

The Board of Commissioners for the City of Alamo, Texas met for the Regular Meeting held on Tuesday, September 3rd, 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	Rick Palacios, City Attorney
Sergio Zavala, Planning Director	Yvette Mendoza, Finance Director
Alex Oyoque, Museum Director	Ronnie Cruz, City Engineer
Jose Tamez, Library Director	Saul Solis, Alamo Police Chief
Julio Villarreal Jr. Public Works Director	Ana Garza, Executive Assistant
Arturo Aguirre, HR Director	Sandra Chavez, Parks & Rec. Dir
Adela Perez, Purchasing Agent	Lya Yllades, Public Information Director
Nina Chavez, Creative Producer	Jessica Garcia, Library Supervisor

I. CALL MEETING TO ORDER

Mayor J.R. Garza called the regular meeting held on Tuesday September 3rd, 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 Pro-Tem Okie Salinas thanked Ricki Cantu as well as the Alamo Police Chief Saul Solis for their outstanding work and dedication with this new Autism Card initiative. This card allows you to provide vital information that will be linked to your home address in the Alamo Police system, ensuring that officers are informed and prepared to handle any situation with the appropriate care and communication. Once the card is completed and returned, you'll receive an Autism Awareness sticker to place on your door or vehicle, signaling to First Responders that someone with Autism may be present.*
- Ricky Cantu thanked the City Commission, Alamo Police Chief Saul Solis and City Manager Robert L. Salinas for the opportunity and for their help.*
- Commissioner Pete Morales congratulated Angel Antonio Guerra for his accomplishments and presented him with a City of Alamo-Brownsville Male Athlete of the Year Award 2024 State Games.*
- Commissioner AJ Garcia presented and welcome the new Track Coach, Ernesto Cazarez.*
- Track Coach, Ernesto Cazarez thanked the City Commission and Staff for the opportunity.*
- Commissioner Pete Morales congratulated the PSJA Memorial Tennis Team for their outstanding work and dedication.*

D. Consideration and Action to Approve the minutes for a regular meeting on August 20th, 2024.

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

E. Consideration and Action to Approve a Proclamation for the "Pan American Round Table of Alamo-San-Juan-Pharr Day" for September 27th, 2024.

Par-Director of the Alamo-San Juan Pan American Round Table, Maria De Los Angeles Garcia introduced herself and thanked the City Commission for their hard work and dedication for the City of Alamo Community.

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

F. Consideration and Action to Approve the Interlocal Agreement Renewal between the City of Alamo and the City of Weslaco for Animal Control Operations and Impoundment Services.

City Manager Robert L. Salinas stated that this is an annual agreement with the City of Weslaco for their Animal Control Operations and Impound Services. It's a simply renewal with no price changes.

Mayor Pro-Tem Okie Salinas asked how often have they changed prices for their services?

City Manager Robert L. Salinas answered that they had changes last year being the first time in about 4 years.

Commissioner Pete Morales asked if the City of Weslaco offered any type of spaying, neutering or vaccine services for animals? And if so, can the City of Alamo arrange something to help the animal control situation?

City Manager Robert L. Salinas answered that if the City of Weslaco or any other company offers that type of service, he will look into it.

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

G. Consideration and Action to Approve a Resolution to authorize the City Manager to submit an application to the Texas Water Development Board for Financial Assistance for Planning, Design, and Construction of Improvements at the City of Alamo Water Treatment Plant.

City Manager Robert L. Salinas stated that the City of Alamo is in the process to remodel the City of Alamo Water Treatment Plant and this resolution is a requirement in order to submit the application and potentially have financial assistance through the Texas Water Development Board.

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

H. Consideration and Possible Action on a Proposal to remove and replace the weathered carpet, and install new carpet tile flooring at Sgt. Fernando De La Rosa Memorial Library.

Purchasing Agent Adela Perez and Library Director Jose Tamez stated that this proposal requests the removal of the weathered carpet and replace it with new carpet tile. To include 411 Cove Base, moving of office furniture, removal & disposal of existing floor materials, and moving the book shelves. (Note: Staff will carefully box the shelved books.) The 3 firms contacted that examined, assessed & provided their price quotes to the same carpet specs are as follows:

FIRM	QUOTE	DATE
Royal Carpets & Flooring LLC.	\$28,200.00	8/27/2024
SKO Elite LLC.	\$42,000.00	8/28/2024
Diaz Floors & Interiors	\$42,903.00	8/26/2024

All work performed by Royal Carpets & Flooring LLC., come with a 1-year warranty. Staff's Recommendation: Award to Royal Carpets & Flooring LLC.

Mayor Pro-Tem Okie Salinas asked that if these new carpet tiles will facilitate the work in case, they have a certain area to patch in the carpet?

Library Director Jose Tamez stated that it will facilitate because it is carpet tile.

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

I. Discussion and Possible Action on an Ordinance to Amend Title 7 ‘Public Ways and Property’, Chapter 6 ‘City Parks’, Section 7-6-1 ‘Usage Rates’, to Establish and/or Adjust the City’s Fee Rates for Baseball Field Use and Concession Stand Usage.

City Manager Robert L. Salinas stated that at the Aug. 6, 2024 City Commission meeting, some fee rate adjustments to use our baseball fields were approved. However, since the fee rates are found in Section 7-6-1 of our Code of Ordinances, the proper protocol to undertake was to approve an ordinance to officially adjust the new fees. Staff is recommending approval.

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

J. Consideration and Action regarding a contract renewal with VIDA for training and skills development for Alamo residents request for FY 24-25.

VIDA Representative Maria Rodriguez introduced herself and thanked the City of Alamo for their support. She further explained the VIDA funding proposal.

Commissioner Pete Morales suggested to help the VIDA program by promoting it in the City of Alamo social platforms.

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

K. Consideration and Action to replace a water well pump at the City of Alamo Water Plant.

Public Works Director Julio Villarreal stated that the water well pump at the Water Plant broke down and needed to be replaced. This well is used for our water reservoir and to irrigate City of Alamo Sports Complex Park the cost was \$18,149.00. Replaced by South Texas Water Well Service, LLC.

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

L. Consideration and Action to purchase a 2022 Double Drum Roller/Diesel.

Public Works Director Julio Villarreal stated that due to our 15-year-old roller that broke down, the City of Alamo Public Works Department will purchase a semi-new 2022 Double Drum Roller 40-44" / Diesel for the amount \$34,900.00 from SITEPRO RENTALS.

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

Mayor Pro-Tem Okie Salinas asked if the Double Drum Roller comes with warranty?

Public Works Director Julio Villarreal answered that it does not but it comes with free maintenance.

M. Consideration and Action to approve an emergency repair on the wet well at El Gato Lift Station #21.

Public Works Director Julio Villarreal stated that El Gato Lift Station #21 equipment broke down in the 35ft wet well and needed major emergency repairs. Three discharge pipes broke. Brackets and pump bases had to be replaced along with a check valve and gate valve. Before any work could be performed emergency bypass and cleaning of the wet well had to be done. Repairs were performed by Saenz Brothers Construction.

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

N. Discussion and Possible Action on an Ordinance Amending the Zoning Code's Section 10-3-4 'Annexed Territory' to Establish a Filing Fee to Administratively Process Voluntary Annexation Requests.

Planning Director Sergio Zavala stated that the Planning Department occasionally receives and then processes annexation requests. There are incidental (2X) publication fees; holding public hearings and generating minutes of such hearings; and then, if approved, alerting engineering to amend city maps, securing revised maps for the PD, FD, Water Billing, Planning, and others. For similar services, McAllen levies a \$500 fee; Edinburg imposes a \$100 fee. Planning's Recommendation: \$400; should the owner/agent request that it be 'Tabled' & the request is honored, then they'd need to pay \$200 before Staff re-activates the publication/hearing process all over again. If the annexation process has commenced but then the owner withdraws the request, then the City shall retain 50% of the last filing fee paid. P&Z Commission Management of Aug. 21, 2024: Unanimously approved Staff's recommendation.

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

O. Discussion and Possible Action to Amend the Zoning Regulations by adding Section 10-15-3 'Zoning Verification/Questionnaire Service Fees'.

Planning Director Sergio Zavala stated that on occasion, Planning has provided services to consultants, real estate agents, title companies, and others by researching the zoning of a property and generating specific correspondence attesting the zoning district of said property. Also, Planning has completed questionnaires for consultants that seek staff to answer their questions ... at times, such questionnaires are 2 or 3 pages.

SanJuan	\$100 Zoning Questionnaire
Mission	\$50 (2 sentences letter)
Alamo	\$0

Planning's Recommendation: the filing fee that Planning discerned would be fair and equitable would be:

- \$50 brief zoning verification correspondence.
- \$200 completing consultant's questionnaire.

Planning & Zoning Commission Management. Aug. 21, 2024: Unanimously approved Staff's recommendation.

Mayor Pro-Tem Okie Salinas commended Mr. Zavala for bringing these ordinances up to date. He also suggested to create a budget line item for these updates to see the incoming revenue.

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

P. Discussion and Possible Action on an Ordinance Amending the Zoning Code's Section 10-4-1 (A) 'Districts Established' to include newly named/created zoning districts.

Planning Director Sergio Zavala stated that on August 6, 2024, the Board of Commissioners approved an ordinance separating the Multi-family use component from the Townhouse

Residential component, i.e., establishing one zoning district for MULTI-FAMILY DISTRICT and a new zoning category being the TOWNHOUSE DISTRICT. Thus, 2 differently named zoning districts resulted from passing the ordinance.

After August 6th, Planning observed Section 10-4-1 (A) that literally displays all zoning categories. The attached ordinance is a bit of housekeeping to simply add the 2 newly named zoning districts into Section 10-4-1 (A) to thus be properly reconciled by showing ALL zoning districts. Staff Recommendation: Approval.

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

Q. Discussion and Possible Action on an Ordinance Amending the Zoning Code's Section 10-14-5 (A) to reconcile the outdated \$25 Appeals Fee to the prevailing \$250 Filing Fee.

Planning Director Sergio Zavala stated that in Planning's review of its fees, we stumbled on Section 10-14-5 (A) which includes the verbiage on filing an appeal to the Zoning Code. In review of this provision's verbiage, it appeared a bit convoluted; and it still included the superseded \$25 filling fee set by a 1995 ordinance. The official fee to file a variance from the Zoning Code is \$250; this is the fee staff has been imposing for years; it is displayed in the Building Regulations' Section 9- 1-3 (O). The enclosed ordinance deletes any reference to the \$25, and reconciles it to the correct/prevaling \$250 fee. The text of this provision is also adjusted to simply make it reader-friendly pursuant to the original intent of the adjusted provisions. Staff Recommendation: Approval.

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

R. Discussion and Possible Action to Amend the Subdivision Regulation's Section 11-2-4 (C)(l) to Update Filing Fees for Subdivision and Re-subdivision Plats.

Planning Director Sergio Zavala stated that reviewing subdivision filing fee rate structures for area cities, they include the following;

<i>Alamo</i>	<i>\$150/plat+\$10/acre for 1st 10 acres + \$5 for each acre over 10 acres.</i>
<i>Edinburg</i>	<i>\$450</i>
<i>Mission</i>	<i>\$250 for 1st 5 acres + \$300 for plats over 5 acres</i>
<i>Mercedes</i>	<i>\$300</i>
<i>San Juan</i>	<i>\$300 +\$50/acre</i>
<i>Donna</i>	<i>\$400</i>

Planning's recommendation: planning felt that a fair fee that would remain on the books for quite some time is to impose a \$400/plat of 5 acres or less; and if over 5 acres, then impose \$400 + 25/acre thereafter. The City of Alamo, nor others, had a specific Re-subdivision plat filing fee. When a re-sub is filed, this normally requires the city to comply with Section 212.015 where publication of a public hearing is mandated; as well as mailing notices with a copy of Sect. 212.015 to area owners in the same plat based on a 200' radius. Planning's Recommendation: Planning pondered and determined that a fair fee would be to levy a \$400 plat filing fee; however, if the mailout radius includes 50+ notices, then we'd impose a \$450 filing fee. Also, since this includes the public hearing process, should the developer/agent request that the hearing ne 'Tabled' and that request is honored, then they'd need to pay \$200 before staff re-activates the publication/mailed notice process. P&Z Commission Management August 21, 2024; Unanimously approved of Staff's recommendation.

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

S. Discussion and Possible Action on an Ordinance Amending the Zoning Code's Section 10-13-1 and Section 10-15-1 to Upgrade the Filing Fees for Conditional Use Permit and Rezoning Administrative/Publication Processing.

Planning Director Sergio Zavala stated that in review of fees to administer a CUP or Rezoning, area cities levy the following;

<u>CUPs</u>		<u>Rezoning</u>	
Alamo	\$250	Alamo	\$250
Mercedes	\$200	Mercedes	\$300
Mission	\$250	Mission	\$500
Donna	\$400	Donna	\$400
San Juan	\$300	San Juan	\$500

Planning's Recommendation: CUPs: \$300 filing fee; however, if the applicant/agent request that this public hearing item be 'Tabled' & the request is honored, then they'd need to pay \$150 before Staff re-activates the process all over again. REZONINGS: \$400 up to 5 acres; \$500 if property/tract is over 5 acres; However, if the applicant/agent request that this public hearing item be 'Tabled' & the request is honored, then they'd need to pay \$250 before Staff re-activates the process all over again. P&Z Management of Aug. 21, 2024: Unanimously approved Staff's Recommendation.

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

T. Discussion and Possible Action on an Ordinance Amending Section 9-1-3 (O) of the Building Regulations Code to Establish a Filing Fee for the City to Administratively process and monitor Requests for Building Permits prior to Plat Recordation.

Planning Director Sergio Zavala stated that the City of Alamo's Planning Department has administratively processed several project proposals requesting a building permit before the correlating subdivision plat is recorded. The condition of such permit issuance is that 'No occupancy shall be permitted without a recorded plat. If such a request is 'Approved', staff must monitor the project site, of course, but also confer much more frequently with the plat's engineering firm to assure that the associated infrastructure and other required administrative processes are completed prior to the structure being finalized for occupancy. Currently, there is no fee for processing such requests; and the surgical vigilance of the plat. In assessing staff's extra vigilance of the building's construction and the correlating plat, Planning felt that \$250 was appropriate. Staff Recommendation: Approval. P&Z Commission Management of Aug. 21, 2024: Unanimously approved the \$250 fee.

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

Commissioner Pete Morales asked if whomever submits an application, why are they not given the permit the next day?

Planning Director Sergio Zavala stated that usually when that situation occurs is usually an incomplete application. Planning Staff notifies applicant as soon as possible so that the application can be process as soon as possible.

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

U. Request by COLBCAR, LLC to have the Board of Commissioners authorize the City Manager's Office to Issue a Building Permit prior to Subdivision Recordation on Acreage out of Lot 6, Block 32, Alamo Land and Sugar Company's Subdivision.

Planning Director Sergio Zavala stated that he attached a signed request from Colbcar, LLC, dated August 28, 2024, to have the Commissioners consider authorizing the City Manager to

issue a building permit for a new Dollar Tree retail business. The site was part of Mr. Hess' property; it's along the west side of Alamo Road, north of Ridge Road. As cited in their correspondence, the Hess-Colbcar conveyance was transacted in the Fall of 2023 with a plat filed in October 2023. In January 2024, the commercial corridor ordinance was approved prohibiting Dollar type stores from major streets such as Alamo Road - this ordinance is effective from January 2024 and cannot to be retroactively applied. With an abundance of caution, Planning conferred w/Management & others where it was agreed that the Hess-to-Colbcar transaction & the plat was activated well before this ordinance. As the Board of Commissioners may recall, similar requests were approved for the 7-11 Stores (SE Expwy/Tower), Bordertown, McDonald's and Taco Bell. Planning's Recommendation: No objection; subject to the plat meeting all Subdivision Codes; & no occupancy until there is a recorded plat.

Commissioner AJ Garcia thanked Planning Director Sergio Zavala for his hard work and dedication.

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

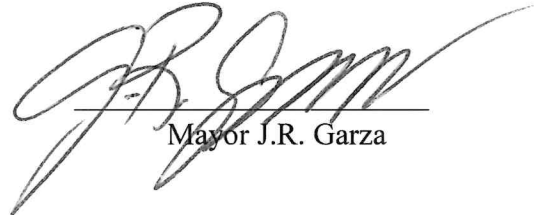
CITIZEN PARTICIPATION: Five minutes per person with no response from the City Commission. Residents must sign up prior to the city meeting.

No citizen participation

I. ADJOURNMENT

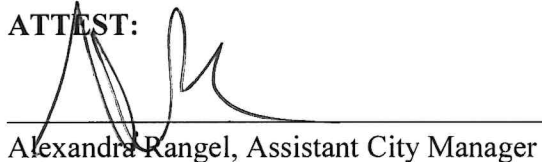
Citizens are encouraged to sign the attendance sheet.

There being no further business, Mayor J.R. Garza adjourned the meeting at 6:55p.m.



Mayor J.R. Garza

ATTEST:



Alexandra Rangel, Assistant City Manager