

The Board of Commissioners for the City of Alamo, Texas met for the Regular Meeting held on Tuesday, July 2nd, 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 Morales, Commissioner
Roel Leon Moreno Jr, Commissioner
AJ Garcia, Commissioner

COMMISSION ABSENT:

STAFF PRESENT:

Robert L. Salinas, City Manager
Rick Palacios, City Attorney
Alex Oyoque, Museum Director
Jose Tamez, Library Director
Yvette Mendoza, Finance Director
Ana Garza, Executive Assistant
Sandra Chavez, Parks & Rec. Dir
Adela Perez, Purchasing Agent
Nina Chavez, Creative Producer
Isauro Trevino, AEDC Consultant

Alexandra Rangel, Assistant City Manager
Sergio Zavala, Planning 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 Director
Efrain Vazquez, Interim Fire Chief

I. CALL MEETING TO ORDER

Mayor J.R. Garza called the regular meeting held on Tuesday July 2, 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 that the City of Alamo offices will be closed on July 4th, 2024 in observance for Independence Day. Also he informed everyone that we are issuing sand bags for the incoming bad weather*
- *Commissioner Pete Morales congratulated the Summer Tennis Program for their successful competition in McAllen and for bringing back medals. He recognized Hugo Ramirez, Ray Gonzalez, Chris Munoz, Ulises Quintanilla, Emilio Rodriguez, Sofia Garcia, Kayle Ruiz, Alondra Hernandez and Zina Torres.*
- *Mayor Pro-Tem Okie Salinas invited everyone to the 4th of July Freedom Bash on July 3rd, 2024 from 4:30p.m. to 9:00 p.m. at the Alamo Sport Complex on the corner of Ridge Rd. and Tower Rd. We will have food, kiddie rides, beer garden, live music by Texas Storm, Brody Rivers and Elida Reyna as well as fireworks.*
- *Commissioner Pete Morales thanked Commissioner Eddie Cantu for coming on board for the Ridge Rd. Project. Alamo residents are very happy with the new road.*
- *Mayor Pro-Tem Okie Salinas also thanked Commissioner Eddie Cantu and David Fuentes along with the City of Alamo Commission for coming together with these project for the City of Alamo.*
- *Mayor Pro-Tem Okie Salinas welcomed Commissioner Armando Garcia with the City of Mercedes.*
- *Parks and Recreation Director Sandra Chavez presented the All Star Season coaches and players. They had 6 divisions that participated this year and the City Commission awarded them with medals. She also thanked the coaches, players and parents for their hard work and dedication.*

D. Consideration and Action to Approve the minutes for a regular meeting on June 18th, 2024.

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

E. Consideration and Action to Select a Contractor for the Alamo Fire Station No. 1 Renovations.

City Manager Robert L. Salinas stated that due to some legal questions he would like to have this item go to Executive Session.

Mayor J.R. Garza announced at 6:44 that they will go to Executive session for item E

Mayor J.R. Garza announced open session at 7:45 p.m.

City Manager Robert L. Salinas stated that The City of Alamo solicited requests for proposals from professional contractors for the renovations to the Alamo Fire Station No. 1.

The City of Alamo advertised and requested RFPs on both May 29th and June 5th with the bid opening on June 18th. The proposals were received, reviewed, and graded by the city staff. The results are as follows;

Company	Quote	Score
Synergy Development and Construction	\$455,000	270
Herrcon, LLC	\$544,463.15	270
SKO Elite, LLC	\$546,000.00	218
Riverline Contracting, LCC	\$667,000.00	201

Staff used various criteria in determining the scores of the firms, including experience and expertise of the firm. The reason Synergy had a score of 270 was due to having the lowest quote and due to not having any previous work with the City of Alamo. The reason Herrcon, LLC had a score of 270 was due to having the second lowest quote and due to having previous experience with the City of Alamo. If you will recall, the City had set aside \$250,000 for this renovation contract, we have discussed this with our architect and are trying to see where we might be able to value engineer the project to remove some the costs. Recommendation: Staff recommends negotiating with the lowest bidder to see how we can get closer to the original cost estimate and if we are not able to come to an agreement, then we recommend moving on to the next lowest bidder to see if they would be willing to negotiate the pricing. This item is now before you.

City Attorney Rick Palacios clarified that all the proposals were above what was budgeted for the project.

Mayor Pro-Tem Okie Salinas motioned to reject all bids and rebid; Commissioner AJ Garcia seconded. Motion carried.

F. Consideration and Action to approve an Agent of Record for Insurance Services.

City Manager Robert L. Salinas stated that due to some legal questions he would like to have this item go to Executive Session.

Mayor J.R. Garza announced at 6:44 that they will go to Executive session for item F

Mayor J.R. Garza announced open session at 7:45 p.m.

City Manager Robert L. Salinas stated that the City of Alamo went out for RFQs to seek out a new agent of record, in the last few years we have noticed a significant increase in insurance premiums. The proposals were received, reviewed and interview by the city staff. The results are as follows;

Agency	Score
Lonestar	265
Ortegon Ins	263
SIG	249
Jeff Everitt	231

Staff used various criteria in determined the scores of the firms, including experience and the expertise if the firm. Staff's recommendation: Staff recommends Lonestar with the highest score. This item is now before you.

Mayor Pro-Tem Okie Salinas clarified that this change is only for the health insurance. He continued by thanking Assistant City Manager Alexandra Rangel and Human Resources Director, Arturo Aguirre for taking the time and reviewing all the proposal

Mayor Pro-Tem Okie Salinas motioned to go with the recommendation which is the Lonestar Insurance, Commissioner Pete Morales seconded. Motion carried.

G. Consideration and Action to grant a 5-year extension to the Alamo Lions Club to sell beer during the 4th of July celebration.

City Manager Robert L. Salinas stated that the Alamo Lions Club is requesting a 5-year extension for selling beer during the annual July 4th Celebration. He invited the Alamo Lions Club representative to come up to the podium to say a few words.

Alamo Lions Club Vice President Mely Villagomez introduced herself and stated that they do fundraising to help out with scholarships, eye-glasses, laptop etc. Everything that gets collected always come back to our community.

Mayor Pro-Tem Okie Salinas asked if for any reason the Alamo Lions Club is not able to participate then what would be the protocol to follow.

City Attorney Rick Palacios answered that since they do not have a contract, they only have a consent then they should not have any legal issues but it would be a good idea to create an MOU

Mayor Pro-Tem Okie Salinas motioned to approve, Commissioner AJ Garcia seconded. Motion carried.

H. Consideration and Action to approve on the purchase of Raw Water from Hidalgo County Irrigation District No.2.

City Manager Robert L. Salinas stated that every year as time goes on the City of Alamo tends to run low on water an in doing so the city purchases additional water just to make sure that we have enough throughout the year. He is asking to purchase 1,000 acer feet of municipal water from Hidalgo County Irrigation District number 2.

Mayor Pro-Tem Okie Salinas asked if we ever had the need to purchase more water that the additional water purchased.

City Manager Robert L. Salinas responded that if not mistaken only once did they have the need to purchase additional water but it was about \$30,000 worth only.

Commissioner AJ Garcia clarified that this is done as a precautionary measure in case we need more water, not because we are currently out of water.

Commissioner Pete Morales suggested to create workshops to educate our citizens on how to save water.

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

I. Consideration and Action to Approve a Memorandum of Understanding ("MOU") between the Bureau of Alcohol, Tobacco, Firearms and Explosives ("ATF") and the Alamo Police Department.

Alamo Police Chief Saul Solis stated that the City of Alamo Police Department would like to seek approval to enter into the MOU to assign an officer to the Bureau of Alcohol, Tobacco, Firearms, and Explosive (ATF) agency as a Task Force Officer (TFO) for the deterrence of illegal firearms trafficking and violent gun crime. The duties of the "TFO" will be investigate firearms trafficking, firearms related to violent crime, gather and report intelligence data relating to trafficking of firearms, and to conduct undercover operations where appropriate and engage in other traditional methods of investigation in order that the Task Force's activities will result in effective prosecution before the courts of the United States and the State of Texas. A proposed Memorandum of Understanding "MOU" has been created and submitted. Recommendation, The Alamo Police Department is seeking authorization to enter into the Memorandum of Understanding "MOU" by and between the Bureau of Alcohol, Tobacco, Firearms, and Explosives "ATF" and the Alamo Police Department as it relates to the McAllen Task Force. This item is now before you.

Mayor J.R. Garza asked that if anything that gets confiscated stays here in the City of Alamo
Alamo Police Chief Saul Solis answered that the individual that is assigned to the task force spear heads with the cases of federal government stay here.

Mayor Pro-Tem Okie Salinas asked if that would affect the man power on the streets?

Alamo Police Chief Saul Solis answered that in case that particular officer is needed in the street, they will be put back.

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

J. Consideration and Action to purchase 3 John Deere Z-Trak riding lawnmowers for the Parks and Recreation Department.

Parks and Recreation Director Sandra Chavez stated that The Parks and Recreation Department is in great need of 3 more riding lawnmowers. The department currently has 3 Z-Trak riding lawnmowers that were purchased 2 years ago and an older 2018 Scag. These mowers are used every day and follow a certain schedule in order to service all our 6 parks and 7 buildings. The additional 3 riding lawnmowers would help service areas more sufficiently.

Mayor Pro-Tem Okie Salinas asked if any of the lawnmowers will be replace or are they adding lawnmowers?

Parks and Recreation Director Sandra Chavez answered that they will be adding.

Commissioner AJ Garcia asked if Parks and Recreation Department borrows any lawnmowers from Public Works Department.

Parks and Recreation Director Sandra Chavez answered no but they do borrow other bigger machinery that they don't have in their department.

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

K. Discussion and Action to Appoint/Re-appoint members to the Parks and Recreation Board.

City Manager Robert L. Salinas stated that this item is to appoint or re appoint a lacking member for the Parks and Recreation Board

Mayor Pro-Tem Okie Salinas stated that he had reached out to Santos Perez Jr., unfortunately he was unable to participate due to his work schedule.

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

L. Discussion and Action to Re-affirm the Board of Commissioners' 2010 Action to allow a 2nd family residence at 938 S. Cesar Chavez Road, Alamo, Texas, as requested by Veronica De Leon Romero.

Planning Director Sergio Zavala stated that the subject site is located 600' south of Ridge Road, along the east side of Cesar Chavez Road. Mrs. Romero purchased the property in July 2008 when it was, at that time, outside Alamo's city limits. At that time, there was one mobile home on the property. In 2010, she asked to move-in her own double-wide mobile home on the same tract. In review of the record, the matter was reviewed by P&Z on 12/21/2010 where they unanimously approved her request. Later, on the same date (12/21/2010), the Board of Commissioners also unanimously approved her request. Fast forward to June 2024, Alamo's Planning office has now been approached by Mrs. Romero to replace the double wide mobile home with a site-built residence. With the acreage annexed in 2012, the tract now has a Single family-dwelling (R-1) zoning district. The basic rule on R-1 tracts that have a grandfathered right to double occupancy is that when one residential structure is removed, then another residence cannot be moved-in (or built) without a recorded subdivision. Be advised that in 2010, this same 'subdivision issue' was the question brought before the boards where the P&Z and the Board of Commissioners both voted unanimously to approve Mrs. Romero's request to allow her double-wide mobile home on the same tract where a pre-existing mobile home existed. Mrs. Romero, an Army Veteran, describes the existing double-wide unit as being "deteriorated significantly". However, what caught Planning's attention are her comments in the 3rd paragraph which is compelling: "It is essential for me to remain near my elderly sister, who lives next door. She suffers from Type 1 Diabetes. which often causes her blood sugar levels to drop to dangerously low levels, putting her at risk of a fatal heart attack. stroke or collapse. I have found her unconscious and unresponsive in her home on numerous occasions. I am constantly checking on her to ensure her well-being." Planning's Recommendation: Since the tract now has an R-1 zone. but functions under the same Subdivision regulations as it did when in the ETJ. Planning seeks your re-affirming 'Approval' to realize the same effect, i.e., 2 family structures on the same property. This item is now before you.

Home Owner Veronica de Romero expressed their request.

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

M. Discussion and Action to accept Office of the Governor (OOG) Homeland Security Grant Program (HSGP) Operation Stone Garden (Hidalgo- 2023 OPSG) grant award in the amount of \$125,000

AEDC Consultant Isauro Trevino stated that the OOG via E-grant awarded the City of Alamo Police Department \$125,000 on June 19th. The grant was received and accepted via E-grants by the City Manager as the Authorized Representative for the OOG. The grant will cover over \$82,000 in overtime, two ATVs, and \$3500 in related vehicle operating costs that include fuel and maintenance. Grant instructions required the City to submit an application in the amount of \$50,000, but Chief Solis, Captain Garza and I submitted \$75,000 to justify an additional \$25,000 for overtime to subsidize the General Fund expenses. After review of the grant in the amount of \$75,000 by the OOG, Chief Solis and Captain Garza exercised their sole discretion on forwarding additional narratives and information in order to obtain additional funding for their department; therefore, grant award was in the amount of \$125,000 for the Chief's and Captain's efforts.

Mayor Pro-Tem Okie Salinas asked Alamo Police Chief, Saul Solis, if they will have an issue in regards to the storage of these new vehicles?

Alamo Police Chief stated that they are using the side open carport for storage, hopefully once they build the new police station they'll have proper storage for all their vehicles.

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

N. Presentation and update on Alamo Five Year Master Plan for planning and budgetary purposes

AEDC Consultant Isauro Trevino presented the City of Alamo workplan and the five-year forecast executive summary. The Department Request overview included the following;

- To strategize and maximize resources effectively for the department's five year budget plan, a comprehensive approach should be employed.*
- This involves conducting a detailed needs assessment for personnel, supplies, services, maintenance, and capital expenditures.*
- Prioritizing critical areas and identifying potential cost-saving measures, such as bulk purchasing or shared services, can optimize resources allocation.*
- Implementing technology solutions for efficient workflow management and maintenance scheduling can reduce operational costs. Regularly reviewing and adjusting the budget based on performance metrics and evolving needs will ensure the department remains agile and fiscally responsible.*

He also included the Engage and Educate strategies that are as follows;

- City's Strategic Vision*
- Develop our Story*
- What we "Plan to Do"*
- Sustainable Government Strategies*
- Educational; planning and financing*
- Planning: Provide analytical instrument for review and consideration for Five Year plan.*
- Financing: "How we Plan to Provide"*
- Goal: Share specific information and needs to align with vision*
- Outcome: Create Five Year Forecast (One Year and Step at a TIME)*

Commissioner AJ Garcia suggested that it would be wise to create a survey to gather ideas from the City of Alamo residents.

AEDC Consultant Isauro Trevino noted that we have acquired the SurveyMonkey tool and we can utilize it for this recommendation.

O. Discussion and Action on approval of Letter of Advocacy to House Committee on Appropriations for Fiscal Year 2025 Community Project Funding via District 15 recommendation for USDA funding of Public Safety/Court Building in the amount \$3,500,000.

AEDC Consultant Isauro Trevino stated that they have been working for this project for over a year and have made three trips to Washington D.C., expressing hope that their efforts will pay off. We were invited by Congresswoman Monica de la Cruz to the South Texas Days where she announced that out of 50 applications she had chosen 12 applications for appropriation. The City of Alamo was one of the 12 applications that were chosen. The application goes first to a subcommittee of Agriculture Rural Development Food and Drug Administration, which is composed of 15 members that are 9 Republicans and 6 Democrats. He created 15 letters for each democrat and republican to advocate for our project. The letter was read to the City Commission.

Mayor J.R. Garza thanked the entire delegation that made it to Washington D.C. for their effort, dedication, and passion to fight for our community.

AEDC Consultant Isauro Trevino thanked the City Commission. He stated

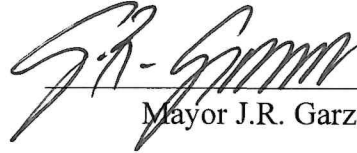
CITIZEN PARTICIPATION: Five minutes per person with no response from the City Commission. Residents must sign up prior to the city meeting.

No citizen participation

I. ADJOURNMENT

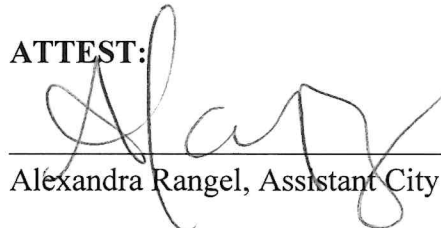
Citizens are encouraged to sign the attendance sheet.

There being no further business, Mayor J.R. Garza adjourned the meeting at 7:49 p.m.



Mayor J.R. Garza

ATTEST:



Alexandra Rangel, Assistant City Manager