



Mayor Javier Villalobos
Mayor Pro Tem/Commissioner Joaquin Zamora
Commissioner Tony Aguirre, Jr.
Commissioner J. Omar Quintanilla

Commissioner Tania Ramirez
Commissioner Victor "Seby" Haddad
Commissioner Pepe Cabeza de Vaca
City Manager Roel "Roy" Rodriguez, P.E.

AGENDA
CITY COMMISSION REGULAR MEETING
MONDAY, OCTOBER 25, 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 Tania Ramirez

PROCLAMATION - Municipal Court Week - Judge Lauren Sepulveda

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 ITEM:** *(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 Juan Hernandez, for a Conditional Use Permit, for one year, for an automotive service and repair, at Lots 1 & 2, College Addition Subdivision, Hidalgo County, Texas; 406 South 23rd Street.

B) REZONINGS:

1. Rezoning from R-1 (single-family residential) District to C-1 (office building) District: Lot 12, Block 4, Blocks 3 & 4 Highland Drive Addition, Hidalgo County, Texas; 1101 Harvey Drive.

2. Rezoning from A-O (agricultural and open space) District to R-1 (single-family residential) District: 6.21 acres out of Lot 38, La Lomita Irrigation & Construction Company's Subdivision, Hidalgo County, Texas; 8700 North 29th Street.

3. Rezone from R-1 (single-family residential) District to R-3A (multifamily residential apartment) District: 19.137 acres consisting of 2.476 acres out of Lot 7 E.M. Card Survey No. 1 Subdivision and 16.661 acres out of Lot 14, Section 279, Texas-Mexican Railway Company's Survey Subdivision, Hidalgo County, Texas; 2400 Oxford Avenue.
(TABLED)

C) CONDITIONAL USE PERMIT:

1. Request of Victor Sebastian Haddad, for a Conditional Use Permit, for one year, for a bar at Lot 3, North Park Village Phase 2 Subdivision, Hidalgo County, Texas, 1200 Wisconsin Road.

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 held September 30th, Workshop and Regular Meeting held October 11, 2021.

B) Award of Maintenance Renewal contract to ESRI for GIS system licenses.

C) Award of Contract for the purchase of Building Automated Systems for various City Facilities.

D) Award of Contract for the purchase of Residential Recycling and Trash Bins through Cooperative Pricing.

E) Ordinance providing for a budget amendment in the Sanitation Fund for the purchase of land.

F) Ordinance providing for a budget amendment to cover the deficit for the construction of Quinta Mazatlan - Urban Ecology Palm House project.

3. BIDS/CONTRACTS:

- A) Award of Contract for Library Cafe Concessionaire.
- B) Award of Contract for Dove Avenue Widening.
- C) Award of Contract for 2021 Sidewalk & Bus Stop Improvements.
- D) Award of Contract for the purchase of Two (2) TYMCO Model 600 Regenerative Street Sweepers.
- E) Award of Contract for the purchase of Two (2) New Current Model Motor Graders.
- F) Consideration and Approval of Change Order No. 3 for the Public Works Administration Office Renovations Project.
- G) Consideration and Approval of an Interlocal Agreement with McAllen I.S.D. for Morris Park and approval to proceed with bidding improvements.
- H) Consideration and Approval of Master Agreement for Aviation Marketing and Consultant Services at McAllen International Airport.
- I) Consideration and Approval of Contract Amendment No. 4-2020 for the Terminal Roof Replacement at McAllen International Airport.

4. **ORDINANCES:**

- A) Consideration and Possible Action declaring a vacancy and ordinance calling a Special Election for January 22, 2022 to fill an Unexpired Term for City Commissioner District 4. *Consideración y posible acción para declarar una vacante y una ordenanza convocando una elección especial para el 22 de enero de 2022 para distrito uní-miembro 4, término inconcluso, para comisionado de la mesa directiva de la ciudad.*
- B) Consideration and Possible Action declaring a vacancy and ordinance calling a Special Election for February 5, 2022 to fill an Unexpired Term for City Commissioner District 4. *Consideración y posible acción para declarar una vacante y una ordenanza convocando una elección especial para el 5 de febrero de 2022 para distrito uní-miembro 4, término inconcluso, para comisionado de la mesa directiva de la ciudad.*
- C) Ordinance providing for a budget amendment for Fire Station #2 & Fire Station #3.

5. **RESOLUTIONS:**

- A) Resolution adopting the City's Drainage Policy.
- B) Resolution adopting the 2021 City of McAllen Tax Roll.

6. **VARIANCES:**

- A) Consideration of a variance request to not require the subdivision process at the north 1-acre of the south two acres of the west ½ of the west ½ of Lot 131, Pride O' Texas Subdivision, Hidalgo County, Texas; 11208 North Bentsen Road.
- B) Consideration of a variance request to the Right-of Way dedication requirements for North 29th Street and Gumwood Avenue at the proposed Garcia Estates Subdivision, Hidalgo County, Texas; 2901 Gumwood Avenue.

7. **MANAGER'S REPORT:**

- A) Re-Naming of Palm View Golf Course.
- B) Subdivision Monthly Report.
- C) Project Status Report through September 30, 2021.
- D) Status Report on Parks & Recreation Projects.
- E) Immigration and Respite Center Report.
- F) Future Agenda Items.

8. 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) Consideration of Economic Development Matters. (Section 551.087, T.G.C.)
- B) Consultation with City Attorney regarding legal aspects of claims process. (Section 551.071, T.G.C.)
- C) Consultation with City Attorney regarding legal aspects of election process. (Section 551.071, T.G.C.)
- D) Consultation with City Attorney regarding Litigation matters. (Section 551.071, 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 October 22, 2021 at 3:30 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