

The Board of Commissioners for the City of Alamo, Texas met for the Regular Meeting held on Tuesday, December 17<sup>th</sup>, 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
Rick Palacios, City Attorney	Ana Garza, City Secretary
Sergio Zavala, Planning Director	RC Flores, Fire Chief
Saul Solis, Police Chief	Yvette Mendoza, Finance Director
Alex Oyoque, Museum Director	Miguel Cavazos, Assistant Parks & Rec Director
Jose Tamez, Library Director	Isauro Trevino, AEDC Consultant
Arturo Aguirre, HR Director	Lya Yllades, Communication Dept. Director
Adela Perez, Purchasing Agent	Michael Torres, IT Director
Juan Ornelas, Assistant Public Works Dir.	Melissa Leal, Water Billing Supervisor
Nina Chavez, Creative Producer	

**I. CALL MEETING TO ORDER**

*Mayor J.R. Garza called the regular meeting held on Tuesday December 17<sup>th</sup>, 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 Commissioner Roel Leon Moreno Jr. led the Invocation.*

***Presentation and Announcements***

- *City Manager Robert L. Salinas stated that the City of Alamo will be closed on December 24<sup>th</sup>, 25<sup>th</sup> for Christmas and December 31<sup>st</sup> and 1<sup>st</sup> for New Years. Also December 23<sup>rd</sup> and December 30<sup>th</sup> offices will closed early at 3 P.M. He concluded by thanking all the City of Alamo Staff that participated at the Alamo's Christmas Parade and Tree Lighting.*
- *Commissioner Pete Morales thanked everyone who participated at the Alamo Christmas Parade and Tree Lighting including the PSJA ISD schools, residents and staff.*
- *Commissioner Roel Leon Moreno Jr. congratulated the PSJA Wildcats on their historic State Championship victory, marking the first time a team from the Rio Grande Valley has achieved this milestone.*
- *Mayor Pro-Tem Okie Salinas expressed that this meeting is the final City Commission meeting of 2024. He extended his warm wishes for a Merry Christmas and a Happy New Year and shared his enthusiasm for what lies ahead for the City of Alamo in the coming year.*
- *Commissioner Roel Leon Moreno Jr. wished a Happy Birthday to Commissioner AJ Garcia.*
- *Mayor J.R. Garza expressed his gratitude to everyone for an outstanding year, emphasizing the remarkable accomplishments achieved within such a short time frame. He continued expressing the entire City of Alamo staff for their contributions and support, acknowledging their accomplishments and efforts throughout the year.*
- *Commissioner Pete Morales invited the community to PSJA Memorial "Mean Girls" play taking place on December 19<sup>th</sup>, 20<sup>th</sup> and 21<sup>st</sup>.*
- *AEDC Consultant Isauro Trevino stated that on behalf of the AEDC he wanted to thank everyone for their continued support. He also stated that the new Taco Bell will be opening this upcoming Friday December 20<sup>th</sup>, 2024.*
- *Commissioner AJ Garcia recognized Mr. Espino and his family, as well as Ms. Flores Asnd Ms. Salas for attending the City Commission meeting.*

***PUBLIC COMMENT***

- Resident Irene Vasquez stated his concern in regards to a street light risk issue on 4 streetlights along Bowie Avenue from S. 9th Street to S. 7th Place; and 1 streetlight along S. 9th Street from E. Bowie to De Soto Avenue.

**D. Consideration and Action to Approve a Proclamation Honoring Judge Ramon Garcia.**

Mayor J.R. Garza read the Proclamation for Judge Ramon Garcia and declared December 17<sup>th</sup>, 2024 as "Ramon Garcia Day".

## 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 the minutes for a special meeting on December 3<sup>rd</sup>, 2024.*
2. *Discussion and Possible Action on an Ordinance to amend Title 11 'Subdivision Regulations', Chapter 2 'Subdivision Plats and Procedures', Section 11-2-5 (C)(2) 'Processing Final Plat' to delete an outdated provision and replacing it by establishing a Final Plat Approval tenure that includes an appellate process.*
3. *Discussion and Possible Action to Adopt an Ordinance Amending Section 10-2-2 to include a definition for a 'Vendors Market'; amending Section 10-9-1 (B) to include 'Vendors Market' as a conditional use in the Commercial zoning District; and amending Section 10-13-8 (#7) to depict the CUP regulatory criteria for a 'Vendors Market'.*
4. *Discussion and Possible action to Declare a 'Streetlighting Risk Issue' to induce Upgrading at the following boundaries: 4 streetlights along Bowie Avenue from S. 9th Street to S. 7th Place; and 1 streetlight along S. 9th Street from E. Bowie to De Soto Avenue.*
5. *Discussion and Action Regarding Architectural Agreement for the Alaniz-Villagomez Park Renovation Project via the Texas Parks and Wildlife Department Grant.*
6. *Discussion and Action Regarding solicitation of Request for Qualifications (RFQ) for Architectural Services for the New Public Safety Building as per USDA guidelines.*
7. *Discussion and Action Regarding Resolution of the City of Alamo for the Legislative Session 2025 "89th Legislature" for water and sewer/lift station infrastructure needs and improvements, park improvements, public safety equipment, and other related projects*
8. *Discussion and Action Regarding Resolution in partnership with the City of Alamo and the Alamo Economic Development Corporation for the Legislative Session 2025 "89th Legislature" for business/industrial park development and creation of the Alamo Center of Education & Economic Development (CEED) for economic development purposes.*

**9. Consideration and Action to replace the slides at the municipal swimming pool.**

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

**III. Regular Agenda**

**D. Consideration and Action to Appoint a City Secretary.**

City Manager Robert L. Salinas stated that Assistant City Manager/City Secretary Alexandra Rangel submitted a resignation letter for the City Secretary position leaving the position available.

Commissioner AJ Garcia asked Assistant City Manager Alexandra Rangel and City Manager Robert L. Salinas, who would they recommend?

Both responded that Executive Assistant Ana Garza.

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

City Commission thanked Assistant City Manager Alexandra Rangel for her hard work and dedication and welcome Ana Garza to the City Secretary appointment.

**E. Consideration and Action to Select a Contractor for the Water Treatment Plant Clarifier Rehabilitation Project.**

City Manager Robert L. Salinas stated that the The City of Alamo solicited requests for sealed bids from professional contractors for the rehabilitation project. The City of Alamo advertised and requested the sealed bids on both November 6th and 13th with the bid opening on December 5th. The bids were received and reviewed by the project engineer. The results are as follows:

**Company Quote**

<b>Axis Holdings Inc.</b>	<b>\$689,500.00</b>
<b>2LG Construction, LLC</b>	<b>\$1,138,396.00</b>
<b>RGV Industrial Machine Shop and Pumps, LLC</b>	<b>\$320,000.00</b>

Javier Garcia, Project Engineer, reviewed the bids and verified with references of the firms, including experience, expertise of the firm, etc. – see attached recommendation letter.

**Recommendation:** Staff recommends RGV Industrial Machine Shop and Pumps, LLC. This item is now before you.

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

**F. Consideration and Action to Select an Engineer(s) to Provide Civil Engineering Services for the City of Alamo.**

Commissioner Roel Leon Moreno stated that he has legal questions and he would like to move this item to Executive Session.

**G. Consideration and Action to Appoint/Re-Appoint Members for the Alamo Economic Development Corporation.**

AEDC Consultant isauro Trevino stated that the Alamo EDC has three board members whose terms are set to expire this month. Each of these individuals has expressed their willingness to continue serving in their respective roles. Reappointing Mr. Jose L. Garza, Mr. Alonzo Garza, and Mr. Albert Rodriguez will ensure the continuation of the remarkable progress and achievements accomplished under their leadership. Their dedication, experience, and unwavering commitment

to advocating for our vibrant community are truly invaluable. We kindly seek approval for their reappointments to maintain this momentum and continue supporting Alamo's growth and success.

Mayor J.R. Garza motioned to reappoint Mr. Jose L. Garza, Mr. Alonzo Garza, and Mr. Albert Rodriguez, Commissioner Roel Leon Moreno Jr. seconded. Motion carried.

### **Public Hearing**

#### **Consideration and Possible Action on an Ordinance to Rezone the West 5 Acres of Lot 10, Block 32, Alamo Land and Sugar Company's Subdivision; FROM R-2 Multi-Family Residential District TO R-1T Townhouse Residential District; Applicant: XLH Investments, LLC**

Planning Director Sergio Zavala stated the following;

- The site is ¼ mile east of Cesar Chavez Road, along the south side of Ridge Road.
- The property's dimensions are 165' x 1250' (approx.). FYI - the proposed development is undergoing the subdivision review process (at the staff level at this time).
- Surrounding zonings include the following:

North	R-1	South	not zoned (Co. of Hidalgo)
East	R-1 and R-2	West	R-1
- Future Land Use Map (FLUM) designation: High Density Residential (HD)
- Land uses include the following:

North	one SF Residence	South	Vacant
East	Vacant & Apts. (1 lot width to E)	West	SF Res/vacant

  - To the east, beyond an intervening vacant tract, are the McKeever apartments. The desired R-1T zone is also within the land use parameters of the envisioned HD designation. Finally, the vacant tract that abuts it to the east will likely be converted to R-2 in the future.

Staff recommends approval. Planning and Zoning Commission Meeting: December 11, 2024 approved by unanimous vote.

Mayor Pro Tem Okie Salinas asked if the applicant had any visual aids of what they are proposing?

#### **H. Consideration and Possible Action on an Ordinance to Rezone the West 5 Acres of Lot 10, Block 32, Alamo Land and Sugar Company's Subdivision; FROM R-2 Multi-Family Residential District TO R-1T Townhouse Residential District; Applicant: XLH Investments, LLC.**

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

Commissioner Pete Morales asked City Manager Robert L. Salinas if when developers request rezoning, do they ever bring visual aids to put in our website or social media?

City Manager Robert L. Salinas answered that when considering rezoning, they typically avoid using pictures to ensure the decision is based solely on the merit of the rezoning itself. He added that developers sometimes change their plans, and relying on images can create unrealistic expectations.

#### **I. Consideration and Possible Action to Appoint one Member to fill a vacancy on the Traffic Safety Committee (TSC).**

Planning Director Sergio Zavala stated that on January 2, 2024, the Board of Commissioners appointed 5 citizens to serve on the Traffic Safety Committee; one of whom was Rick Wright who served as the Traffic Safety Committee Chairman. Mr. Wright informed Planning and the Traffic Safety Committee at our December 2nd meeting that he was going to resign from the Traffic Safety Committee since he was moving to McAllen; he is in McAllen by the time of this meeting. Article 1 (B) of Traffic Safety Committee's Bylaws states that members "shall be residents of the City of Alamo, and be qualified electors at the time of their appointment." Mr. Wright's inaugural Traffic Safety Committee tenure was set to expire on Dec. 31, 2027; thus, any replacement shall have their enabled term end on 12-31-27, too. At this time, Staff requests the Board of Commissioners to appoint a resident that's a qualified elector as a replacement Traffic Safety Committee member. Staff's Recommendation: Appointment made to fill Traffic Safety Committee vacancy.

Commissioner AJ Garcia motioned to Appoint Michael Venedetti, Mayor Pro Tem Okie Salinas seconded. Motion carried.

#### **J. Presentation of Departmental Reports.**

City Commission had no comments.

#### **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 6:34 p.m.

1. Pursuant to Texas Government Code §551.071 Consultations with Attorney:
  - a. Consideration and Action to approve a funding agreement between the Alamo Chamber of Commerce and the City of Alamo in order to allow for the release of funding

#### **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 7:20 p.m.

1. **Consideration and Action to approve a funding agreement between the Alamo Chamber of Commerce and the City of Alamo in order to allow for the release of funding.**

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

2. **(G) Consideration and Action to Select an Engineer(s) to Provide Civil Engineering Services for the City of Alamo.**

Commissioner Roel Leon Moreno Jr. motioned to approve the top 4 which are as follows;

1. Cruz Hogan Engineering
2. Trimad Consultants
3. Lavier Hinojosa Engineering
4. Lefevre Engineering

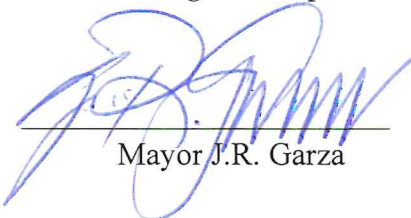
Mayor Pro Tem Okie Salinas seconded. Motion carried.

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

**I. ADJOURNMENT**

Citizens are encouraged to sign the attendance sheet.

*There being no further business, Mayor J.R. Garza adjourned the meeting at 7:21 p.m.*



\_\_\_\_\_  
Mayor J.R. Garza

**ATTEST:**



\_\_\_\_\_  
Ana Garza, City Secretary