

The Board of Commissioners for the City of Alamo, Texas met for the Special Meeting held on Tuesday, June 20, 2023 at 6:00 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:

Robert L. Salinas, City Manager	Sergio Zavala, Planning Director
Alexandra Rangel, Assistant City Manager	Melissa Leal, Water Billing Supervisor
Cris Palacios, City Attorney	Yvette Mendoza, Finance Director
Richard Ozuna, Police Chief	Ronnie Cruz, City Engineer
Roy Contreras, Fire Chief	Julio Villareal, Public Works Director
Rafael Tapia, AEDC Director	Sandra Chavez, Parks and Rec. Director
Lori Solis, Library Director	

1. CALL MEETING TO ORDER

Mayor Diana Martinez called the special meeting held on Tuesday June 20, 2023 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. Presentation and Announcements

Lori Solis Library Director announced a food drive on 6/21 at 9:00am, the Freedom Bash on 7/3 from 5-10PM.

Commissioner Okie Salinas asked to promote the cookoff for July 3rd.

Mayor Pro-Tem Pete Morales mentioned wished the All Stars Softball and Baseball goodluck over this weekend.

D. Consideration and Action to approve the minutes for the special meeting of June 13, 2023.

Mayor Diana Martinez stated in the last meeting Commissioner J.R. stepped out for items G & H and did not vote.

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

E. Consideration and Action Regarding Appointment/Reappointment of Mayor Pro Tem for the Board of Commissioners

Mayor Pro-Tem Pete Morales motioned to appoint J.R. Garza and Commissioner Okie Salinas seconded. Motion carried.

F. Consideration and Action to Approve an Interlocal Agreement between the City of Alamo and the County of Hidalgo for the Rehabilitation of Ridge Road between Tower Road and Border Road.

City Manager Robert Salinas stated the City of Alamo along with Hidalgo County wish to rehabilitate Ridge Road between Tower Rd. and Border Rd. Ridge road, in this area, is in very poor condition. Portions of the road have narrowed to the point that two vehicles cannot pass through the street at the same time. This project would bring back the original county pavement width to minimum County standards and specifications. The County will handle all labor, machinery, and material necessary for the improvements to the road. The interlocal agreement however, does require the City of Alamo to provide a total cost share of \$50,000 to aid in the improvements of the road. He recommended approval of the interlocal agreement and the \$50,000 cost share.

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

G. Consideration and Action to Select an Engineer for the City of Alamo Water Treatment Plant Rehabilitation Project.

City Manager Robert Salinas stated the City of Alamo advertised and requested RFQs for the selection of an engineer for the City of Alamo Water Treatment Plant Rehabilitation Project. The qualifications were received, reviewed, and graded by City staff. The results are as follows:

- 1. Garcia Infrastructure Group*
- 2. Enprotec Hibbs & Todd*
- 3. Guzman & Munoz*

Staff used various criteria in determining the scores of the engineering firms, including compliance with the Small Minority and Women's Businesses (MWBE), familiarity of the region and of Alamo, as well as locally owned and operated businesses. Staff recommends approval of Garcia Infrastructure Group. This item is now before you.

Commissioner Okie Salinas motioned to select Garza Infrastructure Group, and Commissioner Pilar Garza seconded. Motion carried.

H. Consider and approve an ordinance authorizing the issuance of "City of Alamo, Texas Public Property Finance Contractual Obligations, Series 2022", a paying agent/registrar agreement and a purchase and investment letter; and approving all other matters related thereto.

David Gonzalez gave a brief presentaion to extend credit to the City of Alamo, through purchase of the Obligation, which the City has agreed to sell to us, at the purchase price of \$1,675,000. The Obligation will bear the terms, redemption provisions, if any, and be secured as described in the ordinance authorizing the same and approved on June 20, 2023

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

I. Discussion and Possible Action on an Ordinance to Reduce a 20' Drainage Swale Easement into a 10' Drainage Easement between Lots 4 and 5, Bonita Estates Subdivision.

Sergio Zavala Planning Director stated attached please find the recorded plat of Bonita Estates that reflects a 20' drainage swale easement between Lots 4 & 5. As circumstances have now been recently displayed, the affected property owners have already installed a storm line within the 20' swale. In requesting the construction plan from the private contractor (for Lot 4) a few weeks ago, no plan was provided. Regardless, when the line was installed in 2021 or 2022, Public Works was aware of the owners' intent, and even provided a light measure of inspection on it. The good news, or so it seems, is that Public Works Director Julio Villarreal stated that there have been NO calls from Bonita Estates residents of standing water or that the buried storm line is back-flowing. Simply stated, the storm line appears to be functional in a positive flow manner and is serving most of its drainage intent. Except for the northern 30' of Lots 4 & 5, what the attached ordinance will do is reduce the 20' drainage swale between Lots 4 & 5 into a 10' drainage easement (5' on each of the Lots' common side boundary). Also, the ordinance re-declares that the maintenance of the interred storm line will remain the responsibility of the affected property owners -this easement's maintenance is so declared in the 1997 recording of the Bonita Estates Plat through Plat Note #9 (see copy of this PN). Finally, once the ordinance is approved, Lots 4 & 5 will re-capture the exterior 5' of abandoned swale easement on its common side boundary; thus, they will be able to build on it if so desired. Staff Recommendation: Approval

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

J. Discussion and Possible Action on an Ordinance to Amend Title 10 'Zoning Regulations',

Chapter 2 'General Zoning Provisions', Section 10-3-6 'Vehicle Parking' to Include minimum off-street parking regulations for Day Care Service Centers

Sergio Zavala Planning Director stated recently, someone had filed a building permit to do extensive remodeling at a day care center. When reviewing Alamo's Code of Ordinances, I discovered that there were no declared parking regulations for day care services. There was no existing category in which to consider possible application; as such, Planning determined to propose an amendment to specifically include 'parking' for this use. In review of 8+ cities codes on what parking regs they use for day care services, only 3 local cities had some regs ... they are outlined in the attachment. In assessing what would be realistic but fair in Alamo, Planning did a hybrid of the attached profiles resulting in the following: 1.5 parking spaces for every 400 square feet (net) plus a paved loading and unloading vehicular 14' driving lane on private property for a minimum of either: 4 stacked vehicles OR stacking based on one car length for each 10 children care for. whichever is greater. Furthermore. dependent on the site plan, (pre-fab) speed humps may be required to maximize traffic safety. Planning feels that the above regulation is fair to the applicant, comfortably realistic to the parents loading/unloading children, and safe for (on-site) pedestrians, too. Staff Recommendation: Approval.

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

K. Presentation of Departmental Reports

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

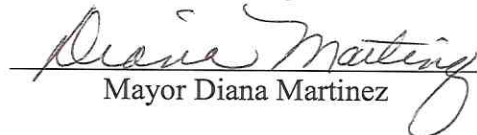
CITIZEN PARTICIPATION: Five minutes per person with no response from the City Commission. Residents must sign up prior to the city meeting.

Marco Isati asked how to change to multifamily zone.

I. ADJOURNMENT

Citizens are encouraged to sign the attendance sheet.

There being no further business, Mayor Diana Martinez adjourned the meeting at 6:22PM


Mayor Diana Martinez

ATTEST:


Alexandra Rangel, Assistant City Manager



