

Board of Commissioners for the City of Alamo, Texas met for the Regular Meeting held on Tuesday, April 7<sup>th</sup>, 2026 at 6:00 p.m., at the City of Alamo Municipal Building.

**COMMISSION PRESENT:**

Mayor J.R. Garza  
Arturo “AJ” Garcia Mayor Pro-Tem  
Okie Salinas, Commissioner  
Pete Morales, Commissioner  
Roel Leon Moreno Jr, Commissioner

**COMMISSION ABSENT:**

**STAFF PRESENT:**

Robert L. Salinas, City Manager	Rick Palacios, City Attorney
Alexandra Rangel, Asst. City Manager	Ana Garza, City Secretary
Saul Solis, Police Chief	Isauro Trevino, AEDC Consultant
RC Flores, Fire Chief	Ronnie Cruz, City Engineer
Sergio Zavala, Planning Director	Jose Tamez, Library Director
Adela Perez, Purchasing Agent	Alex Oyoque, Museum Director
Michael Torres, IT Director	Julio Villarreal Jr. Public Works Dir.
Sandra Chavez, Parks & Rec Dir.	Antonio Carrillo Asst. Public Works Dir.
Nina Chavez, Communications Dir.	Frida Retana, Communications Associate
Jessica Garcia, Asst. Library Dir.	

**1. CALL MEETING TO ORDER**

*Mayor J.R. Garza called the regular meeting held on Tuesday, April 7<sup>th</sup>, 2026 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 the public to our Annual Watermelon Festival on Saturday May 9<sup>th</sup>, 2026.*
- *Mayor J.R. Garza thanked Public Works Director, Julio Villarreal Jr., and the Public Works Department for helping this past Easter Sunday with the water on the road due to the heavy rain.*
- *Commissioner Pete Morales recognized City Engineer, Ronnie Cruz for the drainage project completed behind Farias Elementary. Fortunately the project has been very effective – there has been no flooding in the Royal Palm area. He is very grateful for this improvement.*
- *Commissioner Okie Salinas welcomed County Commissioner Place 1 David Fuentes*
- *Mayor J.R. Garza welcome Raul Sesin from the Hidalgo County Drainage District No. 1.*
- *Commissioner Pete Morales recognized Jesus “Jesse” Vela Jr. Middle School Girls Tennis Team. The team earned 1<sup>st</sup> place in the District Championship, led by Coach Araiza. He recognized the following;*

1. *Valentina Araiza*
2. *Maricruz De Leon*
3. *Danna Garza*
4. *Ailyn Gaytan*
5. *Cesia Lopez*
6. *Rose Perez*
7. *Katalina Perez*
8. *Yeselyn Puente*
9. *Evelynn Rodriguez*
10. *Jimena Rodriguez*
11. *Mckaela Rosales*
12. *Eytan Garza – Mixed doubles*

- *Coach Araiza thanked the City of Alamo and all the athletes for their hard work and dedication.*
- *Commissioner Okie Salinas congratulated all the student's parents for all their support. He stated that Tennis is not an easy sport specially because they stay active year round.*
- *Commissioner Pete Morales welcome new business Sabor del Valle. He invited everyone to their Ribbon Cutting on April 14<sup>th</sup>, 2026 at 11 a.m.*
- *Commissioner Pete Morales invited everyone to the Alamo Chamber of Commerce Network Night at Railyard 83 Ice House located at 106 N. 9<sup>th</sup> St. Alamo TX 78516 on April 16, 2026.*

## **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 March 17<sup>th</sup>, 2026.
2. Consideration and Action to Approve the minutes for a Regular Meeting on March 3<sup>rd</sup>, 2026.
3. Consideration and Action to Approve the minutes for a Special Meeting on February 24<sup>th</sup>, 2026.
4. Consideration and Action to Approve a Resolution suspending the effective date of the proposal by Texas Gas Service to implement interim Grip Rate Adjustments for gas utility investment in 2025 and requiring delivery of this resolution to the company and legal counsel.
5. Consideration and Possible Action to declare outdated items listed as 'surplus' and authorize Bond & Bond Auctioneers LLC. To auction off such items.
6. Consideration and Possible Action to declare items as 'salvage' and authorize City Personnel to dispose of said items.
7. Consideration and Action to Approve of Interlocal Agreement Between the County of Hidalgo, Texas and City of Alamo, Texas on behalf of the Sgt. Fernando de la Rosa Memorial Library.
8. Consideration and Action to Introduce the "Police Cadet Training and Employment Agreement"
9. Discussion and Possible Action on an ordinance to Amend title 8 'Public Utilities', Chapter 1 'Water Use and Service', Section 8-1-3 (G) and 8-1-3 (I) to declare that no disconnection will occur a nominal charge of incurred utility service remain delinquent.
10. Discussion and Possible Action on an Ordinance to amend Section 10-3-6 (F)(6) 'Residential Driveways' to prohibit new residential driveways onto collector or arterial-type streets when said lot also has frontage to a street that is less trafficked
11. Discussion and Possible Action on an Ordinance to Amend Section 11-2-5 (B) 'Final Plats' 'Form and Content' to add a provision to mandate that a Grading Plan reflecting the minimum 0.25% slope be provided as part of the developments' construction plans
12. Discussion and Possible Action on an Ordinance to Amend Title 9 'Building Regulations',

Chapter 1 'Building Codes', Section 9-1-1-7 (A) in reference to adopting the 2024 version of the International Energy Conservation Code (IECC)

13. Discussion and Possible Action on an Ordinance to amend Section 10-14-4 'Powers' of the Zoning Board of Adjustments to include acting on 'Sign' Code variances.
14. Discussion and Possible Action on an Interlocal Agreement and Access Easement by and between the City of Alamo, Texas and the Hidalgo County Drainage District No. 1 as pre-conditions for the County of Hidalgo to dedicate property to the City of Alamo in order to widen Duranta Avenue with associated infrastructural improvements to be installed
15. Discussion and Possible Action on an Ordinance amending Section 4-5-2 'Noise Standards' regarding muffling noise for vehicles; and Section 5-7-2 (E and F) 'Soliciting Regulations and Loitering' to prohibit loitering to witness racing of vehicles; and Section 6-1-1 'Adoption of State Traffic Regulations' to reconcile cross-references of the Transportation Code onto the amended codes.
16. Discussion and Action to solicit bids for Awarded E-grant #5508001 on SHSP LETPA Solicitation for Police Department Radios (\$30,000).
17. Discussion and Action to solicit bids for Awarded E-grant #5225002 on FY 2026 Border Zone Fire Department for Radios, SCBAs and Other Equipment (\$217,362)

*Commissioner Roel Leon Moreno Jr. motioned to approve items 1 through 17, Mayor Pro-Tem AJ Garcia seconded. Motion carried.*

## **REGULAR AGENDA**

- D. Consideration and Action to Approve a Contract Amendment for Garcia Infrastructure Group for the Alamo Water Treatment Plant.

*City Manager Robert L. Salinas stated that the water plant project has been underway for some time and began with the clarifier cones, identified as Phase 1-A and Phase 1-B which involve their full rehabilitation. This amendment consolidates those clarifier home phase to effectively close out that portion of the project. The remaining work, identified as Phase 2, will focus on completing the engineering for the rest of the water plant, excluding the clarifier homes. Additionally, we reviewed the contract language to ensure clarity and alignment with funding requirements – particularly regarding provisions for partial inspections and extensions due to weather delays – to support compliance with TWDB reimbursement and potential EPA funding.*

*Mayor J.R. Garza asked what is next after the Clari Cones?*

*City Manager Robert L. Salinas responded the design and construction of the filters. That will be moving from a metal filter structure to concrete.*

*Further comments and concerns were addressed by city commission*

*Commissioner Roel Leon Moreno Jr. motioned to approve subject to legal review, Commissioner Pete Morales seconded. Motion carried.*

- E. Consideration and Action to Approve a Proclamation Proclaiming National Library Week, April 19-25, 2026.

*Library Director Jose Tamez thanked City Manager Robert L. Salinas as well as Assistant City Manager Alexandra Rangel for their leadership and support with everything we do. He stated that Assistant Library Director, Jessica Garcia as well as him, try to do as much as possible to bring new programs to the City of Alamo but we know we can not do it alone. So, they created “Friend of the Library”, which is a group of volunteer individual who help out. He finished by inviting the community to come by the library, they have something exciting everyday for all ages.*

*Library Board President, Linda Martinez introduced the Friends of the Library Board;*

- *President – Linda Martinez*
- *Vice President – Irene Vasquez*
- *Secretary & Treasurer – Laura De Canini*
- *Media & Marketing – Gina Vasquez*

*She explains that the Friend of the Library is a group of dedicated community members who believe in the power of libraries to transform lives. Their purpose is to support and enhance the libraries services through fundraising, community events, and outreach. These efforts aim to provide programs, resources, and space that benefit individuals of all ages, from young readers to adults engaged in lifelong learning. She reported that in less than a year the organization has contributed approximately 200 new and updated titles to the teen section of the library. She also announced that the group is sponsoring a children and teens market at the library to encourage creativity and introduced young participants to basic business skills. She concluded by expressing appreciation for the support of the City Commission and emphasized the organization's commitment to growing its efforts in alignment with the library's vision to benefit the community.*

*Mayor J.R. Garza read the proclamation.*

*Vice President Irene Vasquez stated that the support of the City Commission is very important for the library and its members. The Friends of the Library appreciated every City Commission effort to get the Literacy Workshop out to the community and support the young entrepreneurs to sell their products and even their services. She further explained how to become a member.*

- F. Consideration and Action on the presentation of the City Audit for Fiscal year 2024-2025 ending September 30, 2025.

*City Manager Robert L. Salinas introduced Addrian Webb CPA to present the City Audit for FY 2024-2025*

*Adrain Webb, CPA presented the City of Alamo, Texas Audit presentation summary for year ended September 30, 2025. He started to page 1 which is the Opinion Letter overall the city received unmodified opinion which is a clean opinion with no findings.*

*Page 4 is the City of Alamo Balance Sheet – Government Funds that included the following*

- *General fund had \$11, 505, 074 million in assets*
- *Liabilities \$ 2, 511, 906*
- *Deferred inflows of resources \$858,990*
- *Fund balance of \$8,134,177 of which \$8,124,925 is considered unassigned and restricted.*
- *Total governmental funds had \$30, 903,458 in assets,*
- *Total liabilities are \$4,663,481*
- *Deferred inflows of \$858, 990*
- *Fund balance of \$25,315,844 of which \$8,471,603 is considered unassigned and restricted.*

*The rest is restricted to debt service capital projects hotel, motel, economic development and other special purposes.*

*Page 5 Reconciliation for the Balance Sheet – Governmental to the Governmental Activities Statement of Net Position.*

- *Total Capital Assets, Net \$ 37,774,280*
- *Total of Long-Term Liabilities (debt) \$ 22,426,371*

*Page 6 Statement of Revenues, Expenditures, and Changes in Fund Balance – Governmental Funds*

- *Total revenues are \$22,689,038*
- *Total expenditures are \$30,714,648*
- *Other financing sources \$ 14,180,736*
- *Fund balance of \$6,155,126*

*Page 7 Reconciliation of Statement of Revenues, Expenditures, and Changes in Fund Balance – Governmental Funds to the Governmental Activities – Statement of Activities.*

- Total additions to capital assets \$2,325 million
- Bond Issuance \$13,430,000
- Principal Repayment of \$ 1,216,325

*Page 8 City of Alamo Statement of Net Position – Proprietary Funds*

- Total assets are \$ 47,781,671
- Total liabilities were \$15,426,141
- Total net position of \$32,476,796 of \$5,530,216 is considered unrestricted.

*Page 9 City of Alamo Statement of Revenues, Expenditures, and Changes in Net Position – Proprietary Funds for the year ended September 30, 2025.*

- Total operating revenues \$6,169,952
- Total operating expenses \$5,850,533
- Non-Operating revenues (expenses) income (loss) before capital contributions and transfers 114,458
- Change in Net Position went down to \$763,919

*Page 11 – 17-Opinion letters*

*On page 16*

*Identification of major programs*

*Federal;*

*Assistance listing No. (ALN)*

*Name of Federal Program*

*14.218*

*Community Development Block Grant*

*14.228*

*Community Development Block Grant*

*21.019*

*American Recovery Plan Act (ARPA)*

*Mayor J.R. Garza asked how are we financially?*

*Adrian Webb responded that the city is very good.*

*Mayor J.R. Garza asked considering that a lot of capital project have been started like the Public Safety Building, drainage improvements, Fire Department renovations, the City of Alamo budget is still looking good?*

*Adrian Webb responded yes.*

*Mayor Pro-Tem AJ Garcia asked how long does it take you to put together the packet submitted?*

*Adrian Webb responded responded about 60 days and further explain the process.*

*Further questions and concerns were addressed*

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

**G. Consideration and Action on an Interlocal Agreement between the City of Alamo and Hidalgo County Drainage District No. 1 for assistance with the Laguna Park Pond Project.**

*City Manager Robert L. Salinas stated that the City of Alamo is undertaking the Laguna Park Project, which included the hauling of over 53,000 cy of dirt. If you recall, the city authorized Trimad Engineering to complete the 3:1 slope and compaction of the pond. During our meeting held with HCDD #1 and Trimad, HCDD #1 stated they would be willing to complete the project at a much lower cost. They mentioned they had the capability to assist the city by providing excavation services, including the removal and loading of dirt from its drainage system for use in the project as well as providing the 3:1 slope and compaction.*

*Before you is a proposed Interlocal Agreement, where HCDD #1 will:*

- Excavate and load dirt for use in the project
- Coordinate with City staff to ensure compliance with project plans

- *Perform services in accordance with applicable laws and project specifications*

*The city will:*

- *Reimburse HCDD 1 for actual costs, including labor, equipment, fuel, and materials*
- *Process payments within 30 days upon receipt of invoices*
- *Estimated cost for the project is \$17,222.24, based on Exhibit B provided by HCDD 1.*
- *There will also be the estimated cost to haul approximately 53,812 cubic yards of dirt over a 30-day period, with actual costs subject to reimbursement based on services performed.*
- *Such compaction services and dirt hauling will be significantly less than what was originally approved for Trimad. I have already spoken to Trimad and they agree that this agreement is very good for the city.*

***Staff Recommendation:*** *Staff recommends approval of the Interlocal Agreement with Hidalgo County Drainage District No. 1.*

*County Commissioner Place 1 David Fuentes thanked the City Commission for the recognition and congratulated the City for all the success. He confirmed his Watermelon Festival sponsorship and informed them that unfortunately he will not be present because his son will have a tournament in San Antonio. He stated that he hopes this project marks the continuation of the strong collaboration between the City of Alamo, the County and the Drainage District. The Drainage District has taken on a significant role in addressing the expressway drainage issues on both the north and south sides. As you know, we've historically faced flooding in areas like the Country Club and extending north toward Crockett. These improvements are critical – the help move waater off our roads, protect our streets, and untimately safeguard life and property. In addition, we are beginning work on a hike and bike trail in that are to further enhance quality of life for our residents. When Mr. Sessin brought this project and the ongoing collaboration to my attentio, I fully suported it. Any efforts that helps protect life and property is something we are proud to partner in. I would also like to personally thanked Mr. Sedsin and his staff for consistently stepping up and working hard to protect our community. Without their partnership, the the progress we're seeing today would not be possible.*

*Hidalgo County Drainage District No. 1. Raul Sesin thanked the City Commission for the opportunity to present this project and discuss how we can partner together. We evaluated the potential scope of work, which includes hauling dirt, reestablishing slopes, extending pipe infrastructure and completing additional related improvements. Our goal is not necessarily to geneate profit, but rather to recover while supporting similar projects we are undertaking district-wide in collaboration with cities and other entities. Based on this we developed a comprehensive level of effort needed to succesfully complete the project, which is what is being presented to the City council today. I would also like to echo the commissioner's comments – these partnerships are important and we truly value the opportunity to work with the community to enhance overall protection. I want to extend a special thanks to my team, particularly Mr. Anzaldua, Assistant City Manager, who has been overseeing the design, and Mr. Jaime Salazar, Chief of Staff, who has been coordinating closely with Bobby and his team. We are here to answer any questions you may have and look forward to completing this project. Our estimated timeline is approximately 45 days, although recent inclement weather has cause some delays. That said, equipment is currently on site at the parks well as off-site where excavation is onging. These efforts are also helping create additional capacity in other areas, as the materials being used is sourced from existing systems already in place. These efforts are creating additional storage capacity while also allowing us to work with the City to reestablish slopes and regrade the base of the proposed park area. This is expecially beneficial as there are future plans for fields and other amenities in that space. Overall, it presents a avaluable opportunity to enhance multiple areas while directly benefit the surrounding community. Additionally, your engineer has taken a very conservative approach in calculating the available volume within the park. As a result there is more than sufficient capacityt to handle significant storm events, addressing any concerns about potential fill impacts. With that we are happy to answer any questions. Thank you.*

*Commissioner Roel Leon Moreno Jr. thanked Mr. Sesin for helping with this project.*

*Mayor Pro-Tem AJ Garcia stated that we appreciate for both of them for being here. He consideres a luxury having both of them present. He finished by thanking both of them.*

Mayor J.R. Garza thanked them for all their hard work and dedication  
Commissioner Okie Salinas thanked them on behalf of the City of Alamo. He finished by  
congratulated them and their teams for all the hardwork and dedication around the region.

City Manager Robert L. Salinas added that there is another project coming up which is the  
Moore Road wideing. This project is in collaboration with Precinct 1.

Further concerns and comments were addressed by the City Commission.

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

- H. Consideration and Possible Action to Authorize the City Manager to expend up to  
\$450,000 for the purchase and installation of a generator for the Wastewater Treatment  
Plant.

Assistant City Manager Alexandra Rangel stated that staff has evaluated the need for a backup  
generator at the Wastewater Treatment Plant to ensure continuous operations during power  
outages. Based on recent quotes and comparable projects, the estimated cost for a 500 KW  
generator and automatic transfer switch (ATS), including installation, is between \$400,000 and  
\$450,000. The generator was originally included in prior project design efforts; therefore,  
minimal additional engineering will be required to proceed. Pursuant to Chapter 252 of the  
Texas Local Government Code, purchases exceeding \$50,000 require a formal competitive  
procurement process rather than informal quotes. To comply with these requirements while  
maintaining efficiency, staff recommends utilizing competitive procurement methods or  
cooperative purchasing programs such as BuyBoard, which satisfies state bidding requirements  
and allows for expedited project delivery.

Commissioner Okie Salinas asked if we had an idea of the size of the generator we need?

Assistant City Manager Alexandra Rangel responded yes. We actually did get the specs and  
through the process of Buy Board is that specs have to be submitted as well as 500 KW  
generator and automatic transfer switch (ATS). Unfortunately, we've only had one company  
reach out and two rejections at the moment.

City Manager Robert L. Salinas stated that due to the numbers received which was  $\frac{3}{4}$  of a  
million.

Assistant City Manager Alexandra Rangel stated that Bob Cat did submit a quote a few hours  
ago that was \$760,000.

Mayor Pro-Tem AJ Garcia asked if this is the total for the project or just the generator?

Assistant City Manager responded just the generator. She added that a lot of these companies  
will not do the installation.

Further comments and concerns were addressed by the City Commission

Commissioner Roel Leon Moreno Jr. motioned to approve and amend the amount of \$450,000 to  
have no cap on Item H, Commissioner Pete Morales seconded. Motion carried.

- I. Consideration and Possible Action to Select an Engineer for the design and installation of  
the Wastewater Treatment Plant Generator.

Mayor J.R. Garza stated that they have a legal question in regards to this item and they wish to put  
this item in Executive Session.

## **PUBLIC HEARING**

**Discussion and Possible Action on an Ordinance to Approve a Conditional Use Permit for  
the Sale of Alcoholic Beverages for on-site consumption in an 'Events Center' setting at Lots  
1 & 2, BK 2; and Lot 1, BK 3, North Alamo Heights Subdivision being 835 E. Frontage Road,**

## **Alamo, TX; Applicant is Ruben Cepeda**

*Planning Director Sergio Zavala stated that the site is at the SE corner of the Expressway's Frontage Road and 9th Street; and is surrounded by commercial zonings. There are 2 SF residences to the east and south -variance is needed due to homes being within 300'. It has a commercial events-type structure with paved off-street parking on all sides. If approved, the operable hours will vary depending on the event {wedding, small gathering, etc.}; however, the latest it'll be open will be midnight. There'll be 5 employees plus 1 security guard. At PZ's 2/18/26 public hearing, there were allegations of misconduct to previous tenants. PD provided the list of calls made in the last 5 years (Jan. 2021 to Feb. 2026) calls:*

- Feb 14, 2023 @ 10:45 am                      *Property Damage*
- Nov 10, 2024 @ 12:35 pm (noon hr.)              *Unwanted subject*
- Jan 23, 2026 @ 5:47 am                      *Open Door/ Window/ Garage Door*

*These calls don't appear to be detrimental to surrounding areas, but are limited to the owners' property. Also, notice that the calls were made during non-evening hours. Other calls from a neighboring property reflected the following (records only to 2008):*

- July 3, 2008 @ 11 pm                      *Suspicious subject/vehicle/activity*
- May 10, 2013 @ 4:29 pm                      *Suspicious subject/vehicle/activity*
- March 1, 2015 @ 9:59 pm                      *Accident*
- July 3, 2018 @ 11:57 pm                      *Suspicious subject/vehicle/activity*
- Oct. 13, 2019 @ 9:10 pm                      *Suspicious subject/vehicle/activity*
- Jan. 7, 2021 @ 1:09 am                      *Suspicious subject/vehicle/activity*

*PZ may render these calls its due consideration. Regardless, Staff cautions the applicant to be vigilant of our Noise Ordinance so as to maximize harmony with the neighborhood.*

*Staff's Recommendation: Approval subject to: 1) 1 year renewal w/no objection to variance on distance to area residences; 2) if food is sold, to meet prevailing health codes; 3) secure TABC license; 4) provide 4 ornamental trees in planters; 5) comply with Noise Code; and 6) provide professional security, as the gathering event may require. P&Z Meeting March 18, 2026: X Approved subject to Staff's recommendation.*

- J. Discussion and Possible Action on an Ordinance to Approve a Conditional Use Permit for the Sale of Alcoholic Beverages for on-site consumption in an 'Events Center' setting at Lots 1 & 2, BK 2; and Lot 1, BK 3, North Alamo Heights Subdivision being 835 E. Frontage Road, Alamo, TX; Applicant is Ruben Cepeda

*Commissioner Okie Salinas asked why is the reason behind recommending a 1-year Conditional Use Permit?*

*Planning Director Sergio Zavala responded that is usually the recommendation by staff but if the City Commission desires to extended then it can be changed.*

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

*Commissioner Okie Salinas motioned to approve 2-year Conditional Use Permit, Commissioner Roel Leon Moreno Jr. seconded. Motion carried*

## **PUBLIC HEARING**

**Discussion and Possible Action on an Ordinance to Approve a Conditional Use Permit for the Sale of Alcoholic Beverages for on-site consumption at 'Prim's Event Center' on Lots 5 thru 11, BK 44, Alamo Original Townsite being 739 Main Street, Alamo, TX; Applicant is Brenda Zuniga**

*Planning Director Sergio Zavala stated that Prim's CUP was originally awarded in Dec. 2016. The subject site is at 739 Main Street; & has an existing business structure that's 4600 sq. ft. Prim's has 4 to 5 employees plus 1 security official. On parking, 1 parking space/100 sq. ft. is required; thus, 46 parking spaces are required. Main Street has several parking areas that have accommodated parking for those attending. The floor plan shows 20 tables w/8 chairs per table. Also, we note that the PD didn't receive any complaints in 2025 regarding this venue. The*

days/hours of operation are during weekends; being operable between 6 pm through 12 midnight. The Zoning Code dictates that, for 'Bars, cocktail lounges, taverns, cantinas, saloons, dance halls, discotheques, discos, or nightclubs: The property line of the lot of any of the above-mentioned businesses, especially those businesses having late hours (after 10 pm), must be at least 300' from the nearest residence, church, school, or publicly owned property." During Prim's 2016 CUP approval, variance to the 300' separation interval was awarded and, it appears that it assimilated well with no 'Noise' or parking or other misconduct complaints. One of the stipulations made then, and Planning repeats now, is to have on-site security for celebratory events. At PZ's public hearing, there was no public opposition expressed. Planning's Recommendation: Approval subject to 1) 1 year due to being w/in 300' of residences/apts; 2) if food is sold, must meet prevailing health codes; 3) secure TABC licensing; 4) comply with Noise Code; 5) provide professional security. P&Z Commission Meeting of March 18, 2026: X Approval subject to Staff's recommendation.

No public comments.

- K. Discussion and Possible Action on an Ordinance to Approve a Conditional Use Permit for the Sale of Alcoholic Beverages for on-site consumption at 'Prim's Event Center' on Lots 5 thru 11, BK 44, Alamo Original Townsite being 739 Main Street, Alamo, TX; Applicant is Brenda Zuniga

Commissioner Roel Leon Moreno Jr. motioned to approve 2-year Conditional Use Permit, Mayor Pro-Tem AJ Garcia seconded. Motion carried

- L. Discussion and Action to solicit bids for the upgrade of two baseball fields (turf fields) at Alamo Sports Complex

AEDC Consultant Isauro Trevino stated that they solicit bids for two turf baseball fields at the Alamo Sports Complex. AEDC will have an item on their Wednesday, April 8<sup>th</sup> to consider participating on a 50/50 match with City. Approximate cost for two turf fields is about +/- \$205,000 total.

Commissioner Pete Morales motioned to approve, Mayor J.R. Garza seconded. Motion carried.

- M. Discussion and Action to approve Emergency Repairs/Additions to Alaniz-Villagomez Park for final project close-out purposes

AEDC Consultant Isauro Treviño stated that the agenda item request is for discussion and action on final close-out emergency repairs and additions expenses to Alaniz-Villagomez Park. Additions include;

- (1) New Butterfly Garden with all design details included
- (2) Installation of six new benches
- (3) Two outdoor water fountains with bottle water fillers
- (4) Three pet waste stations
- (5) Four plastic trash bins
- (6) Three timers for tennis court light system
- (7) Six gates for entire park for lock and safety purposes
- (8) Check valve at all-inclusive restrooms
- (9) Installation of five native systems with drip system

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

- N. Presentation on the Alamo EDC Quarterly Report (March 2026)

Mayor J.R. Garza stated he had some legal questions and he would like to take this item to Executive Session.

## **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. Direction regarding festival transportation.
- b. Regular item I - Consideration and Possible Action to Select an Engineer for the design and installation of the Wastewater Treatment Plant Generator.
- c. Regular item N - presentation on the Alamo EDC Quarterly Report (March 2026)

Mayor J.R. Garza convene to Executive Session at 7:12 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.

*Mayor J.R. Garza reconvened the meeting at 8:16 p.m.*

- a. *Direction regarding festival transportation*

*Mayor J.R. Garza stated that this is a No Action item.*

- b. *Regular Item I – Consideration and Possible Action to Select an Engineer for the design and installation of the Wastewater Treatment Plant Generator*

*Commissioner Roel Leon Moreno Jr. motion to approve Trimad Engineering, Commissioner Pete Morales seconded. Motion carried.*

- c. *Regular Item N – Presentation on the Alamo EDC Quarterly Report (March 2026).*

**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 8:17 p.m.*

  
\_\_\_\_\_  
Mayor J.R. Garza

**ATTEST:**

  
\_\_\_\_\_  
Ana Garza, City Secretary