

The Board of Commissioners for the City of Alamo, Texas met for the Regular Meeting on Tuesday, July 19, 2022 at 6:00 p.m., at the City of Alamo Municipal Building.

COMMISSION PRESENT:

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

COMMISSION ABSENT:

Mayor Diana Martinez

STAFF PRESENT:

Robert L. Salinas, City Manager
Alexandra Rangel, City Secretary
Rick Palacios, City Attorney
Richard Ozuna, Police Chief
Roy Contreras, Fire Chief
Rafael Tapia, AEDC Director
Lori Solis, Library Director
Michael Torres, IT Director

Sergio Zavala, Planning Director
Adela Perez, Purchasing Agent
Alex Oyoque, Museum Director
Ronnie Cruz, City Engineer
Julio Villareal, Public Works Director
Yvette Mendoza, Finance Director
Melisa Gonzales, Special Projects Director
Melissa Leal, Water Billing Supervisor

1. CALL MEETING TO ORDER

Mayor Pro-Tem Pete Morales called the regular meeting held on Tuesday July 19, 2022 to order at 6:00 p.m. at the City of Alamo Municipal Building. Olivia from the Alamo track team led the Pledge of Allegiance and Bobby Salinas led the Invocation.

C. Presentations and Announcements

Lori Solis announced for this Friday Music in the Park, and in addition, we wanted to give a big shout out to all our Alamo kids who recently competed at the regional level and qualified for a spot at the State T.A.A.F Games of Texas meet for track, swim and tennis. We wish you the best of luck and safe travels to and from. Good luck and make Alamo Proud.

"Strong Alone, Unstoppable Together" Team Alamo

Thank you coaches

Track Coaches

Guillermo Martinez Jr.

Macario Zarate III

Jamie Borrego Jr.

Luis Garza

Serena Salinas

Emma Cedillo

Hailey Gomez

Aliyah Ortiz

Swim Coaches

Ben Waddell

Rubie Sweet

Tennis Coaches

Frank Zepeda

Arturo Salazar

D. Consideration and Action to approve the minutes for the first regular meeting of July 05, 2022.

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

E. Consideration and Action on a request by the Alamo Lions Club to operate the Beer Garden for the City of Alamo 4th of July Festival.

Commissioner Okie Salinas asked do we have a committee who takes care of this?

City Manager Robert Salinas responded we have a city committee, and we are the ones who put the freedom bash together.

Commissioner Okie Salinas asked so do they come to you all and ask like the watermelon committee?

City Manager Robert Salinas responded since this was the first year, we had our city employees run the freedom bash to make sure everything went smoothly. As far as long the Lion's Club request it is up to the commission.

Commissioner Okie Salinas stated a lot can happen within the 10 years, he will approve it on a yearly basis. He also thanked the Lions Club for all the work they have done over the years.

Nellie Medina from the Lions Club stated thanked the city commission for this opportunity and gave suggestions such as having the event at a later date and time. Any help the Lions Club is here to help.

Commissioner Okie Salinas motioned to approve for 2023, and Commissioners J.R. Garza seconded. Motion carried.

F. Consideration and Action to approve a Proposed Renovation of 3 softball infields for the Alamo Sports Complex and Villagomez Park.

City Manager Robert Salinas stated they reached out to Texas Multi-Chem for renovation of 3 softball infields. The goal is to slowly revitalize the Alamo Sports Complex and Villagomez Park to get it ready for our winter league. The total cost for all of these items is \$41,868.00.

Commissioner Okie Salinas asked are they planning on doing anything to the outfields?

City Manager Robert Salinas responded at the moment just infield, but they do specialize on grass and we do have an issue with stickers and will eventually get this under control.

Commissioner J.R. Garza stated he has been in contact with the PSJA Athletic Department and they are on board on assisting us later on.

Commissioner Okie Salinas asked Mr. Villareal if the sprinklers are up and running in the baseball parks?

Public Works Director Julio Villareal responded yes

Commissioner J.R. Garza stated he met with Mr. Rafael Tapia regarding 4B funds at the AEDC, they have roughly \$400,000 and 30% can be allocated for beautification projects. He will be approaching the board to see what they can assist with.

Commissioner Okie Salinas asked Mr. Steven Vela if he can think of something missing from the bid proposal.

Parks and Recreation Director Steven Vela responded no

Mayor Pro-Tem Pete Morales asked regarding Villagomez park, is it just the big field?

City Manager Robert Salinas responded just the big field

Commissioner J.R. Garza stated just to make sure we ask for the warning track, especially when the renovations come to play.

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

G. Consideration and Action to select a grant writer for City of Alamo Projects.

City Manager Robert Salinas stated this is just for general projects, we did have two people submit. Carlos Colina-Vargas and Border Affairs, we ranked them and Carlos Colina- Vargas was ranked #1 and Border Affairs ranked #2.

Commissioner Okie Salinas asked what do we need to motion on if we want both of them?

City Manager Robert Salinas responded just motion on both

Commissioner Okie Salinas motioned to select both Carlos Colina-Vargas and Border Affairs, and Commissioner Pilar Garza seconded. Motion carried.

H. Consideration and Action on proposed Change Order No. 5 for the Waste Water Treatment Plant project.

No action taken based on the workshop discussion earlier.

I. Consideration and Action on a resolution authorizing the Alamo Economic Development Corporation to provide Type B incentives to AMMO Development LLC for the purpose of developing and constructing 20,000 to 29,000 square feet of commercial space in the City of Alamo; first reading.

AEDC Director Rafael Tapia stated this is a resolution that requires 2 readings and this is the first of two. This is a standard resolution for any projects the AEDC funds outside the 14 NAICS code that will qualify to incentives. The purpose for this to acquire economic incentives for the purpose of developing and constructing 3.00 acres for commercial use, accounting for between 20,000 and 29,000 square feet of commercial space, and the Company will provide a minimum financial investment of \$4,280,126.00, comprised of \$2,918,400 in shell construction, \$1,167,360 in allowance cost and \$194,366.15 in land cost. Company will be required to ensure the Project results and a minimum of 60 full time jobs throughout the incentive payment period; EDC which shall provide the Company with a total of \$500,000.00 worth of incentives to paid over a period of six (6) years following the completion of the Project in the following manner:

- \$0.00 for Development & Construction phase: 48-60 months*
- 1st payment after completion of the Project \$50,000.00*
- 2nd payment after completion of the Project \$50,000.00*
- 3rd payment after completion of the Project \$100,000.00*
- 4th payment after completion of the Project \$100,000.00*
- 5th payment after completion of the Project \$100,000.00*
- 6th payment after completion of the Project \$100,000.00*

Commissioner J.R. Garza asked if they have provided any letters of intent

AEDC Director Rafael Tapia responded no, the contract will be contingent upon the final construction of the plaza and 50% occupancy.

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

J. Consideration and Action to approve a Type B incentive agreement between the Alamo Economic Development Corporation and AMMO Development LLC for the purpose of developing and constructing 20,000 to 29,000 square feet of commercial space in the City of Alamo; first reading.

AEDC Director Rafael Tapia stated much like the resolution the contract has to be read twice. The first page is similar to the resolution stating the purpose and agreements being entered into. Page 2 states the company's obligation of \$4.2 million dollars the purpose is to develop 8.12 acres, commercial space on 3.00 acres and make ready approximately 5.07 acres for future commercial use and create 60 jobs. Page 3 goes into performance agreements and AEDC agreements. Page 4 states the payment structure as mentioned earlier of \$500,000 paid over a 6 year period. Page 3. Still is pending descriptions. Page 6 includes defaults in case they don't meet requirements and page 7 does define the time of performance.

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

K. Presentation of Departmental Reports

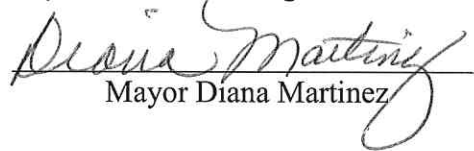
*Mayor Pro-Tem Pere Morales asked if he can see the reports from code enforcement's
Saturday inspections.*


CITIZEN PARTICIPATION: Five minutes per person with no response from the City
Reveriano Torres voiced his concern regarding sewer connection at Bonita Estates

I. ADJOURNMENT

Citizens are encouraged to sign the attendance sheet.

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


Mayor Diana Martinez

ATTEST:

Alexandra Rangel, City Secretary

