

The Board of Commissioners for the City of Alamo, Texas met for the Regular Meeting on Tuesday August 6, 2019 at 7:00 p.m, at the City of Alamo Municipal Building.

COMMISSION PRESENT:

Mayor Diana Martinez
Trino Medina, Commissioner
Pete Morales, Commissioner
Pilar Garza, Commissioner

COMMISSION ABSENT:

Robert De La Garza, Mayor Pro-Tem

STAFF PRESENT:

Robert L. Salinas, Interim City Manager
Cris Palacios, City Attorney
Alexandra Rangel, City Secretary
Melisa Gonzales, Special Projects
Roy Contreras, Fire Chief
Alicia Cano, Human Resources
Julio Villarreal, Public Works Director

Michael Torres, IT Director
Rogelio Alaniz, Interim Police Chief
Adela Perez, Purchasing Agent
Lori Solis, Library Director

I. CALL MEETING TO ORDER

Mayor Diana Martinez called the first regular meeting held on Tuesday, August 6, 2019 to order at 7:00 p.m. at the City of Alamo Municipal Building. Mayor Diana Martinez led the Pledge of Allegiance and Melisa Gonzales led the Invocation.

C. Presentations and Announcements

Parks and Recreation Assistant Director Steven Vela introduced the coaches for the Track and Tennis team that competed this past weekend at the Games of Texas at College Station. He stated 54 athletes from Track and 21 athletes from Tennis competed and introduced Mr. Guillermo Martinez.

Guillermo Martinez, Track coach, announced at the success of the Track team taking home 4 of medals and a state championship.

Commissioner Pete Morales thanked Coach Martinez and parents for supporting the athletes.

Mayor Diana Martinez thanked the coaches and the volunteers that helped over the weekend.

Commissioner Pilar Garza thanked the parents for their support and hope they will continue to support the teams.

Commissioner Trino Medina congratulated the staff Arnold Robles and Steven Vela and Coach Guillermo Martinez, students and parents on their success.

Coach Frank Zepeda, Tennis coach, thanked the PSJA ISD, the Parks and Recreation Department, Commissioner Pete Morales, and Assistant Coach Lizette Torres. He stated the team came back with 18 medals.

Commissioner Pete Morales thanked Coach Zepeda for their success.

Commissioner Trino Medina thanked students, parents and the coaches for their success.

Mayor Diana Martinez thanked the parents with their support to the students.

D. Consideration and action to approve the minutes for the first meeting of July 16,

Interim City Manager Robert Salinas stated Commissioner Pete Morales asked to present on the city's cost of the construction of FM 907.

Commissioner Pete Morales stated he wanted to let the public know on the total cost of the project, the total amount has been \$935,616.17.

G. Consideration and Action on the Alamo Police Department 2019 Edward Byrne Memorial Justice Assistance grant funds and project implementation.

Special Projects Director Melisa Gonzales presented the award granted to the Alamo Police Department in the amount of \$12,090 from the Edward Byrne Memorial Justice Assistant Grant Program (JAG). She stated that the amount will be used to replace 6 out of the 35 PSAT state compliant portable radios.

Commissioner Pilar Garza motioned to approve, and Commissioner Pete Morales seconded. Motion Carried.

H. Consideration and Action on a request from the Alamo Chamber to utilize the Central Park area for a BBQ event on Thursday October 27, 2019 from 10am-10pm.

Melina Lerma presented to request permission to utilize the Central Park area for their upcoming event BBQ at Central Park on Thursday October 17, 2019 from 10 am-10 pm. She stated that his event was a big hit last year and hopes to have a great turn out for it again this year.

Commissioner Pete Morales motioned to approved, and Commissioner Trino Medina seconded. Motion Carried.

I. Consideration and action on a resolution for Banking Depository for the City of Alamo, Texas.

Interim City Manager Robert Salinas stated Frost Bank will be leaving the city in October and currently handle the city depositories, there is only one other bank in the city, IBC. He stated that IBC's response was they are unable to handle the city's services. He stated based on the Texas statutes, Chapter 105 Depository Law authorizes governmental entities to use banks within and outside its city limits, and with this resolution it will allow the city to request for the proposal for bank services.

Mayor Diana Martinez motioned to approve, and Commissioner Pilar Garza seconded. Motioned carried.

J. Consideration and action on a resolution regarding AEP Texas Inc.'s request to increase to its electric transmission and distribution rates and charges within the city.

Interim City Manager Robert Salinas stated in May of 2019 AEP filed an application with the cities to increase the rates for the area at the amount of \$4.75per month for customers. Since the city belongs to TCAP, Texas Coalition for Affordable Power they have hired Thomas Brocato at Lloyd Gosselink Rochelle & Townsend to represent the cities to negotiate rates. They stated with this resolution it is stating that AEP rates are unreasonable and should be denied and is required for AEP to keep current rates, in addition a reimbursement of the case expenses.

Commissioner Trino Medina asked how are they going to resolve this.

proposed ordinance will include: 1) new rates reflected in tariffs for each customer attached to this ordinance are reasonable. 2) Authorizes TGS to collect an additional \$2,087,516 in revenue on a system-wide basis. 3) Requires the TGS to reimburse the City for consulting and legal costs associated with the requested increase. 4) Repeals any prior City action that might be inconsistent with the new tariffs adopted by the Commission. 5) Allows TGS to implement the new rates on meter reads that occur on or after July 29, 2019.

Mayor Diana Martinez motioned to approve, and Commissioner Pilar Garza seconded. Motioned carried.

L. Consideration and action on a site plan approval for construction of 36 Apartments Lot 1, Tower Country Estates Subdivision (U/R) R-2 Alamo Village Texas Investments.

Interim City Manager Robert Salinas stated this property was rezoned last year to an R-2, The owner wishes to build 4 two story buildings containing 36 total apartments. There will be 11 one bedroom apartments, 25 two bedroom apartments. He stated the minimum required setbacks based on the subdivision are: Front: 25', Rear Setback: 15', Side: 5', side Corner 10'. All setbacks are being met or exceeded. As for parking the 36 units are calculated to require 72 parking spaces based on the 2:1 parking ratio. In addition, since there is a single family subdivision is next to the apartments they are proposing to add landscaping to create a buffer between the complex and the homes.

Mayor Diana Martinez asked how many acres.

Interim City Manager Robert Salinas responded 1.5 acres.

Commissioner Pete Morales asked what type of apartments it will be

Interim City Manager Robert Salinas asked Mario Salinas, Project Engineer to come up to the commission

Mario Salinas stated regular apartments

Mayor Diana Martinez asked how many apartments

Interim City Manager Robert Salinas responded 36

Interim City Manager Robert Salinas stated staff is recommending approval based on:

- 1. Completion of the utilities within the site;*
- 2. Front gates to be approved by the Fire Marshal's office; and*
- 3. Compliance with the landscaping code.*

Commissioner Trino Medina asked if there have been any complaints.

Interim City Manager Robert Salinas responded when the area was rezoned last year there were no objections and complaints.

Commissioner Pete Morales motioned to approved, and Commissioner Pilar Garza

restaurant with a full bar, full kitchen, a dog park, low key acoustic music, community games, a slide for the kids, and possibly food trucks. As for Parking, the property has 83 common parking spaces that will serve both the Omni and the new Railway 83 Icehouse. There is also on-street overflow parking availability located along 8th St. and 9th St. However, the applicant must ensure that the parking on 8th St. complies with the minimum parking code requirements and would have to properly stripe the spaces. Staff does not anticipate any issues regarding parking since the Omni is rented out twice a month according to the applicant. Staff will keep track of the parking situation on this new proposal. If there are any issues with parking, we will need to have the applicant provide additional off-site parking. Hours of Operation: The hours of operation are proposed: Sunday - Thursday from 11 a.m. to 10 p.m. and Friday- Saturday from 11 a.m. to 2a.m. There will be approx. 12 staff members and 1-2 security guards during the late hours. He also stated there are a few homes and a church within the 300' radius. When the Omni previously went through the process it was granted a waiver of the separation requirement. If the Commission wishes to approve, a waiver of the 300' separation requirement would be required. Also, since this new restaurant/bar will be open during late hours, staff is recommending the use of uniformed security during the late hours. Staff recommended approval for 1-year subject to: 1) Waiver of the 300' separation requirement and 2) Providing security for the business.

Interim City Manager Robert Salinas stated also during the planning and zoning meeting there was a letter from Iglesia Apostolica that stated their objection of the establishment, and one of the issues was that the law forbids a drinking establishment being opened within 300 feet of the church. He mentioned that the TABC code states the measurement is from door to door and straight lines.

Mayor Diana Martinez motioned to approve, and Commissioner Pilar Garza seconded. Motioned carried.

N. Consideration and action on a conditional use permit renewal for a registered home daycare (Kidz N-Care) physically located at 423 Monterrey, legally described as Lot 29, La Casa Real Subdivision for Sarai Campos.

Interim City Manager Robert Salinas stated the subject site is located 1,320' east of Tower Rd. along the East side of Monterrey Dr. Operation 7 days a week; 24 hours a day. Has 2 employees and this business has been in operation since 2003. Ms. Saria Campos has been working at the registered home daycare since 2009 and has a Bachelor of Arts, is licensed with Texas Health and Human Services Commission (Child Care Licensing) and has completed many other courses in child care. On July 17, 2019 the Planning and Zoning commission approved a permit renewal for 3 years. Since there hasn't been any issues since 2009, staff was okay with the 3 year renewal.

Commissioner Trino Medina asked if there were any complaints

Interim City Manager Robert Salinas responded no

Mayor Diana Martinez motioned to approve, and Commissioner Pilar Garza seconded. Motioned carried.

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

Interim City Manager Robert Salinas stated the subject site is located 1,320' east of Tower Rd. along the East side of Monterrey Dr. Operation 7 days a week; 24 hours a day. Has 2 employees and this business has been in operation since 2003. Ms. Saria Campos has been working at the registered home daycare since 2009 and has a Bachelor of Arts, is licensed with Texas Health and Human Services Commission (Child Care Licensing) and has completed many other courses in child care. On July 17, 2019 the Planning and Zoning commission approved a permit renewal for 3 years. Since there hasn't been any issues since 2009, staff was okay with the 3 year renewal.

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

Shantelle Schach presented on the PVAC-Clear the shelter

Lisa Lawson presented on Paws 4 a Cause

I. ADJOURNMENT


Citizens are encouraged to sign the attendance sheet.

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



Mayor Diana Martinez

ATTEST:



Alexandra Rangel, City Secretary

