



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, NOVEMBER 28, 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 Rodolfo "Rudy" Castillo

PRESENTATION - *Citizen Code Academy* - Steven Kotsatos

PROCLAMATION - 50th Anniversary Nutcracker Ballet - Deborah Case

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. Rezone from R-1 (single-family residential) District to R-2 (duplex-fourplex residential) District: Lot 7, Block 1, Southwest Heights Subdivision, Hidalgo County, Texas; 404 South 28th Street.
2. Rezone from R-1 (single-family residential) District to R-3A (multifamily residential apartment) District: 10.201 acres out of Lot 445, John H. Shary Subdivision, Hidalgo County, Texas; 9400 North Shary Road.
3. Request of Fernando Cruz on behalf of Journey Church RGV for a Conditional Use Permit, for life of the use, and adoption of an ordinance, for an Institutional Use (Church), at a 1.10 acre tract of land out of Lot 492, John H. Shary Subdivision, Hidalgo County, Texas; 6917 and 6925 State Highway 107.

B) CONDITIONAL USE PERMITS:

1. Request of Emigdio Salinas on behalf of M2 Engineering, PLLC, for a Conditional Use Permit, for life of the use, and adoption of an ordinance, for a Planned Unit Development at 13.116 acres out of Lots 234 and 235, Pride o' Texas Subdivision (Proposed Sunset Valley Subdivision), Hidalgo County, Texas; 6100 North Bentsen Road.
2. Request of Jaime A. Salazar for a Conditional Use Permit, for life of the use, and adoption of an ordinance, for a Guest House, at Lot 1, Orangewood North Subdivision, Hidalgo County, Texas; 8408 North 4th Street.

C) 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 November 14, 2022.
- B)** Ordinance providing for a Budget Amendment for land acquisition for Project Air.
- C)** Consideration and Approval of Pledge to Participate in the 2023 IT'S TIME TEXAS Community Challenge.
- D)** Consideration and Approval of an Interlocal Agreement for the 2023 South Texas All Hazard Conference.
- E)** Consideration and Approval of Change Order No. 1 for the City Hall Mechanical Upgrades.
- F)** CONSENT COOP PURCHASES
 1. Award of Contract for Installation of Water Boiler for McAllen Performing Arts Center.
 2. Award of Contract for the Purchase of Irrigation Materials for La Floresta Park.
- G)** Status Report on Parks & Recreation Projects.
- H)** Project Status Report through October 31, 2022.
- I)** Subdivision Monthly Report.

- J) Approval of Tax Refunds over \$500.00.
 - 1. Rocket Mortgage
 - 2. Gene D. Jr. & Ileana V. Poter
 - 3. H E Butt Grocery Co.

3. BIDS/CONTRACTS:

- A) Award of Contract for the Purchase of New City Vehicles.
- B) Award of Contract for the Purchase of Personal Protective Equipment for the McAllen Fire Department.
- C) Award of Contract for the Emergency Purchase of One (1) 40 Ton Carrier Air Cooled Condensing Unit with Selected Options.
- D) Award of Contract for Professional Engineering Services related to the El Rancho Subdivision Drainage Improvements Project.
- E) Consideration and Approval of Change Order No. 2 for FM1926 (23rd Street) Intersection Improvements at Hackberry Avenue.
- F) Consideration and Approval of Change Order No. 3 for the FM 1926 (23rd Street) Intersection Improvements at Kendlewood Avenue.
- G) Consideration and Approval of Change Order No. 4 for the New McAllen Metro Transfer Station and Change Order No. 3 for the New Parks and Recreation Administration.

4. MANAGER'S REPORT:

- A) Future Agenda Items.

5. 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.)

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 November 25, 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