

The Board of Commissioners for the City of Alamo, Texas met for the Regular Meeting held on Tuesday, August 01, 2023 at 6:00 p.m., at the City of Alamo Municipal Building.

**COMMISSION PRESENT:**

Mayor Diana Martinez  
J.R. Garza, Mayor Pro-Tem  
Okie Salinas, Commissioner  
Pete Morales, 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 | Melissa Leal, Water Billing Supervisor |
| Cris Palacios, City Attorney             | Yvette Mendoza, Finance Director       |
| Richard Ozuna, Police Chief              | Alice Cano, HR Director                |
| Roy Contreras, Fire Chief                | Julio Villareal, Public Works Director |
| Rafael Tapia, AEDC Director              | Sandra Chavez, Parks and Rec. Director |
| Adela Perez, Purchasing Agent            |  |

**1. CALL MEETING TO ORDER**

*Mayor Diana Martinez called the regular meeting held on Tuesday August 01, 2023 to order at 6:00 p.m. at the City of Alamo Municipal Building. All Star 6U Baseball led the Pledge of Allegiance and Pastor Tuttle team led the Invocation.*

**C. Presentation and Announcements**

*Commissioner Pete Morales welcomed Donna's Superintendent Ms. Angela Dominguez*

*Library Director Lori Solis announced music in the park this Friday.*

*Mayor Pro-Tem J.R. Garza congratulated the All Star 6U Baseball Team*

*Commissioner Pete Morales congratulated the Tennis TAAF and Track TAAF teams*

**D. Consideration and Action to approve the minutes for the regular meeting of July 18, 2023.**

*Mayor Pro-Tem J.R. Garza motioned to approve and Commissioner Okie Salinas seconded. Motion carried.*

**E. Presentation by Heffner Design Team Regarding Gus Guerra Park**

*Andrew Heffner from the Heffner Design Team gave a presentation regarding the proposed Gus Guerra City/School Park. This park is a Texas Parks and Wildlife Grant funded park where the City of Alamo was the applicant and PSJA ISD was the principal monetary contributor. Mr. Heffner also mentioned there were several "grey designs" which include a tennis court and a second basketball court. These designs were not included in the cost estimate and will be included as an alternate in the bidding process. After further discussion regarding security, canopies, and lighting, Mr. Heffner completed his presentation.*

**F. Presentation by Schneider Electric regarding Savings for City of Alamo**

*Aaron Garcia presented the results of the City of Alamo's performance contracting project. The analysis and evaluation of project performance has been completed and the results of our calculations show that the City of Alamo has achieved \$253,528 in additional revenue generation and cost savings in Year 1. This total surpasses the \$245,638 guarantee*

**G. Consideration and Action on a MOU with Vanguard Academy and the City of Alamo, school Resource Officer for year 2023-2024.**

*Police Chief Richard Ozuna stated this MOU with Vanguard Academy and City of Alamo for school year 2023-2024 school resource officer. We currently have agreement with them on a reimbursement schedule for officer salary. We elect to continue upon your consideration.*

*Commissioner Pete Morales asked who will oversee this officer*

*Police Chief Richard Ozuna responded myself*

*Mayor Pro-Tem J.R. Garza asked will they be there at all times*

*Police Chief Richard Ozuna responded yes*

*Diana Martinez asked how long have we been doing this?*

*Police Chief Richard Ozuna responded 3 years*

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

**H. Consideration and Action to Approve a second reading of the City Resolution authorizing the use of AEDC funds for Tower Road Project**

*City Manager Robert Salinas stated this is the second reading of the City Resolution authorizing the use of AEDC funds for Tower Road Project.*

*Commissioner Okie Salinas motioned to approve, and Mayor Pro-Tem J.R. Garza seconded. Motion carried.*

**I. Consideration and Action to Award the Bid for the Tower Road Paving Improvements Project.**

*City Manager Robert Salinas stated the City of Alamo is in the process of providing a pavement overlay along Tower Rd. between Business 83 to just north of Hackberry Ave. The project also includes 7 new fiberglass manholes, and a new concrete intersection along Duranta Ave. On 7/27/23 closed bids were submitted to the City by 2 construction firms. Attached is Letter of Recommendation and Cost Breakdown from Cruz-Hogan Engineers recommending the project go to the lowest responsible bidder, 2GS, LLC DBA Earthworks Enterprise, in the amount of \$850,014.45.*

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

**J. Consideration and Action to Remove the "Non-Resident Fee" from the City of Alamo Parks Sports Programs.**

*Sandra Chavez Parks and Recreation Director state the City of Alamo was approached regarding the possibility of removing the "non-resident fee" for parks sports programs. The removal of the fee would keep one single fee for residents and non-residents alike. This would simplify the fees for Parks and Recreation and give the City a more welcoming image to guests from other cities.*

*Mayor Pro-Tem J.R. Garza motioned to approve and Commissioner Pilar Garza seconded. Motion carried.*

**K. Consideration and Possible Action on an Ordinance to Recognize and Adopt the Water and Wastewater (Sanitary Sewer) Master Plan of the City of Alamo, Texas as prepared by Cruz-Hogan.**

*Planning Director Sergio Zavala stated the Water and Wastewater (sanitary sewer) Master Plan is a series of extensive needs assessments and comprehensive policies that the City will apply in*



*its efforts to enhance and improve its water and wastewater circumstances. It includes detailed issues to resolve. The plan was reviewed by the Public Works Department and also the Planning Department for proper vetting prior to the plan's completion. Once adopted, the Water and Wastewater Master Plan will be readily available to the general public, engineering firms, developers, and interested others. Of course, the Master Plans will be a valuable resource used to leverage grant funding, too.*

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

**L. Discussion and Possible Action on an Ordinance to Amend Title 10 'Zoning Regulations', Chapter 5 'R-1 Single-family Dwelling District', Section 10-5-6 Conditional Uses' to add a new conditional use being 'A family-oriented events facility with predominantly outdoor activity stations'.**

*Planning Director Sergio Zavala stated Planning has been approached about a possible use within a large R-1 tract that may be feasible so long as reasonable boundaries are imposed. The amendment is the following as a new conditional use: A family-oriented events facility with predominantly outdoor activity stations. such a CUP must be on a minimum sized tract of 1.5 acres; only have access to an arterial-type street; must not have live music; must be buffered to residential adjoiners; must have sufficient off-street parking areas; shall not have operable hours after 9 p.m.; and there shall be no selling of alcoholic refreshments at any time. The maximum occupancy capacity will be determined by the City's Fire Marshal. As you are aware, a 'conditional use' requires a series of public hearings where the neighbors are alerted and invited to public hearings to secure their input to the proposed CUP. The CUP process entails reviewing the site plan, what is being proposed, operable days/hrs., parking, expected noise, etc. If approved, then anyone desiring to secure such a CUP must first provide the necessary data for eligibility clearance, e.g., size of tract, access only to an arterial street, etc. Notice that 2 of the primary criteria is that applicant sites must be a minimum of 1.5 acres and must only have access to an arterial-type street (such as Tower, Cesar Chavez, Border, etc.). If the site has access to a minor street, then it will not qualify to apply for this conditional use. The reason this is an important criterion is because it eliminates the risk of incoming guests parking their cars on the minor street and thus invite disruption to the residential neighborhood.*

*Mayor Pro-Tem J.R. Garza motioned to approve, and Commissioner Okie Salinas seconded. Motion carried.*

**M. Discussion and Possible Action on an Ordinance to Reduce a 20' Drainage Swale Easement into a 10' Drainage Easement between Lots 25 and 26, Bonita Estates**

*Planning Director Sergio Zavala stated Attached please find the recorded plat of Bonita Estates that depicts a 20' drainage swale easement between Lots 25 & 26. In compliance to a directive from the City Manager's office to examine the drainage swales at Bonita Estates and the measure of evident compliance, -in this process -Planning discovered that a swale does not exist between these lots. What does exist between Lots 25 and 26 is an interred storm drainage line as installed some years back by the City of Alamo. Not receiving any storm blockage complaints, it appears that the storm line remains in a positive flow manner; thus, meeting its drainage intent. Except for the southernmost 40' of Lots 25 & 26, what the attached ordinance will do is reduce the 20' drainage swale between these lots 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 25 & 25 will re-capture the exterior 5' of the current 10' swale easement currently recorded on each of these lots.*

*Commissioner Okie Salinas motioned to approve, and Mayor Pro-Tem J.R. Garza seconded. Motion carried.*

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

*Mayra Benedetti addressed her concern regarding the tire shop next to her residence.*

**I. ADJOURNMENT**

Citizens are encouraged to sign the attendance sheet.

*There being no further business, Mayor Diana Martinez adjourned the meeting at 7:26PM*

  
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Mayor Diana Martinez

**ATTEST**  
  
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Alexandra Rangel, Assistant City Manager

