

The Board of Commissioners for the City of Alamo, Texas met for the Regular Meeting on Tuesday, March 02, 2021 at 6:00 p.m, at the City of Alamo Municipal Building.

**COMMISSION PRESENT:**

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

Ronnie Cruz, City Engineer  
Sergio Zavala, CPD Director

**I. CALL MEETING TO ORDER**

*Mayor Diana Martinez called the regular meeting held on Tuesday March 02, 2021 to order at 6:00 p.m. at the City of Alamo Municipal Building. Mayor Diana Martinez led the Pledge of Allegiance and Robert Salinas led the Invocation.*

**C. Presentations and Announcements.**

*Mayor Diana Martinez thanked the Alamo Museum for the reception last Thursday and thanked City Manager Robert Salinas for attending, and added a reminder regarding the Texsd Independence Parade which begins Saturday at 11:00am. In addition, our Winter Texan appreciation begins Thursday at 3pm.*

*Fire Chief Roy Contreras announced the Fire Department was awarded a grant of \$10,000 from Hidalgo County District 4 for wild land in combination with education with the staff.*

*City Manager Robert Salinas announced the city and are planning a food distribution this coming Wednesday at 9am it will be held at the Volunteer Fireman's Park, we have not received a flyer we will receive it a few days before. This is not only for Alamo residents, it will be open for everyone.*

*Mayor Pro-Tem Okie Salinas asked who is organizing it?*

*City Manager Robert Salinas responded RGV Food Bank, HEB and the City of Alamo. HEB donated 4 pallets of water.*

*Commissioner Pete Morales asked if we can send a card to them*

*City Manager Robert Salinas responded we usually send a thank you with pictures of the event.*

**D. Consideration and Action to approve the minutes for the second regular meeting of February 16, 2021.**

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

**E. Presentation regarding a grant program to offer mortgage assistance through the Texas Department of Housing and Community Affairs.**

*Mr. Francisco Briones presented on a grant program, this program will be funded by the CARES Act through the state. The amount of minimum funding is \$200,000 and a maximum \$500,000, these funds will be used to assist families in need and up to 6 months. The deadline is April 2<sup>nd</sup>, he asks for the city to publish a public hearing.*

*City Manager Robert Salinas stated this will be similar to what was done with the EDC, that was also rental assistance and this is strictly mortgage assistance. Our next steps will be a public hearing on March 16 our second meeting and RFP and the possibility of a special meeting.*

*Mr. Francisco Briones asked the commission for next meeting to have an amount to request.*

*City Manager Robert Salinas asked is this a grant? Are we requesting funds after we spend it, or are we getting the money in and then utilizing it?*

*Mr. Francisco Briones responded he has not received instructions, once the families have been identified then a request to the state to notify the mortgage company to make a payment.*

*Mayor Diana Martinez stated this is only if they are behind on the mortgage?*

*Mr. Francisco Briones responded yes*

**F. Presentation regarding submittals of Intended Use Plans to the Texas Water Development Board for City Water and Sewer infrastructure.**

*Mr. Orlando Cruz presented this project is through the Texas Water Development Board under the state revolving funds, these funds are Environmental funds that come from the government and these funds have subdivision interest and there is a loan forgiveness, once a year the water development board requests applications from cities all through out Texas to submit their projects for funding under the Intended Use Plan and TCEQ will grade and rank them and historically projects that ranked will receive up to 50% loan forgiveness. Based on staff recommendation they looked into the water treatment plant and one lift station located on Tower Rd. We have looked into the water plant that is roughly 20 years old which are low in cost but high in maintenance cost over the years there are several issues because much of the metal is beginning to deteriorate. Also, we looked into capacity and the state actually looks into how many connections are in the system. The City of Alamo has roughly 4,800 connections which are self reporting, but through staff it was found an amount of almost 6,000 connections and based on the state requirement's the plant is out of capacity. We have looked at plants in the past such as the one in San Juan, this plant had to have several renovations similar to Alamo's Plant. We are looking into an expansion and renovation, currently the plant is rated at a 5million gallons a day but it is being laid out to be doubled or you can add half 2.5 million. Within our predictions and assume a 2% growth, and the expansion of 2.5 million it can take you to another 15 years. We are looking at a cost of \$7.5 million. This is one project we are looking into taking to the state and obtaining grant funding. In addition, we are looking to the lift station part of the wet well is in the Alley and part of the lift station is on the ROW. One of the issues is the odor, and the staff set up an odor reader and the result stated there are 800mg per liter. In order to redirect lines, it will cost roughly at \$1.6 million. If the project is ranked, the city can be invited to apply for these applications that have been extended until next week. The City of San Juan invested over \$25 million but received on average of 30% of grant assistance, at end it does depend how much the state receives from the EAP.*

*City Manager Robert Salinas stated within the packet Cruz-Hogan submitted an ACR, what will it take you to do that for the city?*

*Mr. Orlando Cruz responded they way the state says on how the capacity has to be has nothing to do with how much you are treating, they use what they call a .6 rule, .6 gallons per minute per connection to the size of your plant. The .6 rule is used state wide by TCEQ, it does not apply everywhere. In the valley we use less of a connection compared to larger cities such as Dallas, but we can do a .57. there are consequences if you do not have your plant up to size.*

*City Manager Robert Salinas stated he wants to get away from the possible moratorium side of it, he does not want to stunt development. In addition, as for the lift station we have set funds aside through CDBG-MIT and this would be a catch all in case funding does not come in.*

*Mr. Orlando Cruz responded there will be a new odor system.*

*Commissioner Pete Morales asked when will he get feed back*

*Mr. Orlando Cruz responded since the application is due next week, ranking will be defined by late summer and adopt by November and if ranked then they will begin to invite cities to apply. There will always be loan money but what we are looking for is the loan forgiveness money.*

*Mayor Pro-Tem Okie Salinas asked Mr. Salinas if this something he can begin to prepare himself incase we receive any funding and figure out a plan to fund the plant.*

*City Manager Robert Salinas stated he just needs the final numbers*

*Mr. Orlando Cruz responded his team will put the application together and it will take team members of financial consultants and bond counsels.*

*Commissioner Pete Morales asked how old is the plant*

*City Manager Robert Salinas responded roughly 20 years*

*Mayor Pro-Tem Okie Salinas stated we all saw what happens when we do not have water*

*Mr. Orlando Cruz stated he understands the generator went out, that is a 20-year-old generator*

*Commissioner Robert De La Garza responded that is not a 20-year-old generator, that was installed afterwards.*

*City Manager Robert Salinas responded correct, but it does have its years*

*Commissioner Robert De La Garza asked are we still paying for the water plant?*

*City Manager Robert Salinas responded yes because we refinanced for the next 10 years.*

*Commissioner Robert De La Garza stated we will have to incur that amount*

*City Manager Robert Salinas responded as mentioned by Mayor Pro-Tem Okie Salinas we will have to check with our financial advisor to find ways to save money.*

*Commissioner Pete Morales stated at the same time not to raise taxes.*

*Commissioner Robert De La Garza responded we will have to increase our rates*

*City Manager Robert Salinas responded he will come up with a plan before the summer*

*Commissioner Pete Morales stated when he toured the plant he was surprised on status*

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

*City Manager Robert Salinas stated as of today Governor Abbot filed a new Executive Order that will lift all of the restrictions that were implemented by next Wednesday. We are still reviewing with legal to see what the city can and can't do. Within the city's declaration, there will be an increase of business establishments to 75% but by Wednesday 100% as well parks, museums, bars etc. this will be until next Wednesday March 10<sup>th</sup>.*

*Commissioner Pete Morales asked are we still utilizing our bike patrol*

*Police Chief Richard Ozuna responded at the moment not at a 100% capacity*

*Commissioner Pete Morales stated now that the parks will be opening up at least we can use a police presence. I know this works because during baseball season we had a break in and then nothing.*

*Police Chief Richard Ozuna responded he agrees with the commissioner and will begin to have additional officers trained.*

*Commissioner Pete Morales asked Robert Salinas regarding Parks and Rec. and if he has spoken with Steven regarding sports, he knows the older kids are easier to control and asked if he has come up with a plan.*

*City Manager Robert Salinas responded yes, he is working with PSJA to utilize their buildings and mentioned he has meeting with them in mid-March.*

*Commissioner Pete Morales asked has he spoken with TAF and whether they will be having their sporting event?*

*City Manager Robert Salinas responded he is not sure*

*Commissioner Pete Morales responded these are the summer games*

*City Manager Robert Salinas responded he is not sure since everything is up in the air, we can plan for it but it can change anytime.*

*Commissioner Pete Morales responded maybe he can present to us on the next meeting on what is happening*

*Commissioner Pilar Garza stated based on the Governor's lifted mask mandate, that is not following CDC guidelines.*

*City Manager Robert Salinas responded the Governor is lifting everything including guidelines and we'll continue to work with legal to make sure we are doing everything we can within the Governor's order*

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

**H. Consideration and Action to Request use of Downtown Central Park to host a Winter Texan Appreciation Drive-Thru, Thursday, March 04,2021 from 3:00pm-4:30pm.**

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

**I. Consideration and Action to approve Resolution 07-03-21 for the submission of grant application to Texas State Library & Archives Commission for the Sgt. Fernando De La Rosa Memorial Library to implement the Alamo Community Literacy Initiative.**

*Library Director Lori Solis presented on a potential grant to be approved, this grant will provide 20 community libraries that will be distributed through out the city and then expand it to all the schools, this has a tentative budget of \$29,000 with \$0 match.*

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

**J. Consideration and Action to approve the foundation cost for the Alamo Recycle Center.**

*City Manager Robert Salinas stated we had three quotes for the foundation work, with Solis Concrete Works being the lowest at \$17,880.*

*Mayor Pro- Tem Okie Salinas asked with the addition of the grant, is that part of the \$17,000?*

*City Manager Robert Salinas responded no, that portion came out to \$6,000*

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

**K. Consideration and Action on the Selection of Engineer for the Risk Resilience Assessment (RRA) and Emergency Response Plan (ERP) for the City's Water Plant.**

*City Manager Robert Salinas stated this is a requirement that we are needing to submit by June we had 5 different firms submit, they were ranked by our staff and our consulting city engineer in ranking order:*

- 1. Enprotec Hibbs & Todd*
- 2. AARC Consultants*
- 3. Freese & Nichols*
- 4. IMEG Corp.*
- 5. Urban Engineering*

*He is recommending to be able to speak with the top 3 firms in order to negotiate the best pricing for RRA and the ERP and hopefully by the next meeting we can the engineer select to complete the project.*

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

**Public Hearing**

**Public Hearing on an Ordinance for Conditional Use Permit for the Sale of Alcoholic Beverages for onsite consumption at 'Pollo's Asados Nuevo Leon #1'; being at 434 Tower Hills, Alamo, Texas; legally described as Lot 2, Tower Gardens Amended; Applicant is Ruben Hernandez.**

*No citizen participation.*

**L. Consideration and Action on an Ordinance for Conditional Use Permit for the Sale of Alcoholic Beverages for onsite consumption at 'Pollo's Asados Nuevo Leon #1'; being at 434 Tower Hills, Alamo, Texas; legally described as Lot 2, Tower Gardens Amended; Applicant is Ruben Hernandez.**

*Commissioner Pete Morales asked is this within the city limits?*

*City Manager Robert Salinas responded yes*

*Planning Director Sergio Zavala stated the Board of Commissioners of the City of Alamo, Texas finds that during consideration of the conditional use permit request of February 17, 2021, the Planning and Zoning Commission of the City of Alamo, upon a duly recognized motion and second, voted to recommend to the Board of Commissioners that the Conditional Use Permit shown below be granted subject to the specific conditions shown below. The Board of Commissioners of the City of Alamo, held a public hearing at 6 p.m. Monday, March 02, 2021, in the Council Chambers of the City Hall to consider the following conditional use permit.*

**Staff Recommendations:**

- 1. Repaint parking lot lines*
- 2. Repair/paint wood fence buffer*
- 3. Comply with Sign Code (banners)*
- 4. BBQing to be w/in vented structure*
- 5. Approve for 1 year; re-assess next yr*
- 6. Comply with TABC regulations*

*Commissioner Pete Morales asked until what time will they be open?*

*Planning Director Sergio Zavala responded Tuesday- Sunday 10am-10pm, closed Monday*

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

**M. Consideration and Action to select members to the Zoning Board of Adjustment**

*City Manager Robert Salinas stated we had an executive item to discuss the creation of the Zoning Board of Adjustment back in 1995 now we are here to select the members no less than 5 with 2 alternates.*

*Mayor Diana Martinez asked can we appoint our P& Z board*

*City Manager Robert Salinas responded yes*

*Commissioner Pete Morales appointed Joe Castillo*

*Commissioner Pilar Garza appointed Leonel Alvarado*

*Mayor Pro- Tem Okie Salinas appointed Tommy Moncivais*

*Commissioner Robert De La Garza appointed Omar Guerra*

*Mayor Diana Martinez appointed Raul Garza*

*City Attorney Rick Salinas asked if the commission would like to add 2 alternates?*

*Planning Director Sergio Zavala responded it would be more benefecial*

*Commissioner Pete Morales appointed Albert Rodriguez as an alternate*

*Commissioner Robert De La Garza appointed Joseph Sweet as an alternate*

*City Attorney Rick Salinas asked Mayor to make a motion with all the names to go for the record.*

*Mayor Diana Martinez motioned to approve all the names and the alternates, and Commissioner Robert De La Garza seconded. Motion carried.*

**N. Consideration and Action on an Ordinance Amending Chapter 10, 10-3-3 (A)(1), 10-5-2, 10-5A-2(A), 10-5B-2(A), 10-6-4(A), and 10-6-4 (C) to establish building setback parameters open carport structures.**

*Planning Director Sergio Zavala stated staff discussed with P&Z to perhaps consider establishing reasonable 'open carport setbacks'. A draft ordinance was presented to P&Z, and they approved it with a few changes to be amended to include the following revisions as a 'Permitted Use' in the R-1 Single Family Dwelling District, Senior Housing Residential District and Senior Housing Residential Mobile Home District. In a subdivision that is no older than twenty (20) years from the date of a carport being proposed within the setbacks and said subdivision has less than 50% of its lots built-out and residentially occupied, then the desired open carport shall follow the typical variance request public hearing process. However, once the subdivision that is less than 20 years old has a built-out occupancy of 50%+, then all subsequent and applicable open carport requests may follow the protocol of subsection (c ) or subdivisions older than 20 years where infringement is proposed, an open carport building permit will be subject to the following regulations:*

- 1. Lots shall be residentially zoned or residentially used.*
- 2. The front yard building setback for open carports shall be no less than 5'.*
- 3. The side yard building setback shall be, or substantially comply with, the minimum 5' side yard building setback.*

- b) if an open carport is proposed with a side setback less than 5' to 2.5', then the prevailing fire-rating building codes can be administratively imposed, as applicable.
  - c) if an open carport is proposed at a side setback less than 2.5', then the full variance public hearing process shall be activated to assess appropriateness, regardless of the age of the subdivision.
4. The rear yard building setback for open carports that have rear (alley) access, the minimum setback shall be, or substantially be, five feet (5').
  5. On corner side yard setbacks, an open carport's support column shall not be less than five feet (5').
  6. The Board of Commissioners has adopted Building Codes to be applied as structural circumstances warrant. Within said building codes are specific fire-rating regulations to maximize fire protection to Alamo structures, inclusive of structures that may be at, or very near, side property lines. With this backdrop, the Board of Commissioners hereby declares that should there be an open carport, or a portion thereof, which is within the zoning district's setback regulation, the setback may be processed pursuant to prevailing fire-rating regulations and the established policies herein.
  7. Hereafter, any open carport shall be constructed over a concrete or asphalt surface interfacing to either the paved street and/or the residence's primary driveway.
  8. Construction materials and color tones will match, or substantially match, the primary home's aesthetics. It is declared that a canvas-type roof that is taut to its supporting steel frame may be permitted; however, its color shall match, as much as reasonably possible, the primary color of the residence.
  9. Should the desired open carport be proposed in a subdivision that has a bona fide Homeowners Association (HOA), then the City of Alamo will provide a courtesy 'Notice' to said HOA if the HOA consistently provides up-to-date contact data of who their HOA President/representative is. However, the City of Alamo stresses that private HOA approval is not mandatory toward the City's permit issuance process.
  10. No pre-fabricated carports shall be permitted on subdivisions that are less than 10 years old; however, such pre-fab carports may be permitted in older subdivisions. A pre-fab carport, usually made of steel and aluminum sheet-type material, can be approved through the building permit process if sub-sections 1 through 9 above are complied with or the intent of such subsections are substantially complied with; and, when approved, the pre-fab carports' color will match the color of the primary residence.
2. In the R-2 Duplex, Multi-Family, Townhouse and Apartment District  
It is declared that perpetual open carport shelters for residential apartments may be constructed within the front yard with a building setback of no less than ten feet (10').

Commissioner Pete Morales motioned to approve, and Mayor Pro-Tem 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](mailto:arangel@alamotexas.org). Five minutes per person with no response from the City Commission. Residents must sign up prior to the city meeting.

Albert Cazares spoke on donating Palm Trees to the City of Alamo to help after the Winter Storm

Herb Moering spoke on the history of the Battle of Alamo

## I. ADJOURNMENT

Citizens are encouraged to sign the attendance sheet.

There being no further business, Mayor Diana Martinez adjourned the meeting at 6:53 pm

  
Mayor Diana Martinez

ATTEST:

  
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Alexandra Rangel, City Secretary

