



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 27, 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

PRESENTATION - *Recognition of City Secretary Department-Municipal Clerk's Office Achievement of Excellence Award.*

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. Rezone from C-3L (light commercial) District to R-1 (single-family residential) District: 2.32 acres out of Lot 2, Block 16, Steele and Pershing Subdivision, Hidalgo County, Texas; 2700 South McColl Road.
2. Rezone from C-3L (light commercial) District to R-1 (single-family residential) District: 3.78 acres out of Lot 2, Block 16, Steele and Pershing Subdivision, Hidalgo County, Texas; 2800 South McColl Road.
3. Request of Reverend Andres E. Gutierrez, on behalf of the Catholic Diocese of Brownsville, for an amended Conditional Use Permit, and adoption of an ordinance, for life of the use, for an institutional use (church), at Lot 1, Candle Flower Unit I Subdivision, Hidalgo County, Texas; 2201 Martin Avenue.
4. Request of Erika V. Medina on behalf of Guero Tires, for a Conditional Use Permit, and adoption of an ordinance, for an Automotive Service and Repair (Tire Shop), for one year, at Lot 2, Block 3, Altamira Subdivision, Hidalgo County, Texas; 2605 U.S. Highway 83.
5. Request of Journey Church RGV for a Conditional Use Permit, and adoption of an ordinance, for life of the use, for an institutional use (church), at a 1.10 acre tract of land out of Lot 492, John H. Shary Subdivision, Hidalgo County, Texas; 6925 State Highway 107.

B) REZONING:

1. Rezone from C-3 (general business) District to I-1 (light industrial) District: 2.683 acres out of Lot 97, La Lomita Irrigation and Construction Company's Subdivision, Hidalgo County, Texas; 4801 North 23rd Street.

C) CONDITIONAL USE PERMIT:

1. Request of Blanca I. Cantu, for a Conditional Use Permit, and adoption of an ordinance, for one year, for an Event Center, at Trevino's Acre Subdivision and the south 60.62 ft., the north 355.78 ft. out of Lot 2, Block 8, McColl A.J. Subdivision, Hidalgo County, Texas; 2000 South Jackson 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 and Regular Meeting held June 13, 2022.

B) Award of Service Contract for Grounds Maintenance for Various City Properties.

- C) Award of Supply Contract for the Purchase and Delivery of T-Shirts for Various Events.
- D) Award of Service Contract for Used Tires, Rubber Scrap and Disposal/Recycling Services.
- E) Consideration and Approval of a Memorandum of Understanding with Boys and Girls Club for use of a bus for child education development.
- F) Ordinance providing for the approval of Fiscal Year 2022-2023 Annual Action Plan for the use of CDBG, HOME and ESG funds.
- G) Project Status Report through May 31, 2022.
- H) Subdivision Monthly Report.
- I) Status Report on Parks & Recreation Projects.
- J) Approval of Tax Refunds over \$500.00.
 - 1. Advanced Orthopaedic Institute
 - 2. Ryan Tax Compliance Services LLC

3. BIDS/CONTRACTS:

- A) Award of Contract for Purchase of Four (4) New 2022 Police Packaged Vehicles.
- B) Award of Contract for Light, Medium, and Heavy Truck and Equipment Towing Services.
- C) Consideration of request to extend non-abatement agreement for firework sales within city limits.
- D) Consideration and Approval of a License Agreement for construction of a detention area within City Right-of-Way.
- E) Consideration and Approval of a Reimbursement Certificate between the City of McAllen and Adjoining Developers for Old South 10th.
- F) Consideration and Approval of Change Order No.1 for the Terminal Restroom Renovations at McAllen International Airport.
- G) Consideration and Approval of Change Order No. 3 and Final Reconciliation for the Runway 14-32 and Taxiway A Safety Improvements Phase 1 & 2 at McAllen International Airport.
- H) Consideration and Approval of Supplemental Agreement No. 1 to Contract Amendment No. 15 with KSA regarding Runway 14-32 and Taxiway A Safety Improvements Phase 1 & 2 at McAllen International Airport.
- I) Consideration and Approval of a Master Airline Operating Agreement and Terminal Building Lease for McAllen International Airport.

4. ORDINANCE:

- A) Consideration and possible approval of an ordinance related to the regulation of liquefied petroleum gas.

5. RESOLUTION:

- A) Designating Rio Grande Valley Metropolitan Planning Organization Members.

6. VARIANCE:

- A) Consideration of variance requests to 1) the R.O.W dedication requirements for Military Highway (F.M. 1016), and 2) sidewalk requirements for interior streets at proposed McAllen South Industrial Park Phase I Subdivision, Hidalgo County, Texas; 1501 Military Highway.

7. MANAGER'S REPORT:

- A) Immigration and Respite Center Report.
- B) 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) Consultation with City Attorney regarding legal issues related to the operation of the McAllen Foreign Trade Zone. (Section 551.071, T.G.C.)
- B) Consideration of Economic Development Matters. (Section 551.087, T.G.C.)
- C) Consultation with City Attorney regarding possible litigation to enforce city ordinance. (Section 551.071, T.G.C.)
- D) Consultation with City Attorney regarding pending litigation: Sergio Rudolfo, Jr. et al v. City of McAllen, Cause No. C-2226-22-L in Hidalgo County, Texas. (Section 551.071, T.G.C.)
- E) Consultation with City Attorney regarding legal aspects of contractual agreements. (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 June 24, 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