



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, JUNE 13, 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 Victor "Seby" Haddad

PRESENTATION - Recognition of Office of Communications - TAMIO Conference and Award Ceremony

PROCLAMATION - Elder Abuse Prevention - Denny Meline
National Safety Month - Yolanda Perez
Affordable Homes of South Texas - Cinthia Bernal

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)** Public Hearing on Redistricting Proposals.
- B)** **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 Jorge A. Briones, for a Conditional Use Permit and adoption of ordinance, for life of the use, for an Automotive Service And Repair (Body Shop), at Lots 11 & 12, Block 2, West Addition to McAllen Subdivision, Hidalgo County, Texas; 2241 Dallas Avenue, Suite B.

C) REZONINGS:

1. Rezone from C-1 (office building) District to R-3C (multifamily residential condominium) District: 2.748 acres out of Block - 4A , Blocks 3A, 4A and 5A Lakes Business Park Phase 2 Subdivision, Hidalgo County, Texas; 900 East Redbud Avenue.

2. Initial zoning to R-3A (multifamily apartment residential) District: 20.0003 acres out of the south one-half (S ½) of Lot 47-9, West Addition to Sharyland, Hidalgo County, Texas; 10400 North Mayberry Road.

- D)** Public hearing and ordinance providing for the annexation of 20.0003 acres out of the south one-half (S ½) of Lot 47-9, West Addition to Sharyland, Hidalgo County, Texas; 10400 North Mayberry Road.
- E)** 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 Special Meeting held May 19, 2022 and Workshop and Regular Meeting held May 23, 2022.
- B)** Ordinance amending Ordinance 2022-55 for the Fiscal Year 2019-2020 Annual Action Plan to include CDBG-CV funded programs to mitigate COVID exposure.
- C)** Resolution authorizing the submission of a grant application to the U.S. Department of Transportation for funding under the Fiscal Year 22 Multimodal Project Discretionary Grant (MPDG) Program including the Nationally Significant Multimodal Freight and Highway Projects (INFRA).

- D) Resolution authorizing the submission of a grant application to the Texas Department of Public Safety, Texas Division of Emergency Management for the Fiscal Year 2022 Emergency Management Performance Grant.
- E) Consideration and Approval of Change Order No. 2 and Final Reconciliation of Quantities for Anzalduas Northbound Additional Lane.
- F) CONSENT COOP PURCHASES
 - 1. Award of Contract for the Purchase and Installation of UPS at Fire Administration/EOC building through Texas DIR Cooperative Purchase.
 - 2. Award of Contract for the Purchase of Blockader Interlocking Steel Barriers/Barricades through BuyBoard.
- G) Approval of Tax Refunds over \$500.00.
 - 1. BFG Corporation
 - 2. CWS Marketing Group
 - 3. Escobedo Rene Ricardo
 - 4. Espinoza Lorena
 - 5. Sandoval Jaime J
 - 6. T Mobile West LLC
 - 7. Wells Fargo Real Estate Tax Services

3. BIDS/CONTRACTS:

- A) Award of Contract for recarpeting at the Branch Libraries and the entry of the Main Library through TIPS Cooperative.
- B) Award of Contract for Professional Engineering Services for El Rancho Drainage Improvements Project.
- C) Award of Contract for the Animal Shelter Feasibility Study.
- D) Award of Contract for Design Services for the Morris Hike and Bike Improvements Project.
- E) Award of Contract for Design Services for the Kappler Park Improvements Project.

4. ORDINANCES:

- A) Providing for a Budget Amendment for Mid-Year Adjustments for Various Funds.
- B) Consideration and Approval of an ordinance regulating mobile food vendor courts (food truck parks).
- C) Providing for an abandonment of a 36 ft. common access easement containing 0.259 acres being a portion of Lots 1 and 3, Nolana Heights Subdivision, Hidalgo County, Texas; 601 East Nolana Avenue.
- D) Providing for a Budget Amendment for General Fund and General Depreciation Fund Rolling Stock for the Purchase of Twenty (20) Police Packaged Vehicles.

5. VARIANCES:

- A) Consideration of a variance request to the block length requirement at the proposed Brier Village Subdivision, Hidalgo County, Texas; 3901 North Bentsen Road.

- B) Consideration of variance requests to 1) the R.O.W. dedication requirements for North 40th Street, 2) block length requirement for the R-1 District, and 3) block length requirement for R-3A District at the proposed Harvest Creek on Ware Subdivision, Hidalgo County, Texas; 2401 N. Ware Road.

6. MANAGER'S REPORT:

- A) Advisory Board Appointments.
- B) Review of the Quarterly Investment Report for the Quarter Ending March 31, 2022.
- C) Immigration and Respite Center Report.
- D) 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) Discussion and possible lease, sale or purchase of Real Property; Tract 1, Tract 2 & Tract 3. (Section 551.072, T.G.C.)
- B) Consultation with City Attorney regarding litigation matters. (Section 551.071, T.G.C.)
- C) Consultation with City Attorney regarding legal issues with entertainment contract. (Section 551.071, T.G.C.)
- D) Consultation with City Attorney regarding legal issues with McAllen Convention Center Marquis. (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.

CERTIFICATION

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 10, 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