

The Board of Commissioners for the City of Alamo, Texas met for the Regular Meeting held on Tuesday, May 21, 2024 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

COMMISSION ABSENT:

Commissioner AJ Garcia

STAFF PRESENT:

Robert L. Salinas, City Manager
Rick Palacios, City Attorney
Michael Torres, IT Director
Ronnie Cruz, City Engineer
Saul Solis, Alamo Police Chief
Roy Contreras, Alamo Fire Chief
Sandra Chavez, Parks & Rec. Dir
Ana Garza, Executive Assistant
Lya Yllades, Public Information Director
Nina Chavez, Creative Producer

Alexandra Rangel, Assistant City Manager
Sergio Zavala, Planning Director
Alex Oyoque, Museum Director
Jose Tamez, Library Director
Yvette Mendoza, Finance Director
Julio Villarreal Jr. Public Works Director
Arturo Aguirre, HR Director
Adela Perez, Purchasing Agent
Melissa Leal, Water Billing Supervisor

I. CALL MEETING TO ORDER

Mayor J.R. Garza called the regular meeting held on Tuesday May 21, 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 Commissioner Roel Leon Moreno Jr. led the Invocation.

C. Presentation and Announcements

- *Mayor J.R. Garza welcomed DHR representatives and read the Proclamation Honoring National Melanoma Skin Cancer Awareness Month*
- *DHR Representatives Clara Chapa and Community Outreach Director Karla Garcia gave a few words in regards to the Melanoma Skin Cancer and thanked the City of Alamo for all their support.*
- *Commissioner Pete Morales thanked Parks and Recreation Director Sandra Chavez, all her staff, volunteer coaches and parents for a good baseball season. He wished everyone good luck for the All Stars*
- *Commissioner Roel Leon Moreno Jr. invited everyone to Alamo's Memorial Day Ceremony remembering and honoring Alamo's heros. The ceremony will take place at the St. Joseph Cemetery 803 S. Tower Rd. Alamo Texas 78516 Monday, May 27, 2024 at 1:00 p.m..*
- *Mayor J.R. Garza congratulated everyone who participated at the Watermelon Festival.*
- *Commissioner Pete Morales thanked the Watermelon Festival Committee and volunteers for their hard work and dedication.*
- *Assistant City Manager Alexandra Rangel introduced and welcomed our new Library Director Jose Tamez.*
- *Library Director Jose Tamez invited everyone to the library and thanked the City Commission.*

D. Consideration and Action to approve a Proclamation Honoring National Melanoma Skin Cancer Awareness Month

Mayor J.R. Garza stated that more than 5 million Americans are diagnosed with skin cancer each year, making it the most common cancer diagnosed in the United States. One American dies every forty-five minutes from the skin cancer. The U.S. Surgeon General Office has issued a Call to Action to Prevent Skin Cancer. The most common types of skin cancer include melanoma, the deadliest form of skin cancer, are strongly associated with exposure to UV radiation (sunlight and indoor sources). Individuals can take steps to reduce their risk of developing skin cancer by being sun safety. Sun protection helps prevent the harmful effects of UV exposure, including sunburn, skin, cancer, premature skin aging, and eye damage. It is an important cancer to shed light on due to the high temperatures and outdoor exposure that people in the RGV are susceptible in the summer months, Now, Therefore, J.R. Garza, Mayor of the City of Alamo Proclaim May 2024, to be recognized as National Melanoma Skin Cancer Awareness Month and urge all the citizens of Alamo to take cognizance of this event and participate fittingly in its observance Given at the at the City of Alamo this 21st day of May in the year two thousand and twenty-four

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

E. Consideration and Action to Approve the minutes for a regular meeting on May 7th, 2024.

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

F. Consideration and Action to solicit bids for the renovation of Fire Station 1.

City Manager Robert L. Salinas invited Architect Charlie Garcia to give a quick presentation in regards to the floor proposal of Fire Station #1.

Architect Charly Garcia introduced himself and further explain the fire station renovations.

City Manager Robert L. Salinas asked if, during the bidding process, they can state that bidders must provide appropriate evidence of their experience.

Architect Charly Garcia stated that if they use competitive seal proposal bidding process, they can accommodate a ranking. He recommends the competitive seal proposal bidding process for this type of project rather than competitive seal bids.

Commissioner Pete Morales motioned to approve the solicitation of bids for competitive seal proposals for fire station #1, Commissioner Roel Leon Moreno Jr. seconded. Motion carries.

G. Consideration and Action to Authorize the Purchase of Real Estate for a New Police Department/ Municipal Court.

City Manager Robert L. Salinas stated that on March 26th, the City Commission authorized the City Manager to enter into negotiations to purchase real estate for the purposes of economic development and the construction of a new police department/municipal court. The property in question is Lot 4, Los Alamos Professional Plaza. After discussions with the owner, Raul Medina, he mentioned that he would be willing to sell the property to the City for the Hidalgo County Appraisal District value (\$449,061). The property is approximately 3.81 acres and would be more than enough space to construct the new facility. Once the price was known, the City Attorney advised that an appraisal be performed on the lot just to ensure the value of the property. I requested an appraisal from Aguirre & Patterson in which the value came back at \$454,000. After viewing various options (real estate loan, bonds, etc.) with Yvette Mendoza, the City's Finance Director, it was recommended to purchase the property using some of the City's reserves in order to avoid having to pay thousands of dollars in interest. Staff's Recommendation: Authorize the purchase of the property using the City's reserves.

Mayor J.R. Garza motioned to approve, Commissioner Pete Morales seconded. Motion carries.

H. Consideration and Action on a new installation of a vacuum blower for the Sewer Department Vactor Unit # 40.

Public Works Director Julio Villarreal Jr stated that a Vacuum Blower needs to be replaced and installed new for Sewer Department Vactor Unit #40. Vactor is used for multiple factors especially to unplug City main lines and to assist residents with private unplugs. Kinloch is the only company to have 1 in stock and priced with part and labor. Other companies will be able to get part with in 11 -18 months and do not offer labor.

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

Discussion and Possible Action for Final Plat Approval of Nebraska Gardens Subdivision, being 8.306 Acres out of Lot 16, Block 41, Alamo Land & Sugar Company's Subdivision; Property is zoned Single-dwelling Residential; Developer is Javier Aldape; Engineer is MAS Engineering

Planning Director Sergio Zavala stated the following:

- The 8+ acre R-1 development is located approximately 1/4 mile east of Alamo Road, along the north side of Nebraska. It is south of Gus Guerra Elementary School.
- Nebraska's future ROW is reflective of a local collector having 80' ROW (overall) or 40' ROW centerline from a plat. This plat properly dedicates the additional ROW to equate to the 40' ROW mid-street standard. On widening Nebraska, this fund will be held in escrow pending future street widening.
- The plat shows 37 R-1 lots with 1 Common Lot A (for detention purposes). All lots exceed typical R-1 min. of 6250 sq. ft. regarding overall square footage. The majority of lots are 7000 sq. ft. or 8100 sq. ft.
- Street: The 50' ROW shows a 32' B-B pavement section in format of a cul-de-sac street which is over the maximum 1000' standard. However, please note the midway knuckle (cul-de-sac effect) to compensate for not being able to interconnect to developed properties that surround the subject site. A variance will need to be considered for the street exceeding the 1000' run. Planning does not object to the street design & necessary variance.
- Water: On water, there is an internal 8" water line system, with 4 hydrants at junctures approved by the Fire Marshal. The new 8" system will be looped off-site to the NE, i.e., onto an 8" line within the Alamo Housing Authority community. Public Works staff has reviewed the proposal and they find this proposed loop to be code compliant.
- Sewer: On sanitary sewer, a new 8" sewer system with 5 manholes will be installed to serve all lots; and will tie onto the existing 12" sewer system on Nebraska. The sewer system is satisfactory.
- Drainage: On storm, there are 3 sets of inlets with intervening 24" and 30" storm lines to carry the runoff to Common Lot A, i.e., their detention pond. From the detention pond, waters will rise to drain via a 24" line into the City's existing 18" storm system on Nebraska. Also, please see the approved drainage report for a more detailed summary of their storm plan. The Hidalgo County Drainage District #1 has approved their report. Depending on the depth of the final detention pond, it may need a 6' security fence, landscaping; seeding/hydro mulching is required via the Jan. 2022 drainage policies.
- The \$500/lot park fee is required; also, water district exclusion is mandated, too.
- The 5' sidewalk along Nebraska will be done during the plats' construction, i.e., on the north side of the common detention lot.
- The plat complies with the street lighting code via the 5 street lights shown.
- As a final note regarding maintenance of the un-paved ROW along the east side of the new street (across the street of Lots 1-7, Common Lot A), this elongated strip of ROW should have a liner with, let's say, crushed granite (or similar material) thus converted to

- 1) a zero-maintenance issue, and
- 2) be more aesthetic as residents and guests are entering/exiting the development. 2023's Descanso Aqui Subdivision, faced with the exact same scenario (for Arturo Ortega; south of Crockett), did this 'zero-maintenance' improvement due to frequent high weeds and grass facing prospective buyers/residents

Staff's Recommendation: Pre- Final Plat Approval subject to:

- 1) no objection to the street length variance due to compensating street design;
 - 2) meet all other prevailing subdivision codes and policies, inclusive of providing as-builts, park fees, water district exclusion, etc.;
 - 3) provide the zero-maintenance liner improvement as cited above - developer are in agreement with this liner/crushed granite concept; and
- 3) resolve all comments that may be pending from our city consulting engineer.

Planning and Zoning Board as well as staff is recommending approval

Commissioner Pete Morales asked about the lighting being in just one side of the street

Planning Director Sergio Zavala stated that it will not affect in any negative way. The residential streets are not that wide so the lighting will help either side of the residential subdivision.

Commissioner Pete Morales asked if the col-de-sacs get flooded, how will the water flow, and how will it be removed in case it floods.

Planning Director Sergio Zavala responded that the project engineer will address this matter by having a positive water flow design. Additionally, staff can verify the positive water flow after rain to ensure the design is functioning correctly. If it isn't, the project designer can address the issue under the warranty provided after the plat has been recorded.

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

I. Discussion and Possible Action on a Variance Request to 'not pave' a sidewalk (east of Stripes) as a part of Alamo Point Subdivision's Approval; as requested by Rocio Tanus, Manager of RST Texas Real Estate Investment Group

No action

J. Discussion and Possible Action to Replace Member that Procedurally Resigned from the Traffic Safety Committee (TSE)

Planning Director Sergio Zavala stated that on January 2, 2024, the Board of Commissioners created the Traffic Safety Committee (TSC). This is a committee that meets to discuss, plan, and act on traffic safety issues and measures. On Jan. 16, 2024, the Board appointed residents to 3-year terms. All appointed commissions, committees, and boards have their attendance governed by Section 2-1-4 of our Code of Ordinances that states the following: "Members must attend at least 50% of all regular meetings during each 6 months of their tenure regardless of cause and regardless of excuse, no member shall miss more than 3 consecutive meetings. The 6-month period shall be from January 1 through June 30; and from July 1 through December 31 of each year. Failure to comply with attendance requirements, whether excused or not, will be considered as resignation from the board or commission. In the event of such termination, the chairperson of such board of commission shall immediately notify the City Commission who shall then take steps to fill such vacancy." This provision is also found in the TSC Bylaws. My 5-13-24 email informed you that Armando Cano has not attended any TSC meetings.

TSC Meeting A. Cano G. Espinoza R. Guzman M. Gutierrez R. Wright

1-31-24	Absent	Present	Present	Present	Present
3-4-24	Absent	Absent	Present	Present	Present
3-15-24	Absent	Present	Present	Absent	Present
4-29-24	Absent	Present	Present	Present	Present

Note: members must be residents of Alamo; and must be 'qualified electors', i.e., 18 years and registered voters. Planning's recommendation: In order to magnify input on TSC agenda matters, and reduce risk of not having a quorum which stalls agenda items from being acted on, a new member needs to replace the resigned member; term to expire on January 16, 2027.

Commissioner Roel Leon Moreno Jr. motioned to table, Commissioner Pete Morales seconded. Motion carries.

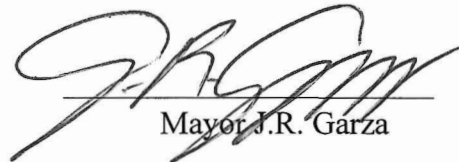
CITIZEN PARTICIPATION: Five minutes per person with no response from the City Commission. Residents must sign up prior to the city meeting.

No citizen participation

I. ADJOURNMENT

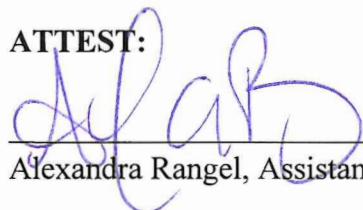
Citizens are encouraged to sign the attendance sheet.

There being no further business, Mayor J.R. Garza adjourned the meeting at 6:38 p.m.



Mayor J.R. Garza

ATTEST:



Alexandra Rangel, Assistant City Manager

