

Board of Commissioners for the City of Alamo, Texas met for the Regular Meeting held on Tuesday, October 7th, 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
Cris Palacios, City Attorney
Saul Solis, Police Chief
Sergio Zavala, Planning Director
Adela Perez, Purchasing Agent
Sandra Chavez, Parks & Rec Director
Isauro Trevino, AEDC Consultant
Nina Cavez,

Alexandra Rangel, Assistant City Manager
Ana Garza, City Secretary
Alex Oyoque, Museum Director
Julio Villarreal Jr., Public Works Director
Yvette Mendoza, Finance 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 7th, 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

- *City Manager Robert L. Salinas stated that the City of Alamo offices will be closed on October 13th for Columbus Day.*
- *Commissioner Pete Morales wished good luck to the Girls Tennis Team as they head out to the play offs.*
- *Commissioner Okie Salinas invited everyone to the Alamo Fire Department Fire Prevention Fest on October 8th, 2025 at the Landmark on Tower from 6 p.m. to 9:30 p.m. They will have vendors, door prizes, food, games and costume contest.*
- *Mayor J.R. Garza announced that the PSJA Memorial ECHS Home of the Mighty Wolverines is hosting their Homecoming Parade, October 9th, 2025 starting at 6 p.m. on Alamo Rd to Ridge Road.*
- *Commissioner Pete Morales announced that the Landmark on Tower Rd is having their "Slaughter on Tower" Landmark Haunted Warehouse from Thursday to Sunday October 9th through November 2nd, 2025.*
- *Commissioner AJ Garcia invited everyone to the City of Alamo "Trunk or Treat" event on October 24th, 2025 starting at 6:30 p.m. at the Alamo Central Park.*

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 September 16th, 2025.
2. Consideration and Action to Approve the minutes for a special meeting on September 19th, 2025.

3. Consideration and Action to Approve the purchase of six (6) duty Rifles equipped with accessories.
4. Consideration and Action to introduce the "Police Cadet Training and Employment Agreement".
5. Consideration and Action to enter into a Memorandum of Understanding for the continued Operation of the Rio Grande Valley Anti-Gang (RGV TAG) Project – 2025 with the Alamo Police Department.
6. Consideration and Possible Action to declare Library Department items as Salvaged and authorize City Personnel to dispose of.
7. Consideration and Action to Approve a 380 Agreement between the City of Alamo and West Alamo Plaza, LLC (Alamo Commercial Square Subdivision).
8. Consideration and Action to Approve an Ordinance amending the Code of Ordinances by adding Section 1-5-2, Compensation and Benefits, to authorize City Commissioners to participate in the City's Medical Health Insurance Benefit Program with preminums paid by the City.
9. Discussion and Possible Action for Final Plat Approval for Cotton Candy Subdivision, 11.034 Acres out of Lot 1 and 8, Block 38, Alamo Land & Sugar Company's Subdivision; R-land C zoned Properties; Developer is Maribel C. Terrazas; Engineer is Melden & Hunt
10. Discussion & Possible Action on a Final Plat Approval for Espino II Subdivision being the W. 5 Acres of Lot 10, Block 32, Alamo Land & Sugar Company's Subdivision; Zoned Townhouse Residential (R-IT); Developer is XLH Investments, LLC; Engineer is ACHC Engineering
11. Discussion and Possible Action on an Ordinance to Amend Title 11 'Subdivision Regulations', Chapter 3 'Design Standards and Required Land Improvements' by establishing a new Section 11-3-16(A) that mandate Cluster Box units (CBUs) or Cluster Mailboxes be physically evident prior to plat recordation.
12. Consideration and Action to Approve an Ordinance adopting a final budget amendment to the 2024-2025 General Fund and Water & Sewer Fund.
13. Consideration and Action to Approve an Interlocal Agreement between the City of Weslaco and City of Alamo for Animal Control Operations and Impoundment Services.
14. Consideration and Action on an extension to the current Depository Services Contract with Freedom Bank.

Mayor Pro-Tem Roel Leon Moreno Jr. motioned to approve items 1 through 14, Commissioner Okie Salinas seconded. Motion carried.

II. REGULAR AGENDA

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

Mayor J.R. Garza stated that he has a couple of legal questions, therefore will move this item to Executive Session.

- A. Consideration and Action to Appoint a Certified Public Accountant to conduct the FY 2024-2025 City Audit.

Finance Director Yvette Mendoza stated that Staff recommends awarding the audit for Fiscal Year ending September 30, 2025 to a Certified Public accounting firm. This firm will perform an audit of the City of Alamo's governmental activities, business type activities, aggregate discretely presented component units, each major fund, and aggregate remaining fund information as of and for the year ending September 30, 2025, which collectively comprise of the basic financial statements. The firm selected will also perform the Single Audit as required and imposed by the Single Audit Act Amendments of 1996 and Title 2 U.S. Code of Federal Regulations (CFR) Part 200, Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards (Uniform Guidance). Staff's Recommendation: Staff recommends Adrian Webb to conduct the city audit.

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

- B. Discussion and Possible Action to Appoint, or Re-appoint, One (1) member to the City of Alamo Zoning Board of Adjustments (ZBA) Membership.

Mayor J.R. Garza motioned to appoint Mario Flores, Mayor Pro-Tem Roel Leon Moreno Jr. seconded. Motion carried.

Mayor J.R Garza stated for the record, that the ZBA member that was removed, is Joseph Sweet and that Mario Flores will take his place.

- C. Consideration and Action to Approve a Resolution on Authoring the Submittal of Grant Application for the Office of the Governor, SHSP and UASI – Supporting Border Crisis Response and Enforcement (HSGP-BC), FY 2025.

AEDC Consultant Isauro Trevino stated that this is a Resolution that pop out on e-grants. He met with the Police Chief Saul Solis and Captain Rodolfo Garza who will be requesting 20 new radios with an estimate of \$160,000. The grant is complete, only pending the approved resolution. Please note that this grant has a no match.

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

- D. Consideration and Action to Approve Alaniz Park Bid for Final Demolition Phase.

AEDC Consultant Isauro Trevino stated that they received three (3) bids for the Alaniz Park final demolition (Phase III) including some park improvements for examples the restrooms. The lowest bids were \$48,500 from Lerma's Construction. Staff is recommending S. Lerma's Construction LLC.

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

- E. Consideration and Action to Approve Alaniz Park Bid for WIFI/Security Cameras.

AEDC Consultant Isauro Trevino stated that on Alaniz Park besides the restrooms they will install a Wi-Fi box/ Security Cameras. Their recommendation is Boss Level Tech a local vendor and are seeking their approval for \$87,293.

Commissioner Okie Salinas asked if the entire park will have free Wi-Fi access and if it will have enough coverage for the whole park?

AEDC Consultant answered yes. The Alaniz Park will have Wi-Fi, cameras, full range coverage; it will be fully loaded.

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

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

AEDC Consultant Isauro Trevino stated that at this time he is recommending no action on this item. They have some details that need to be discussed.

Mayor J.R. Garza motioned to take no action at this item.

G. Consideration and Action to Approve Alaniz Park Bid for Fencing for entire park.

AEDC Consultant stated that they had started to remove the old fence, this is a state of the art park and they want to make sure there is no weak links in the park. This bid includes the entire fencing for the whole new park. Three bids were received, with S. Lerma Construction being the lowest bidder with \$57,500. Staff is recommending S. Lerma Construction LLC.

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

H. Consideration and Action to Approve Change Order #2 for All-Inclusive Playground Sitting Wall.

AEDC Consultant Isauro Treviño stated that they were undecided to whether install benches around the play ground area or come up with a better solution to maximize the play ground area. We have decided to install a sitting wall around the playground area. This change order comes out to \$64,000.

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

I. Consideration and Action to Approve Fitness Court contract with Level Up Retail Services for Installation of both fitness courts at Lions Park & Alaniz Park.

AEDC Consultant Isauro Treviño stated that this is a sole vendor which is Level Up Retail Services, who have the contract with the National Fitness Campaign. They have been having some delays but they should be here in about three weeks no later than four weeks. They will be installing Lions Park Fitness Court first and then proceed with Alaniz Park. Each installation is \$36,000 totaling \$72,000 for both parks and it is part of the budget. Installation will take about 3 to 4 days for completion.

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

PUBLIC HEARING

PUBLIC HEARING REGARDING THE NEEDS ASSESSMENT UNDER THE URBAN COUNTY PROGRAM FISCAL YEAR 2026.

City Manager Robert L. Salinas explained that a needs assessment is conducted annually, during which various groups present funding requests to the City Commission. The city then determines how and to whom those funds will be allocated based on identified needs. For this reason, a public hearing must be held regarding the Needs Assessment under the Urban County Program for Fiscal Year 2026.

- *Esmeralda De La Cruz representative from Nuestra Clinica del Valle explained the reason for their \$5,000 funding request. She provided a brief overview of the clinic's services and described how the funds would be used to support their efforts.*
- *Program Supervisor/ Contract Specialist Rolando Flores on behalf of the Lower Rio Grande Valley Development Council (LRGVDC) and its Area Agency on Aging (AAA) program gave a brief explanation on their letter of intent requesting \$15,000 in funding to support their senior services initiative.*

- *Hector Vasquez from Arely's Foundation thanked the City Commission for the opportunity and gave a brief explanation of his request to help with the funding of Arely's Foundation.*
- *City Manager Robert L. Salinas stated that the City of Alamo normally use the Urban County funds for public improvements like water, sewer, drainage. One of the things that can be used for is the Duranta widening, east of Tower Rd. or the sewer need on Acacia Ave, an area that falls under the 51% low-income area. 4th St south of Business 83 is another qualified area.*

PUBLIC HEARING - REZONING

Discussion and Possible Action on an Ordinance to Rezone the West 7 acres of Lot 14, Block 40, Alamo Land & Sugar Company's Subdivision FROM single-dwelling Residential District (R-1) TO Moderate Density Residential District (MDRI); Applicant is Hollywood Development & Construction

Planning Director Sergio Zavala stated that the site is ¼ mile west of Alamo Road; along the north side of Nebraska. The site is vacant. The surrounding zones are R-1 to the west, east and south; and to the north is a 60' strip of irrigation district ROW and The Heights at Alamo, a large community zoned Multi-family Residential (R-2). To the south is the Santos Livas Elementary School and a high-density mobile home park. To the adjoining west, the acreage is vacant.

The Future Land Use Map depicts a Low Density (LD) residential designation for this acreage; however, there is Moderate Density (MD) Residential designations to the north and entire west; thus, MD appears to be a palatable option of land use for the subject property. (Note: When the FLUM was approved, the MDR1 zoning did not exist.) Nebraska is a collector-type street. This is the avenue that will provide primary driving access into and out of the residential development.

Planning recommends favorably for MDR1 with the following observations:

- *Acreage to the north reflect 4plexes.*
- *Acreage to the SW reflect a high-density mobile home park*
- *Primary access will be from Nebraska, a residential collector; the traffic generated will not mix in with any minor residential streets in the area*
- *The FLU M's MD designation is an abutting 'future' land use to the north & west; the subject acreage could've reasonably been designated MD, as well, in 2021.*

There were neighbors' questions (no apartments?- no; SF Res.), but no direct opposition.

No public comments.

- J. Discussion and Possible Action on an Ordinance to Rezone the West 7 acres of Lot 14, Block 40, Alamo Land & Sugar Company's Subdivision FROM single-dwelling Residential District (R-1) TO Moderate Density Residential District (MDRI); Applicant is Hollywood Development & Construction.

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

PUBLIC HEARING - CUP RENEWAL

Discussion and Possible Action on an Ordinance to Renew a Conditional Use Permit for the Sale of Alcoholic Beverages for on-site consumption in an 'Entertainment Establishment' at LA CANTINA DE MARIO being at Lots 9 - 11, Block 2, Cabana South Subdivision, 916 W. Frontage Road, Alamo, TX; site is Commercially zoned: Applicant is Mario Zuniga

Planning Director Sergio Zavala stated that the commercially zoned site is approximately 1000' east from Alamo Road, along the north side of the Expressway's Frontage Road. The property has

an existing commercial structure that is used for a cantina with sufficient paved parking to the north and west; it has no driveway access to the alley. The warehouse to the adjoining west closes at 6pm; thus, the parking spaces will be freed up entirely a bit after 6pm. The tenant fenced off the parking spaces that would back-up to the Frontage Road and uses this containment area for patrons to safely lounge being away from the residential area to the north. Planning had been previously alerted that the days and hours of operation are from 5pm to 2am.

In the past year, there were 2 calls for service:

- 1. 08/09/2024 @ 23:21-Suspicious Subject/Vehicle Activity*
- 2. 10/28/2024 @ 20: 18 -Assault*

When inquiring of the PD regarding the 'Assault', the PD indicated that "... no charges were filed in relation to this incident. and the matter was not considered serious enough to present any ongoing concerns. Based on the circumstances. there are no indications that this case would negatively impact or pose a safety risk in relation to the issuance of a CUP for the location." Since last year, there have been no further calls for service in late 2024 nor any in 2025. In the City's approved CUP ordinance, Mario Zuniga is to have on-site security from 10pm+. In full transparency, Planning wanted to make the board aware of this situation during this public hearing process. Staff's Recommendation: Approval subject to continued compliance to the City Commission's original stipulations which includes on-site security and compliance to the Noise Code.

No public comments

- K. Discussion and Possible Action on an Ordinance to Renew a Conditional Use Permit for the Sale of Alcoholic Beverages for on-site consumption in an 'Entertainment Establishment' at LA CANTINA DE MARIO being at Lots 9 - 11, Block 2, Cabana South Subdivision, 916 W. Frontage Road, Alamo, TX; site is Commercially zoned: Applicant is Mario Zuniga

Mayor Roel Leon Moreno Jr. motioned to approve, Commissioner AJ Garcia seconded. Motioned carried

PUBLIC HEARING - Resubdivision

Discussion & Possible Action on a Resubdivision of Lot 9, Country Living No. 2 Estates; proposed as URIEL ESTATES SUBDIVISION; platting a One-acre residential Lot into Two 1/2 acre residential lots; Single-dwelling Residential (R-1); Developer is Juan Uriel Trevino; Engineer is Pablo Soto, Jr., P.E.

Planning Director Sergio Zavala stated that LOCATION: Country Living No. 2 Estates is approximately 900' south of Moore Road, along the west side of Alamo Road. Oneida Circle is a cul-de-sac minor street serving 11 of the 12 lots. URIEL ESTATES is located toward the SW portion of Country Living No. 2 -see vicinity map. Lot 9, as well as the other lots, has paved public access; is served by an 8" water and 8" sewer lines; and there is a fire hydrant in front of it; and there are existing streetlights that illuminate the street. Summary: existing infrastructure meets code and is available to serve any replat. PUBLIC HEARING ON PROPOSED RE-SUBDIVISION: Making 2 lots out of one recorded residential lot activates the re-subdivision process. Please consider the following bullet points:

- Planning mailed a notice of this public hearing to the lot owners of Country Estates No. 2 within a 200' radius of Lot 9's perimeter. (Note: via Sect. 212.015, TX Statutes)*
- The 'Notice' explained the proposal to make the one-acre lot into two 1/2 acre lots.*
- If 20% of those notified opposed the re-subdivision (in writing), then it will take 3/4ths vote to have it approved.*

R-1 zoning mandates a lot minimum of 6250 square feet per lot. Lot 9 is 43,560 sq. ft. (1 acre). The proposal is to make 2 lots of 21,780 square feet or ½ acre each. The 12 lots at Country Living No. 2 Estates were recorded with the following square footages:

<i>Lot 1 = ½ acre</i>	<i>Lot 4 = ½ acre</i>	<i>Lot 7 = 1 acre</i>	<i>Lot 10 = 0.69 acre</i>
<i>Lot 2 = ½ acre</i>	<i>Lot 5 = ½ acre</i>	<i>Lot 8 = 1 acre</i>	<i>Lot 11 = ½ acre</i>
<i>Lot 3 = ½ acre</i>	<i>Lot 6 = 0.69 acre</i>	<i>Lot 9 = 1 acre</i>	<i>Lot 12 = 1 acre</i>

The matter now before you is to consider two ½ acre lots being made. As seen above, 50% of the lots at Country Living No. 2 Estates are ½ are sized -a Isa see copy of the plat.

STAFF RECOMMENDATION: No objection; however. in respect to Section 212.01S's intent, the required public hearing's input may have an impact on this replats' approval or disapproval.

Engineer Pablo Soto presented himself and asked if anyone had any questions.

Commissioner Okie Salinas asked what was the main concerns in regards to this item.

Planning Director Sergio Zavala answered that the neighbors opposition statement was that "he knew that they were 1 acre lots" He ended by saying that he looks at code and this request exceeds code compliance so he does not oppose to this change.

- L. Discussion & ' Possible Action on a Resubdivision of Lot 9, Country Living No. 2 Estates; proposed as URIEL ESTATES SUBDIVISION; platting a One-acre residential Lot into Two 1/2 acre residential lots; Single-dwelling Residential (R-1); Developer is Juan Uriel Trevino; Engineer is Pablo Soto, Jr., P.E .

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

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. AEDC Project 2025M (Action required on Letter of Intent (LOI) for sale of City property.
- b. AEDC Project 2024 (updated only)
- c. AEDC Project 2025 (updated only)
- d. AEDC project 2024S (updated only)
- e. Regular Agenda item D – 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.

M. Regular Agenda item D – Consideration and Action on Proposal by Ambiotec Engineering for Utility Systems.

Mayor Pro Tem Roel Leon Moreno Jr. motioned to table, Commissioner AJ Garcia seconded. Motion carried.

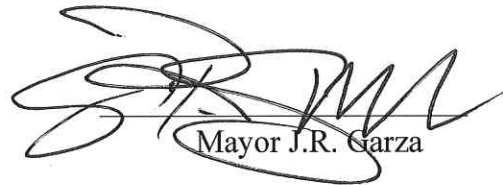
CITIZEN PARTICIPATION: Five minutes per person with no response from the City Commission. Residents must sign up prior to the city meeting.

- *No citizen participation.*

I. ADJOURNMENT

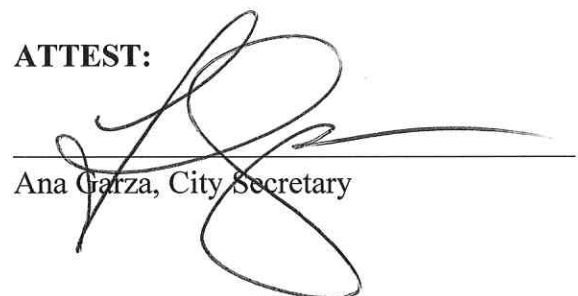
Citizens are encouraged to sign the attendance sheet.

There being no further business, Mayor J.R. Garza adjourned the meeting at 8:31 p.m.



Mayor J.R. Garza

ATTEST:



Ana Garza, City Secretary