

The Board of Commissioners for the City of Alamo, Texas met for the Second Regular Meeting on Tuesday, August 21, 2018 at 7:00 p.m. at the City of Alamo Municipal Building.

COMMISSION PRESENT:

Pete Morales, Mayor Pro-Tem
Trino Medina, Commissioner
Robert De La Garza, Commissioner
Pilar Garza, Commissioner

COMMISSION ABSENT:

Mayor Diana Martinez

STAFF PRESENT:

Luciano Ozuna, City Manager
Cris Palacios, City Attorney
Rosario Coplea, City Secretary
Bobby Salinas, CPD Director
Melissa Gonzalez, Grants
Ronnie Cruz, City Engineer
Julio Villarreal, Public Works Director
Roy Contreras, Acting Fire Chief
Alicia Cano, Human Resource
Melissa Leal, Utilities Billing Supervisor

Yvette Mendoza, Finance Director
Rafael Tapia, AEDC Director
Baudelio Castillo, Police Chief
Lorie Solis, Library Director
Dalia Zuniga, Planner I
Melissa Rodriguez, Purchasing Agent
Michael Torres, IT
Arnold Robles, Parks & Rec. Director
Celia Garcia, Municipal Judge
Alejandro Oyoque, Museum Curator

I. CALL MEETING TO ORDER

Mayor Pro-Tem Pete Morales called the second regular meeting held on Tuesday, August 21, 2018 to order at 7:00 p.m. at the City of Alamo Municipal Building. Alamo's Diamond Divas led in the Pledge of Allegiance and Commissioner Trino Medina led in the invocation.

C. Presentation and Announcements.

Mr. Arnold Robles congratulated the Diamond Divas and went on to give a summary of their accomplishments this year. Coach Norma Suarez also congratulated the team on their performance in Laredo, Texas and thanked the City of Alamo for their support. Mayor Pro-Tem Pete Morales and Commissioners congratulated the team. Commissioners were invited to the Alamo Lions Club Meeting at Alamo Heights Nursing Home and also to this year's Wolverine Parade.

D. Consideration and action to approve the minutes for the second regular meeting of Tuesday, August 7, 2018.

Commissioner Robert De La Garza motioned to approve the minutes and Commissioner Pilar Garza seconded. Motion Carried.

E. Public Hearing on Proposed Tax Rate of \$0.5817/\$100.00 for valuation increase for the City of Alamo for Fiscal Year beginning October 1, 2018 through September 30, 2019 and schedule Public Hearing on Proposed Tax Rate.

Mr. Michael Benedetti, Alamo resident, inquired on tax increase. Mr. Luciano Ozuna, Jr., City Manager, explained the reason for tax increment was for Alamo projects.

F. Consideration and action on a request by the Municipal Judge to hold Amnesty Program for people with outstanding traffic warrants.

Commissioner Trino Medina motioned to approve to hold Amnesty Program by Judge Celia Garcia. Commissioner Robert De La Garza seconded. Motion carried.

G. Consideration and action on a request by the former Boys and Girls Club for the payment of office items and other equipment to be transferred to the Alamo Youth Center. (Tabled from First Regular meeting of August 7, 2018).

Commissioner Robert De La Garza motioned and Commissioner Trino Medina seconded to remove item from table. Motion carried. Commissioner Trino Medina motioned and Mayor Pro-Tem Pete Morales seconded to approve request by the former Boys and Girls Club for the

payment of office items and other equipment to be transferred to the Alamo Youth Center. Motion carried.

- H. Consideration and action on a Waterline Access Agreement with North Alamo Water Supply Corporation for Pallazo Vegas Ranches Subdivision (tabled from first regular meeting of August 7, 2018).**

Commissioner Robert De La Garza motioned and Commissioner Trino Medina seconded to remove item from table. Motion carried. Commissioner Robert De La Garza motioned and Commissioner Trino Medina seconded to approve Waterline Access Agreement with North Alamo Water Supply Corporation for Pallazo Vegas Ranches Subdivision. Motion carried.

- I. Consideration and action regarding the continued usage of the PSJA School District Billboard on Highway 83 in San Juan.**

Commissioner Trino Medina motioned and Commissioner Robert De La Garza seconded to approve both sides of the billboard for a cost of \$1000 a month. Motion carried.

- J. Consideration and action regarding the PSJA Memorial ECHS TOP 10 Banner in the amount of \$1,500.**

Commissioner Trino Medina motioned and Commissioner Robert De La Garza seconded to approve the banner for \$1,500. Motion carried.

- K. Consideration and action on the Alamo Police Department 2018 Edward Bryne Memorial Justice Assistance grant funds and project implementation.**

Melisa Gonzalez stated this year's Alamo Police Department had been allocated \$11,839 from the Federal JAG. She stated that just like in the past several years, Chief wanted to continue utilizing the funds for technology. In their packets, the Commission was provided an itemized list of the proposed equipment. Ms. Gonzales stated that after some adjustments were made, the overrun amount was increased from \$4,167.68 to \$4,753. Ms. Gonzalez briefly went over the items to be purchased. With no further discussion, Commissioner Trino Medina motioned to approve the Alamo Police Department 2018 Edward Bryne Memorial Justice Assistance grant funds and project implementation. The motion carried.

- L. Consideration and action to approve an ordinance authorizing the issuance, sale and delivery of City of Alamo, Texas Waterworks and Sewer System Revenue Bonds, Series 2018 in the aggregate amount of \$10,335,000.00; providing for the payment of the bonds from a first lien on and pledge of the net revenues of the City's waterworks and sewer system to the payment of the principal of and interest on such bonds; providing for the terms and conditions of such bonds; approve the lending rate scale offered by the Texas Water Development Board; and making other provisions regarding such bonds and matters incident thereto.**

Mr. Luciano Ozuna, City Manager, stated it has been about three years that the city has been working on securing the funds for the construction of the city's new wastewater treatment plant. The cost estimate is about 10 to 10.5 million dollars. This is the ordinance to issue the \$10,335,000 needed for the project. Mr. Ozuna stated the project cost is approximately \$11,500,000 but that there was a \$1,165,000 principal forgiveness from the Texas Water Development Board. At this time, Mr. Ozuna introduced Mr. Dusty Trailer from RBC Capital Markets and city's Bond Counsel. Mr. Trailer summarized all the details of the bond issuance including the 2.15% interest rate. Mr. Trailer congratulated the city on the work accomplished to acquire this bond and recommended approval. With no further discussion, Commissioner Robert De La Garza motioned and Commissioner Pilar Garza seconded to approve the ordinance authorizing the issuance, sale and delivery of City of Alamo, Texas Waterworks and Sewer System Revenue Bonds, Series 2018 in the aggregate amount of \$10,335,000.00; providing for the payment of the bonds from a first lien on and pledge of the net revenues of the City's waterworks and sewer system to the payment of the principal of and interest on such bonds; providing for the terms and conditions of such bonds; approve the lending rate scale offered by the Texas Water Development Board; and making other provisions regarding such bonds and matters incident thereto. The motion carried.

M. Consideration and action on an ordinance amending the Code of Ordinances Title 7 Chapter 6; City Parks; 7-6-1 Usage Rates; Establishing Section 7-6-1(C) Youth Center Fees.

Arnold Robles, Parks & Recreation Director, stated this item had been discussed in the budget workshops establishing Youth Center fees. Mr. Robles went over the proposed fees as indicated in the proposed ordinance. With no further discussion, Commissioner Robert De La Garza motioned and Commissioner Pilar Garza seconded to approve an ordinance amending the Code of Ordinances Title 7 Chapter 6; City Parks; 7-6-1 Usage Rates; Establishing Section 7-6-1(C) Youth Center Fees. The motion carried.

N. Consideration and action by the PSJA School District to close Alamo Road from Expressway 83 to Ridge Road for the Pep Rally Parade.

Commissioner Robert De La Garza motioned and Commissioner Pilar Garza seconded to approve the request by the PSJA School District to close Alamo Road from Expressway 83 to Ridge Road for the Pep Rally Parade. The motion carried.

O. Consideration and action to accept the resignation of the Municipal Court Clerk, Criselda Gomez-Ysquierdo.

Commissioner Robert De La Garza motioned and Commissioner Trino Medina seconded to approve the resignation of the Municipal Court Clerk, Criselda Gomez-Ysquierdo. The motion carried.

P. Consideration and action to appoint a Municipal Court Clerk for the Alamo Municipal Court.

Commissioner Trino Medina motioned and Commissioner Robert De La Garza seconded to appoint Juanita V. Ibarra as the Municipal Court Clerk for the Alamo Municipal Court. The motion carried.

Q. Presentation of the Alamo Economic Development Corporation report.

Mr. Rafael Tapia, AEDC Director, presented his monthly report.

PUBLIC HEARING ON A RE-ZONE FROM AN R-1 (SINGLE-FAMILY DWELLING DISTRICT) TO A C (COMMERCIAL DISTRICT), PHYSICALLY LOCATED AT 217 E. CROCKETT AVE., LEGALLY DESCRIBED AS BEING A 5.040-ACRE TRACT OF LAND, MORE OR LESS, OUT OF LOT SIXTEEN (16), BLOCK THIRTY-EIGHT (38), ALAMO LAND AND SUGAR COMPANY'S SUBDIVISION FOR SERGIO ORNELAS.

R. Consideration and action on a re-zone request from an R-1 (Single-Family Dwelling District) to a C (Commercial District) physically located at 217 E. Crockett Ave., legally described as being a 5.040-acre tract of land, more or less, out of Lot Sixteen (16), Block Thirty-eight (38), Alamo Land and Sugar Company's Subdivision for Sergio Ornelas.

Bobby Salinas, Planning Director, gave a description of the property in question and stated the owner was proposing to use the site for a palette business. This would be the first business to use Crockett as its primary access. Mr. Salinas informed the Commission, that Planning & Zoning Commission had denied the request at their July 18 meeting due to surrounding neighbor's traffic concerns. Mr. Gerardo Gonzalez, 214 Candy Dr. resident, spoke against the request citing concerns with the heavy traffic. Resident, Myra Benedetti, also spoke against the request citing the traffic concerns and also the type of business being proposed. Mr. Agustin Macias spoke in favor of the request saying the business was already in existence and were only moving their operations to the back making Crockett their primary access. He recommended city allow them to use the Crockett access for their smaller trucks and they would route their bigger trucks to the Bus. 83 access. Mr. Macias stated he would have full access to all the property from Bus. Hwy. 83 within three or four months. Resident, Alma Tijerina asked whether taxes would increase for residential owners due to the change in zoning to which Mayor Pro-Tem Pete Morales and staff indicated there would be no tax increase with the zone change. Planning & Zoning Commission

members, Janie Solis and Albert Rodriguez addressed the Commission and stated the Planning & Zoning Commission had unanimously denied the request because they had major concerns on the condition of the street and Mr. Rodriguez recommended the item be tabled. Mayor Pro-Tem Pete Morales closed the public hearing. With no further comments, the public hearing was closed.

After additional discussion, Commissioner Trino Medina motioned and Commissioner Pilar Garza seconded to approve a re-zone request from an R-1 (Single-Family Dwelling District) to a C (Commercial District) physically located at 217 E. Crockett Ave., legally described as being a 5.040-acre tract of land, more or less, out of Lot Sixteen (16), Block Thirty-eight (38), Alamo Land and Sugar Company's Subdivision for Sergio Ornelas. The motion carried.

- S. Consideration and action a variance request for a 16' front setback instead of the code minimum required 25' front setback, physically located at 1339 Middle St., legally described as Lot 35, Media Luna Subdivision for Irma L. Landeros**

Commissioner Trino Medina motioned and Commissioner Pilar Garza seconded to approve a variance request for a 16' front setback instead of the code minimum required 25' front setback, physically located at 1339 Middle St., legally described as Lot 35, Media Luna Subdivision for Irma L. Landeros. The motion carried.

- T. Consideration and action on a conditional use permit for a mobile food vendor - Regino's Roasted Corn, physically located at 1211 E. Frontage Rd., legally described as Alamo H.E.B. for Maria Regino.**

Commissioner Robert De La Garza motioned and Commissioner Trino Medina seconded to approve a conditional use permit for a mobile food vendor - Regino's Roasted Corn, physically located at 1211 E. Frontage Rd., legally described as Alamo H.E.B. for Maria Regino. The motion carried. Mayor Pro-Tem Pete Morales abstained due to conflict of interest.

- U. Consideration and action on a renewal conditional use permit for the sale and onsite consumption for "Tolonga's Bar" physically located at 916 W. Frontage Rd., legally described as Lot 8, Block 2, Cabana South Subdivision for Nydia Contreras.**

Commissioner Pilar Garza motioned and Commissioner Trino Medina seconded to renew a conditional use permit for the sale and onsite consumption for "Tolonga's Bar" physically located at 916 W. Frontage Rd., legally described as Lot 8, Block 2, Cabana South Subdivision for Nydia Contreras. The motion carried.

- V. Consideration and action on proposed "Dolgi Subdivision" being a 1.08-acre tract of land being the W 142.5' of the S 330' of the E 358.25' of Lot 6, Block 40, Alamo Land and Sugar Company's Subdivision. Developer: Gilbert Herrera. Engineer: R. Gutierrez Engineering.**

Commissioner Robert De La Garza motioned and Commissioner Trino Medina seconded to approve the proposed "Dolgi Subdivision" being a 1.08-acre tract of land being the W 142.5' of the S 330' of the E 358.25' of Lot 6, Block 40, Alamo Land and Sugar Company's Subdivision. Developer: Gilbert Herrera. Engineer: R. Gutierrez Engineering. The motion carried.

- W. Consideration and action on proposed "Princess Subdivision" being a 2.29-acre tract of land being the W 301.75' of the S 330.00' of the E 660.0 of Lot 6, Block 40, Alamo Land and Sugar Company's Subdivision. Developer: Reinol Gonzalez. Engineer: R. Gutierrez Engineering.**

Commissioner Robert De La Garza motioned and Commissioner Trino Medina seconded to approve the proposed "Princess Subdivision" being a 2.29-acre tract of land being the W 301.75' of the S 330.00' of the E 660.0 of Lot 6, Block 40, Alamo Land and Sugar Company's Subdivision. Developer: Reinol Gonzalez. Engineer: R. Gutierrez Engineering. The motion carried.

X. Presentation of Departmental Reports.


Departmental reports were presented by staff.

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

ADJOURNMENT: Mayor Pro-Tem Pete Morales adjourned the meeting.


Diana Martinez, Mayor

ATTEST:


Luciano Ozuna, Jr., City Manager