

The Board of Commissioners for the City of Alamo, Texas met for the Regular Meeting on Tuesday, June 15, 2021 at 6:00 p.m., at the City of Alamo Municipal Building.

COMMISSION PRESENT:

Mayor Diana Martinez
Okie Salinas, Mayor Pro-Tem (Via Video-Conference)
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 15, 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 an award from the Library Services of Texas for the Little Learning Library, SGT. Fernando De La Rosa Library will be adding 25 Little Libraries throughout the community 15 in our community and 10 in our schools. She also mentioned she received a Solid Waste Report from Republic, within the last 5 months they have collected 3,225 tons of municipal waste, 1,510 tons of brush, 85.88 tons of white materials and 28 tons of tires. Next Thursday on the 24th please join us for Movies at the Park at 7:15pm and we will be playing Raya and the Last Dragon,

Mayor Diana Martinez thanked to the Parks and Rec. Department for the Golden Oldies at the park.

Commissioner Pete Morales wanted to remind everyone the smart meters will be installed soon and he wanted to thank the Parks and Rec. Department for working on Alaniz Park.

City Manager Robert Salinas responded the meters will be installed late June early July.

Mayor Diana Martinez asked if we can post the smart meter reminder on the website

City Manager Robert Salinas responded a flyer has been posted

Special Projects Director Melisa Gonzales a video will be posted soon as well

Commissioner Pete Morales stated it will be good to add the new features to help the residents, and he also wanted to thank IT for continuing to posts during this hurricane season.

D. Consideration and Action to approve the minutes for the first regular meeting of June 01, 2021.

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

E. Consideration and Action to approve the Memorandum of Understanding with Alamo Crime Stoppers Inc. and Alamo Police Department.

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

F. Consideration and Action for Renewal of the City Employees Health Insurance Options.

City Manager Robert Salinas stated since it was increased by 1% we felt the need not to go out for bids it was only an \$8,000 increase.

Victor Diaz presented that all claims related to COVID have been paid at 100% with no employee out of pocket through the end of April, this helped because it would not be included in the claim experience when renewal comes around. As of May TML, has paid \$136,000 worth of claims. We are moving from United Health Care to Blue Cross Blue Shield effective 10/1/2021, we are looking into 6-8% worth of discounts. TML Health is partnering with Deer Oaks to bring all Pool members their 6-visit Employee Assistance Program (EAP) at no cost to employees. Open enrollment will be August 03, 2021.

City Manager Robert Salinas stated the Deer Oaks is a great option to have especially when other vendors are trying to sell that separately, and the vision is a premium now?

Victor Diaz responded yes, our new EyeMed program comes with a broad network of vision providers who offer \$0 eye exams and a wide variety of glasses and contacts, at very affordable copays.

Mayor Diana Martinez stated she is surprised the percentage did not go up very much this year.

Victor Diaz responded what helped was we took the COVID claims out and the wellness programs help.

Commissioner Pete Morales asked regarding a Medcare card, where funds can be added and pay for medical visits.

Victor Diaz responded we do have that option, it can be an HRA or a Flex. HRA is employer funded and Flex is employee funded.

Commissioner Pete Morales stated this something that should be looked into to help out employees.

Victor Diaz responded correct, and it can be deducted through the paycheck.

City Manager Robert Salinas asked if these plans can be blended.

Victor Diaz responded it can as long it is not a high deductible health plan.

Commissioner Pete Morales stated to his understanding it is pre-tax

Victor Diaz responded yes at the moment it's \$2,750 the allowable and rules can change depending on the IRS such as the purchase of OTC.

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

G. Consideration and Action to enter into a Consultant Agreement with Valiant Energy Sources, LLC for assistance with the procurement of electricity.

City Manager Robert Salinas stated Valiant Energy Sources offers the help to find the cheapest energy rates, he spoke with the County, Weslaco, Raymondville and Penitas and they all utilize Valiant. They will not charge the city anything, they will only get funded by the retail provider.

City Attorney Cris Palacios stated for the record the contract states it is exclusive for Valiant, for example if the city agrees then they sign up as the exclusive agent to get the prices and it does reflect for early termination, but it does not state provisions. We can approve it with revisions, we can do that as well for indemnifications agreement and venue.

Commissioner Pete Morales motioned to approve based on recommendation from City Attorney, and Commissioner Robert De La Garza seconded. Motion carried.

H. Consideration and Action to enter into a February 2021 Storm Recovery Agreement with Gexa Energy

City Manager Robert Salinas stated we are a part of the Texas Coalition for Affordable Power (TCAP) and have been for several years. Being members of TCAP we receive wholesale rates for our power consumption. Our bills are comprised of an energy rate, a transmission and distribution rate, and an ancillary charges rate. ERCOT sets the ancillary charges rate to ensure electric grid reliability, which changes hourly. Back in February of this year, the State of Texas was hit with an unprecedented winter storm. Winter Storm Uri caused electrical outages not only to the city but to the State as a whole. There have been various individuals and cities that have received large electric bills due to Winter Storm Uri. Now, we have received a letter from Gexa Energy giving us 3 payment options. Option 1 -Pay \$7,370.97 from now until December 2022 (\$140,048.40), Option 2 -Pay a lump sum of \$136,985.50, and Option 3-Pay \$2,044.32 from now until December 2028 (\$186,033.01). The recommend option 1, but to negotiate the pricing to reduce it to the \$136,985.50 and try to see if legislation will change to either refund us our money back or at least allow us to stop making the payments. This item is now before you since the costs for the repair are over \$15,000.

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

PUBLIC HEARING

Public Hearing on a Conditional Use Permit to establish 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, Alamo, Texas.

No Citizen Participation

I. Consideration and Action on Ordinance to grant a Conditional Use Permit to establish 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, Alamo, Texas.

CPD Director Sergio Zavala stated reiterating what was expressed in Mr. Landa's CUP approved a few months ago, Staff states the following: "the concern of noise emanating onto the residences to the north is an obvious one. The commitment from the applicant is that the noise volume will be maintained at a reasonable level. This behooves his business because there are numerous and consistent noise complaints, this will only jeopardize his CUP investment from possibly being sanctioned/fined or having the CUP terminated."

There is an existing fire hydrant at the NW corner of Tower/Railroad Avenue. The Fire Marshal has previously determined that no new hydrant will be required.

In staff's final analysis, the mobile food court will complement the restaurant setting; and it is expected that those coming to partake of the conventional restaurant may also walk over to the food trailers to patronize them, too. Staff believes that the mobile food court is in a good commercial setting, highly visible, and with uniformed security monitoring the site, it should acclimate well.

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 ma'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 item was approved by P&Z Board on May 19, 2021.

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

PUBLIC HEARING

Public hearing on a Conditional Use Permit to have a Mobile Food Trailer on Lot 14, Chaparral Subdivision, Located at 1345 SH 495, Alamo, Texas.

Adrian Ramirez stated everything is ready and the trailer will be moved to the left side of the property, and this should prevent any issues.

Mayor Diana Martinez asked Mr. Zavala why did P&Z deny this item

CPD Director Sergio Zavala responded because of aesthetic, the highway creating a high trafficked area, and a citizen concern.

Commissioner Pete Morales asked was it a unanimously denial from P&Z?

CPD Director Sergio Zavala responded yes

J. Consideration and Action on Ordinance to grant a Conditional Use Permit to have a Mobile Food Trailer on Lot 14, Chaparral Subdivision, Located at 1345 SH 495, Alamo, Texas.

CPD Director Sergio Zavala stated the site is 1320' east of Cesar Chavez Road, along the south side of SH 495. Lot 14 has frontage to 3 streets, i.e., SH 495, Nora Street, and Ramos Street; but driveway access is only from the perimeter minor streets of Nora & Ramos Streets. Lot 14 has an existing tire repair shop with 6 paved off-street parking spaces that are available. This measure of commercial square footage equates to 8 parking spaces for the tire shop only. Staff notes that the mobile food trailer currently sits over 1 or 2 parking spaces. Staff fully understands that the mobile food vending unit is TEMPORARY, but even a temporary structure can invite a non-positive tone on Alamo's efforts to improve its commercial aesthetics along a 7-lane major thoroughfare; being one of the City's major commercial corridors. Take notice that just south of the tire shop is a riding mower repair/sales service that is un-sightly, too. Adding this portable structure into a highly visible mixed-use property may not be a path the City wants to find itself in. There are no available fire hydrants along this stretch of SH 495. The nearest one is over 1500' (along Cesar Chavez; south of SH 495).

This item was denied by the P&Z Board on May 19, 2021, due to staff recommendation as well neighboring opposition.

Commissioner Pete Morales motioned to deny based on recommendation from Planning and Zoning, and Commissioner Pilar Garza seconded. Motion carried.

PUBLIC HEARING

Public Hearing on a Conditional Use Permit to construct a Single Family Home on Property Zoned Mobile Home and Modular Home District (R-MH) on Lot 31, Block 3, South Alamo Village Subdivision, located at 1220 Garvin Avenue, Alamo, Texas.

No Citizen Participation

- K. Consideration and Action on 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 Avenue, Alamo, Texas.**

CPD Director Sergio Zavala stated the site is located at the NW intersection (area) of W. Garvin Avenue and 13th Street. The property is an irregularly shaped lot that can certainly fit a SF home. about 6 months ago (December 1, 2020), the Board of Commissioners approved a SF residence to be built in this same subdivision, being on the adjoining Lot 30, Block 3, for Criselda Garza. With the Garza SF home, there are now 5 existing site-built homes in South Alamo Village. If this CUP is approved, the Hernandez home will be the 6th. FYI -this subdivision has 130 lots. Staff sent out notices of this public hearing and, as of this writing, we have not received any comments opposing the CU P's intent. Although typical CUPs are not to be transferable to others, this being a permanent site-built home, it is logically determined that this CUP should be transferable to other new owners if that circumstance becomes evident. Staff Recommendation Approval subject to 1) complying with the SF Residential setbacks (as cited above); and 2) having this CUP be transferable to others should that occasion arise.

This item was approved by P&Z Board on May 19, 2021.

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

PUBLIC HEARING

Public Hearing on a Conditional Use Permit to construct a Single Family Home on Property Zoned Mobile Home and Modular Home District (R-MH) on Lot 172, Sunshine Estates Subdivision, located at 430 Palm Harbor Drive, Alamo, Texas.

No Citizen Participation

- L. 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 District (R-MH) on Lot 172, Sunshine Estates Subdivision, located at 430 Palm Harbor Drive, Alamo, Texas.**

CPD Director Sergio Zavala stated Sunshine Valley Estates Subdivision is located at the NE corner of Tower Road & Palm Harbor. As can be seen in the vicinity map, the CUP applicant's site is approximately 300' east of Palm Harbor and Cameo Circle; and has dimensions of 40' x 100'. Mrs. Clarissa proposes to replace her mobile home with a site-built home with approximately 930 sq. ft. Be advised that the most recent SF home was approved by both the P&Z and the Board of Commissioners in Nov. 2019/Dec. 2019 on Lot 75 for Maria G. Juarez. Currently, there are a total of 16 SF residences in Sunshine Valley Estates. Staff Recommendation Approval subject to: 1) comply with typical SF Residential setbacks (Front 25', Sides 5', Rear 15'); and 2) approving the CUP to be transferable to others should that circumstance arise.

This item was approved by P&Z Board on May 19, 2021.

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

M. Consideration and Action to Approve the 2021 Population Estimate for Wrecker Services.

CPD Director Sergio Zavala stated in compliance to Sec. 6-6-15 (8) of Alamo's Code of Ordinances, "The City Planning Department is hereby charged with the responsibility of determining the yearly population of the City". This mandate's intent is to annually discern whether to increase the number of rotating wrecking companies based on 1 wrecker per 2000 in city population. Reviewing last year's action (6/16/20), the Board of Commissioners approved the population estimate of 20,007. This was based on a 10-year pattern of increased population that equated to an overall 8.4% (from 2010 to 2019 - U.S. Census based projection). The 20,007 was approved for the period July 2019 to July 2020. Realizing that it'll take about 4 months to complete a home to then 'reside' in Alamo, planning factored SF dwellings for Jan - March (3 months); thus, 18 new SF x 3 months = 54 homes completed by July 2021. 54 completed homes x 3.2/household = 173 increase est. as of July 2021.

Final Projected Population: 20,007 + 224 + 173 = 20,404 population estimate.

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

N. Consideration and Action on Ordinance to Amend Section 10-14-S(A) of the City of Alamo's Code of Ordinances as it pertains to the Filing Fee of an Appeal to be heard by the Zoning Board of Adjustment.

CPD Director Sergio Zavala stated Section 9 -1-3 (0) shows the variance filing fee being levied at \$250. The "variance" fee almost always refers to an appeal to go before the Zoning Board of Adjustment. It's perceived that when the City passed an ordinance establishing the \$250 variance filing fee in Title 9, it inadvertently overlooked Sec. 10-14-5(A) from such reconciliation. The attached ordinance is a housekeeping matter that will simply reflect the same filing fee as referred in 2 different Titles of our Code of Ordinance Book, i.e., Title 9 (Building Regulations) and Title 10 (Zoning Regulations).

Staff recommends approval of the ordinance.

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

O. Discussion and Action to approve a proposal for a Economic Development Administration (EDA) infrastructure grant application.

AEDC Director Rafael Tapia stated in 2020, the CARES Act allocated \$1.5 Billion to EDA in addition to some Disaster Supplemental funding for the 2018 and 2019 flooding. As a result, EDA funded projects across the board with an 80/20 cost share. Examples of local projects funded in 2020 include Mission, TX receiving \$3 million for public infrastructure and Hidalgo, TX receiving \$2.5 million for public infrastructure. Earlier this year, the LRGVDC notified local EDCs to prepare any pending projects for the ARAP round of funding with potentially the same 80/20 cost share. The City of Alamo has approximately 44 acres of industrially zoned land which are currently land locked impeding their proper development. The City would be well served if it could provide roadway access to these properties. City staff met informally to discuss the possibility of a \$3 million public infrastructure project with \$2.4 million EDA grant with a \$600,000 match. The objectives of the project would be to provide roadway access, water, wastewater, and storm drainage to the approximately 44 acres. City staff considered two possible alternatives: (1) a north-south road or (2) an east-west road running parallel to Business 83 north of the railroad. In order to ascertain the feasibility of the project and property owner cooperation, staff held three stakeholder meetings. Meetings were held April 1, April 29, and May 20, 2021. During these meetings, it was determined that a north-south road would not be feasible due to owners' lack of cooperation with the project. However, an east-west road seems to have the support of most of the property owners but not enough to go all the way from Tower to Border. Still the property owners who are on board are willing to dedicate to the City a 60 to 80 ft right-of-way. The proposed

project has been presented to both the AEDC Board and the TIRZ Board. The AEDC Board has indicated that it is willing to contribute \$200,000 toward the local match for the project. The TIRZ Board has indicated that they are willing to contribute up to \$400,000 toward the local match. In addition, the value of the property to be conveyed may be counted as part of the local match.

City Manager Robert Salinas stated we will look to Ms. Melisa Gonzales, Special Projects Director and Mr. Rafael Tapia, AEDC Director for the preparation of this grant application. This \$3 million dollar grant will include utilities, water, sewer and storm, we do hope this will help with future development.

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

P. Consideration and Action on a Resolution to authorize the EDA infrastructure grant application.

AEDC Rafael Director stated this resolution authorizes the application and the Mayor as a signatory for any forms and documents.

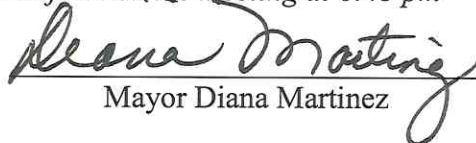
Commissioner Pete Morales motioned to approve, and Commissioner Pilar Garza seconded. Motion carried.

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 6:43 pm


Mayor Diana Martinez

ATTEST:


Alexandra Rangel, City Secretary



