

City of Alton City Commission  
Regular Meeting 7:30 pm  
September 14, 2021 Minutes

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**Members Present**

Mayor Salvador Vela  
Mayor Pro Tem Arturo Galvan Jr. (via Zoom)  
Commissioner Ricardo Garza  
Commissioner Emilio Cantu Jr.  
Commissioner Richard Arevalo

**City Staff Present**

Jeff Underwood  
Ricardo Gonzalez  
Baudelia Rojas  
Janie Flores  
Cristina Garcia  
Mauro Sandoval  
Samm Mercado  
John Salinas  
Rosie Tello

**I. CALL TO ORDER AND ANNOUNCE A QUORUM IS PRESENT**

With a quorum of the Alton City Commission present, Mayor Salvador Vela called the meeting to order at 7:36 pm.

**II. CERTIFICATION OF POSTING**

**III. PUBLIC HEARING**

**1. Solicit input from the public on proposed budget for Fiscal Year 2021-2022.**

Mayor Salvador Vela, opened the public hearing at 7:36pm. No one was present to make public comments. Mayor Vela, closed the public hearing at 7:37pm.

**2. Solicit input from the public on proposed tax rate for the 2021 tax year.**

Mayor Salvador Vela, opened the public hearing at 7:37pm. No one was present to make public comments. Mayor Vela, closed the public hearing at 7:38pm.

**IV. PUBLIC COMMENT**

No one present for public comment.

**V. CONSENT AGENDA**

Approve the minutes of the City Commission meeting of August 24, 2021.

Discuss and consider approving a waterline access agreement for Jade Point Subdivision.

**Discuss and consider approving request by Quintanilla Headley and Associates Inc, on behalf Red Rock Real Estate LLC – owner, preliminary plat approval for the proposed La Hacienda Subdivision.**

**Discuss and consider approving request by Nain Engineering LLC, on behalf Jr. Columbus Construction Texas LLC – owner, preliminary plat approval for the proposed Alton Village Apartments Subdivision.**

**Discuss and consider approving request by Hinojosa Engineering Inc, on behalf Sunterra Development LLC – owner, preliminary plat approval for the proposed Sunterra Subdivision.**

Motion to approve the consent agenda was moved by Mayor Pro Tem Arturo Galvan Jr. and was seconded by Commissioner Richard Arevalo. Motion carried 5-0.

## **VI. NEW BUSINESS**

- 1. Discuss and consider approving Resolution 2021-17 approving a grant agreement with the Texas Water Development Board; designating certain city officials with the authority to execute such agreement; and other matters incident and related thereto.**

Jeff Underwood, City Manager, stated that the City had applied to the Texas Water Development Board for assistance with the flood drainage project on North Stewart Blvd between Mile 5 & 6, to specifically drain Kantunil Ave., Polk Ave. and Madison Ave. This project would provide drainage for approximately 600 homes. Of the \$8.5 million dollar estimated budget for the project, \$ 2.975 million is a grant or principle forgiveness. Staff recommends approval. Motion to approve was moved by Mayor Pro Tem Arturo Galvan Jr. and was seconded by Commissioner Ricardo Garza. Motion carried 5-0.

- 2. Discuss and consider approving Resolution 2021-18 requesting financial assistance from the Texas Water Development Board for the City of Alton, Texas Water and Sewer system finding that the resolution has been considered pursuant to the laws governing open meetings; and establishing an effective date; and other matters in connection therewith.**

Jeff Underwood, City Manager, stated that the item is the second part of the previous item and involves the City taking out a loan for \$5.5 million dollars through the Texas Water Development Board. The interest rate would be at zero percent with a yearly payment of \$197,000 to begin in year 2023-2024 for 20 years. Staff recommends approval. Motion to approve was moved by Mayor Pro Tem Arturo Galvan Jr. and seconded by Commissioner Richard Arevalo. Motion carried 5-0.

- 3. Discuss and consider the adoption of the City of Alton Budget for Fiscal Year 2021-2022.**

Jeff Underwood, City Manager, discussed several points of the budget packet submitted by Rosie Tello, Finance Director. Mr. Underwood stated that the tax rate remained unchanged. Property taxes account for about 25% of the City's revenue, about 50% of expenditures comes from Police and Fire Department and about 11% from Public Works Department. Mr. Underwood stated that there were a number of positions requested by department heads but ended up with a Crime Victims Liaison for Police Department, two positions for Community Services and two positions in Public Works. There will be an increase in employee insurance premium that is paid by the City and sizable increase in the unemployment tax rate from 1.6% to 2.8%. Staff recommends approval. Motion to approve was moved by Mayor Pro Tem Arturo Galvan Jr. and was seconded by Commissioner Richard Arevalo. Motion carried 5-0.

**4. Consider and approve Resolution 2021-19 designating the schedule of holidays for fiscal year 2021-2022.**

Jeff Underwood, City Manager, stated that the schedule of holidays included 11 holidays which is the same as in past years with the exception that he is recommending that veterans that served in the military get Veterans Day off as a holiday. Staff recommends approval. Motion to approve was moved by Mayor Pro Tem Arturo Galvan Jr. and was seconded by Commissioner Ricardo Garza. Motion carried 5-0.

**5. Consider and approve Resolution 2021-20 designating reimbursement rates for per diem and mileage as per personnel policies.**

Jeff Underwood, City Manager, stated that this was a typical yearly rate review. Mileage rates will be increased to \$0.53/mile from the current \$0.46/mile. Staff recommends approval. Motion to approve was moved by Mayor Pro Tem Arturo Galvan Jr. and was seconded by Commissioner Richard Arevalo. Motion carried 5-0.

**6. Consider and approve Resolution 2021-21 designating official city newspapers for the publication of legal notices, advertisements or publications of any kind which may be required by law to be published.**

Jeff Underwood, City Manager, stated that the City recommends the Progress Times to be the City's official newspaper. Motion to approve was moved by Mayor Pro Tem Arturo Galvan Jr. and was seconded by Commissioner Ricardo Garza. Motion carried 5-0.

**7. Consider and approve Ordinance 2021-13, amending and adopting various standard building codes and fees, waiving second and third reading.**

Jeff Underwood, City Manager, stated that this item is brought before the Commission every year. The most significant change is that the City is moving from the 2015 Building Codes to the 2021 Building Codes which will take effect in January 2022. Other fees have changed. Some have increased and some decreased that will affect new construction. Cristina Garcia, Planning Director, stated that

construction of new apartments would be affected but would not be a big change financially. Mr. Underwood stated that Fire Codes have been changed as well but the overall changes are to make things better. Staff recommends approval. Motion to approve was moved by Mayor Pro Tem Arturo Galvan Jr. and was seconded by Commissioner Richard Arevalo. Motion carried 5-0.

8. **Consider and approve Ordinance 2021-14, an ordinance authorizing the issuance of “City of Alton, Texas Combination Tax and Surplus Revenue Certificates of Obligation, Series 2021;” providing for the payment of the certificates by the levy of an ad valorem tax upon all taxable property within the city and further securing the certificates by a lien on and pledge of the surplus revenues of the city’s waterworks and sewer system; and providing for other matters related thereto, waiving second and third reading.**

Jeff Underwood, City Manager, stated this item was related to the second item on the agenda and is for the authorization of the certificates of obligation to borrow money from the grant fund. Staff recommends approval. Motion to approve was moved by Mayor Pro Tem Arturo Galvan Jr. and was seconded by Commissioner Ricardo Garza. Motion carried 5-0.

9. **Consider and approve the appointment of City Commissioner to represent the City of Alton on the Rio Grande Valley Emergency Communications District Board.**

Jeff Underwood, City Manager, stated that the 911 authority is now handled at state level and is being deregulated to some extent to regional levels and the development council will have a board which has asked that cities appoint a representative, an elected official, to this board. This board will make decision on various things as well as on funding. Mayor Pro Tem Galvan attended the first meeting as well as Police Chief Flores. The board has asked that the City to take action and appoint a representative. Motion to approve appointment of Mayor Pro Tem Arturo Galvan Jr. was moved by Commissioner Ricardo Garza and was seconded by Commissioner Richard Arevalo. Motion carried 4-0. Mayor Pro Tem Galvan Jr. abstained from vote.

10. **Consider and approve submittal of Texas Traffic Safety grant application to the Texas Department of Transportation.**

Jeff Underwood, City Manager, stated that this was the Step Grant that the police department works on at various times depending on what the State is pushing forward with enforcement. Staff recommends approval of the application. Motion to approve was moved by Mayor Pro Tem Arturo Galvan Jr. and was seconded by Commissioner Emilio Cantu Jr.

11. **Discuss and consider approving Employee Compensation Plan 2021-22.**

Jeff Underwood, City Manager, stated that this plan was initially approved last year but an adjustment was made this year to bring up the part time help compensation and keep it at a reasonable level. The midpoint level was adjusted to be similar to

what is paid by competitors, fellow cities and other entities. A small cost of living was included to move wages up. Also, a merit pool was approved in the budget to allow for hourly employees with a positive evaluation to be eligible to receive a 5% increase on their salary. Staff recommends approval. Motion to approve was moved by Mayor Pro Tem Arturo Galvan Jr. and was seconded by Commissioner Ricardo Garza. Motion carried 5-0.

**12. Discuss and approve renewal of TML Health Plan for 2022 for employee health benefits.**

Jeff Underwood, City Manager, stated that as mentioned in the budget presentation that there is a slight increase of 3% in the health plan. TML pays out of their reserves for any Covid claims and do not push out cost to their members. The City will have a renewal credit of almost \$16,000 a month that will help offset the increase. Staff recommends approval. Motion to approve was moved by Mayor Pro Tem Arturo Galvan Jr. and was seconded by Commissioner Richard Arevalo. Motion carried 5-0.

**13. Updated Mayoral Declaration of Local State of Disaster due to public health emergency.**

Jeff Underwood, City Manager, stated that the update to the declaration was for the extension of the date. Staff recommends approval. Motion to approve was moved by Mayor Pro Tem Arturo Galvan Jr. and seconded by Commissioner Ricardo Garza. Motion carried 5-0.

**VII. EXECUTIVE SESSION: Pursuant to Government Code Section 551.071 & 551.072**

At 8:08 p.m., a motion to move into Executive Session was made by Mayor Pro Tem Arturo Galvan Jr. and was seconded by Commissioner Ricardo Garza. Motion carried 5-0.

**Personnel: City Manager Evaluation**

**VIII. RETURN TO OPEN SESSION FOR POSSIBLE ACTION**

At 8:19 p.m., a motion to return to Open Session was made by Commissioner Ricardo Garza and was seconded by Commissioner Emilio Cantu Jr. Motion carried 5-0.

**Personnel: City Manager Evaluation**

Ricardo Gonzalez, City Attorney, stated that City Manager's contract was extended by one year and received a 5% increase in salary and is to become effective with the new fiscal year.

**IX. CITY MANAGER'S REPORT**

Jeff Underwood, City Manager, reported on the upcoming food distribution to be held by the Community Service building.

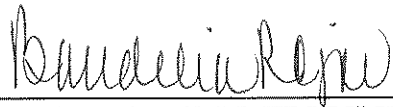
**X. ADJOURNMENT**

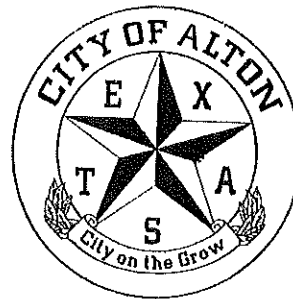
Motion to adjourn the meeting at 8:22 pm was moved by Commissioner Ricardo Garza and seconded by Commissioner Emilio Cantu Jr. Motion carried 5-0.

**CITY OF ALTON**

  
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Salvador Vela, Mayor

**ATTEST:**

  
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Baudelia Rojas CPM, TRMC|CMC  
City Secretary



Approved by City Commission 09/28/2021