

The Board of Commissioners for the City of Alamo, Texas met for the Regular Meeting on Tuesday, August 02, 2022 at 6:00 p.m., at the City of Alamo Municipal Building.

COMMISSION PRESENT:

Mayor Diana Martinez
Pete Morales, Mayor Pro-Tem
J.R. Garza, Commissioner
Okie Salinas, Commissioner
Pilar Garza, Commissioner

COMMISSION ABSENT:

STAFF PRESENT:

Robert L. Salinas, City Manager
Alexandra Rangel, City Secretary
Rick Palacios, City Attorney
Richard Ozuna, Police Chief
Roy Contreras, Fire Chief
Rafael Tapia, AEDC Director
Lori Solis, Library Director
Michael Torres, IT Director

Sergio Zavala, Planning Director
Adela Perez, Purchasing Agent
Alex Oyoque, Museum Director
Ronnie Cruz, City Engineer
Julio Villareal, Public Works Director
Yvette Mendoza, Finance Director
Melisa Gonzales, Special Projects Director
Melissa Leal, Water Billing Supervisor

1. CALL MEETING TO ORDER

Mayor Diana Martinez called the regular meeting held on Tuesday August 2, 2022 to order at 6:00 p.m. at the City of Alamo Municipal Building. Mayor Diana Martinez led the Pledge of Allegiance and Bobby Salinas led the Invocation.

C. Presentations and Announcements

Library Director Lori Solis announced for this Friday Movie at the Park and they will be playing Encanto at 8:15pm.

Mayor Pro- Tem Pete Morales asked for prayers for Judge Celia Garcia's brother.

City Manager Robert Salinas introduced the Public Information Director Heriberto Perez Zuniga.

Mayor Diana Martinez asked how much does that position pay?

City Manager Robert Salinas responded \$50,000

D. Consideration and Action to approve the minutes for the second regular meeting of July 19, 2022.

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

E. Consideration and Action on a request by the Alamo Chamber of Commerce to Utilize the Alamo Youth Center for a Loteria Fundraiser Sunday September 18, 2022 from 10AM-4PM.

City Manager Robert Salinas stated The Alamo Chamber is hosting their annual Loteria & Market Day on Sunday, September 18, 2022 from 10AM-4PM and would like to request the Alamo Youth Center for this event.

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

F. Consideration and Action to Approve a Memorandum of Understanding (MOU) for Mutual Assistance with the Department of Veterans Affairs

Police Chief Richard Ozuna stated to establish general working relationships between the VA Texas Valley Coastal Bend Healthcare System (VATVCBHCS) Police Service and Alamo Police Department as a means of reinforcing interagency coordination and responsibility

concerning law enforcement, emergency response, requests for assistance, and physical security.

Commissioner Pilar Garza motioned to approve, and Commissioner Okie Salinas seconded. Motion carried.

G. Consideration and Action to approve an agreement between the Texas Department of Public Safety (DPS) and the City of Alamo regarding Agency-Owned Livescan Software.

Police Chief Richard Ozuna stated this is our annual agreement with the Department of Public Safety and the Police Department.

Mayor Pro-Tem Pete Morales motioned to approve, and Commissioner J.R. Garza seconded. Motion carried.

H. Consideration and Action to approve the renewal for TML Health Insurance.

City Manager Robert Salinas stated earlier we had a workshop with Newkirk and Newkirk in regards with a proposal to renew with the gap insurance and to keep the other option to allow our employees to have a choice.

Commissioner Okie Salinas motioned to approve, and Commissioner Pilar Garza seconded. Motion carried.

I. Consideration and Action to approve the renewal for TML Intergovernmental Risk Pool.

City Manager Robert Salinas stated this is similar to our health insurance, we have to renew our General Liability Auto, Property, Cyber and Worker's Comp Insurance. It has gone up 13%.

Mayor Pro-Tem Pete Morales motioned to approve, and Commissioner J.R. Garza seconded. Motion carried.

J. Consideration and Action on proposed Change Order No. 5 for the Waste Water Treatment Plant project.

No action taken

K. Consideration and Action regarding an Ordinance of the City of Alamo, Texas, ordering a Special Municipal Election for Tuesday, November 8, 2022, to be participated in by the qualified voters of the City of Alamo, Texas, for the purpose of conducting an election for amendments to the City of Alamo Charter; appointing the early voting clerk; designating election precincts; designating polling place(s), method of voting; and providing for early voting and election notice. (Ordinance 43-08-22 A (English); Ordinance 43-08-22 B (Spanish)).

City Manager Robert Salinas stated this ordinance is needed for the special election regarding the charter amendments.

Mayor Diana Martinez asked how much will this election cost us?

City Manager Robert Salinas responded based on our last invoice it will be between \$25-\$30,000.

Mayor Pro-Tem Pete Morales asked is this already budgeted?

City Manager Robert Salinas responded yes

Commissioner Okie Salinas asked do we need to inform the city the purpose of election?

City Manager Robert Salinas stated what he can do is explain the purpose of the ordinance and that is to set term limits for the entire board of commissioners and the municipal judge and amending a section in the charter and it requires all firefighters to be hired by the commission as currently they are hired through the City Manager's Office.

Commissioner Okie Salinas stated this is good to know for the citizens why we are doing this and not just spending tax dollars.

Mayor Pro-Tem Pete Morales stated that information will be great for our PID to do, also when is the last time anything had been done with the charter?

City Manager Robert Salinas responded in the 1990s

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

Mayor Diana Martinez in dissent

L. Consideration and Action to Approve the Second and Final Reading of a Resolution Authorizing the Alamo Economic Development Corporation to provide Type B incentives to AMMO Development LLC for the purpose of developing and constructing 20,000 to 29,000 square feet of commercial space in the City of Alamo; second reading.

AEDC Director Rafael Tapia stated this resolution was read on 7/19/22 and now we are requiring a 2nd and final reading.

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

M. Consideration and Action to approve a Type B incentive agreement between the Alamo Economic Development Corporation and AMMO Development LLC for the purpose of developing and constructing 20,000 to 29,000 square feet of commercial space in the City of Alamo; second reading

No Action Taken

PUBLIC HEARING

Public Hearing On The Proposed Rezoning Of The East 450' Of The Tract Described As The South ½ Of The North ½ Of West 1/2 Of Lot 13, Block 40, Alamo Land & Sugar Company's Subdivision; From Single Family Dwelling (R•L) District To Duplex, Multifamily, Townhouse & Apartment (R-2) District; Applicant Is Robert Salinas

Planning Director Sergio Zavala stated The tract has dual zoning, i.e., the front 150' depth is Commercial (C) and the balancing rear is R-1. The Commercial zoning will remain intact - there will be no change here. The applicant only proposes to rezone the R-1 balance (approximately 450') to R-2 (apts). Viewing the zoning map, the rear R-1 vacant area has R-1 zoning to the north and east; it has Commercial zoning to the west south. On surrounding land uses, there are 2 or 3 single family homes to the north and one home to the SW. There is vacant acreage to the south, and a linear detention area to the east. The Future Land Use Map shows General Commercial. On assessing the R-2 proposal, the Board of Commissioners approved an R-2 zone off-site to the south a few weeks ago (500' east of Alamo Rd, along the N. side of Nebraska and at the same alignment as the Salinas proposal. Also, retaining the C zoning in the tracts' Alamo Road frontage and having a (future) multi-family development a common proposal that is actually being developed across the street to the NW. Also, staff notices that to the immediate south is an entirely commercially zoned vacant acreage; thus, R-2 would also assimilate well in this respect. Staff Recommendation: Approve the rear E. 450' of the tract from R-1 to R-2.

Ms. Janie Solis voiced her concern on the development and the rezoning of the area.

Mayor Pro-Tem Pete Morales asked will these R-2's multi Apts. or 4 Plexes, or something similar to Greystone?

Planning Director Sergio Zavala responded R-2's do allow apartments and at the P&Z level it was discussed that the city can encumber single story units on the north side because they are adjacent but at the moment this is just a rezoning.

Commissioner Okie Salinas asked this is just a rezoning there are no plans.

Planning Director Sergio Zavala responded no, well see growth when we see the subdivision and that is when utilities are extended and lines are oversized to serve other developments.

Mayor Pro-Tem Pete Morales asked it is apparent they have septic tanks in that area, how can the city help to get sewer in that area.

City Manager Robert Salinas responded if this development works out and they do install a subdivision, then at the subdivision stage we will request to extend sewer lines to and through the property starting from the north most point to your south most point.

Mayor Pro-Tem Pete Morales asked who will be responsible for that, the developer or the city?

City Manager Robert Salinas responded the developer

Commissioner J.R. Garza asked they would be responsible for sewer as well as a storm ditch?

Planning Director Sergio Zavala responded yes that is possible.

Mayor Pro-Tem Pete Morales asked how far will it go?

City Manager Robert Salinas responded they will only go on the boundaries of their property

Commissioner J.R. Garza asked how many residents are still on septic tank?

City Manager Robert Salinas responded all of them

Commissioner J.R. Garza asked are we in compliance with TCEQ

City Manager Robert Salinas responded yes, the state law allows for ½ acre lots to be on septic tanks.

Commissioner Okie Salinas asked what will the city be picking up

City Manager Robert Salinas responded if it were a city project, it has to qualify under Urban County or we would need to pay it out from our reserves.

Mayor Pro-Tem Pete Morales asked from the edge of the property where will it connect?

Planning Director Sergio Zavala responded it will be across the street

Mayor Pro-Tem Pete Morales stated that was one of the concerns he had and what will it cost us?

City Manager Robert Salinas responded it will cost us between \$250-\$300,000 to install.

Commissioner J.R. Garza asked this is after the developer does what he needs to do?

City Manager Robert Salinas responded yes and might be less if the developer installs the sewer.

Commissioner J.R. Garza asked who will pay for the bore?

City Manager Robert Salinas responded the developer

Commissioner Okie Salinas asked this is only if it is getting developed

City Manager Robert Salinas responded correct

Mayor Pro-Tem Pete Morales stated what kind of buffer will there be?

Planning Director Sergio Zavala stated when we sub divide we can do almost anything we want for example an 8-foot buffer.

Mayor Pro-Tem Pete Morales asked what about drainage, will they will be able to tap into the line

City Manager Robert Salinas responded yes

Mayor Pro-Tem Pete Morales asked if the developer does the bulk of the sewer work will it be less than \$250,000?

City Manager Robert Salinas responded based on prices right now, it is difficult to say

Ms. Janie Solis stated if the land is developed across the street, they will have the opportunity to tap onto it, or have the opportunity to tap on the other developer which will be north of her home. What changes in having home in the area vs. having apartments? Just a reminder people in apartments come and go compared to home owners.

Mr. Omar Medina stated based on the lots being subdivided, are they going to be uniformed.

City Manager Robert Salinas responded we are only discussing the land use, the zoning. All that will come during the development.

Mayor Pro-Tem Pete Morales stated that was a concern, if the area will get flooded

City Manager Robert Salinas responded the engineer will go over that with the developer

N. Consideration and Action on an Ordinance to rezone the East 450' of the tract described as the South½ of the North½ of West 1/2 of Lot 13, Block 40, Alamo Land & Sugar Company's Subdivision; from R-1 Single Family Dwelling District to R-2 Duplex, Multifamily, Townhouse & Apartment District; Applicant is Robert Salinas

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

Mayor Diana Martinez in dissent

PUBLIC HEARING

Public Hearing on a proposed rezoning of the South 191.5' of the East 220', Lot 15, Block 41, (0.97-acre Gross/0.666-acre Net), Alamo Land & Sugar Company's Subdivision; from Duplex, Multifamily, Townhouse & Apartment (R-2) District; Applicant is Cayetano Gamboa

Planning Director Sergio Zavala stated the site is at the NW corner of Tower Road & Nebraska. The site has 220' x 191.50' dimensions.

Historical Rezoning attempts of this site:

Feb. 19, 2008; P&Z DENIED the Commercial request (from SF Res)

March 5, 2008; City Commission DENIED the Commercial request

Nov. 17, 2021; P&Z DENIED the Commercial request (from SF Res.)

Dec. 7, 2021; City Commission DENIED the Commercial request

Jan. 19, 2022; P&Z APPROVED R-2 zone from SF Res. (as requested)

Feb. 1, 2022; City Commission APPROVED R-2 (as requested)

Mr. Gamboa requested R-2 in 2022 & was approved because it assimilated to residential areas/apts. The Commercial zone was last denied by the City just 8 months ago; being a fairly

recent action. Recommendation: Denial; R-2 to be retained; assimilates better to general land uses of area

Commissioner Okie Salinas asked so P & Z changed their vote?

Planning Director Sergio Zavala responded yes

No Public Comment

O. Consideration and Action on an Ordinance to rezone the South 191.5' of the East 220', Lot 15, Block 41, (0.97-acre Gross/0.666-acre Net), Alamo Land & Sugar Company's Subdivision; from Duplex, Multifamily, Townhouse & Apartment (R;2) District; Applicant is Cayetano Gamboa

Mayor Pro-Tem Pete Morales motioned to approve, and Commissioner J.R. Garza seconded. Motion carried.

P. Final Plat Approval: Alamo Estates Subdivision, a 9.975 Acre Tract out of Lot 16, Block 29, Alamo Land & Sugar Company's Subdivision; Zone is R-1; Developer is Mark Crockett; Engineering firm is DG Engineering Services

Planning Director Sergio Zavala stated the acreage is 1/4 mile east of Alamo Road, along the north side of Rancho Blanco Road. The land use proposed is single-family residential homes where the 45 lots all meet R-1 area requirements inclusive of the 6250 sq. ft./lot. We note that one of the 45 lots is a common area for detention purposes. (NOTE: site voluntarily annexed in June 2022.) The acreage is in MHWSC's water CCN, as well as their sanitary sewer CCN. WATER SERVICE: from the existing 10" water line on Rancho Blanco, a new 8" water line will be extended to serve all the lots. There are 5 fire hydrants as well at junctures approved by the Fire Marshal. As you may see, there is a street stub to the east wherein the 8" water line is also stubbed. If it is felt that when the street is extended, the water line will need to be extended, too; thus, having this as a future loop. NOTE: The water lines are not shown to connect to Loma Linda since this is in Alamo's CCN & not MHWSC's. SANITARY SEWER: MHWSC does not have any sewer lines in the area. Staff has been informed by the developers that MHWSC will allow this developer to extend their new 8" sewer lines (w/4 manholes) to connect onto the existing 8" network on Rancho Blanco to serve all the lots; thereafter, the system will tie into Alamo's sewer system. Staff notes that the developer will also stub an 8" sewer line to the east street stub, too. STREET SYSTEM: new 32' B-B streets will be paved to provide public street access to all 45 lots. Five (5) new streetlights are proposed that meet Code. The street names will follow the street name alignment policy. 40' ROW centerline dedication on Rancho 1 Blanco complies with the MPO Thoroughfare Map; the street widening fee will be escrowed since it is minimal frontage to El Gato, DRAINAGE: predominantly, new 24" storm lines within the new minor street will divert storm waters to the detention pond (Lot 19). Once the pond fills-up, the overflow will be diverted 1300'+ off-site through Loma Linda Street and connect to the TXDOT system on Alamo Road. Public Works also recommends that the developer 1) provide an interconnecting inlet on the offsite Loma Linda's mid-point area where occasional ponding occurs; also, Public Works recommended 2) some regrade flow/culvert improvements along the plats' street Intersection to Rancho Blanco. • VARIANCE: The developer has filed for a variance in their proposal to 'NOT' dedicate the necessary 10' to complete the minimum 20' alley as said alley abuts Lots 13-21 (along perimeter NWest of the plat). Viewing an aerial, area residents already use the 10' alley for access and actually (partially) travel onto this plats' boundaries to more comfortably maneuver; thus, reflecting the need for the additional 10'. If the 10' is not properly dedicated at this time, then the owners of Lots 13-21, Alamo Estates can legally fence it off, thus allowing only 10' for a constrained traffic flow. It is obvious to Planning that the 10' dedicated in the Loma Linda development was recorded as such with the intention that when the adjoining tract is platted, that this future plat (Alamo Estates plat, in this case) would dedicate the needed 10' for the typical completion of a standard 20' alley. Planning is not recommending that the alley be paved, but only improved with caliche. Finally, one of the purposes of Planning is to assure that proposed subdivisions is developed in an orderly way that assimilates to the existing neighborhood. By dedicating the needed 10', this public duty is fulfilled. Other items include: 1) park fees required; 2) no driveway access to Rancho Blanco from any lot; 3) developer to pave the 4' sidewalks along the common lot's

street frontage; buffer the common detention pond; and provide CCRs to verify ponds' maintenance.

Mr. Diego Gonzalez stated the engineering firm has met with all requirements.

City Manager Robert Salinas asked if the variance for the alley is denied and he has to remove the net Sq. Footage of the lots are the lots still in compliance?

Planning Director Sergio Zavala responded yes

City Manager Robert Salinas stated at the moment when they did the Loma Linda and Alta Vista streets they only dedicated half, what Sergio is asking for the other side of the alley which is a total of 20 feet.

Mayor Pro-Tem Pete Morales motioned to approve with staff recommendations, and Commissioner J.R. Garza seconded. Motion carried.

Q. Final Plat Approval: Cantera Hermosa #4 Subdivision, 25.771 Acres out of Lot 5, Block 45, Alamo Land & Sugar Company's Subdivision; ETJ; Developer is Cuatro Tierras, L.P.; Engineering firm is Melden & Hunt

Planning Director Sergio Zavala stated the Cantera Hermosa #4 is 1/2 mile east of Tower Road, along the north side of Eldora Road. The plat proposes 125 single family residential lots that meet & exceed Alamo's min. 6250 sq. ft. 'Lot' threshold. The plat is not in Alamo's city limits, but in its ETJ. WATER: The plat lies in NAWSC's CCN. From the existing 8" water line along Eldora, an 8" network will be extended and looped throughout the series of 6 streets to serve all the lots. The loop is between the street stub on its NW juncture (Lupine Street), and networking an 8" water system throughout the plat, and connecting to a separate 8" line at the SE juncture on Eldora. The developer is also providing 9 new fire hydrants, located at junctures approved by the Fire Marshal. Also, on the street stubs to the west (north of Lot 118), the water line has been stubbed to allow possible interconnection (and looping) by developing others. SANITARY SEWER: This developer will be installing an 8" sanitary sewer lines throughout all interior streets to provide sewer service to all lots. The 8" system will connect to a 15" sewer line on Eldora. There will be 15 manholes at proper Intervals/junctures, too. (NOTE: This area is in NAWSC's sewer CCN; however, for the time being, Alamo will treat the sewer via the typical Agreement process. Staff notes that, pursuant to the city's concern sent to Melden & Hut on 6/3/22 on the increasing# of homes being treated that may induce pump upgrades prior to NAWSC activating their sewer plant for this area, the developer will escrow \$40,000 for possible pump upgrades; thus, if needed, then Alamo will employ that escrow if they are not needed and NA WSC gets their sewer plant, then the City can merely return the escrow.

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

R. Consideration and Action on a Variance Request by Melden & Hunt to Section 11-3-12 which mandates that the minimum square footage for new residential lots be 6250 square feet and have a lot depth of at least 100'; but where they propose 2 lots at Cantera Hermosa Phase 2 (pending recording) have a lot depth of 85', and be at 5269.93 sq. ft. and 5694.93 sq. ft. due to a recent declaration by the Irrigation District that they own fee title to previously shown 'easement' area.

Planning Director Sergio Zavala stated variance Request by Melden & Hunt to Section 11-3 12 which mandates that the minimum square footage for new residential lots be 6250 square feet and have a lot depth of at least 100'; but where they proposed 2 lots at Cantera Hermosa Phase 2 (pending recording) have a lot depth of 85' and be at 5269.93 sq. ft. and 5694.93 sq. ft. due to a recent declaration by the Irrigation District declaration that they own fee title to previously shown 'easement' area The Cantera Hermosa Phase 2 plat was approved by the City of Alamo a few years ago. The plat showed an irrigation line at the rear most area of Lots 21 and 21; thus, an irrigation easement was depicted. The plat, having 125' lot depth and exceeding the 6250 sq. ft. threshold, was approved. However, after approval and well after construction began, the Irrigation District unilaterally declared that they own the fee title of the irrigation easement area of where the irrigation line is, i.e., not as an easement. Instead of

challenging and debating the fee title declaration which would delay the plat recording process, the developer decided to merely extract the 'fee title' area from Lots 21 and 22. And this brings the shaved lots to be less than the 6250 sq. ft. required at an 85' lot depth. Planning's Recommendation: Planning does not object to the requested variance because of the following:

- the situation was not self-inflicted,*
- the fee title declaration didn't show up in their title report; no deed reflecting 'ownership'.*
- the condition is unique and isolated to these lots only; and*
- construction was well underway when this flag was raised by the Irrigation District.*

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

S. Consideration and Possible Action on Ordinance to Establish Regulations for City Parking Lots/Parking Spaces, Amending Title 6, Chapter 3, Section 6-3-4 of the City of Alamo's Code of Ordinances

Planning Director Sergio Zavala stated was asked to examine & resolve the matter of unauthorized parking at the museum (see pics of 5 parked vans). I discovered that Alamo does not have any city codes that would have such private hoarding of city parking spaces to violate any code; at least none that I could find. I decided to go beyond the museum parking issue because there may be instances where similar inappropriate parking may be evident in other city parking facilities; thus, I thought it was best to draft policy regulations for any & all city parking facilities. The parking spaces at city buildings, parks, and other city facilities are obviously meant to be used for city purposes ... for the incoming public/patrons/employees. This is what the proposed ordinance expresses and Intends to (re)capture. A minor example is that no city parking lot should be used to display privately owned vehicles to be sold; or to store their cars or boats, or other items. Such parking/storage takes up valuable spaces that could be used by a needful citizen; Let's take the example of the museum. This ordinance will induce proper signage to be installed stating that the parking is only for 'City Use' while also showing the normal hours of operation. For any vehicle lingering way past the time set, the PD may be summoned for enforcement (warning, citation, etc.). For the ON-street parking spaces east of the museum, these spaces will be designated as 'City Use' to thus afford premier parking to patrons.

Mayor Pro-Tem Pete Morales motioned to approve, and Commissioner J.R. Garza seconded. Motion carried.

T. Consideration and Possible Action on Ordinance Repealing Section 8-1-2 as it relates to the Office of the Director of Public Works

Planning Director Sergio Zavala stated Earlier this week, I noticed Section 8-1-2 regarding the Director of Public Works via a 1957 ordinance. Section 8-1-2 states this in its entirety: "The Department shall be operated by an employee of the City who shall be designated as the Director of Public Works. He shall draw a salary set by the Board of Commissioners and shall be appointed by the Board of Commissioners at the first regular meeting after their election, to hold office for a period of two (2) years from the date of said appointment, unless sooner discharged by the Board of Commissioners. His duties shall be to have sole charge of the operation of the properties of the Department, including pumping, repair of mains. connection and disconnect. Ion of water users and all other duties appurtenant to the successful operation of the Department under the supervision of the Board of Commissioners. Section 8-1-2 mandates that the Director of Public Works be appointed by the Board of Commissioners in 2-year intervals, unless discharged earlier than the 2-year term. Obviously, this is no longer an effective way to manage/operate such an important departmental arm of the City. The City of Alamo has naturally evolved since this 65-year old ordinance. The hiring of this Director is currently processed in the same way that's usually afforded to other similar positions (NOTE: exempting those that may be referred to in the Charter, of course). The proposed ordinance simply seeks to reconcile what's been the customary policy in this slots' hiring; thus, the need to repeal Section 8-1-2. Since 1957, the Director of Public Works has consistently appeared on the City's organizational chart; and this position is always funded via the annual approval of the city's budget; thus, approving the positions' funding approves the position.

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

U. **Consideration and Action on Ordinance to Amend Title 6 - Motor Vehicles and Traffic, Chapter 2 'General Traffic Provisions', Section 6-2-8 (8)(2) 'Truck Routes' to permit Motor Vehicles (as defined in the Truck Route Code) to exclusively travel on a city street to a commercially or industrially zoned place to park when such place is within 200' from a city approved truck route.**

Planning Director Sergio Zavala stated based on the premise that there is a need for Alamo families whose livelihood involves driving tractor trailers/semitrailers and who need a place to park their vehicles, this ordinance was drafted to provide a balanced & responsible policy of meeting their parking needs. Attached is an ordinance that amends the Truck Route Code that is summarized as follows:

- There may be viable properties near an approved Truck Route (State highway) but who only front city streets (non-truck route streets).
- Such viable properties may be about 200' from an approved truck route (State maintained highway)
- Such viable properties must be commercially or industrially zoned
- If the ordinance is approved, a business license to 'park' such motor vehicles must be secured so that zoning & distance measuring will be confirmed.
- The only use will be to 'park or store' such vehicles; the amendment is NOT meant to have an active tractor trailer office w/employees daily parking their private vehicles there, too.
- The city street leading to the State highway must have a min. 30' paved surface.
- The motor vehicles will go from the State highway and onto the city street to then park. When departing, they will similarly travel directly to the State highway.

Mayor Diana Martinez asked what did we approve months ago?

Planning Director Sergio Zavala responded when they go to their office they will need to take truck routes.

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

V. **Consideration and Possible Action on an Ordinance to Amend Title 8- Public Utilities, Chapter 2, 'Sewer Use and Service', Section 8-2-6 'Excavations' to Establish Excavation Permit Policies**

Planning Director Sergio Zavala stated as you may know, I was approached recently by Public Works Director Julio Villarreal to see if I could help draft some Excavation Permit Policies. In review of the existing code, such 'Excavation' policies were found in Section 8-2-6, as adopted in Ord. 153 in 1946. There have always been, and will always be, utility contractors, plumbers, etc., that will need to excavate portions of city streets, alleys, etc. With no real policies, Alamo has had to endure their work with no safeguarding bonds to address work that is, let's say, less than professional. Regardless, I kept as much of the 4 original provisions as I could. However, I had to significantly enhance Section 8-2-6 to provide realistic excavation policies. Recommended policies include the following:

- Excavation permit is mandatory for any proposed excavation/opening of a city street/alley.
- Purpose of excavation/opening must be declared.
- Exhibits, marked maps, time-stamped (before) photos, area utilities identified are required
- Provide last 2 cities/entities that person worked at (contact name/cell/email addresses)
- \$100 permit fee (if approved).
- Bond is required; costs to be calculated dependent on work involved; if bond not preferred, then a monetary escrow may be deposited.
- Liability insurance (\$100,000) required to include injury, death, property damage.
- Applicant signs a 'Release of Liability and Indemnity Agreement' safeguarding the City.
- See the attached 'Excavation Permit' form that should be helpful for applicants & city staff.

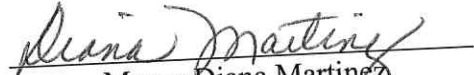
Commissioner Okie Salinas motioned to approve, and Mayor Pro-Tem Pete Morales seconded. Motion carried.

CITIZEN PARTICIPATION: Five minutes per person with no response from the City
Reveriano Torres voiced his concern regarding sewer connection at Bonita Estates

I. ADJOURNMENT

Citizens are encouraged to sign the attendance sheet.

There being no further business, Mayor Diana Martinez adjourned the meeting at 7:07PM


Mayor Diana Martinez

ATTEST:


Alexandra Rangel, City Secretary

