



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, JULY 11, 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 - Mayor Pro Tem Joaquin Zamora

PROCLAMATION - Parks and Recreation Month - Denny Meline

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 Fiesta Liquor for a Conditional Use Permit, for one year, and adoption of an ordinance for a liquor store, at the west 113.49 feet of Lot 1 and the west 113.44 feet of Lot 2, Block 1, Golden Acres Retirement Subdivision No. 1, Hidalgo County, Texas, 301 North Ware Road, Suite B.
2. Request of The Rockwell Taphouse & Grill for a Conditional Use Permit, for one year, and adoption of an ordinance for a Bar, at Lot A-1, Nolana Tower Subdivision, Hidalgo County, Texas, 400 Nolana Avenue, Suite H1.
3. Request of Skuadra Construction for a Conditional Use Permit, for the life of the use, and adoption of an ordinance for a Guest House at Lot 17, Estancia At Tres Lagos Subdivision, Hidalgo County, Texas; 4604 Estancia Parkway.

B) CONDITIONAL USE PERMITS:

1. Request of David A. Lisauckis for a Conditional Use Permit , for one year, and adoption of an ordinance for a Bar, At Lots 9, 10, & 11, Block 2, Eltus Subdivision, Hidalgo County, Texas , 1116 Pecan Boulevard.
2. Request of Blanca I. Cantu, for a Conditional Use Permit, 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. (TABLED)
3. Request of Ramon Almaguer for a Conditional Use Permit, for one year, and adoption of an ordinance for an Event Center at Lot 6, Citrus Grove Plaza Subdivision, Hidalgo County, Texas; 4101 Expressway 83.

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 for Special Meetings held June 23rd, June 27th and Regular Meeting held June 27, 2022.
- B)** Consideration and Approval of Change Order No. 2 for McAllen Youth Baseball Complex Parking Lot Improvements.
- C)** Resolution authorizing the grant submission to the Office of the Governor, Homeland Security Division under the Fiscal Year 2022 Operation Stonegarden Grant Program.
- D)** Approval of Tax Refunds over \$500.00.
 1. L F D LTD
 2. Smucker Foodservice, Inc.

3. BIDS/CONTRACTS:

- A) Award of Contract for the 2018 Bond Group C Drainage Improvement Projects (Projects C1 & C3).
- B) Consideration and Approval to Procure Emergency Replacement of A/C Units at Lark and Palm View Community Centers.

4. ORDINANCES:

- A) Providing a Budget Amendment to the American Rescue Plan Fund.
- B) Providing for an amendment to Fiscal Year 2017 CDBG Annual Action Plan to increase McAllen Fire Department's Scope of Work.
- C) Providing a Budget Amendment for the Funding of Emergency Replacement A/C Units at Lark and Palm View Community Centers.

5. VARIANCE:

- A) Consideration of a variance request to waive the Paving, Drainage, and Sidewalk Requirements for Silver Valley Subdivision.

6. MANAGER'S REPORT:

- A) Presentation of Year-to-Date Tax Collection Report.
- B) Presentation of Delinquent Tax Collection Report by Linebarger Goggan Blair & Sampson.
- 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) Consideration of Economic Development Matters. (Section 551.087, T.G.C.)
- B) Consultation with City Attorney regarding legal aspects of naming city buildings. (Section 551.071, T.G.C.)
- C) Consultation with City Attorney regarding legal aspects of Vendor Contracts. (Section 551.071, T.G.C.)
- D) Discussion and possible lease, sale or purchase of Real Property, Tract 1. (Section 551.072, T.G.C.)
- E) Consultation with City Attorney regarding legal issues related to convention center festival grounds. (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 July 8, 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