



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, MARCH 13, 2023 – 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 Victor "Seby" Haddad

PRESENTATION - *Presentation for the GFOA Budget 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 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 Jorge A. Gonzalez, for a Conditional Use Permit, for one year, and adoption of an ordinance for a bar/cigar shop, at Lot 2-A, Lots 2-A and 2-B, Valram Heights Subdivision, Hidalgo County, Texas, 2801 Expressway 83, Bldg 200, Suites 280-290.

B) REZONING:

1. Rezone from R-1 (Single-Family Residential) District to C-3 (General Commercial) District: 6.84 acres (Tract 3), of the South 9 acres of the North 20 Acres of Lot 80, La Lomita Irrigation & Construction Company's Subdivision, Hidalgo County, Texas; 6201 North Ware Road. (WITHDRAWN)

C) CONDITIONAL USE PERMITS:

1. Request of Eziquiel Ortiz, for a Conditional Use Permit, for one year, and adoption of an ordinance for a bar and restaurant (76 Bar and Kitchen) at Lot A-1, Lot A-1, Nolana Tower Subdivision, Hidalgo County, Texas, 400 Nolana Avenue, Suites S, T, R.
2. Request of Rebeca Acosta for a Conditional Use Permit, for life of use, for a single family dwelling at Lot 19, Hammond Addition, Hidalgo County, Texas; 2220 Beaumont Avenue.

D) Public Hearing for a variance request from Section 6-2 (a) of the City of McAllen code of ordinances of the Alcoholic Beverage Code, request of Jonathan Soria on behalf of Pamm Family Properties, LLC, at Lot 2, Block 42, North McAllen Addition, Hidalgo County, Texas; 217 North 16th Street.

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 Meetings held February 27, 2023.
- B)** Award of Contract for the Purchase of Eighteen (18) Traffic Signal Poles.
- C)** Award of Contract for the Purchase of Upgrade to CineMassive Video Wall Display System with Selected Options for the TX RGV TAG TTIC.

- D) Award of Contract for the Purchase of Network Enterprise Firewall with Selected Options for McAllen Police Department - TX RGV TAG TTIC IT Network.
- E) Ordinance Providing a Budget Amendment to increase funding for the MEDC.
- F) Resolution authorizing the Participation of the Texas Commission on Environmental Quality Don't Mess with Texas Water Program and approval of Memorandum of Agreement.
- G) **CONSENT COOP PURCHASES**
 - 1. Award of Contract for the Purchase of Sixty-Four (64) Dell Computer Workstations for TX RGV TAG - TTIC.
 - 2. Award of Contract for the Purchase of Five (5) Cellebrite Five (5) Year Ultimate Subscriptions with Selected Options.
 - 3. Award of Contract for the Purchase and Installation of a Splash Pad at Curtis Park.
- H) Approval of Tax Refunds over \$500.00.
 - 1. Arzola, Noe & Yvonne
 - 2. Cisneros, Emelia
 - 3. Corelogic for Rocket Mortgage
 - 4. Costa, Alexander E & Lisa
 - 5. Deberry, Francis & Belinda
 - 6. Gonzalez, Julio Cesar & Juana G
 - 7. Guajardo, Roel & Sandra
 - 8. Kimco Realty Corporation
 - 9. Law office of Patrick Moore, PLLC
 - 10. Segura, Faustino Jr.
 - 11. Sullivan, William R.
 - 12. Vela, Guillermo Jr. & Erika

3. **BIDS/CONTRACTS:**

- A) Consideration and Approval of Change Order No. 1 for Irrigation Material at La Floresta Park.
- B) Consideration and Approval of Change Order No. 1 for the Quince Avenue and 27th Street Drainage Improvements.
- C) Consideration and Approval of Change Order No. 1 for Intersection Improvements on SS 115 (23rd Street) and SH 336 (10th Street).
- D) Award of Contract for the McAllen City Hall Canopy and Interior Improvements.
- E) Award of Contract for the 2022-2023 Single Machine Repaving Project.
- F) Award of Contract for the 2022-2023 Purchase and Delivery of Type "D" Hot Mix for the 2022-2023 Single Machine Repaving Project.
- G) Award of Contract for the Purchase of Upgrade to CineMassive Video Wall Display System with Selected Options for the McAllen Police Department 9-1-1 Dispatch Center.
- H) Consideration and Approval of a license agreement to allow a fence and existing palm trees on City Right-of-Way at the proposed Olive Grove Estates Subdivision, Hidalgo County, Texas; 3900 Lark Avenue.
- I) Consideration and Possible Approval of a memorandum of understanding with the McAllen Fire Fighters' Association temporarily increasing assignment pay.
- J) Award of Contract for the Purchase of Float Supplies.

4. ORDINANCES:

- A)** Consideration and Approval of an ordinance updating the City's fireworks regulations.
- B)** Consideration and Approval of an ordinance updating the number of members on the Senior Citizens Advisory Board.

5. RESOLUTION:

- A)** Authorizing the submission of the Allocation Plan for funds made available by the U.S. Department of Housing and Urban Development (HUD) HOME Investment Partnership Program - American Rescue Plan.

6. MANAGER'S REPORT:

- A)** Immigration and Respite Center Report.
- B)** Authorization to audit Tres Lagos.
- C)** 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 with Emergency Medical Services. (Section 551.071, TGC)

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 March 10, 2023 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