

The Board of Commissioners for the City of Alamo, Texas met for the Regular Meeting on Tuesday, January 07, 2020 at 7:00 p.m, at the City of Alamo Municipal Building.

**COMMISSION PRESENT:**

Mayor Diana Martinez  
Robert De La Garza, Mayor Pro-Tem  
Okie Salinas, Commissioner  
Pilar Garza, Commissioner  
Pete Morales, Commissioner

**COMMISSION ABSENT:**

**STAFF PRESENT:**

Robert L. Salinas, Interim City Manager  
Cris Palacios, City Attorney  
Alexandra Rangel, City Secretary  
Alicia Cano, HR Director  
Melisa Gonzales, Special Projects Director  
Alex Oyoque Museum Director  
Melissa Leal, Utilities Billing Supervisor  
Julio Villarreal, Public Works Director

Michael Torres, IT Director  
Rogelio Alaniz, Interim Police Chief  
Adela Perez, Purchasing Agent  
Lorie Solis, Library Director  
Celia Garcia, Municipal Judge  
Roy Contreras, Fire Chief

**I. CALL MEETING TO ORDER**

*Mayor Diana Martinez called the regular meeting held on Tuesday, January 07, 2020 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. Presentation and Announcements**

*Commissioner Pete Morales stated that there is a documentary on Netflix with one of our own, Keith Hackland on a documentary on birds. He wanted to congratulate Keith Hackland for being on the show.*

*Melisa Gonzales announced the Mayors ITT challenge kicked off yesterday, currently Alamo is in 5<sup>th</sup> place, San Juan 3<sup>rd</sup> and Pharr is in 8<sup>th</sup>. Both Alamo and San Juan are in the small city category, PSJA with all of us are currently in 3<sup>rd</sup>. On Saturday, January 25th will be The Mayors' Walk for Wellness in Weslaco at the LRGVDC, please let me know if you are interested in going.*

*Commissioner Oscar Salinas mentioned the Alamo Police Department gifted over 700 toys to the children in Alamo.*

**D. Consideration and action to approve the minutes for the special meeting of December 16, 2019.**

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

**E. Consideration and action to approve the minutes for the second regular meeting of December 17, 2019.**

*Commissioner Pete Morales stated he would like to table this item, he has requested the audio recording of the meeting.*

*Commissioner Pete Morales motioned to table and Mayor Pro-Tem Robert De La Garza seconded. Motion carried.*

**F. Consideration and action to appoint a City Prosecutor for the Alamo Municipal Court.**

*Commissioner Pete Morales motioned to appoint Rene A. Flores, and Mayor Pro-Tem Robert De La Garza seconded. Motion carried. Vote 3/2*

**G. Consideration and action on emergency repairs on various locations.**

*Interim City Manager Robert Salinas stated this is in regards to a few projects, a sewer line on an alley between Citrus Ave. and Birch Ave, the total cost for this project was \$39,500 and a leak at the lift station suction pipe and repair of a portion of the force main within the Tower Rd. lift station wet well. In order to avert a major problem with one of our main lift stations, the total cost for this project was \$29,000. These items are before you since the costs to repair were over \$15,000.*

*Mayor Diana Martinez asked the lift station located in Tower Rd, will that alleviate some of the problems.*

*Interim City Manager Robert Salinas responded Ms. Velasquez had mentioned the smell has lessened.*

*Commissioner Pete Morales asked Julio Villareal what type of work was done*

*Julio Villareal responded that the key upgraded the 6" line to an 8" line*

*Commissioner Okie Salinas asked Interim City Manager Robert Salinas, for emergency repairs do we have to go out for bids, how is the process?*

*Interim City Manager Robert Salinas responded what he asks Julio to do is to obtain 3 quotes as quick as possible. In this case, I called Garco and they stated they had to much work. At this time Saenz Brothers came in with a quote and was the lowest.*

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

**H. Consideration and action to replace/re-appoint member(s) to the Tax Increment Reinvestment Zone Board.**

*Mayor Pro-Tem Robert De La Garza motioned to remove Alberto Cazares and appoint Gilbert Herrera and Commissioner Pete Morales seconded. Motion carried.*

**I. Consideration and action on an ordinance to amend the Water and Sewer Fund for online bill payment services.**

*Interim City Manager Robert Salinas stated this ordinance will allow the city to authorize the increase of the line item from the Water and Sewer Fund to pay for the Incode modules that will allow online payments.*

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

*Commissioner Pete Morales stated if a report can be generated at the end of year on how many people pay online.*

*Interim City Manager Robert Salinas responded yes*

**J. Presentation regarding the use of forfeiture funds by the Alamo Police Department.**

*Interim Chief Rogelio Alaniz presented the use of forfeiture funds by the Alamo Police Department, he stated since coming into office it was actually depleted. Now the amount is roughly \$40,974. He mentioned that they have deferred revenues of \$5,180 and \$ 35,794, and he spoke with the DA's office on these usage of the funds and it was decided to donate to the youth center \$1,250, which will go to their mentor program.*

*Interim City Manager Robert Salinas asked Melisa Gonzales to speak more on detail on the program.*

*Special Projects Director Melisa Gonzales responded, the PD was awarded some funds through the Criminal Justice Office of the Governor for the Alamo Youth Center Positive Action Crew program. The stipends for the junior staff which is the donation of \$1,250 was approved locally here by the commission and the Office of the Governor, unfortunately our funding source got shifted by the Office of the Governor to JAG, because of that the stipend*



*was not an allowable expense. Speaking with the chiefs, the curriculum from the Positive Action Crew program these kids are doing it is approved through the Office of Justice Program. The junior staff and Youth Center staff will be trained under the Positive Action Crew curriculum to promote from K-12.*

*Interim Chief Rogelio Alaniz stated there will be ceremony on the 15<sup>th</sup> to thank all of our kids who volunteer and promote the program. He stated, he just checked the e-grants and there should be an amount \$20,000 coming in within a week. He is proposing the usage of forfeiture funds within the guidelines:*

- \$15,000 in training for PD Officers and civilian staff*
- \$5,000 for police equipment*
- \$7,000 for donations regarding drug awareness/Alamo youth centers, etc.*

*Mayor Pro-Tem Robert De La Garza asked Finance Manager Yvette Mendoza if we do have \$35,000.*

*Finance Manager Yvette Mendoza responded under the Federal forfeiture fund we have \$35,000 and the State we have \$14,000.*

*Interim Chief Rogelio Alaniz stated it's the total of \$40,947 and the deferred revenue of \$5,180 a total of \$35, 794.*

*Mayor Pro-Tem Robert De La Garza asked why wasn't the commission notified on the purchase of the gift cards.*

*Commissioner Pete Morales asked if Interim City Manager Robert Salinas knew about the purchase.*

*Interim City Manager Robert Salinas responded only after the fact, the items have not been distributed.*

*Commissioner Pete Morales asked what about the*

- \$15,000 in training for PD Officers and civilian staff*
- \$5,000 for police equipment*
- \$7,000 for donations regarding drug awareness/Alamo youth centers, etc.*

*Interim Chief Rogelio Alaniz responded this is only a projection*

*Commissioner Okie Salinas this is just a presentation no action is required*

*Interim Chief Rogelio Alaniz responded that is correct*

*Commissioner Pete Morales asked Mr. Salinas to keep reporting on any usage of funds*

*Interim Chief Rogelio Alaniz stated he wants to keep the transparency and notify the commission regarding funds*

*Mayor Pro-Tem Robert De La Garza stated but the gift cards have been purchased already.*

*Commissioner Pete Morales asked gift cards?*

*Interim City Manager Robert Salinas responded gift cards were purchased for the Alamo Youth Center Positive Action Crew Program, a total of 23 teenagers who help out with the program and will be distributed on the 15<sup>th</sup>. What should have happened was this should have been brought forth and then purchased after the meeting.*

*Interim Chief Rogelio Alaniz stated that is correct, this was just a misunderstanding with the procurement process.*

*Interim City Manager Robert Salinas responded in the future usage of the forfeiture funds in excess of the:*

- \$15,000 in training for PD Officers and civilian staff
- \$5,000 for police equipment
- \$7,000 for donations regarding drug awareness/Alamo youth centers, etc.

*And will be give a presentation before commission prior to any spending.*

*Interim Chief Rogelio Alaniz stated if anyone needs an equitable sharing guide, he can provide copies to anyone interested. He sated he is willing to work with the commission for any additional ideas to use the funds.*

## **PUBLIC HEARING**

**Public Hearing on a re-zone request from an R-1 (Single-Family Dwelling District) to an R-2 (Duplex, Multi-Family, Townhouse and Apartment District) physically located at 823 N. 8th St., legally described as Alamo Housing Authority 20 Unit, Lot 22 for Alamo Housing Authority.**

*Interim City Manager Robert Salinas stated the site is located on the intersection of E. Carey Ln. and 8th St., the surrounding zones: The surrounding zones are R-1 in all directions.*

*In speaking to the Housing Authority, the Community Building has not been greatly utilized. They are proposing to convert the community building into a duplex in order to be able to provide two additional living units for low income families. There are other multi-family zones throughout the City that are adjacent to single family residential zones, it would simply be up to the City to see if this is a zone change that would be beneficial to this particular area. Being that the current use of the building is similar to that of a commercial use, converting it into a duplex and making it a residential space would seem to work better in the area rather than a community building, i.e. residential use rather than commercial. Staff does not object to this zone change proposal. On December 18,2019 the P&Z Commission unanimously voted 5-0.*

*No Citizen Participation*

**K. Consideration and action on a re-zone request from an R-1 (Single-Family Dwelling District) to an R-2 (Duplex, Multi-Family, Townhouse and Apartment District) physically located at 823 N. 8th St., legally described as Alamo Housing Authority 20 Unit, Lot 22 for Alamo Housing Authority.**

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

**L. Consideration and action on a renewal conditional use permit for the sale on onsite consumption of alcohol for "Sandra's Bar", physically located 111 N. 7th St., Unit G, legally described as Outlet "F" Alamo Original Townsite for Sandra Alcantar.**

*Interim City Manager Robert Salinas stated the site is located on the NW area of Business 83 and N. 7th St. This business has been in operation for a few years and this is a renewal for a conditional use permit, no major incidents according to PD. On December 18,2019 the P&Z Commission approved.*

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

**M.Consideration and action on a variance to Title -10 Zoning Regulations; Chapter 3 - General Zoning Provisions; Section 10-3-3(C), physically located at 514 Robert Lane, legally described as Lot 55, Tower Landing Subdivision for Juan Rojas.**

*Interim City Manager Robert Salinas stated the site is located 50' east of Edward Ln. along the north side of Robert Ln. Staff was made aware of a new 30' X 31' canopy/porch structure being built at 514 Robert Ln. The applicant explained that it was a roof for outdoor gatherings. Staff explained that due to the zoning code, the 30' X 31' was too large for his lot. Mr. Rojas decided to apply for a variance to see if he would be able to continue to build the canopy/porch. According to the code of Ordinances states, "In the R-1 or R-2 Districts, accessory buildings shall not occupy more than thirty percent (30%) of the required minimum rear yard area. " On December 18,2019 the P&Z Commission approved if only it stays open.*



*Commissioner Pete Morales asked it will remain open*

*Mayor Pro-Tem Robert De La Garza motioned to approve under the circumstances to stay open and Commissioner Pilar Garza seconded. Motion carried.*

**N. Consideration and action on a variance to allow for a 2' front setback instead of the code minimum 25' front setback, physically located at 307 Alma St., legally described as Lot 24, Alma Delia Subdivision for Daniel Lopez.**

*Interim City Manager Robert Salinas stated the site is located on the 1,340' south of Duranta Ave. along the south side of Alma St. Staff made a neighborhood inspection of Alma-Delia Subdivision and found several carports that were within the minimum front setbacks. Several notices were sent with this lot being one of them. Upon receiving the notice, the applicant came into office to discuss the matter with Code Enforcement. The applicant was unaware of the need for a permit and the 25' front setback requirement. From 2008 to now there have been approximately 40+ carport variances for front setbacks that have been approved throughout the City. Of those 40+ carports two are within this same subdivision. On December 18, 2019 the P&Z Commission approved*

*Mayor Diana Martinez motion to approve, and Mayor Pro-Tem Robert De La Garza seconded. Motion carried.*

**O. Consideration and action on a variance to allow for a 6" front setback instead of the code minimum 25' front setback, physically located at 418 Delia Ave., legally described as Lot 49, Alma Delia Subdivision for Adriana Sanchez & Victor Hernandez.**

*Interim City Manager Robert Salinas stated same subdivision and same requirements as the previous property.*

*Mayor Pro-Tem Robert De La Garza asked if the applicants are being fined and do they have to get the permit?*

*Interim City Manager Robert Salinas responded yes, through a double permit fee*

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

**P. Consideration and action on a variance to allow for a 1'6" front setback instead of the code minimum 25' front setback, physically located at 420 Delia Ave., legally described as Lot 48, Alma Delia Subdivision Vernon & Mary Olson.**

*Interim City Manager Robert Salinas stated same subdivision and same requirements as the previous property.*

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

**Q. Consideration and action on a variance to allow for a 4'9" front setback instead of the code minimum 25' front setback, physically located at 421 Delia Ave., legally described as Lot 38, Alma Delia Subdivision for Aurora Ocana.**

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

**R. Consideration and action on a variance to allow for a 1'9" front setback instead of the code minimum 25' front setback, physically located at 423 Delia Ave., legally described as Lot 39, Alma Delia Subdivision for Krystal L. Garcia.**

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

*Interim City Manager Robert Salinas stated just for the record for it to be perpetually open and side setbacks are being met in all of these previous carport variances.*


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

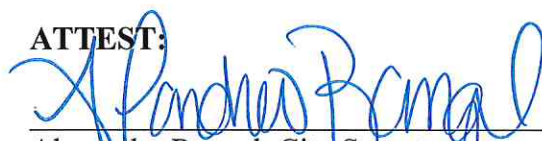
*No citizen participation*

**I. ADJOURNMENT**

Citizens are encouraged to sign the attendance sheet.

*There being no further business, Mayor Diana Martinez adjourned the meeting at 7:35 pm*

  
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Mayor Diana Martinez

**ATTEST:**  
  
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Alexandra Rangel, City Secretary

