

The Board of Commissioners for the City of Alamo, Texas met for the Regular Meeting held on Tuesday, June 18, 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
AJ Garcia, Commissioner

COMMISSION ABSENT:

STAFF PRESENT:

Robert L. Salinas, City Manager
Criss Palacios, City Attorney
Michael Torres, IT Director
Ronnie Cruz, City Engineer
Saul Solis, Alamo Police Chief
Julio Villarreal Jr. Public Works Director
Arturo Aguirre, HR Director
Melissa Leal, Water Billing Supervisor
Lya Yllades, Public Information Dir.
Efrain Vasquez, Interim Fire Chief

Alexandra Rangel, Assistant City Manager
Sergio Zavala, Planning Director
Alex Oyoque, Museum Director
Jose Tamez, Library Director
Yvette Mendoza, Finance Director
Ana Garza, Executive Assistant
Miguel Cavazos, Asst. Parks & Rec. Dir
Adela Perez, Purchasing Agent
Nina Chavez, Creative Producer
Isauro Trevino, AEDC Consultant

I. CALL MEETING TO ORDER

Mayor J.R. Garza called the regular meeting held on Tuesday June 18, 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

City Manager Robert L. Salinas stated the following;

- *The City of Alamo offices will be closed June 19th, 2024 in observance for Juneteenth.*
- *He invited everyone for the Freedom Bash July 3rd, 2024 from 5p.m. to 9p.m.*
- *He thanked Precint 2 and Commissioner Eddie Cantu for completing the Ridge Rd. project between Tower Rd. and Border Rd.*
- *Since we are expecting heavy rains, he reminded everyone to stay safe.*

Mayor J.R. Garza thanked the Public Works Department as well as the Parks and Recreational Department for their hard work and dedication during this time of possible storm.

Commissioner Pete Morales stated that the City of Alamo is issuing sand bags for the residents. Special assistance for elderly and disabled residents will be provided. The city is providing tickets that can be picked up at City Hall, these tickets will allow city employees to assist the residents in need.

City Manager Robert L. Salinas stated that the sand bag distribution address is 803 S. Tower Rd, 8am to 6:30p.m. today June 18th, 2024. Tomorrow June 19th, 2024 the Public Works Department will be available from 8am to 12pm only.

D. Consideration and Action to Approve the minutes for a regular meeting on June 4th, 2024.

Commissioner Roel Leon Moreno Jr. motioned to approve, Mayor Pro-Tem Okie Salinas seconded. Motion carried.

E. Consideration and Action to approve an Interlocal Cooperation Agreement between Hidalgo County and the City of Alamo in order to provide Library Services.

Library Director Jose Tamez stated that on an annual basis the Hidalgo County and the Hidalgo County Library System (HCLS) sign an interlocal agreement in which the 13 municipal libraries agree to provide services to county residents. In turn the county budgets an annual amount to provide to the library system. The funds are first used to pay for the Integrated Library System (ILS) that the 13 libraries use to manage borrowers, the collection, and fines. The remaining amount is then divided equally between the 13 libraries that comprise the HCLS. Each library will be receiving \$14,400.

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

F. Discussion and Possible Action on a request by Eleazar Perez of 111 Becker, being Lot 15, Tower Acres Subdivision, to have their open carport 15 feet from Becker Streets' curb.

Planning Director Sergio Zavala stated that the owner requested that this matter be presented to the City Commission. The Planning Department honored that request. Briefly, the owner hired a contractor to build an open carport where the framing was constructed with no permit, and 2 of its supporting columns are about 4' onto the ROW. Tower Acres has all its streets recorded with 60' ROW. The streets' pavement is 30' B-B which means there is 15' ROW on both sides of the street. The time line on this matter is as follows:

May 31st: Building permit application filed for an open carport at 111 Becker St.

June 3rd: Planning completed review; cited typical min. open carport setbacks.

June 5th: Code Enforcement takes pictures of the completed framing w/no permit.

June 6th: Code Enforcement sends letter to owner to adjust.

June 7th: Planning meets w/applicant; explains options

1) to adjust poles,

2) ZBA variance process, or

3) approach City Commission for self-inflicted matter.

June 11th: Owner requests carport "extend 15 feet instead of 20 feet from the street curb."

Be advised that '15 feet from the street curb' is actually where the front lot line is at; and be advised that '20 feet from the street curb' is the carport's 5' front yard bldg. setback. Staff measured the supporting pole at 11' to the curb (or 4' over their property line).

Their request for the support pole to be "15' from the curb" or on the front lot line, is really a Zoning Board of Adjustments (ZBA) matter -ZBA has been appointed to consider variances within private property. If the pole is on the front lot line, this is within ZBA's realm of delegated authority. Planning provided a variance application and, when asked if they were going to file, they replied that they wanted this matter presented to the City Commission

Planning's Recommendation: no action; the 15' from curb is a ZBA

Resident Eleazar Perez presented himself and stated that his vehicle cannot be parked to close to the house because he has a special need child who requires to use a wheelchair and in doing so, they need enough space to maneuver the wheel chair.

Mayor J.R. Garza stated that the Commission as well as the City of Alamo is here to help.

Planning Director Sergio Zavala stated that he will be able to go on site (111 Becker St) to explain and give them the options available.

No Action

G. Presentation on TPWD grant application submission for Alaniz Park

AEDC Consultant Isauro Trevino presented an update on the Alaniz Park. This presentation included the proposed outdoor recreation amenities;

- All inclusive playground
- Banked shot basketball court
- Tennis/Pickleball courts
- Baseball/soccer fields
- Walking trail (critter seek & find panel)
- Fitness court
- Family restrooms
- Public WiFi access
- Accessible water fountains
- LED lighting posts
- Butterfly garden and more trees

AEDC Consultant Isauro Trevino stated for the record that the grant was submitted Monday June 17, 2024. If for any reason the City of Alamo does not get the grant, the back-up plan is to resubmit on August 1st 2024.

H. Presentaion and update on Project Management for FY 2023-24

AEDC Consultant Isauro Trevino presented the Project Monthly Management Report;

- Commission and Management was at Washington DC for the South Texas Days
- FY 2025 CPF 15: Construction of new Police Department/Court Project \$7,000,000
- FY 2025 CPF 34 Storm Drainage Project (form 13th street to Alamo Expressway Drain) project cost \$1,650,000
- Fire Prevention and Safety Grant
- EPA Project (Water Plant Renovations)
- Tower Rd. Project
- GLO Drainage Project (State Grant)
- Sewer Plant Project (TWDB)
- Fire Station Renovation
- Urban County Street Improvements
- Precint #2 MOU: Ridge Road Street improvement (Tower to Border)
- Bonita States Sewer (ARPA funds)
- Morningside South Sewer (ARPA funds)
- TxDOT/ Alamo Rd Draiage Project
- Gus Guerra Park w/ PSJA ISD (School/TPWD grant)
- City Welcome Sign
 - Assistant City Manager Alexandra Rangel stated that the City Sign Project is on schedule, improvements have been made, meetings with TxDOT as well with the designer Steve Walker have been attended. Hopefully this project gets completed by the end of this year.
- Funding pending
 - Border Zone Fire Department Grant Program
 - Local Border Security Program
 - Operation Lone Star Grant Program
 - VBLF Grant (\$317K)
 - TWDB PIF Lift Station
 - Five Year Plan Template May 2024
 - Financial Advisor meeting on current debt service status

City Engineer Ronnie Cruz presented the following

- Duranta Avenue and 13th Street Drainage Improvements. Timeline;
 - July 6, 2022 Cruz-Hogan Consultants, Inc. drafted a letter to City Manager Mr. Salinas to confirm that the City is persuing funding through the Community Development Block Grant-Disaster Recovery (CDBG-DR) funded by the General Land Office (GLO).

- August 11, 2022 Executed Agreement for Engineering Services with the City of Alamo
- February 13, 2023 Construction documents were completed and submitted to Grant Works on October of 2023
- October 24, 2023 Amendment No. 1 (to make Alamo 2018 Floods Engineering Contract complaint with GLO regulations).
- February 15, 2023 The City of Alamo was notified of the Grant Award. The Grant Award is as follows:
Grant Award: \$973,285.00
City Match: \$9,831.00
- Pending final approval of Environmental Review.

Commissioner Pete Morales asked if this drainage project will help alleviate the water from Date Palm, Royal Palm and Sabal Palm.

City Engineer Ronnie Cruz stated that this new project will help alleviate all that area.

Commissioner AJ Garcia summarized that the General Land Office (GLO) is providing funding for a drainage project to address the longstanding flooding issues on Duranta Avenue. This project is expected to have a significant impact on the City of Alamo. To proceed and start the bidding process, we are currently awaiting the release of an environmental report, which is anticipated within the next 30 days.

- Alamo Road Drainage Improvement Project (Duranta Ave. to expressway I-2)
 - Several meetings with TxDOT officials on drainage issues on Duranta Ave. to Expressway I-2
 - TxDOT committed to the City of Alamo that they will fund the construction of the project. The City committed to Engineering and Hydrology & Hydraulics Study. The preliminary cost estimate for construction \$793,753.00
 - April 04, 2024 Executed Agreement for Engineering Contract for the project and Hydrology & Hydraulics Study.
 - June of 2024 submitted Final Layout of project for TxDOT approval. Final Hydrology & Hydraulics Study also submitted for approval.

Commissioner AJ Garcia summarized that there is a drainage project for Alamo Road in collaboration with TxDOT, which has received an H&H report and is now awaiting TxDOT's approval.

Mayor J.R. Garza asked about the timeframe for this project.

City Engineer Ronnie Cruz answered that hopefully before next rainy season.

I. Presentation on City of Alamo Five Year Master Plan for planning and budgetary purposes

AEDC Consultant Isauro Trevino presented the 5 Year Plan for Fiscal Years 2024-2029. The 5 Year plan includes the following;

- Finance Department
 - Property Tax Collection
 - Sales tax collection
 - Healthy fund balance
 - Bond rating
 - Key challenges
- Police Department
 - Staffing
 - Equipment
 - Capital improvements
 - Supplies
 - Vehicles
 - Training
 - Recruitment/Retention

- *Municipal Court*
 - *Cases filled*
 - *Fines collected*
 - *Programs*
- *Fire Department*
 - *Staffing*
 - *Equipment*
 - *Capital improvements*
 - *Supplies*
 - *Vehicles*
 - *Training*
 - *Recruitment/Retention*
- *Planning and Development Department*
 - *Address community needs and challenges*
 - *Planning*
 - *Zoning*
 - *Code Enforcement*
- *Parks and Recreation*
 - *Staffing*
 - *Programming*
 - *Parks master plan*
- *Library*
 - *Staffing*
 - *Services provided*
 - *Current challenges*
 - *Library grants*
- *Museum*
 - *Historical preservations & Educational opportunities*
 - *Staffing*
 - *Equipment*
 - *Grant opportunities*
- *Public Works*
 - *Staffing*
 - *Equipment*
 - *Capitol projects*
 - *Water / sewer*
 - *Streets*
 - *Drainage*
 - *Lighting*
 - *Recycling*
- *Public Information*
 - *Information is power*
 - *Key challenges*
 - *Promote open door policy*
- *Human resources*
 - *Key challenges*
 - *Employe programs*
 - *Safe work environment*
- *Information Technology*
 - *Key challenges*
 - *Tyler content manager*
 - *NAS (Network Attached Storage)*
-backup/paperless for every department
- *Purchasing*
- *City Secretary*
- *Utility Billing*
- *Stormwater*
- *Recycling*
- *Risk management*
- *Other*

AEDC Consultant Isauro Trevino concluded by stating that our goal is to make progress, measure growth, achieve goals, branding and address community needs.

J. Consideration and Action on the Acceptance of the Resignation of the Alamo Fire Chief and the Appointment of an Interim Fire Chief.

EXECUTIVE SESSION

The City Commission will convene in Executive Session, in accordance with Texas Open Meeting 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 7:01p.m.

Mayor Pro-Tem Okie Salinas motioned to accept the resignation of the Fire Chief Roy Contreras and appoint Efrain Vazquez as the Interim Fire Chief and negotiate his salary with the City Manager Robert L. Salinas, Commissioner AJ Garcia seconded. Motion carried.

City Commission thanked Fire Chief Roy Contreras for his hard work and dedication throughout the 36 years of service for the City of Alamo

K. Presentation of Departmental Reports.

Reports were included in their packets, no questions from 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

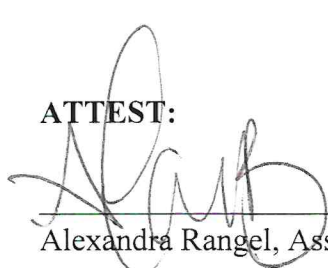
Citizens are encouraged to sign the attendance sheet.

There being no further business, Mayor J.R. Garza adjourned the meeting at 7:24p.m.



Mayor J.R. Garza

ATTEST:



Alexandra Rangel, Assistant City Manager