

The Board of Commissioners for the City of Alamo, Texas met for the Regular Meeting on Tuesday September 03, 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:

Robert L. Salinas, Interim City Manager
Rick Palacios, City Attorney
Alexandra Rangel, City Secretary
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
Melisa Gonzales, Special Projects

I. CALL MEETING TO ORDER

Mayor Diana Martinez called the first regular meeting held on Tuesday, September 03, 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 Rene Angel led the Invocation.

C. Presentations and Announcements

Melisa Gonzales, Special Projects Director announced the unveiling of the renaming for the Police and Fire Department building this Thursday, September 5th at 5:30pm. In addition, we accepted the grant for the Border Star program for the Police Department which will allow for overtime coverage.

Mayor Diana Martinez invited the public to PSJA Memorial High School on September 11 at 9:00am at the Gym for a ceremony.

Commissioner Pete Morales invited the public to the National Night Out on September 28 from 5pm-8pm at the PSJA Memorial High School.

Robert Salinas, Interim City Manager stated there has been a change in the legislation which allows the public to speak on behalf on any item on the agenda. There is tab on the citizen participation for citizens to sign up and indicate their item of interest.

D. Consideration and action to approve the minutes for the second meeting of August 20, 2019.

Commissioner Pilar Garza motioned to approve, Mayor Pro-Tem De La Garza seconded. Motion carried.

E. Consideration and action regarding a proclamation declaring September as "Childhood Cancer Awareness Month".

Ruby De La Garza, Board Member for Friends for Hope, and mentioned September is Childhood Cancer Awareness Month. She mentioned Friends for Hope raise money for the Vannie Cook Jr. Children's Cancer Clinic in McAllen that serves the area and does not turn anyone away. She read the proclamation:

Whereas Childhood Cancer remains the #1 cause of non-accidental death in children.

Whereas the causes of most childhood cancers are unknown and at the present, childhood cancer cannot be prevented.

Whereas each year, approximately 1,516 Texas families will hear the words, "Your child has cancer."

Whereas every year, over 100 children from the Rio Grande Valley have to bravely battle this devastating disease.

Whereas we commend the Vannie Cook Jr. Children's Cancer Clinic and other healthcare professionals committed to treating pediatric cancer and ensuring children have access to the care they need, close to home.

Whereas the City of Alamo is committed to raising awareness of childhood cancer, remembering those young children who lost their lives honoring the survivors and courageous children and families fighting this disease every single day.

Mayor Diana Martinez motioned to approve, Commissioner Pete Morales seconded. Motion carried.

F. Presentation by RBC Capital Marketing regarding possible re-financing of bonds.

Dusty Traylor, RBC Managing Director, presented on the updates on re-financing options and analysis for outstanding bonds. He stated currently the city has a bond in the waterworks and sewer system revenue bond series 2000 in the amount of \$2,176,000.00 million dollars at a rate of 4.5%, if the city decided to re-finance at today's rate, an interest savings of \$476,000. He states in scenario 2 it covers Series 2000, waterworks and sewer system revenue series 2007 and series 2008, with the total amount of \$5,751,000. If refinanced with today's rate, an interest savings of \$687,979.

Robert Salinas, Interim City Manager asked if we should consolidate all three loans and extend it to 20 years or wait for them to mature out in the next 7 to 8 years. In Series 2008, we receive funding from AEDC and will we be asking the AEDC to continue to pay for the next 20 years.

Dusty Traylor mentioned there is a way for AEDC to separate if we combine the series. One benefit if the series are combined is the payment of one registrar fee per year a saving of \$1,000 a year. In addition, if combined we can eliminate the debt service requirement and reserve the fund for other functions.

Commissioner Pete Morales asked which bonds are maturing

Interim City Manager Robert Salinas responded 2007 and 2008

Dusty Traylor mentioned series 2007 mature in 2027 and series 2008 mature in 2028

Commissioner Trino Medina stated he does not see any negatives with these options and if we combine all the series will the AEDC lose money

Interim City Manager Robert Salinas responded it's based on the agreement we have with AEDC

City Attorney Rick Palacios asked if RBC can provide an analysis of the fees

Dusty Traylor mentioned yes, the numbers presented in these fees are built in to the bond

Mayor Diana Martinez asked if anyone has signed up for the item participation

G. Consideration and action on a request from the Alamo Lion's Club to hold a September 11th event at the Alamo Veterans Memorial Park.

Father Angel presented on hosting a memorial starting in the afternoon 6:30pm on September 11 at the Alamo Veterans Memorial Park.

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

H. Consideration and Action to close Tower Road, from Duranta to Los Alamos, on Thursday, September 5th, 2019 from 5:00 pm to 7:00 pm for the Building Renaming Unveiling event.

Melisa Gonzales, Special Projects Director stated for the people to stay safe during the unveiling, to close Tower Road, from Duranta to Los Alamos.

Commissioner Trino Medina there are still options to drive around

Commissioner Trino Medina motioned to approve, Mayor Diana Martinez seconded. Motion carried.

I. Consideration and action on the proposals for the construction of the new wastewater treatment plant.

Mayor Diana Martinez motioned to award the bid to JMJ with negotiation and to reject the bid if unable to meet the budget, Mayor Pro-Tem Robert De La Garza seconded. Motion carried

Against: Commissioner Trino Medina

J. Consideration and action regarding a contract with Maverick Media & Consulting for a television marketing and consulting agreement for the City of Alamo.

Interim City Manager Robert Salinas wanted to make a clarification on the last meeting on the total amount. He mentioned, the numbers presented where \$19,680 this amount is just for the tv channels, this is not including his consulting fees of \$10,000. The total amount is \$29,680.

Commissioner Pete Morales asked if this will be coming from the Hotel/Motel tax

Interim City Manager Robert Salinas responded yes

Commissioner Trino Medina asked \$19,680 for three months and \$10,000 for the year, how will it work if we decide not to continue after three months

Interim City Manager Robert Salinas responded as far for consulting, he will continue to cover promotions for example the watermelon festival. As well, if he finds TV channel spots at a cheaper rate he will notify the city.

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

K. Consideration and action regarding a contract renewal with VIDA for training and skills development for Alamo Residents request for FY 19-20.

Mayor Diana Martinez asked Desiree Smith if she wants to speak on behalf on item K.

Desiree Smith stated the VIDA program has assisted her and her classmates in continuing their education and hopes the City of Alamo will continue to fund the program for future students

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

L. Consideration and action regarding an agreement and MOU between Alamo Police Department and PSJA ISD Police Department.

Interim City Manager Robert Salinas mentioned Chief Rollie Garcia has provided an agreement, MOU and a K9 agreement and since it's with the PSJA ISD PD a new agreement is needed.

Commissioner Pete Morales asked if we will still be having our liaison in the schools.

Interim Rogelio Alaniz stated yes, the liaison will still be working with Chief Rollie Garcia and his staff.

Commissioner Pete Morales asked if PSJA Bears and Raiders have an explorers program

Chief Rollie Garcia stated what they are starting is a Law Enforcement institute and gear towards a yearlong program from sophomore to seniors to explore all the levels of law enforcement as well have the explores program.

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

M. Consideration and action to appoint members to the AEDC.

Mayor Diana Martinez mentioned in the last meeting, Michael Gonzalez was appointed but he is unable to serve.

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

Opposed Commissioner Pete Morales

N. Consideration and action on emergency repairs on two man holes on Alamo Rd. (Ellis and Ortega Circle)

Interim City Manager Robert Salinas mentioned in the beginning of August, TX DoT notified the city that they will be shutting down the north bound lane in south Alamo Rd. He stated Public Works Director Julio Villarreal mentioned there are existing manholes that will interfere with traffic. Since the repairs were over \$15,000 we usually bring it before the commission for approval.

Mayor Pro-Tem Robert De La motioned to approve, Commissioner Pilar Garza seconded. Motion Carried

Commissioner Pete Morales mentioned we need to do a better job on notifying the public on what TX DoT is doing.

O. Consideration and action on an ordinance amending the Hotel Motel budget to provide funding for the marketing of the Hotels in Alamo.

Interim City Manager Robert Salinas stated this ordinance is to cover the media contracts for radio and TV advertisement.

Mayor Diana Martinez motioned to approve, Commissioner Pete Morales seconded. Motion carried.

P. Consideration and action on an ordinance adopting the Budget for the City of Alamo for Fiscal Year Beginning October 1, 2019 and Ending September 30, 2020.

Mayor Diana Martinez moved item after Public Hearing regarding 2019-2020 City Budgets for the General Fund, Water and Sewer Fund, Debt Service Fund and Hotel/Motel Tax Fund.

Mayor Pro-Tem Robert De La motioned to approve, Commissioner Pilar Garza seconded. Motion Carried

Public Hearing on Proposed Tax Rate of \$0.5817/\$100.00 Valuation for the City of Alamo for Fiscal Year Beginning October 1, 2019 through September 30, 2020 and Schedule Second Public Hearing on Proposed Tax Rate.

Interim City Manager Robert Salinas stated this is only a public hearing no action is needed at this time.

Commissioner Pete Morales stated the tax rate of \$0.5817 will stay the same

No citizen participation

Q. Consideration and action on Proposed Tax Rate of \$0.5817/\$100.00 Valuation Increase for the City of Alamo for Fiscal Year Beginning October 1, 2019 through September 30, 2020 and Schedule Second Public Hearing on Proposed Tax Rate.

No action at this time

Public Hearing regarding 2019-2020 City Budgets for the General Fund, Water and Sewer Fund, Debt Service Fund and Hotel/Motel Tax Fund.

Finance Director Yvette Mendoza mentioned the changes to the budget, one employee's health insurance which was over 5% compared to prior years, two employees to the Parks and Rec. Department and included and appropriated telephone system to city hall. In addition, a 3% onetime issuance to all employees. For the General Funds the total revenue is \$10,417,262 and total expenditures is \$10,782,852 with revenues under expenditure \$365,590 with a fund balance.

The water and sewer fund total revenue is \$4,291,100 total expenditures \$4,250,368 with Revenue over Expenditures of \$229,268

Next fund is the Debt Services fund total revenue is \$1,293,008 total expenditures \$1,174,632 with a surplus of \$118,376

The last fund is the Hotel Tax fund total revenue is \$103,500 total expenditures \$102,903 with a surplus of \$597

Commissioner Trino Medina asked if the sewer fund is under as in a negative

Finance Director Yvette Mendoza responded yes

Commissioner Trino Medina asked is the reason it's in a negative, is that for our proposed budget

Finance Director Yvette Mendoza responded yes

Interim City Manager Robert Salinas stated that the City Manager Luciano Ozuna, mentioned to him that in the 19 years he was here there had not been a balanced budget.

Commissioner Pete Morales verified the taxes will stay the same at \$0.5817

Finance Director Yvette Mendoza responded yes

Interim City Manager Robert Salinas stated the City of Alamo just received an award from the Government Finance Officers Association, for the Budget Presentation Award. This is the third year in a row we have received this award.

No citizen participation

R. Consideration and action regarding 2019-2020 City Budgets for the General Fund, Water and Sewer Fund, Debt Service Fund and Hotel/Motel Tax Fund.

No action

S. Consideration and action on a request to approve the 2019-2020 Budget for the Alamo Economic Development Corporation.

AEDC Director Rafael Tapia presented on the proposed budget and the total expected revenues of \$870,354.00 with AEDC expenditures of \$429,818.00 and total transfers out of \$520,969.00 leading total operating expenditures of \$950,787.00. This will be a deficit of \$80,433.00. This deficit is from previous programs, a payout to the ER.

He presented a break down \$102,236.00 from payroll, \$86,235.00 from operating expenses, \$9,200.00 from maintenance, \$48,300.00 from contract services, \$153,000.00 from program expenses and \$30,847.00 from debt services.

He stated the sales tax is trending and expect a 2% increase

Commissioner Trino Medina motioned to approve, Mayor Pro-Tem Robert De la Garza seconded. Motioned carried.

- T. Consideration and action on a variance request for a 29.1' front back setback instead of a plat required 30 front setback, physically located at 1136 S. 7th St.,**
Interim City Manager Robert Salinas presented on a variance request, he stated this property legally described as Lot 30, Bonita Estates for Gilbert and Magdalena Gonzalez.

The site is located 900' south of Moore Rd. along the east side of S. 7th St., the owners submitted their plans for construction with a 32' front setback however, due to the notch it was shown to be 29.1' set back. On August 20, 2019 it was presented to the Planning and Zoning board and it was approved.

Mayor Diana Martinez motioned to approve, Commissioner Trino Medina seconded. Motion carried.

- U. Consideration and action on a variance to Title 10-Zoning Regulation; Chapter 3-General Zoning Provisions; Section 10-3-3 (C), physically located at 805 Vida Santa St., legally described as Lot B, Tierra Encantada Subdivision for Eli Martinez.**

Interim City Manager Robert Salinas presented on a variance request, he stated this site is located approximately 175' north from Tierra Del Sol Ave. on the west side of Vida Santa St. The lot is about an acre and the applicant would like to construct a 40' X 40' garage with an attached 15' X 40' RV Bay. He states according to Section 10-3-3 (C) of the Code of Ordinances states: "In the R-1 or R-2 Districts, accessory buildings shall not occupy more the thirty percent (30%) of the required minimum rear yard area." He states the owner Mr. Martinez is requesting this structure for his personal vehicles and has mentioned that his vehicle doesn't fit in his current garage.

On August 21, 2019 it was presented to the Planning and Zoning board and it was approved.

Mayor Diana Martinez motioned to approve, Commissioner Trino Medina seconded. Motion carried.

- V. Consideration and action on a variance to Title 10-Zoning Regulation; Chapter 3-General Zoning Provisions; Section 10-3-3 (C), physically located at 619 E. De Soto St., legally described ad Block 77, Lot 7, Alamo Original Townsite Subdivision for Israel & Francisca Reyes.**

Interim City Manager Robert Salinas presented on a variance request, he stated this property site is located approximately 290' east from 6th St. on the north side of De Soto. He states according to Section 10-3-3 (C) of the Code of Ordinances states: "In the R-1 or R-2 Districts, accessory buildings shall not occupy more the thirty percent (30%) of the required minimum rear yard area." He states the owner wants to use the carport to keep her children out of the sun and vehicle parking.

On August 21, 2019 it was presented to the Planning and Zoning board and it was approved.

Mayor Pro-Tem Robert De La motioned to approve, Commissioner Trino Medina seconded. Motion Carried

W. Consideration and action on proposed "JCR No. 5 Subdivision" legally described as a 7.12-acre tract of land being a re-subdivision of the N ½ of Lot 1, Block 37, also described as all of Lot "G" Alamo Land and Sugar Company Subdivision. Engineer Garza-Garza Consulting Engineers. Developer: Juvera Properties, II LLC.

Interim City Manager Robert Salinas presented on a proposed subdivision located 1,500' west of Tower Rd. along the south side of Nebraska Ave. The subdivision consists of 25 single family residential lots and a detention pond. He mentioned the developer is proposing water service by tapping into an existing 10" water line located on Nebraska Ave and extending a new 8" water line south into the development and is also proposing to install 1 new fire hydrant within the subdivision as directed by the Fire Marshal.

He states the sewer service for this subdivision will be accomplished by connecting to an existing 8" sewer manhole located north of the subdivision and extending a new 8" sewer line south into the development to serve all lots.

In addition, the development fronts Nebraska Ave. which is an 80' collector as per the MPO Thoroughfare plan. The developer is dedicating an additional 20' of ROW for a total of 40' from centerline, thus in compliance with the MPO. The developer will also be required to provide escrow for the future widening of Nebraska Ave. at \$66.68/L.F. of frontage. The subdivision's interior street will be a minimum of 50' ROW, 32' B-B Street. Drainage for the subdivision is proposed to have an 18" R.C.P. minimum storm lines within the subdivision that will drain to a detention pond, this is a requirement from the county drainage district.

A few comments have been made to the owners:

Must install or escrow the 5' sidewalk along Nebraska Ave.

Must provide water rights dedication to City of Alamo

Must provide park fees in the amount of \$7,500 (\$300 per lots 25 lots)

Must provide street lighting plan

On August 21, 2019 it was presented to the Planning and Zoning board and it was approved.

Commissioner Trino Medina asked if it would be gated

Ms. Juvera responded no

Commissioner Pete Morales stated for approval he recommends the light plan to be included

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

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

Sylvia Rodriguez presented on Paws 4 a Cause

Albert Cazares presented on the direction of the city

I. ADJOURNMENT

Citizens are encouraged to sign the attendance sheet.

There being no further business, Mayor Diana Martinez adjourned the meeting at 8:01pm


Mayor Diana Martinez

ATTEST:


Alexandra Rangel, City Secretary

