



AGENDA
CITY COMMISSION REGULAR MEETING
MONDAY, JUNE 14, 2021 – 5:00 PM
MCALLEN CITY HALL
CITY COMMISSION CHAMBERS; 3RD FLOOR
1300 HOUSTON AVENUE
MCALLEN, TEXAS 78501

<https://zoom.us/j/5087553077?pwd=TjduYjR4U2l3cWU1NjlsZzlsM2hJUT09>

Members of the public that wish to listen to the meeting can log in to the virtual Zoom meeting or dial (346) 248-7799 US (Houston) Meeting ID: 508 755 3077 Passcode: 878576.

Individuals that wish to participate in the meeting or comment on an agenda item should call (956) 681-1020 by 3:30 pm. Any individual dialing in acknowledges his or her phone number may be visible to the public.

"At any time during the course of this meeting, the City Commission may retire to Executive Session under Texas Government Code 551.071(2) to confer with its legal counsel on any subject matter on this agenda in which the duty of the attorney to the City Commission under the Texas Disciplinary Rules of Professional Conduct of the State Bar of Texas clearly conflicts with Chapter 551 of the Texas Government Code. Further, at any time during the course of this meeting, the City Commission may retire to Executive Session to deliberate on any subject slated for discussion at this meeting, as may be permitted under one or more of the exceptions to the Open Meetings Act set forth in Title 5, Subtitle A, Chapter 551, Subchapter D of the Texas Government Code."

CALL TO ORDER - Mayor Javier Villalobos

PLEDGE OF ALLEGIANCE - Mayor Javier Villalobos

INVOCATION - Commissioner Victor "Seby" Haddad

PROCLAMATIONS - World Food Safety Day - Steven Kotsatos
Elder Abuse Prevention Month - Gustavo Salinas

AGENDA ITEM PUBLIC COMMENT (Individuals wishing to speak regarding an agenda item on today's agenda, please contact City Secretary before 5:00pm)

1. PUBLIC HEARING:

- A) ROUTINE ITEMS:** *(All Rezoning and Conditional Use Permits listed under this section come with a favorable recommendation from the Planning & Zoning Commission and will be enacted by one motion. However, if there is opposition at the meeting or a discussion is desired, that item(s) will be removed from the Routine Items section of the agenda and will be considered separately.)*

1. Request of Guillermo Vazquez, for a Conditional Use Permit, for one year, for a bar at Lot A-1, Nolana Tower Subdivision, Hidalgo County, Texas; 400 Nolana Avenue, Suite A-3.
2. Request of David A. Lisauckis, for a Conditional Use Permit, for one year, for a bar at Lot A-1, Nolana Tower Subdivision, Hidalgo County, Texas; 400 Nolana Avenue, Suite H-1.
3. Request of Karla M. Rivera, for a Conditional Use Permit, for one year, for a night club at Lots 28-31, Continental Trade Center Subdivision, Hidalgo County, Texas; 2021 Orchid Avenue.
4. Request of Edith Rubalcava, for a Conditional Use Permit, for life of the use, for a single family dwelling at Lots 1 and 2, Block 6, Fairfield Place Subdivision, Hidalgo County, Texas; 801 Jackson Avenue.

B) REZONING:

1. Rezone from R-3A (multifamily residential apartment) District to C-1 (office building) District: Lot 22, Gartman's Subdivision, Hidalgo County, Texas; 1105 Vine Avenue.

C) CONDITIONAL USE PERMIT:

1. Request of CitySwitch, for a Conditional Use Permit, for life of the use, for a personal wireless service facility, at a 3,362 sq. ft. lease area and a 25 ft. wide access and utility easement out of a 4.11-acre net irregular shaped tract North of and adjacent to Railway from 23rd St. westward out of C.E. Hammond Subdivision, Hidalgo County, Texas; 189 N. 23rd Street.

D) Amending the Zoning Ordinance of the City of McAllen.

END OF PUBLIC HEARING

2. CONSENT AGENDA: *(All matters listed under Consent Agenda are considered to be routine by the Governing Body and will be enacted by one motion. There will be no separate discussion of these items; however, if discussion is desired, that item(s) will be removed from the Consent Agenda and will be considered separately.)*

- A)** Approval of Minutes of Workshop and Special Meeting held May 10th, Special Meeting held May 14th, Workshop and Regular Meeting held May 24, 2021.
- B)** Award of Contract for the upgrade of hardware and software for the Matrix Access Control System.
- C)** Award of Contract for Various Types of Concrete 2021.
- D)** Award of Purchase for Refuse Dumpsters and Miscellaneous Parts.
- E)** Award of Service Contract for Grinding Brush and Wood Waste.
- F)** Consideration and Authorization to remove 4th Quarter of Fiscal Year 2019-20 Uncollectible Sanitation & Drainage Fee Accounts from the General Ledger and begin Write-off procedures.
- G)** Consideration and Approval of Change Order No. 6 Final Reconciliation of Quantities for McAllen Hidalgo International Bridge FMCSA Southern Border Program Project.

- H) Resolution authorizing the submission of a grant application to the State Farm Foundation for funding under the FY 2021 State Farm Neighborhood Assist Grant Program.
- I) Approval of Tax Refunds over \$500.00.
 - 1. James V. & Diane L. Bassetti
 - 2. Bernardo De Jesus Bajo
 - 3. Walsh McGurk Cordova Nixon

3. BIDS/CONTRACTS:

- A) Award of Contract for McAllen New Parks Facility and Metro Transfer Station.
- B) Consideration and Authorization to negotiate scope of services and fee schedule with top ranked firm(s) for MEP & Structural Design Services for Various Municipal Projects.
- C) Consideration and Approval of Change Order No. 2 for the 2018 Bond Group E Drainage Improvements - E1 NW Blueline Improvements.
- D) Consideration and Approval of Change Order No. 8 for Bicentennial Boulevard Extension Roadway and Drainage Improvements from Trenton Road to SH107.

4. ORDINANCES:

- A) Ordinance updating the mobile food vendor application and permitting process.
- B) Consideration and Approval of FY 2021-2022 Annual Action Plan including CDBG, HOME and ESG budgets.

5. MANAGER'S REPORT:

- A) Board and Committee Appointments.
- B) Future Agenda Items.

6. TABLED ITEM(S):

- A) Consideration of a variance request to not require the subdivision process at the 0.535-acre tract of land in the west 8.61 acres of Lot 48-11, West Addition to Sharyland, Hidalgo County, Texas; 10700 North Bryan Road.
- B) Consideration of a variance request to not require the subdivision process at the a 0.50-acre tract of land out of the north 5.42 out of Lot 101, Pride O' Texas Subdivision, Hidalgo County, Texas; 12498 North Bentsen Road.
- C) Consideration of a variance request to the paving improvements required for Mile 6 ½ Road at the proposed Loma Prieta Subdivision, Hidalgo County, Texas; 3420 Mile 6 ½ Road.

7. EXECUTIVE SESSION, CHAPTER 551, TEXAS GOVERNMENT CODE, SECTION 551.071 (CONSULTATION WITH ATTORNEY), SECTION 551.072 (DELIBERATION REGARDING REAL PROPERTY), SECTION 551.074 (PERSONNEL MATTERS) AND SECTION 551.087 (ECONOMIC DEVELOPMENT).

- A) Consultation with City Attorney regarding legal issues related to Collective Bargaining. (Section 551.071, T.G.C.)
- B) Consultation with City Attorney regarding Economic Development Matters. (Section 551.087, T.G.C.)

ADJOURNMENT

IF ANY ACCOMMODATION FOR A DISABILITY IS REQUIRED (OR INTERPRETERS FOR THE DEAF), NOTIFY THE CITY SECRETARY'S DEPARTMENT AT 681-1020 FORTY-EIGHT (48) HOURS PRIOR TO THE MEETING DATE. WITH REGARD TO ANY ITEM, THE BOARD OF COMMISSIONERS MAY TAKE VARIOUS ACTIONS INCLUDING BUT NOT LIMITED TO RESCHEDULING AN ITEM IN ITS ENTIRETY FOR A FUTURE DATE OR TIME.

C E R T I F I C A T I O N

I, the Undersigned Authority, do hereby certify that the attached agenda of the meeting of the McAllen Board of Commissioners is a true and correct copy and that I posted a true and correct copy of said notice on the bulletin board in the Municipal Building, a place convenient and readily accessible to the general public at all times, and said Notice was posted on June 11, 2021 at 2:00 PM and will remain so posted continuously for at least 72 hours preceding the scheduled time of said meeting in accordance with Chapter 551 of the Texas Government Code.

/s/
Perla Lara, TRMC/CMC, CPM
City Secretary