

**STATE OF TEXAS
COUNTY OF HIDALGO
CITY OF MCALLEN**

The McAllen Board of Commissioners convened in a Regular Meeting on Monday, **October 10, 2022**, at 5:00 PM, at McAllen City Hall Third Floor (3rd) Commission Chambers, with the following present:

Mayor Javier Villalobos, Mayor Pro Tem Joaquin Zamora, Commissioner Antonio "Tony" Aguirre, Jr., Commissioner Omar Quintanilla, Commissioner Victor "Seby" Haddad and Commissioner Jose R. "Pepe" Cabeza de Vaca

Absent: Commissioner Rodolfo "Rudy" Castillo

Staff: City Manager Roy Rodriguez, City Attorney Isaac Tawil, Assistant City Manager Michelle Rivera, Assistant City Manager Jeff Johnston, Assistant City Manager Joe Vera, City Secretary Perla Lara, City Engineer Eduardo Mendoza, Planning Director Edgar Garcia, Finance Director Sergio Villasana

CALL TO ORDER

Mayor Javier Villalobos called the meeting to order.

PROCLAMATIONS

CHIROPRACTIC HEALTH MONTH

Commissioner Omar Quintanilla read and presented a proclamation for Chiropractic Health Month.

FIRE PREVENTION WEEK

Mayor Pro Tem Joaquin Zamora read and presented a proclamation for Fire Prevention Week.

NATIVE PLANT MONTH

Commissioner Jose R. "Pepe" Cabeza de Vaca read and presented a proclamation for Native Plant Month.

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

Mayor Javier Villalobos called the Public Hearing to order.

- 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.)**

Mayor Javier Villalobos asked if there was anyone to speak in opposition to the items under this section of the agenda.

Commissioner Jose R. "Pepe" Cabeza de Vaca moved to approve the items listed on the Routine Items section of the agenda and seconded by Mayor Pro Tem Joaquin Zamora. The motion carried unanimously by those present.

- 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.**

Approved a Conditional Use Permit and adopted an ordinance, for life of the use, for a single-family dwelling at 2014 Austin Avenue, as per Planning and Zoning Commission.

The proposed residence must comply with the following requirements:

- 1) No form of pollution shall emanate beyond the immediate property line of the permitted use.
- 2) Additional reasonable restrictions or conditions such as increased open space, loading and parking requirements, suitable landscaping, curbing, sidewalks, or other similar improvements may be imposed in order to carry out the spirit of the Zoning Ordinance or mitigate adverse effects of the proposed use; and
- 3) In a C-4 District, a single-family dwelling shall be located on a minimum lot size of 5,000 sq. ft. and in compliance with setbacks of the respective zoning district. The subject property is 7,000 sq. ft.

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.

Approved a Conditional Use Permit and adopted an ordinance, for one year, for a food truck park at 4300 South Ware Road, as per the Planning and Zoning Commission.

The food truck park and its vendors must comply with the requirements set forth in Section 138-118 of the Zoning Ordinance and 54-52 of the Health and Sanitation Ordinance for mobile food vendors and the following Conditional Use Permit specific requirements:

- 1) The property line of the lot must be at least 200 feet from the nearest residence or residentially zoned property.
- 2) The name, address, phone number and email address of a contact person who shall be available 24 hours per day, 7 days per week for the purposes of responding to complaints regarding the operation of the mobile food vendor court.
- 3) Mobile food vendor courts shall not operate between the hours of 2:00 AM and 7:00 AM.
- 4) Each mobile food vendor court shall provide access to a restroom on or within 600 feet of the property lines of the track of land on which it is situated.
- 5) Mobile food vendor courts must provide one (1) garbage receptacle, to hold a minimum of thirteen (13) gallons, per each vendor located on premises for public use. This requirement is in addition to the receptacles required of each individual vendor.
- 6) Mobile food vendors may not be placed or parking on unimproved surfaces.
- 7) Adequate lighting, as determined by the health Director, to enable clear and unobstructed visibility of mobile food vendors and patrons shall be provided at all entrances and exits of the mobile food vendor court.
- 8) Mobile food vendor courts shall provide on-premises parking areas sufficient to accommodate staffing needs and seating areas.

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.

Staff recommended approval of the initial zoning to R-1 at 7201 North Taylor Road.

Commissioner Antonio "Tony" Aguirre Jr., moved to approve the initial zoning as recommended and seconded by Commissioner Jose R. "Pepe" Cabeza de Vaca. The motion carried unanimously by those present.

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).

Said item remained 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.

Staff recommended approval of a Conditional Use Permit and adoption of an ordinance, for one year, for a bar and a vape shop at 400 Nolana Avenue, Suite D, as per Planning and Zoning Commission.

The establishment must also meet the requirements set forth in Section 138-118(4) of the Zoning Ordinance and specific requirements as follows:

- 1) The property line of the lot of the above-mentioned business must be at least 400 ft. from the nearest residence or residentially zoned property, church, school, or publicly owned property, and must be designed to prevent disruption of the character of adjacent residential areas, and must not be heard from the residential area after 10:00 p.m. The proposed establishment is within 400 ft. of residential zones and uses, and a water tower.
- 2) The abovementioned business must be as close as possible to a major arterial and shall not allow the traffic generated by such business onto residential streets or allow such traffic to exit into and disrupt residential areas. The property has direct access to Nolana Avenue. The existing gates on North 4th Street need to be closed as required by other Conditional Use Permits issued in this commercial plaza.
- 3) The abovementioned business must provide parking in accordance with the city off-street parking ordinance as a minimum and make provisions to prevent use of adjacent streets for parking, especially those in adjacent residential areas, by providing additional onsite parking. Currently there is a multi-tenant commercial building on the property. The shopping center consists of various uses including office, retail, vacant suites, restaurants, a children's event center, and bars. The proposed 2,398.5 sq. ft. bar/vape shop hall requires 25 parking spaces; 729 parking spaces are provided on the common parking area in the front and rear of the building. For the 729 parking spaces of the common parking area, 1 accessible parking space is required and are provided on site, as per section 138-400(a) of the Off-Street Parking and Loading requirements, all off-street parking must be clearly striped and free of potholes.
- 4) The abovementioned business must do everything possible to prevent the unauthorized parking by the patrons of such business on adjacent businesses or residential properties including, when necessary, the installation of fences and hedges, and the reorientation of entrances.
- 5) The abovementioned business should do everything possible and be designed to discourage criminal activities and vandalism, both on the site and on adjacent properties. Included would be provision of sufficient lighting and perimeter fencing, elimination of dark areas, and the orientation of the building such that it provides maximum visibility as much as possible of the site from a public street.
- 6) The abovementioned business must make provisions to keep litter to a minimum, and to keep it from blowing onto adjacent streets and properties.
- 7) The abovementioned business shall restrict the number of persons within the building to those allowed by the Planning and Zoning Commission at the time of permit issuance, after having considered the recommendations of the Fire Marshal, Building Official and Director of Planning. The occupancy load for this establishment will be established by the Building Inspection Department as part of the building permit review process.

Mayor Javier Villalobos asked if there was anyone to speak in opposition to the items under this section of the agenda.

Ms. Laurie Fonseca Martinez spoke in opposition to the request.

A discussion ensued. Comments and concerns were expressed by Council. Staff answered questions posed by Council.

After due consideration, Mayor Pro Tem Joaquin Zamora moved to approve the Conditional Use Permit as recommended and seconded by Commissioner Victor "Seby" Haddad. The motion carried unanimously by those present.

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.

Staff recommended to table said item until Planning and Zoning Commission has issued its recommendation.

Mayor Pro Tem Joaquin Zamora moved to table said item as recommended and seconded by Commissioner Jose R. "Pepe" Cabeza de Vaca. The motion carried unanimously by those present.

D) AMENDING THE ZONING ORDINANCE OF THE CITY OF MCALLEN.

Staff recommended amending the zoning ordinance.

Commissioner Jose R. "Pepe" Cabeza de Vaca moved to amend the Zoning Ordinance and seconded by Mayor Pro Tem Zamora. The motion carried unanimously by those present.

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.

Mayor Javier Villalobos called the public hearing to order.

Staff recommended adoption of an ordinance providing for the annexation at 7201 North Taylor Road.

Mayor Pro Tem Joaquin Zamora moved to adopt the ordinance as recommended and seconded by Commissioner Victor "Seby" Haddad. The motion carried unanimously by those present.

END OF PUBLIC HEARING

Mayor Javier Villalobos declared the Public Hearing closed.

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.)

Commissioner Jose R. "Pepe" Cabeza de Vaca moved to approve the items listed on the Consent Agenda and Mayor Pro Tem Joaquin Zamora seconded. The motion carried unanimously by those present.

A) APPROVAL OF MINUTES FOR BUDGET WORKSHOP HELD AUGUST 9TH, WORKSHOP AND JOINT MEETING HELD SEPTEMBER 26, 2022.

Approved the Minutes of 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.

Approved Change Order No. 11 in the credit amount of \$70,395 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.

Approved 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.

Approved a 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 IMPRAIRED
DRIVING MOBILIZATION (STEP-IDM) CAMPAIGN.**

Approved a 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.**

Approved a 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.**

Adopted an ordinance providing for a Budget Amendment in the amount of \$100,880.00 for the purchase of an Aerial Ladder Fire Truck.

**H) ORDINANCE PROVIDING FOR A BUDGET AMENDMENT FOR AIRPORT
IMPROVEMENTS.**

Adopted an ordinance providing for a budget amendment in the amount of \$297,528.75 for Airport Improvements.

**I) ORDINANCE PROVIDING FOR THE AMENDMENT OF OFFICIAL ZONING
MAP REQUIREMENTS.**

Adopted an 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.**

Awarded a contract to Cascade Engineering, Inc. in the amount of \$283,688.64 for the purchase of recycling and trash bins.

K) APPROVAL OF TAX REFUNDS OVER \$500.00.

Approved tax refunds of over \$500.

1. EVERGREEN SQUARE INC.

Approved a tax refund in the amount of \$3,085.67.

2. LORENA MOLINA ROJAS, DDS

Approved a tax refund in the amount of \$2,445.72.

3. WESTERN DENTAL SERVICES, INC.

Approved a tax refund in the amount of \$1,301.15.

3. BIDS/CONTRACTS:

**A) CONSIDERATION AND APPROVAL OF CHANGE ORDER NUMBER 1 FOR
THE TRENTON ROAD AT AUBURN AVENUE INTERSECTION
IMPROVEMENTS.**

Staff recommended approval of Change Order No. 1 in the amount of \$5,000 for the Trenton Road at Auburn Avenue Intersection Improvements Project.

Mayor Pro Tem Joaquin Zamora moved to approve Change Order No. 1 as recommended and seconded by Commissioner Jose R. "Pepe" Cabeza de Vaca. The motion carried unanimously by those present.

B) CONSIDERATION AND APPROVAL OF CONTRACT AMENDMENT NO. 2 FOR DIRECT CONNECTORS AT IH 2/ANZALDUAS HIGHWAY.

Staff recommended approval of Contract Amendment No. 2 in the amount of \$54,705 for the Direct Connectors at IH2/Anzaldua's Highway.

Mayor Pro Tem Joaquin Zamora moved to approve Contract Amendment No. 2 as recommended and seconded by Commissioner Omar Quintanilla. The motion carried unanimously by those present.

C) AWARD OF CONTRACT FOR THE MCALLEN-ANZALDUAS BRIDGE FENCE RELOCATION PROJECT.

Staff recommended award of contract to HURFCO Industries Inc. in the amount of \$75,199.00 for the McAllen-Anzaldua's Bridge Fence Relocation Project.

Mayor Pro Tem Joaquin Zamora moved to award the contract as recommended and seconded by Commissioner Victor "Seby" Haddad. The motion carried unanimously by those present.

D) AWARD OF CONTRACT FOR THE PURCHASE TWO (2) RIDING GREENS MOWERS FOR CHAMPION LAKES GOLF COURSE.

Staff recommended award of contract to Turf and Soil Management Contract Services LLC in the amount of \$79,980.00 for the purchase of Two (2) Riding Green Mowers for Champion Lakes Golf Course.

Mayor Pro Tem Joaquin Zamora moved to award the contract as recommended and seconded by Commissioner Omar Quintanilla. The motion carried unanimously by those present.

E) AWARD OF CONTRACT FOR THE PURCHASE OF AERIAL LADDER FIRE TRUCK.

Staff recommended award of contract to Metro Fire Apparatus Specialists, Inc. in the amount of \$1,336,380.00 for the purchase of an Aerial Ladder Fire Truck.

Mayor Pro Tem Joaquin Zamora moved to award the contract as recommended and seconded by Commissioner Victor "Seby" Haddad. The motion carried unanimously.

F) AWARD OF CONTRACT FOR THE PURCHASE OF TWENTY-FIVE (25) ZEBRA MOBILE HANDHELD TICKET WRITERS WITH SELECTED OPTIONS.

Staff recommended award of contract to Tyler Technologies in the amount of \$102,068.00 for the purchase of twenty-five (25) Zebra Mobile Handheld Ticket Writers with selected options.

A discussion ensued. Comments and concerns were expressed by Council. Staff answered requested posed by Council.

Mayor Pro Tem Joaquin Zamora moved to award the contract as recommended and seconded by Commissioner Antonio "Tony" Aguirre Jr. The motion carried unanimously by those present.

G) AWARD OF CONTRACT FOR THE PURCHASE OF IT NETWORK ENTERPRISE FIREWALL WITH SELECTED OPTIONS.

Staff recommended award of contract to Insight Public Sector in the amount of \$52,890.65 for the purchase of IT Network Enterprise Firewall with selected options.

Commissioner Omar Quintanilla moved to award the contract as recommended and seconded by Commissioner Antonio "Tony" Aguirre Jr. The motion carried unanimously by those present.

H) AWARD OF CONTRACT FOR THE TERMINAL ROOF REPLACEMENT AT MCALLEN INTERNATIONAL AIRPORT.

Staff recommended award of contract to Argio Roofing and Construction LLC in the amount of \$2,075,245.00 for the Terminal Roof Replacement at McAllen International Airport.

A discussion ensued. Comments and concerns were expressed by Council. Staff answered requested posed by Council.

Commissioner Antonio "Tony" Aguirre Jr., moved to award the contract as recommended and seconded by Mayor Pro Tem Joaquin Zamora. The motion carried unanimously by those present.

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.

Staff recommended approval of Change Order No. 1 in the amount of \$71,988.77 for the Runway 14-32 and Taxiway A Safety Improvements Phase 3, 4A and 4C at McAllen International Airports.

Mayor Pro Tem Joaquin Zamora moved to approve Change Order No. 1 as recommended and seconded by Commissioner Jose R. "Pepe" Cabeza de Vaca. The motion carried unanimously by those present.

J) CONSIDERATION AND APPROVAL OF CHANGE ORDER NO. 2 FOR TERMINAL RESTROOM RENOVATIONS AT MCALLEN INTERNATIONAL AIRPORT.

Staff recommended approval of Change Order No. 2 in the amount of \$300,733.01 with an addition of 45 calendar days for the Terminal Restroom Renovations at McAllen International Airport.

Mayor Pro Tem Joaquin Zamora moved to approve Change Order No. 2 as recommended and seconded by Commissioner Victor "Seby" Haddad. The motion carried unanimously by those present.

K) CONSIDERATION AND APPROVAL OF CONTRACT AMENDMENT NO. 6 FOR THE TERMINAL PASSENGER BOARDING BRIDGE IMPROVEMENTS AT MCALLEN INTERNATIONAL AIRPORT.

Staff recommended approval of Contract Amendment No. 6 in the amount of \$250,047.10 with KSA Engineers, Inc. for the Terminal Passenger Boarding Bridge Improvements at McAllen International Airport.

A discussion ensued. Comments and concerns were expressed by Council. Staff answered requested posed by Council.

Commissioner Antonio "Tony" Aguirre Jr. moved to approve Contract Amendment No. 6 as recommended and seconded by Mayor Pro Tem Joaquin Zamora. The motion carried unanimously by those present.

4. ORDINANCES

A) CONSIDERATION OF ADOPTION OF AN ORDINANCE AUTHORIZING THE CITY MANAGER TO SET FOOD SERVICE ESTABLISHMENT AND RETAIL FOOD STORE PERMITTING FEES.

Staff recommended adoption of an ordinance authorizing the City Manager to set food service establishment and retail food store permitting fees.

Commissioner Antonio "Tony" Aguirre Jr. moved to adopt the ordinance as recommended and seconded by Commissioner Victor "Seby" Haddad. The motion carried unanimously by those present.

B) PROVIDING FOR AN AMENDMENT TO THE STRENGTH ORDINANCE FOR THE MCALLEN FIRE DEPARTMENT.

Staff recommended adoption of an ordinance providing for an increase in the number of authorized positions in the McAllen Fire Department.

Commissioner Antonio "Tony" Aguirre Jr. moved to adopt the ordinance and Commissioner Jose R. "Pepe" Cabeza de Vaca seconded the motion. The motion carried unanimously by those present.

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.**

Staff recommended approval of a variance request to not require the subdivision process at 8533 Mile 8 Road.

Commissioner Jose R. "Pepe" Cabeza de Vaca moved to approve option #2 as recommended and seconded by Commissioner Antonio "Tony" Aguirre Jr. The motion carried unanimously by those present.

6. MANAGER'S REPORT:

- A) IMMIGRATION AND RESPITE CENTER REPORT:**

Mr. Jeff Johnston presented immigration and respite center updates and answered questions.

- B) FUTURE AGENDA ITEMS:**

No future agenda items were discussed.

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).

On behalf of the Presiding Officer, City Attorney recommended recessing into Executive Session pursuant to Chapter 551, Texas Government Code, Section 551.071 Consultation with Attorney on Items 7C, 7D and 7E: Section 551.072 Deliberation Regarding Real Property on Item 7B and Section 551.087 Economic Development on Item 7A.

Mayor Javier Villalobos recessed the meeting at 5:52 pm to go into Executive Session. Mayor Javier Villalobos reconvened the meeting at 6:12 pm and noting the following city commission members present: Mayor Javier Villalobos, Mayor Pro Tem Joaquin Zamora, Commissioner Antonio "Tony" Aguirre, Jr., Commissioner Omar Quintanilla, Commissioner Victor "Seby" Haddad and Commissioner Jose R. "Pepe" Cabeza de Vaca

Absent: Commissioner Rodolfo "Rudy" Castillo

- A) CONSIDERATION OF ECONOMIC DEVELOPMENT MATTERS. (SECTION 551.087, T.G.C.)**

Commissioner Jose R. "Pepe" Cabeza de Vaca moved to authorize the City Manager and City Attorney to negotiate the economic incentives as described in executive session and seconded by Commissioner Victor "Seby" Haddad. The motion carried unanimously by those present.

- B) DISCUSSION AND POSSIBLE LEASE, SALE OR PURCHASE OF REAL PROPERTY, TRACT 1. (SECTION 551.072, T.G.C.)**

Commissioner Jose R. "Pepe" Cabeza de Vaca moved to authorize the City Manager and City Attorney to negotiate the terms for development of real property consistent as described in executive session and in conformity with requirements of Texas State Law and seconded by Commissioner Victor "Seby" Haddad. The motion carried unanimously by those present.

- C) CONSULTATION WITH CITY ATTORNEY REGARDING LEGAL ISSUES RELATED TO ECONOMIC DEVELOPMENT FUNDING. (SECTION 551.071, T.G.C.)**

No action.

- D) CONSULTATION WITH CITY ATTORNEY REGARDING LEGAL ISSUES WITH SELF INSURANCE MATTERS. (SECTION 551.071, T.G.C.)**

Commissioner Jose R. "Pepe" Cabeza de Vaca moved to authorize the City Manager and City Attorney to negotiate terms to provide self-insurance for the Tres Lagos TIRZ and seconded by Commissioner Victor "Seby" Haddad. The motion carried unanimously by those present.

**E) CONSULTATION WITH CITY ATTORNEY REGARDING LEGAL ISSUES
RELATED TO BYOB. (SECTION 551.071, T.G.C.)**

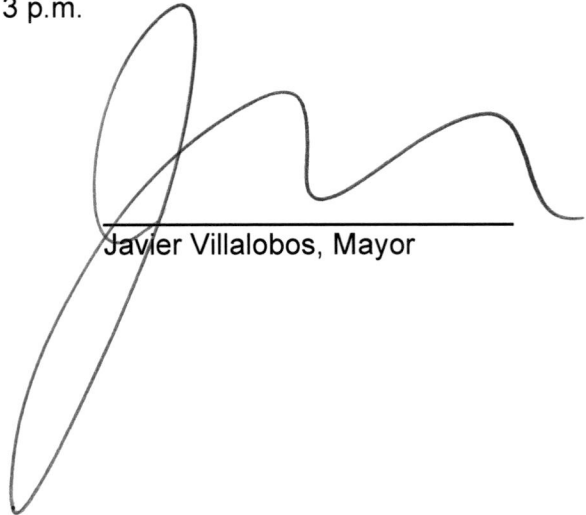
No action.

ADJOURNMENT

Without objection the meeting was adjourned at 6:13 p.m.

Attest:



Perla Lara, TRMC/CMC, CPM
City Secretary

Javier Villalobos, Mayor