

The Board of Commissioners for the City of Alamo, Texas met for the Regular Meeting on Tuesday, March 16, 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
Steven Vela, Parks & Rec. Director

Ronnie Cruz, City Engineer
Sergio Zavala, CPD Director
Melisa Gonzales, Special Projects Director

I. CALL MEETING TO ORDER

Mayor Diana Martinez called the regular meeting held on Tuesday March 16, 2021 to order at 6:00 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 the opening of Crockett St. in addition, the city will be distributing Easter Baskets on March 27 from 11AM-1PM.

Mayor Diana Martinez congratulated Chief Richard Ozuna on his 1-year anniversary

Commissioner Pete Morales thanked Parks and Rec. Director on adding lights to the tennis court

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

City Manager Robert Salinas stated based on the latest Governor Abbott's latest order as business can now open at 100% the masks are only highly recommended they are not required; each business independently can require masks. We are requiring the use of masks within the city facilities, we removed the use of sick leave being used interchangeable with annual leave all will end on March 31st.

Commissioner Pete Morales asked since we are issuing garage sale permits can put guidelines to continue with the masks.

City Manager Robert Salinas responded that could only be recommendations, if they do not have them there is no enforcement. Basically, the Governor is stating, people have to govern themselves and know how to handle their own business.

Commissioner Pete Morales stated we can just recommend them to every person to come in

City Manager Robert Salinas responded yes

Commissioner Pete Morales asked what about the Pulga, the same thing?

City Manager Robert Salinas responded yes, since the flea market is a private business they are not required to wear masks.

Commissioner Pete Morales asked can we meet with Mr. Kim

City Manager Robert Salinas responded yes

Fire Chief Roy Contreras stated he went to the flea market and did see everyone wearing a mask.

City Manager Robert Salinas stated he has seen several businesses continuing to require a face mask.

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

F. Presentation regarding the Parks and Recreation Department implementation plan for re-opening the City's sports program.

Parks and Recreation Director Steven Vela presented on the sports program, most of the sports such as tennis and swimming. As for competition we will only have training to have the kids active. We also want to offer flag football, soccer and water polo, we did meet with the Wolverines Aquatics Director and they are excited to offer water polo. We do want to offer pickle ball for our seniors. We want to offer water exercises to our seniors as well, We can also offer swimming classes for the younger children.

Mayor Diana Martinez stated they met with Superintendent Dr. Arrerondo, that's is why a MOU was created for us to use pool. She stated she is still pending an answer from the board members regarding waiving the fee for our students, but she will follow up.

Commissioner Pete Morales stated kick ball has become popular like in McAllen and thanked Mr. Vela.

Steven Vela stated he wants to utilize Balli park for kickball

Mayor Pro-Tem Okie Salinas stated there has been an interest in renting out the fields

Steven Vela responded yes, we can rent out our sports complex but not the one back here

Mayor Pro-Tem Okie Salinas asked is that including with the fees

Steven Vela responded yes

Mayor Pro-Tem Okie Salinas stated that was mainly for practice

Commissioner Pete Morales asked are we allowing certain amount of people in the field for practice

Steven Vela responded yes, in the rules it states each player can only have 2 spectators and they are encouraged to bring their own chairs. If they want more people, then they can set up in the parking lot, but as for inside the park itself only 2 spectators.

Commissioner Pete Morales stated he believes that is what they are doing, they want to bring some teams down from Corpus and Laredo. Some parks have marked where they can and can't sit.

Steven Vela responded he is getting signage done regarding where they can sit.

G. Consideration and Action to proclaim September 25, 2021 as Mayor's Monarch Pledge Day.

Melisa Gonzales presented the proclamation to proclaim September 25, 2021 as Mayor's Monarch Pledge Day. We had it last year in April but because of the pandemic we cancelled it, we picked September because it will allow us to adjust through out the pandemic.

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

H. Consideration and Action to Request use of Downtown Central Park to host the Alamo Chamber of Commerce "I Love You From Far Away" BBQ Fundraiser, Thursday, April 08 from 6:00pm-9:00pm.

City Manager Robert Salinas stated this BBQ Fundraiser was approved in a previous meeting, but had to be cancelled due to the winter storm.

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

I. Consideration and action on approving resolution #08-03-21 authorizing Police Chief as the Authorized Official Representative and the submission of the grant application for Border Star Grant through the Homeland Security Grants Division (HSGD) of the Governor's Office.

Melisa Gonzales stated this is our annual grant our police department applies for and receives, it will grant OT and for the first time, this will allow OT for our dispatchers. Currently we are applying for \$117,979.

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

J. Consideration and action on an Interlocal Agreement with PSJA ISD for use of PSJA Facilities for city recreational purposes.

City Manager Robert Salinas stated this interlocal is for the usage of their fields and parks, they are allowing us to utilize their facilities even if facilities are located in another city as long we notify the superintendent or the principal of the campus.

Commissioner Pete Morales asked Mr. Salinas if he can follow up with Dr. Arrenrondo regarding a concern of people parking along Jasmin, they said they were going to open up the parking lot but their main concern was kids will be running around through cars.

City Manager Robert Salinas responded he spoke with Jerry Lopez from PSJA and they stated the area is open through Nebraska.

Commissioner Pete Morales asked to please follow up since that was concern

Mayor Pro-Tem Okie Salinas asked did they complete everything they were going to do?

City Manager Robert Salinas responded at the moment it is just the grass since the freeze destroyed it and they are pending from the insurance.

Commissioner Pete Morales asked about the detention next to the high school park, is that our property or the schools?

City Manager Robert Salinas responded schools

Commissioner Pete Morales asked Mr. Salinas if they can help out with the lighting

Mayor Diana Martinez stated she believes that was addressed to them as well as the parking that some park along Alamo Rd. and that was a concern. They mentioned on opening Memorial High School parking lot.

City Manager Robert Salinas responded this sounds like something we have talked about before, we had come up with a plan at the southern area to be opened for the public it is something we need to clarify.

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

K. Consideration and Action to award the bid for Liquid Ammonium Sulfate for Use by our Public Works Department.

City Manager Robert Salinas stated they went on for bids on March 3, 2021, 4 Bids were received:

- Brenntag \$ 0.1388/lb.
- Chemtrade \$ 0.115/lb.
- Sterling Water No Bid
- Univar USA No Bid

It is staff recommendation that the Bid be awarded to Chemtrade Chemicals at \$ 0.115/lb.

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

L. Consideration and Action to award a contract for the development of the Risk and Resilience Assessment and Emergency Response Plan for the City of Alamo Water Plant.

City Manager Robert Salinas stated he spoke with the highest ranked engineering firm in regards to the RRA and ERP for the Alamo Water Plant which is a requirement by the state. Ms. Luci Dunn will be coming down to Roma, she was going to utilize her time and lower her pricing dramatically and she felt if it was done on a per hour basis, it will be cheaper. We agreed on a rate no more than \$20,00, she did state it should be no more than that. For the RRA they were charging around \$13,000 and for the ERP it was at \$7,000. He did have our City Attorney review the contract and there are a few changes as well.

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

M. Consideration and Action to appoint/reappoint members to the Alamo Economic Development Corporation.

Mayor Diana Martinez motioned to appoint Luis Hess and Commissioner Robert De La Garza motioned to approve.

Mayor Pro-Tem Okie Salinas, Commissioner Pilar Garza and Commissioner Pete Morales in dissent.

Mayor Pro-Tem Okie Salinas motioned to appoint Criselda Montayo and Commissioner Pete Morales seconded. Motion carried.

Mayor Diana Martinez in dissent

N. Consideration and Action to approve the purchase a new generator for the water plant.

City Manager Robert Salinas stated we have had issues with our generator, we did for quotes and received two one from Holt and the other from Waukesha-Pearce, Waukesha-Pearce were the ones who did install the original generator, this is the price of generator not including installation the cost is \$66,071.00 the lowest of the two the second one is at \$80,550.00 but again both did not include installation. As long the installation is not over \$15,000 then he will get it done.

Mayor Pro-Tem Okie Salinas stated he has gotten in contact with Julio and asked will this be big enough if the water plant were to expand.

City Manager Robert Salinas responded he needs to check to see if the specs is just to replace it, if anything he will bring back the item.

Commissioner Pete Morales asked do we table it?

City Manager Robert Salinas responded if it's large enough we can approve it now, if it's not large enough and there is change in pricing then he will bring it back.

Commissioner Pete Morales asked this is needed, the previous generator has been there for 20 years?

City Manager Robert Salinas responded 15 years, we do not want a repeat of last time.

Mayor Pro-Tem Okie Salinas stated he was advised by Julio that it is up and running and prepared ready to go, we can now move it elsewhere.

City Manager Robert Salinas responded yes, just pending installation

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

Public Hearing

Public Hearing of the City of Alamo's intent to submit a grant application to the Texas Department of Housing and Community Affairs Program for 2021 CDBG-CV Emergency Mortgage Assistance Program.

Mr. Francisco Briones stated the purpose of the public hearing is satisfy the posting to the Texas Department of Housing and Community Affairs Program, the deadline is April 2nd to submit the grant application. The program consists of asking the state for reputable \$289,000 to assist families who have been affected through COVID-19.

City Manager Robert Salinas stated we did go out for proposals to handle and submit the grant, Mr. Briones has applied and if we receive any other then we will hold a special meeting to grant the contract.

No citizen participation

O. Consideration and Action to approve a resolution to submit a grant application to Texas Department of Housing and Community Affairs Program for 2021 CDBG-CV Emergency Mortgage Assistance Program.

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

P. Discussion on a request to convey surplus street right of way off of Acacia Ave., & Request for Consensus to prepare related policy.

City Manager Robert Salinas stated he was approached by Mr. Gilbert Alvarado who resides at 530 Acacia Avenue. Mr. Zavala and I met with Mr. Alvarado at the site where he expressed the need to construct an open carport to shelter his vehicle(s) from the sun, hail, and other forms of weather. Acacia has 100' of ROW with a 36' paved street, leaving 32' of surplus ROW on both sides of the street. If this is something we would consider, any underground utilities will have to be identified/spotted in order to retain an easement. We mentioned to Mr. Alvarado that the property being requested belongs to the city. Mr. Alvarado stated he is willing to pay for a survey and metes & bounds, and pay a fair price for the ROW. He also mentioned that he did not have an issue with the City retaining an easement for utilities. If this process is favored by the Board of Commissioners, the City Attorney will need to prepare a deed of conveyance; leading to its recording and will be placed on next year's tax rolls, which Mr. Alvarado understands he'll be taxed on.

Considering that the City of Alamo will not be widening Acacia Avenue (with mostly residential uses fronting it in this area, and we do have a large amount of surplus ROW, Mr. Alvarado's request is reasonable. We are seeking direction for this and future requests. As such, I recommend that:

1. The City of Alamo pursue steps for conveyance to Mr. Alvarado; if favored, he will survey the property where the description/survey which will be integrated into an ordinance which will be brought back to the Board of Commissioners for formal action; and
2. That we be given a direction to prepare a formal conveyance policy of surplus ROW where conditions of clearance will be outlined, when finalized, this policy will be brought back to you for your review, discussion, and possible action.

City Attorney Cris Palacios asked Mr. Salinas is that a partial abandonment of the ROW?

City Manager Robert Salinas responded correct

Commissioner Pete Morales asked is there any utilities underneath?

City Manager Robert Salinas responded there is a force main and potential future sidewalks.

Mayor Pro-Tem Okie Salinas stated we have already done the full expansion of the curb and gutter, we are not going to go wider?

City Manager Robert Salinas responded that is correct, these old town site streets don't have the curb but they do have large 100' ROW. He asked should he move forward, in case everyone decides to do it, he wants to know to start creating a policy.

Mayor Pro-Tem Okie Salinas stated he is paying for everything, he asked is there a negative to this?

City Manager Robert Salinas responded at this moment no

Planning Director Sergio Zavala stated what he liked about the potential policy is that we can reserve it as an easement even if there are existing easements then they will be protected as well for future easement. We can also propose a reasonable fence set back within his own property.

City Manager Robert Salinas responded we will bring a policy before you to approve

Commissioner Robert De La Garza asked what is a fair value of the property

City Manager Robert Salinas responded if we obtain the easement, what we usually pay is half of fair market value.

Mr. Gilbert Alvarado stated his request is because the need to construct an open carport for his vehicle(s) to protect them from the sun, hail, and other inclement weather. He is willing to pay what the City feels is a fair & just price, and to have the City also retain an easement on it.

Public Hearing

Public Hearing on an Ordinance to Rezone from a 'C' (Commercial District) to an R-2 (Duplex, Multi-Family, Townhouse and Apartment District), being the S. 206.02'-N.1215.55', Lot 11, Block 37, Alamo Land & Sugar Co. Subd. as requested by Hinojosa engineering and a rezone from an 'M' (Industrial District) to an R-2 (Duplex, Multi-Family, Townhouse and Apartment District), being the S. 124.19'-N 1339.74', Lot 11, Block 37 Alamo Land & Sugar as requested by Gilbert Hinojosa.

Roger Peterson states he lives at 403 NeedlesPalms at this time he would like the developer to speak.

Carlos De Angel spoke on the concern on the upcoming construction, one of the main concern was the noise and light pollution coming from our neighborhood to theirs. During our study we found a 30ft Easement on the east side of the property that will serve as a buffer. Another thing we said we are willing to do to create more of a buffer is to do an 8-foot fence on our property. Another major concern, is that Royal Palms has standing water and what was found in the topography of this land does flow back to their subdivision, we are creating a 50-year detention basin. We want to do a four plex system, we are expecting to have 18-24 lots, gated something a little nicer rent starting from \$850-\$1050 depending on the market.

Mayor Pro-Tem Okie Salinas asked will all this be one story?

Carlos De Angel responded yes

Mr. Roger Peterson submitted a petition from the Alamo Royal Palms residents we have 118 signatures. All of these signatures address their interest that it is not in the best interest to have a high density rental units. He ask the commission why will they allow for these rental units to be built in a commercial area and the other side is a retirement community. He states if the numbers are done if each unit has 4 people that will be a total of 450 people. If we have issues with our transformers there is no way we can access it with the units in place, the next issue is with water usage.

Carlos De Angel stated in addition to the 30foot buffer the entire property will be fenced and the only way to egress is through Tower Rd. there will not be any traffic affecting their neighborhood. As for drainage he is correct, we will be installing a detention pond.

Commissioner Pete Morales asked Mr. Salinas how long has the property been like this? He has lived in Alamo for 26 years and it has always been there. He thinks this is the only area that is wooded and not taken care of, about a year ago a resident got lost and while looking for him and that area was very wooded and dark, luckily he was found. He stated in regards of the storm drainage, he knows that our city engineer has gone into different parks and assessed the drainage. He states our city engineer found issues in our Alamo Country Club that was of flooding. We do have resources that can help you Mr. Peterson, he states this is the circle of life if you are buying or renting, then you are going shopping locally. If you think about it, Alamo has one of the lowest tax rates in the valley we are at .58 but at the same time we need to upgrade our town. Our water plants need as heard earlier it will cost us \$60-70,000 we have to find a way not raise taxes. We have a new sewer plant coming if I am not mistaken \$7 million.

Mayor Diana Martinez stated \$9 million

Commissioner Pete Morales stated with the loan forgiveness, we have to find ways and the last thing we want to do is raise taxes here in Alamo, if you are having issues we do have resources to help. Him personally he has not seen any development since he has been here, perhaps this will spark development around the post office.

Mr. Norman Cooper states he lives in the middle of the project, he has lived there for about 13-14 years and Royal Palms have paid hundreds and thousands of taxes, we have supported our

community, business and local politicians he states there will be lights that will affect his home and others. As stated by Mr. Rogers we are good neighbors and wish for the commission to consider it.

Pastor Tuttle states he has lived in Alamo for 40 years and he has seen that property empty, he is happy someone is doing something with it.

Mayor Pro-Tem Okie Salinas asked regarding the front area how far of a distance from Tower Rd.

Carlos De Angel responded roughly 240 feet it is a little more because of the easement total is around 260-270 that will be commercial.

Commissioner Pete Morales asked it will have business in the front?

Carlos De Angel responded yes, you can accommodate each lot a plaza about 10,000sq

Commissioner Pete Morales asked what type of residents are you allowing in there, like section 8

Carlos De Angel responded no, nothing will be government housing, what we want to do is one story level four plex's rent will be from \$850-\$1000 depending on bedrooms

Commissioner Pete Morales stated that's a lot

Carlos De Angel responded there are a lot of young professionals the with government such as Border Patrol and CBP always hiring. These individuals are looking for places to stay.

Commissioner Pete Morales asked if they have issues with rodents in the area

Roger Peterson responded yes

Commissioner Pete Morales states that will eliminate that problem, and he wants to repeat that the city engineers is here to help.

Paul Niva states he has lived here for 8 years and the traffic has increased and what is the city going to do?

Commissioner Pete Morales asked have we considered to add a stop light on Tower and Duranta

City Manager Robert Salinas responded yes, but it requires a traffic signal study and we have conducted the study but it we did not have enough traffic to qualify

Commissioner Pete Morales asked when it was the last time done?

City Manager Robert Salinas responded 3-4 years ago

Commissioner Pete Morales asked perhaps we need to do it again

Roy Garcia stated his concern is that city is always working on the sewer since 1975 it was built, now that we are going to add this is going to be an issue. Maybe we need a lift station

Commissioner Pete Morales asked if we can look into that

City Manager Robert Salinas responded yes

Mayor Pro-Tem Okie Salinas asked is it considered a commercial right now and we want to change it residential too. So, if somebody came in wants to build a commercial business, we might have a larger issue rather than allowing residential.

City Manager Robert Salinas responded there are a few things to consider one of the properties is industrial so you could have wreckers, a cement plant and many more industrial options. One

thing he wanted to mention is that in these zones apartments can be built, what we want to do is make it where R-2 is the proper zone so nothing like an industrial or commercial use, can go there and so that it will be more controlled.

Commissioner Pete Morales asked will each lot be paying the park fee

City Manager Robert Salinas responded yes, but it will be based on the unit, if it is 4 per lot that is 4x300.

Commissioner Pete Morales states the city will get \$1,200 per lot

City Manager Robert Salinas responded yes, and just to add it will be riskier to add an industrial site than a residential

Commissioner Pete Morales asked all the property around the post office, is that commercial?

City Manager Robert Salinas responded yes, back then when they changed it he would have not personally gotten that deep, we are trying to slowly to change it.

Commissioner Pete Morales responded he agrees and especially next to the post office

Q. Consideration and Action on an Ordinance to Rezone from a 'C' (Commercial District) to an R-2 (Duplex, Multi-Family, Townhouse and Apartment District), being the S. 206.02'- N.1215.55', Lot 11, Block 37, Alamo Land & Sugar Co. Subd. as requested by Hinojosa engineering and a rezone from an 'M' (Industrial District) to an R-2 (Duplex, Multi-Family, Townhouse and Apartment District), being the S. 124.19'-N 1339.74', Lot 11, Block 37 Alamo Land & Sugar as requested by Gilbert Hinojosa.

City Manager Robert Salinas states before we act he would like to go into executive session in regards of the petition.

Mayor Diana Martinez motions into executive session at 7:09pm

City Attorney Cris Palacios stated for the commission's purpose you can go into executive session under Texas Code 551.071 under Consultation with Attorney.

Mayor Diana Martinez motions into open session at 7:21pm

Mayor Pro-Tem Okie Salinas states Mr. Roger Peterson has a question

Roger Peterson asks for a clarification as for the 30 foot easement is this easement going around their property

Carlos De Angel responded north south all the way through

City Manager Robert Salinas states it is a 30 foot irrigation easement

Commissioner Robert De La Garza states he wants to know if it goes all the way the park

City Manager Robert Salinas responded that is something we have to look at, since it is an irrigation easement we do not have the maps and files.

Commissioner Robert De La Garza states it will go straight through, it seems the parking lot is built on top of the easement.

Roger Peterson states the lift station is built on the easement

Commissioner Robert De La Garza responds yes

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

Mayor Diana Martinez and Commissioner Robert De La Garza abstain

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.

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 7:24 pm

ATTEST:



Alexandra Rangel, City Secretary



Mayor Diana Martinez

