

The Board of Commissioners for the City of Alamo, Texas met for the Regular Meeting on Tuesday, January 19, 2021 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
Pilar Garza, Commissioner

COMMISSION ABSENT:

STAFF PRESENT:

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

Ronnie Cruz, City Engineer
Melissa Gonzales, Special Projects Director

I. CALL MEETING TO ORDER

Mayor Diana Martinez called the regular meeting held on Tuesday January 19, 2021 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.

Melisa Gonzales announced a community food drive on Wednesday at 10:00am at the Alamo Community Church. The ITT Challenge started on January 4th and will continue until February 28th. Lastly, Freedom Bank will have a ribbon cutting on February 5th at 10:00am.

Mayor Diana Martinez stated Freedom Bank will be open for business on January 25th. In addition, the Crime Stoppers have been officially certified since last Wednesday.

Commissioner Pete Morales wanted to remind the public regarding a safety zone at the police department. There are three spots in front of the police department, it can be used to sell items as well as custody exchanges. He asked Melissa Gonzales to promote the safety zone via social media.

Pastor Tuttle announced his church is helping DACA students to fill out their application and the submission of the packet for \$75.00

D. Consideration and Action to approve the minutes for the first regular meeting of January 5, 2021.

Commissioner Robert De La Garza motioned to approve, 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 County has reduced its occupancy from 75% to 50%, that is every business establishment except for churches and religious services, local government, childcare services, youth camps, recreational sport programs, drive in concerts, movies. In addition, for outdoor gathering anything in the excess of 10 it does require the Mayor's approval. It does state a 50% occupancy for swimming pools, water parks, museums and libraries, amusements parks. He stated this will stay affected until the second meeting in February, in addition he will touch base with Mr. Kim regarding the flea market.

Commissioner Pete Morales asked regarding the Library, the City of Pharr is not charging for copies is the Library charging for copies.

City Manager Robert Salinas responded yes

Commissioner Pete Morales asked can this fee be waived for a month or two

City Manager Robert Salinas responded yes, he states they usually charge \$.10 a copy but that is for a public information request.

Commissioner Pete Morales asked mainly just to print out and make copies, in addition he asked regarding the spring sport programs. Has the city looked into protocols to have facilities open?

City Manager Robert Salinas responded he spoke with the Parks and Recreation Director and as of this morning he has spoken with the Baseball Pony league, after that meeting it seems no city will be offering the Pony league. The only possibility is outdoor basketball and flag football only because it's much later.

Commissioner Pete Morales asked what about the select teams, are they going through the city and are they using the facilities?

City Manager Robert Salinas responded they are using the facilities.

Commissioner Pete Morales asked if so what are the protocols?

City Manager Robert Salinas responded since we are not offering them, then we do not have any protocols.

Commissioner Pete Morales asked what about for the summer?

City Manager Robert Salinas responded if we do offer a field then we will require them to follow CDC guidelines.

Commissioner Pete Morales stated he has seen on social media of kids playing in other cities

City Manager Robert Salinas responded the select teams are still playing at their own risk but it is mainly up north by Corpus.

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

F. Consideration and Action to Request use of Downtown Central Park to host BBQ at Central Park-Valentine Edition Fundraiser, Thursday, February 11 from 6:00pm-9:00pm.

Melina Lerma stated since last October the annual BBQ was cancelled due to COVID-19 she is requesting to host a tentative BBQ and understands if changes are made due to COVID-19 they are ready for cancellation.

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

G. Consideration and Action on approving Audie Murphey Middle School to use the Sgt. Fernando de La Rosa Memorial Parking lot for the participant packet pick up for their virtual 5k event.

Special Projects Director Melisa Gonzales stated last year Ms. Arrerondo came to them to work on her Heart and Soul 5k, she still wants to do it but this time it will be virtual from February 11-14. She is asking to use the Library for the packet pick up, same set up as the Halloween drive thru event.

Mayor Pro-Tem Okie Salinas asked when is it?

Special Projects Director Melisa Gonzales responded the packet pick up will be on February 6th and the event on February 11-14

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

H. Consideration and Action on a resolution of The City of Alamo, Texas Authorizing to Approve Temporary Street Closures on Portions of FM 907 And Business Highway 83 For the City's Annual Texas Independence Day Parade.

Melina Lerma stated this event is in March 6, 2021 at 11:00am.

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

I. Consideration and Action on approving a resolution authorizing Police Chief as the Authorized Official Representative and the submission of the grant application for Operation Stonegarden Grant through the Homeland Security Grants Division (HSGD) of the Governor's Office.

Special Projects Director Melisa Gonzales stated this is a resolution we do every year for Stone Garden Border Star. She stated the PD is receiving over \$100,000 for overtime and another vehicle affected March 1st.

Mayor Diana Martinez asked the match?

Special Projects Director Melisa Gonzales responded no match

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

J. Update regarding the Alamo Recycle Center.

City Manager Robert Salinas stated on May, 2020 staff presented a proposal to relocate the recycle center from its current location across from the library to the City's storage lot on S. Tower Rd. At that time, he had presented a proposed cost of \$21,000 for the construction of the building. After obtaining the structural drawings and obtaining quotes for the project, the cost is closer to \$30,000. He just wanted to keep you informed of the increase prior to moving forward with the project since it is more than what was originally discussed during the May meeting.

Mayor Diana Martinez asked isn't there another grant?

City Manager Robert Salinas responded yes

Mayor Pro-Tem Okie Salinas asked where is the new one going to sit on? Are we adding the foundation?

City Manager Robert Salinas responded yes

Special Projects Director Melisa Gonzales responded that is the in kind, we are laying the foundation and then they will bring everything else.

City Manager Robert Salinas stated we got a grant for the shell, but our in kind was the foundation.

Mayor Pro-Tem Okie Salinas asked can we look into getting this done altogether.

City Manager Robert Salinas responded yes, that is a good idea

K. Consideration and Action regarding South Texas Health System (STHS) Incentive Request

AEDC Rafael Tapia stated this is the second incentive request, in regards to the request by STHS for their 2021 incentive payment, he has reviewed the information submitted by Mr. Matney and find the company to be meeting their obligations in terms such as to maintain a minimum of 2-acres they acquired 3.75 acres, they had to build a 9,923 sq feet building and they built an 11,276 sq feet building, they had to provide a minimum investment of \$6,969,983 and they actually invested \$7,349,424 and maintained the 33 jobs. In the packet it does state a fluctuation of jobs dropping to 25 for the month of October but overall it was maintained for the year. This incentive is coming from TIRZ money, of \$94,000 but we projecting a less after property taxes. The Alamo EDC Board of Directors reviewed and approved its portion of this incentive request during its regular meeting of January 13, 2021.

Mayor Diana Martinez stated to her understanding they lost nurses because of the pandemic

AEDC Rafael Tapia responded yes that was across the valley.

Mayor Pro-Tem Okie Salinas asked how many more years do we have on this incentive program?

AEDC Rafael Tapia responded as far for payments about 7, we are 5 years out. There is one more payment of \$62,500 then we will be reimbursing the property taxes up to \$250,000 currently the city is reimbursing up to \$30,000 a year.

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

L. Consideration and Action to re-appoint an Emergency Management Coordinator as per Section 418.101 of the Texas Government Code.

City Manager Robert Salinas stated this was done last year, this year we are reappointing Fire Chief Roy Contreras as Emergency Management Coordinator and Police Chief Richard Ozuna will be appointed as Assistant Emergency Management Coordinator.

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

M. Consideration and Action on an emergency collapse sewer line repair.

City Manager Robert Salinas stated this sewer line between E. Birch Ave. and Acacia St. On January 14th we received several complaints regarding sewer issues from residents. It turned out it was a broken 6" clay line located on an alley between Birch and Acacia Ave. that runs between 7th and 8th St. After further investigation, it was found that there was an existing water line located directly over the existing clay line at a depth of 11 '. Due to the depth of the line and the amount of sewage building up in the system, we contacted Saenz Brothers to replace the sewer line and relocate it away from the water line. The total cost for this project was \$27,225. This item is before you since the costs to repair was over \$15,000.

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

Public Hearing

PUBLIC HEARING REGARDING THE NEEDS ASSESSMENT UNDER THE URBAN COUNTY PROGRAM FISCAL YEAR 34 (2021).

City Manager Robert Salinas stated just for the record he received a letter from Capable Kids submitting a request for \$10,000 for funding and this was the only letter he received.

No Citizen Participation

N. Consideration and Action on an Ordinance Amending the Code of Ordinances, Title 10 Zoning Regulation, and Title 6 Wreckers.

City Manager Robert Salinas stated in the last meeting it was discussed on how the city can make wreckers a possible use under the commercial zone, Mr. Zavala created an ordinance under the conditional uses in commercial zones. It adds conditions for these wreckers which include signage,

drainage, landscaping, paving storage areas as well comply with past wrecker ordinance. The entire ordinance is based on the CUP and its conditions, anyone who would like to apply for this in the commercial zone then they could apply for this conditional use permit. We would send notices 200 feet around and do a public hearing. One thing he stated that needs to be modified is the CUP in a ¼ mile but it should be 1,000-foot separation.

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

O. Consideration and Action on an Ordinance Amending the Code of Ordinances, Title 10 Zoning Regulations to include Restaurants in the Permitted Uses in the Commercial Zoning District; to include as a Conditional Use in the Commercial Zoning District the Sale of Alcoholic Beverages for On-site Consumption; and Amending the Definition of Home Occupation.

City Manager Robert Salinas stated Mr. Zavala is going through the ordinances and updating sections. In this particular ordinance he is changing the definition of Home Occupation and it currently does not make sense. He made restaurants a permitted use in commercial zone which was not in the zoning ordinance, he added the sale and on-site consumption within the CUP, removing the 300 foot requirement when it comes to restaurants. A few more changes will be coming up soon.

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

P. Consideration and Action on an Ordinance Amending Title 3 Business and Licensing Chapter 11 Outdoor Sales.

City Manager Robert Salinas stated this was brought up in the last meeting, one of items discussed was the increase of the permit price, he is proposing an increase from \$10 to \$300 that is a starting point. He states now an owner can set up for outdoor sales within their property with no permit requirement.

Commissioner Pete Morales asked can an owner of a flower shop set up in another property?

City Manager Robert Salinas responded if it's off site from the shop's property then they would have to pay the \$300.

Mayor Diana Martinez stated several of these vendors are not Alamo residents

City Manager Robert Salinas responded that is correct, he stated a flower shop from Pharr normally purchases 3 permits.

Mayor Pro-Tem Okie Salinas asked who will enforce it? Since valentine's day falls on a Sunday this year.

City Manager Robert Salinas responded if it's on the weekend PD, we will print out a list of the permits and give a copy to PD. If it's during the week then it will be Code Enforcement. Also, this includes food associated with the holiday.

Commissioner Pilar Garza asked will the owners be notified about the changes

City Manager Robert Salinas responded yes

Mayor Diana Martinez stated there is one flower shop on Bus. 83

City Manager Robert Salinas responded he believes two by the storage area on Alamo Rd.

Commissioner Pete Morales stated there is also a candy shop

City Manager Robert Salinas responded yes that will work.

*Mayor Diana Martinez motioned to approve, and Commissioner Robert De La Garza 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.

Jesus Mendoza spoke on the awareness for Electro Hyper Sensitivity.

I. ADJOURNMENT

Citizens are encouraged to sign the attendance sheet.

There being no further business, Mayor Diana Martinez adjourned the meeting at 7:40 pm



Mayor Diana Martinez

ATTEST:



Alexandra Rangel, City Secretary

