



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, OCTOBER 10, 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

PROCLAMATIONS - Chiropractic Health Month - Pablo Tagle

Fire Prevention Week - Chief James Schultz

Native Plant Month - Colleen Hook

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 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. Request of Antonio Baldemar Alvarez, for a Conditional Use Permit, for life of the use, and adoption of an ordinance, for a single family dwelling at Lot 13, Block 30, Hammond's Addition, Hidalgo County, Texas, 2014 Austin Avenue.

2. Request of Sara C. Lopez for a Conditional Use Permit, for one year, and adoption of an ordinance, for a food truck park, at Lot 1, Lopez-Torres Subdivision, Hidalgo County, Texas; 4300 South Ware Road.

B) REZONINGS:

1. Initial zoning to R-1 (single-family residential) District: 9.394 acres out of Lot 396, John H. Shary Subdivision, Hidalgo County, Texas; 7201 North Taylor Road.

2. Rezone from R-1 (Single-family residential) district to C-3 (General business) district: Lots 7 and 8, save and except the north 15 feet of lot 8, Block 1, Renken's Addition Subdivision, Hidalgo County, Texas; 601 North 9th street **(TABLED)**.

C) CONDITIONAL USE PERMITS:

1. Request of Julian R. Aguilar for a Conditional Use Permit, for one year, and adoption of an ordinance for a Bar and a Vape Shop, At Lot A-1, Nolana Tower Subdivision, Hidalgo County, Texas; 400 Nolana Avenue, Suite D.

2. Request of Caltia Construction LLC, for a Conditional Use Permit, for life of the use, and adoption of an ordinance, for a Planned Unit Development, at the south 10 acres of the north 15 acres of Lot 52, La Lomita Irrigation & Construction Company's Subdivision (Proposed Andara Apartments at Ware Subdivision), Hidalgo County, Texas, 8200 North Ware Road.

D) Amending the Zoning Ordinance of the City of McAllen.

E) Public hearing and ordinance providing for the annexation of 9.394 acres out of Lot 396, John H. Shary Subdivision, Hidalgo County, Texas; 7201 North Taylor Road.

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 Budget Workshop held August 9th, Workshop and Joint Meeting held September 26, 2022.

- B) Consideration and Approval of Change Order No. 11 and Final for the Bicentennial Boulevard Extension Project.
- C) Consideration and Approval of Lease Amendment No. 3 with General Services Administration and Lease Amendment No. 1 with Western Flyers at McAllen International Airport.
- D) Resolution authorizing the submittal of a grant application to the Keep Texas Beautiful & H-E-B, Central Market for funding under the Fiscal Year 2022 Green Bag Grant Program.
- E) Resolution authorizing the acceptance of grant funds from the Texas Department of Transportation through its Fiscal Year 2023 Selective Traffic Enforcement Program's Impaired Driving Mobilization (STEP-IDM) campaign.
- F) Resolution authorizing support and commitment in the Reconnecting Communities Pilot Program.
- G) Ordinance providing for a Budget Amendment for the purchase of an Aerial Ladder Fire Truck.
- H) Ordinance providing for a Budget Amendment for Airport Improvements.
- I) Ordinance providing for the amendment of official zoning map requirements.
- J) CONSENT COOP PURCHASES
 - 1. Award of Contract for the Purchase of Recycling and Trash Bins through Cooperative Pricing.
- K) Approval of Tax Refunds over \$500.00.
 - 1) Evergreen Square Inc.
 - 2) Rojas, Lorena Molina DDS
 - 3) Western Dental Services, Inc.

3. **BIDS/CONTRACTS:**

- A) Consideration and Approval of Change Order Number 1 for the Trenton Road at Auburn Avenue Intersection Improvements.
- B) Consideration and Approval of Contract Amendment No. 2 for Direct Connectors at IH 2/Anzalduas Highway.
- C) Award of Contract for the McAllen-Anzalduas Bridge Fence Relocation Project.
- D) Award of Contract for the Purchase two (2) Riding Greens Mowers for Champion Lakes Golf Course.
- E) Award of Contract for the Purchase of Aerial Ladder Fire Truck.
- F) Award of Contract for the Purchase of Twenty-Five (25) Zebra Mobile Handheld Ticket Writers With Selected Options.
- G) Award of Contract for the Purchase of IT Network Enterprise Firewall with Selected Options.
- H) Award of Contract for the Terminal Roof Replacement at McAllen International Airport.
- I) Consideration and Approval of Change Order No.1 for the Runway 14-32 & Taxiway A Safety Improvements Phase 3, 4A & 4C at McAllen International Airport.
- J) Consideration and Approval of Change Order No. 2 for Terminal Restroom Renovations at McAllen International Airport.

- K) Consideration and Approval of Contract Amendment No. 6 for the Terminal Passenger Boarding Bridge Improvements at McAllen International Airport.

4. ORDINANCES:

- A) Consideration of adoption of an ordinance authorizing the City Manager to set food service establishment and retail food store permitting fees.
- B) Providing for an Amendment to the Strength Ordinance for the McAllen Fire Department.

5. VARIANCE:

- A) Consideration of a variance request to not require the subdivision process at an 8.89-acre tract of land being the west 334.23 feet of Lot 18, Bell-Woods Company's Subdivision "B" Hidalgo County, Texas, as per map recorded in Volume 5, Page 8, Map Records of Hidalgo County, Texas; 8533 Mile 8 Road.

6. MANAGER'S REPORT:

- A) Immigration and Respite Center Report.
- B) 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) Discussion and possible lease, sale or purchase of real property, Tract 1. (Section 551.072, T.G.C.)
- C) Consultation with City Attorney regarding legal issues related to economic development funding. (Section 551.071, T.G.C.)
- D) Consultation with City Attorney regarding legal issues with self insurance matters. (Section 551.071, T.G.C.)
- E) Consultation with City Attorney regarding legal issues related to BYOB. (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 October 7, 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