

The Board of Commissioners for the City of Alamo, Texas met for the Regular Meeting on Tuesday, December 21, 2021 at 6:00 p.m., at the City of Alamo Municipal Building.

COMMISSION PRESENT:

Mayor Diana Martinez
Pete Morales, Mayor Pro-Tem
J.R. Garza, Commissioner
Pilar Garza, Commissioner

COMMISSION ABSENT:

Okie Salinas, Commissioner

STAFF PRESENT:

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

1. CALL MEETING TO ORDER

Mayor Diana Martinez called the regular meeting held on Tuesday December 21, 2021 to order at 6:00 p.m. at the City of Alamo Municipal Building. Mayor Diana Martinez led the Pledge of Allegiance and Melissa Gonzales led the Invocation.

C. Presentations and Announcements

Mayor Diana Martinez congratulated to Team Retiz, Sidney Retiz 2x Regional Junior Championship 2019, 2x Regional Golden Gloves Championship 2021, 1x Texas Game Championship 2021, 1x USA Boxing National Championship 2021 and Lizbeth Retiz 2x Regional Junior Olympic Championship Laredo 2017, 1x Junior Olympic State Dallas Championship 2017, 1x USA Boxing National Championship 2019, 1x Golden Gloves Regional Championship 2021, 1x State Golden Gloves Championship 2021

Mayor Pro-Tem Pete Morales congratulated Isaac Rodriguez has been playing tackle football since he was 6 years old with RGV Pop Warner and San Juan Parks & Rec. During middle school, Isaac played with the Audie Murphy Ocelots. The past 4 years, Isaac has played with PSJA Memorial Mighty Wolverines. During Isaac's Senior season, he received District 16 - 5A DII 2021 Offensive Honorable Mention. Some of his stats this year:

Rushing Stats - A total of 50 Carries, 342 Yards, averaging 6.8 yards per play with 3 Touchdowns scored, Receiving Stats - A total of 11 Receptions, 62 Yards, averaging 5.6 yards per play with 2 Touchdowns scored, Kickoff Return Stats - A total of 8 Returns, 153 Yards, with an average of 19 yards per return, A total of 5 Touchdowns scored being the highest among the Wolverines football team, Isaac was selected to represent the Wolverines with the Rio Grande Valley Coaches Association All-Star West team. The RGVCA East vs West game will be played on January 8, 2022 at 7 pm at the J. Lewis Boggus Stadium in Harlingen.

Special Projects Director Melisa Gonzales announced the Alamo Police Department and Fire Department will be hosting a Christmas toy drive thru on December 22 at 10am. Also, Battle of the badges will be on January 30th at 6pm at PSJA Memorial stadium.

Mayor Pro-Tem Pete Morales stated the Landmark will be hosting a photo with Santa on 12/22, and a market before Christmas on 12/23 at 6pm.

D. Consideration and Action to approve the minutes for the second regular meeting of November 16, 2021.

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

E. Consideration and Action to approve the minutes for the special meeting of November 22, 2021.

Commissioner J.R. Garza motioned to approve, and Mayor Pro-Tem Pete Morales seconded. Motion carried.

F. Consideration and Action to approve the minutes for the special meeting of November 30, 2021.

Commissioner J.R. Garza motioned to approve, and Mayor Pro-Tem Pete Morales seconded. Motion carried.

G. Consideration and Action to approve the minutes for the first regular meeting of December 7, 2021.

Commissioner J.R. Garza motioned to approve, and Mayor Pro-Tem Pete Morales seconded. Motion carried.

H. Consideration and Action on a Resolution to approve the Temporary Street Closures on a Portion of FM 907 and Business 83 for The Lions Club 5k Fun Bike Ride.

Special Projects Director Melisa Gonzales stated this item was approved in the last meeting, TXDoT is requiring a resolution to proceed with the street closure.

Commissioner J.R. Garza motioned to approve, and Mayor Pro-Tem Pete Morales seconded. Motion carried.

PUBLIC HEARING

PUBLIC HEARING REGARDING THE WORK PLAN AND BUDGET FOR YEAR THIRTY-FIVE (35) FOR THE URBAN COUNTY PROGRAM.

No public comment

I. Consideration and Action on a Resolution to approve The Work Plan and Budget for Year Thirty-Five (35) For the Urban County Program

City Manager Robert Salinas stated after receiving direction regarding the Urban County Program potential projects. Below is the list of streets that would be illegible for re-paving utilizing Urban County funding.

- *Ebony from 6th to Tower Rd.*
- *5 ½ St. from Duranta to Ebony*
- *9 th St. from Duranta to Frontage Rd*
- *7 t h ½ St. from Duranta to Frontage Rd*
- *10 th St. from Duranta to Frontage Rd*
- *10 t h ½ St. from Duranta to Frontage Rd*
- *9th Place from Duranta to Frontage Rd*
- *Nebraska St. from Alamo Rd. to Tower Rd.*
- *10 t h St. (Linda Gail Subd.)*
- *6t h St. from Austin to Ellis*
- *Austin St. from Tower to 7t h St.*
- *Bowie Ave. from Tower to 7th St.*
- *Calle Naranja Alamo Orchards Subdivision.*
- *All Streets within Alamo Housing 20 Unit Subdivision.*

The budget we have for these overlays is \$269,965. This item is now before you.

Mayor Pro-Tem Pete Morales motioned to approve, and Commissioner J.R. Garza seconded. Motion carried.

J. Consideration and Action on an Interlocal Agreement with Hidalgo County and the City of Alamo to accept a 2017 SKYCOP-Trailer Generator Cam Radar

Police Chief Richard Ozuna stated the Skycop is a donation from the county, all that is needed is an MOU to be agreed to transfer the equipment.

Mayor Pro-Tem Pete Morales motioned to approve, and Commissioner J.R. Garza seconded. Motion carried.

K. Final Plat Approval for Alamo Ranch Estates Subdivision, 10 Acres out of Lot 9, Block 29, Alamo Land & Sugar Company, ETJ; Owner: JF Palmer Testamentary Trust Part B-Gary H. Palmer, Co-Trustee; Engineer: Homero L. Gutierrez.

Planning Director Sergio Zavala stated the acreage is in Alamo's ETJ. It is located ¼ mile east of Alamo Road, along the south side of El Gato Road. Alamo Ranch Estates Subdivision is a 10.000-acre tract of land being out of Lot 9, Block 29, Alamo Land & Sugar Company Subdivision, as recorded in Volume 1, Page 24, Hidalgo County Map Records, Hidalgo County, Texas. Proposed development will consist of a 49-lot residential subdivision. The land use proposed is single-family residential homes where the 49 lots all meet the 6250 sq. ft. area requirement. We note that this development will be annexed into the City of Alamo. The City's maximum block length is 1000'. On one side of the street is a block at about 1200'; thus, a variance needs to be considered. Since there is a recorded residential development to the adjoining west, this development cannot stub a street to the west; however, they are stubbing to the east as a measure of meeting code as much as they reasonably can. Since these are the circumstances, staff does not object to the block length variance. Water Service: from the existing 12" water line on El Gato, a new 8" water line will be extended to serve all the lots. There are 3 fire hydrants as well at junctures approved by the Fire Marshal. As you may see, there is a street stub to the east wherein the 8" water line is also stubbed. If it is felt that when the street is extended, the water line will need to be extended, too; thus, having this as a future loop. Sanitary Sewer: MHWSC does not have any sewer lines in the area. Staff has been informed by the developers that MHWSC will allow this developer to extend 8" sewer lines along El Gato, and 12" sewer lines to serve all the lots; thereafter, the system will tie into Alamo's sewer system to the NW along El Gato. Planning and Zoning unanimously approved on December 15, 2021.

Mayor Pro-Tem Pete Morales asked how do the owners feel especially with more traffic coming in.

Planning Director Sergio Zavala responded a public hearing was held but no one came in to express their concern. It does provide additional exiting from El Gato, a secondary exit is important especially during a flood.

Mayor Pro-Tem Pete Morales stated his concern is when they become race ways.

Planning Director Sergio Zavala responded that was discussed with Mr. Wilkens and one of the things we are looking at are adding stop signs and some speed humps, if needed.

Mayor Diana Martinez motioned to approve, and Mayor Pro-Tem Pete Morales seconded. Motion carried.

L. Final Plat Approval for Tower Oaks Subdivision, 9.697 Acres out of Lot 7, Block 29, Alamo Land & Sugar Company (ETJ); Owner: Tower Oaks Development, LLC; Engineer: Homero L. Gutierrez.

Planning Director Sergio Zavala stated the acreage is in Alamo's ETJ. It is located 300' north of El Gato Road, along the west side of Tower Road. The land use proposed is single-family residential homes where the 49 lots all meet the 6250 sq. ft. area requirement. We note that this development will be annexed into the City of Alamo. The City's maximum block length is 1000'. On one side of the street (south side) is a block of over 1200'; thus, a variance needs to be considered. Since there are residential developments to the adjoining south, this development cannot stub a street to the south; however, they are stubbing to the north as a measure of meeting code as much as they reasonably can. Since these are the circumstances, staff does not object to the block length variance (on the south series of lots). We observed that there is a wide gas transmission line easement where there no home can encroach upon. We questioned the viability of these lots; however, the project engineer provided enough evidence to correctly assess that a min. 800 sq. ft. home, meeting all setbacks, can be built. Water Service: from the existing 8" water line on Tower, a new 8" water line will be extended to serve all the lots, and shall be looped through an existing utility easement to loop onto an existing 8" water line at El

Gato. There are 3 fire hydrants at junctures approved by the Fire Marshal. As you may see, there is a street stub to the north wherein the 8" water line is also stubbed. If it is felt that when the street is extended northward, the water line will be extended, too; thus, having this as another loop. They will extend a new 12" sewer system inside the subdivision, inclusive of the sewer line stubbed to the north. This system will tie to an off-site sewer system located about 1600' off-site to the SW along El Gato. This sewer line will also use the same 10' utility easement that the water line will be looped onto. The City's consulting engineer has alerted the developers and the engineering firms' rep that TCEQ approval of using the same 10' easement water & sewer lines is mandated. They understood. Also, an 8" sewer line is extended to the plats' SE juncture along Tower to be available to others no sewer to large area to adjoining SE tracts. Drainage: a new 24" storm line system within the new minor street will divert storm waters off-site to the NW through a swale easement at Sable Palm Subdivision; the runoff will then be diverted into the South Alamo Lateral. There will be no on-site detention, since their calculated detention volume will be captured in the County's South Alamo drainage ditch where this developer will excavate it to compensate for the needed plats' detention. Since it is still in the County's jurisdiction, they do not accept on-site detention ponds via a 'common lot' if so platted ... this will entail an HOA to be established and, as one may surmise, the county does not have the resources to monitor such ponds much less prosecute the HOA for failing to maintain the pond. The drainage report was approved by the HCDD#1 on 12/14/21. Other items include but are not limited to: 1) park fees required; 2) voluntary annexation request being filed; 3) no driveway access to Tower Road from any lot; 4) no objection to block length, south side only. Planning and Zoning unanimously approved on December 15, 2021.

Mayor Diana Martinez motioned to approve, and Mayor Pro-Tem Pete Morales seconded. Motion carried.

M. Presentation of Departmental Reports


Departmental Reports were included in the commissioner's packet, no comments from the City Commission.

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 6:31pm



Mayor Diana Martinez

ATTEST:



Alexandra Rangel, City Secretary

