

The Board of Commissioners for the City of Alamo, Texas met for the Regular Meeting held on Tuesday, November 21, 2023 at 6:00 p.m., at the City of Alamo Municipal Building.

**COMMISSION PRESENT:**

Mayor J.R. Garza  
Okie Salinas, Mayor Pro-Tem (via-Zoom)  
Pete Moreles, Commissioner  
Roel Leon Moreno Jr., Commissioner  
Arturo "AJ" Garcia, Commissioner

**COMMISSION ABSENT:**

**STAFF PRESENT:**

Robert L. Salinas, City Manager	Sergio Zavala, Planning Director
Chris Palacios, City Attorney	Yvette Mendoza, Finance Director
Alicia Cano, HR Director	Julio Villareal, Public Works Director
Roy Contreras, Fire Chief	Juan Ornelas, Assistant Public Works Director
Isauro Trevino AEDC Director	Melissa Leal, Water Billing Supervisor
Saul Solis, Police Chief	Ana Garza, Executive Assistant

**I. CALL MEETING TO ORDER**

*Mayor J.R. Garza called the regular meeting held on Tuesday November 21, 2023 to order at 6:00 p.m. at the City of Alamo Municipal Building. Mayor J.R. Garza led the Pledge of Allegiance and Pastor Tuttle led the Invocation.*

**C. Presentation and Announcements**

*Library Director Lori Solis announced that the City's offices will be closed Thursday November 23, 2023 and Friday November 24, 2023 in observance to Thanksgiving Holiday.*

**D. Consideration and Action to approve the minutes for a special meeting on November 6, 2023.**

*Mayor J.R. Garza motioned to approve, Commissioner Roel Leon Moreno Jr seconded. Motion carried.*

**E. Consideration and Action on a resolution to vote on the 2024-2025 Ballot of the Hidalgo County Appraisal District Board of Directors**

*City Manager, Robert L. Salinas stated that this is a resolution required by the Ballot County Appraisal District Board of Directors, the City of Alamo has a total of 25 votes. The two nominated people were Albert Cardenas and Joel Olivarez. We need the numbers of votes that will be placing on this resolution.*

*Commissioner Okie Salinas motioned to vote for 15 votes in favor of Albert Cardenas and 10 in favor of Joel Olivarez, Commissioner Roel Leon Moreno Jr. seconded. Motioned carried.*

**F. Consideration and Action to Appoint a Mayor Pro-Tern for the Alamo Board of Commissioners.**

*Commissioner Roel Leon Moreno Jr. motioned to appoint Commissioner Okie Salinas, and Mayor J.R. Garza seconded. Motion carried.*

**G. Consideration and Action to approve the Lamar Billboard Contract. (tabled 11/06/23)**

*Commissioner Roel Leon Moreno Jr. motioned to un table, Commissioner AJ Garcia seconded. Motion carried.*

City Manager Robert L. Salinas stated that Lamar had sent a preview of the billboard that was requested November 6, 2023.

Mayor Pro-Tem Okie Salinas motioned to approve and noted to start looking into different avenue marketing, Mayor J.R. Garza seconded. Motion carried.

**H. Consideration and Action on approval An Ordinance Amending the Code of Ordinance Title 1, Chapter 6 'City Officers and Employees', Section 1-6-4 'Personal Policy Guidelines' (tabled 11/06/2023)**

Commissioner AJ Garcia motioned to un table, Mayor J.R. Garza seconded. Motion carried.

City Manager Robert L. Salinas stated that he is requesting a No Action due to changes that need to be made before deciding.

Mayor J.R. Garza motioned for No Action, Commissioner AJ Garcia seconded. Motion carried.

**I. Consideration and Action to approve request by Dollar Tree Store thru Colbar, LLC to have the Board of Commissioners authorize the City Manager's Office to issue a Building Permit prior to full Subdivision Compliance on Property on 1.129 Acre Tract out of Lot 6, Block 32, Alamo Land and Sugar Company's Subdivision. (Tabled 11/06/2023)**

Commissioner Roel Leon Moreno Jr motioned to un table, Mayor J.R. Garza seconded. Motion carried.

City Manager stated that after discussing the request with Planning Director Mr. Zavala, details have not been yet responded to. City Manager Robert L. Salinas requested No Action.

Mayor J.R. Garza motioned for No Action, Commissioner AJ Garcia seconded. Motion carried.

**J. Consideration and Action Regarding Proposed Projects for the 2023-2024 Budget.**

City Manager Robert L. Salinas stated that The City has some discretionary funds in the amount of \$1,000,000 that may be designated for future projects, needed repairs, and/or new equipment. He included a list of various needs that can be allocated for use of this discretionary funds. He had two recommendation that further explained the proposed projects. He is recommending, recommendation number two that will allow us to take care of two big projects by using the discretionary fund as well as the \$150,000 Precinct 1 Fund.

Commissioner AJ Garcia motioned to table, Mayor J.R. Garza seconded. Motion carried

**K. Consideration and Action on a resolution authorizing signatures at the depository bank, Freedom Bank.**

City Manager Robert L. Salinas stated that the City of Alamo requires 3 facsimile and 1 original signature on each check issued by the City of Alamo.

Mayor Pro-Tem Okie Salinas motioned to approve Mayor J.R. Garza, Commissioner Roel Leon Moreno Jr. and Commissioner AJ Garcia, Mayor J. R. Garza seconded. Motion carried.

**L. Consideration and Action to approve a Waterline Agreement-North Alamo Water Supply Corporation, City of Alamo, Gouge Development Co., LLC-Tower Villas Subdivision**

City Manager Robert L. Salinas stated that this is an agreement that is needed for the new developments of the North side of Alamo with the North Alamo Water Supply.

Mayor J.R. Garza motioned to approve, Commissioner AJ Garcia seconded. Motioned carried.

**M. Consideration and Action to approve a purchase of 8 Motorola M500 ICV systems with all components through DIR-TS0-4101 contract.**

City Manager Robert L. Salinas stated the approval of Purchasing of 8 Motorola MS00 ICV (in car video system) with all components to be installed in our newly purchased police vehicles. Purchase made possible through Enterprise by providing funding to city on the procurement and applying towards our current vehicle replacement financed program. Only the city police department could get special pricing on equipment from Motorola and not Enterprise, so the above process had to take place.

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

**N. Consideration and Action to approve the acceptance of grant award (1 SJCOPS-23-GG-04592-UHPX) FY23 COPS hiring program in the amount of \$352,404.00**

AEDC Director Isauro Trevino stated that Acceptance of grant award FY23 COPS hiring program in the amount of \$352,404.00 allowing the city of Alamo to hire 3 police officers. The city's required match is \$117,468.00 over the 3-year period with a 1-year obligation period for a total 4-years. After a year of compliance, the city can apply for a hardship.

Commissioner Roel Leon Moreno Jr. motioned to approve, and Commissioner AJ Garcia seconded. Motion carried.

**PUBLIC HEARING**

**Public hearing on a Discussion and Possible Action to consider approving an Ordinance to grant a Conditional Use Permit to establish a non-residential parking facility on property zoned R-1 being the E. ½ of Lot 2 & all of Lot 3, Block 4, Johnson Subdivision being at 1100 W. Elm Street, Alamo, Texas; R-Single-Family Dwelling District; Applicant is Josue Barroso (Freedom Bank)**

**O. Consideration and Action to Discussion and Possible Action to consider approving an ordinance to grant a Conditional Use Permit to establish a non-residential parking facility on property zoned R-1 being the E. ½ of Lot 2 & all of Lot 3, Block 4, Johnson Subdivision being at 1100 W. Elm Street, Alamo, Texas; R-Single-Family Dwelling District; Applicant is Josue Barroso (Freedom Bank)**

Planning Director Sergio Zavala stated that the site is located behind (West) of Whataburger, the lot dimensions 82.50' X 80.00 totaling 6,600 sq. ft. The property is in an R-1 Single Family Residential zone which includes as a conditional use non-residential parking; which is the intent of this CUP request. The site plan shows paved parking spaces with a 26' entrance/exit from the existing 42' HEB/Bank driveway, and a 26' exit only to the south onto Elm St. Also, there will be a 10' X 80' detention swale on the west portion of the property. The existing tree along the NW area will be preserved in a landscaped island. To meet code, a 3' continuous hedge will be planted along both north and south perimeters. In essence, the CUP is a bank's parking lot, which conducts most of their work between M-F, 7am to 6pm and Sat. 7am to 1pm The buffered parking lot will be a silent neighbor to area residents and will not diminish their quality of life nor decrease their property values. If additional security lights are installed, they are to be down cast to avoid lighting up the properties in the area.

Commissioner Roel Leon Moreno Jr motioned to approve, Commissioner AJ Garcia seconded subject to staff recommendations.

**P. Consideration and Action to Discussion and Possible Action on a Final Plat Approval for Cantera Hermosa #3 Subdivision being 34.375 Acres of Lot 9, Block 46, Alamo Land and Sugar Company's Subdivision (ETJ); Developer is Cuatro Tierras, L.P.; Engineering firm is Melden & Hunt.**

Planning Director Sergio Zavala stated that Foundational: The Cantera Hermosa #3 is 6/10ths of a mile east of Tower Road, along the south side of Eldora Road. The plat proposes 144 single family residential lots that meet & exceed Alamo's min. 6250 sq. ft. threshold. The plat is in Alamo's ETJ. Water: The plat lies in NAWSC's CCN. From the existing 8" water line along Eldora, an 8" network will be extended and looped throughout the series of 6 streets to serve all the lots. The regional loop for all the Cantera Hermosa developments shows a future off-site loop to the north - see regional loop exhibit. In assessing this northward loop, the City of Alamo finds this future loop accessible - -this developer is not the owner of the marked tract yet but is under contract to purchase it in a few weeks; and M&H is already on-deck to plat it out showing this loop. The developer is also providing 10 new fire hydrants, located at junctures being 1 lot width from the corners. Initially, M&H showed the hydrants at the corners, but the contractor installed them 1-lot width away pursuant to the direction of NAWSC (due to the 'risk of being hit by a car going over the curb'). Regardless, in conferring with the Fire Marshal, he provided an email (see attached) that he is fine with the hydrants 'not' being at the intersections but as installed. Also, on the 2 street stubs to the W, the water line has been stubbed at these junctures to allow future interconnection (and looping) by developing others. Sanitary Sewer: This area is in NAWSC's sewer CCN; however, for the time being, Alamo will treat the sewer via the typical Agreement process. This developer will be installing a new off-site 15" sanitary sewer line along Eldora to then extend service to all lots with a network of predominantly 8" sewer lines; however, there are also 15" sewer lines to the perimeter west street (Apache Trail). Manholes appear to be shown at proper intervals, too. The sewer has also been capped at the street stub to the SW to be further extended by future developers, too. Note: This sewer proposal does not appear to meet the intent of our ordinance to 'Annex if using city utilities' since these sanitary sewer lines will be maintained by NAWSC & be disconnected from Alamo's system to tie onto NAWSC's sewer (plant) facilities; thus, no annexation request should be expected. Street: The plat dedicates the required 20' additional ROW for Eldora for a total of 40' ROW centerline via Hidalgo County's MPO Thoroughfare Map. Eldora has not yet been widened (10-12-23); however, street repair & widening is being coordinated with the Count of Hidalgo pursuant to the County's street widening policies. Also, the 5' sidewalk is not yet built along Eldora. On the internal street system, the plat reflects 6 new streets (two E-W; four N-S). All streets reflect the standard 50' ROW with a pavement width of 32' B-B; and construction of the 6' concrete valley gutters have been confirmed by Planning Staff on 10-12-23. Notice that the 2 E-W streets have been stubbed to the W; the barricades are already installed. Finally, a street lighting plan has been provided, and complies with the County's street lighting policy ... lights not yet installed, though (10-12-23). Storm Drainage: On storm drainage, the streets will be drained through a series of 24", 30" and 36" storm lines - see marked exhibit reflecting this. Storm water will be diverted to the detention ditch on the perimeter east...it will be a significant ditch dedicated by this plat to the Hidalgo County Drainage District #1. The drainage report was approved by the HCDD#1 on 3/2/22 (see attached). NOTE: due to the depth of the ditch, the developer will need to install a minimum 6' fence buffering fence at the rear of lots adjoining it -see Plat Note #17 on this; the fence is being installed by the developer as of this writing (11-9-23). Also, final approval on the ditch/storm system is needed prior to recording - this on-site inspection will be performed by the HCDD#1 official. Summary Comments: Typical platting requirements will be imposed to include, but not limited to.

Commissioner Pete Morales asked if the lights that will be installed in this new subdivision would be LED lights.

Project Engineered Saul Yanez with Melden And Hunt stated that they will be using LED Lights to meet the city requirements and the county requirements as well.

Commissioner Pete Morales motioned to approve, Mayor J.R. Garza seconded. Motioned carried.

**Q. Presentation of Departmental Reports.**

*Departmental Reports were included in the Commissioner's packet, no comment from the City Commission*

**R. Consideration and Action Regarding the Appointment, Employment, Evaluation, Reassignment, Duties, Discipline, or Dismissal of the Prosecutor.**

*Commissioner Roel Leon Moreno Jr. motioned to appoint Javier Villalobos, Mayor J.R. Garza seconded. Motion carried.*

**EXECUTIVE SESSION**

**The City Commission will convene in Executive Session, in accordance with Texas Open Meetings Act, Vernon's Texas Statutes and Codes Annotated, Government Code, Chapter 551, Subchapter D, Exceptions to Requirement That Meetings Be Open. The City Commission reserves the right to go into executive session on any item listed in the Agenda Notice whether or not such item is posted as an Executive Session Item at any time during the meeting when authorized by the provisions of the Open Meetings Act. Subject to the foregoing reservation, the following are items to be discussed in Executive Session:**

*Mayor J.R. Garza called executive session at 6:34 p.m.*

*Mayor J.R. Garza stated that since the Chief of Police resigned, they had to appoint someone else.*

*Commissioner AJ Garcia motioned to appoint Saul Solis, Commissioner Roel Leon Moreno Jr. seconded. Motioned carried.*

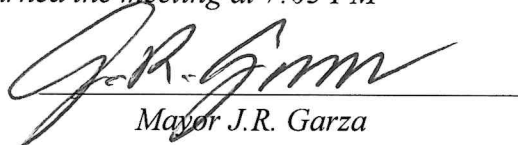
**CITIZEN PARTICIPATION: Five minutes per person with no response from the City Commission. Residents must sign up prior to the city meeting.**

*No citizen participation.*


**I. ADJOURNMENT**

Citizens are encouraged to sign the attendance sheet.

*There being no further business, Mayor J.R. Garza adjourned the meeting at 7:03 PM*

  
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Mayor J.R. Garza

**ATTEST:**

  
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Alexandra Rangel, Assistant City Manager