

The Board of Commissioners for the City of Alamo, Texas met for the Regular Meeting held on Tuesday, October 17, 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	Melissa Leal, Water Billing Supervisor
Rick Palacios, City Attorney	Yvette Mendoza, Finance Director
Richard Ozuna, Police Chief	Alice Cano, HR Director
Roy Contreras, Fire Chief	Julio Villareal, Public Works Director
Sandra Chavez, Parks and Rec. Director	Heriberto Perez, PI Director
Adela Perez, Purchasing Agent	

1. CALL MEETING TO ORDER

Mayor Diana Martinez called the regular meeting held on Tuesday October 17, 2023 to order at 6:00 p.m. at the City of Alamo Municipal Building. Mayor Diana Martinez Pledge of Allegiance and Pastor Tuttle led the Invocation.

C. Presentation and Announcements

Library Director Lori Solis announced Early voting starting Monday October 23, 2023 to Friday November 3, 2023. Also, the City of Alamo will be participating in several events as follows;

- *Precinct 2 Trunk or Treat October 27, 2023 from 4p.m. to 6p.m.*
- *Red Ribbon Parade in San Juan Tx. October 28, 2023 at 9a.m.*
- *Heights of Alamo Trunk or Treat October 30, 2023 from 6p.m. to 7:30p.m.*
- *PSJA ISD Trunk or Treat October 30, 2023 from 6p.m. to 7:30p.m.*
- *City of Alamo Halloween event October 31, 2023 from 6p.m. to 9p.m. Downtown Central Park.*

Commissioner Pete Morales congratulated PSJA Memorial High School Green Machine for competing in the Pigskin and now going to Area; wishing everyone good luck. Also, he thanked Commissioner Eddie Cantu for the reconstruction of Ridge Rd. coming up in mid-November.

Mayor Pro-Tem J.R. Garza also, congratulated PSJA Memorial Green Machine on their win and wished them good luck on Area.

Museum Director Alex Oyoque announced that he has been working with Arcadia to create a pictorial book with Alamo's history, businesses and images.

D. Consideration and Action to approve the minutes for the special meeting of October 02, 2023.

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

E. Consideration and Action to approve Tyler Content Manager Software.

City Manager Robert L. Salinas stated Tyler Content Manager will integrate with Incode and help store, manage and track documents and images, captured through the use of document scanners, for improved workflow by city departments. It will help the City of Alamo go paper-less.

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

F. Consideration and Action to approve a resolution for submission of an application to the Economic Development Administration (EDA), United States Department Of Commerce's (DOC) FY 2023

Isauro Trevino presented a resolution for submission of an application to the Economic Development Administration (EDA), United States Department of Commerce (DOC) FY 2023 EDA disaster supplemental via EDA'S Economic Adjustment Assistance (EAA) for public infrastructure improvements and job creation purposes.

Isauro Trevino stated that the \$250,000 match will not be paid by the City of Alamo or the EDC, it will be borne by the developer.

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

G. Consideration and Action on an extension to the current Depository Services Contract with Freedom Bank

City Manager Robert L. Salinas stated that the city awarded their depository contract back in 2021, to Freedom Bank. The depository contract is from October 2021, through October 2023, with an option to renew the contract for a one -year extension. This will extend the contract for two years, with an option for a one-year extension.

Commissioner Oscar Salinas motioned to approve, and Commissioner Maria Del Pilar Garza seconded. Motioned carried.

H. Consideration and Action to approve Ordinance adopting a final budget amendment to the 2022-2023 General Fund, Water Sewer Fund, Interest & Sinking Fund, and Hotel Motel Fund.

Finance Director Yvette Mendoza stated that the city will be closing another fiscal year. It is incumbent to amend the original budget in accordance with keeping expenditures within budgetary constraints at the department level. Whereas any deviation from this requires approval by the governing board i.e. City Commission thus need to amend the budget.

Commissioner Pete Morales motioned to approve, and commissioner Maria Del Pilar Garza seconded. Motioned carried.

I. Consideration and Action to appoint a Certified Public Accountant to conduct the FY 2022- 2023 City Audit.

City Manager Robert L. Salinas stated staff recommends awarding the audit for Fiscal Year ending September 30, 2023 to a Certified Public accounting firm. This firm will perform an audit of the City of Alamo's governmental activities, business type activities, aggregate discretely presented component units, each major fund, and aggregate remaining fund information as of and for the year ending September 30, 2023, which collectively comprise of the basic financial statements. The firm selected will also perform the Single Audit as required and imposed by the Single Audit Act Amendments of 1996 and Title 2 U.S. Code of Federal Regulations (CFR) Part 200, Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards (Uniform Guidance).

Commissioner Oscar Salinas motioned to approve, and Commissioner Maria Del Pilar Garza seconded. Motioned carried

PUBLIC HEARING

Public hearing regarding the Needs Assessment under the Urban County Program Fiscal Year 37 (2024).

City Manager Robert L. Salinas mentioned that the Urban County program funds for fiscal year 36 are proposed to be used to upgrade the water lines at Morning Side Subdivision. He also mentioned the various types of projects that the Urban County funds can be used on such as,

- *Sewer along the east side of Alamo Rd. and Nebraska Ave.*
- *Existing Lift Station upgrades/ repairs*
- *Street Re-paving Projects*
- *Sewer line replacements*
- *Water line replacements*

Jaime Garza from The Area Agency on Aging requested CDBG funds.

Connie Arroyo from Amigos Del Valle San Juan requested CDBG funds.

No action needed

J. Consideration and Action to Designate the use of Hidalgo County Precinct No. 1 Owned ARPA Funds for City of Alamo Eligible Projects

City Manager Robert L. Salinas stated that on September 22, 2023, the City of Alamo was approached by Hidalgo County Precinct No. 1 stating they would like to help the City of Alamo by allowing the use of \$150,000 of their designated ARPA funds for eligible projects, i.e. water infrastructure, sewer infrastructure, stormwater infrastructure, streets, etc. He also stated that at this time staff is recommending the \$150,000 fund be used for street re-pavement on Palmview St, Acacia St, Country Club Dr., and Border Rd.

Mayor Pro-Tem J.R. Garza stated, for the record, that the ARPA funds are not part of the City of Alamo's budget.

Commissioner Pete Morales motioned to approve and Commissioner Oscar Salinas seconded. Motioned carried.

K. Consideration and Action to Approve a Resolution Denying the Statement of Intent Filed by Texas Gas Service to Increase Rates

City Manager Robert L. Salinas stated that on June 30, 2023, Texas Gas Service Company (TGS or Company) filed a Statement of Intent to Increase Rates application with each of the cities in their Rio Grande Valley service areas. In the filing, the Company asserted that it is entitled to a \$9.81 million increase or a 25.94% increase over current adjusted revenues, excluding gas costs. In June, the Cities Served by Texas Gas Service Company (Cities) engaged the services of consultants to review the Company's filing. The consultants identified numerous unreasonable expenses and proposed significant reductions to the Company's request. Accordingly, Cities' attorneys recommend that all City's members adopt the Resolution denying the rate change. Once the Resolution is adopted, TGS will have 30 days to appeal the decision to the Railroad Commission where the appeal will be consolidated with TGS' filing for the environs and those cities that have relinquished their jurisdiction (i.e. Gas Utility Docket 14399) currently pending at the Commission. Under the law, cities with original jurisdiction over this matter have 125 days from the initial filing to take final action on the application. By the agreement of the parties, this

deadline was suspended until December 1, 2023. As such, all cities with original jurisdiction will need to adopt the resolution no later than December 1.

Commissioner Oscar Salinas motioned to approve and Commissioner Maria Del Pilar Garza seconded. Motioned carried.

L. Discussion and Possible Action to Amend Title 9 'Building Regulations', Chapter 2 'Substandard Buildings', Section 9-2-4 'Preliminary Determination of Violation' to enhance understanding of entering the premises of a substandard building through required due process protocol

Planning Director Sergio Zavala stated that the Planning Department is investigating the matter of a substandard un-inhabited residential structure to potentially having it demolished. In examining the City's codes regarding access to more fully determine its correct status, we confess that it was a real challenge discovering relevant codified protocol to legally direct city staff in this process.

Ultimately, the direction was found in one of the 3" binders in the Building Official's office. The 2021 International Building Code (IBC) has a provision referred to as (A)104.6 'Right of Entry' - this measure provides the needed steps in accessing private (substandard) structures. In pondering this examination process, it was considered a good idea to have the 'Right of Entry' verbiage imported into the City's codified Title 9 regs. In doing so, this will help the general public know what will be expected of Staff in researching substandard buildings in their neighborhoods; and it will also help (future) staff members by more quickly accessing the legal protocol to use. If NOT adopting this ordinance, then efforts by Alamo's future staff will similarly be delayed and exasperating to seek & ultimately find the right of entry protocol to legally gain access to a substandard structure's premises.

Commissioner Oscar Salinas motioned to approve, and Commissioner Maria Del Pilar Garza seconded. Motioned carried.

M. 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 6:27 PM


Mayor Diana Martinez

ATTEST:


Alexandra Rangel, Assistant City Manager



