

The Board of Commissioners for the City of Alamo, Texas met for the Regular Meeting on Tuesday, June 01, 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
Robert De La Garza, Commissioner
Pilar Garza, Commissioner

COMMISSION ABSENT:

STAFF PRESENT:

Robert L. Salinas, City Manager	Alicia Cano, HR Director
Rick Palacios, City Attorney	Adela Perez, Purchasing
Alexandra Rangel, City Secretary	Ronnie Cruz, City Engineer
Richard Ozuna, Police Chief	Melisa Gonzales, Special Projects Director
Roy Contreras, Fire Chief	Michael Torres, IT Director
Rafael Tapia, AEDC Director	

I. CALL MEETING TO ORDER

Mayor Diana Martinez called the regular meeting held on Tuesday June 01, 2021 to order at 6:00 p.m. at the City of Alamo Municipal Building. Mayor Diana Martinez led the Pledge of Allegiance and Melisa Gonzales led the Invocation.

C. Presentations and Announcements

Special Projects Director Melisa Gonzales announced the Music and Movies at the Park starting on Thursday June 10th, the movie will be on June 23rd.

D. Consideration and Action to approve the minutes for the second regular meeting of May 18, 2021.

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

E. Consideration and Action to approve the minutes for the special meeting of May 20, 2021.

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

F. Consideration and Action to approve the minutes for the special meeting of May 24, 2021.

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

G. Consideration and Action on a Waterline Access Agreement with North Alamo Water Supply Corporation for Cuatro Tierras, L.P., Cantera Hermosa Phase I Subdivision.

City Manager Robert Salinas this agreement occurs when a new subdivision is developed and is something North Alamo Water Supply requires us to and approve to access their water lines for fire hydrant testing

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

H. Consideration and Action on a Waterline Access Agreement with North Alamo Water Supply Corporation for Cuatro Tierras, L.P., Cantera Hermosa Phase II Subdivision.

Commissioner Pete Morales asked is there a checklist of what they need to do, like Tower Landing. They are still working but they do not have any light poles or anything but they already have streets and selling lots. Are we required to tell them anything before they do anything?

City Manager Robert Salinas responded the developer will pay for installation and at this point they are pending from the light company and these services will come afterwards. In addition, they are being completed as we speak.

Commissioner Pete Morales stated he noticed a lot of dirt in the middle of the street is that because of leveling?

City Manager Robert Salinas responded that is coming from the rain, we have been in conversation with the project engineer and mentioned to them to keep up the maintenance within the drainage system.

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

I. Consideration and Action to Approve the Extension of the Interlocal Cooperation Agreement for the Reconstruction of Crockett Ave. between the County of Hidalgo, Texas and the City of Alamo.

City Manager Robert Salinas stated this is for the current agreement with Hidalgo County and their work on the Crockett Street expansion, and they are asking for an amendment of 240 days from April 19th it's an 8 month project but due to the installation of the boxes they are requesting more time.

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

J. Consideration and Action to approve an Interlocal Cooperation Agreement to assist in mutual aid projects between the County of Hidalgo, Texas and the City of Alamo.

City Manager Robert Salinas stated this agreement is very similar to the previous item, this is for the county to aid the city in various projects from street, construction, drainage etc.

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

K. Consideration and Action to approve the purchase of new vehicles for the Public Works Department.

City Manager Robert Salinas stated Back in 2020, the City Commission approved the budget amounts for the reimbursements from the CARES Act monies. We are now ready to move forward with the 2nd phase of spending (2nd 20%) which included 5 trucks for public works, 1 % for GLO, Crockett Repaving, Riding Lawnmower and Computer Desks for Parks, and Chairs for the Library. We had preliminary budget meetings with our directors to discuss the 2021-2022 Fiscal Year and mentioned to each department that they can proceed with the purchasing of the aforementioned items. This item is for the approval of purchasing the 5 new vehicles for public works. The cost for these 5 vehicles will be \$144,429.00 This item is now before you since the costs for the repair are over \$15,000.

Mayor Pro-Tem Okie Salinas asked do they have a number on how many vehicles are left to replace the fleet?

Public Works Director Julio Villarreal responded after these they should be good for the exception of 1 that has been wrecked but can wait until next year.

Mayor Pro-Tem Okie Salinas asked regarding the vehicles the employees are in

Public Works Director Julio Villarreal responded yes

Commissioner Pete Morales asked are these vehicles 2WD or 4WD

Public Works Director Julio Villarreal responded two are 4WD and the others F-250

Commissioner Pete Morales stated we need a few 4WD for storms

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

L. Consideration and Action to Engage Public Financial Management as Financial Advisor for The City of Alamo, And Terminate Any Contract in Conflict Therewith

Mayor Diana Martinez stated wait they have a question.

Commissioner Robert De La Garza asked did we go out for proposals Bobby?

City Manager Robert Salinas responded no sir we did not

Commissioner Robert De La Garza stated he would like to go out proposals

Commissioner Pete Morales stated who is our financial advisor, we don't even know who it is.

City Attorney Rick Palacios stated under the code it does not require, it is up to the city to decide. It is professional services if it was an auditor then we would have to go out for proposals. Although it is professional services it does not prevent the council from seeking proposals.

Commissioner Robert De La Garza stated we went out for proposals for the media

Mayor Diana Martinez stated we did not need to go out for proposals

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

Mayor Diana Martinez and Commissioner Robert De La Garza in dissent.

M. Consideration and Action on a Resolution for Banking Authorization for the City of Alamo, Texas.

City Manager Bobby Salinas stated Mayor this is a resolution to allow the City of Alamo to open an account with Freedom Bank for credit card services, this resolution would allow us to open an account and obtain credit cards, right now we do have Bank of America, but we have been having some issues with them so we wanted to see if we can move forward and obtain a Freedom Bank credit card.

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

N. Consideration and Action for approval of additional costs for Recycle Center Re-Location.

City manager Bobby Salinas stated yes Mayor back in May of 2020 we had the proposal to relocate the recycling center it's currently at 90% completion if we had to put a percentage on it. We are lacking the garage door and water supply I have put in a supply list of items that have been purchased it is all for material, our staff are the ones building it for the exception of electrical that is being done by a professional were almost there. We are hoping to install the garage doors for it to be finished, we were hoping this week but I'm not sure if the weather is causing delay, we still have paving, signage and landscaping, we want it to look presentable I wanted to give you an update and respectfully ask for approval for the \$43,677.42

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

O. Consideration and Action seeking concurrence on a pending sale of 11.27 acres by the AEDC.

AEDC Director Rafael Tapia stated on May 17th the AEDC accepted a land purchase offer from Columbus Construction Tx LLC for the purchase of 11.27 acres located off Duranta and purchased with the assistance of USDA Rural Development the sale was contingent upon the concurrence of the City Commission and USDA Rural Development removing the federal notice of interest. We are respectfully asking that you concur with the purchase.

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

P. Consideration and Action on a Conditional Use Permit to approve the establishment of a mobile food court, on Lettered Lots (ALAMO) ANN IRR TR E. 835.09' -N.196.35', ADJ to Railroad, LOT G, 3.38 AC. NET, Located At 103 North Tower Road.

Planning Director Sergio Zavala stated the 3 acre site is at the SW corner of Tower Road and Railroad Avenue. It is an irregular-shaped tract, and has driveway access from Tower Road, and throughout its frontage to Railroad Avenue. There are perimeter sidewalks along Tower Road, too. As observed in the aerial exhibit, there is one elongated business structure with several offices that will house the primary restaurant with restroom available for patrons.

We note that there are 65 paved parking spaces that are mostly available, i.e., the warehouse to the SW (La Bodega) has 5 occupants but they close at 5 pm; thus, the 4 spaces can then be used by the restaurant's staff. Driveway access will be from Tower (1-way entry), and wrapping around the structure and exiting northward to Railroad Avenue. The site plan shows 5 new food vending trailers where the days/hrs. of operation are from Monday through Sunday, from noon to midnight. (NOTE: the mobile food court code allows a maximum of 6 food trailers.) All food vending trailers must be no older than 1 year; and they must be stationed on a paved surface, too. If approved, any incoming mobile food vendor must secure their own business license (to allow staff to monitor their structure, their health cards, and applicable building & fire safety requirements). All food vendors will be subject to random monitoring, too. Also, there must be regular treatments for rodents, bugs, etc. The prevailing ordinance also prohibits no loudspeakers/amplification or strobing lights as it relates to the mobile food court. As reflected in the mobile food court application (see attached), for any post 10pm operations, a uniformed private security officer will need to be engaged to make sure that the noise levels are kept at reasonable levels; as well as assure that no parking occurs to the north side of Railroad Street. Staff Recommendation approval of the mobile food court CUP subject to the following measures:

- 1. For 1 year after activation; subject to renewal at that time; must activate w/in 6 mo's or else cancelled.*
- 2. Abide by the City's Noise Ordinance; be noise-vigilant esp. during special events.*
- 3. Install a min. 4' perimeter fence, at least, to the east and south to maximize safeguarding children from Tower's traffic, as well as the parking lots' traffic (esp. during evening hours) install from the outset.*
- 4. Have the appropriate staff secure the required food-handler's health certificates.*
- 5. Comply w/Fire Marshal's & Bldg. Inspector's requirements*
- 6. Secure required business permit by incoming mobile food vendors prior to activation.*
- 7. Comply with all applicable terms of the City's Mobile Food Court Ordinance.*

This is a public hearing, and this item is now before you

Mayor Diana Martinez stated it is not a public hearing

City Attorney Rick Palacios stated if it was a public hearing notices should have been sent out

City Manager Robert Salinas responded yes

City Attorney Rick Palacios stated what we can do is take no action

City Manager Robert Salinas can we open it up for public hearing

Mayor Diana Martinez stated it was not advertised

City Attorney Rick Palacios stated although it notices where sent only to the 200 feet, I would set it up as no action and for the next meeting set it up as a public hearing

Mayor Diana Martinez motioned no action for P, Q R, S

- Q. Consideration and Action on a Conditional Use Permit to have a Mobile Food Trailer on Lot 14, High Chaparral Subdivision, Located At 1345 SH 495**
- R. Consideration and Action on an Ordinance to grant a Conditional Use Permit to construct a Single Family Home on Property Zoned Mobile Home and Modular Home (R-MH) on Lot 31, Block 3, South Alamo Village Subdivision, Located at 1220 Garvin Ave.**
- S. Consideration and Action on an Ordinance to grant a Conditional Use Permit to construct a Single Family Residence on Property Zoned Mobile Home and Modular Home (R-MH) on Lot 172, Sunshine Estates Subdivision, Located at 430 Palm Harbor Dr.**
- T. Consideration and Action on an Ordinance Amending the Code of Ordinances, Title 6-Section 6-6-12 Fee Rates.**

Planning Director Sergio Zavala stated in the City's continuing attempts to improve the wrecker rates levied in Alamo, City Manager Bobby Salinas, and Police Chief Richard Ozuna have met a few times with a group of wrecker representatives to listen to their concerns, but in a balanced perspective to what should realistically be a fair fee for the services provided. After this collaborative dialogue was completed, it resulted in the amended. All other parts of Ord. No. 22-05-21 will remain intact. These will be the fee rate schedule that wreckers on the City's rotation would abide by. As you may see, the weight of varying vehicles would define the 'Class' type for towing services. Staff recommends approval of this refined fee rate document. This item is now before you.

Mayor Diana Martinez asked Mr. Salinas if they agree with this?

City Manager Robert Salinas responded yes, the only question they had was a Class A Towing. They wanted \$250 starting for non-accidental towing fee, the city was at \$150, we decided to place it at \$175.

Commissioner Robert De La Garza asked the other fee was \$550

City Manager Robert Salinas responded yes, if there is an accident in Class A it ranges from \$150-\$550, it will depend on the severity.

Commissioner Robert De La Garza asked how can you have the non-accidental at \$175 and the accidental at \$150.

City Manager Robert Salinas responded this is something we can look into

Commissioner Robert De La Garza stated the non-accidental should be at \$200 and accidental should be \$550 to allow the wreckers service their discretion of lowering the rate.

City Manager Robert Salinas responded no more than \$550

Mayor Pro-Tem Okie Salinas asked what will be the initial?

City Manager Robert Salinas responded the non-accidental \$200 and the accident initial will be no more than \$550.

City Planner Sergio Zavala stated as for staff they will need an itemized statement as what the \$550 stands for.

Mayor Pro-Tem Okie Salinas asked will the Chief of Police get a receipt every time?

City Manager Robert Salinas responded only if they complain

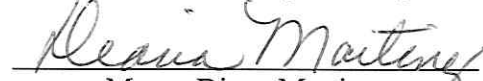
Commissioner Robert De La Garza motioned the non-accidental initial towing fee at \$200 and the accidental initial towing fee up to \$550 and approve the rest of the ordinance, and Commissioner Pete Morales seconded. Motion carried.

CITIZEN PARTICIPATION: Five minutes per person with no response from the City
No citizen participation

I. ADJOURNMENT

Citizens are encouraged to sign the attendance sheet.

There being no further business, Mayor Diana Martinez adjourned the meeting at 6:24 pm



Mayor Diana Martinez

ATTEST:



Alexandra Rangel, City Secretary

