

The Board of Commissioners for the City of Alamo, Texas met for the Regular Meeting held on Tuesday, July 16, 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
Cris Palacios, City Attorney
Alex Oyoque, Museum Director
Jose Tamez, Library Director
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

Alexandra Rangel, Assistant City Manager
Sergio Zavala, Planning Director
Ronnie Cruz, City Engineer
Rodolfo Garza, Alamo Police Captain
Ana Garza, Executive Assistant
Sandra Chavez, 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 July 16, 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 congratulated the Alamo Lady Wolverines for making it in the 2024 Pony Softball International World Series. He wished them the best of luck this upcoming Thursday in McAllen Texas.*
- *Coach Mendez dedicated a few words for the Alamo Lady Wolverines congratulating their hard work and dedication.*
- *Commissioner Pete Morales recognized Kendra and Kate Mares for their hard work and dedication.*
- *AVANCE Parent Educator Laura Gunther, presented their PCEP Parent-Child Education Program for children, parents and caregivers. The program includes;*
 - *Parenting Education*
 - *Toy making class*
 - *Community Resources*
 - *Children's sessions*
- *Commissioner Pete Morales invited everyone to the TAFF Games that will be in Brownsville Texas on July 26th -28th were the Alamo Tennis and Track athletes will be participating.*

D. Consideration and Action to Approve the minutes for a regular meeting on July 2nd, 2024.

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

E. Consideration and Action on an Agreement between the City of Alamo and the AEDC (Alamo Economic Development Corporation) for financial services.

AEDC Consultant Isauro Trevino stated that the AEDC will be paying the City of Alamo a total of \$45,000 annually for financial services. The city will provide services to AEDC, such services

being but not limited to financial services and other bookkeeping services as may be required by the AEDC.

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

F. Consideration and Action to Approve an MOU (Memorandum of Understanding) between the City of Alamo and the South Texas Independent School District to use the south parking lot of the Alamo Sports Complex as a pick-up and drop-off area for the students.

City Manager Robert L. Salinas stated that this is an annual MOU that allows South Texas Independent School District to use the south parking of the Alamo Sports Complex.

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

G. Consideration and Action to approve a film proposal to film at the City of Alamo.

Assistant City Manager Alexandra Rangel stated that on July 9th, 2024 she had a meeting with Commissioner AJ Garcia and Miss Alyssa Renee to discuss a 60 second scene for the movie Black Clown that if authorize will be film in front of the AEDC mural on 715 E Business 83, Alamo Texas 78516.

Local Film Producer Alyssa Renee introduced herself and explained where she is proposing to film the scene. This movie will air out in Roku, Amazon, Tubi and all the streaming sites that are already playing Black Clown I and II. She played the unreleased movie trailer for everyone to enjoy.

Mayor Pro-Tem Okie Salinas asked what was the sponsorship amount she is requesting from the City of Alamo?

Assistant City Manager responded \$3000

Mayor Pro Tem Okie Salinas stated that they could partner up with AEDC to help with this sponsorship.

City Manager Robert L. Salinas asked City Attorney Criss Palacios if they can use city funds for what is being proposed

City Attorney Cris Palacios responded that the rule for that is that as long as it is use for public purposes then it can be done.

Commissioner AJ Garcia asked if this filming was time sensitive?

Local Film Producer Alyssa Renee responded that she is ready to film on July 24, 2024.

Mayor Pro-Tem Okie Salinas motioned to approve \$3,000 dollars for the sponsorship of the Black Clown movie, Commissioner AJ Garcia seconded. Motion carried.

H. Consideration and Possible Action on a repair of the Demolition and Installation of a New HVAC ductwork, ceiling insulation, and new ceiling tiles for the Alamo City Hall.

Purchasing Agent Adela Perez stated that the Alamo City Hall is in need of demolition of affected ceiling tiles, new HVAC wrapping of ductwork, new ceiling insulation, and ceiling tiles need to be replaced due to condensation and mold build-up. The 3 firms contacted to examine, assess & provide their price quote are as follows:

<u>FIRM</u>	<u>QUOTE</u>	<u>DATE</u>
SKO Elite LLC.	\$29,650.00	7/11/2024
Quantum Mechanical Contractors	\$41,000.00	7/10/2024

Sergio's Air Duct Cleaning

(none provided)

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In observing the above, SKO Elite has provided the lowest responsible price quote. SKO Elite has recently done work for the City of Alamo (May 2024-City Hall)

Mayor Pro-Tem Okie Salinas asked if there was some type of warranty for this project.

Purchasing Agent Adela Perez responded that SKO Elite will offer warranty for the City of Alamo

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

I. Discussion and Possible Action on an Ordinance to void Title 3 'Business and License Regulations', Chapter 4 'Contractors'; and Codifying said Chapter 4 as 'RESERVED' for future use thereof

Planning Director Sergio Zavala stated that In Planning's research for another City Commission item on this same agenda (RE: Solicitation/Loitering), we discovered Chapter 4 (of Title 3) where the city codes still reflect its requirement for Master Electricians and Master Plumbers and State Licensed/Certified Mechanical contractors to secure a CITY license from the City Secretary by paying an admin fee in order to do work in Alamo, Texas. Attached is the entire 2-page Chapter 4. Some years back, State legislation was adopted whereby municipalities could no longer levy a 'city license/fee' for the above Master Tradesmen. Logic being that since they have been cleared by State of Texas authorities, they can actually do work anywhere in TX by showing the city their earned State credentials. With this foundation, all Chapter 4 provisions need to be removed from our Code of Ordinances. In its stead, Chapter 4 will be deemed as 'reserved' pending its future use by the city when deemed needfully appropriate. Conclusion: Reconcile Chapter 4 cited above with applicable/prevaling State Legislation. Planning's Recommendation: Approval.

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

J. Discussion and Possible Action on an Ordinance amending Title 5 'Police Regulations', Chapter 7 'Miscellaneous Offenses', Section 5-7-2 'Trespassing' to be re-named 'Soliciting Regulations and Loitering'; providing enhanced provisions for peddling and solicitations

Planning Director Sergio Zavala stated that stemming from a request for help from Alamo Police Chief Saul Solis to draft an ordinance whereby those that may be soliciting for money can somehow be vetted for some type of permit to discern their intent; and to provide firm instruction to be respectful to any patronizing motorist. Section 5-7-2 'Trespassing' is an un-changed code that was established in 1963; and it is these 2 provisions that have been updated and significantly enhanced. 5-7-2 will now be named 'Soliciting Regulations and Loitering'. Some of the ordinances' highlights are shown below:

- If 'No Soliciting' or 'No Peddlers Allowed' signage is on the private property, then it is unlawful for anyone desiring to get on the property and solicit or peddle.*
- If a person solicits for funds on a city sidewalk/street, then a no cost permit from the PD is required;*
 - the PD will ascertain the legitimacy of the request;*
 - permit is on an annual basis; permit has no cost; for 5 consecutive days (no extensions);*
 - secure a valid ID w/contact data provided;*
 - give firm instruction to be respectful to motorists or risk their permit being revoked w/no new permit being considered for 6 months;*
 - determine the locations of soliciting;*

- determine if the location has any special traffic risk or traffic hazard issues;
- examine the realistic plans for the solicitor to use nearby restrooms;
- the time frame (days/hours);
- the solicitor's clean-up plan; if litter is evident, permit may be revoked and not re-instated until the correlating fine is paid.
- Loitering is defined (item E); and deemed unlawful when it induces alarm to nearby persons.

Commissioner Pete Morales asked how many times will the residents be allowed to pull out this permit.

Planning Director Sergio Zavala stated that the ordinance allows one annual permit for five consecutive days with no exceptions. The ordinance can be amended if needed.

Further was discussed about the applications, confirmations, safety vest requirements etc. The Alamo Police Department will be in charge of this new permit and enforcing it as well.

Mayor Pro-Tem Okie Salinas emphasized the importance of educating the public about the new ordinance, which requires applicants to understand that they cannot simply stand on the street and demand help. The public needs to be aware of the safety requirements for both the ones asking for help and the drivers on the road.

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

K. Discussion and Possible Action on an Ordinance to Amend Title 6 'Motor Vehicle and Traffic', Chapter 9 'Speed Bump Policy' - RE: various speed bump polices of Exhibit "A"

Planning Director Sergio Zavala stated that the Traffic Safety Committee (TSC) and members of the Alamo Police Department- convened at a Special Meeting on Monday, July 8, 2024 to consider various amendments to the Speed Bump Policy. After our discussion, the TSC unanimously approved the amendments because they are more sensitive to the petitioning concerns of the residential neighborhood - also the differing type of residential streets will now require different % thresholds of acceptability for speed bumps:

- The amendments define the 2 types of streets in residential areas, i.e., minor residential streets and residential collectors. Minor streets lead traffic to its individual homes - these tend to be the quietest type of streets in any city. Residential collectors are usually a bit longer and, in addition to accomplishing the same effect of minor streets, they also 'collect' traffic from one or more minor residential streets onto it & directs the collective traffic to other more traffic-intensive streets.
- The current policy requires the applicant to 1) identify the specific street segment for a speed bump, and 2) secure a min. 2/3rds petition of residents within this street segment. It is typical that such petitions include residents' signatures beyond this segment; however, their signatures are not factored-in to the 2/3%. As concerned as they may be in seeking a needed speed bump, their signatures are, in essence, discarded from formal consideration.
- The speed bump policy still requires 2/3% signed support from owners along Minor Street segments; but now the % can include tenants whose families are directly affected by speeders - the same as are the families of property 'owners'. (NOTE: signatures beyond the street segment may also be considered).
- Since Residential Collectors invite additional traffic from the Minors, plus the Collectors' own traffic, the % threshold is 50% where: 1) a min. of 40% of owners/tenants from the specified collector street segment need to sign the petition; and 2) if others sign beyond the collector's segment, then 2 of these signatures (beyond the street segment) can now equate to a single % vote 'as if' fronting the collector; thus, their voice is considered in the threshold of acceptability.

- *The City declares a measure of unilateral police power to impose speed bumps to any eligible street based on compelling factors (# of accidents, type of accidents, high incidence of speeders, etc.).*
- *Delegate authority to the City Manager' to concur on speed bump policy compliance. Currently, the policy requires concurrence from the City Commission of such requests meeting its policy.*

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

L. Presentation and update on Project Management for FY 2023-24

AEDC Consultant Isauro Trevino presented on update on the following;

- *Community Grant FY2025*
- *Construction of New Police/Court project cost \$7,000,000*
- *Resubmitt the 2026 CPF 34 (March 2025) Storm Drainage Project (City Manager Robert L. Salinas stated that he had a very beneficial/informative meeting earlier today with Vicente Gonzalez's office. During the meeting, he received an update and was informed that the City of Alamo could resubmit the previous declined project. Furthermore, he was told that it was permissible to submit multiple projects. The City of Alamo was encouraged to submit as many projects as possible, as there are different funding sources available. He concluded by saying that they learned a lot from the meeting)*
- *Fire and Safety Grant*
- *EPA Project (Water Plant Renovations)*
- *Tower Road Projct (AEDC/TIRZ)*
- *GLO Drainage Project (Stage grant)*
- *Sewer Plant Project (TWDB)*
- *Fire Station Renovation (City/General Fund)*
- *Urban County Street Improvements*
- *Precint #2 MOU: Ridge Road Street Improvement (Tower to Border)*
- *Bonita Estates Sewer (ARPA funds)*
- *Morningside South Sewer (ARPA funds)*
- *TXDOT/ Alamo Rd Drainage Project*
- *Gus Guerra Park w/ PSJA ISD (School/TPWD grant)*
- *City Welcome Sign (Assistant City Manager Alexandra Rangel stated that we are pending for our Engineering Firm to review it and stamp it for approval. The Welcome Signs will be located on the north and south side of the Frontage Rd and Alamo Rd. intersection.)*
- *Egrants (Office of the Governor): Phase I*
- *Egrants (Office of the Governor): Phase II*
- *VBLF Grant (137K)*
- *TWDB PIF Lift Station*
- *Five Year Plan*
- *Financial Advisor meeting on current debt service status*

AEDC Consultant Isauro Trevino asked City Manager Robert L. Salinas if he had an update in regards to the AEP working on designated areas for engineering purposes

City Manager Robert L. Salinas responded that he had received an invoice from AEP for the Duranta Ave. area. He stated that he is thinking of reducing some of the light post on the Duranta Ave. area because they are not working

M. Presentation of Departmental Reports

Reports were included in their packets, no question from City Commission.

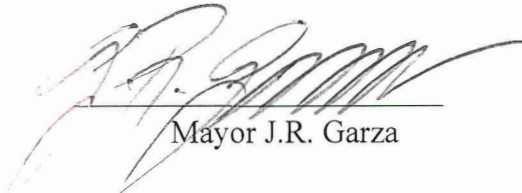
CITIZEN PARTICIPATION: Five minutes per person with no response from the City Commission. Residents must sign up prior to the city meeting.

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 7:15 p.m.



Mayor J.R. Garza

ATTEST:



Alexandra Rangel, Assistant City Manager