

The Board of Commissioners for the City of Alamo, Texas met for the Regular Meeting held on Tuesday, September 19, 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:

Robert L. Salinas, City Manager	Sergio Zavala, Planning Director
Alexandra Rangel, Assistant City Manager	Sandra Chavez, Parks and Rec. Director
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	
Adela Perez, Purchasing Agent	

1. CALL MEETING TO ORDER

Mayor Diana Martinez called the regular meeting held on Tuesday September 19, 2023 to order at 6:00 p.m. at the City of Alamo Municipal Building. Mayor led the Pledge of Allegiance and Pastor Tuttle team led the Invocation.

C. Presentation and Announcements

Commissioner Pete Morales congratulated the PSJA Wolverines Football and Volleyball Teams

Mayor Pro-Tem JR Garza congratulated the Drumline for placing 1st place

D. Consideration and Action to approve the minutes for the regular meeting of September 05, 2023.

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

E. Consideration and Action on Resolution and Road Closure for Inaugural Operation Christmas RGV 5K Run.

Library Director Lori Solis stated attached you will find the resolution and road closure with map for the Operation Christmas RGV SK Run. This Event will be taking place on Saturday, December 9, 2023 from 7am - 11am. Race will begin at 8am.

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

F. Consideration and Action to approve a Contract with Hidalgo County Elections Department for the November 7, 2023 Elections.

Assistant City Manager Alexandra Rangel stated attached you will find a copy contract between Hidalgo County.

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

PUBLIC HEARING

Public Hearing regarding 2023-2024 City Budgets the General Fund, Debt Service Fund, Water & Sewer Fund and the Hotel/Motel Fund.

No citizen participation

G. Consideration and Action on an Ordinance to Adopt the City of Alamo Fiscal Year 2023-2024 City Budgets the General Fund, Debt Service Fund, Water & Sewer Fund and the Hotel/Motel Fund.

City Manager Robert Salinas stated this Ordinance is adopting the City of Alamo's City Budget for Fiscal Year 2023-2024, commencing October 1, 2023 and ending on September 30, 2024, pursuant to local government code 102. Staff's Recommendation: To approve ordinance adopting the budget for the City of Alamo for fiscal year beginning October 1, 2023 and ending September 30, 2024.

Commissioner Pete Morales thanked the staff for accomplishing a balanced budget two years in a row.

Mayor Pro-Tem JR Garza thanked the staff for accomplishing a balanced budget two years in a row

Commissioner Pete Morales motioned to approve, and Commissioner Okie Salinas seconded. Motion carried.

Mayor Diana Martinez in dissent in Travel and Training increase of \$1,000 and the Tech Coordinator position.

Commissioner Pete Morales motioned to approve and Commissioner Okie Salinas seconded. Motion carried.

PUBLIC HEARING

Public Hearing on Proposed Tax Rate \$0.5801/\$100.00 Valuation for the City of Alamo for Fiscal Year Beginning October 1, 2023 through September 30, 2024.

No citizen participation

H. Consideration and Action on an Ordinance Adopting the Tax Rate and Levy for the City of Alamo for the Tax Year 2023 and Fiscal Year beginning October 1, 2023 through September 30, 2024.

City Manager Robert Salinas stated this Public Hearing to solicit input from public regarding the City of Alamo's proposed ad valorem tax rate of \$0.5801 per \$100 valuation, pursuant to Texas code section 26.05(D). The City Commission was presented with the No-New-Revenue and Voter-Approval tax rate at the meeting of August 15, 2023. A proposed rate of \$0.5801 per \$100 valuation was presented and approved by the Commission present at the meeting. Publication of the notice of public hearing was done in the Advance News Journal on August 23, 2023.

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

I. Consideration and Action to approve job descriptions for Parks and Recreation Maintenance Supervisor and Executive Assistant.

City Manager Robert Salinas stated these are two new position approved this budget.

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

J. Consideration and Action on a charge of \$15.00 service fee for refunds.

City Manager Robert Salinas stated all approved refunds shall be charged a \$15.00 service fee. No refunds shall be approved and/or authorized if requested on the first day the program begins or any day thereafter, unless exigent circumstances exist. Exigent circumstances shall be

reviewed on a case-by-case basis and shall be decided at the sole discretion of the City Manager or his designee.

K. Consideration and Action to Authorize a Take Home Vehicle for Parks and Recreation

City Manager Robert Salinas stated this is a request by Sandra, Director for Parks and Recreation Department, to use, from time to time, a City Vehicle as a take home vehicle. Sandra has explained to Administration that there are times there is a need to take a City vehicle home in order to go out to the parks after regular business hours in order to handle issues with a particular park, i.e. Park lights, sprinkler systems issues, issues with rented park facilities, etc. She is asking the ability to use a city vehicle for these instances.

Commissioner Okie Salinas asked if these will have GPS

Commissioner Pete Morales asked do the directors be notified they are responsible for the vehicles?

City Manager Robert Salinas responded yes

Commissioner Pete Morales motioned to approve, and Commissioner Pilar Garza seconded. Motion carried.

Mayor Diana Martinez in dissent

L. Consideration and Action on a revision to the Purchasing Procedures Manual

No action

M. Consideration and Action to approve renewal of TML-IRP Insurance; General Liability, Auto, Cyber, Property, & Worker's Comp for 2023 – 2024

HR Director Alicia Cano stated this year it went up 20% a total of \$67,000. It was stated if the city pays the complete total we save \$9,000.

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

N. Discussion and Possible Action on an ordinance amending Title 11 'Subdivision Regulations', Chapter 3 'Design Standards and Required Land Improvements', Section 11-3-4 (J) 'Streets' to amend Table C3.2-1 'Proposed Design Standards' to upgrade the curb and gutter code to a 24" width standard

Planning Director Sergio Zavala stated attached please view the current Section 11-3-4 standard where, on new streets, the City of Alamo is still using the 18" length standard. In conferring with the City's Consulting Engineer, most other cities have already upgraded to a 24" curb & gutter standard. It is not uncommon to review plans from engineers where they show a 24" c & g standard because this is what they are used to already. The upgrade is designed to improve the drainage flow of a development, and is expected to last longer than the current shorter version.

Commissioner Okie Salinas asked who oversees the standards?

Planning Director Sergio Zavala responded Public Works, Planning and as well referencing to State Codes.

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

O. Discussion and Possible Action to Amend Title 4 'Public Health and Safety', Chapter 3 'Garbage and Refuse', Section 4-3-6 'Collection of Tree Cuttings and Limbs' to include

the right of reasonable latitude for alternate placement based on a lots' unique or extenuating circumstances

Planning Director Sergio Zavala stated at our last City Commission meeting, Section 4-3-6 was amended to absolutely mandate that the placement of brush shall be at the front street curb and no place else. There was brief discussion where in Rare Circumstances, a property with unique issues could possibly place their brush somewhere else other than the front street curb. This may be needed for traffic safety purposes. With this foundation, the attached ordinance simply provides the City with the option of reasonable latitude to consider another safe location where brush could be placed other than the front curb area. For the most part, all lots will comply with the front curb rule. However, should a rare instance occur that an alternate location must be considered, then our codes would allow for that consideration.

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

PUBLIC HEARING

Public Hearing on proposed rezoning of the following 2 adjoining tracts: TRACT 1: the East 2 Acres of the West 4 Acres of the East½ of the North½ of Lot 4, Block 36, Alamo Land & Sugar Company's Subdivision; AND TRACT 2: the East 2 Acres of the West 6 Acres of the East½ of the North ½ of Lot 4, Block 36, Alamo Land & Sugar Company's Subdivision FROM Single-dwelling Residential (R-1) TO Duplex, Multi-family, Townhouse & Apartment (R-2) zoning District; Applicant: O&A Cortes Family Limited Partnership

Mr. Augustin Cavazos voiced her concern on how this development will affect the safety of his family and surrounding neighbors

Ms. Claudia Cavazos voiced her concern on how this development will affect the safety of his family and surrounding neighbors.

Ms. Flores voiced her concern on how this development will affect the safety of his family and surrounding neighbors.

P. Discussion and Possible Acton on an Ordinance to Rezone the following 2 tracts: TRACT 1: the East 2 Acres of the West 4 Acres of the East½ of the North½ of Lot 4, Block 36, Alamo Land & Sugar Company's Subdivision; AND TRACT 2: the East 2 Acres of the West 6 Acres of the East½ of the North½, of Lot 4, Block 36, Alamo Land & Sugar Company's Subdivision FROM Single-dwelling Residential (R-1) TO Duplex, Multi-family, Townhouse & Apartment (R-2) zoning District; Applicant: O&Z Cortes Family Limited Partnership

Planning Director Sergio Zavala stated the combined acreage is 800' east of Alamo Road, along the south of Nebraska. It has irregular dimensions as depicted in the vicinity maps; but has substantial frontage to Nebraska Road, i.e., its lot depth is approximately 640'; its lot width to Nebraska is approximately 125'. The surrounding ZONINGS entirely around the tracts is Single-family dwelling zoning (R-1). The surrounding LAND USES entirely around the applicants' perimeter is single-family residential. The Future Land Use Map reflects a LOW DENSITY RESIDENTIAL (LD) designation. If zoned R-2, any subsequent apartments would not assimilate well in the midst of the single-family homes; and may detrimentally affect the property values of the surrounding homes. In viewing the surrounding R-1, surrounding SF homes, and the LD designation, it's clear that R-2 (apartment zoning) will not assimilate into this predominant SF residential very well.

Commissioner Okie Salinas asked if the applicant is here, were they notified they were denied?

Planning Director Sergio Zavala responded they are not here, but they were at the P&Z meeting.

Commissioner Okie Salinas motioned to deny and Mayor Diana Martinez seconded. Motion carried.

Q. 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.

No citizen participation.

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, Assistant City Manager

