

The Board of Commissioners for the City of Alamo, Texas met for the Regular Meeting on Tuesday, February 15, 2022 at 6:00 p.m., at the City of Alamo Municipal Building.

**COMMISSION PRESENT:**

Mayor Diana Martinez  
J.R. Garza, Commissioner  
Okie Salinas, Commissioner  
Pilar Garza, Commissioner

**COMMISSION ABSENT:**

Pete Morales, Mayor Pro-Tem

**STAFF PRESENT:**

Robert L. Salinas, City Manager  
Alexandra Rangel, City Secretary  
Cris Palacios, City Attorney  
Richard Ozuna, Police Chief  
Roy Contreras, Fire Chief  
Rafael Tapia, AEDC Director

Sergio Zavala, Planning Director  
Melisa Gonzales, Special Projects Director

**1. CALL MEETING TO ORDER**

*Mayor Diana Martinez called the regular meeting held on Tuesday February 15, 2022 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.*

*The Mayor asked for it to be a moment of silence to be taken for Commissioner Pete Morales's father in law.*

**C. Presentations and Announcements**

*Special Projects Director Melisa Gonzales stated this Thursday at 7PM Alamo Police and Fire Department will be having a softball game at the Sports Complex. Crime stoppers is official, and volunteer board members are needed.*

*Gloria Espinoza stated next Sunday at 3pm Miss Alamo 2022 pageant will be at PSJA Memorial ECHS.*

**D. Consideration and Action to approve the minutes for the first regular meeting of February 01, 2022.**

*Commissioner Okie Salinas motioned to approve, and Commissioner Pilar Garza seconded. Motion carried.*

**E. Consideration and Action to approve a Resolution for the submission of grant # 2989707, Alamo Local Border Star Grant and listing the police chief as authorized representative for this grant.**

*Special Projects Director Melisa Gonzales stated this resolution is needed to apply for annual Border Star grant and this is used for overtime. Last year we applied for \$92,000 and were awarded \$40,000.*

*Commissioner JR Garza motioned to approve, and Commissioner Okie Salinas seconded. Motion carried.*

**F. Consideration and Action to approve a Resolution for Temporary Street Closures of Alamo Road and Business 83 on Saturday October 29, 2022 from 7 am to 12pm to hold the Zion Lutheran Church 5k and Fun Run.**

*Special Projects Director Melisa Gonzales stated Pastor E.B has postponed this run from last year, since it does take a while to prepare for a 5k we are starting early. This 5K is going to mimic the Dia De Los Muertos run we had last year.*

*Commissioner Okie Salinas motioned to approve, and Commissioner Pilar Garza seconded. Motion carried.*

**G. Consideration and Action on a request from the Alamo Chamber of Commerce to use the Downtown Central Park and stage for Winter Texan Appreciation on March 10, 2022.**

*City Manager Robert Salinas stated he received a letter on behalf of the Alamo Chamber of Commerce Board, requesting permission to use Downtown Central Park for Thursday, March 10, 2022 from 10:00AM to 12:00PM to host our Winter Texan Appreciation.*

*Commissioner Pilar Garza motioned to approve, and Commissioner JR Garza seconded. Motioned carried.*

**H. Consideration and Action on a request by the Alamo Lion's Club to operate the Beer Garden for the City of Alamo 4<sup>th</sup> of July event.**

*City Manager Robert Salinas stated this year the Lions Club is requesting to operate the Beer Garden for the 4<sup>th</sup> of July event.*

*Mayor Diana Martinez stated this is a good idea to rotate the Beer Garden since the chamber is doing the watermelon festival this year.*

*Commissioner JR Garza motioned to approve and Mayor Diana Martinez seconded. Motion carried.*

**I. Consideration and action to approve Memorandum of Understanding between the McAllen, Pharr, San Juan, Alamo and Edinburg Fire Departments.**

*Special Projects Director Melisa Gonzales stated legal has reviewed the MOU and suggested to remove the word local from Texas Local Government Code.*

*Fire Chief Roy Contreras stated this MOU is between all parties is in the best interest of the citizens in need of emergency services by improving response times that have been reduced due to construction of the Pharr Interchange Project.*

*Commissioner Okie Salinas motioned to approve, and Commissioner JR Garza seconded. Motion carried.*

**J. Consideration and Action to approve the Hidalgo County Community Service Agency Vendor Agreement.**

*City Manager Robert Salinas stated two years ago we entered into this agreement to allow our residents to obtain help from the county to pay their water services.*

*Commissioner Okie Salinas motioned to approve, and Commissioner JR Garza seconded. Motion carried.*

**K. Consideration and Action regarding South Texas Health System (STHS) Year 3 Incentive Request.**

*AEDC Director Rafael Tapia stated in regards to the request by STHS for their 2022 incentive payment, I have reviewed the information and find the company to be meeting their obligations in terms of the creation and retention of jobs and maintaining operations over the previous 12 months. The information provided is in keeping with the information submitted and approved for*



*last year's incentive allocation. The City payment amount is estimated to be \$91,504.26 and accounts for \$62,500.00 development grant and \$29,004.26 property tax reimbursement. This payment is funded via the Alamo Tax Increment Reinvestment Zone #1. These were met December 30, 2021. On February 9, 2022, The Alamo EDC Board of Directors approved its portion of this year's incentive payment in the amount of \$62,500 during the monthly regular meeting.*

*Commissioner Okie Salinas motioned to approve, and Commissioner Pilar Garza seconded. Motion carried.*

**L. Consideration and Action to Authorize City Manager to go out for Request for Qualifications to Select an Architect for City Projects.**

*City Manager Robert Salinas stated the Mayor asked if we could select an architect that would work on a design for a City of Alamo Monument Sign that could be placed along the Expressway and Alamo Rd. and a Memorial Pedestal that would be installed at the Veteran's Memorial Park. The purpose of the monument sign would be to welcome visitors to the City of Alamo. This would be similar to monument signs that have been installed in other cities. The purpose of the memorial pedestal would be to include the names of the veterans that have passed who were citizens of the City of Alamo. Under the Texas Government Code, Section 2254.004, in order for us to select an architect we must go through Requests for Qualifications. I figure if we go out for RFQs, it would make sense to do it for all City projects that may come up in the future as well. This item is now before you.*

*Commissioner Okie Salinas motioned to approve, and Commissioner Pilar Garza seconded. Motion carried.*

**EXECUTIVE SESSION: 6:32PM**

**The City Commission will convene in Executive Session, in accordance with Texas Open Meetings Act, Vernon's Texas Statutes and Codes Annotated, Government Code, Chapter 551, Subchapter D, Exceptions To Requirement That Meetings Be Open. The City Commission reserves the right to go into executive session on any item listed in the Agenda Notice whether or not such item is posted as an Executive Session Item at any time during the meeting when authorized by the provisions of the Open Meetings Act. Subject to the foregoing reservation, the following are to items to be discussed in executive session:**

- 1. Pursuant to Texas Government Code §551.074 Personnel Matters and §551.071 Consultations with Attorney:**
  - a. Discussion regarding the City Manager employment contract.**

**OPEN SESSION: 6:59PM**

**The City Commission will convene in Open Session to take necessary action, if any, in accordance with Texas Government Code, Chapter 551, Open Meetings, Subchapter E, Procedures Relating to Closed Meeting, § 551.102, Requirement To Vote Or Take Final Action In Open Meeting.**

**M. Consideration and Action to approve the City Manager employment contract.**

*Commissioner JR Garza motioned to approve, and Mayor Diana Martinez seconded. Motion carried.*

**Public Hearing**

**Public Hearing to appoint/reappoint members to the Zoning Board of Adjustment Board.**  
*No Citizen Participation*

**N. Consideration and Action to appoint/reappoint members to the Zoning Board of Adjustment Board.**

*Mayor Diana Martinez asked Mr. Zavala are they going to the meetings?*

*Planning Director Sergio Zavala stated based on the chart a few have been.*

*Commissioner JR Garza motioned to remove Leonel Alvarado and Omar Guerra and appointed Dennis Combs and Noe Estrada and Commissioner Okie Salinas seconded. Motion carried.*

*Mayor Diana Martinez in dissent*

**O. Consideration and Action on Ordinance to Amend Title 2 - Board, Commissions and Committees; Chapter 13 - Recreation and Park Board; Updating the various provisions of said Chapter inclusive of the following Sections.**

*Planning Director Sergio Zavala stated attached please find an ordinance that proposes to update the ordained policies of the 'Recreation and Park Board', to be re-named the 'Parks and Recreation Board'. The still-prevailing policies were enacted in 1976 and 1980. The amendments are recommended changes to resurrect the said Board into a vibrant arm of the City to improve its parks & recreational programming. See staff's comments below which reflects some of the more primary adjustments:*

- The 1980 policies created the 'Recreation and Park Board' to be an assertive supervisory role ... this aspect has been removed where the re-named Parks & Recreation Board will be in an advisory role to the Parks & Recreation Director whose staff will implement vetted measures.*
- The P&R Board will also be pivotal in establishing its own bylaws (Note: said bylaws to be reviewed/sustained by the Board of Commissioners prior to being enabled).*
- The P&R Board will meet with the Parks & Recreation Director to develop/improve recreational opportunities and programming.*
- The P&R Board will help the P&R Director formulate an annual Parks Improvement & Implementation Plan & present that to the Board of Commissioners for approval.*
- The P&R Board will help our grants writer/other staff in seeking State/Fed funding for parks.*
- Regarding the City's Park Fee Fund, the P&R Board may advise the P&R Director on how to expend the funds; which may be included in the annual Plan, referred to earlier.*

*Mayor Diana Martinez asked do we have to do Criminal background checks for volunteers on board members?*

*City Attorney Cris Palacios responded if they are working with children, it can be added. It will all depend on what they will be doing.*

*Commissioners Okie Salinas asked if there were 9 members at one point?*

*City Attorney Cris Palacios responded 7*

*City Manager Robert Salinas responded it will be 5 committee members and 2 alternates*

*Commissioner Okie Salinas stated I thought it was 7 with no alternates, doesn't AEDC have 7 members?*

*City Manager Robert Salinas responded yes, what Mr. Zavala stated with more members it becomes more difficult to create a quorum, in this case a minimum will be 4 members.*

*Planning Director Sergio Zavala stated the proposed is 5 with 2 alternates to make it easier to create a quorum.*

*Commissioner Okie Salinas asked how many are in P&Z?*

*Planning Director Sergio Zavala responded 7, but because it is a standalone committee.*

*Commissioner Okie Salinas stated ZBA is the only with 5 with 2 alternates.*

*City Manager Robert Salinas responded yes, because they only meet 2-3 meetings every 4 months it can be difficult to meet quorum.*

*Commissioner JR Garza asked how often will they meet?*



*City Manager Robert Salinas responded it will all depend.*

*Commissioner Okie Salinas stated he has a good vision, especially parents who want to get involved, and would like to make it 7 full members like our other boards and we can get individuals involved. As far for alternates, I think it's difficult because they may have ideas but their vote wont count.*

*Planning Director Sergio Zavala stated as far as the Mayor's comment about a Criminal Background Check, since it is expected that the members of the Parks and Recreation Board will be in and around facilities where children of all ages will be present, all candidates for the Parks and Recreation Board shall undergo a complete background examination to assure maximum safety for all involved. Should there be issues with the confirmed findings of such a background check, the matter will then be provided to the City Manager's Office which will then provide direction on how to proceed on the affected candidacy. For example, someone that got DWI at a young age now at 40 years old has been an outstanding citizen compared to an extreme case of a recent registered sex offender, this will be up to the City Manager to decide.*

*Commissioner JR Garza motioned to approve, and Commissioner Okie Salinas seconded. Motion carried.*

**P. Consideration and Action on Ordinance to Amend Title 4 Public Health and Safety, Chapter 1 Fire Marshal, Section 4-1-3 Inspections, to establish a Fee Rate Structure for Fire Marshal's Services, including the Fire Departments' False Alarm Response fee rate schedule.**

*Planning Director Sergio Zavala stated the current fees imposed by the Fire Marshal's Office is limited to initial and annual inspection fees for businesses (only). However, the Fire Marshal's office provides more services than just an initial & annual inspection to business properties. Such additional services include but are not limited to the following - see attached Exhibit A fee rate schedule:*

- *Underground storage Tank inspections*
- *Above ground storage tank inspections*
- *Flammable liquid tank permit processing*
- *Auto hood Fire Extinguisher Inspections/Testing*
- *New Sprinkler systems inspections*
- *Modified sprinkler systems review/inspections*
- *Fire Alarm tests*
- *Fire reports being processed/provided*
- *False alarm response fees for the Fire Marshal.*

*Fire Marshal Manuel Garza stated because of several false alarms at put us in risk trying to get to the location. We are hoping to start charging a fee after the 3<sup>rd</sup> call at \$25. In 2019, we had 47 false calls, 2020 we had 59 and 2021 we had 57. This also causes wear and tear on the vehicles.*

*Commissioner JR Garza asked why so many false calls?*

*Fire Marshal Manuel Garza responded usually the company does not update or do proper maintenance which will cause false alarms.*

*Commissioner Okie Salinas motioned to approve and Commissioner JR Garza seconded. Motion carried.*

**Q. Presentation of Departmental Reports**

*Mayor Diana Martinez asked what was the reasoning for meeting at the fire department*

*City Manager Robert Salinas responded he visited station and viewed on what was needed to be remodeled, such as the living quarters for the female fire fighters.*

*Mayor Diana Martinez asked she also noticed they met with Ari Vela.*

*City Manager Robert Salinas responded yes, they meet with him every month for city updates.*

*Commissioner JR Garza asked have we ventured out to other stations and prices?*

*City Manager Robert Salinas responded we do iheart media.*

*Commissioner JR Garza asked how about entrevisión?*

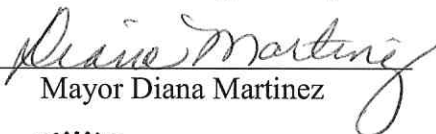
*Special Projects Director Melisa Gonzales responded no, but Arie does a great job promoting our city.*

**CITIZEN PARTICIPATION:** Five minutes per person with no response from the City  
*Luis Escalante voiced his concern towards the Planning Department.*

#### **I. ADJOURNMENT**

Citizens are encouraged to sign the attendance sheet.

*There being no further business, Mayor Diana Martinez adjourned the meeting at 7:07pm*

  
\_\_\_\_\_  
Mayor Diana Martinez

**ATTEST:**

  
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Alexandra Rangel, City Secretary

