

The Board of Commissioners for the City of Alamo, Texas met for the Regular Meeting on Tuesday, February 02, 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

COMMISSION ABSENT:

Pilar Garza, Commissioner

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
Sergio Zavala, CPD Director

I. CALL MEETING TO ORDER

Mayor Diana Martinez called the regular meeting held on Tuesday February 02, 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.

Mayor Diana Martinez asked for a moment of silence for Salome and Ignacio Medina, they were City of Alamo employees.

Melisa Gonzales announced this Friday at 10am Freedom Bank will have their ribbon cutting. Also, the Alamo Museum is scheduling a rummage sale, they are seeking donations at this time.

D. Consideration and Action to approve the minutes for the second regular meeting of January 19, 2021.

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

E. Presentation update regarding the construction of the Wastewater Treatment Plant Project.

Mr. Josh Berryhill gave an update on the Wastewater Treatment Plant, the final Texas Water Development Board approval was in June of last year as well as our first preconstruction meeting. JMJ started construction in early July and our completion is expected the end of February 2022. The new plant will be in the existing pond, what needed to be done was to drain the pond. Once completed, a mud slab was completed, then it was time to reinforce the foundation and walls.

Mayor Diana Martinez stated she passed through the site last week and asked if they are ahead of schedule?

Mr. Josh Berryhill responded yes, but if there might be a delay it would be with the equipment.

Mr. Luis Hess asked what is the difference between the new plant and the old plant on capacity?

Mr. Josh Berryhill responded the existing plant is rated for 2 million gallons a day and the new plant will be for 2.5 million gallons a day, a 25% increase in capacity. Existing average flow is 1.2 million gallon a day, even with the lagoon system the plant was running a 55-60% flowing and the new plant will be at 35-40%.

Mr. Luis Hess asked will we keep the two plants or one?

Mr. Josh Berryhill responded just the one

Mr. Luis Hess asked what is the main difference besides the percentage?

Mr. Josh Berryhill responded the main issue is the treatment, it will need less chemicals due to the technology and be in compliance with TECQ.

Mr. Luis Hess stated this new plant won't necessarily take care of more population but it means it will comply with more rules.

Mr. Josh Berryhill responded there is a change in capacity, but the majority will update requirements from TECQ.

Commissioner Pete Morales asked will this stop the fumes?

Mr. Josh Berryhill responded yes, part of these improvements include relocation of the plant located at the North end. The area gets cleaned up and is taken off line, and the basins will be emptied out. The second is the control board that is dedicated for the whole headworks series that controls the flow into the basins eliminating the odors, in comparison to the lagoon system any breeze would carry those odors.

City Manager Robert Salinas stated we will no longer worry about the weather because with the lagoon system if it is cloudy or shady it affects our DMR's, this last month we had a high E. coli level.

Commissioner Pete Morales asked when is the completion date again, 2022?

Mr. Josh Berryhill responded end of February 2022 and final completion is April 2022.

Commissioner Pete Morales stated several individuals are eager for it to be finished.

Mr. Albert Cazares stated at the rate Alamo is growing how much longer will that plant last?

Mr. Josh Berryhill responded when they did population projection based on the plant flow, this facility should last 20 years before any expansion.

City Manager Robert Salinas stated this plant is also built to add an additional concrete box to add the capacity. He asked Mr. Berryhill on the contractor and his work.

Mr. Josh Berryhill responded early on during the bidding process it was mentioned this contractor had done minor work dealing with all parts of a mechanical plant. Now that JMJ has started construction results have been professional and great.

F. Consideration and Action on a request to use Central Park for a drive by celebration for the PSJA Memorial Football players and Cheerleaders.

City Manager Robert Salinas stated he received a request from the Quarterback club asking to utilize the park on February 20, 2021 at 3pm.

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

G. Consideration and Action to enter into the annual Interlocal Agreement with Hidalgo County for Library System services.

City Manager Robert Salinas stated this is an annual Interlocal Agreement with the county in which and they are aiding the city by giving us \$14,863 for library equipment and services.

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

H. Consideration and Action on a resolution to approve cooperation with the cities served by AEP to review AEP Texas Inc.'s requested final reconciliation of advanced metering costs.

City Manager Robert Salinas stated AEP filed with the Public Utility Commission (PUC) an increase in rates back in December 31st. This Resolution will allow a firm to review the fees and make sure what they are asking for is reasonable. Whatever is charged in fees will be paid for by AEP.

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

I. Consideration and Action on approving a resolution adopting the work plan and budget for Year Thirty-Four (34) for the Urban County Program.

City Manager Robert Salinas stated this is for Waste Water improvements in the total of \$270,886.00. what was decided for this project was to install sewer into Oneida Circle, Country Living Estates No. 2. We did look into other projects but we are limited to the census tracts, we need an area where the percentage is at 51% low-mod in order to be funded by Urban County. This project was on the master list when we submitted the projects to GLO, now we can remove this project from the list.

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

Commissioner Pete Morales asked if we still have the one on Bonita Estates, that one is still being looked into?

City Manager Robert Salinas responded we have looked into it in the past for Urban County, because that one is on a census tract that falls over the 51% low-mod however due to the homes in the area not being low-mod and Urban County has stated that is not serving a low mod population. He is hoping Urban County will not give them a hard time because of the homes in the area.

Mayor Diana Martinez stated they had asked Bonita Estates 3 years ago and they responded no.

City Manager Robert Salinas responded they are still pending a response from the GLO hopefully around February or March.

J. Consideration and Action to approve Resolution for the submission of the Positive Action Crew goes Virtual Project grant application to the Office of the Governor for the Alamo Youth Center.

Special Projects Director Melissa Gonzales stated since the Youth Center is currently closed they wanted to create a project with the kids, the Positive Action Crew Virtual Program. This program will consist of putting together a backpack with a hotspot, tablet and all the program curriculum that students can do at home with Ms. Sandy and Ms. Erica. This grant is a no match grant, the total funding is \$27,965.31 for 15 backpacks with equipment and bringing back with Ms. Erica to full time.

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

City Manager Robert Salinas asked what was the match again?

Special Projects Director Melissa Gonzales there is no match.

K. Consideration and Action to approve Resolution for the submission of the AFD Equipment Upgrade Project grant application to the Department of Homeland Security for the Alamo Fire Department.

Special Projects Director Melissa Gonzales stated they working on a grant for the bunker gear, this grant requires a 10% match and begins in May 1st of this year. There are two options one is just the gear in the match of 10% just of the gear of \$10,948.34 which the Chief can find in his current budget and the other option is for all the 3 items he is requesting the gear, washer and dryer, and breathing apparatus and we are looking at a match of \$19,528.71

City Manager Robert Salinas responded unless the commission is okay doing the \$19,528.71. If we cannot get it from the fire department, then we hope we will have additional funding from the CARES Act reimbursements.

Mayor Pro-Tem Okie Salinas asked how many air packs are you looking for?

Special Projects Director Melissa Gonzales responded all in pressure there are 4.

Fire Chief Roy Contreras responded it's a sub station

Special Projects Director Melissa Gonzales stated this station is a total of \$70,000, plus the washer, dryer and bunker gear.

Mayor Pro-Tem Okie Salinas asked how many of the bunker gear

City Manager Robert Salinas responded 30

Mayor Pro-Tem Okie Salinas asked how many fire fighters

Fire Chief Roy Contreras responded with volunteers it's 25, which we will have extra

Mayor Pro-Tem Okie Salinas stated that will be extra if we get more volunteers

Commissioner Robert De La Garza motioned to approve the \$19,525.71 and Mayor Pro-Tem Okie Salinas seconded. Motion carried.

L. Consideration and Action on a Memorandum of Understanding for the Texas Statewide Interoperability Channel Plan.

Chief Richard Ozuna Stated this is done every year with the state to establish guidelines for the use of Interoperability or mutual aid radio channels, they ask for a MOU from PD and the FD.

Special Projects Director Melissa Gonzales stated what we have to do is report on the compliance radios they have and those records go to DPS. When the PD and FD get new equipment, they have to get permission for DPS on equipment approval.

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

M. Consideration and Action on an Interlocal Billing Agreement between the City of Alamo and Military Highway Water Supply Corporation for San Agustin Subdivision, Phase II and Phase III.

City Manager Robert Salinas stated where San Agustin Subdivision, Phase II and Phase III is located is off of Ridge Rd. about half a mile east of Tower Rd. there is a portion of the Subdivision that is within Military Highway Water Supply Corporation. The City of Alamo will be providing the sewer service and garbage service and in order for MHWSC to bill for us, we have to file this Interlocal Billing Agreement.

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

N. Consideration and Action to Approve 1 year extension for Water/Sewer Plant Chemicals.

City Manager Robert Salinas stated back in 2019 the city commission approved water plant chemicals for a period of 2 years with an option of a 1 year extension, but it was not made clear on the 1 year extension on how it would be approved. He brought it before the commission to inform them on the approval, and the prices from the past years, they will stay the same. Only one vendor wanted to increase, we are not including them on the list and we are going out for proposals. This expires in March.

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

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

Planning Director Sergio Zavala stated this ordinance was approved a few weeks ago, this amendment focuses on item h, it retains the 1000' distance that a CUP's VSF should be from each other where the commercial district is near a typical SF residential area. This remains unchanged. Since this described area has industrial users, and is compressed between the Expwy and Bus. HWY 83/RR, the heavy commercial personality here is different than the retail personality found elsewhere near SF residences. Due to this significant difference, a VSF via the CUP may be within 1000' of another VSF in this vicinity; the decision to allow this (or not), will occur in the CUP public hearing process. The CUP commercial property will have an 8' buffer fence with no large letterings, markings, insignias, phone numbers, etc.; it will appear only as an 8' fence.

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

P. Consideration and Action on an Ordinance Amending the Code of Ordinances, Title 6 Motor Vehicles and Traffic; Chapter 4 Traffic Schedules; Section 6-4-2 Stop Intersection; to add stop signs at specific street intersections of La Hacienda Estate Subdivision.

Planning Director Sergio Zavala stated when this signage issue came to my attention earlier this week, it was promptly examined. Although La Hacienda was developed quite some time ago, the need remains to install the required 'Stop' signs at certain street intersections to maximize traffic/pedestrian safety. Currently, there are no 'Stop' signs at La Hacienda, including its intersection with Tower Road.

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

Q. Consideration and Action to appoint/reappoint members to the Planning and Zoning Commission Board

Planning Director Sergio Zavala stated in the Code of Ordinances, Section 2-2-2: Membership and Terms, be advised that there are 3 members on the P&Z whose terms ended on January 2, 2021. They are as follows with their attendance record for the last 2 years:

- Omar Guerra
- George Castillo
- Albert Rodriguez

The above members are receptive in serving another term if reappointed, the members shall serve terms of three (3) years.

Mayor Pro-Tem Okie Salinas motioned to approve, and Mayor Diana Martinez seconded. Motion carried.

R. Consideration and Action on a variance request to allow to 10' front setback instead of the code minimum 25' front setback, physically located at 492 Cripple Creek Circle, legally described as Lot 92, Cripple Creek Subdivision for Karina Quintero.

Planning Director Sergio Zavala stated the subject site is located approximately 425' south of Crockett Ave. on the East side of Cripple Creek. The homeowner is requesting to have a 10' Front Setback instead of the Plat Required 25' Front Setback. It was approved by the Planning and Zoning Commission on January 20, 2021 and staff does not object to a perpetually open carport. Subject to signing a property encumbrance document.

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

S. Consideration and Action on proposed "Caza Heights Subdivision", a 10.00 acre tract of land out of Lot 13, Block 32, Alamo Land and Sugar Company Subdivision. Engineer: Nain Engineering, L.L.C Developer: RK Development Construction, L.L.C.

Planning Director Sergio Zavala stated the 10 acre development is approximately 700' east of Alamo Road, along the north side of Moore Road. The proposed Caza Heights Subdivision reflects 38 lots & one 'Common Area A' Lot. The ROW dedicated on Moore is at 40' ROW C/L, which complies with the MPO Thoroughfare map for an internal collector. The plans show that the developer will be widening Moore Road. From an existing 8" water line along Moore, a new 8" looped network will be installed throughout the horseshoe-shaped street to provide water services to all the lots. The plat shows 3 fire hydrants, which has been approved by the Fire Marshal as to location. A new 8" sanitary sewer line will be installed along Moore to connect to the existing system to the SW corner of the plat. New 8" sewer mains will be extended throughout the street system to provide sewer to all the lots. Manhole junctures meet code, too. The developer reflects 2 sets of inlets at the plats' mid-juncture; tying with each other with 24" RCPs. It was approved by the Planning and Zoning Commission on January 20, 2021.

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

T. Consideration and Action on proposed "Tenants Choice Subdivision", legally described as a 2.20 acre tract out of Lot 13, Block 40, Alamo Land and Sugar Company Subdivision. Engineer: Nain Engineering, L.L.C Developer: Tenants Choice Rentals and Investments, L.L.C.

Planning Director Sergio Zavala stated the 2.20 Acre development is approximately 700' east of Alamo Road, along the north side of Nebraska Road. The ROW dedicated on Nebraska is at 40' ROW C/L, which complies with the MPO Thoroughfare map for an internal collector. The appropriate street widening fee will need to be escrowed for MPO's Nebraska. From the existing 8" water line along Nebraska, a new 8" network will be extended to provide water service to all the lots. Please note that the new water line system is looped off-site, through Laguna Park, and over to another existing water line on N. 9th Place. Off-site easements will have to be recorded for this water line. Also, one new fire hydrant is proposed between Lots 7 & 8, which has been approved by the Fire Marshal as to location. Finally, the water line has been stubbed to the north (with a tee) to facilitate further extension by others when the adjoining tract to the north develops. On sanitary sewer, there is an existing 8" system along Nebraska that will be connected to by this developments' new 8" system, which will then provide service to all the 10 lots. The new line has been kept as deep as possible to allow for connectivity by others to the adjoining north. It was approved by the Planning and Zoning Commission on January 20, 2021.

Commissioner Pete Morales asked this is the old Cuevas apartments property, right?

City Manager Robert Salinas responded yes this is where the old Cuevas apartments were located.

Mayor Pro-Tem Okie Salinas motioned to approve, 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.

Mr. Alberto Cazares welcomed Mr. Sergio Zavala


I. ADJOURNMENT

Citizens are encouraged to sign the attendance sheet.

There being no further business, Mayor Diana Martinez adjourned the meeting at 7:46 pm



Mayor Diana Martinez

ATTEST:


Alexandra Rangel, City Secretary



