

Board of Commissioners for the City of Alamo, Texas met for the Regular Meeting held on Tuesday, October 21st, 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
Rick Palacios, City Attorney
Saul Solis, Police Chief
Sergio Zavala, Planning Director
Adela Perez, Purchasing Agent
Sandra Chavez, Parks & Rec Director
Isauro Trevino, AEDC Consultant

Alexandra Rangel, Assistant City Manager
Ana Garza, City Secretary
RC Flores, Fire Chief
Julio Villarreal Jr., Public Works Director
Michael Torres, IT Director
Antonio Carrillo, Asst. Public Works Dir.
Joe Tamez, Library Director

I. CALL MEETING TO ORDER

Mayor J.R. Garza called the regular meeting held on Tuesday, October 21st, 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 invited all the City of Alamo residents to the Bulky Item Collection on Friday October 24, 2025 from 8 a.m. to 6 p.m. and October 25, 2025 from 8 a.m. to 5 p.m.*
- *Assistant City Manager Alexandra Rangel invited everyone to the City of Alamo Trunk or Treat event on October 24th, 2025 at the Alamo Central Park from 6:30 p.m. to 8:30 p.m. There will be costume contest, trunk decorating contest, free hunted house and lots of candies.*
- *City Manager Robert L. Salinas thanked the Fire Department for helping out with the Red Ribbon Parade float.*
- *City Manager Robert L. Salinas invited everyone to the Day of the Dead Open Mic event on November 1st from 1 p.m. to 3 p.m. They will have poetry, songs, short stories and Fine Art exhibition.*
- *Commissioner AJ Garcia reminded everyone to participate and vote. Early voting started October 20th, 2025 to October 31st, 2025. Election day is November 4th, 2025. He expressed the importance of voting.*

II. REGULAR AGENDA

- D. Consideration and Action to Approve a Resolution by the City of Alamo Requesting Financial Participation from the Texas Water Development Board; and making Certain Findings in Connection therewith.

City Manager Robert L. Salinas stated that this is one of three resolutions. This is a requirement by the Texas Water Developing Board. One is the resolution requesting financial participation from the Texas Water Development Board, two is filing and authorizing a Representative for Financial Participation form the TWDB, and third to approve a resolution for an affidavit with regard to Financial Participation from the TWDB.

Commissioner Pete Morales asked City Manager Robert L. Salinas to give clarification to our resident of what the request is.

City Manager Robert L. Salinas stated that as some of you may know, the City of Alamo received some funds through the State in the amount of 5.3 million dollars for the renovation/relocation of

the Tower Rd lift station. This lift station will be moved out to a different location as well as potentially removing and relocating other 2 lift station. These resolutions will allow us to move forward with the financial side for these projects.

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

- E. Consideration and Action to Approve a Resolution by the City of Alamo for Application Filing and Authorizing a Representative for Financial Participation from the Texas Water Development Board

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

- F. Consideration and Action to Approve a Resolution by the City of Alamo for an Application Affidavit with regard to Financial Participation from the Texas Water Development Board

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

- G. Discussion and Possible Action on an Ordinance Updating Section 9-1-3 'Building Code Permit Fees' to include a Fee Rate Schedule to confirm multiple water meters being correctly marked for the appropriate unit.

Planning Director Sergio Zavala stated that the Planning Department was made aware that, due to the water meters not being properly marked by the general contractor, a water meter was disconnected to the correlating unit only to discover that it was another unit that had not paid their water bill --this incident occurred because the water meters were not properly marked by the GC. This ordinance mandates that all meters be marked by the GC so that when a final inspection is made, the Building Inspector will verify & confirm that the marked meter pertains to the correct unit. If a meter is not properly marked, this will be noted & will have to be corrected by the GC. After correction & the re-inspection fee is paid, the Bldg. Inspector will do another Final inspection. This process will 1) have the meters properly marked, and 2) any disconnection of water service will be procedurally imposed to the delinquent account holder. This draft ordinance was reviewed and ok'd by Melissa Leal, the Utility Billing Supervisor. Staff is recommending approval.

Mayor J.R. Garza motioned to approve, Commissioner AJ Garcia seconded. Motion carried.

PUBLIC HEARING

DISCUSSION AND POSSIBLE ACTION ON AN ORDINANCE IMPOSING TRAFFIC SAFETY MEASURES RELATED STUDENT PEDESTRIAN CROSSING ON RIDGE ROAD (E. OF ALAMO RD.)

Planning Director Sergio Zavala stated that on August 21, 2025, the City of Alamo received an emailed concern from Abby Flores who resides near the Ridge/Richland Drive residential neighborhood. Her concerns relate to parked vehicles on the south side of Ridge inviting PSJA HS students to jaywalk across Ridge. The only reason concluded as to why vehicles are parked in this area is to avoid (safely) waiting 'in line'; thus, desiring to quickly depart from the campus area. See bullet-points to further discern the pedestrian situation:

Existing Circumstances

- The normal speed limit is 30 MPH but changes to 20 MPH (school hours).*
- Ridge's pavement width is 55' w/4 lanes (3 E-bound & 2 W-bound).*
- Sidewalks are on the north side of Ridge (Campus frontage).*
- Some vehicles park at the SW corner of Alamo/Ridge; but this intersection is signalized w/crosswalks thus having a considerable measure of traffic safety for pedestrians.*

- *The furthest east that vehicles park is at the Dollar General Store being 1675' from Alamo Road. However, between Alamo Rd. & Dollar General, Planning witnessed on 9/25/25 some 16 parked vehicles waiting for their kids to cross Ridge.*
- *On 9/25/25 at 4:20 pm, Planning observed High School kids get into cars parked at Dollar General.*
- *On the concept of a xwalk on Ridge, an existing example of this was found at Ridge where McKeever Elementary is at -the xwalk is approximately 1770' from Alamo Road's traffic signal. Notice that the McKeever xwalk is at a street intersection and is manned by 2 PSJA xing guards.*
- *Planning also witnessed at McKeever Elementary that stacked vehicles parked on the outer (northern) lane of Ridge; next to the sidewalk. This allowed parents to safely park while waiting to get into the campus to get their kids. Parked vehicles on the outer lane still allowed western-bound traffic to continue un-impeded.*

The Traffic Safety Committee (TSC) convened at a Special Meeting on October 5th to review, discuss and act on what they perceived would be the most effective measures to safely impose. At the October 5th meeting, a PSJA security officer attended and provided his valuable input including that loading zones be a bit distant from the bus entry/exit drives. Public input was testified toward approving traffic safety measures that would safeguard jay-walking students after school lets out. The ordinance is the result of the October 5th discussion and TSC action. The ordinance includes the following:

- *Designate that 'NO PARKING' be on the south side of Ridge (except for the Alamo/Ridge signalized intersection); install 'NO PARKING' signs on the south side of Ridge at intervals between 200' to 250' a distance of approximately 1800'.*
- *Designate a linear 'STUDENT LOADING ZONE' on the northernmost paved westbound lane on Ridge; signage and markings to accompany this designation.*
- *25-foot safety distance on both sides of the school's driveways (w/in the loading zone) shall be evident and the curbs/pavements marked to prohibit parking at any time.*
- *Painted 'SLOW -SCHOOL LOADING ZONE' to be painted on the (southern) eastbound lane.*
- *About 5' to 7' before the 'SLOW -SCHOOL LOADING ZONE', Raised Pavement Markers (RPMs or street buttons) shall be placed on Ridge to prompt traffic alertness & safety.*
- *Min. 4 'STUDENT LOADING ZONE' signs to be installed along the north side of Ridge.*

Planning stated at the public hearing that these measures would minimize jaywalking but magnify student safety since they'd be picked up from the sidewalk on the north side of Ridge. Once implemented and examined, should there be additional measures that may further refine and improve traffic safety for students and motorists, then the TSC may consider that at a future point. Planning's Recommendation: Approval of Ordinance. TSC Meeting of October 6th': Unanimous recommendation to approve the ordinance.

Commissioner Pete Morales stated that on his back drive to his home he notices that along the San Juan school area he noticed several PSJA ISD Police vehicle but not in Alamo. He suggested to contact the school distric to regeust more support for the City of Alamo schools.

Police Chief Saul Solis stated that the high school is not the only issue at this time. They have traffic issues with IDEA, Guerra Elementary, Farias Elementary and Alamo Middle School. The Alamo Country Club has called to ask for help in regards to the school traffic blocking their main entrance. The Alamo Police Department has gone out to enforce the laws and regulations and have given tickets. Drivers do complaint about receiving tickets stating that they are only picking up their kids and should not be receiving tickets for that. The Police Department are patrolling school zone areas to enforce the law.

Commissioner AJ Garcia stated that we need to collaborate with the school district to find a solution for all the traffic issues that have been presented to the City of Alamo school zone areas.

Further comments and concerns were discussed.

No public comments.

H. Discussion and Possible Action on an Ordinance Imposing Traffic Safety Measures related Student Pedestrian Crossing on Ridge Road (E. of Alamo Rd.)

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

I. Consideration and Action to Approve Alaniz Park Bid for New Restrooms.

AEDC Consultant Isauro Trevino stated that he is requesting no action on this item. They will need to downsize the restroom because it is over budget. The preliminary decision was to do males, family and female restrooms. They had a total of \$100,000 but the quotes are coming in at \$140,000. It looks like we'll need to remove the middle section where we had planned to place the family restrooms. The AC units and wifi will also need to be downsized, so overall the entire project has been reduced inscale. We have received the new specs but we should have all the updates ready for next City Commission meeting.

J. Consideration and Action to Approve Alaniz Park Bid for Irrigation System for Baseball Field

AEDC Consultant Isauro Treviño reported that they had reviewed the preliminary bids and will be receiving two – one automated and one manual bids. He explained that they still need to determine the location of the water meter and complete the associated electrical work. Mr. Treviño emphasized the importance of ensuring that everything is done correctly. He also noted that this is a \$2 million project in which he takes great pride, as there has only been one change order to date – related to the playground, which was implemented to improve the design. An update on the baseball field's irrigation system will be provided in two weeks.

K. Consideration and Action on real estate broker contract for sale of city property with Sperry Commercial/The Arriaga Group

AEDC Consultant Isauro Treviño stated that this was discussed prior in a City Commission meeting on reference to a property that the City would like to sell on the corner of Ridge Rd and Tower Rd. We are following the City Attorneys recommendation to have an agreement with the broker. He handed a copy of the commercial registration agreement between the broker and owner to the City Commission for review.

Commissioner AJ Garcia motioned to approve subject to the City Attorneys approval, Commissioner Pete Morales seconded. Motion carried.

L. Consideration and Action on a professional service contract with Trev Group.

AEDC Consultant Isauro Treviño stated that this is his contract with the City. Some changes have been submitted and go as follow;

- *Current contract was under South Texas Grant research center which will be closing and the new contract will be under Trev Group.*
- *Increase have been established and highlighted in the contract*
- *Previous contract ran from December 1, 2023 to December 5, 2025 and this one will start from October 1, 2025 to September 30, 2026*
- *Success fee is attached to the documents as well.*

Commissioner Okie Salinas motioned to approve subject to City Attorney review and approval, Commissioner Pete Morales seconded. Motion carried.

M. Tabled Item – Consideration and Action on Proposal by Ambiotec Engineering for Utility Systems.

Mayor J.R. Garza motioned to untable item M, Mayor Pro-Tem Roel Leon Moreno Jr. seconded. Motion carried.

City Manager Robert L. Salinas stated that Carlos Marin came in from Ambiotec and spoke to us in regards to a proposal that we were being invited to be part of the Public Utility Agency, joining the cities of Weslaco, Mercedes, Raymonville and San Benito. The PUA will allow us to apply for funds on a more regional bases. As you know the city faces incrising demands to approve the efficiency, sustainability and competitiveness of its water and waste water systems and Ambiotect is offering several studies and plans.

Commissioner AJ Garcia has legal questions. Item was moved to Executive Session.

N. Consideration and Action to select a Contractor for the Library Exterior Renovation.

City Manager Robert L. Salinas stated that after soliciting quotes for the Library Painting Project, the following proposals were received:

- *Lerma Construction: \$24,900*
- *SKO Elite: \$36,500*
- *Royale Construction: No response received*

Based on the quotes provided, Lerma Construction submitted the lowest responsible bid at \$24,900. Therefore, I recommend awarding the project to Lerma Construction for the completion of the library painting work.

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

O. Presentation of 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:

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

a. Consideration and Action on Proposal by Ambiotec Engineering for Utility Systems.

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.

E. Consideration and Action on Proposal by Ambiotec Engineering for Utility Systems.

Commissioner AJ Garcia motioned to deny, Mayor Pro Tem Roel Leon Moreno Jr. 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.

- *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 6:59 p.m.



Mayor J.R. Garza

ATTEST:



Ana Garza, City Secretary