



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

Commissioner Rodolfo "Rudy" Castillo  
Commissioner Victor "Seby" Haddad  
Commissioner Pepe Cabeza de Vaca  
City Manager Roel "Roy" Rodriguez, P.E.

**AGENDA**  
**CITY COMMISSION REGULAR MEETING**  
**MONDAY, MARCH 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 Javier Villalobos**

**PLEDGE OF ALLEGIANCE - Mayor Javier Villalobos**

**INVOCATION - Commissioner Jose R. "Pepe" Cabeza de Vaca**

**PROCLAMATION - American Red Cross Month - David Luna**

**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 McAllen Baptist Temple Church for a Conditional Use Permit, for life of the use, and adoption of an ordinance for a church, at the Amended Map of Lot "A", Baptist Temple Subdivision, Hidalgo County, Texas, 2001 Trenton Road.
2. Request of Elephant Bar & Cigar Lounge for a Conditional Use Permit, for one year, and adoption of an ordinance for a bar at Lot 2A, Valram Heights Subdivision, Hidalgo County, Texas; 2801 Expressway 83, Building 200, Suites 280 & 290.
3. Request of Elizabeth Buentello for a Conditional Use Permit, for one year, and adoption of an ordinance for an Event Center at Lot 1 Uptown Plaza Subdivision, Hidalgo County, Texas; 4500 North 10th Street Suite 90.
4. Request of Jorge G. Martinez for a Conditional Use Permit, for one year, and adoption of an ordinance for an Event Center at Lot 5A Kingwood Estates Subdivision, Hidalgo County, Texas; 5245 North 23rd Street.

**B) CONDITIONAL USE PERMIT:**

1. Request of El Toro Club II for a Conditional Use Permit, for one year, and adoption of an ordinance for a bar, at 3.66 net acres out of Lot 16, Block 3, C.E Hammond Subdivision, Hidalgo County, Texas; 2203 South 23rd Street.

**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 February 28th and Special Meeting held March 4, 2022.
  - B) Consideration and Approval of Interlocal Cooperation Agreement between the City of McAllen and Hidalgo County for Rural Emergency Services.
  - C) Consideration and Approval of Interlocal Agreement with McAllen I.S.D. designating Sanchez Elementary Inclusive Park as a City/School Park.
  - D) Award of Service Contract for Disaster Debris Removal.
  - E) Consideration and Approval of Change Order No. 2 and Final for the North 8th Street at Camellia Avenue Drainage Improvements Project.
  - F) Award of Contract for Convention Center Sound System.
  - G) Ordinance Providing for a Budget Amendment for the Anzalduas International Bridge Northbound and Southbound Commercial Inspection Stations.
  - H) Resolution for Bicentennial Boulevard at SH107 Signalized Intersection with Texas Department of Transportation.
  - I) Resolution pertaining to delinquent municipal court cost fine and fee collection.
  - J) Approval of Tax Refunds over \$500.00.
    1. Aaronson Limited Partnership
    2. Esquivel, Mauricio L & Karla C
    3. San Miguel, Fidel & Monette
    4. Stag TX Holdings LP

**3. BIDS/CONTRACTS:**

- A)** Consideration and Approval of Change Order No. 2 for Metro Transfer Station and Change Order No. 1 for Parks and Recreation Administration.
- B)** Award of Contract for City Hall Mechanical Upgrades.
- C)** Consideration and Authorization to Negotiate Scope and Fees with Top Ranked Firms for City Hall Canopy Upgrades.
- D)** Consideration and Authorization to Negotiate Scope and Fees with Top Ranked Firms for Construction Material Testing (CMT) and Geotechnical Engineering Services.
- E)** Consideration and Approval of a Developer's Reimbursement Agreement for the Construction of Drainage Improvements by World of 4 Subdivision.
- F)** Award of Contract for delinquent municipal court costs fine and fee collection services.
- G)** Award of Contract for a Floor Scrubber Unit at McAllen International Airport.

**4. MANAGER'S REPORT:**

- A)** Advisory Board Appointments.
- B)** Appointments of Board and Committees Served by Elected Officials.
- C)** Immigration and Respite Center Report.
- D)** Future Agenda Items.

**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 March 11, 2022 at 2:30 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