

Board of Commissioners for the City of Alamo, Texas met for the Regular Meeting held on Tuesday, December 16<sup>th</sup>, 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:**

Rick Palacios, City Attorney  
Saul Solis, Police Chief  
Isauro Trevino, AEDC Consultant  
Julio Villarreal Jr., Public Works Director  
Alex Oyoque, Museum Director  
Antonio Carrillo, Asst. Public Works Dir.

**STAFF PRESENT:**

Robert L. Salinas, City Manager  
Ana Garza, City Secretary  
RC Flores, Fire Chief  
Sergio Zavala, Planning Director  
Adela Perez, Purchasing Agent  
Sandra Chavez, Parks & Rec Director  
Nina Chavez, Creative Producer

**1. CALL MEETING TO ORDER**

*Mayor J.R. Garza called the regular meeting held on Tuesday, December 16<sup>th</sup>, 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 thanked all the City of Alamo staff for all their hard work and dedication at our Annual 2025 Christmas Parade.*
- *Commissioner AJ Garcia thanked the Espinoza Family for always helping out at every City of Alamo event. Their hard work and dedication do not go un-noticed.*
- *Commissioner Pete Morales thanked all the participants that participated in our Annual 2025 Christmas Parade.*
- *Commissioner Okie Salinas stated that this being the last meeting of the year 2025 he wished everyone a Merry Christmas. A lot of great things were accomplished in the City of Alamo and he can't wait for the upcoming year 2026. He wished everyone safe and Happy Holidays.*
- *Mayor Pro-Tem Roel Leon Moreno Jr. stated that it has been an amazing 2025. He thanked the City of Alamo Staff for their hard work, dedication and for making being a commissioner easy.*
- *Mayor J.R. Garza thanked everyone and stated that it has been an honor to serve the citizens of the City of Alamo, work alongside all the City of Alamo Departments, work with Isauro Trevino and the AEDC. He thanked everyone for all their hard work and dedication throughout the 2025. Together we have been able to accomplish so much and looking forward for year 2026. He thanked the the Espinoza Family for always supporting the City of Alamo events. He finished by wishing everyone a Merry Christmas and a Happy New Year.*
- *Assistant City manager Alexandra Rangel announced that the City of Alamo offices will be closed early at 2 p.m. Tuesday December 23, and will be closed on Wednesday, December 24, and Thursday December 25<sup>th</sup> in observance for Christmas. Also the offices will be closed Wednesday, December 31<sup>st</sup>, and Thursday January 1<sup>st</sup> in observance of New Years.*
- *AEDC Consultant Isauro Treviño announced that tomorrow December 17<sup>th</sup>, 2025 will be Commissioner AJ Garcias's birthday and he alongside with the AEDC wish him the very best.*
- *Everyone that attended the meeting sang Happy Birthday to Commissioner AJ Garcia.*

- *Commissioner Okie Salinas thanked all the sponsors for all their generous donations, which made the City's Christmas events possible.*
- *Commissioner Pete Morales thanked the Alamo Chamber of Commerce for collecting numerous toys for the children in several Elementary schools.*
- *Mayor J.R. Garza thanked City Manager Robert L. Salinas and Assistant City Manager Alexandra Rangel for all their hard work throughout the year 2025. He thanked City Secretary Ana Garza for her hard work and dedication and congratulated her for her 1<sup>st</sup> year as the City Secretary.*

## 2. 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 December 2, 2025.
2. Consideration and Action to Approve a Resolution for a street closure for the Inaugural Resolution Run on January 10<sup>th</sup>, 2026.
3. Discussion and Possible Action to Initiate Rezoning of City-owned properties being Lots 3-7 Alamo Sports Complex Subdivision from Single-Dwelling Residential (R-1) to Commercial (C).
4. Discussion and Possible Action on an Ordinance to Amend Section 10-2-2- 'Definitions' to establish a 'Smoke, Tabacco, Vaping or similar product-type Store or Shop'; amending the definition of 'Commercial Corridor' to include such stores/shops; and amending Section 10-9-1-(A) to clarify that such stores/shops are subject to the prohibitional parameters of Alamo's commercial corridors.
5. Consideration and Action to Approve an Interlocal Agreement between the City of Alamo and the County of Hidalgo.

*Commissioner Pete Morales pulled item #2 down for conversation.*

*Commissioner AJ Garcia motioned to approve items 1, 3, 4, and 5, Mayor Pro Tem Roel Leon Moreno Jr. seconded. Motion carried.*

## REGULAR AGENDA

- D. Presentation by Perdue Brandon Fielder Collins & Mott LLP of the Collection Report October 1, 2024 – September 30<sup>th</sup>, 2025.

*Perdue representative Jenelle Casso presented the City of Alamo Fiscal year 2024-2025 Collection Report. The following is a brief overview of the collection actiivities of Perdue Brandon Fielder Collins and Mott, LLP for the City of Alamo for delinquent tax collections for the perid of October 1, 2024 through September 30, 2025.*

*Pre-Litigation March 2025 – September 2025.*

- *Phone contacts 1,497*
- *Letters mailed 798*
- *Address updates 4222*
- *Field Inspections 31*
- *Payment Agreements 16-delinquent accounts*

*\$17,414 base tax*

- *Original petitions/Interventions 7-\$32,616 base tax*
- *Federal Court Representation 4 Bankruptcy -\$2,476 base tax*

*Collection October 2024-September 2025*

*Perdent Collected: 27.62%*

- *Delinquent Base Tax - \$182,970*
- *Refunds - \$8,805*
- *DTR - \$662,406*

*Collectiona Comparison*

*Increased: \$52,420*

- *October 2023-September 2024*
  - *Delinquent Base Tax \$125,550 -Refund \$7,187*
  - *DTR: \$526,501*
  - *Increase 23.85%*
- *October 2024-September 2025*
  - *Delinquent Base Tax \$182,970-Refunds \$8,805*
  - *DTR: \$662,406*
  - *Increase 27.6%*

E. Presentation of Municipal Court Fees and Fines Collection Report presented by Linebarger Goggan Blair & Sampson, LLP (Kelly R Salazar).

*Linebarger Goggan Blair & Sampson, LLP representative, Kelly R. Salazar presented the Municipal Court Fees and Fines Collection Report as follows;*

*Linebarger Goggan Blair & Sampson, LLP is;*

- *National leaders*
  - *120 Attorneys*
  - *1,000 + employees*
  - *49 offices*
- *State leaders*
  - *153 counties*
  - *331 cities*
- *Local Leaders*
  - *7 local attorneys*
  - *67 employees*
  - *8 offices*

*Delinquent Municipal Court Collection Services that include;*

- *Mailing*
- *Call center*
- *Skip-tracing*
- *Specialized campaigns*
- *GEO-mapping*
- *Key personnel*

*City of Alamo collection services*

*Activities October 2023-September 2024*

- *Phone contracts 3,271*
- *Letters mailed 12,190*
- *Adress Updates 5,032*

*City of Alamo Collection Services*

***-Perdue 10/23-09/24***

*Phone contacts 3,271  
Letters mailed 12,190  
Address updates 5,032*

***-Linebarger***

*Phone contacts 275,232  
Mailing 74,186  
Skip tracing 13,933*

*2016-2022 Linebarger advantage \$1,297,265 collected*

***Perdue court collection 10/23-09/24***

***-Linebarger 2016-2022***

*Total liquidated: \$188,335  
Cases Resolved \$124,073  
Total cash collected \$64,262*

*Total liquidated \$1,571,369  
Cases Resolved \$274,104  
Total cash collected \$1,297,265*

*Commissioner AJ Garcia asked if when they issue out letter to residents who have outstanding fees, do they use some verbiage stating that if not paid they will issue out warrants for their arrest?*

*Linebarger Goggan Blair & Sampson, LLP representative Kelly R. Salazar responded that she would verify the verbiage used in these letters. She will provide samples to verify the information.*

*Commissioner AJ Garcia asked if they have contacted the Municipal Court to maybe partner up and do an amnesty program to help out the City of Alamo citizens? He emphasized the importance of keeping the resident informed.*

*Linebarger Goggan Blair & Sampson, LLP representative Kelly R. Salazar responded that they have what is called "Compassionate Collections" which were implemented during the Covid 19 due to all the hardship times that arose during the pandemic. They have continued the 'Compassionate Collections' to help out the community.*

*Further comments and concerns were addressed by City Commission.*

**F. Consideration and Action to Approve Change Order No. 1 for the Morningside South-Sewer Project.**

*City Manager Robert L. Salinas stated that during the Morningside South Sewer Project we had the installation of 2 additional 48-inch Dia. Sanitary Sewer Manholes to be installed. They also install 10 linear feet of 8-inch sanitary sewer line with a cap and 1 sanitary sewer service connection after the proposed 48-inch sanitary sewer manhole S1. The reason for this change order is the following:*

- *Due to changes in the alignment, two additional manholes were added.*
- *Due to the property owner's concern of not having a connection to his property, the additional 10 linear feet of 8-inch sanitary sewer line and service were added.*

*TRIMAD Engineer Rick Salazar gave a brief explanation of the reasons for this change order.*

*Commissioner AJ Garcia stated that he does not like when change orders are needed but he understands the need of them as well.*

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

**G. Consideration and Action to Award a bid for Water Treatment Plant Claricone Clarifier Rehabilitation and Protective Coating Phase 1B Project.**

*City Manager Robert L. Salinas stated that The city solicited competitive sealed proposals for the Water Treatment Plant Claricone Clarifier Rehabilitation and Protective Coating Phase 1B Project. The solicitation for services was advertised in The Advance News on October 22nd & 29th and in The Monitor on October 25th and November 1st and on CivCast on October 28th. Three (3) proposals were received; however, one proposal was disqualified for not submitting the correct documentation. The remaining two (2) proposals were reviewed and scored by staff consistent with the Specifications Section 00 2113 outlined in the front-end documents. Evaluation Criteria:*

*The award was based on a thorough evaluation using multiple criteria, not just price.*

1. *Team qualifications and experience*
2. *Quality, reputation, and ability to deliver projects on schedule and within budget*
3. *Project approach, schedule, and availability*
4. *Price*

<u>Rank</u>	<u>Respondents</u>	<u>Base Price</u>	<u>Additive Alternate Price</u>	<u>Total</u>
1	TMI Coating	\$1,058,250.00	\$86,000.00	\$1,144,250.00
2	Souther Trenchless	\$991,390.00	\$140,000.00	\$1,131,390.00

*Be advised that the "Additive Alternate Pricing" is included because one of the "internal mechanical components" in the claricone shows signs of corrosion and deterioration. Assistant Public Works Director Mr. Tony Carrillo, will inspect the weir trough on site and determine whether that component must be replaced. He cannot make that determination until the claricone is dewatered during construction. Including it as an "Additive Alternate" on the price proposal form avoids having to address it later through a change order if needed. Based on this evaluation, staff recommends awarding the contract to TMI Coatings, LLC as the most qualified respondent, for a total of \$1,144,250.00 should the mechanical component be needed, as described above.*

*Staffs Recommendation: Approve award to TMI Coatings, LLC.*

*Commissioner Pete Morales motioned to approve TMI Coatinf, Commissiner AJ Garcia seconded. Motion carried.*

#### **H. Consideration and Action to Approve a Bid for the City of Alamo Pool renovations.**

*Parks and Rec Director Sandra Chavez stated that one of the items that was discussed during the budget meeting was the pool renovation needed. The City of Alamo Public Pool restrooms/pool office is in need of renovations. Both the boy's and girl's restroom are in very bad shape. The pool office also needs a new counter and new storage shelf. Pictures were provided for the City Commission. Staff's Recommendation: The City of Alamo considers to approve the renovations needed and award the bid to S. Lerma Construction.*

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

#### **I. Consideration and Action to Approve to authorize the City Manager to enter into an Agreement with Cruz-Hogan Engineering.**

*City Manager Robert L. Salinas stated that the purpose of this memorandum is to request approval to execute a contract with Cruz-Hogan for services related to the Duranta Project. This approval will authorize the City/Department to proceed with the selected vendor in accordance with project scope, schedule, and budget. The Duranta Project requires qualified professional support to ensure timely delivery and compliance with all applicable standards. A review of available vendors was conducted, and Cruz-Hogan was identified as the most suitable provider based on experience, capacity, and alignment with project needs. Cruz-Hogan has demonstrated relevant expertise in comparable municipal projects and has the staffing and technical capability to meet the Duranta Project's requirements. Their proposal addresses all mandatory scope elements and provides a clear plan for execution.*

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

#### **J. Consideration and Action to select a location for the Tower Road Lift Station.**

*City Manager Robert L. Salinas stated that there are three alignment and lift station location options for the wastewater expansion project currently under review. Commission direction is requested to select a preferred option so LeFevre Engineering may continue to move forward preparing detailed plan-and-profile sheets and revise project documentation, including the Preliminary Engineering Report (PER), sources and uses, and construction estimates.*

Maps and revised engineer's estimates for all options have been provided for this meeting.

## PROJECT OPTIONS

- Original Scope Project Alignment (Approx. 1,358 LF)  
Location: 1,400 LF from existing Lift Station, originally assumed at Public Works Facility on Tower Rd.  
Pipe & Structures:
  - 1,358 LF of 24" sewer pipe
  - 3 manholes

### Project Context:

- This was the original project alignment submitted with the TWDB application on February 20, 2025.
- The PER currently shows the lift station at the Sports Complex; however, plans being delivered Monday place it at the Public Works Facility.

### Required Actions

#### Option 1

- Revise PER to relocate lift station from Sports Complex to Public Works Facility.
- Update plans and coordinate with TWDB on revised sources and uses (current estimate already aligned with TWDB submission).
- Cost Estimate
  - o \$4,743,933

#### Option 2 – Proposed Tower Rd Property Alignment (Approx. 4,153 LF)

Location: Property located 4,153 LF south along Tower Rd.

##### Pipe & Structures:

- 4,153 LF of 24" sewer pipe
- 8 manholes
- Pavement disturbance limited to Ridge Rd./Tower Rd intersection

##### Required Actions – Option 2

1. Geotechnical Investigation
  - o Additional 35' bore
  - o Two additional borings along Tower Rd for pavement thickness, base, subgrade, lime content
  - o Pavement recommendation required for Tower Rd reconstruction
2. PER Revisions
  - o Revise PER and project sources and uses to reflect new alignment and lift station location.
3. Property Access
  - o Obtain Right of Entry for geotechnical and survey crews and would need to purchase additional property.
4. Survey Requirements
  - o Topographic survey for affected properties
  - o Boundary survey to locate corners for lift station site
5. Design & Plan Preparation
  - o Additional time required to prepare plan and profile sheets for 4,153 LF of sewer: estimated 3–4 weeks
6. Cost Estimate
  - o \$6,333,847.00

#### Option 3 – Proposed Property Adjacent to Lift Station No. 18 (Approx. 5,584 LF)

Location: Alignment extending to property adjacent to LS No. 18 along Tower Rd.

##### Pipe & Structures:

- 5,584 LF of 24" sewer pipe
- 12 manholes
- Pavement disturbance at:
  - o Tower Rd./Ridge Rd intersection
  - o Tower Rd./Moore Rd intersection

##### Required Actions – Option 3

1. PER & TWDB Coordination
  - o Revise PER to reflect new lift station location.
  - o Align plan changes with the estimate currently submitted to TWDB.
2. Geotechnical Investigation
  - o Additional 35' bore
  - o Two borings along Tower Rd

- o Pavement recommendation for re-paving Tower Rd
- 3. Property Access
  - o Written Right of Entry from property owners and would need to purchase additional property.
- 4. Survey Requirements
  - o Topographic survey of affected properties
  - o Boundary survey to establish lift station site
- 5. Design & Plan Preparation
  - o Additional 3–4 weeks to prepare plan and profile sheets for 5,584 LF of sewer
- 6. Cost estimate
  - o \$6,980,870.00

**Staff Recommendation:**

Staff requests direction on which option to proceed with so that engineering design may begin immediately, including preparation of planning and profile sheets and revisions to all TWDB -required documentation.

AEDC Consultant Isauro Treviño handed out maps of potential lift station sites.

Mayor J.R. Garza asked how many lift stations would be eliminated and the benefits?

City Manager Robert L. Salinas responded that when they have a lift station it has pumps, electrical and sewer is not forgiving and they require a lot of maintenance. Overall it has annual maintenances.

Public Works Director Julio Villarreal stated that every year an estimate of \$40,000 are used on repairs

Further questions and comments were addressed by City Commission, Management, Isauro Treviño and Richard LeFevre. They all agreed to have a Workshop meeting January 6th, 2026.

**K. Consideration and Action to Approve Alaniz-Villagomez Park Fencing Improvements Change Order #1.**

AEDC Consultant Isauro Treviño stated that for the record this is not a Change Order this are upgrades. In order to be up to par the following is needed.

1. The installation and manufacture of two dugouts to measure 8' X 24'—8' tall. Dugouts to include metal cover/canopy, fence and a 24' bench for players.
2. Baseball field fence got upgraded from 6 foot to 8-foot fence 9 ga. \$5800
3. Extended backstop from 60' to 120' for better protection of spectators. \$6700
4. Remove and replace approximately 488 linear feet of 10-foot fence that covers basketball court on top of hill. Fence will be replaced with 9-gauge mesh and schedule 40 posts for longer durability. \$19,500

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

**L. Consideration and Action to Approve Sale of City Property on NWC on Tower Road/Ridge Road.**

AEDC Consultant Isauro Treviño stated that recommended by the City Attorney by State Law they needed to post this property for 30 days. They did have one offer by JGN Valley Lando LLC of \$767,000.00. Staff is recommending approval.

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

**M. Consideration and Action to Approve Resolution # 39-12-25 in Partnership of the City of Alamo, Texas and the Alamo Economic Development Corporation (AEDC) for the**

Submission of the Economic Development Administration (EDA) Fiscal Year 2025 Public Works and Economic Adjustment Assistance Application (PWEAA) for Commercial/Retail Development Infrastructure Needs for Economic Development Purposes.

*AEDC Consultant Isauro Treviño handed out to the City Commission a one-page documents that supports this resolution. 10 letters of support were sent out and they've received 9. He thanked the following;*

- Senator John Cornyn
- Congressman Vicente Gonzalez
- State Representative Armando "Mando" Martinez
- Hidalgo County Precinct 1 David Fuentes
- Hidalgo County Precinct 2 Eddie Cantu
- Congresswoman Monica De La Cruz
- Senator Adam Hinojosa
- Hidalgo County Judge Richard Cortez
- City of Alamo
- Alamo Economic Development Corporation

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

N. 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 Statues 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. Discussion regarding the 2025 Watermelon Festival and 4<sup>th</sup> of July Freedom Bash.
  - b. Consideration and Action regarding the Waste Water Treatment Plant.

*City Commission enter executive session at 7:11 p.m.*

**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.

- b. Consideration and Action regarding the Waste Water Treatment Plant.

*City Commission took No Action on this item.*

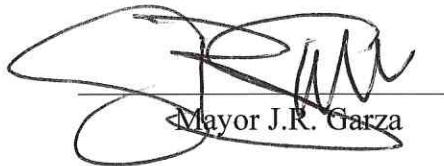
**CITIZEN PARTICIPATION: Five minutes per person with no response from the City Commission. Residents must sign up prior to the city meeting.**

- *No citizen participation.*

## I. ADJOURNMENT

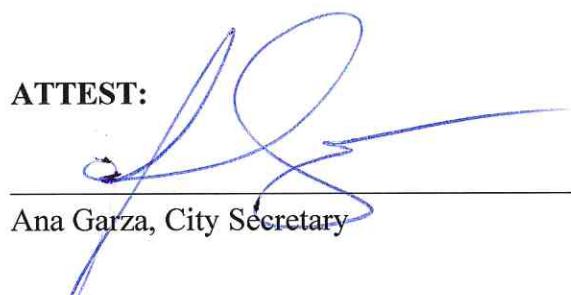
Citizens are encouraged to sign the attendance sheet.

*There being no further business, Mayor J.R. Garza adjourned the meeting at 8:12 p.m.*



Mayor J.R. Garza

ATTEST:



Ana Garza, City Secretary