

The Board of Commissioners for the City of Alamo, Texas met for the Regular Meeting held on Tuesday, April 15th, 2025 at 6:00 p.m., at the City of Alamo Municipal Building.

COMMISSION PRESENT:

Mayor J.R. Garza
Roel Leon Moreno Jr, Mayor Pro-Tem
Okie Salinas, Commissioner
Pete Morales, Commissioner
AJ Garcia, Commissioner

COMMISSION ABSENT:

STAFF PRESENT:

Robert L. Salinas, City Manager
Cris Palacios, City Attorney
Saul Solis, Police Chief
Alex Oyoque, Museum Director
Sandra Chavez Parks & Rec Dir.
Isauro Trevino, AEDC Consultant
Adela Perez, Purchasing Agent
Michael Torres, IT Director
Melissa Leal, Water Billing Supervisor

Alexandra Rangel, Assistant City Manager
Lya Yllades, Communication Director
Sergio Zavala, Planning Director
Jose Tamez, Library Director
Julio Villarreal Jr., Public Works Director
Arturo Aguirre, HR Director
Ronnie Cruz, City Engineer
Yvette Mendoza, Finance Director

I. CALL MEETING TO ORDER

Mayor J.R. Garza called the regular meeting held on Tuesday, April 15th, 2025 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.

Presentation and Announcements

- *Assistant City Manager Alexandra Rangel congratulated the City of Alamo for placing 1st place for the Small Community Category under the Community Challenge that started back in January 2025. She also recognize the top 10 participants;*
 - *Krystal Lyn Rojas*
 - *Robert Flores*
 - *Nina Chavez*
 - *Lya Yllades*
 - *Rosalinda Sloss*
 - *Naomi Perez*
 - *Alexandra Rangel*
 - *Ricardo Jimenez*
 - *Adrian Guajardo*
 - *Erica Garcia*
- *Assistant City Manager Alexandra Rangel announced that the City of Alamo will be closed Friday April 18th, 2025 in observance of "Good Friday". She encouraged residents to visit social media for any updates.*
- *Museum Director Alex Oyoque invited everyone to the Book Release Event coming up this April 17th, 2025 at Sargeant De La Rosa Memorial Library at 416 N. Tower Rd from 6 p.m. to 8 p.m. Every book purchased during this event will be signed by the authors at no additional cost.*
- *Mayor J.R. Garza recognized and congratulated the PSJA Early College Memorial High School Dazzlers who brought back a National Championship. He proceeded by reading a Proclamation honoring all their achievements that include the following;*
 - *TDEA Drill Team Fall Assessment*
 - *TDEA Spring Assessment*
 - *ADTS RGV Spectacular Regional Competition*
 - *Showtime Regional Competition*
 - *ADTS Nationals Competition in Denton TX*

Commissioner Okie Salinas congratulated the PSJA Early College Memorial High School Dazzlers for their hard work and dedication and for representing the City of Alamo.

Commissioner AJ Garcia stated that as a fellow Wolverine it makes him very happy and proud to see the PSJA Early College Memorial High School Dazzlers compete and win the National Championship.

Commissioner Pete Morales commended the Dazzlers for their hard work and dedication, and also expressed his gratitude to the sponsors and parents, who take great pride in the Dazzlers and all they have accomplished.

Mayor Pro-Tem Roel Leon Moreno Jr. congratulated the PSJA Early College Memorial High School Dazzlers and their parents for investing time and dedication in all of them, He emphasized the importance of acknowledging all their accomplishments, reminding them that time flies and these are moments we'll cherish and share with family, friends, and future generations.

- Mayor Pro- Tem Roel Leon Moreno Jr. congratulated Brandon Gonzalez, PSJA Memorial Senior who earned the following;
 - State Silver Medal in the 132-pound division
 - Broke the regional bench press record with an incredible 365 lbs.
 - Holds the State Record in bench press at 375 lbs.

PSJA Early College Memorial Coach Garcia recognized Brandon Gonzalez who is a senior at the above-mentioned high school, for all his hard work and dedication.

- Mayor J.R. Garza introduced the new PSJA Memorial Varsity Football Coach.
- PSJA Memorial Varsity Football Coach Gonzalez thanked the City Commission for acknowledging the students for all their hard work and dedication.
- City Manager Robert L. Salinas announced that we have the Road to Recycling Free Tire Collection coming up April 23rd, 2025 at 413 south 9th St. Alamo TX. 78516.
- Commissioner Pete Morales thanked Public Works Director and all his staff for the Bulky Item Collection Event.

- **PUBLIC COMMENT**

- Resident Sandra Copson stated her concerns about the recent flooding in her subdivision, which she believes is due to the adjacent subdivision that was built called "Aqui Descanso" Now they are also dealing with mold due to the water that went inside her home. She mentioned meeting with the city engineer and several representatives from the City of Alamo to address the situation. However, she is still waiting for a response or update. With hurricane season approaching, she and her neighbors are anxious about the possibility of more flooding and its consequences.

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 regular meeting on April 1st, 2025.*
2. *Consideration and Action to Approve a Interlocal Agreement between the City of Alamo and the County of Hidalgo, Texas-On-Site Sewage Facility Systems.*
3. *Consideration and Action to Approve a Resolution for the Farias Elementary 3K run on May 3, 2025.*
4. *Consideration and Action to Install a Raw Water Meter at the Water Plant.*
5. *Request by NSA Property Holding, LLC, to have the Board of Commissioners authorize the City Manager's Office to issue 'Foundation Only' building permits on the north 4.11 Acres out of Lot 1, Storage Depot Alamo Subdivision.*
6. *Discussion with possible action to extend the city's energy contract with Engie after*

current contract expires.

7. Consideration and Action to Approve a contract between the City of Alamo and Memorial Funeral Home.

Commissioner Okie Salinas asked a question in reference to Item #6, is this the same contractor we are dealing with the replacements of the street lights on Duranta Avenue and Tower Road?

City Manager Robert L. Salinas responded that Engine is the retail provider for the city. Basicilly they are our electric provider.

Valiant Energy Consultant Juan Galvan apologized for the delay in repairing the street lighting . Unfortunately, some unforeseen circumstances caused the setback, but the team is already working on it. He further explained the electric contract and the benefits of a fixed rate for this year. This way, when the contract ends, they'll have the option to renew at the locked-in rate, rather than facing potentially higher prices in the future.

Commissioner Okie Salinas motioned to approve Consent Agenda Items 1-7; Mayor Pro-Tem Roel Leon Moreno Jr. seconded. Motion carried.

II. Regular Agenda

D. Consideration and Action to Approve a Proclamation Declaring April 2025 as Fair Housing Month.

Mayor J.R. Garza read the Fair Housing Month Proclamation.

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

E. Consideration and Possible Action to award a bid for Janitorial Services.

Purchasing Agent Adela Perez stated that the city solicited sealed bids for Janitorial Services. The solicitation for services were advertised on March 12th & 19th with bid opening on April 3rd, 2025. The current contract includes an option to extend the existing agreement or renew it for an additional two-years. 5 Bids were received and reviewed by staff with the specifications outlined in the bid documents. Based on the evaluation, it is recommended that the contract be awarded to C&C Cleaning & Janitorial Services for the bid amount of \$38,400.00. Staff's recommendation: Approve award to C&C Cleaning & Janitorial Services. This item is now before you.

Commissioner Okie Salinas asked if the awarded bid can be for 3 years instead of 2?

City Manager Robert L. Salinas responded that it is a 2 year contract with an option to extend one additional year

Commissioner Okie Salinas motioned to approve for 3 years, Mayor Pro-Tem Roel Leon Moreno Jr. seconded. Motion carried.

F. Consideration and Action to Select an Architect for the City of Alamo Remodel/Reconstruction of Fire Station No. 2.

CityManager Robert L. Salinas stated that the City of Alamo advertised RFQs for architectural services for the remodeling of Fire Station No. 2. The qualifications wew received, reviewed and graded by City Staff. Staff used various criteria in determining the scores of the firms, including Overall Qualifications, project Specific Expertise, Management & Organizational Approach etc. Recommendation: Staff recommends the selection of Gignac Architects to serve as the architec for the Fire Station No. 2 remodeling project. This item is now before you.

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

G. Consideration and Action to Select an Architect for the City of Alamo Remodel/Reconstruction of City Hall Annex Building.

City Manager Robert L. Salinas stated that the City of Alamo requested RFQs for architectural services for the remodeling of what we are calling the City Hall Annex Building, which is where the old museum was located. The qualifications were received, reviewed and graded by City staff. Staff used various criteria in determining the scores of the firms, including Overall Qualification, project Specific Expertise, Management & Organizational Approach, etc. Recommendation; the scoring revealed a 3-way tie between ERO, GIGNAC, and SAM GARCIA. Due to the tie, Staff recommends Sam Garcia Architects, since we've never used them before and so that we can get an idea of the work they perform. If we cannot come to an agreement on fees, we can always go with the other firms. This item is now before you.

Mayor J.R. Garza motioned to approve staff's recommendation, Commissioner Pete Morales seconded. Motion carried.

H. Discussion and Possible Action on an Ordinance for Traffic Control Signage and Street Markings on Crockett Avenue, East of Tower Road as induced by Four (4) Neighborhoods Petitioning through Neighborhood Representative Irene Vasquez.

Planning Director Sergio Zavala stated that Staff received several petitions to manifest their collective traffic safety concerns on Crockett, east of Tower Road. The primary issue relates to speeding traffic, and how to slow-down/calm the traffic on Crockett. Their request is for the City to carefully assess these concerns, and then hopefully provide additional traffic control signage and/or markings on Crockett. The petitioners have expressed concerns of speeding traffic on Crockett. The petitions included several exhibits that project their concerns; including:

Exhibit A & B-APO Press/News releases reflecting a major accident at Crockett and Serg Loop; injuries; death eventually occurred from injuries; Jan. 16+, 2025

Exhibit C-Alamo's website screen shot of the City of Alamo participating to link-up to a hike & bike trail (that will be parallel to Crockett).

Exhibit D-Part of the Hike & Bike trail is along Crockett

Exhibit E-Master aerial overview of vicinity; petitioners request 4 'Stop' signs at 2 intersections; suggests 4 'Slow Down' signs.

Exhibit F-Zoomed-in focus on Crockett/Serg Loop; 2 'Stop' signs and 'Slow Down' signage that was shown in Master Aerial.

Exhibit G-Zoomed-in focus on Crockett/S. 4th St.; 2 'Stop' signs requested; the Master Aerial also showed 2 'Slow Down' signs.

Exhibit H-Zoomed-in focus on Crockett (between S. 4th & Palmview Dr.); Essentially shows the same requested signage as in "G".

Exhibit I-Shows lane-directional arrows suggested to be painted; Shows 4 existing 'Stop' signs.

Resident Irene Vasquez and Pita Castillo stated that Justin Julian Rodriguez who passed away on January 21st, 2025 due to an accident in the area motivated them to advocate for this neighborhood. They voiced their concerns.

Commissioner Okie Salinas thanked Ms. Vasquez and Ms. Castillo for coming forward and bringing these concerns to the City Commission.

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

Commissioner Pete Morales mentioned that on the intersection of Tower Rd. and Crockett there is a great need of traffic control/ traffic light.

Planning Director stated that in the next Traffic Safety Committee meeting they will discuss this issue and address it as well.

Commissioner AJ Garcia asked what is the threshold requirement for a traffic light?

Planning Director Sergio Zavala responded that he is unsure since it is not a TxDot road. TxDot

roads have their own rules but since this is a city road there is a lot to consider. For example accidents, pedestrian and just over all traffic. One main factor that has to be looked at is the cost and maintenance of the traffic light.

Commissioner AJ Garcia stated that safety does not have a price and that the City Commission will look into it.

Planning Director Sergio Zavala suggested to study the issues in that intersection and come back with a recommendation for the City Commission to review and make a decision.

Mayor Pro-Tem Roel Leon Moreno Jr. thanked once again Ms. Vasquez and Ms. Castillo for raising their concerns, for making Alamo a safe and better city.

Commissioner Pete Morales stated that the City Commission is here to listen to the residents concerns. He encouraged them to feel comfortable in expressing their concerns to the City Commission.

I. TABLED: Discussion and Possible Action to Appoint, or Re-appoint, Five (5) members to the City of Alamo's Tax Increment Reinvestment Zone No. 1's Board of Directors.

Commissioner AJ Garcia motioned to untable item I, Mayor J.R. Garza seconded. Motion carried.

Planning Director Sergio Zavala stated that term for the TIRZ members have expired and it is time to re-appoint or appoint members once more.

Commissioner AJ Garcia asked if any of the members were present.

Planning Director Sergio Zavala responded no.

Commissioner AJ Garcia when was the last time that this board met and what was discussed?

Planning Director Sergio Zavala answered that they meet once a year, or as needed and he does not recall what was discussed in that meeting.

Further comments were discussed.

Mayor Pro- Tem Roel Leon Moreno Jr. motioned to appoint Emigdio Villanueva, Commissioner Pete Morales motioned to appoint Mayra Benedetti, Commissioner Okie Salinas motioned to re-appoint Keith Hakland, Commissioner AJ Garcia motioned to re-appoint David Suarez, Mayor J.R. Garza motioned to appoint Asael Alanis, Commissioner Pete Morales seconded. Motion carried.

J. TABLED: Discussion and Possible Action to Re-Amend Title 10's 'Zoning Regulations' to include "Business Recycling Facility" as a conditional use in the Commercial and Industrial zoning districts with correlating compliance criteria thereby.

Commissioner Okie Salinas motioned to untable item J, Commissioner Pete Morales seconded. Motion carried,

Planning Director Sergio Zavala stated that due to a visit on 3-24-25 by a prospective business entrepreneur asking about a recycling facility, Planning discovered that the approved merits of Business Recycling Facility Ordinance No. 10-02-22 had not been fully codified. (Note: Since 2022, 'Vendors Market' has been enumerated as 'Conditional Use Criteria #7' in our CUP regs; thus, the attached ordinance reflects the Business Recycling Facility regs to be #8 ... the 2022 Ordinance cited above showed the 'Business Recycling Facility' to have been #7; but since not codified, this will need to be shifted to #8.) In review of the 2-1-2022 City Commission minutes, Planning observed the City Commission's desire to establish a 300' distance from the specific recycling activity building to area residences - the original 2022 draft cited 200'. Since the motion for approval did not specifically include 'subject to the 300' distance, as discussed, the ordinance was approved as originally proposed (w/the 200' distance). Planning would like to rectify this. With this backdrop, be advised that the attached ordinance:

- Specifies a 300' distance that the recycling activity must be to area residences
- Categorizes the 'Business Recycling Facility' to be a conditional use in the Industrial zone; the Codifier only showed a 'Business Recycling Facility' being a conditional use in the Commercial Zone, but not in the Industrial zone, as specified in approved Ord. 10-02-22.
- Via discussion on 4-1-25, any new Business Recycling Facility via a CUP is prohibited along the Commercial Corridor (NOT along the major streets).

Commissioner Pete Morales motioned to approve, Mayor J.R. Garza seconded. Motion carried.

K. Consideration and Action to award a bid for NFC Fitness Courts slabs (Lion's Park & Alaniz-Villagomez Park).

AEDC Consultant Isauro Trevino stated that the three bids received were based on identical specifications, which had been emailed to each bidder, ensuring all parties had the same scope of work. Three bids were received which are as follows;

- | | |
|------------------------------|-------------|
| 1. S. Lerma Construction LLC | \$24,900.00 |
| 2. Tex Con & Maint. LLC | \$37,995.00 |
| 3. ECON Construction | \$38,800.00 |

Staff's recommendation is to award bid to S. Lerma Construction LLC.

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

L. Consideration and Action to Approve Change Order No. 6 for the Wastewater Treatment Plant Project.

Commissioner Okie Salinas stated that he has some legal questions for the City Attorney, Cris Palacios in regards to items L.

M. Consideration and Action to approve the Architectural & Engineering Services contract for the Public Safety Building/Court.

Commissioner Okie Salinas stated that he has some legal questions for the City Attorney, Cris Palacios in regards to this item.

N. Presentation and update on Project Management FY 2024-2025.

AEDC Consultant Isauro Trevino presented the following;

○ GLO Drainage Project	\$913,000
○ TXDOT Expressway/Alamo Rd Project	\$1,183,000
○ CPF 2026 Drainage Project Area #4	\$2,424,000
○ Water Plant (EPA)	\$3,500,000
○ Morningside Sewer Project	\$944,444
○ Morningside Waterline Project	\$433,333
○ Duranta Avenue Widening Project	\$1,000,000
○ Striping Project	\$82,000
○ Alaniz Park Renovations Project	\$1,850,000
○ Lions Park Fitness Court	\$125,000
○ Fire Station #2 Renovations	\$468,485
○ New Public Safety Building	\$6,500,000
○ LED Lighting Upgrade Project	
○ Egrant	\$483,000
○ Egrant	\$965,000
Total	\$18,447,262

Pending Legislation Funding Projects - Austin & DC

Austin: 2025 Legislative Session:

DWSRF Application (Water Plant)	\$9,200,000
Lift Station Rider	\$5,300,000
Parks Rider (Alamo SportsPark 2.0)	<u>\$1,500,000</u>
Austin pending	\$16,000,000

Washington DC: 2026 Community Project Funding Requests

Drainage Project	\$2,424,000
Lift Station Project	<u>\$2,000,000</u>
DC Pending	\$4,424,000

Summary:

Total Project Costs (On-going/Pending)	\$18,447,262
Austin Pending	\$16,000,000
DC Pending	\$4,424,000

Commissioner AJ Garcia thanked AEDC Consultant Isauro Trevino for giving a great presentation to the public and the City Commission. He emphasized the importance of keeping the public informed of everything that is being done as well as why its being done as well.

O. Departmental reports.

No comments from City Commission

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 7:24 p.m.

1. Pursuant to Texas Government Code §551.071 Consultations with Attorney:

- a. Item L on Regular Agenda- Consideration and Action to Approve Change Order No. 6 for the Wastewater Treatment Plant Project.
- b. Item M on Regular AgendaConsideration and Action to approve the Architectural & Engineering Services contract for the Public Safety Building/Court.

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 8:11 p.m.

- a. Item L on Regular Agenda- Consideration and Action to Approve Change Order No. 6 for the Wastewater Treatment Plant Project.

Commissioner Okie Salinas motioned to authorize the City Manager Robert L. Salinas to negotiate as discussed in Executive Session, Mayor Pro-Tem Roel Leon Moreno Jr. seconded. Motion carried.

- b. Item M on Regular AgendaConsideration and Action to approve the Architectural & Engineering Services contract for the Public Safety Building/Court.

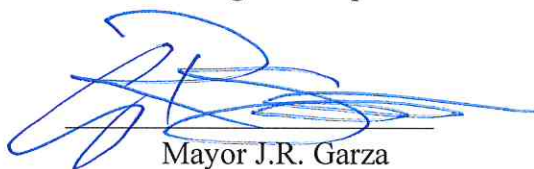
Commissioner Okie Salinas motioned to authorize City Manager Robert L. Salinas to negotiate as discussed in Executive Session, Commissioner AJ Garcia seconded. Motion carried.

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 8:13 p.m.



Mayor J.R. Garza

ATTEST:



Ana Garza, City Secretary