

The Board of Commissioners for the City of Alamo, Texas met for the Regular Meeting held on Tuesday, November 19th, 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	Alexandra Rangel, Assistant City Manager
Criss Palacios, City Attorney	Sergio Zavala, Planning Director
Alex Oyoque, Museum Director	Jessica Garcia, Library Supervisor
Julio Villarreal Jr. Public Works Director	Jose Tamez, Library Director
Isauro Trevino, AEDC Consultant	Ana Garza, Executive Assistant
Adela Perez, Purchasing Agent	Saul Solis, Police Chief
Arturo Aguirre, Human Res. Director	Sandra Chavez, Parks & Rec. Director
Michael Torres, IT Director	

I. CALL MEETING TO ORDER

Mayor J.R. Garza called the special meeting held on Tuesday November 19th, 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

- *Assistant City Manager Alexandra Rangel announce that the City of Alamo will be closed on November 28 and 29 in observance of Thanksgiving.*
- *Commissioner Pete Morales stated that if any resident needs a trash can replacement, they can call Alamo City Hall*
- *City Manager Robert L. Salinas invited everyone to participate at the Comprehensive Plan Community Survey that will be available in all the City of Alamo social media platforms.*
- *Mayor J.R. Garza thanked everyone who participated in the our first State of the City held this past Thursday November 14th, 2024 at the Palazzio Event Center.*
- *Commissioner Roel Leon Moreno Jr. congratulated our Communication Department for winning two awards and 3 honorable mentions at the TATO-Texas Association of Telecommunications Officers and Advisors Conference.*
- *City Manager Robert L. Salinas thanked the Communications Department Director Lya Yllades, Creative Producer Nina Chavez as well as their new member Communications Associate Frida Retana.*
- *Commissioner Pete Morales thanked Library Director Jose Tamez for all his hard work and dedication with the library renovation.*

II Consent Agenda

All consent agenda items are considered routine by the City Commission and will be enacted by one motion. There will be no separate discussion of these items unless a Councilmember requests an item be removed and considered separately. The City Commission May Take Various Actions; Included But Not Limited To Rescheduling An Item In Its Entirety For A Future Date Or Time. The City Commission May Elect To Go Into Executive Session Item At Any Time During The Meeting When Authorized By The Provision Of The Open Meetings Act.

1. *Consideration and Action to Approve an Interlocal Agreement with Urban County for Fiscal Year 2024-2025.*

2. *Consideration and Action to Approve the PSJA ISD Digital Billboard.*
3. *Consideration and Action on Denial of the Lamar Outdoor Advertising contract.*
4. *Consideration and Action on acceptance of Operation Lone Star Grant Program grant via Office of the Governor (OOG) for Overtime for the Alamo Police Department.*
5. *Consideration and Action on acceptance of Edward Byrne Memorial Justice Grant Program via Office of the Governor (OOG) for Security Cameras for the Alamo Police Department.*
6. *Consideration and Action on acceptance of Rifle-Resistant Body Armor Grant Program (BAGP) via Office of the Governor (OOG) for Personnel Protective Equipment (PPE) for the Alamo Police Department.*
7. *Consideration and Action on the acceptance of 2024 E-grants summary report (grants awarded) via Office of the Governor (OOG) in the amount of \$483,480.*
8. *Consideration and Action on solicitation of bids for all E-grants awarded grants via Office of the Governor (OOG) for procurement and reimbursement purposes.*
9. *Consideration and Action for purchase of Self Contained Breathing Apparatus equipment for Homeland Security Grant Program (HSGP) for the Alamo Fire Department.*
10. *Consideration and Action for purchase of equipment (UTV & Personnel Protective Equipment) for Border Zone Fire Department Grant Program for the Alamo Fire Department.*
11. *Consideration and Action for authorization to submit three project applications for the Disaster Recovery Reallocation Program (DRRP) Call for Projects with the Texas General Land Office (GLO) related to water/sewer/drainage projects.*
12. *Consideration and Action to solicit RFPs for Administrative Services and RFQ for Engineering Services for management and implementation services for the Texas GLO Disaster Recovery Reallocation Program (DRRP).*
13. *Consideration and Action to approve grant management contract for Texas Parks & Wildlife Department (TPWD) Grant for Alaniz-Villagomez Renovation Project for grant compliance and reimbursement requirements.*
14. *Consideration and Action to subscribe and install "Live911" software for the Alamo Police Department.*
15. *Consideration and Action to Approve a Resolution on a Temporary Street Closure of Bus. 83 and FM 907 for the City of Alamo Annual Christmas Parade and the use of Downtown Central Park Stage.*

City Manager Robert L. Salinas stated that he was approached by some of the Commission with questions in regards to Consent Agenda Items 11, 12 and 13. They will be having Consent Items 11, 12 and 13 in an Executive Session for further discussion.

Mayor J.R. Garza also pulled out Consent Agenda Items 3 and 7 for further discussion in the Executive Session as well.

Mayor Pro-Tem Okie Salinas asked whether Urban County funds could be utilized in advance by using city funds to cover expenses initially and then seeking reimbursement once the Urban County funds are received.

City Manager Robert L. Salinas answered that he would have to verify with Urban County.

Commissioner Roel Leon Moreno Jr. motioned to approve items 1, 2, 4, 5, 6, 8, 9, 10, 14, and 15 and withdraw items 3, 7, 11, 12 and 13, Commissioner Pete Morales seconded. Motion carried.

III Regular Agenda

D. Consideration and Action on a resolution to vote on the 2025-2027 Ballot of the Hidalgo County Appraisal District Board of Directors

City Manager Robert L. Salinas stated that this ballot is done every few years for the Hidalgo County Appraisal District Board of Directors. The City of Alamo has 25 authorize votes and we have the ability to either give all the votes to one individual or divided among a few individuals.

Mayor Pro Tem motioned to give 10 votes to Albert Cardenas and 15 votes to Yolanda Castillo, Commissioner Roel Leon Moreno Jr. seconded. Motion carried.

E. Consideration and Action to select a Contractor for the City Hall Renovations.

City Manager Robert L. Salinas stated that City Hall was built in the early 2000s, as we continue to grow, we find it necessary to give city hall much needed improvements. The scope of the improvements consists of renovation of the conference room, lobby and entry way. Below are 2 contractors who submitted their quotes. The third contractor was repeatedly contacted however, did not submitted its quote before and the deadline.

- | | |
|-------------------------------|-------------|
| 1. Johnny the Handyman | \$45,382.10 |
| 2. Herrcon | \$73,319.98 |
| 3. River Line Contracting LLC | \$ No Bid |

Staff's recommendation: Award to Johnny the Handyman.

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

F. Consider, discuss, and authorize the City of Alamo to solicit requests for proposals (RFP) for Administrative Services and requests for qualifications (RFQ) for Engineering Services for management and implementation services for the Texas General Land Office (GLO) Disaster Recovery Resilience Program (DRRP).

City Manager Robert L. Salinas asked for this item to be discuss in the Executive Session being similar to Consent Agenda Items 11 and 12.

Mayor J.R. Garza stated that he would like to discussed item #7 that is Consideration and Action on the acceptance of 2024 E-grants summary report (grants awarded) via Office of the Governor (OOG) in the amount of \$483,480.

AEDC Consultant Isauro Trevino stated that the every year he has the opportunity to submit application for grants via Office of the Governor (OOG), and fortunately 9 out of 9 grants were awarded totaling \$483,480.00. He thanked the City Manager Robert L. Salinas, Assistant City Manager Alexandra Rangel, Finance Director Yvette Mendoza, Police Department and the Fire Department for all their support. He finished by stating that all this is possible due to the team effort in the City of Alamo.

Commissioner AJ Garcia congratulated AEDC Consultant Isauro Trevino for the 9 to 9 grants awarded. He emphasized the importance of all these grants that were awarded.

AEDC Consultant Isauro Trevino explained that the City of Alamo only needs to contribute \$23,000 out of the \$483,480, with the remainder being provided at no cost to the city.

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

PUBLIC HEARING

Discussion and Possible Action to adopt an ordinance to award a Conditional Use Permit to have a religious entity continue using 2 existing RV spaces for occasional charitable purposes on Lot 7, High Chaparral Subdivision being 1325 Felix Street, Alamo, TX; zoning district is Single-dwelling Residential 9R-1); Applicant: Central Spanish Congregation of Jehovah's Witnesses

Planning Director Sergio Zavala stated the following;

- The site is between Alamo Rd. & Cesar Chavez, on the S. side of SH 495 - see vicinity map. Also, please view the surveyed map w/marketed RV spaces on its south perimeter.
- Now that the code has been amended, the applicant desires to be 'legal'. The application by the JW entity desires to continue using 2 RV spaces for temporary residency for any church member that may arrive to perform charitable work in the Alamo area, normally induced by emergency-type events. As testified during the code change meetings, a representative testified that during needed temporary residency needs, that most members actually reside in JW members' homes. However, if this is not possible, then they'd like to have these 2 spaces available as a contingency option.
- The RV spaces were built in 1992, when in the County.
- There are 80 paved parking spaces which is satisfactory to the congregation's needs. The 6800+ sq. ft. church was built in 1995; the property was annexed in 2008.
- As far as Planning is aware, there have been no complaints regarding the temporary use of the RV spaces in the past.

Planning's Recommendation: Approval subject to one-year whereupon they may file a CUP renewal application; and complying with the Codes' requisites of CUP eligibility.

NOTE: Each church RV occupant has a max of 3 months to reside therein; subject to random monitoring checks.

G. Discussion and Possible Action to adopt an ordinance to award a Conditional Use Permit to have a religious entity continue using 2 existing RV spaces for occasional charitable purposes on Lot 7, High Chaparral Subdivision being 1325 Felix Street, Alamo, TX; zoning district is Single-dwelling Residential 9R-1); Applicant: Central Spanish Congregation of Jehovah's Witnesses

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

PUBLIC HEARING

Discussion and Possible Action on an ordinance to renew a Conditional Use Permit for a Mobile Food Vendor Court; site legally described as Lettered Lot (Alamo) ANN IRR TR, E. 835.09' -N. 196.35', ADJ to Railroad, Lot G, 3.38 AC NET; 103 N. Tower Road, Alamo, TX; Zoning District is Commercial; Applicant: Zoo Wee Mama, LLC (Roel Landa)

Planning Director Sergio Zavala stated that the 3+ acre site is at the SW corner of Tower Road and Railroad Avenue. It is an irregular-shaped tract, and has driveway access from Tower Road,

and throughout its frontage to Railroad Avenue. There are perimeter sidewalks along Tower Road, too. As observed in the aerial exhibit, there is one elongated business structure with several offices that will house the primary restaurant with restroom available for patrons. there are 60+ paved parking spaces that are available. Driveway access will be from Tower (1- way entry), and wrapping around the structure and exiting northward to Railroad Avenue. The site plan shows 6 food vending stations where the days/hrs. of operation were amended to Wednesday thru Sunday, from 6pm to midnight. All food vending trailers are inspected, secure their own business license, and are on a paved surface, too. The prevailing ordinance also prohibits no loudspeakers/amplification or strobing lights as it relates to the mobile food court. In review of the PD's calls for service, they only included 'suspicious vehicle' concerns. Planning's Recommends that the CUP be renewed: 1) another 2 years; 2) abide by the City's Noise Ordinance; and 3) comply with all applicable terms of the City's Mobile Food Court Ordinance. P&Z Mtng. Oct. 16, 2024: X Approval subject to Staffs Recommendation.

Landmark Owner Roel Landa thanked the City Commission for their continued support.

Commissioner Pete Morales asked if there was a way for the CUP extension be for three years instead of two?

Planning Director Sergio Zavala answered if the City Commission approves it the Planning Department does not have an issue.

- I. **Discussion and Possible Action on an ordinance to renew a Conditional Use Permit for a Mobile Food Vendor Court; site legally described as Lettered Lot (Alamo) ANN IRR TR, E. 835.09' -N. 196.35', ADJ to Railroad, Lot G, 3.38 AC NET; 103 N. Tower Road, Alamo, TX; Zoning District is Commercial; Applicant: Zoo Wee Mama, LLC (Roel Landa)**

Commissioner Pete Morales motioned to approve 3 years for the Conditional Use Permit for a Mobile Food Vendor Court, Commissioner AJ Garcia seconded. Motion carried.

PUBLIC HEARING

Discussion and Possible Action on an Ordinance to renew a Conditional Use Permit for the Sale of Alcoholic Beverages for on-site consumption in a Restaurant setting; site legally described as Lettered lot (Alamo) ANN IRR TR, E. 835.09' -N. 196.35', ADJ to Railroad, lot G, 3.38 AC NET; 103 N. Tower Road, Alamo, TX; Zoning District is Commercial; Applicant: Zoo Wee Mama, LLC (Roel Landa)

Planning Director Sergio Zavala stated that the 3+ acre site is at the SW corner of Tower Road and Railroad Avenue. It is an irregular-shaped tract, and has driveway access from Tower Road, and throughout its frontage to Railroad Avenue. We note that there are 60+ paved parking spaces that are available. Driveway access is from Tower (1-way entry), and wrapping around the structure and exiting northward to Railroad Avenue. The days/hrs. of operation are from Wednesday to Sunday from 6pm to midnight. The structure's easternmost side was remodeled into a restaurant setting, with outdoor tables, benches, an entertainment 'stage', and games. Via a separately approved CUP, there is also a mobile food court on the premises. The pre-existing trees were preserved with walkways paved around them which induce a pleasant experience, too. The applicant's desire was to establish a family-oriented atmosphere where beer & wine with meals are offered for on-site consumption. In review of the PDs calls for service, they dealt mostly with 'suspicious vehicle' in the area; but no calls were made regarding 'noise' issues. Planning's Recommendation: 1) Approve CUP for another 2-year tenure; 2) Continue to abide by the City's Noise Ordinance; 3) comply with prevailing TABC Regs; 4) Continue to provide security staff, esp. after 10pm evening hours. P&Z Meeting of Oct. 16, 2024: Unanimously approved subject to Staffs Recommendation.

- J. **Discussion and Possible Action on an Ordinance to renew a Conditional Use Permit for the Sale of Alcoholic Beverages for on-site consumption in a Restaurant setting; site legally described as Lettered Lot (Alamo) ANN IRR TR, E. 835.09' -N. 196.35', ADJ to Railroad, Lot G, 3.38 AC NET; 103 N. Tower Road, Alamo, TX; Zoning District is Commercial; Applicant: Zoo Wee Mama, LLC (Roel Landa)**

Commissioner Roel Leon Moreno Jr. motioned to approve a 3 year Conditional Use Permit, Commissioner AJ Garcia seconded. Motion carried.

K. Presentation on City of Alamo's 2025 Legislative Session Report for 89th Texas Legislature for feedback purposes

AEDC Consultant Isauro Trevino presented the following:

- Texas Water Department Board (TWDB) Water Plant Renovations
- Texas Water Department Board (TWDB) Tower Lift Station Improvements
- Texas Water Department Board (TWDB) Master Plan Project Area #4
- Texas Water Department Board (TWDB) Sewer Plant Project
- Texas Parks and Wildlife Department (TPWD) Alamo Sports Park
- Texas Parks and Wildlife Department (TPWD) Alamo Centennial Park
- Texas Economic Development & Tourism Office of the Governor Business Retail/Industrial Park (BRIP)
- Texas Economic Development & Tourism Office of the Governor Alamo Center of Education and Economic Development

EXECUTIVE SESSION:

The City Commission will convene in Executive Session, in accordance with Texas Open Meetings 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 to items to be discussed in executive session:

Mayor J.R. Garza called to executive session at 6:44 p.m.

1. Pursuant to Texas Government Code §551.071 Consultations with Attorney:
 - a. Consideration and Action on Denial of the Lamar Outdoor Advertising contract. (Consent Agenda Item #3)
 - b. Consideration and Action on the acceptance of 2024 E-grants summary report (grants awarded) via Office of the Governor (OOG) in the amount of \$483,480 (Consent Agenda Item #7)
 - c. Consideration and Action for authorization to submit three project applications for the Disaster Recovery Reallocation Program (DRRP) Call for Projects with the Texas General Land Office (GLO) related to water/sewer/drainage projects. (Consent Agenda Item #11)
 - d. Consideration and Action to solicit RFPs for Administrative Services and RFQ for Engineering Services for management and implementation services for the Texas GLO Disaster Recovery Reallocation Program (DRRP). (Consent Agenda Item #12)
 - e. Consideration and Action to approve grant management contract for Texas Parks & Wildlife Department (TPWD) Grant for Alaniz-Villagomez Renovation Project for grant compliance and reimbursement requirements. (Consent Agenda Item #13)
 - f. Consider, discuss, and authorize the City of Alamo to solicit requests for proposals

(RFP) for Administrative Services and requests for qualifications (RFQ) for Engineering Services for management and implementation services for the Texas General Land Office (GLO) Disaster Recovery Resilience Program (DRRP). (Regular Agenda Item F)

OPEN SESSION:

The City Commission will convene in Open Session to take necessary action, if any, in accordance with Texas Government Code, Chapter 551, Open Meetings, Subchapter E, Procedures Relating to Closed Meeting, § 551.102, Requirement To Vote Or Take Final Action In Open Meeting.

Mayor J.R. Garza open session at 7:14 p.m.

Mayor J. R. Garza stated the following,

Consent Item # 3 Commissioner AJ Garcia motioned to Deny, Commissioner Pete Morales seconded. Motion carried.

Consent Item # 7

Consent Item # 11 is a no action item.

Consent Item # 12 is a no action item.

Consent Item # 13 Commissioner AJ Garcia motioned to approve Consent Item 13, Commissioner Roel Leon Moreno Jr. seconded. Motion carried.

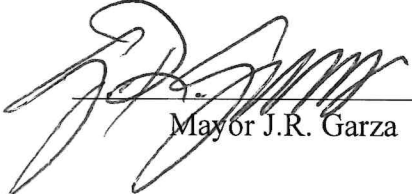
Regular Agenda Item F - Commissioner AJ Garcia motioned to authorize the City of Alamo to solicit requests for proposals (RFP) for Administrative Services and requests for qualifications (RFQ) for Engineering Services for management and implementation services for the Texas General Land Office (GLO) Disaster Recovery Resilience Program (DRRP), Commissioner Pete Morales 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.

I. ADJOURNMENT

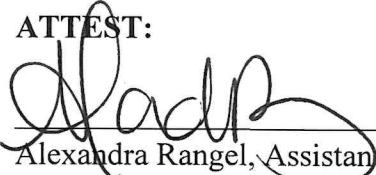
Citizens are encouraged to sign the attendance sheet.

There being no further business, Mayor J.R. Garza adjourned the meeting at 7:16 p.m.



Mayor J.R. Garza

ATTEST:



Alexandra Rangel, Assistant City Manager