

The Board of Commissioners for the City of Alamo, Texas met for the Regular Meeting held on Tuesday, July 1st, 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 (via ZOOM)
Pete Morales, Commissioner
AJ Garcia, Commissioner

COMMISSION ABSENT:

STAFF PRESENT:

Robert L. Salinas, City Manager
Cris Palacios, City Attorney
Lya Yllades, Communication Director
Saul Solis, Police Chief
Isauro Trevino, AEDC Consultant
Alex Oyoque, Museum Director
Julio Villarreal Jr., Public Works Director
Arturo Aguirre, HR Director
Melissa Leal, Water Billing Supervisor

Alexandra Rangel, Assistant City Manager
Ana Garza, City Secretary
Sergio Zavala, Planning Director
RC Flores, Fire Chief
Ronnie Cruz, City Engineer
Jose Tamez, Library Director
Sandra Chavez, Parks & Rec Director
Adela Perez, Purchasing Agent
Nina Chavez, Creative Producer

I. CALL MEETING TO ORDER

Mayor J.R. Garza called the regular meeting held on Tuesday, July 1st, 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 stated that the City of Alamo will be close on July 4th, 2025 in observance for Independence Day.*
- *Commissioner Pete Morales congratulated the Alamo 12U softball players for making the All-Stars. They will be traveling to Louisiana. He recognizes Head Coach Fernando Segura, Assistant Coaches Fernando Arauza, Carmen Reynoso and the following players;*
 - *Aloni Castillo*
 - *Jaylyn Gonzalez*
 - *Aliha Lopez*
 - *Emily Ramirez*
 - *Audree Villalon*
 - *Brianna Beltran*
 - *Vivienne Castorena*
 - *Violet Vasquez*
 - *Cristiana Arauza*
 - *Kaylee Pacheco*
 - *Vaelyn Robles*
 - *Layla Monroy*
- *Mayor J.R. Garza congratulated the team and thanked the coaches for their hard work and dedication.*
- *Alamo Chamber of Commerce Office Manager Joanna Galvan shared some excited initiatives and events that include the following;*
 - *Taste of Alamo*
 - *Miss Alamo Scholarship Pageant*
 - *Winter Texan Appreciation Dinner*
 - *Chamber networking events*
 - *Police and Fire Appreciation Dinner*
 - *Watermelon Festival Beer Garden*
 - *Palm Valley Animal Shelters Chamber Wars and won 1st place against McAllen Chamber of Commerce, Edinburg Chamber of Commerce and the RGV Hispanic Chamber of Commerce.*
 - *City Parades*
 - *Golf Tournaments*

- Social Media growth by over 484% reaching views of over 244,768.
- Commissioner Pete Morales invited the Alamo Chamber of Commerce Board Members to the podium to congratulate everyone for their hard work and dedication.
 - Albert Rodriguez
 - Gloria Espinoza
 - Elena Sandoval
 - Marissa Santoy
 - Imelda Gonzalez
 - Trisha Salazar
 - Janie Solis
 - Mr. Gamboa
 - Fire Chief R.C. Flores
 - Police Chief Saul Solis
- Albert Rodriguez thanked all the Alamo Chamber of Commerce Board Members and Ms. Joanna Galvan for all their efforts, hard work and dedication. He finishes by asking everyone to visit their social media for any events, updates, information and for a new website that should be release soon.
- Commissioner Pete Morales congratulated everyone on their victory at the Palm Valley Animal Shelter Chamber Wars, noting that despite competing against much larger chambers with 500 to 600 members, they came out on top.
- Alamo Chamber of Commerce Office Manager Joanna Galvan stated that the win was a big effort from all the members. She recognized the children at various schools who helped with the pet food drive. The following schools were recognized;
 - Marcia Garza Elementary who raised 12,000 pounds.
 - Vanguard Charter Academy
 - Audie Murphy Middle School Garden Club
- Mayor J.R. Garza stated that today he had a very special Infrastructure Hero Award for State Representative Armando "Mando" Martinez. His dedication to our community and to the priorities that matter most to our residents has truly made a difference. He extended a sincere thank you to our city officials, staff, and to Mandy Saldaña and Rene Ramirez with Pathfinders. He proceeded by stating that The City of Alamo was awarded 5.3 million dollars from the Texas Water Development Board for a lift station that has been an issue. Thanks to Armando "Mando" Martinez and his team the City of Alamo will be able to relocate this lift station. On behalf of the City of Alamo he thanked Armando Martinez, Mandy Saldaña and Rene Ramirez for all their help and support. He finished by thanking everyone for their hard work and dedication.
- Commissioner AJ Garcia stated that you can't just go to Austin and ask for funding – you need to go prepared and bring a plan that explains why you are requesting those funds. He emphasized that they executed this approach effectively, they were awarded the funds and they were able to bring the funds to the City of Alamo residents.
- Commissioner Pete Morales thanked AEDC Consultant Isauro Treviño for teaching him how the State and Federal funding works. He thanked everyone who helped bring these funds to the City of Alamo.
- Mayor Pro-Tem Roel Leon Moreno Jr. thanked the City Council, Mayor J.R. Garza, State Representative Armando "Mando" Martinez, Rene Ramirez, Mandy Saldaña and Pathfinder for listening to the City of Alamo needs. Today they present a check that will help the city have a better tomorrow for all the current and future residents.
- Commissioner Okie Salinas thanked State Representative Armando "Mando" Martinez for always supporting the City of Alamo.
- City Manager Robert L. Salinas thanked everyone for their team effort. This fund was very much needed and very well deserved.
- State Representative Armando "Mando" Martinez stated that it is an honor and privilege to be part of such a great community. He has always loved the City of Alamo because it is built on family, respect, love and build on great leaders. He stated that the City of Alamo has achieved significant wins, such as the All-Star children advancing to compete at state level and accomplishments shared by Alamo Chamber of Commerce Office Manager Ms. Galvan, everything once again built on great team efforts. The City of Alamo will continue to accomplish great wins because of the great leadership and all that they do. Before session, Isauro Treviño, Commissioner AJ Garcia and he met to discuss key issues facing the City of Alamo. Later, the entire City Council addressed those matters, followed by conversations with Mandy Saldaña and Rene Ramirez. He emphasized the importance of

strong communication, maintaining an open-door policy, and ensuring everyone is on the same page to effectively accomplish the City's goals. He has an Open-Door policy and that anyone in District 39 and the valley is always welcome. He concluded by saying that it's not just his office – it's our office, and that City Hall is an extension of his office, open to everyone at any time and they will continue to be a voice for everyone.

- *Commissioner Pete Morales stated that he appreciates how State Representative Armando "Mando" Martinez always makes them feel comfortable every time they visit. He finished by thanking him for all he does.*
- *Commissioner AJ Garcia invited everyone to our Annual Freedom Bash on Thursday July 3rd, 2025 starting at 4 p.m. at the Alamo Sports Complex, 600 E. Ridge Rd.*
- *Lonestar EMS Representatives Ernesto Hernandez and Marco de Pena presented and update of the 2025 Lonestar performance achievements that include the following;*

Achievements

- *+31.7% Transport Volume – average transport ID increased significantly*
- *6.33 Second Improvement – faster average response times.*
- *3.1% Resource Efficiency – Improved M-77 resource utilization.*

Performance Overview

- *Total Records Analyzed 2,812 trips*
- *Response time improvement 7.63 minutes*
- *Primary Resource Usage 75.3 M-11*

Key Findings

- *2024 Baseline Total Transport: 1,967 trips*
- *2025 Performance Total Transport 845 trips*
- *Volume Analysis 1690 projected annual*

Response Time Analysis

- *2024 Performance Average 7.74 minutes*
- *2025 Performance Average 7.63 minutes*
- *Improvement of 0.11 minutes*

Resource usage Analysis

- *2024 Distribution M-11 primary ,421 trips (72.2%)*
- *2025 Distribution M-11 Primary 636 trips (75.3%)*
- *Efficiency gains +3.1% M-11 utilization*

Future Outlook 2025 Goals

- *Volume Target sustain 30% + growth rate*
- *Response Target achieve 450 second average*
- *Efficiency Target reach 80% M-11 utilization*

Mayor J.R. Garza asked what is the level of care that it provides?

Lonestar Representative Ernesto Hernandez answered that the unit is an MIC unit capable of basically an ER on wheels. It carries narcotics, medications, cardiac monitor, a paramedic and a basic are on board waiting to provide any and all services/treatments.

Fire Chief RC Flores stated that when he came on board, he made a couple of changes with the FR program which is the First Responders Program. Lonestar is doing 100% of the Fire Fighters Training that include practical skills with the fire fighters and the med-aces. The response time has been 100% satisfaction on his end. He is extremely satisfied with the emergency communication provided on both ends.

Further questions and comments were discussed in regards to the ambulance services.

• **PUBLIC COMMENT**

- *No public comments*

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 June 17th, 2025.**
- 2. Discussion and Possible Action to Re-confirm the Board of Commissioners 7 /2/24 Action to allow a 2nd family residence with an attached guest house at 934 South Cesar Chavez Road, as requested by Veronica de Leon Romero.**
- 3. Discussion and Possible Action on an Ordinance to merge Title 5 'Police Regulations', Chapter 5 'Animals Prohibited' and Chapter 6 'Animals' into one Chapter of enhanced and consolidated animal control regulations.**
- 4. Consideration and Action to Approve a Resolution for Street Closure for the Alamo Chamber for Touch- A-Truck Day on August 2, 2025.**
- 5. Consideration and Action on an Ordinance to Amend Code of Ordinances Title 1 'Administration', Chapter 6 'City Officers and Employees', Section 1-6-4 'Personnel Policy Guidelines', Section 15 of said Policies to Recognize Credit Card Usage Policy**
- 6. Consideration and Action on Exerplay Inc. Change Order #1 for new 10' walking trail at Alaniz-Villagomez Park Project**
- 7. Consideration and Action to approve bid for 2 tennis courts/3 pickle ball courts for Alaniz-Villagomez Park Project**
- 8. Consideration and Action to approve submission of Fiscal Year (FY) 2024 Staff for Adequate Fire and Emergency Response (SAFER) Grant for new firefighters.**
- 9. Consideration and Action to approve submission of Fiscal Year (FY) 2024 Fire Prevention & Safety (FP&S) Grant for new equipment.**

Mayor Pro-Tem Roel Leon Moreno Jr. motioned to approve items 1 through 9, Commissioner Pete Morales seconded. Motioned carried.

II. REGULAR AGENDA

D. Consideration and Action to approve a Sponsorship Agreement with PSJA ISD.

Communication Director Lya Yllades stated that the City of Alamo has been presented with an opportunity to participate as a PSJA MVP Sponsor at a rate of \$20,000 per year, with a minimum 3-year commitment. Due to the total value exceeding the \$15,000 procurement threshold, this sponsorship must be presented to the City Commission for approval prior to any formal agreement or funding commitment.

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

E. Presentation and update on the Water Treatment Plant

GIC Representative Moises Baez presented the City of Alamo Water Treatment Plant Improvement project status update. He presented the following:

Project Outline

- Phase I – Coating project awarded on 1/9/25, Clarince No. 1 rehab completed on 5/29/25 and GIC working to start Clarifier No. 2.
- Phase II – Splitter Box and Filters

TWDB Status Update

- TWDB – need to wait for TWDB funds to be secure. GIC has contacted TWDB for the date of expectancy of funds.
- GIC will work on the following to submit to TWDB for review and approval.

Mayor J.R. Garza asked if they had timeline on the filters and splitter box more less?

GIC Representative Moises Baez responded that he does not have it on the presentation but that he will send an email with the date.

Further questions and comments were discussed.

F. Presentation and update on the Morningside South Sewer Project.

TRIMAD representative Jose Perez presented the Morningside South Sewer Project that included the following;

- **Timeline**
 - Pre-bid meeting March 14, 2024
 - Bid opening March 26, 2024
 - Pre-construction meeting June 3, 2024
 - Notice to proceed June 10, 2024
 - Construction time 360 days (June 5, 2025)
 - Rain Days 30 days
 - Sanitary sewer line completed on November 26, 2024
 - Lift station construction December 17, 2025
 - Contacted MVEC April 16, 2025
- **Timeline to finish**
 - CMU Block Fence
 - Electrical wiring
 - MVEC Electrical poles & relocation of the anchors
 - 2 to 3 weeks to finish

G. Presentation and update by Consideration and Action to approve submission of Fiscal Year (FY) 2024 Fire Prevention & Safety (FP&S) Grant for new equipment Lone Star EMS.

AEDC Consultant Isauro Treviño stated that this item was approved under consent agenda.

PUBLIC HEARING

Discussion and Possible Action on an Ordinance to award a Conditional Use Permit (CUP) to convert a Single-family Residential Structure into a Duplex in a Commercial Zone; Property being the S. ½ of Lot 16 and all of Lot 17, BK 40, Alamo Original Townsite aka 132 S.10th Street Applicant: Juan & Elizabeth Rivas.

Planning Director Sergio Zavala stated that the commercially zoned property is located 300' south of Bus. HWY 83 along the west side of South 10th Street. This entire block has a Commercial (C) zone. The applicant desires to convert a single-family home into a duplex. The floor plan was included in their packages. As can be seen, only internal remodeling is proposed; thus, no external structural expansion need be considered, i.e., setbacks are existing. A paved 2-car driveway is required for a SF home; for a duplex, 4 paved parking spaces are required. The parking plan shows 4 parking spaces backing-up into 10th Street. In review of Section 10-3-6 'Vehicle Parking', a restriction to have cars not back-up to a street (during conversion) is not required when converting like this CUP. The related provision only states the following: "All parking spaces required herein shall be located ON the same lot with the building or use served ... " At this time, we can only legally impose prevailing codes. The parking plan, as shown, does not violate any provision; as such, Planning will not object. We note that there is a bar-ditch where properly culverts, as approved by Public Works, will be required prior to the driveway's paving. Staff's recommendation: Approval; culverts approved by Public Works on diameter/material.

PZ meeting. of June 18, 2025: Unanimously Approved subject to staff's recommendation.

Applicants Juan and Elizabeth Rivas stated that what they need is to install each tenant their electric meter and in doing so they must get a CUP from the City Commission.

City Manager Robert L. Salinas asked what material would they be using for the storm proposal drainage pipe

Public Works Director Julio Villarreal Jr. stated that they are required to use an RCP pipe.

City Manager Robert L. Salinas stated that if the item is approved, the applicants, Juan and Elizabeth Rivas, must be aware that a concrete pipe will be required for the driveway installation.

Applicant Juan & Elizabeth Rivas agreed.

Commission Pete Morales asked, given the proximity of a daycare to the proposed Conditional Use Permit for a duplex, how would that work? He questions whether it permitted by ordinance and whether having a duplex next to a children's daycare is appropriate.

City Manager Robert L. Salinas responded that our Zoning Code allows in the commercial zones to have or to allow duplexes.

Planning Director Sergio Zavala stated that this is a CUP, which allows it as long as it is approve by City Commission.

Commissioner Pete Morales stated that he's concern is who will be the tenant because of the daycare next door.

Mayor Pro-Tem Roel Leon Moreno Jr. asked if this was a 1-year CUP?

Planning Director Sergio Zavala answered that due to its nature, this CUP is permanently until the owner decides to do something else.

H. Discussion and Possible Action on an Ordinance to award a Conditional use Permit (CUP) convert a Single-family Residential Structure into a Duplex in a Commercial Zone; Property being the S. ½ of Lot 16 and all of Lot 17, BK 40, Alamo Original Townsite aka 132 S. 10th Street Applicant: Juan & Elizabeth Rivas.

Mayor J.R. Garza motioned to approve, Commissioner AJ Garcia second. Motion Carried.

Commissioner Pete Morales motioned to abstain.

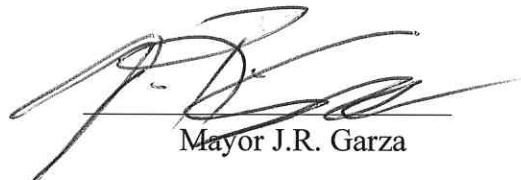
CITIZEN PARTICIPATION: Five minutes per person with no response from the City Commission. Residents must sign up prior to the city meeting.

- Resident Eliseo Diaz Jr stated his concerns in regards to 18-wheelers going through Alamo Rd.

I. ADJOURNMENT

Citizens are encouraged to sign the attendance sheet.

There being no further business, Mayor J.R. Garza adjourned the meeting at 7:09 p.m.


Mayor J.R. Garza

ATTEST:


Ana Garza, City Secretary

