

Board of Commissioners for the City of Alamo, Texas met for the Regular Meeting held on Tuesday, July 21st, 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 (via Zoom)
Pete Morales, Commissioner
Roel Leon Moreno Jr, Commissioner

COMMISSION ABSENT:

STAFF PRESENT:

Saul Solis Acting City Manager
Ana Garza, City Secretary
Ronnie Cruz, City Engineer
Sergio Zavala, Planning Director
Jose Tamez, Library Director
Adela Perez, Purchasing Agent
Sandra Chavez, Parks & Rec Dir.
Ruth Chapa HR Director
Nina Chavez, Communications Director
Frida Retana, Communication Associate

Rick Palacios, City Attorney
Isauro Trevino, AEDC Consultant
Michael Torres, IT Director
Antonio Carrillo Asst. Public Works Dir.
Manuel Garza, Fire Marshall
Alex Oyoque, Museum Director
Rodolfo Garza, Alamo Police Captain
Yvette Mendoza, Finance Director
Melissa Leal, Water Billing Supervisor.

1. CALL MEETING TO ORDER

Mayor J.R. Garza called the regular meeting held on Tuesday, July 21st, 2026 to order at 6:00 p.m. at the City of Alamo Municipal Building. Acting City Manager Saul Solis led the Pledge of Allegiance and Pastor Tuttle led the Invocation.

Presentation and Announcements

- *Acting City Manager Saul Solis reminded the citizens of the Trash Bash happening on Friday July 31st, 2026 from 8a.m. to 6p.m. and Saturday, August 1st, 2026 from 8 a.m. to 5 p.m. or until full at 413 Soth 9th St. Alamo TX.*
- *Commissioner Pete Morales stated that he has a couple of announcement from the Alamo Chamber of Commerce. The announcements are as follows;*
 - *2nd Annual Touch a Truck Day on August 1st from 9 a.m. to 12 p.m at the City of Alamo Central Oark located at 800 E. Main St Alamo, TX.*
 - *Vanguard Academy will be having a Ribbon Cutting on August 6th, 2026 for their Vanguard Mozart Early Childhood Center located at 135-US-83-BR Alamo TX at 9 a.m.*
 - *Lemonade Day on August 15th, 2026 from 11 a.m. to 2 p.m.*
- *Commissioner Pete Morlaes announced that this year they wrapped up the TAAF track and Tennis programs. He recognized the Tennis coaches as follows;*
 - *Coah Frank Zepeda,*
 - *Coach Liz Torres,*
 - *Coach Moses Garcia,*
 - *Coach Pedro Morales,*
 - *Coach Abigail Gonzalez*
 - *Coach Jeremiah Cavazos*

Track Coaches

- *Ernesto Casarez*
- *Tidra maldonado*
- *Priscilla Maldonado*
- *Gilbert Silva*
- *Emmanuel De Leon*
- *Francisco Medina*
- *Guadalupe Medina*

- Beth Alexander
- Nadia Chavez

Coaches thank you so much for all your hard work and dedication in all our summer programs here in the City of Alamo.

- *Commissioner Pete Morales recognized some of the students that participated in the Tennis program and qualified are as follows;*
 - Alyssa Cortez
 - Alicia Garcia
 - Alexa Cortez
 - Isabel Montanez
 - Hailey Romero
 - Zena Torres
 - Eileen Gaitan
 - Andrea Camacho
 - Victor Martinez
 - Ulises Quintanilla
 - Brian Gaitan
 - Oscar Rodriguez
 - Nathan Cortez
 - Emiliano Rodriguez
 - Mason Mirkirk
 - Angel Rodriguez

We wish you all the best in your future competitions at the state games.

- *Commissioner Pete Morales recognized Angel Cantu, a student from Vanguard Mozart Secondary for qualifying in both Shot Put and Discus at the upcoming State Games. Best wishes and thank you for representing Alamo.*
- *Mayor J.R. Garza congratulated Angel Cantu and wished him the best.*
- *Commissioner Pete Morales thanked Parks and Rec Director Sandra Chavez and Assistant Parks and Rec Director Miguel Cavazos for all their hard work and dedication. All the programs offered take a lot of time but you what? It's well worth it. The kids are having fun but at the same time they are developing to be good competitors and develop good sportsmanship.*
- *Captain Rodolgo Garza invited everyone to the National Night Out happening on Wednesday, August 19th, 2026 from 6 p.m. to 9 p.m.*

- **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 a Resolution for Street Closure for the National Night Out on August 19th, 2026.
2. Discussion and Possible Action on an Ordinance to Amend Title 9 'Building Regulations', Chapter 1 'Building Codes', Section 9-1-1-4 and Section 9-1-1-5 in reference to adopting the 2024 versions of the International Mechanical Code and the International Plumbing Code.
3. Discussion and Possible Action on an Ordinance to update Section 3-2-6 (A) 'Sale, Possession and Consumption of Alcoholic Beverages during Extended hours for Restaurants' to include the needed reference of Section 105.05 of the Texas Alcoholic Beverage code that provides the hours of permitted sale and consumption of certain

alcoholic beverages for restaurants.

4. Request by IHOP agent(s) to have the Board of Commissioners authorize the City Manager's Office to Issue a Building Permit Prior to Subdivision Recordation of ALAMO IHOP SUBDIVISION; on Property described as an approximate 1.25-acre tract out of the SE 6.59 acres out of Lot 6, Block 37, Alamo Land and Sugar Company's Subdivision.

Mayor J.R. Garza would like to pull item # 4 for clarification

Planning Director Sergio Zavala stated that they have been working consistently with Isauro Trevino from the Alamo EDC, the engineering firm, and the property developers on the proposed project, which is planned along the frontage roads east of the Stripes location. He noted that several meetings have also been held with IHOP representatives to help move the project forward. The city has successfully worked with developers on similar projects in the past, including Stripes and other commercial developers, by assisting with the permitting and subdivision processes. The speaker expressed confidence that the same collaborative approach would be effective for this project. The city is committed to assisting the developer in meeting its project timeline by working diligently to process the subdivision and complete the necessary recording requirements. The approval of this item represents an important first step in moving forward.

Mayor J.R. Garza asked if there is anything else holding off the project?

Mayor Pro-Tem AJ Garcia asked if the item is approved it will have to be subject to no occupancy until there is a record plat.

Planning Director Sergio Zavala answered yes. We have a consistent term that yes we recommend approval for staff, subject to no occupancy until there is a recorded subdivision and we get as-builts. We need that to be sure that we self-check ourselves not recording it before this is done.

Rio Parks Engineering Representative, Kelly Bella stated that the only other thing that's kind of causing us a little bit of a timing thing, which is why we're asking got this request, this is the first development that's actually happening in that property for the EDC and there is a few things that need to be cleaned up with Irrigation District 2 as far as abandonments and easements. So, those have to go through their board approvals, as well. We are working with EDC to help get all of that done, but the way the timings work for their public notifications will kind of hold us back a little bit if we wait for the typical plated recorded and then the building permit.

Mayor J.R. Garza asked how soon will they get in the Irrigation District Agenda and how long have you all been waiting?

Rio Parks Engineering Representative Kelly Bella stated that they have been working on that for maybe a month or two. The deadline for them is next Tuesday. We're in the process of finishing that up. The plan is to be on the board meeting on August 6th, 2026. Further deadlines need to be met. We're super close.

Mayor Pro-Tem AJ Garcia stated that in his mind, I'm looking more closer to like the end of October realistically. It takes two meetings at the Irrigation District in order for it to get approved because it has to first get designated as a surplus and then they have to first take a vote on it. So there's meeting minutes, but that's really what is holding it back. Then obviously today's agenda item that we hopefully approve so that they could go ahead and start the process so we are looking at maybe October.

Mayor J.R. Garza asked if they needed anything else from the City.

Rio Parks Engineering Representative Kelly Bella answered no.

5. Discussion and Possible Action on an Ordinance to Amend Section 10-2-2 'Definitions' to establish a 'Storage Unit Development' definition and amending the definition of 'Commercial Corridor' to include such Storage Unit Development; to be restricted; and amending Section 10-13-1(A) to clarify that such storage unit developments will be subject to the restricted parameters of Alamo's Commercial Corridors

Commissioner Pete Morales would like to pull item #5 for clarification.

Planning Director Sergio Zavala stated that how this has evolved was that the Mayor and I had a conversation in general and then got in the limited acreage along our major streets such as SH 495. One of the things we were looking at was just in any city they are all the same benefit mentality as far as; can we maximize the benefit to the city with a retail outlet or venue instead of a storage unit. Storing stuff, yes, you get the valorem in taxes but that's pretty much it but no retail sales tax there involved. So, in this regard, with this foundation, what the draft ordinance is proposing to amend the definition of commercial corridor. Commercial corridor prohibits certain types of businesses along the major streets, such as Dollar Stores, Car Washes and vapes stores etc. They can have them elsewhere but not along the major streets. The intent of this ordinance does is it also would add the storage unit development along major streets. The other segments of the code would only enhance that as well. This is what this ordinance will do.

Commissioner Pete Morales asked if US 495 considered a commercial corridor?

Planning Director Sergio Zavala answered it is considered a commercial corridor. For our city the commercial corridors are State Highway 495, Alamo Road, Tower Road and Business 83 and even Cesar Chavez which are our major streets. Those streets will be prohibited.

Commissioner Pete Morales stated that the reason he is asking is because at the last City Commission meeting, they approved a potential rezone for storage units.

Planning Director Sergio Zavala stated that what was approved was the rezoning.

Commissioner Pere Morales asked if that would affect that particular project.

Planning Director Sergio Zavala answered no because that has been done.

Commissioner Roel Leon Moreno Jr. asked if they have applied for the storage units?

Planning Director Sergio Zavala answered no, they have not. But this might have to be reviewed by the City Attorney. This is one that the proposal in effect, that is why when I look at the rezone, I just like to look at zoning not at the specific use. The discussion and goodwill involved between the city commission and the applicant was acting in good faith that one I believe would have to go through. To pass this ordinance and then cancel that would not be acting in good faith.

Commissioner Pete Morales stated that he wants to make sure that we're able to get more out of there.

Planning Director Sergio Zavala stated that the applicant had indicated that they wanted to do, If I remember correctly, a ½ acre of retail, 3 suites if you will. We have not seen that proposal. I do not know if they have it but in acting in good faith, I presume that when we do see that layout that one of the things that I put in their subdivision was site plan approval. Site plan approval is that their concept will be taken to P&Z and then City Commission so that you what was discussed when the plans are submitted.

Further comments and concerns were addressed by City Commission.

6. Consideration and Action to Approve purchase of Raw Water from Irrigation District # 2.

Mayor Pro-Tem AJ Garcia motioned to approve items 1 through 6, Commissioner Pete Morales seconded. Motion carried.

REGULAR AGENDA

- D. Consideration and Approval of Resolution Adopting the City Commission's Written Findings of the City of Alamo, Texas and Authorizing a Contingency Fee Contract with the Law Offices of Environmental Litigation Group, P.C., Invictus Legal Group I, PLLC, and Perez Law Firm, PLLC, for Professional Legal Services Regarding the Collection of a Delinquent Obligation Owed to the City of Alamo by Judgment within AFFF Products**

Rick Perez stated that this comes from a multi-district litigation award that has been funded out of a court in South Carolina. Basically, what happens is they sued a whole bunch of chemical companies. The lawsuit was for foam that these chemical companies were selling to municipalities through out certain dates. Municipalities that bought the foam, they use that foam in the fire departments to fight fires and the foam and the chemicals eventually get into your water system and sewer system and contaminates it. So, the City of Alamo came up on a list with this litigation. The litigation has been settled. They've paid somewhere north of 15 and a half billion dollars into the registry of the court. The federal judge in South Carolina approved the settlement. The second phase of disbursements. The first phase of the money that went out were to the initial plaintiffs that were part of the class action lawsuit. What the chemical companies did is they went ahead and dumped a whole bunch of money into the court and then let the plaintiffs' lawyers, in this case Environmental Litigation Group, identify other municipalities that have water systems that could have potential contamination. In the list is the City of Alamo. In Hidalgo County there was probably about eight cities that were on that list. What they are doing is that they have a deadline of July 31st to process the claims and file the claims. If you pass that day, you cannot make a claim anymore. In the first round of disbursements they paid out some of the numbers that they have are true numbers. If you have a water system that services under ten thousand people, the payouts were between 250,000.00 and 5 million dollars. If you have a water system that service between 10,000 to 100,000 people, the payout was between 5 million and 25 million. And if you have a system that services over 100,000 people the payouts were between 25 million to 100 million. Those numbers are true numbers because that's what they paid out in the first round. So before you is an agreement to engage these law firms to process claims on the city's behalf and hopefully maximize the amount and maybe get a 25 million award.

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

- E. Consideration and Action to Authorize payment to Hidalgo County Drainage District #1 for the Laguna Park Project.

Acting City Manager Saul Solis stated that this is just a payment that they are collecting for the Laguna Park Project.

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

- F. Consideration and Possible Action to Authorize the submission of the City's approval of participation in the Lower Rio Grande Valley Development Council Master Mutual Aid Agreement to the Lower Rio Grande Valley Development Council.

Acting City Manager Saul Solis stated that this is an updated agreement that needs signature and sending it back.

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

- G. Discussion and Possible Action Regarding the Renewal of the Customer Service Agreement with Unifirst for Employee's Uniform Services.

Purchasing Agent Adela Perez stated that the current contract for employee uniform services is being updated to reflect revised service changes. The proposed renewal term will be for 36 months and expected to provided an estimated 11% cost savings to the city over the term of the agreement. Staff recommends approval.

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

- H. Discussion and Update on the TXDOT/FM-907 Drainage Project

907 Project Manager Jesus Garcia stated that the contractor is currently working on the punch list that was provided Friday. They are currently working on some on the items like

housekeeping. They are removing a lot of the debris, a lot of traffic control devices, and the issues that were discussed last week. Thank you for the walk-through last week. Just to make everyone aware, we will be doing an overlay, but it will not be with this contractor. We have a current maintenance contract just for overlays. This will be completed before August 31st. After the the project gets completed, we will be reaching out so we can do another walk-through.

Mayor Pro-Tem AJ Garcia asked how long will the overlay take to complete?

907 Project Manager Jeus Garcia responded that the overlay will probably be done at night. It's going to be minimal impact to the traffic and we're going to have just lane closures. We're going to have traffic moving along. It will not take more than a night to addressed.

Commissioner Pete Morales stated that he had spoken to Assistant Public Works Director, Antonio Carrillo, a couple of weeks back because right in front of Church's Chicken there was always a stench of sewer in that area. By any chance, Tony have you looked into that?

Assistant Public Works Director Antonio Carrillo responded that it seems to be an issue with the sewer lines. When they get clean it disappears. So, we've been maintaining the system and we haven't smelled anything.

Commissioner Pete Morales asked if it had to do anything with the project?

Assistant Public Works Director answered no.

Mayor J.R. Garza thanked the project manager for all their hard work. He wants for all the residents to know that the project has been completed 100% in regards to the drainage. The only thing missing as of now is the cosmetic look but it will be fixed soon. To catch up to speed, the City of Alamo had a tremendous amount of flooding in that area for well over 30 years. The residents are so anxious to get it going and get it done and just to move on. I know that it is a lot of back and forth, but I really truly appreciate you guys.

I. Discussion and Update on the Laguna Park Project.

Acting City Manager Saul Solis stated that this project has been completed and that the fence has been installed. As a matter of fact, they finish yesterday.

J. Discussion and Update on City Real Estate (Circle K).

AEDC Consultant Isauro Treviño stated that he has some good news. Well, it is a sweet and sour moment because if we have another event like the Mafia, there will be no additional parking in that area. Circle K is in the process of purchasing the 1.5 acres across Border Town. They are from 60 to 90 days from coming and knocking on Sergio's door. The only thing pending is a couple of easements just like I-Hop that e should be addressing in the next 30-days.

Mayor J.R. Garza asked why is this taking so long?

AEDC Isauro Treviño answered that all c stores, they always ask about 210 days. I'm aware that Mr. Arriaga has done C-stores and that is just the process.

Commissioner Pete Morales asked if we were going to get a traffic light there?

AEDC Consultant Isauro Treviño answered yes, that's what we're working on too. It's on the court. We saw the contract, I remember you questioned it like 210 days. Well, that is what they asked for.

Mayor J.R. Garza asked if we have that on the contract and if we have that in our city.

AEDC Consultant answered yes and that it was approved here. 210 days. That's the feasibility study, but they're moving forward with plans and everything. The 210 days is in the worst-case scenario.

Mayor J.R. Garza asked when do we get paid?

AEDC Consultant Isauro Treviño responded that it is a long shot but they are working to close by September 30th, which reflects this year's balances. For the Record, it's no secret, we're able to get 767,000 for that property. It was appraised a little over 700,000 so we got more than market value. So that was good for the city.

Commissioner Pete Morales stated that when Circle K comes where are we going to have the festival? So, if you guys have any ideas out there let us know.

K. TABLED ITEM - Consideration and Action to Appoint or Re-appoint a member for the Parks & Recreation Board.

Commissioner Pete Morales motioned to untabled the item, Commissioner Roel Leon Moreno Jr. seconded. Motion carried.

Mayor J.R. Garza motioned to appoint Lizette Torres, Commissioner Pete Morales seconded. Motion carried.

L. Presentation of Departmental Reports.

No comments from City Commission.

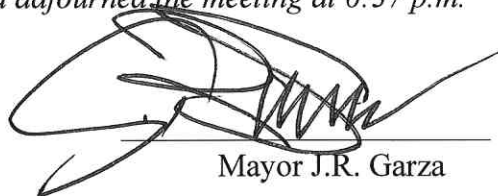
CITIZEN PARTICIPATION: Five minutes per person with no response from the City Commission. Residents must sign up prior to the city meeting.

- *No citizen participation.*

I. ADJOURNMENT

Citizens are encouraged to sign the attendance sheet.

There being no further business, Mayor J.R. Garza adjourned the meeting at 6:37 p.m.



Mayor J.R. Garza

ATTEST:



Ana Garza, City Secretary

