

The Board of Commissioners for the City of Alamo, Texas met for the Regular Meeting held on Tuesday, August 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 (via Zoom)
Pete Moreles, 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
Julio Villarreal Jr. Public Works Director
Arturo Aguirre, HR Director
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
Ana Garza, Executive Assistant
Sandra Chavez, Parks & Rec. Dir
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 August 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

- *Commissioner Pete Morales recognized the Summer TAAF 2024 Tennis State Medalist athletes for their hard work and dedication. The following athletes and coaches were recognize;*

- *Arantza Almaguer*
- *Alexa Cortez*
- *Eliza Cortez*
- *Andrea Camacho*
- *Deisy Abrego*
- *Bryan Gaytan*
- *Hugo Ramirez*
- *Israel Vasquez*
- *Ulyses Quintanilla*
- *Christian Munoz*

Coaches

- *Frank Zepeda*
- *Arturo Salazar*
- *Julio Gaytan*

- *Mayor J.R. Garza recognized the Summer TAAF 2024 Track State Medalist athletes for their hard work and dedication. The following athletes and coaches were recognized;*

- *Guillermo Martinez*
- *Mario Morales*
- *Andrew Rivera*
- *Leonel Vela*
- *Angel Guerra -Gold (110-meter run) & Gold (300-meter hurdles)*
- *Alejandro Guerra*
- *Mayra Sandoval-Gold (1600-meter run)*
- *Aidan Swanson*
- *Aileen Quintero*
- *Diego Pina*

- Mallory Flores
- Jesus Quintero
- Moises Cortina

Coaches

- Guillermo Martinez
- Beth Alexander
- Edmundo Mata
- Diego Pina
- Sofia Salazar
- Leandra Gomez
- Hailey Gomez
- Segio Castillo
- Israel Olivarez

- *Coach Guillermo Martinez gave his farewell after 18 year of service as well as thanked the City Commission for supporting the Summer Program*
- *Commissioner Pete Morales thanked Coach Guillermo Martinez for his hard work and dedication.*
- *Commissioner AJ Garcia thanked Coach Guillermo Martinez for his hard work and dedication.*
- *Commissioner Pete Morales welcomed Alamo County Club President Mr. Rick Wright and the General Manager George Torres.*
- *Commissioner Pete Morales welcomed Victoria Trevino to the City of Alamo employee family.*

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

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

E. Consideration and Action to approve a Municipal Maintenance Agreement between the State of Texas through the Texas Department of Transportation and the City of Alamo.

City Manager Robert L. Salinas stated that the Municipal Maintenance Agreement between the State of Texas through the Texas Department of Transportation and the City of Alamo is just a renewal that TxDOT notify the city that had to be done.

Commissioner Pete Morales motioned to approve. Commissioner AJ Garcia seconded. Motion carried.

F. Consideration and Action to approve a Sponsorship Agreement with PSJA ISD.

City Manager Robert L. Salinas stated that the City of Alamo wishes to provide monetary compensation to PSJA ISD for advertising. The PSJA stadium Scoreboard packages were provided in the City Commission Packets. Advertising will be located at PSJA ISD Football Scoreboard ("Scoring") at PSJA ISD Stadium at 703 E. Sam Houston Blvd. Pharr Texas.

Mayor J.R. Garza asked if this sponsorship agreement was for a year?

City Manager Robert L. Salinas answered, yes.

Mayor J.R. Garza motioned to approve the \$10,000 sponsorship, Commissioner AJ Garcia seconded. Motion carried

G. Consideration and Action to approve CAPEX Resource Group for Consulting Services to include a Water and Wastewater Rate Study and Long-Term Financial Plan.

City Manager Robert L. Salinas stated that the City of Alamo is seeking to implement a utility rate structure that will generate revenues sufficient to recover Alamo's full cost of service, which include current and proposed debt obligations. We are proposing to contract CAPEX Resource Group. The total cost is \$35,000

Commissioner Pete Morales motioned to approve, Commissioner AJ Garcia seconded. Motion carried.

H. Consideration and Action to Approve a Resolution for Street Closure on Business 83 between 7th Place and 9th St. for the Alamo Police Department National Night Out on August 13th, 2024.

Alamo Police Chief Saul Solis stated that The City of Alamo Police Department would like to close "Business 83 between 7th St. and 9th Street We are currently requesting the consideration, authorization from the Mayor and City Commission to allow the Alamo Police Department to close the above stated area. The reason for this request is due to the fact of having a car show during the Alamo Police Department's National Night Out Event and the vehicles for the car show will stage on the above stated area.

Commissioner Pete Morales motioned to approve, Commissioner AJ Garcia seconded. Motion carried.

I. Consideration and Action to Approve a Management Control Agreement regarding Texas Department of Public Safety and FBI Criminal Justice Information Systems.

Alamo Police Chief Saul Solis stated that The City of Alamo Police Department would like to seek approval to enter into a Management Control Agreement regarding Texas Department of Public Safety and F.B.I. Criminal Justice Information Systems between the City of Alamo and the Alamo Police Department. The purpose of this document is to establish and enforce Security Control of the access and use of the Texas Department of Public Safety's (DPS) Texas Law Enforcement Telecommunications System and associated DPS, FBI and other systems in a location where access to and/or use of that system is accomplished by a criminal justice agency with the assistance of a non-criminal justice governmental agency. The document places Security Control of that access and use under the authority of the criminal justice agency.

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

J. Consideration and Action on raising fees to the Sports Complex baseball fields.

Parks and Recreation Director Sandra Chavez stated that The City of Alamo invested into adding new batting cages to the Alamo Sports Complex. These batting cages will be available to renters Monday through Sunday. The Parks and Recreation Department would like to make this area available this upcoming season 2024-2025. Parks and Recreation would also like to raise the rental fees for the Alamo Sports Complex baseball fields for weekend tournaments. Two options have been provided and explained.

Commissioner Pete Morales asked if the other park fields get rented and will they have an increase as well?

Parks and Recreation Director Sandra Chavez answered that 95% of the time are used for practice. She further explains the different scenarios in regards to renters needing different fields and how the Parks and Recreation Department handles the situation.

Commissioner Pete Morales asked about the park reservations?

Parks and Recreation Director Sandra Chavez answered that they can register online or visit their office.

Commissioner Pete Morales motioned to approve Option #2, Commissioner AJ Garcia seconded. Motion carried.

K. Discussion and Possible Action on an Ordinance to convert the 2-way 'Stop' into a 4-way 'Stop' at the intersection of East Birch Avenue and 8th Street

Planning Director Sergio Zavala stated that please be advised that the Traffic Safety Committee (TSC) convened on July 29, 2024 wherein the TSC considered a speed bump request from the Birch neighborhood where there was 86% support. Petitions of support along with videos of cars running the 'Stop' signs were provided; which supported their high measure of traffic safety concerns. In their assessment, the neighborhoods' request for speed bumps on 8th Street, between Birch and Citrus, was preferred to calm the traffic down by converting the 2-way 'Stop' into a 4-way 'Stop' at the intersection of 8th Street Birch.

Planning Director Sergio Zavala recognized the neighborhood representative Irene Vasquez for being present and for voicing their concern.

Commissioner AJ Garcia thanked everyone who made the effort to participate in the Traffic Safety Committee and voice their concerns.

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

L. Discussion and Possible Action on an Ordinance to convert the 2-way 'Stop' into a 4-way 'Stop'; at the intersection of East Citrus Avenue and 8th Street

Planning Director Sergio Zavala stated to please be advised that the Traffic Safety Committee (TSC) convened on July 29, 2024 wherein the TSC considered a speed bump request from the Birch neighborhood where there was 86% support. Petitions of support along with videos of cars running the 'Stop' signs were provided; which supported their high measure of traffic safety concerns. In their assessment, the neighborhoods' request for speed bumps on 8th Street, between Birch and Citrus, was preferred to calm the traffic down by converting the 2-way 'Stop' into a 4-way 'Stop' at the intersection of 8th Street Birch.

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

Mayor Pro-Tem Okie Salinas recommended for the City of Alamo to inform our residents about this new change.

M. Request by Taco Bell representative to have the Board of Commissioners authorize the City Manager's Office to issue a Building Permit prior to Subdivision Recordation on Property described as a 0.66 acre out of Lot "Y" of the S. ½ of Lot 4, BK 36, & Lots 1 & 2, BK 37, Alamo Land and Sugar Company's Subdivision

Planning Director Sergio Zavala stated that Planning Staff received a written request from the reps of TACO BELL, dated July 30, 2024, to have the Commissioners consider authorizing the City Manager to issue a building permit for a new Taco Bell restaurant. The site is along the east side of Alamo Road, north of the Expressway. Staff has been working and meeting with Taco Bell's engineering firm for several months in order to finalize its construction planning to Alamo's codes. As the Board of Commissioners may recall, a similar request was approved for the 7-11 Stores (SE Expwy/Tower) and Bordertown facility. At the Taco Bell site, all utilities are available.

Mayor J.R. Garza asked how much of the building will be knocked down?

Planning Director Sergio Zavala answered that everything will be gone but that the Planning Department is waiting for the asbestos report to further continue with this project.

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

N. Consideration and Possible Action on a Petition from a Landowner being Texas Cordia Construction, LLC for their property to be 'Released' from the City of Alamo's

Extraterritorial Jurisdiction (ETJ) under Sec. 42.101 et seq. of the Local Government Code for property described as the E. ½ of the E. ½ of Lot 9, Block 42, Alamo Land and Sugar Company's Subdivision

Planning Director Sergio Zavala stated that Pursuant to SB 2038, effective Sept. 1, 2023, the Local Govt. Code's Sec. 42.101+ was enabled whereby property owners in a city's ETJ may petition a city to be "released" from its Extraterritorial Jurisdiction (ETJ). This is the 3rd request that Alamo has reviewed. The site is about 1200' east of the Idea School on E. SH 495 - see marked aerial map. The material provided satisfies the statutory merits of SB 2038; and such requests must be approved by the municipality having ETJ stewardship.

Commissioner Pete Morales asked what was the reason behind Texas Cordia asking for this ETJ release

Planning Director Sergio Zavala answered that they have the right to ask for this release.

City Attorney Rick Palacios explained that in September the legislature introduced a procedure allowing individuals to petition for removal from the city's ETJ, provided they meet the specified requirements. Once those requirements are fulfilled, the City Commission is obligated to approve the release from the ETJ.

Planning Director Sergio Zavala stated that even if the City Commission does not make a motion to this item, the release will be automatically.

Further was discussed in regards to this matter.

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

O. Discussion and Possible Action on an Ordinance to Amend Title 10 'Zoning Regulations', Chapter 6 'R-2 Multi-family and Townhouse District' to extract the Townhouse regulations and establish its own (new) 'R-1T Residential Townhouse Zoning' District

Planning Director Sergio Zavala stated that The City's current zoning regulations includes ONE zoning district with 2 land uses being possible. Property that has an R-2 zone, permits both multi-family (apartment) developments, as well as permitting a townhouse development.

Apartments usually see lots owned by a landlord that rents out the individual units to young families with children. HOWEVER, in Townhouse developments, the norm is to have the property individually owned; but due to the more restricted property, such owners are usually a single person, empty nesters, retirees, or focused professionals. Since there may be many times during the rezoning process that notified property owners would object to, let's say, apartments; but would not have a problem with a townhouse use, the simple solution would be to simply create a new 'R-1T Residential Townhouse zoning' district; thus, extracting it from the R-2 district. The rules will remain the same for each respective land use; it's just a matter of having them separated. Most cities that have townhouse zoning, have it in its own district, too.

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

P. Discussion and Possible Action to Amend Title 10 'Zoning Regulations', Chapter 10 'M Industrial District' to Clarify the uses that are 'Permitted' and those uses that are 'Conditional Uses'; including to classify a 'Business Recycling Facility' as 'Permitted'

Planning Director Sergio Zavala stated that in the current Industrial zone, all uses listed are both permitted and conditional at the same time. This is confusing to prospective investors, developers, and to staff, as well. This item is to simply clarify the zoning district by simply re-classifying what is 'Permitted' and what is 'Conditional'; inclusive of classifying a recycling use to the 'Permitted' column. For example, in recent discussions with the EDC Director and prospective industrial investors, it was observed that in an industrial zoned property next to the railroad and an arterial street has 'recycling' as a conditional use in the INDUSTRIAL ZONE. A

recycling facility next to the railroad is exactly the place where such a use should be; thus, should be 'permitted'.

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

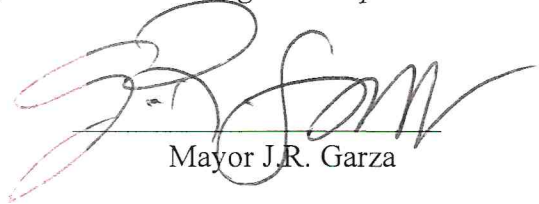
CITIZEN PARTICIPATION: Five minutes per person with no response from the City Commission. Residents must sign up prior to the city meeting.

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 7:01 p.m.



Mayor J.R. Garza

ATTEST:



Alexandra Rangel, Assistant City Manager