

The Board of Commissioners for the City of Alamo, Texas met for the Regular Meeting on Tuesday, October 05, 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
Mayra Morales, Executive Secretary	Ronnie Cruz, City Engineer
Richard Ozuna, Police Chief	Sergio Zavala, Planning Director
Roy Contreras, Fire Chief	Yvette Mendoza, Finance Director
Rafael Tapia, AEDC Director	

I. CALL MEETING TO ORDER

Mayor Diana Martinez called the regular meeting held on Tuesday October 05, 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

Fire Chief Roy Contreras announced the Fire Department is hosting their Fire Prevention Event on October 6th at Peter Piper Pizza from 6-8pm.

Commissioner Pete Morales asked if the generator for the water plant arrived?

City Manager Robert Salinas stated ok is still pending confirmation

Julio Villarreal stated they already have the pads and crane ready.

D. Consideration and Action to approve the minutes for the second regular meeting of September 21, 2021.

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

E. Consideration and action regarding the November 2021 Elections Service Contract between the Hidalgo County Election Department and the City of Alamo.

City Manager Robert Salinas stated attached is the contract for the November 2, 2021 Elections Service Contract between Hidalgo County and the City, as well a quote of the total amount.

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

F. Consideration and Action to Approve the American Rescue Plan Act Budget for the City of Alamo.

Commissioner Robert De La Garza motioned to remove the item from the Table, and Commissioner Pete Morales seconded. Motion carried.

City Manager Robert Salinas gave an update since the last time this item was tabled, one of the main issues was the drainage regarding Alamo and Duranta. Since then we have had a discussion with TXDoT and Hidalgo County Drainage District #1. TxDot has given a commitment that will allow us to expand the 24-inch line to a larger line to drain faster. One comment Mr. Pete Alvarez mentioned was that he wanted commitment from the Drainage District #1 to also allow additional storage to the Alamo Drain Ditch located east of Tower. He did speak to Raul Sesin and they do

have construction plans and are pending one last parcel of land. Before you are the original projects plus a change of the original budget, the change includes \$1,055,527 for the area of Alamo and Duranta.

Commissioner Pete Morales thanked the City Manager for getting the ball rolling and take it a little at time. Also, for the Alamo Country Club, the Palm Streets, Bonita Estates and the Master Plan. The sewer for Bonita Estates and Morningside South.

Mayor Diana Martinez stated both her and the city manager met with Jaime Garcia on Friday and he is committed to sign any documents needed to help the City of Alamo.

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

G. Consideration and Action to enter into an interlocal agreement between The City of Alamo and The Office of Criminal District Attorney of Hidalgo, Texas for services associated with forfeitures of contraband.

Police Chief Richard Ozuna stated this agreement is the percentage we receive from the forfeiture that are oversee by the District Attorney's office. This is an annual renewal.

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

H. Consideration and Action to approve a new job description for Human Resources Department.

City Manager Robert Salinas stated this is a position for a Captain position within the police department.

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

I. Consideration and Action on an Ordinance to Amend the Code of Ordinance Title 1, Chapter 6- City Officers and Employees; Adding State Mandates as they Relate to Mental Health Leave, and Paid Quarantine leave for Police Officers, Jailers, and Firefighters.

City Manager Robert Salinas stated in pursuant to Senate Bill 1359 and Texas House Bill 2073 establishes a Mental Health Leave Policy to take leave if they experience a traumatic event and the second is for paid quarantine leave for Police Officers, Jailers and Firefighters if they are exposed to communicable disease.

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

J. Consideration and Action to approve Manhole Adjustments on Crockett Street

City Manager Robert Salinas stated as part of the Crockett St. Widening Project, there are 16 manholes within this stretch of road that are needing to be adjusted for the new road elevation. The City has already replaced two old antiquated brick and concrete sewer manholes that were on this road, we are only lacking the manhole adjustments to be completed. One concern he has with the lowest bidder, is that he has an adjustment that can be added due to the need to add more "Donuts" risers to increase the height of the manhole and can be added to quote. There is a difference of \$250 from the lowest bidder, and the price is not final. He does not have a recommendation, but he is asking if we can lock in the price with Southern Trenchless then he would go with them if not, go with the second lowest bidder.

Mayor Pro-Tem Okie Salinas stated with the Saenz Brothers reputable work \$250, we can take care of it.

Mayor Diana Martinez stated based on recommendations with Public Works Director Julio Villareal for Saenz Brothers we can go with them.

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

PUBLIC HEARING

Public Hearing on a Rezoning application for Lot 36, Laguna Park Subdivision, from Single Family Residential (R-1) to Mobile Home & Modular Home Park (R-MH) District

Mayra Benedetti stated the usage are not confirming already, the zoning is still residential and they are requesting to rezone that one lot which will make it into a spot zoning.

Commissioner Pete Morales asked Mr. David Martinez who is part of the Planning and Zoning Board, did anyone go against this item.

Mr. David Martinez stated he did not attend that meeting so I am unable to tell you

Mayor Diana Martinez stated Mr. Omar Guerra was there

Commissioner Pete Morales asked was there any oppositions from the community?

Mr. Omar Guerra stated people did attend and they spoke but he is not sure. They did inform the owner to come to the city prior to the land purchase.

Commissioner Pete Morales asked Mr. Zavala how many people attended the meeting, it only says unanimous denial.

Planning Director Sergio Zavala responded 5 board members as far in the audience the applicant and a few individuals.

K. Consideration and Action on an Ordinance to rezone Lot 36, Laguna Park Subdivision, from Single Family Residential (R-1) to Mobile Home & Modular Home Park (R-MH) District

Planning Director Sergio Zavala stated the subject site is 850' north of Nebraska, along the east side of North 9th Place. The lot has dimensions of 51' x 100' (5100 square feet). The Laguna Park plat was recorded in 1974 with 74 lots. When Planning met with the family members in August, Staff was informed that their mobile home had not been moved-in; and that there was an urgent family need. The Planning Director expressed that the only way that a mobile home could be moved to the property was if the zone changed BUT this step was not recommended because if it is denied, they'll be right back where they started, especially in a development where site-built homes were the primary user of lots. Be advised that on 9/8/21, Staff did a windshield survey and discovered that the applicant had moved-in a 12' x 60' mobile home onto Lot 36, Laguna Park. Also, staff observed that there were 8 mobile homes on other lots (Lots 1, 7, 23, 33, 34, 36, 44, 50). We documented 66 lots having single family homes or vacant R-1 lots equating to 89% land use compliance to the prevailing R-1 zoning district. In 2013, there was a request by an area owner (Simonson) to move-in a mobile home on Lot 19 due to their family's needs ... the mobile home request was not approved by the Board of Commissioners where a consistent comment made was to have the residential land use 'be uniform' to its surrounding. In considering this R-MH rezoning, the Future Land Use Map (FLUM) reflects a Low Density (LD) Residential land use; this is reflective of Laguna Park's R-1 zoning district. A mobile home is usually considered a Moderate Density (MD) land use; thus R-MH is not consistent to the FLUM, either. Section 10-1-2 of Alamo's Code of Ordinances on the PURPOSE of establishing Zoning in Alamo, it includes this statement: "they have been made with reasonable consideration, among other things, to the character of the district and its peculiar suitability for particular uses and with a view to conserving the value of

buildings and encouraging the most appropriate use of land throughout the city." It seems that approving the R-MH zone to move-in a mobile home in a R-1 subdivision where there is 89% R-1 compliance, that the proposed R-MH would be a step backward to the predominant 'CHARACTER OF THE DISTRICT, especially when considering the following:

- 1. Defeats the Purpose of zoning which is to establish a deeper sense of economic stability for the predominant SF Res homes, i.e., protect property values.*
- 2. R-MH is inconsistent to the FLUM,*
- 3. R-MH is directly inconsistent to the surrounding R-1 zoning district,*
- 4. R-MH is directly inconsistent to the predominant single family land use; and*
- 5. R-MH is contrary to the precedence set in 2013 by the Board of Commissioners when a family requested an almost identical request to move in a mobile home at Laguna Park for a similar urgent family need circumstance but said request was 'not approved'.*

Planning & Zoning Commission unanimously denied the request.

Commissioner Pete Morales stated based on the recommendation from the Planning and Zoning Commission and Director he motioned for denial, and Mayor Pro-Tem Okie Salinas seconded motion carried.

Commissioner Robert De La Garza in dissent

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

Nora Navarro spoke in regards to the flooding Alamo and Duranta

Ralph Vicencio spoke on the concern of Lot 36 and to help out the family

Alberto Cazares spoke in regards to the flooding Alamo and Duranta, and the window added at the planning department is never open.

Omar Guerra spoke in regards to the political games

I. ADJOURNMENT

Citizens are encouraged to sign the attendance sheet.

There being no further business, Mayor Diana Martinez adjourned the meeting at 6:33 pm



Mayor Diana Martinez

ATTEST:



Alexandra Rangel, City Secretary

