

The Board of Commissioners for the City of Alamo, Texas met for the Special Meeting held on Monday, February 24<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  
AJ Garcia, Commissioner

**COMMISSION ABSENT:**

Pete Morales, Commissioner

**STAFF PRESENT:**

Robert L. Salinas, City Manager  
Rick Palacios, City Attorney  
Saul Solis, Police Chief  
Alex Oyoque, Museum Director  
Sandra Chavez, Parks & Rec Director  
Isauro Trevino, AEDC Consultant  
Adela Perez, Purchasing Agent  
Michael Torres, IT Director

Alexandra Rangel, Assistant City Manager  
RC Flores, Fire Chief  
Sergio Zavala, Planning Director  
Jose Tamez, Library Director  
Julio Villarreal Jr., Public Works Dir.  
Arturo Aguirre, HR Director  
Ronnie Cruz, City Engineer  
Melissa Leal, Water Billing Supervisor

**I. CALL MEETING TO ORDER**

*Mayor J.R. Garza called the special meeting held on Monday, February 24<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 Mayor Pro-Tem Roel Leon Moreno Jr. led the Invocation.*

***Presentation and Announcements***

- *Alamo Chamber of Commerce Representative Gloria Espinosa thanked everyone who participated and sponsored the Miss Alamo Scholarship Pageant 2025.*
- *Klarissa Espinosa presented the new Royal Court;*
  - Alamo Ambassador 2025 - Joselynn Angel Garza*
  - Alamo Duchess 2025 - Sophia Evelyn Hernandez*
  - Alamo Princess 2025 - Frances Jan Barraza*
  - Miss Alamo 2025 - Syriana Cecilia Trevino*
- *Miss Alamo Syriana Cecilia Trevino thanked Mayor J.R. Garza, City Commissioners, the Alamo Chamber of Commerce, the Espinosa Family as well as the Royal Court for all their support. She is looking forward to represent the City of Alamo.*
- *Mayor J.R. Garza congratulated all the contestants of the Miss Alamo Scholarship Pageant, thanked their parents for their support and expressed gratitude to the Espinosa Family as well.*
- *Commissioner Okie Salinas thanked everyone who participated in Miss Alamo Scholarship Pageant. he also assured them that if they ever need anything form the City of Alamo or the City Commission, they will be more than happy to assist.*
- *Alamo Chamber of Commerce representative Gloria Espinosa invited everyone to participate at the Annual Texas Independence Parade taking place this upcoming Saturday March 1<sup>st</sup>, 2025 starting at 11 a.m. and the theme this year is 'Fiesta'. She concluded by inviting everyone to the Golf Tournament Saturday, March 8<sup>th</sup>, 2025 at 8 a.m. at the PSJA Short Shot Golf Course located 304 N. Cesar Chavez.*
- *Mayor J.R. Garza thanked the Resurrection Catholic Church for the event they attendant and proceeded by congratulating Father Franco for his hard work and dedication.*
- *Mayor Pro-Tem Roel Leon Moreno Jr. congratulated Sophomore Nathan Cano for placing 12<sup>th</sup> in State Diving Finals.*
- *Commissioner Okie Salinas congratulated PSJA Memorial Early College Highschool Dazzlers who competed and brought back a State Title.*
- *Commissioner Okie Salinas thanked Human Resources Director Arturo Aguirre for putting together the City of Alamo Blood Drive this past Thursday February 20, 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 regular meeting on February 4, 2025.*
2. *Consideration and Action to Approve Change Order No. 1 for the Water Treatment Plant Rehabilitation Project.*
3. *Consideration and Action to Enter into Contractual Agreement with Javier Hinojosa Engineering to Provide Engineering Services for the Duranta Rd. Expansion.*
4. *Consideration and Action to approve a Resolution to Authorize the City Manager to enter into an agreement with the Water Finance Exchange to provide support to the City of Alamo with regard to water and wastewater infrastructure.*
5. *Consideration and Action to Approve the Proposed Rehabilitation of Border Rd. in Two Separate Areas of the City/County.*
6. *Consideration and Action to Approve Resolution of the City of Alamo in Opposition to Texas House Bill 1683.*
7. *Consideration and Action to approve Interlocal Cooperation Contract with UTRGV Regional Security Operations Center (RSOC) for cybersecurity services.*
8. *Request by Novellini Ltd/Four Pillars Dev., LLC to have the Board of Commissioners authorize the City Manager's Office to issue 1 'Foundation Only' building permit for Lot 6, on an Un-recorded Riverside Tower & 495 Subdivision Phase A.*
9. *Discussion and Possible Action on an Ordinance to Amend Section 10-5-6 'Conditional Uses' to revise FROM 'School/Care Services for Autistic, Special (Complex medical) Needs Children' TO 'Learning Centers for those with Disabilities to Learn and Enhance Skills that lead to improved Independent Living Abilities'.*
10. *Discussion and Possible Action to Amend Section 10-3-3 (B)(4) to Include a Corner Side Garage Door Building Setback for Golf Carts; and providing a definition for 'Golf Cart Garage'.*
11. *Discussion and Possible Action on an Ordinance to Amend Section 9-5-2 (B) 'Placement of Mobile Homes; Multipurpose Area' clarifying the southern perimeter of said area.*
12. *Discussion and Possible Action on an Ordinance Updating fees Section 8-5-3 'Garbage and Trash Collection Rates' and Section 8-5-4 'Brush Collection Charges'; to include a deposit fee for garbage receptacles.*
13. *Authorizing the Submission of a Fiscal Year 2026 Community Project Funding Request, via the 15<sup>th</sup> Congressional District of Texas, for the Lift Station Upgrades and Related Infrastructure Needs. Description: \$2,000,000 grant request.*

**14. Authorizing the Submission of a Fiscal Year 2026 Community Project Funding Request, via the 34<sup>th</sup> Congressional District of Texas, for Project Area #4 of the Storm Drainage Master Plan 2022. Description: \$2,425,000 grant request.**

Mayor Pro-Tem Roel Leon Moreno Jr. motioned to approve Consent Agenda Items 1-14; Commissioner AJ Garcia seconded. Motion carried.

Commissioner Okie Salinas requested for the Border Road Reconstruction Project to be posted on the City of Alamo Social Media.

**II. Regular Agenda**

**D. Consideration and Action to Select an Architect for the City of Alamo Public Safety Building Project.**

City Manager Robert L. Salinas stated that the City of Alamo advertised and requested RFQs for architectural services for the construction of the city's new public safety building via the USDA Community Facilities Program. The qualifications were received, reviewed, and graded by City staff. The results are as follows:

1. International Consulting Engineers	262
2. ERO Architects	256
3. Sam Garcia Architects	234
4. CG5 Architects	225

Staff used various criteria in determining the scores of the firms, including Firm Expertise, Overall Qualification, Ability to Meet Schedules, Project Specific Expertise, Management & Organizational Approach, Project Approach/Philosophy, References, and Administrative Requirements. Recommendation: Staff recommends the selection of International Consulting Engineers (ICE) to serve as the architect for the city's new public safety building. This item is now before you.

Commissioner Okie Salinas asked how many staff members were involved in evaluating and determining these numbers?

City Manager Robert L. Salinas responded 3.

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

**E. Discussion and Action to Appoint/Re-appoint members to the Zoning Board of Adjustments.**

Planning Director Sergio Zavala stated that Attached is a synopsis list of ZBA's 2-year member appointments/tenures; & their Bylaws; ZBA includes 2 alternates. No variances have been requested for quite some time meaning that contractors/owners are meeting the city's regulations. Regardless, the ZBA is always on 'Standby' to serve our citizens. The ZBA members need to be considered for appointment, re-appointment, and/or replacement. See the attached list of members, as they have been appointed -fyi. NOTE: the A1 thru Glare shown below should you desire to Reappoint the member; the A2 thru G2 are shown should the member be replaced. Staff Recommendation: Appoint/reappoint, and replace the ZBA members: all seats to expire 3/2/25.

Commissioner AJ Garcia asked Planning Director Sergio Zavala if the ZBA members wished to be reappointed and if they had any issues with attendance?

Planning Director Sergio Zavala answered yes, the ZBA Board members wished to be re-appointed and they do not have any issues with attendance.

Commissioner Okie Salinas motioned to reappoint existing members to the ZBA Board, Commissioner AJ Garcia seconded. Motion carried.

**F. Presentation on update for Legislative Session 2025.**

AEDC Consultant Isauro Trevino presented the Legislative Session Report 2025 Priority of Projects Update that includes the following;

- *Texas Water Development Board (TWDB)*
  - *Tower Road Lift Station Improvements-requested funds are to improve the Tower Road Lift Station that is responsible for most of the city's sewer system. Collaboration with State and Federal funding will maximize resources to address this pending challenge this coming year.*
  - *Water Plant Renovations-requested funds are needed to make sure water plant is prepared to maximize its maintenance and operations for the next years effectively without adding additional MGDs.*
  - *Sewer Plant Project-requesting review and consideration of loan/grant forgiveness since only \$1,100,00 was grant out of \$11.5M loan. City will submit hardship case to TWDB for any further consideration of pending IOU of loan/grant.*
- *Texas Parks and Wildlife Department (TPWD) - Alamo Sports Park \$2 Million request funds to upgrade Alamo Sports Park with turf fields, new ½ mile walking trail and tennis courts/pickleball courts.*
- *Texas Economic Development & Tourism Office of Governor Business Retail/Industrial Park (BRIP)-*
  - *Business Retail/Industrial Park (BRIP) requested funds are to create a new business/industrial park to obtain new business and industrial developments. The proposed park will bring new job creation and retail opportunities to our community.*
  - *Alamo CEED-Requested funding is to build new CEED to maximize all resources for education purposes and new economic development opportunities. CEED will include office space to house AEDC, State/Federal officials, County offices and Food Bank. This new center will create a brighter future for all adults, students and our children with a Wi-Fi user friendly environment plus office for small start up businesses.*

**G. Presentation and update on Project Management for FY 2024-2025.**

AEDC Consultant Isauro Trevino presented the City of Alamo Project Monthly Management Report that includes the following;

**Ongoing**

- *Water Plant renovations*
  - *Phase I: Pending Completion-Clarifiers Upgrades*
  - *Phase II: Engineering Plans/TWDB Approval*
- *Sewer Plant Completions*
  - *Engineer/Contractor Final Phase*
- *Morningside South Sewer*
  - *Pending wet well-commences tomorrow*

City Engineer Ronnie Cruz gave an update on the 13<sup>th</sup> Street and Duranta Ave project.

- *GLO Drainage Project*
  - *Construction Underway, Pending Change Order #1 to Maximize Surplus Funds*
- *Fire Station Renovations*

City Manager Robert L. Salinas stated that the renovations are really close to completion within the next month. Furniture and equipment need to be ordered.

- *AEP LED Lights Upgrade*

City Manager Robert L. Salinas stated that his goal is to convert all the lights to LED that shine

better.

**Pending**

- CPF 2025 (Public Safety Building)
- TXDOT/Alamo Drainage Project
- TXDOT Approved-bid-out in March for Summer Construction (no city match)
- VBLF Grant (\$500K-Alaniz Park) resubmitting on March 20<sup>th</sup>.
- E-Grant 2024 (Active:9 grants - \$483,000)
- E-Grant 2025 (Submitted: 4 grants; pending 3 grants)
- Comprehensive Plan
- Five Year Plan

**New**

- Alaniz Villagomez Park renovations (TPWD)
- NFC Fitness Courts (Lions/Alaniz Parks)
- New Streets (TBD) – Duranta Tower Rd -Border)
- E-Grants
  - Phase I: Deadline Feb 13<sup>th</sup> (4 submitted)
  - Phase II: deadline March 13<sup>th</sup> (3 pending)

**New grant Opportunities**

- Legislative Session 2025 (Austin)
  - City of Alamo (5 riders) AEDC (4 Projects)
  - Preliminary Reports
  - Final Reports
  - Session on June 2<sup>nd</sup>
- CPF 2026 (DC)
  - City of Alamo (2 request)
  - Submitting CPF: District 15<sup>th</sup> and 34<sup>th</sup>
  - Deadlines: District 15: March 10, 2025; District 34: March 2025 (Date TBD)
- TXDOT TA 2025
  - Bicycle/Pedestrian Safe Route
- USDA Rural Broadband
  - Alamo Wi-fi 2025
  - 100% grant

**H. Presentation of Departmental Reports.**

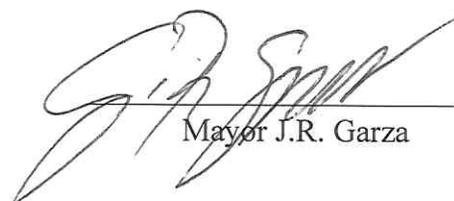
No comments from City Commission.

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

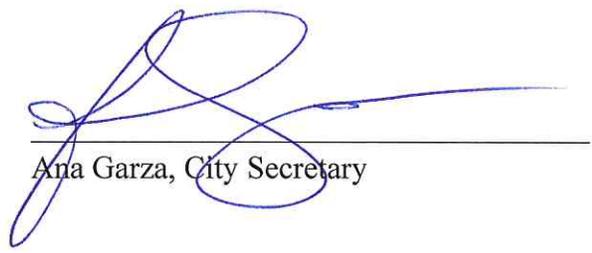
**I. ADJOURNMENT**

Citizens are encouraged to sign the attendance sheet.

There being no further business, Mayor J.R. Garza adjourned the meeting at 6:46 p.m.

  
Mayor J.R. Garza

**ATTEST:**



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Ana Garza, City Secretary