



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, FEBRUARY 14, 2022 – 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 Pro Tem Joaquin Zamora

PLEDGE OF ALLEGIANCE - Mayor Pro Tem Joaquin Zamora

INVOCATION - Commissioner Antonio "Tony" Aguirre, Jr.

PRESENTATION - Certificate of Achievement for Excellence in Financial Reporting

PROCLAMATION - Arbor Day Celebration - Keep McAllen Beautiful

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 Rezonings 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. Rezone from R-3A (multifamily residential apartment) District to C-3 (general business) District: Lot 4, Block 57, South McAllen Addition, Hidalgo County, Texas; 708 South 17th Street.
2. Rezone from R-3T (multifamily residential townhouse) District to C-3 (general business) District: 13 acres out of Lot 7, Section 13, Hidalgo Canal Company's Subdivision, Hidalgo County, Texas; 8220 North 10th Street.
3. Request of Esaul Padilla, for a conditional use permit, for one year, and adoption of an ordinance, for automotive service and repair (truck accessories), at Lots 11 & 12, Block 2, West Addition to McAllen Subdivision, Hidalgo County, Texas; 2241 Dallas Avenue, Suite A.

B) REZONINGS:

1. Rezone from A-O (agricultural-open space) District to R-3A (multifamily residential apartment) District: 39.785 acres out of Lots 138 and 137, La Lomita Irrigation and Construction Co. Subdivision, Hidalgo County, Texas; 2501 North Ware Road.
2. Rezone from A-O (agricultural-open space) District to R1 (single-family residential) District: 37.571 acres out of Lots 138 and 137, La Lomita Irrigation and Construction Co. Subdivision, Hidalgo County, Texas; 2601 North Ware Road.
3. Rezone from R-1 (single-family residential) District to R-3A (multifamily residential apartment) District: 9.985 acres out of Lots 297 and 298, John H. Shary Subdivision, Hidalgo County, Texas; 3224 North Taylor Road.

C) 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 Regular Meeting held January 24th and Special Meeting held January 27, 2022.
- B)** Award of Contract for the Purchase of One (1) Patch Truck.
- C)** Award of Contract for the Purchase of a Police Department Backup Solution Replacement.
- D)** Contract Amendment and Award of Contract for the purchase of software from Tyler Technologies.
- E)** Award of Contract for the McAllen-Hidalgo FMCSA Sand Oil Interceptor Project.
- F)** Consideration and Approval of an Interlocal Agreement with Hidalgo County Irrigation District Number 1 for construction and maintenance of Dove Avenue on District Right-of-Way.
- G)** Consideration and Approval of an Interlocal Agreement between the City of McAllen and Hidalgo County Library System.

- H) Consideration and Approval of an Agreement for Fiscal Year 2021-2022 TXDOT Allocation Funding Split.
- I) Consideration and Approval of Federal Transit Administration & TXDOT Certifications & Assurances.
- J) Consideration and Approval of a Memorandum of Understanding with the International Museum of Art and Science (IMAS) for the construction of the STEAM Wing.
- K) Consideration and possible approval of a Memorandum of Understanding with the City of Granjeno to allow the City of McAllen to provide street sweeping services prior to Arbor Day run.
- L) Ordinance providing for the abandonment of a 0.16 acre-tract of land being a road ROW out of Lot 147 and the south 0.45 of an acre of Lot 148, Pride O' Texas Subdivision, Hidalgo County, Texas; 9500 North Ware Road.
- M) Resolution authorizing the submission of a grant application to the Texas Office of the Governor, Criminal Justice Divisions, under the Texas Border Security Bill.
- N) Approval of Tax Refunds over \$500.00.
 - 1. Acosta, Gabriel & Adriana
 - 2. Kiesewetter Nelda D Indp Exec.
 - 3. Perez, Alfredo & Rita Santillan
 - 4. Suhash & Sarojini Bose LP
 - 5. PNC Mortgage

3. BIDS/CONTRACTS:

- A) Award of Contract for the purchase and installation of inclusive playground at Los Encinos Park and approval of an Interlocal Agreement with Hidalgo County Precinct 2.
- B) Award of Contract for the purchase and installation of lighting at Las Palmas Park.
- C) Award of Contract for the purchase and installation of synthetic turf fields at Las Palmas Park.
- D) Award of Contract for the purchase of 18 single head mobile radios and 10 dual head mobile radios.
- E) Award of Contract for Architectural Design Services for the new Firefighter Training Facility Center.
- F) Award of Contract for Architectural Design Services for the new Fire Station No. 8.
- G) Award of Contract for Architectural Design Services for Traffic Operations Renovation.
- H) Consideration and Selection of Firm for Engineering Services for the Drainage Master Plan.
- I) Consideration and Approval of Awards of a Construction Contract for Demolitions of Various Structures.

4. ORDINANCES:

- A) Providing for a Budget Amendment to fund the Industrial Park Project.
- B) Providing for a Budget Amendment for the Anzalduas Bridge Northbound and Southbound Commercial Inspection Station.

- C) Discussion and Consideration of Adoption of McAllen Property Maintenance Code.

5. MANAGER'S REPORT:

- A) Consideration and Acceptance of Charitable Donation of Land for Fire Station #8.
- B) Advisory Board Appointments.
- C) Immigration and Respite Center Report.
- D) Future Agenda Items.

6. 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 aspects of pending Texas Opioid Litigation. (Section 551.071, T.G.C.)
- B) Discussion and possible lease, sale or purchase of real property; Tract 1. (Section 551.072, T.G.C.)
- C) Consideration of Economic Development Matters. (Section 551.087, T.G.C.)
- D) Consultation with City Attorney regarding legal aspects of MedCare EMS Contract. (Section 551.071, T.G.C.)
- E) Consultation with City Attorney regarding enforcement of ordinances. (Section 551.071, T.G.C.)
- F) Consultation with City Attorney regarding potential real estate litigation related to Verdin Heights - Phase II Subdivision utility connections, to wit: Consider and take appropriate action on a resolution authorizing the use of eminent domain to condemn property more specifically described as: a 0.42- acre tract of land, more or less, described as an approximately 12.5 foot by 520 foot strip, out of the northern boundary of Plantation Gap Phase I Subdivision, situated in the City of McAllen, Hidalgo County, Texas, more particularly by metes and bounds on file with the City Secretary. (Section 551.071, T.G.C.)
- G) Consultation with City Attorney regarding legal aspects of funding outside agencies. (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 February 11, 2022 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