

The Board of Commissioners for the City of Alamo, Texas met for the Second Regular Meeting on Tuesday, July 21, 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 via video conference
Okie Salinas, Commissioner
Pilar Garza, Commissioner
Pete Morales, Commissioner

COMMISSION ABSENT:

STAFF PRESENT:

Robert L. Salinas, City Manager
Rick Palacios, City Attorney
Alexandra Rangel, City Secretary
Richard Ozuna, Police Chief
Roy Contreras, Fire Chief
Rafael Tapia, AEDC Director

I. CALL MEETING TO ORDER

Mayor Diana Martinez called the regular meeting held on Tuesday, July 21, 2020 to order at 7:00 p.m. at the City of Alamo Municipal Building. Mayor Diana Martinez led the Pledge of Allegiance and Robert Salinas led the Invocation.

Mayor Diana Martinez asked for a moment of silence for Mr. Barron

C. Presentation and Announcements

Commissioner Pete Morales where are we in the census

Mayor Diana Martinez responded at, the city is at a 39%

City Manager Robert Salinas stated signage will be placed around town to promote the census.

Commissioner Pete Morales asked if we can send out a code red

City Manager Robert Salinas responded we can do that

Commissioner Pilar Garza asked what can be done with the flea market?

City Manager Robert Salinas responded the Alamo Flea Market is an outdoor retail business and based on Governor Abbott's order businesses are allowed to operate at a 50% capacity, we have sent our Fire Department, Police Department, and the County Fire Marshal has inspected and all have said the flea market has met the minimum CDC requirements. He did speak with Mr. Kim regarding several concerns from citizens, and advised the Mr. Kim to continue to insist shoppers and workers to follow the CDC guidelines. We are not trying to shut any business down, we just want to make sure they stay in compliance. What we are asking for FD and PD to make routine rounds.

City Attorney Rick Palacios stated we have tried to find ways to create stricter rules, but we can not contradict the governor. The only thing different between this week and last week is now we can cite a fine of \$250 for not wearing a face mask and that is under the governor's order which give municipalities power to enforce. A business can be cited through the county, not only will that individual be cited but the business as well. At the moment it does allow up to 100 people to gather at a commercial property but it further states Mayors can regulate, what this means is the city can require a permit, a safety plan etc. in order to regulate further.

Mayor Diana Martinez asked the curfew is for all business

City Attorney Rick Palacios responded yes

Mayor Diana Martinez asked for the Police Chief to make sure the poker place shuts down, and what about Whataburger

City Manager Robert Salinas responded they are considered essential

Commissioner Pete Morales asked much of these issues happen in the weekend and our staff does not work, can over time be covered if we send out code enforcer every other weekend to check? I believe if people see badges they will wear their masks.

City Manager Robert Salinas responded yes, we can look into it

Mayor Diana Martinez stated what's going to help now is people being cited

Commissioner Pilar Garza stated she passed today and she saw people without masks

Commissioner Pete Morales mentioned this is the issue, the owner needs to talk to his personnel

D. Consideration and action to approve the minutes for the first regular meeting of July 7, 2020.

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

E. Consideration and action to approve the minutes for the Emergency Meeting July 15, 2020.

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

F. Consideration and action on a contract to lease 1000 acre-feet of water from Hidalgo County Irrigation District #2.

City Manager Robert Salinas stated every year we have to go through the irrigation system to purchase water, right now we have roughly 622 acre-feet remaining every month we are using 250-350 of water, the 1000 acre should last us until December. This is at a cost of \$60 per acre-foot, a total of \$60,000.

Mayor Diana Martinez are we early buying water this year?

City Manager Robert Salinas responded we actually didn't purchase last year, the reason why we are purchasing is because everyone is home.

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

G. Consideration and action for approval of an Alamo Economic Development Corporation incentive agreement for A3H Foods II, LP.

City Manager Robert Salinas stated these one of two readings, we will see this item again in the next meeting.

AEDC Director Rafael Tapia stated before you is the contract. A public notice was issued on 7/1/20 a public hearing was held on 7/8/20 and the contract was approved on the same date. The first section is the recital, why the contract is authorized. Page 2 and 3 states the company responsibilities. This is similar to the past contracts I have presented before. on page 4 section 2, this describes the form of payment they will not pay the first 12 months of operations. The Alamo EDC shall provide the Company with payments that are equivalent to 100% of the annual economic development sales tax generated by the fast food restaurant up to \$10,000 per year over a 5 year period, for a maximum payout of no more than \$50,000.00 in total incentive monies. Section 5 states as required by the Development Corporation Act and under City Resolution

07-04-14, the City Commission of the City of Alamo must approve the project as provided in this agreement in order for this document to be considered in effect. Section 6 states the documents they need to provide.

Commissioner Okie Salinas stated they started working on the building correct

AEDC Director Rafael Tapia responded yes, actually they started remodeling rather than building a new building

Commissioner Okie Salinas asked this one is not asking for any city participation just the 50 from the EDC.

City Manager Robert Salinas stated we felt it would be more than fair, compared to other cities that have given and that was for a new building and in this case, it was just a remodel and still utilize the sales tax.

Commissioner Pete Morales asked when is he planning on opening?

AEDC Director Rafael Tapia responded within 4 months of buying the property

City Manager Robert Salinas stated I think they might be closer to that, they are ready to check plumbing and much of the interior is complete.

Commissioner Pete Morales motioned to approve, and Commissioner Okie Salinas seconded. Motion carried.

H. Consideration and action on an appointment on a new member for the Alamo Economic Development Board.

Mayor Diana Martinez motioned to appoint Jesse Vela and Mayor Pro-Tem Robert De La Garza seconded. Commissioner Pete Morales, Commissioner Okie Salinas and Commissioner Pilar Garza in dissent.

Commissioner Pete Morales motioned to appoint Marlen Lopez, and Commissioner Pilar Garza seconded. Motion carried.

I. Consideration and action on an ordinance approving the negotiated resolution between the City of Alamo and Texas Gas Services

City Manager Robert Salinas stated Thomas Brocato sent an email, back in February 2020 Texas Gas Services filed for a rate increase per cent cost of service adjustment Tarrieff to be adopted by the Rio Grande Valley Service Area cities. What happened they will present a rate adjustment and we have the attorney's review and create a resolution. This resolution will state the cost, the original amount was \$1,924,585 on the state-wide basis for the state wide for Texas Gas Services and have agreed on a settlement of \$1,893,252. The difference of \$31,333, with this resolution it will include be a onetime bill credit. Once Texas Gas Services approved the amount a resolution must be followed, in which cities have been doing.

Commissioner Pete Morales motioned to approve, and Commissioner Okie Salinas seconded. Motion carried.

CITIZEN PARTICIPATION: The city will be accepting public comments from 8am-5pm on the day of the meeting to be announced during the meeting. Email comments to arangel@alamotexas.org. Five minutes per person with no response from the City Commission. Residents must sign up prior to the city meeting.

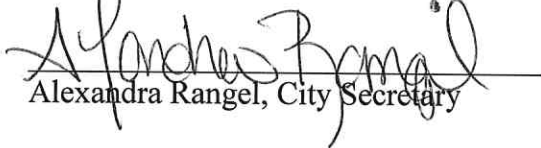
Alberto Cazares spoke on an idea regarding opening up a drive-in movie theater.

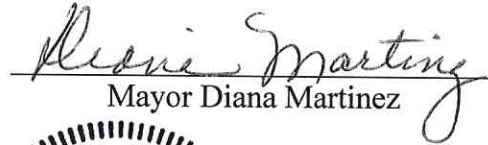
I. ADJOURNMENT

Citizens are encouraged to sign the attendance sheet.

There being no further business, Mayor Diana Martinez adjourned the meeting at 7:30 pm

ATTEST:


Alexandra Rangel, City Secretary


Mayor Diana Martinez

