into the Planning and Zoning meeting. Mr. Bobby Salinas stated a few people voiced their concerns regarding tax increase the property changing into commercial.

Commissioner Trino Medina questioned Mr. Alberto Cazares on the property usage.

Mr. Alberto Cazares mentioned his property will be used to set up an office and hold his construction equipment. Since this land is under TIRZ zone, it will benefit to become a commercial property and allow Alamo to grow.

Mr. Luis Hess emphasized the importance of commercial growth since that property is under the TIRZ Zone.

Mayor Diana Martinez asked Mr. Bobby Salinas the reason why P&Z not approving. Mr. Bobby Salinas based on the concerns of adjacent neighbors to have heavy equipment near them.

Judge Albert Garcia since there is already an existing commercial property across from the expressway it is only logical this property to become all commercial. Mr. Bobby Salinas stated that current property is zone for commercial but the owners are there illegally.

Mr. Steve Carter addressed the issue to properly section off commercial properties prior than forcing residential home owners out.

Mr. Rick Salazar emphasized to develop the property to increase commercial interest and will allow developing greater access once the highway is in place.

Mayor Diana Martinez asked the exact purpose for the lot. Mr. Alberto Cazares stated his property will be used property will be used to set up an office and hold his construction equipment and will not be storing 18 wheelers.

Mr. Luciano Ozuna in terms of spot zoning will this get the city in trouble if changed to commercial. City Attorney Cris Palacios mentioned spot zoning is when an area is not changing compared previous subdivision that is already established. The property presented in not developed and it is a TIRZ zone won't be considered changed to residential. Does recommend to do it in sections as presented earlier.

Mayor Diana Martinez asked Mr. Bobby Salinas to look into the property across the express with the park cars earlier mentioned.

For: Mayor Diana Martinez, Commissioner Trino Medina, and Commissioner Pete Morales

Against: Mayor Pro-Tem Robert De La Garza

Motioned carried.

Public Hearing:

- L. Consideration and action on a re-zone from an R-1 (Single-Family Dwelling District) to an R-2 (Duplex, Multi-Family, Townhouse and Apartment District) physically located**

at 1122 W. Crockett Ave., legally described as all of Lot 17, Block 60 Original Townsite of Alamo for Alma R. Rodriguez.

Mr. Bobby Salinas, CPD Director presented on the subject site is located 250' west of Alamo Road along the north side of Crockett Ave. In viewing the existing land uses, one can see that the lot is surrounded by R-1 zones and uses (single family homes). The desired R-2 (Multi-Family) zone directly conflicts with the existing uses and zones in the area. It would be similar to changing a lot in the middle of any other single family neighborhood. Apartments would not make sense in this area due to the existing homes adjacent to the subject property. The City does not project this particular area converting into a multi-family zoning district, unless it transitions from Alamo road. If the property were adjacent to a Commercial zone, along Alamo Road, or if there were other approved multi-family uses, then maybe we could look at it a little more favorably; however at this time we would not be able to support such a change of zone.

On Wednesday, February 20, 2019 voted, staff denied re- zone proposal.

Commissioner Trino Medina asked if there is several multi-family housing in Acacia.

Mr. Bobby Salinas mentioned that zone is a C-1 zone and allows for apartments.

Mayor Diana Martinez asked if any residents came forth during the P&Z meeting.

Mr. Bobby Salinas mentioned yes 3-4 neighbors were against it.

Commissioner Pete Morales asked if they want to build a duplex.

Mr. Bobby Salinas mentioned according to their attorney explained it was they want to build a duplex one for the owner and one for the mother. What Mr. Salinas recommended was to build a single family home and build a guest house with not kitchen but with utilities connected.

Mr. Albert Cazares supported the build to promote a potential business as well to allow for this family to build a home for their mom.

Mr. Luis Hess is against the build on the view of been homeowner and unaware of new owners and renters.

Mayor Diana Martinez motioned to deny Mayor Pro-Tem Robert De La Garza seconded. Motion carried.

Public Hearing:

M. Consideration and action on a voluntary annexation request for a 2.29-acre tract of land being the West 301.75 feet of the South 330.00 feet of the East 660.00 feet of Lot 6,

Block 40, Alamo Land and Sugar Company's Subdivision, Hidalgo County, Texas for Reinol Gonzalez.

Mr. Bobby Salinas, CPD Director presented voluntary annexation request for a 2.29-acre tract of land being the West 301.75 feet of the South 330.00 feet of the East 660.00 feet of Lot 6. Based on the legal council is it recommended to follow standard annexation proceedings.

Commissioner Trino Medina asked where the school located

Mr. Bobby Salinas mentioned Guerra Elementary is a further 100 feet down.

Mr. Luis Hess mentioned a neighboring mobile home wants to annexation as well.

Mr. Bobby Salinas mentioned in 2017 annexation laws changed that required develop property for an election to be involved.

Mayor Pro-Tem Robert De La Garza motioned to approve Commissioner Pete Morales seconded. Motioned carried.

Public Hearing:

N. Consideration and action on a voluntary annexation request for a 1.08-acre tract of land being the West 142.5 feet of the South 330 feet of the East 358.25 feet of Lot 6, Block 40, Alamo Land and Sugar Company's Subdivision, Hidalgo County, Texas for Gilbert Herrera.

No participation as this time.

Commissioner Pete Morales motioned to approve and Commissioner Trino Medina seconded. Motioned Carried.

O. Presentation of AEDC Monthly Report.

Mr. Rafael Tapia, AEDC Director presented on the February 2019 Activity. Currently with the 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, 2019, City of Alamo Finance Department reports:

IRP Balance: \$732,736.07

RBEG Balance: \$184,917.54

Total RLF Balance: \$917,653.61

Balance Owed: \$326,453.31 (as of March 8, 2019)

As of the March 1, 2019, all accounts were considered current.

The following activity is for the period covering February 1, 2019 to February 28, 2019. For the reporting period, the program had no new contacts.

Commissioner Trino Medina asked if there is a contact list for Vegas May conference and recommended for board members will be attending.

Mr. Rafael Tapia mentioned he is currently working on a contact list and encourages for members to attend and last year 3 board members attended as well for a commissioner.

Commissioner Pete Morales thanked Mr. Tapia for helping Mr. Benavides with his business.

Presentation of Departmental Reports

Commissioner Trino Medina mentioned he did not receive the Departmental Reports

Ms. Alexandra Rangel mentioned she will send reports

CITIZEN PARTICIPATION: Five minutes per person with no response from the City Commission.

Mr. JD Murray addressed his concern with brush pick up and lighting

Mr. Omar Guerra addressed his concern with the Alamo Police Department

ADJOURNMENT

There being no further business, Mayor Diana Martinez adjourn the meeting at 8:00 pm

Mayor Diana Martinez

ATTEST:

Alexandra Rangel, City Secretary