

The Board of Commissioners for the City of Alamo, Texas met for the Special Meeting on Tuesday, October 04, 2022 at 5:00 p.m., at the City of Alamo Municipal Building.

COMMISSION PRESENT:

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

COMMISSION ABSENT:

STAFF PRESENT:

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| Robert L. Salinas, City Manager | Sergio Zavala, Planning Director |
| Alexandra Rangel, Assistant City Manager | Adela Perez, Purchasing Agent |
| Cris Palacios, City Attorney | Alex Oyoque, Museum Director |
| Richard Ozuna, Police Chief | Ronnie Cruz, City Engineer |
| Roy Contreras, Fire Chief | Julio Villareal, Public Works Director |
| Rafael Tapia, AEDC Director | Yvette Mendoza, Finance Director |
| Lori Solis, Library Director | Melissa Leal, Water Billing Supervisor |
| Michael Torres, IT Director | |

1. CALL MEETING TO ORDER

Mayor Diana Martinez called the Special meeting held on Tuesday October 4, 2022 to order at 5:00 p.m. at the City of Alamo Municipal Building. Mayor Diana Martinez led the Pledge of Allegiance and Robert Salinas led the Invocation.

C. Consideration and Action to approve the minutes for the first regular meeting of September 06, 2022.

Commissioner J.R. Garza motioned to approve, and Commissioner Oscar Salinas seconded. Motion carried.

D. Consideration and Action to amend an interlocal agreement with the County of Hidalgo Tax Assessor Collector Office.

City Manager Robert Salinas stated this interlocal is to amend the previous agreement done in 2014.

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

E. Request by Adriana Garza to have the City of Alamo waive all nuisance abatement (weedy lot) liens on Lot 34, La Casa Real #1 Subdivision

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

F. Consideration and Action on Ordinance to Amend all zoning districts' 'Permitted Uses' in TITLE 10 'Zoning Regulations' to correlate with TITLE 9's Chapter 4 'Signs' as such signs are regulated already per zoning district

Planning Director Sergio Zavala stated in Title 9, Chapter 4, the city's sign regulations are outlined as per type of land use zone. When viewing the various zoning districts in Title 10, as marked/attached herein, you will see that there is a lack of organized correlation regarding adopted sign regulations. In fact, in some zoning districts, 'signs' are not even shown as permitted, though they are allowable thru Title 9, Ch. 4. Planning is proposing to reconcile the matter by indicating in each zoning districts 'Permitted' uses that signs are permitted through referencing the correlating section of Title 9, There are some other minor adjustments in numbering and allowing in senior mobile home settings, signs that may be helpful for them to market their events in their rec halls. Staff Recommendation: Approval to reconcile thru correlation with Title 9, Chapter 4 on 'Signs'. P&Z Meeting of 9/21/22: Approved via 7 -0 vote.

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

G. Consideration and Action on Ordinance to resolve conflict between Section 10-11-1 (A) and Section 10-14-4 (B)(l) on delegated authority, via Texas Statute Section 211.009, to act on variances to Title 10 'Zoning Regulations'; and Amending Section 10-11-1 (B) regarding enhanced clarity on filling variance applications.

Planning Director Sergio Zavala stated this agenda item is an attempt by Planning to reconcile conflicting provisions to match the TX zoning statute. TX STATUTE SEC. 211.009 declares that variance authority is bestowed unto the Zoning Board of Adjustments. Current Section 10-11-1 (A) says that variance authority is unto the City Commission. However, Section 10-14-4 (B)(l) states that variance authority is bestowed unto the Zoning Board of Adjustments (ZBA). To solve the conflict within the existing city's provisions, one should go to the prevailing statute, i.e., it states that variance authority is delegated to the duly appointed ZBA. Essentially, the City of Alamo needs to amend Section 10-11-1-(A) to match the TX Statute. Also, Sect. 10-11-1 (B) should be amended to provide increased clarity on the protocol to file variance applications. Staff Recommendation: Approval. Planning & Zoning Commission; Meeting. 9/21/22; Approved via 7-0 vote.

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

H. Consideration and Possible Action on Ordinance to Amend Title 10 'Zoning Regulations', Chapter 3 'General Zoning Provisions', by adding Section 10-3-6 (J); and to amend Title 11 'Subdivision Regulations', Chapter 3 'Design Standards and Required Land Improvements', by adding Section 11-3-4 (S) to establish a Median island Standard when proposed within a Private Parking Lot or with a Paved Street section (public/private streets).

Planning Director Sergio Zavala stated at present, Alamo does not have any median island regulation within its zoning regulations (where off-street parking standards are shown); nor within the City's subdivision regulations. Within the past year, Staff has seen a few gated entry proposals. In these concepts, the ranges of the entry and exiting lanes have ranged from 16' to 20'; though some have even proposed 12' to 14' lanes. In conferring with our consulting engineer and the Fire Marshal, the enclosed template reflects what will comfortably work for large emergency responding vehicles. The template has been approved by the Fire Marshal, Engineering, Planning and Public Works (to access for any emergency utility repairs). If approved, the template will be used for any new development where staff will merely provide it to the developer and his/her agent to factor into their concept. The amendment will be part of the Subdivision (Title 11) and Zoning (Title 10) regulations as such median islands may be used within private parking lots; or within a paved street section. Staff's Recommendation: Approval.

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

I. Consideration and Possible Action on Ordinance to Amend Title 11 'Subdivision Regulations', Chapter 3 'Design Standards and Required Land Improvements', Section 11-3-11 (B)(l)(m) regarding Drainage policy on Residential Post-development Slope

Planning Director Sergio Zavala stated in January 2021, the City adopted its drainage policies. Recently, various storm sewer templates were approved as an amendment to the original Jan2021 templates. Planning observed that there was room for refined improvement on the post-construction slope regulation of a completed home, i.e., to verify that the contractor grades the lot around the home to slope storm water from the rear to the front street (& to its storm system). The current code says: "Residential Lots shall be graded to provide positive drainage toward the front of the lot at a minimum slope of 2%." In conferring with Alamo's consulting engineer, Ronnie Cruz, he concurred that the following proposed language would be more effective: "Residential lots shall be graded have a post-development finished grade of 0.25% prior to a certificate of occupancy being issued; said 0.25% grade intended to provide perpetual positive drainage toward the front of the lot at-a minimum slope of 2% and toward the street's storm system. The general contractor shall be responsible for such compliance.

The 0.25% slope is in accord to the Hidalgo County's development policies (3.1.4.1)." This amendment is designed to improve our drainage policies by specifying that the contractor slope the property (from rear-to-front at 0.25% grade). Staff's Recommendation: Approval.

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

J. Consideration and Possible Action to Approve 2022-updated Job Description for the Storm Water Specialist.

Planning Director Sergio Zavala stated management has transferred Mr. Ernesto Solis to the Community Planning & Development (CPD) Department as of Oct. 1, 2022. Yesterday, I reviewed his current job description knowing that it had to be amended to correctly reflect the hierarchal connection. It was at this time that I observed room to simplify it. Attached please find the current job description; as well as the 'DRAFT' new job description which is substantially the same, except condensed. Staff Recommendation: Approval.

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

K. Consideration and Action on Proposed Ordinance amending Title 4 'Public Health and Safety', Chapter 1 'Fire Marshal', Section 4-1-4 (O) of the City's Burn Permit Policies

Planning Director Sergio Zavala stated please find a proposed ordinance that will specify the primary intent of such burn permit policies is for development/redevelopment purposes. The standing permit fee is \$50 (though additional costs are levied based on the number of piles/2 burned for future development). However, the same \$50 permit fee is imposed should a school desire a burn permit to ignite their 'Letter' to uplift & unify their school spirit during a football season. This was not anticipated during the ordinance's initial consideration. Due to this school purpose by a non-profit institution, the attached amendment will have the \$50 permit fee waived. Also, on number 4 of the ordinances, any fees that may've been waived prior to this amendment being approved, will be retroactively ratified/approved.

Staff Recommendation: Approval.

Commissioner Okie Salinas motioned to approve, and Commissioner J.R. Garza seconded. Motion carried.

L. Consideration and Action on Ordinance to Amend Title 1 'Administration', Chapter 6 'City Officers and Employees', Section 1-6-4 'Personnel Policy Guidelines', Section 6.01 of said policies to recognize 'Columbus Day' as a holiday

Planning Director Sergio Zavala stated the attached ordinance proposes to have the City of Alamo's policies include Columbus Day as an official holiday. The neighboring cities of San Juan to our west; Donna and Mercedes to our east, Edcouch to the NE, have long recognized Columbus Day as a sign of solidarity to the founding of our nation; and such is even recognized by our Hidalgo County leaders. If favorably considered, this will reflect honoring the wisdom in the founding of a preserved land, to later evolve into these United States. Such favorable action will show our citizens that Alamo stands in unison with Donna, San Juan, and others in recognizing the importance of living in a nation of inherent rights & privileges. Finally, by recognizing such a holiday, we hope that the youth of today will follow our example of respecting that which should be honored; and to become the civic minded leaders of tomorrow - leaders that will have an instilled sense of loyalty to our country, and whose allegiance is pledged not only in words, but by their actions; as should be our loyal duty to do so, as well. Planning's recommendation: Approval.

Commissioner J.R. Garza motioned to approve, and Commissioner Okie Salinas seconded. Motion carried.

M. Consideration and Action to approve MedCare EMS Service contract

City Manager Robert Salinas explained the reason for this item was to ask for approval of the \$8K subsidy while we negotiate a new contract for EMS Services.

Mayor Pro-Tem Pete Morales asked how many calls coming in, we were to hoping to see that number with in the packet, so we can understand the cost.

Mr. Gilbert responded that cost is based off a formula we use to calculate the cost and that number of calls is usually given if it is included in the contract

Commissioner Okie Salinas asked Fire Chief Roy Contreras if he has those numbers

Fire Chief Roy Contreras responded around 1500 calls but 200 a month

Mayor Pro-Tem Pete Morales asked for this amount how many trucks will the city have?

Mr. Gilbert responded two

Commissioner Okie Salinas stated at all times? Because there was an individual who waited about 40 minutes?

Mayor Diana Martinez stated she has passed by and she has not seen any ambulances stationed within the city.

Mr. Gilbert responded because our trucks go to neighboring cities that was a reason for the delay.

Mayor Pro-Tem Pete Morales asked how much will it cost to have one stationed.

Mr. Gilbert responded \$55,000 each ambulance per month

Mayor Diana Martinez asked in the past the cost was \$0, correct?

Mr. Gilbert responded yes

City Manager Robert Salinas stated at this moment we are only approving the subsidy while we are still negotiating the contract.

Commissioner Okie Salinas motioned to approve the \$8,000 subsidy and Mayor Diana Martinez seconded motioned carried.

I. ADJOURNMENT

Citizens are encouraged to sign the attendance sheet.

There being no further business, Mayor Diana Martinez adjourned the meeting at 5:45PM



Mayor Diana Martinez

ATTEST:



Alexandra Rangel, City Secretary

