

The Board of Commissioners for the City of Alamo, Texas met for the Regular Meeting held on Tuesday, February 6, 2024 at 6:00 p.m., at the City of Alamo Municipal Building.

**COMMISSION PRESENT:**

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

**COMMISSION ABSENT:**

**STAFF PRESENT:**

Robert L. Salinas, City Manager	Alexandra Rangel, Assistant City Manager
Sergio Zavala, Planning Director	Rick Palacios, City Attorney
Lya Yllades, Public Information Director	Alejandro Oyoque, Museum Director
Julio Villareal, Public Works Director	Saul Solis, Interim Police Chief
Roy Contreras, Fire Chief	Sandra Chavez, Parks and Rec Director
Adela Perez, Purchasing Agent	Michael Torres, IT Director
Yvette Mendoza, Finance Director	Ronnie Cruz, City Engineer
Lori Solis, Library Director	Isauro Trevino, AEDC Director
Melissa Leal, Utilities Billing Supervisor	Ernesto Solis, Stormwater Specialist

**I. CALL MEETING TO ORDER**

*Mayor J.R. Garza called the regular meeting held on Tuesday February 6, 2024 to order at 6:00 p.m. at the City of Alamo Municipal Building. City Manager Robert L. Salinas led the Pledge of Allegiance and Pastor Tuttle led the Invocation.*

**C. Presentation and Announcements**

*Mayor J.R. Garza presented and crowned Mrs. Wanda L. Boush as our Centennial Queen.*

*City Manager Robert L. Salinas stated the Miss Alamo 2024 Scholarship Pageant will be Sunday February 25<sup>th</sup> 2024 at 3 p.m. at the Roberto Gomez, Jr. Performing Arts Center.*

*Commissioner Pete Morales recognized PSJA Memorial High School Tennis Team for taking the championship in Brownsville Tx. He recognized Jay Perez Almagaer, Aranza Almagaer, Isabel Chapa, Jeffrey Eliud, Marcelino Resendez, Oscar Rodriguez, Antoine Enger and Issac Mariscal.*

*City Manager Robert L. Salinas stated that the City of Alamo will be closed Monday 19, 2024 in observance of President's Day.*

**D. Consideration and Action to Approve the minutes for a regular meeting on January 16, 2024.**

*Commissioner Roel Leon Moreno Jr. motioned to approve, Commissioner Pete Morales seconded. Motion carried.*

**E. Consideration and Action to Authorize Cruz Hogan Consulting Engineers to Perform a Drainage Assessment as Required by TxDOT for the Alamo Rd. and Duranta Ave. Drainage Project.**

*City Manager Robert L. Salinas stated that we have an issue with the drainage on Duranta Ave. and Alamo Rd. After meeting with TxDOT representatives, they stated they will need a hydraulics study of the area along the Expressway Frontage Rd. in order to move forward with this improvement project.*

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

**F. Consideration and Action on a Resolution to Approve the Work Plan and Budget for year Thirty-Seven (37) for the Urban County Program.**

City Manager Robert L. Salinas stated that this item is to approve a resolution and budget for the Urban County Program FY 37 (2024) year. This year we are proposing to install sewer along the north east corner of Nebraska Ave. and Alamo Rd. This will allow several homes to be served with City sewer services.

Mayor Pro-Tem Okie Salinas asked about an update of FY 36, street overlays.

City Manager Robert L. Salinas stated that the bid openings have been completed and that the company that will provide the asphalt should be getting started soon with the overlays that have been assigned.

Commissioner Pete Morales motion to approve, Mayor Pro-Tem Okie Salinas seconded. Motion carried.

**G. Consideration and Action to implement the Smart City Soft Permitting Program.**

City Manager Robert L. Salinas stated that because there are still some questions, he is recommending to take no action.

**H. Discussion and Possible Action on Renewing the Customer Service Agreement with UniFirst for Employees' Uniform Needs.**

Purchasing Agent Adela Perez stated that the Alamo-UniFirst Customer Service Agreement was approved on 2-14-2019. The term of service was for 60 months. The 60 months will expire on 2-14-24; and it is now time for considering renewal of services with UniFirst. UniFirst is a firm that has been vetted with Buy Board authority, whose pricing is under Buy Board Contract #670-22. Since the Buy Board protocol is used, there is no need to activate a competitive process. In conferring with the Public Works Director, he indicates that his employees have not had any problems with their uniforms and are generally well-pleased with UniFirst. Both UniFirst and the City of Alamo certainly don't object to the modified 36-month service period.

Mayor Pro-Tem Okie Salinas asked if UniFirst had any feedback on the change for time of service.

Purchase Agent Adela Perez responded that Buy Board rules only require 36 months.

Mayor Pro-Tem Okie Salinas asked who does UniFirst service

Purchase Agent Adela Perez stated that UniFirst services Public Works Department Employees as well as Parks and Recreation Department employees

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

**I. Update and Possible Action on the Gus Guerra Park Project.**

City Manager Robert L. Salinas stated that we have a Texas Park and Wildlife Project in partnership with PSJA to build a new park. Texas Park and Wildlife will provide a dollar for dollar match for everything that is put in for the project. The agreement that was agreed upon was that PSJA will put in \$750,000 and Texas Park and Wildlife match in order to get a \$1.5-

million-dollar park. He received an email on February 2, 2024 from PSJA stating the following; "I am writing to let you know that we were not able to allocate funds to Gus Guerra Park. The pandemic significantly impacted school districts worldwide. It disrupted our traditional attendance, and we had to dedicate significant financial resources to technology and internet connections. Now, four years later, we are facing the replacement of those devices and services with no additional funding. I know you will understand that we have to prioritize the instruction of our students when creating our budget."

Mayor Pro-Tem Okie Salinas stated that the park has been architecturally designed and he asked who has paid the architect?

City Manager Robert L. Salinas stated that the City of Alamo has paid for that

Further was discussed in regards to this matter. City Attorney Rick Palacios stated and recommended that he needs to read the agreement and see if we can get reimbursed for the architectural design that has been paid for.

Mayor Pro-Tem Okie Salinas stated that before reaching any decision, he would like for City Manager Robert L. Salinas and the PSJA superintendent to meet and further discuss this matter.

Mayor J.R. Garza motioned to allow City Manager Robert L. Salinas to have further discussion with PSJA superintendent, Mayor Pro-Tem Okie Salinas seconded. Motion carried.

**J. Consideration and Action to Approve the Construction of a new Equipment / Machinery Storage Facility for the Alamo Sports Complex.**

City Manager Robert L. Salinas stated that the Parks and Recreation Department would like to build a very much needed storage at the Alamo Sports Complex. The current small storage is falling apart, and for years, all the lawnmowers have been kept under a covered roof at the Public Works department. This storage will also help us store new machinery that has been purchased to better service the baseball fields.

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

**K. Consideration and Possible Action to Approve Memorandum of Agreement (MOA) by and between the City of Alamo and LRGV TPDES Stormwater Task Force Partnership, Inc. for preparation of Texas Water Development Board Flood Infrastructure Fund (FIF) Program Grant applications MOA #R-RGV-TF-20**

Stormwater Specialist Ernesto Solis stated that this will be at no cost to the city. The MOA intends to develop project strategies detailed on the Region 15 Flood Report, and the development of separate grant applications for each strategy. This MOA will develop a Hydrologic Unit Code (HUC) flood protection study by cluster cities defined by the LRGVDC Planning Study: (Hidalgo County, San Juan, Weslaco, and Donna). Its goal as a coalition is to develop an urban hydrologic model and a warning system to benefit the network cluster cities and or surrounding areas. The MOA's scope will place emphasis on urban water, regional watersheds; rural, agricultural, and coastal water issues. Its goals will be met through coordinated partnerships and others; including RATES, UTRGV, and TAMUK.

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

**L. Consideration and Action to Appoint members to the Festival, Arts, Recreation and Entertainment (FARE) Committee.**

Planning Director Sergio Zavala stated that on January 16th, the Board of Commissioners approved an ordinance creating the Festival, Arts, Recreation & Entertainment (FARE) Committee. Regarding the approved Title 2 ordinance amendment to include the FARE within the list of approved committees, as a friendly reminder, the FARE is:

- Composed of 5 residents appointed for 3-year terms; requires residency & to be a 'qualified' elector.
- Duties include discussing, assessing and recommending various cultural arts events, recreational activities, festivals, etc. to enhance the overall quality of life for all facets of Alamo's population.
- FARE to review and adopt Bylaws to provide administrative structure.
- Attached are DRAFT Bylaws that FARE will act on at their 1st meeting.

Commissioner Roel Leon Moreno Jr. motioned to appoint Alexis Hernandez

Commissioner Pete Morales motioned to appoint Rene Suarez

Mayor J.R. Garza will appoint someone at the next City Commission Meeting.

Mayor Pro-Tem Okie Salinas motioned to appoint Rick Guzman

Commissioner AJ Garcia motioned to appoint Humberto Garcia

Mayor Pro-Tem Okie Salinas seconded. Motion carried.

**M. Consideration and Possible Action to Appoint One Member to fill a vacancy on the Traffic Safety Committee.**

Planning Director Sergio Zavala stated that on January 2<sup>nd</sup>, 2024 the Board of Commissioners appointed 5 citizens to serve on the Traffic Safety Committee; one of whom was Eric Gibson. Staff was informed that Eric Gibson would not be available; thus, one vacancy now exists. At this time, Staff requests the Board of Commissioners to appoint a resident that's a qualified elector.

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

**N. Consideration and Action on an Ordinances to Amend Title 9 'Building Regulations' Chapter 6 'Landscape Regulations', Section 9-6-7- (A)(1) 'Accessory Structure Screening' to Reconcile this provision to recently approved mandates found in Section 4-3-3 of Alamo's Code of Ordinances.**

Planning Director Sergio Zavala stated that in 2023, the City of Alamo's Board of Commissioners approved comprehensive garbage dumpster buffer regulations. A few weeks ago, Planning discovered a buffer screen regulation under the Landscape provisions found in Section 9-6-7 that should be updated to comply with the 2023 buffer mandates found in Sec. 4-3-3. Essentially, the current landscape code requires business owners or apartment owners that use dumpster bins, to construct 6' high masonry block buffers for dumpster bins. The 2023 code found in Sec. 4-3-3 simply requires such dumpster bin buffers be a minimum 6' high opaque fence/wall. Also, Planning included the Sec. 4-3-3 stipulation to Sec. 9-6-7 that provides that the new dumpster bin buffer Code will be applicable to any pre-existing business or pre-existing apartment complex where a health risk is discovered, e.g., flying debris, etc., during

a lingering Covid period. Finally, the last sentence in the current Sec. 9-6-7 was deleted, i.e., removing for the need for an additional screen landscape hedge, when adjoining a refuse area.” This would entail the business owner, for example, to provide a buffering hedge to a buffered containment area. Such was deemed redundant and an un-necessary cost to the business owner.

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

**O. Consideration and Action on an Ordinance to Amend Title 10 ‘Zoning Regulations’, Chapter 3 ‘General Zoning Provisions’, Section 10-3-3 ‘Yard Space’ to include a Rear Garage Door Setback.**

Planning Director Sergio Zavala stated that the current zoning regulations provide for garage door setbacks when such a garage door faces the front, or when it faces the corner side yard. However, if there is an alley, and the property owner desires a rear garage door access thereto, Alamo’s code does not prescribe what the rear building setback should be for a garage detached from the primary home. We know that the rear setback for accessory structures’ is 5’. What the proposed amendment will do is prescribe a minimum 20’ rear garage door setback.

The 20’ is recommended in order to have any vehicle parked OFF the rear travel lane (if the garage door is closed); thus, maximize traffic maneuverability.

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

**P. Consideration and Action to Approve the 2023 Population Estimate for the City of Alamo as it relates to Title 6 ‘Motor Vehicles & Traffic’, Chapter 6 ‘Wreckers’, Section 6-6-15(B) of Alamo’s Code of Ordinances to determine whether to increase the number of wrecker services (Rotation)**

Planning Director Sergio Zavala stated that in compliance to Sec. 6-6-15 (B) of Alamo’s Code of Ordinances, “The City Planning Department is hereby charged with the responsibility of determining the yearly population of the city”. This mandate’s intent is to annually discern whether (and when) to increase the number of rotating wrecking companies based on 1 wrecker per 200 in city population. In planning’s current task of ascertaining the “yearly population of the City”, new building permits, move-in’s etc., and pursuant to the 3.30/ population per Alamo household (census criteria), the end of year 2023 population for Alamo, Texas is estimated at 21,823.

Mayor Pro-Tem Okie Salinas asked Police Chief Saul Solis if we had any issues in regards to the wrecking rotation assigned at this time?

Police Chief Saul Solis stated that they have no issues

Commissioner Roel Leon Moreno Jr. asked Police Chief Saul Solis, how many wreckers do you have on rotation

Police Chief Saul Solis stated that about six or seven.

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

**Q. Consideration and Action to Approve the City Manager’s Employment Contract.**

**Mayor J.R. Garza announced at 7:04 p.m. that they will go to Executive Session for item Q**  
**Mayor J.R. Garza announced open session at 8:12 p.m.**

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

*Mayor Pro-Tem Okie Salinas motioned to approve a 3-year agreement with our current City Manager Robert L. Salinas and for his salary to reflect any raises that might come on a yearly basis, Commissioner Pete Morales 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.**

*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 8:13 p.m.*

  
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Mayor J.R. Garza

**ATTEST:**

  
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Alexandra Rangel, Assistant City Manager