

The Board of Commissioners for the City of Alamo, Texas met for the Regular Meeting held on Tuesday, July 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
AJ Garcia, Commissioner

COMMISSION ABSENT:

Pete Morales, Commissioner

STAFF PRESENT:

Alexandra Rangel, Assistant City Manager	Eloy Hernandez, City Attorney
Ana Garza, City Secretary	Sergio Zavala, Planning Director
Lya Yllades, Communication Director	Saul Solis, Police Chief
RC Flores, Fire Chief	Nina Chavez, Creative Producer
Isauro Trevino, AEDC Consultant	Ronnie Cruz, City Engineer
Alex Oyoque, Museum Director	Jose Tamez, Library Director
Julio Villarreal Jr., Public Works Director	Miguel Cavazos, Asst. Parks & Rec Director
Arturo Aguirre, HR Director	Melissa Leal, Water Billing Supervisor
Adela Perez, Purchasing Agent	

I. CALL MEETING TO ORDER

Mayor J.R. Garza called the regular meeting held on Tuesday, July 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 thanked the Public Works Department and Parks & Rec Department for helping at the Trash Bash this past Friday, June 11th, 2025 and Saturday, July 12th, 2025.*
- Public Works Director Julio Villarreal Jr. stated that tomorrow July 16, 2025 they will be overlaying Tower Rd. from 495 to 200 feet south of Sioux Rd. Work was done yesterday July 14th, 2025 to prepare for the overlay on Wednesday.*
- Commissioner Okie Salinas thanked all the staff for their hard work and dedication.*

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 1st, 2025.***
- 2. Consideration and Action to Approve a Interlocal Cooperation Agreement between the County of Hidalgo, Texas and the City of Alamo, Texas.***
- 3. Consideration and Action to Approve a Resolution Suspending the Effective Date of Texas Gas Service Company's Requested Increase to Permit the City Time to Study the Request and to Establish Reasonable Rates.***
- 4. Discussion and Possible Action on an Ordinance to Amend Title 5 'Police Regulations',***

Chapter 5 'Animal Care and Control Regulations' to provide 'Vicious Dog' regulations; and enhancing the definition of an 'Emotional Support Animal'.

- 5. Discussion and Possible Action on an Ordinance Amending Title 11 'Subdivision Regulations', Chapter 2 'Subdivision Plats and Procedures', Section 11-2-6 (C) 'Guarantee of Materials and Workmanship' to simplify the current plat warranty requirement(s).***
- 6. Discussion and Possible Action on an Ordinance to Amend Title 8 'Public Utilities', Chapter 1 'Water Use and Service', Section 8-1-5 to be Re-named 'Unlawful Tampering, Damage and Obstruction' to prohibit obstructions to water meters that impedes access to city officials to service the water meter.***
- 7. Consideration and Action to Approve a purchase of Raw Water from Irrigation District No. 2.***
- 8. Consideration and action to Approve a Resolution authorizing the submittal of Texas Parks and Wildlife Grant for the Alamo Sports Complex.***
- 9. Consideration and Action to Approve the Success Fee for the TXDOT Drainage Project (Alamo Commercial District).***
- 10. Consideration and Action to Approve a purchase of asphalt hot mix for the repaving of Tower Rd.***

Mayor J.R Garza motioned to pull out Consent Agenda Item # 9 for some legal questions.

Mayor Pro-Tem Roel Leon Moreno Jr. motioned to approve items 1, 2, 3, 4, 5, 6, 7, 8 and 10, Commissioner Okie Salinas seconded. Motion carried.

II. REGULAR AGENDA

D. Presentation from David De Los Rios regarding Watermelon Festival and Freedom Bash Festival.

Mayor J.R. Garza stated that David De Los Rios was unable to attend due to being sick.

Mayor Pro-Tem Roel Leon Moreno Jr. motioned to Table the item, Commissioner Okie Salinas seconded. Motion carried.

E. Consideration and Action to select an Engineer for relocation of Lift Station No. 1 (Tower Rd.) Project.

Assistant City Manager Alexandra Rangel stated that Lift Station No. 1 is one of the City's oldest and most critical wastewater facilities. Due to its aging infrastructure, increased maintenance costs, and growing demand in the surrounding service area, the station requires significant upgrades to ensure reliable and efficient operation. Procurement Process: The City issued a Request for Qualifications (RFQ) for engineering services on June 18, 2025, and again on June 25, 2025, to ensure a fair, competitive, and transparent selection process. Several firms submitted Statements of Qualifications (SOQs), which were reviewed and evaluated by City staff based on:

- Overall Qualification of Team*
- Previous Experience with City*
- Ability to meet schedules and deadlines*
- Stability and References*
- Presentation*

As part of our compliance and transparency obligations, the Texas Water Development Board (TWDB) has been notified of the firms and vendors that submitted qualifications in response to the RFQ.

Recommendation:

After thorough evaluation, staff recommends the selection of Le Fevere Engineering as the most qualified firm to move forward with design, permitting, and construction oversight services for Lift Station No. 1.

<i>La Fevere score</i>	<i>256</i>
<i>Cruz Hogan score</i>	<i>255</i>
<i>TRIMAD score</i>	<i>235</i>

Commissioner Okie Salinas asked how many staff members participated in the evaluation?

Assistant City Manager Alexandra Rangel responded 3.

Mayor J.R. Garza asked what was the recommendation?

Assistant City Manager Alexandra Rangel responded La Fevere Engineering.

Commissioner AJ Garcia asked if the engineers present were going to give a presentation.

Assistant City Manager Alexandra Rangel stated that the top 3 engineers were invited to the meeting in case the City Commission had any questions for them.

Engineering services representatives from La Fevre, Cruz-Hogan and Trimad, each stated their qualifications and explained why their company should be selected for their outlined in the submitted RFQ's.

Commissioner Okie Salinas motioned to go with City Manager's recommendation, Mayor Pro-Tem Roel Leon Moreno Jr. seconded. Motion carried.

PUBLIC HEARING: Discussion and Possible Action on an ordinance to rezone a 6.742 Acre Tract out of Lot 1, Block 38, Alamo Land & Sugar Company's Subdivision from Single-dwelling Residential (R-1) to Commercial (C) District; Applicant is Maribel C. Terrazas

Planning Director Sergio Zavala stated that in their packets he attached a vicinity map that shows the subject tract is approximately 3000' east of Tower, along the south side of Nebraska; but please note that the acreage does not have frontage to Nebraska but it's frontage, once platted, will have exclusive frontage from the Expressway's Frontage Road. Surrounding zonings include owners' R-1 acreage to the north; R-1 is also to the west; and Commercial to the south. To the east is unzoned 'County' area. Land uses include the owners' residential structure to the north; vacant to the west & east; and commercial to the south. The Future Land Use Map (FLUM) reflects a General Commercial (GC) designation. In assessing the C rezoning request, it directly correlates to the FLUM's GC designation. The site will not access or have any traffic onto Nebraska but will be exclusively from the Frontage Road. The owner is platting the property where the north 'Nebraska' area will be platted into R-1 lots; with the south balance leading to the Frontage Road is desired to be future Commercial. Staff's Recommendation: Approval.

Commissioner Okie Salinas asked if the applicant wanted to change the zoning to Commercial and if they have an idea of what they wanted to develop?

Planning Director Sergio Zavala responded no, but since this property had recently been annexed, when doing so the standard universal rule is that any property that its zoned comes in at single family residential. The vision is to make the large lot commercially zone and then offer it for sale.

F. Discussion and Possible Action on an ordinance to rezone a 6.742 Acre Tract out of Lot 1, Block 38, Alamo Land & Sugar Company's Subdivision from Single-dwelling Residential (R-1) to Commercial (C) District; Applicant is Maribel C. Terrazas

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

PUBLIC HEARING: Discussion and Possible Action on an Ordinance to Rezone the following Tracts:

Tract 1) the S. 2.121 Acres out of the E. ½ of the W. ½ of Lot 6, Block 40, Alamo Land & Sugar Company's Subdivision From Single-dwelling Residential (R-1) To Commercial (C) District.

Tract 2) the N. 7.649 Acres out of the E. ½ of the W. ½ of Lot 6, Block 40, Alamo Land & Sugar Company's Subdivision From Single-dwelling Residential (R-1) To Multi-family Residential (R-2). Applicants are Juan and Josie Cantu.

Planning Director Sergio Zavala stated that the attached vicinity map shows that the elongated tract is vacant & is 600' east of Alamo Road, along the north side of SH 495. Tract 1 has frontage to SH 495; and Tract 2 is immediately north of Tract 1 and will be accessed thru a new street developed during the platting stage. Since this property was annexed, it was procedurally imposed the standard R-1 zoning district. To the north, east and west are un-zoned properties since such are still in the County's jurisdiction. To the South is the C/R-2 zoned The Heights at Alamo development. Land uses include vacant to the north, Commercial to the west, residential and vacant to the east; and apartments and a detention pond to the south (of SH 495). The Future Land Use Map (FLUM) reflects a General Commercial (GC) designation to the southern portion of the tract; and Low Density (LD) to the balancing northern acreage. In assessing the C rezoning request, it directly correlates to the FLUM's GC designation -Staff supports this Commercial concept. Regarding the larger tract desired to be for apartments; this not an uncommon use as it'd adjoin the Commercially zoned acreage. The C/R-2 proposal is a typical stair-step land use effect, i.e., as one 'steps away' from the major thoroughfare, the density diminishes away to a lower density residential land use. At the P&Z hearing, there was no public opposition.

Civil Engineer Gerardo Benavides stated that he is proposing the rezoning to allow for potential commercial development in the front portion of the property and multifamily residential use in the rear.

Commissioner Okie Salinas asked how many acres were being designated for commercial?

Civil Engineer Gerardo Benavides responded yes, divided by a street in the middle, with a detention pond.

Mayor J.R. Garza asked if they had an idea of what type of Commercial will they have?

Civil engineer Gerardo Benavides responded no.

Mayor J.R. Garza stated that for the record, we have an Ordinance that we cannot accept more carwashes, food trucks or dollar stores.

G. Discussion and Possible Action on an Ordinance to Rezone the following Tracts:

Tract 1) the S. 2.121 Acres out of the E. ½ of the W. ½ of Lot 6, Block 40, Alamo Land & Sugar Company's Subdivision From Single-dwelling Residential (R-1) To Commercial (C) District.

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Commissioner Okie Salinas motioned to approve, Mayor J.R. Garza seconded. Motion carried.

H. Presentation and Update on Project Management FY 2024-2025.

AEDC Consultant Isauro Treviño presented the following;

- Glo Drainage Project \$913,000
- Expressway/Alamo Road TxDot Project \$1,183,000
- Drainage Project Phase 3 \$2,424,000
- Water Plant Renovation Phase I \$3,500,000
- Morningside South Sewer Project \$944,444
- Duranta Widening Project \$1,000,000
- Alaniz Park Project \$1,850,000

- *Lions Park Fitness CT \$125,000*
- *LED Lighting Upgrade Project*

Completed Projects

- *Morningside South Waterline Improvements \$433,333*
- *Striping Project \$82,000*
- *Fire Station #2 Project \$468,485*

Pending Projects

- *New Public Station Building \$6,500,000 possible ground breaking: August 2025*

Approved Projects

- *Texas Water Development Board DWSRF Application (Water Plant) \$9,200,000 (70% loan forgiveness)*
- *Texas Water Development Board Lift Station Rider \$5,300,000 (100% grant)*
- *Austin 2025 Fundining Total \$14,500,000*

E Grants 2025-Active: \$483,480 FY 2024-2025

Pending: \$837,740 FY 2025-2026

TxDot Sidewalk Grant - \$2,511,000 (\$2M Construction Cost)

TPWD Grant – Alamo Sports Complex \$2,000,000

Street Lighting project – conducted by intern: Emmy Sifuentes

- *Existing street lights and their locations*
- *Type of lighting (LED vs HPS)*
- *Gaps in lighting coverage*
- *Areas with reported safety concerns and limited visibility*

I. Presentation of Departmental Reports.

No comments from the 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 7:02 p.m.

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

- Item 9 on Consent Agenda- Consideration and Action to Approve the Success Fee for the TXDOT Drainage Project (Alamo Commercial District)

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 7:25 p.m.

Mayor Pro-Tem Roel Leon Moreno Jr. motioned to Table the item, Commissioner AJ Garcia seconded. Motion carried.

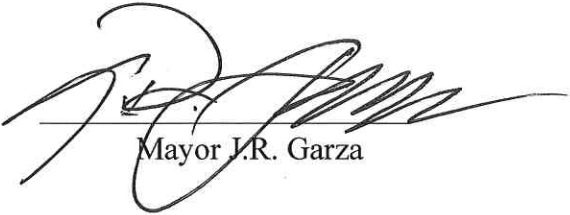
CITIZEN PARTICIPATION: Five minutes per person with no response from the City

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 7:25 p.m.



Mayor J.R. Garza

ATTEST:


Ana Garza, City Secretary

