

The Board of Commissioners for the City of Alamo, Texas met for the Regular Meeting on Tuesday, October 20, 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, City Manager  
Rick Palacios, City Attorney  
Alexandra Rangel, City Secretary  
Richard Ozuna, Police Chief  
Roy Contreras, Fire Chief  
Yvette Mendoza, Finance Director

**I. CALL MEETING TO ORDER**

*Mayor Diana Martinez called the special meeting held on Thursday, October 20, 2020 to order at 7:00 p.m. at the City of Alamo Municipal Building. Mayor Diana Martinez led the Pledge of Allegiance and Pastor Tuttle led the Invocation.*

**C. Presentations and Announcements**

*Commissioner Pete Morales stated we still have school board elections happening for an additional 2 weeks and he encourages for citizens to go and vote.*

**D. Consideration and action to approve the minutes for the first regular meeting of October 06, 2020.**

*Commissioner Pete Morales stated on page 8 it says, "Commissioner Pete Morales asked what did we give our engineer, was it 12%" the question was "what did we give our engineer for the sewer plant?".*

*Commissioner Okie Salinas stated for the record September 24<sup>th</sup> Special Meeting Mayor made the motion to hire Trimad Consultants. It was approved on October 6<sup>th</sup> and the minutes today say the Mayor did not make the motion to hire Trimad. He just wanted to clear that up and put it on the record that the Mayor did make the motion to hire Trimad Consultants.*

*Mayor Diana Martinez responded I did make the motion, I heard the audio.*

*City Attorney Rick Palacios stated there is a motion, Commissioner De La Garza if you want to incorporate those amendments in the motion, we will still need a second.*

*Mayor Pro-Tem Robert De La Garza motioned to incorporate the amendments, and Commissioner Pilar Garza seconded. Motion carried.*

**E. Updated Mayoral Declaration of Local State of Disaster Due to Public Health Emergency.**

*City Manager Robert Salinas stated the changes that has been added are based on Governor Abbott's latest Executive Order that has every business establishment opening to 75%, this however excludes bars that gross receipts more than 51% alcohol. The changes include nursing homes, in where people may visit as long as they comply with the CDC guidelines. It will begin on October 21<sup>st</sup> and will end on November 3<sup>rd</sup>.*

*Mayor Diana Martinez asked regarding a Halloween drive-thru*

*City Manager Robert Salinas responded after speaking with the county, if we would allow the trunk or treats we may have an outcome of having less kids going house to house. We are having several business asking on hosting similar events, this was an idea we had as well. It was denied to 2 weeks, but now after speaking with the county it was stated to make sure it was a drive-thru type.*

*Commissioner Pete Morales asked are garage sales not allowed?*

*City Manager Robert Salinas responded if that is what the commission wishes we can*

*Commissioner Pete Morales asked how are the other cities doing it*

*City Manager Robert Salinas responded I have not asked since the last two weeks we discussed the issue.*

*Mayor Diana Martinez responded can you find out and get back to us*

*City Manager Robert Salinas responded yes*

*Commissioner Pete Morales asked do we still have the curfew for 10:00pm for under 18?*

*City Manager Robert Salinas responded yes, it is still the same*

*Commissioner Pete Morales asked it states here as for a city the curfew is from 11pm-5am*

*City Manager Robert Salinas responded as for adults, yes.*

*Mayor Diana Martinez responded it's not happening here, we have people going over all the time*

*City Manager Robert Salinas responded the declaration is more of a recommendation*

*Commissioner Pete Morales responded what is the county doing, do they have the mandatory curfew?*

*City Manager Robert Salinas responded he have not seen the latest, the state does not have anything in regards to a curfew. The county has recently removed the stay at home order, in which we did as well. Mr. Salinas stated he still needs to review the curfew?*

*Commissioner Pete Morales responded there are restaurants open until 2am such as in McAllen.*

*City Manager Robert Salinas responded those are still okay because it's a business where people can go eat.*

*Commissioner Okie Salinas stated but they choose a curfew of 11am*

*City Manager Robert Salinas responded that is something they are running the risk of*

*Mayor Diana Martinez responded the poker place is still open*

*Commissioner Pete Morales responded they are all open Edinburg and Mission from what I am hearing, that's why I am asking why you have 11am.*

*City Manager Robert Salinas responded he will check with the county and if the county no longer has it, he will remove it.*

*Commissioner Pete Morales responded what about the sports*

*City Manager Robert Salinas responded this particular order does discuss the actual sports, it states there is no occupancy limit for youth camps, recreational sports programs for youth and adults. Which means it is possible to do it, what he understands no city is doing it. He asked is that something the commission wants him to check on?*



*Commissioner Pete Morales responded yes*

*City Manager Robert Salinas responded if other cities are doing it, then we can modify it.*

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

**F. Consideration and action regarding a proclamation proclaiming the month of October as “Breast Cancer Awareness Month”.**

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

**G. Consideration and action to approve the Lamar Billboard contract renewal for two Hotel Motel billboard advertisements.**

*City Manager Robert Salinas stated this is an annual contract with Lamar everything is the same as well as the pricing, this is for the same billboards. One from San Juan to Alamo and the other is from Donna to Alamo*

*Mayor Pro-Tem Robert De la Garza motioned to approve, and Commissioner Okie Salinas seconded. Motion carried.*

**H. Consideration and action on an ordinance to amend the 2019-2020 General Fund, Water and Sewer Fund, Debt Service Fund and Hotel/Motels Fund.**

*Finance Director Yvette Mendoza presented on the amended the 2019-2020 General Fund, Water and Sewer Fund, Debt Service Fund and Hotel/Motels Fund:*

*General Fund Total Revenue:*

- *Current Budget \$10,417,262*
- *Year to Date Actual \$11,865,719*
- *Amended Budget \$11,924,767*
- *Increasing Revenues \$1,507,505*
- *Increasing Sales tax \$395,000*

*This amount is due to a 10.83 increase compared to last year's tax collection of \$2,873,051. Increasing licenses and permits in the amount of \$204,609 this is overall increase of 25% for building permits and inspection fees. We are increasing intergovernmental fees of \$970,896 this is due to the reimbursement of the CARES Act, in which the city has received 40% of the \$2.269 million dollars.*

*Expenditures*

- *Current Budget \$10,782,852*
- *Year to Date Actual \$11,114,149*
- *Amended Budget \$11,924,767*
- *Increasing Expenditures \$1,414,915*
- *General administration \$873,784*

*Comprised of equipment for surface hubs, projector, thermal biometrics approximately is was \$13,543. The window remodeling was \$12,840, the interlocal agreement for Santos Livas project was \$72,634. The ACAP Program \$422,749, General Liability Insurance and Republic Services increase approximately \$323,018. We are increasing the Police Department in the amount of \$24,000 for a purchase of a 2020 Tahoe. The Library in the amount of \$13,800 for building maintenance and expenses due to the hurricane. The fire department in the amount of \$88,152 due to, thermal biometrics, hand dryers and an access control system. Street Sanitation in the*

*amount of \$130,688 for 2009 grapple truck. Other departments such as City Secretary, Human Resources was for a onetime payment and equipment.*

*Water Sewer Fund Total Revenue:*

- *Current Budget \$4,291,100*
- *Year to Date Actual \$4,772,285*
- *Amended Budget \$4,721,100*
- *Increasing Revenues \$430,00*

*Increasing Water Sales \$130,000 due 8.85% increase compared to last years revenue of \$2,219,282. Sewer charges we are increasing in the amount of \$ 300,000 this is due to a 13% compared to last year's revenue of \$1,957,528.*

*Water Sewer Expenditures:*

- *Current Budget \$4,520,368*
- *Year to Date Actual \$4,400,938*
- *Amended Budget \$4,609,836*
- *Increasing Expenditures \$89,468*

*Increase of the Water Department in the amount of \$39,318 due to the purchase of the Scada System and thermal biometric. Increase of the Sewer Department in the amount of \$128,371 due to increase 2 valves and mains. Increase of the Water Plant in the amount of \$70,779 due to overtime and chemicals. A decrease in the amount of \$149,000 for General Administration due to transfers.*

*Debt Service Fund Total Revenue:*

- *Current Budget \$1,293,008*
- *Year to Date Actual \$1,685,384*
- *Amended Budget \$1,734,893*
- *Increasing Revenues \$441,885*

*Debt Service Fund Total Expenditures:*

- *Current Budget \$1,163,163*
- *Year to Date Actual \$1,612,316*
- *Amended Budget \$1,616,517*
- *Increasing Expenditures \$453,354*

*The increase is due to refunding the Bond Series 2000, 2007,2008 and 2019.*

*Hotel Tax Fund Total Revenue:*

- *Current Budget \$103,500*
- *Year to Date Actual \$96,124*
- *Amended Budget \$103,500*
- *Increasing Revenues- no change*

*Hotel Tax Total Expenditures:*

- *Current Budget \$102,903*
- *Year to Date Actual \$116,394*
- *Amended Budget \$116,603*
- *Increasing Expenditures \$13,700*



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

**I. Consideration and action to appoint a Certified Public Accountant to conduct the FY 2019-2020 City audit.**

*City Manager Robert Salinas stated the city normally uses Oscar Gonzales to do the audit, there must be a motion to appoint Mr. Gonzales as the auditor.*

*Commissioner Okie Salinas motioned to appoint Oscar Gonzales and Commissioner Pilar Garza seconded. Motion carried.*

**J. Consideration and action to approve of an Interlocal Agreement between the City of Alamo and Hidalgo County to jointly undertake a road reconstruction improvement project to a portion of Crockett Ave.**

*City Manager Robert Salinas stated this the Interlocal proposal between City of Alamo and Precinct 1 to work on Crockett Rd. from Tower Rd to Border Rd. they will widening from an existing 22 foot wide street to a 36 foot wide street. That would be a continuous turn lane in the middle and two lanes going on either directions. The county has acted on the interlocal already, he stated in the packet it has 180 day timeline however, the county did request to increase it to 240 days which is 8 months.*

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

*Commissioner Pete Morales asked when are we planning on getting to work on this project?*

*City Manager Robert Salinas responded the drainage district is planning to start on November/ December for redoing the bridge, once completed then the planning will begin some time next year.*

**K. Consideration and action on a Waterline Access Agreement with North Alamo Water Supply Corporation for Sed-Vic Investors, LP-Sedona Estates Subdivision.**

*City Manager Robert Salinas stated this is our regular Waterline Access Agreement with North Alamo Water, this allows us to have access to their water lines for hydrant maintenance and this is for Sedona Estates located on Sioux Rd. east of Audi Murphy within the county.*

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

**L. Consideration and Action to approve a resolution authorizing the submittal of a grant application to Texas General Office (GLO) under the 2015 CDBG-MIT funding cycle.**

*Mr. Luis Hess stated his concern on the difficult, to decide on a firm based on a one page submission, in addition, after speaking with Mr. Briones he stated Mr. Salazar presented a great presentation and after negotiation it was increased to 8%. His concern was to give the other engineering firms the option to submit their charges, and then negotiate the best deal for the city. to his understanding the more the engineers get the less the city will get in project funds. He states according to Mr. Briones you can request from other engineering firms to submit what they would do. This project is for what is best for the city.*

*Commissioner Okie Salinas stated as discussed in the workshop, Mr. Briones needed to give the engineer the 6.7% break down, as was discussed in the workshop.*

*Commissioner Pete Morales motioned with the correction, and Commissioner Okie Salinas seconded. Motion carried.*

*Mayor Diana Martinez stated she will approve the grant and the submission of the grant, but for the record engineer services to be at 4.67%*

*Mayor Pro-Tem Robert De La Garza stated likewise*

*Commissioner Pete Morales stated after speaking with engineers, 8% is good he could have charged us 15% but 8% I think with prices of material and expertise 8% way less than 12% that we gave Quintanilla and Headly for the sewer plant.*

*Mayor Diana Martinez stated do we have a second, did you approve it Pilar?*

*Commissioner Pilar Garza responded second*

*Commissioner Okie Salinas responded it's approved*

*Commissioner Pete Morales responded it's approved*

*City Attorney Rick Palacios stated Mr. Salinas had seconded, we just need to call it to a vote*

*Commissioner Okie Salinas stated before we called it to a vote he wanted to add something to the record about approving the grant*

*City Attorney Rick Palacios responded he understands, the problem is right now you have a motion, and the motion has to incorporate those amendments or stand the way it was on your motion and your second and call that to vote, if not, unless you want to incorporate those amendments if you don't we can see how you vote on the pending motion on the floor right now. There is already a motion that you have already made by Mr. Morales and seconded by Commissioner Salinas.*

*Mayor Diana Martinez stated on the record she approves the grant but I do not approve of the engineer services I will put 4.67%*

*Commissioner Pete Morales responded what engineer services?*

*City Attorney Rick Palacios stated the motioned just past the Mayor is qualifying that she granting but she has a dissent opinion, basically saying she rather want it as a certain rate but right now the motion was made and passed if there is a majority vote.*

*Commissioner Okie Salinas asked can he put something on the record before we move on*

*City Attorney Rick Palacios responded it's up to the Mayor, I know they already called the question if there is anymore discussion then she can allow it if there is any more discussion needed.*

*Mayor Diana Martinez stated moving on to the next item*

*Commissioner Pete Morales responded so we are not going to let the Commissioner speak? Really, that's the mayor you are, the one not to let people speak. For the record she did not let Commissioner Okie Salinas speak.*

**M. Discussion and possible action to approve the Schneider Electric performance contract for water meters / LED project pending financing and legal review.**

*City Manager Robert Salinas stated in this particular item, we have Schneider Electric performance contract in regards of the water meters and the LED projects pending financing and legal review. This item will be approving the contract to allow for the water meter project pending the financing, which we are currently going through right now and the completion of legal review of this contract. Currently our City Attorney Cris Palacios is still reviewing the*



*contract. If this contract is approved, then we'll be moving forward with the smart water meters and the LED project.*

*Mayor Diana Martinez asked are we also going with the LED project?*

*City Manager Robert Salinas stated it's on the table right now, you can choose not to do it or you can choose to include it. Either way the projects will be paying for themselves, is that correct?*

*Mr. Ryan Wunder stated the projects will be paying for themselves and the last time we met and wanted to make more conservative assumption around the operations of maintenance and operating savings. That actually extended the return investment the payback from last time, we were at 16 years right now we are at 19 years. The total revenue increase, the utility savings which is a little higher than the last time we met, and the operational savings is lower. The \$98,000 is a one time project rebate of AEP and the construction period savings, that is the savings while the project is being implemented. The payback is within the warranty of the water meters.*

*Commissioner Okie Salinas asked the contract is still under review with legal?*

*City Manager Robert Salinas responded yes, he stated just to be clear this is again the smart water meter project that will replace all of our traditional rotating meters, now digital. This will reduce a meter reader with a push of a button and will report in real time to City Hall. In addition, the replacement of all of the lighting of city owned buildings.*

*Mr. Ryan Wunder responded that is correct, currently what is hand read we do have human error, this will allow to detect real time data, and the other half of the project is the LED project including the parks. Not only will this project bring savings but will make buildings look better..*

*Commissioner Okie Salinas asked will this go for where we have the basketball courts, lighting around the parks that is not from AEP, including the tennis courts?*

*Mr. Ryan Wunder responded the lighting is very comprehensive it includes everything the city has inside and outside of the buildings and the parks as well. The lighting that is owned by AEP is excluded, that included the street lights, there are street lights inside the park that is owned by AEP as well, for example the ones along the walking path.*

*Commissioner Okie Salinas asked the ones on the courts and fields those are ours, that will be part of the project.*

*Mr. Aaron Garcia responded yes*

*Mr. Luis Hess asked for this project can the city apply for grants?*

*Mr. Ryan Wunder responded I see grant money associated with some of the work they do such as waste water treatment projects, as for LED projects the closest would be the utility rebates.*

*Mr. Luis Hess asked is that something they can investigate and notify the city?*

*Mr. Ryan Wunder responded yes, we have a team that can look into it*

*Mr. Aaron Garcia stated when we have come across state or grant funded projects there is more red tape, when we bring in a financial advisor that helps evaluate going out to the open market. The interest rates are really good, by the time we go through all the red tape and time will actually be at a loss and there might not be that much of a savings.*

*Mr. Ryan Wunder responded when interest rates were higher such as 4-5% we will see a lot of work go through the state conservation office SECO. They have a revolving fund, but that is not a grant just a financing vehicle. Currently their financing rate is 3%, what we are seeing is financing on the market is actually less.*

*Mr. Aaron Garcia stated the city has a RFP out for banks to compete for the best interest rate. In the next few weeks the city will be receiving bids in.*

*Mayor Diana Martinez asked do we approve this and let legal review*

*City Manager Robert Salinas responded yes, it is pending the financing and legal review*

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

**N. Consideration and Action to select a 3<sup>rd</sup> Party Reviewer to go over Schneider Electric's Investment Grade Audit.**

*City Manager Robert Salinas stated one of the requirements for this particular process is Schneider requires a third party engineer to review the proposal amount. We did have two submit a quote, one was proposing no more than \$2,100 in review and the other was at \$4,500. This will be rolled into the financing of the full project, this is a state law.*

*Mr. Aaron Garcia stated yes, that is correct. Once selected we will send our documents for review, and they will notify the city.*

*City Manager Robert Salinas stated my recommendation will be Paul Thompson, which is the lowest of the two at no more than \$2,100.*

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

**EXECUTIVE SESSION: 7:40 pm**

The City Commission will convene in Executive Session, in accordance with Texas Open Meetings Act, Vernon's Texas Statutes and Codes Annotated, Government Code, Chapter 551, Subchapter D, Exceptions To Requirement That Meetings Be Open. The City Commission reserves the right to go into executive session on any item listed in the Agenda Notice whether or not such item is posted as an Executive Session Item at any time during the meeting when authorized by the provisions of the Texas Open Meetings Act. Subject to the foregoing reservation, the following are items to be discussed in Executive Session:

- A. Pursuant to Texas Government Code §551.071 Consultation with Attorney, Discussion Regarding Settlement of Pending Litigation Pertaining to Cause No. CL-19-2705-F, Guadalupe Valdez v. City of Alamo Police Department, in the County Court at Law No. 6 of Hidalgo County, Texas.

**OPEN SESSION: 8:00 pm**

The City Commission will convene in Open Session to take necessary action, if any, in accordance with Texas Government Code, Chapter 551, Open Meetings, Subchapter E, Procedures Relating to Closed Meeting, § 551.102, Requirement To Vote Or Take Final Action In Open Meeting.

- A. Discussion Regarding Settlement of Pending Litigation Pertaining to Cause No. CL-19-2705-F, Guadalupe Valdez v. City of Alamo Police Department, in the County Court at Law No. 6 of Hidalgo County, Texas.

*Mayor Pro-Tem Robert De La Garza motioned to allow the City Manager to enter an agreement, 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.

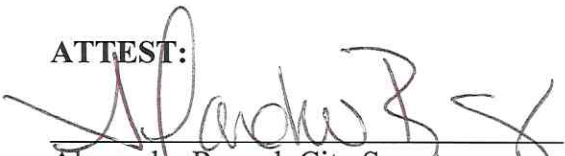


*Luis Hess spoke on the idea of creating a grandfather rule for variances*

**I. ADJOURNMENT**

Citizens are encouraged to sign the attendance sheet.

*There being no further business, Mayor Diana Martinez adjourned the meeting at 8:02 pm*

**ATTEST:**  
  
Alexandra Rangel, City Secretary

  
Mayor Diana Martinez



