

The Board of Commissioners for the City of Alamo, Texas met for the Regular Meeting held on Tuesday, August 19th, 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	Alexandra Rangel, Assistant City Manager
Cris Palacios, City Attorney	Ana Garza, City Secretary
Sergio Zavala, Planning Director	Celia Garcia, Municipal Judge
Ronnie Cruz, City Engineer	Nina Chavez, Creative Producer
Sandra Chavez, Parks & Rec Director	Michael Torres, IT Director
Isauro Trevino, AEDC Consultant	Ronnie Cruz, City Engineer
Jose Tamez, Library Director	Julio Villarreal Jr., Public Works Director
Adela Perez, Purchasing Agent	

I. CALL MEETING TO ORDER

Mayor J.R. Garza called the regular meeting held on Tuesday, August 19th, 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 Drive-Thru Food Distribution that was scheduled for August 20th, 2025, has been canceled due to ongoing weather-related recovery efforts and safety concerns following today's severe storms.*
- *Mayor J.R. Garza announced that the "Meet the Wolverines" event was rescheduled for tomorrow August 20th, 2025 from 6 – 8 at the PSJA Memorial High School gymnasium.*
- *AEDC Consultant Isauro Trevino congratulated Mayor Pro-Tem Roel Leon Moreno Jr. and Commissioner Okie Salinas for their re-election with no opponents. He looks forward to working with everyone.*
- *Assistant City Manager Alexandra Rangel stated that in observance to Labor Day the City of Alamo offices will be closed September 1st, 2025.*

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 special meeting on July 31st, 2025.*
- 2. Consideration and Action to Approve the minutes for a regular meeting on August 5, 2025.*
- 3. Discussion and Possible Action on an Ordinance to amend Title 11 'Subdivision Regulations' by establishing Section 11-4-7 'ETJ Release Processing' that includes an administrative processing fee.*

4. *Discussion and Possible Action on an Ordinance amending Section 10-3-6 'Vehicle Parking' to add a new 'Face-out/Head-out' Policy for transitioning land uses.*
5. *Discussion and Possible Action on an Ordinance amending Section 10-5C-2 of the MDR1 Zoning District regarding the minimum square footage of living area.*
6. *Discussion and Possible Action on an Ordinance amending Section 11-3-9 (D) to require that all new subdivisions be equipped with LED Streetlighting.*
7. *Discussion and Possible Action on an Ordinance amending Section 10-3-6 (A) 'Parking Requirements' to establish paved off-street parking for restaurants that have Drive-thru service only, i.e., no dine-in tables/chairs.*
8. *Discussion and Possible Action on an Ordinance amending Section 11-3-6 'Sidewalks' to update and enhance regulatory provisions of sidewalks being constructed.*
9. *Discussion and Possible Action on an Ordinance to amend Title 9 'Building Regulations' in reference to adopt updated versions of the International Building (2024 IBC), National Electrical Code (2023 NEC), and the International Property Maintenance Code (2021 IPC).*
10. *Discussion and Possible Action on an Ordinance amending Section 10-3-2 (E) to Reconcile a zoning provision to factor-in the new living area of MDR1 lots.*

Mayor Pro-Tem Roel Leon Moreno Jr. motioned to approve items 1 through 10, Commissioner Okie Salinas seconded. Motion carried.

II. REGULAR AGENDA

D. Discussion and Consider Proposed Tax Rate for the City of Alamo for Fiscal Year Beginning October 1, 2025 through September 30, 2026.

Finance Director Yvette Mendoza stated that on their packets they have the 2025 benchmark for the proposed tax rate, worksheets, and the calendar. This year our no-new revenue tax rate is 0.5638 which provides the same amount of revenue as we have received on this prior year. The VOR approval rate came to 0.6556 which is the highest we can adopt without seeking a petition from our citizens. Then we have the current tax rate at 0.6022 which will bring in about \$377,029 additional tax levy. Staff recommends 0.6022.

City Manager Robert L. Salinas mentioned that if you recall the city recently issue bonds on the amount of \$7 million dollars to fund for projects. Based on the budget projections prepared by PFM it is recommended that the city increase property tax rate by 3.73 cents to ensure sufficient revenue for the annual bond payments. Of course our rationale for the adjustment is to maintain the City's financial stability and to ensure timely repayment of the debt and of course protect the city's credit rating which directly impacts future borrowing cost, prevent additional strain on the general fund and existing city services. He would like if the City Commission can consider an increase. Yvette is mentioning to keep the same rate, but he wanted to bring the proposed tax increase to the City Commission. He has given everyone a copy of David's email where he stated his recommendation

Commissioner AJ Garcia stated that this is a recommendation from our financial advisor.

Further comments and concerns were addressed from City Commission and Management

Mayor Pro-Tem Roel Leon Moreno Jr. motioned to approve the increase tax rate of 0.6394

Mayor J.R. Garza motioned to approve the increase tax rate of 0.6394

Commissioner Pete Morales motioned to approve the increase tax rate of 0.6394

Commissioner Okie Salinas motioned to approve the increase tax rate of 0.6394

Commissioner AJ Garcia motioned to approve the increase tax rate of 0.6394

E. Consideration and Action to approve Demolition of Building Located at 130 South 8th

Street (Old Museum).

Assistant City Manager Alexandra Rangel stated that the building has served the community for over 50 years; however, as building codes and structural standards have evolved significantly; the facility is no longer suitable for safe or efficient use. The engineering report cites the following key concerns:

- Deterioration in the overall structure and its key components, including bond beams, lintels, and previously closed openings*
- Substandard materials and workmanship observed throughout the building*
- Additional structural weight placed on the main roof system that compromises stability*
- Incompatibility with modern building codes and safety standards*

Due to these factors, Atlas Engineering does not recommend the building be used for any official business or public-serving functions. The assessment advises that all structural components of the building be removed in their entirety.

Constructing a new facility on this site will allow the city to meet current and future operational needs more efficiently and safely while ensuring compliance with all applicable building codes. A modern structure will also be more cost-effective in the long term compared to the extensive renovations that would be required to rehabilitate the existing building. We respectfully recommend moving forward with the planned demolition to make way for a new, compliant, and purpose-built facility for the benefit of the community. Recommendation: Staff recommends approval

Commissioner Okie Salinas stated that he would like for Museum Director, Alex Oyoque to take pictures of the old museum, as it holds a lot of history and served the City of Alamo for many years. He also noted that while the museum's removal is necessary, it reflects the city's efforts to beautify Alamo and provide better buildings for the community.

Commissioner AJ Garcia stated that the recommendation for demolition is coming from an expert, and although the museum holds many good memories, the demolition must be approved for safety reasons and to allow for better development.

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

F. Consideration and Action to Approve the Alaniz Park Renovation Project Demolition Phase II Bid

AEDC Consultant Isauro Trevino stated that they received two bids for the Phase II Alaniz Park Renovation Project. This is the last part that needs to be removed to start working on the tennis courts on the south west part of the park. He is requesting to approve the lowest bidder which was Lerma's Construction.

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

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

AEDC Consultant Isauro Trevino presented an update of the on-going projects that include the following;

Project Management Report August 19, 2025

- Water Plant Renovation Phase I \$3,500,000*
- Texas Water Development Board DWSRF application (Water Plant) \$9,200,000 (70%) loan forgiveness*
- Texas Water Development Board Lift Station \$5,300,000 (100% grant)*
- Expressway/Alamo Road TxDot Project \$1,183,000*
- Drainage Project Phase III \$2,424,000*
- Duranta widening project \$1,000,000*
- LED lighting upgrade project*
- New Public Station Building \$6,500,000*
- E-grants 2025*

- *Police and Fire staff funding*
- *Alaniz Park Project \$1,850,000*
- *TPWD Grant – Alamo Sports Complex \$2,000,000*
- *Texas Sidewalk Grant \$2,511,000*

H. Presentation of Departmental Reports.

- *No comments from City Commission*

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

- *No citizen participation.*

I. ADJOURNMENT

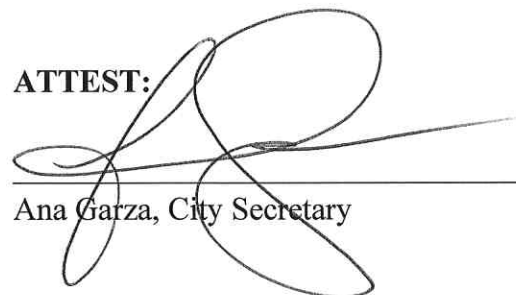
Citizens are encouraged to sign the attendance sheet.

There being no further business, Mayor J.R. Garza adjourned the meeting at 6:35 p.m.



Mayor J.R. Garza

ATTEST:



Ana Garza, City Secretary