

The Board of Commissioners for the City of Alamo, Texas met for the Regular Meeting on Tuesday, December 15, 2020 at 7:00 p.m, at the City of Alamo Municipal Building.

COMMISSION PRESENT:

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

COMMISSION ABSENT:

Pilar Garza, Commissioner

STAFF PRESENT:

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

Ronnie Cruz, City Engineer

I. CALL MEETING TO ORDER

Mayor Diana Martinez called the regular meeting held on Tuesday December 15, 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.

Mayor Diana Martinez introduced Ms. Cynthia Gutierrez as PSJA's new board member. She stated Commissioner De La Garza and herself met with Precinct 1 and this Thursday, 17th there will be a food drive from 9:30am to 11:30am at the Volunteer Fireman's park.

City Manager Robert Salinas stated there will be a free COVID testing from 9am-4pm at the Sgt. Fernando De La Rosa Library, this will follow the Halloween Route.

Commissioner Robert De La Garza stated Mayor Diana Martinez coordinated this event too.

Commissioner Pete Morales stated Ms. Rangel sent an email regarding VIDA hosting a toy distribution.

City Manager Robert Salinas responded VIDA will be stopping by tomorrow at 10am and wish for the presence of the Commission as they will be donating toys to send off to the Chamber of Commerce

Commissioner Pete Morales stated to please thank them on behalf of the commission.

D. Consideration and Action to approve the minutes for the first regular meeting of December 1, 2020.

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

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

City Manager Robert Salinas stated there are no changes to this declaration, he did contact the county to a possible adapted Judge's order but the county did not have one on Friday.

Mayor Diana Martinez asked Chief Ozuna for updates

Chief Richard Ozuna stated based from the Health Department's numbers we are at 11, he states there are still numbers not listed and can range from 5-15.

Commissioner Pete Morales asked regarding garage sales, audit other cities are allowing them?

City Manager Robert Salinas responded yes

Commissioner Pete Morales asked can we revisit this item and create guidelines for our staff to inform the public that fines can occur.

City Manager Robert Salinas responded we can try this again and revisit this item at the next meeting if the public is not following the guidelines.

Commissioner Pete Morales stated this weekend there was an activity regarding the soccer arena, he has received call and stated as the owners of that business they need to be responsible and explain to their customers regarding the guidelines, people are stating they are getting out of their vehicles without masks did we ever follow up on that?

City Manager Robert Salinas responded no, we need to know when they are having practice so we can send PD.

Commissioner Pete Morales stated they are subject to follow state and county guidelines, he asked for Mr. Salinas to notify the public we are working on this.

Chief Ozuna stated the COVID unit will stop by

Mayor Pro-Tem Okie Salinas asked is this a time to look into garage sales, he asked if other cities are conducting garage sales.

City Manager Robert Salinas responded yes

Mayor Pro-Tem Okie Salinas asked are there additional restrictions we can put on our rules

City Manager Robert Salinas responded not necessarily, the biggest issue is the face masks, as long they have the masks and they are socially distant then there should not be an issue.

Mayor Diana Martinez asked can we wait until after the holidays because of all the parties happening during the next few weeks

Mayor Pro-Tem Okie Salinas stated the only reason why he would ask before the holidays is because for several families, this is their only source of income, and as the Chief stated they have a COVID unit we can give them the address of each garage sale.

City Manager Robert Salinas responded when we opened the garage sales again we did give them a printout a list of garage sales, and several garage sales customers did not have masks.

Commissioner Pete Morales asked can we mandate for mask, for example a sign to wear a mask.

City Manager Robert Salinas responded yes we can, we can try it out but if we keep getting complaints then we will see about shutting them down once again.

Mayor Diana Martinez stated Royal Palms was going to require people to wear their masks before entering the park.

City Manager Robert Salinas responded if the commission wishes to allow the return of garage sales then he can notify the staff.

Commissioner Pete Morales stated if they are in violation then perhaps the removal of future garage sales. We need to give everyone a chance.

Mayor Diana Martinez stated this is an opportunity for the public and the staff needs to enforce the public if they violate any rules then they will be shut down and will not be able to obtain another permit.

Commissioner Pete Morales stated we need to explain to them not just tell them.

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

F. Consideration and Action to approve the Second Amendment to the Cares Act Interlocal Cooperation Agreement between the County of Hidalgo, Texas and the City of Alamo.

City Manager Robert Salinas stated this is the Second Amendment to the Cares Act Interlocal Cooperation Agreement that we have with the county and this is regarding the reimbursements that we are trying to get, the first amendment had an expiration date of November, they are only extending it until December.

Commissioner Robert De La Garza motioned to approve, and Commissioner Pete Morales seconded. Motion carried.

G. Consideration and Action on a request to use the baseball fields at the Alamo Sports Complex for the PSJA Memorial Varsity Baseball Team.

City Manager Robert Salinas stated he received a letter from Mr. Albert Rodriguez asking to use the Alamo Sports Complex by the Memorial Varsity Baseball team. They wanted it to utilize it for practice purposes, he stated he can authorize it but since the city charges for the usage of the fields, they are asking to waive the fee and only for the varsity team until January.

Mayor Diana Martinez stated we need to help out the schools, because one day we may need them.

Mayor Diana Martinez motioned to approve and Commissioner Robert De La Garza seconded. Motion carried.

H. Consideration and Action to approve the financing documents between U.S. Bank Equipment Finance and the City of Alamo for the purchase of AMI Water Meters (Schneider Electric) and to authorize the Mayor to execute all documents related thereto.

City Manager Robert Salinas stated we wanted to bring this before the commission as a recommendation from our city attorney because it's a financial document, we had already approved the energy service contract subject to finance documents and subject to legal review and approval. After speaking with legal, they have authorized the energy service contract and they have reviewed the financing documents as well. For the record they wanted it to be approved by the city commission.

City Attorney stated part of the representation that we have to make to the company is that the governing body not only approved the contract but also approved the financing of the meters.

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

Public Hearing

Public Hearing of the City of Alamo's intent to submit a funding application under the 2018 CDBG-MIT GLO Programs to undertake city wide infrastructure.

Mr. Francisco Briones stated the purpose of this public hearing is to accept comments from the public on a proposed project where the city wants to undertake involving drainage and the subdivisions of South Wind and Oak Grove and additional drainage along Moore Rd. The estimate amount is \$1, 884,000. The purpose of this session is to record any comments to be submitted.

Mr. Alberto Cazares asked regarding the drainage on Bonita Estates.

City Manager Robert Salinas responded no, it's not for Bonita Estates

Mr. Alberto Cazares asked for Moore St.

City Manager Robert Salinas responded it's for Nogel Avenue area and Analisa, West of Alamo Rd.

Mr. Alberto Cazares stated he saw plans the last time and asked how much time it will take to prepare the land, and how much money will it take to develop? Will we charge the subdivision developers, this is a chance to benefit and those around the area?

Rick Salazar stated what Mr. Cazares is referencing is drainage improvements for Southwind and Oak Groves Subdivision which don't have any drainage, the current drainage that they have is detention through and in the subdivision that goes from the Southeast corner to the Southwest Corner of Oak Groves. What was done, there is no drainage between Alamo and Cesar Chavez, that is what Mr. Cazares was referring too. From South Moore Rd. which is 1,000 feet from Moore all the way to Ridge Rd. all that acreage does not have any drainage and infrastructure. What was done is we are placing a large enough pipe for expansion, then taking the infrastructure to Oak Grove and coming out into South Wind. We still have not gone through full calculations to see if that is 100%. Once we receive funding we can do the drainage study and size the pipes.

City Manager Robert Salinas stated when Mr. Briones introduced the project he was asked which are good projects for specifically drainage. He mentioned South Winds Subdivision an Oak Groves, that have an antiquated system of drainage which is your rear swales behind the lots, what happens is they build fences and we can not see them, the maintenance is not there and create a flooding issue. The resolution included in the packet states a \$1.8 million dollar figure in grant funds but it also mentions up to \$100,000 in local funds. He states he was not in an agreement with that and he is not sure if the \$100,000 is required of the city or is this something we can remove.

Mr. Francisco Briones stated the purpose of this match is for scoring purposes, however it is up to the commission in they want to leave in the \$100,000 for scoring purposes or removing it. As for the document he can modify the change.

Mayor Diana Martinez asked will this change hurt the score?

Mr. Francisco Briones responded he has seen in the past scores can be hurt without the match, but based on the provision it states from 1% for 5 points, it will depend because we may not need.

City Manager Robert Salinas asked can we just offer the 1%?

Mr. Francisco Briones responded yes

City Manager Robert Salinas stated that is \$18,000

Mr. Francisco Briones responded yes

Mr. Alberto Cazares asked Mr. Briones based on his experience what does he suggest

Mr. Francisco Briones responded even though it's a small amount it projects an image of interest.

I. Consideration and Action to approve a resolution authorizing the submittal of grant application to Texas General Office (GLO) under the 2018 CDBG-MIT funding cycle.

Commissioner Pete Morales motioned to approve, and Mayor Pro-Tem Okie Salinas seconded. Motion carried.

City Manager Robert Salinas asked for clarification on the match

Mayor Pro-Tem Okie Salinas responded 1%

Mr. Francisco Briones gave an update on the past grant submittal in October, one thing is that there was not many applicants and the second point was a comment was made that they were taking the application at face value, what this means is that they are approving the budget submitted. With these two comments there is a good chance the city will be approved, and by the end of the month or early January there should be an email to the GLO Commissioner notifying

the Mayors or recommendation of funding a combined total of \$90,000,000. Next month we still have two rounds of funding of 2018 and 2019 in case the commission is considering future projects.

Commissioner Pete Morales asked on updates for projects on Duranta, Royal Palms and Sago Palms.

Mr. Francisco Briones responded those are the ones discussed earlier at the public hearing.

J. Consideration and Action on proposed Single-lot variance physically located at 821 N. Alamo Rd., legally described as a 1.06-acre tract of land out of Lot 14, Blk 40, Alamo Land & Sugar Subdivision for Jaime Samuel Gonzalez.

City Manager Robert Salinas stated the subject site is located 530' north of Nebraska Ave. along the west side of Alamo Rd. The property measures 140' X 330' for a total square footage of 43,200 sq.ft. The property is currently open acreage. Since the property was divided after January 21, 1980, Mr. Gonzalez, must at a minimum, comply with the Single Lot Variance process. There is an existing 6" water line located along the east side of the tract that currently serves the property. The Fire Marshal is requesting the installation of a fire hydrant to be within 300' of the building to serve this area. There is an existing 8" sanitary sewer line located along the east side of the tract which currently serves this property. This tract has access to FM 907 (Alamo Rd.) which is an existing 120' Major Arterial Road according to the MPO thoroughfare map. This tract will need to dedicate a total of 60' from the centerline of the road along the west side of FM 907. A pro rata share for street widening is not required along State roadways. Storm drainage will be accomplished through on-site detention and once there is a proposed development, the owner must show how they will hold their storm water run-off and connect into the existing TxDOT system.

Comments from staff

- Must provide proof of exclusion from the Water District.*
- Street lights already exist along this portion of FM 907, no new additional lights needed*
- 5' sidewalks already exist along FM 907, no new sidewalks needed*
- Must install a 6' opaque (solid) fence along residentially used/zoned properties.*

Staff Recommendations approval subject to:

- 1. Dedication of 20' of additional street right-of-way along FM 907;*
- 2. Must install 1 fire hydrant along Alamo Rd.;*
- 3. Must provide proof of exclusion from the water district (water rights conversion).*

He stated the item was approved on November 18, 2020 as per staff's recommendations.

Mr. Juan Lopez stated he is representing Mr. Gonzalez, he states he looked into staff's recommendations and agrees on the approval. He is asking to grant release on the right -of-way. He stated on recent improvements have been made to Alamo Road with a paving width of 65 feet more or less with curb and gutter, sidewalks and drainage improvements within the existing ROW. The location of existing businesses and residences from Interstate 2 to this area of Alamo Road would make it cost prohibitive to further widen the roadway and unnecessary to require the additional right-of-way. He stated as for the Fire Hydrants there are 2 approximately 550 feet from the center of the property. There is one in the corner of Alamo and Nebraska and another on the east side, a difference of 280 feet. He is willing to go half of the cost of the fire hydrant of \$3,500.

City Manager Robert Salinas stated the fire hydrant rules for residential purposes is 1 for every 500 linear feet and normally you do not measure the center of the lot, you measure from the furthest corner of the structure. In commercial usage, the minimum separation is 300 feet. They came through the single variance process in order to avoid the process of the subdivision, in essence they are saving over \$7,000. Just by removing the engineer you are saving \$7,000, where the single lot variance process is intended to help the developer. In regards to the right-of-way, we do not

know what the future holds and the whole point is to be prepared. We require this right-of-way along the Alamo in various other developments, because there isn't anything there we can easily acquire the necessary right-of-way that is being sought after 60 foot from center and it can be redesigned.

Commissioner Pete Morales stated didn't we require Mr. Malone to install a fire hydrant

City Manager Robert Salinas responded yes on Ridge Rd. and Tower

Commissioner Robert De La Garza stated as far as for commercial and as a developer they are required to add fire hydrants and wastewater lines. He states he does not believe the city is going over on request, especially for his safety.

Mr. Juan Lopez states the building will be up to code

Commissioner Robert De La Garza stated the city is allowing you to use the single lot variance, he stated the owner is already saving money and versus adding a hydrant. He needs to bare the cost and in addition hire a contractor.

Mayor Diana Martinez asked is there enough parking

City Manager Robert Salinas responded he needs to calculate based on the business, and the house is taking much of the space. The house was a residential lot and went through the rezoning process, he is trying to make it work. He states, the owner might be renting there.

Mr. Juan Lopez responds he lives there

Commissioner Robert De La Garza responded he has a few apartments there

Commissioner Pete Morales states phone calls have ben received regarding the installation of cedar fence or buffer.

City Manager Robert Salinas responded once they finish the process then we will require a solid fence on the south side.

Mr. Juan Lopez asked is it a 10-foot easement?

City Manager Robert Salinas responded it's 15feet, he did not see it on the survey. He knows there is sewer line that runs along the front, but there is a 15-foot easement.

Mr. Juan Lopez asked it will not overlap the easement

City Manager Robert Salinas responded no it is already existing.

Mr. Juan Lopez asked considering the city already has an easement will you consider requiring for Mr. Gonzales to give a 10-foot right-of-way rather than the 20, given the fact it's a buildup area.

City Manager Robert Salinas responded we are trying to comply with the minimum of the MPO requirements, Alamo Rd. is 120' Major Thoroughfare and we are trying to go with the minimum 60' from centerline.

Mayor Pro-Tem Okie Salinas motioned to approve with staff recommendations, and Commissioner Pete Morales 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.

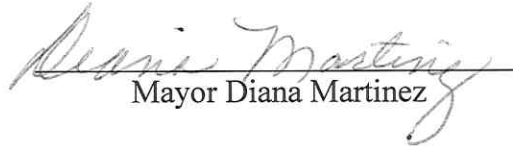
Alberto Cazares thanked the commission for their efforts throughout the year and paid respect for the passing of Mr. Sandoval.

Tracy Garcia thanked the commission on the approval for garage sales.

I. ADJOURNMENT

Citizens are encouraged to sign the attendance sheet.

There being no further business, Mayor Diana Martinez adjourned the meeting at 7:50 pm


Mayor Diana Martinez

ATTEST:


Alexandra Rangel, City Secretary



