



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 JOINT MEETING WITH THE
MCALLEN PUBLIC UTILITY BOARD
MONDAY, MARCH 28, 2022 – 4:45 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

PROCLAMATIONS - Mayor's Monarch Pledge - Colleen Hook
Great American Cleanup - Chris Lash

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

1. JOINT MEETING WITH THE MCALLEN PUBLIC UTILITY BOARD:

- A) Consideration and Approval of the Annual Comprehensive Financial Report for Fiscal Year 2020-2021.

END OF JOINT MEETING

2. 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-1 (single-family residential) District to R-2 (duplex-fourplex residential) District: Lots 16 and 17, Block 2, Cathay Courts Subdivision, Hidalgo County, Texas; 200 South Cynthia Street.
2. Rezone from C-3L (light commercial) District to C-3 (general business) District: 2.822 acres out of Lot 4, Block 3, Steele and Pershing Subdivision, Hidalgo County, Texas; 301 East Trenton Road.
3. Request of Javier Quintanilla, for a Conditional Use Permit, for life of the use, and adoption of an ordinance for a 2nd Amended Planned Unit Development At Quinta Real Subdivision, Hidalgo County, Texas, 1820 North Taylor Road.
4. Request of Cigar Bar, for a Conditional Use Permit, for one year, and adoption of an ordinance for a bar at Lot 1, Nolana West Subdivision, Hidalgo County, Texas; 2200 Nolana Avenue, Suites 2212 & 2214.

- B) **CONDITIONAL USE PERMIT:**

1. Request of Surfing Crab Restaurant for a Conditional Use Permit, for life of the use, and adoption of an ordinance, for a portable building greater than 10' x 12', at Lot 2, Nolana Centre Subdivision Phase II, Hidalgo County, Texas; 421 East Nolana Avenue.

- C) Amending the Zoning Ordinance of the City of McAllen.

END OF PUBLIC HEARING

- 3. **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 Special Meeting held February 24th, Workshop and Regular Meeting held March 28, 2022.
- B) Discussion and Possible Action regarding the City of McAllen Employee Assistance Plan.
- C) Discussion and Possible Action regarding extension of Contract for City of McAllen Employee Voluntary Ancillary Plans and Section 125 Administration.

- D) Consideration and Approval of Lease Agreement with General Services Administration for the Federal Inspection Stations at McAllen International Airport.
- E) Consideration and Approval of a Memorandum of Understanding with United Way for Transportation Voucher Program.
- F) Consideration and Approval of a Memorandum of Understanding with the Lower Rio Grande Valley Development Council for RGV Metro Express.
- G) CONSENT COOP PURCHASES
 - 1. Award of Contract for the Purchase of Replacement PCs through Texas Department of Information Resources.
- H) Approval of Tax Refunds over \$500.00.
 - 1. Accumatch
 - 2. Auriel Investment LLC
 - 3. Domain Development Corp.
 - 4. Edwards Abstract & Title Co.
 - 5. Encore Title LLC
 - 6. Extenet Systems Inc.
 - 7. Falcon International Bank
 - 8. Garcia, Mary Jane
 - 9. Fernandez, Lazaro H Jr.
 - 10. Kimbo Realty
 - 11. Men's Warehouse
 - 12. Paradise Park Inc.
 - 13. Ryan Tax Compliance Services

4. BIDS/CONTRACTS:

- A) Consideration and Authorization to Negotiate Scope and Fees with Top Ranked Firms for Professional Engineering Services associated with the El Rancho Drainage Improvements Project.
- B) Consideration and Approval of Acceptance Agreement With North American Development Bank (NADB).
- C) Award or Service Contract for Monitoring and Maintenance of City Wide Wifi Network.
- D) Award of Contract for the Purchase of an SCBA Compressor / Cascade System.

5. VARIANCE:

- A) Consideration of a variance request to the Right of Way dedication requirements for North Bryan Road at the proposed Oak Valley Subdivision, Hidalgo County, Texas; 9600 North Bryan Road.

6. MANAGER'S REPORT:

- A) Project Status Report through February 28, 2022.
- B) Status Report on Parks & Recreation Projects.
- C) Subdivision Monthly Report.

- D) Immigration and Respite Center Report.
- E) Future Agenda Items.

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) Consideration of Economic Development Matters. (Section 551.087, T.G.C.)
- B) Consultation with City Attorney regarding pending litigation CL-20-2529-I; Oscar Estrada v. City of McAllen. (Section 551.071, T.G.C.)
- C) 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 March 25, 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