



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, MAY 22, 2023 – 4:45 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

PROCLAMATIONS - National Homeownership Month - Myra Martinez

Mental Health Month - Dalinda Gonzalez-Alcantar

Motorcycle Awareness Month - Les Cantu

SWEARING IN CEREMONY OF NEWLY ELECTED OFFICIALS

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-4 (mobile home and modular home) District to C-4 (commercial-industrial) District: 1.23 acres being the south 510 feet of the west 105 feet of Lot 2, Rancho De La Fruta Subdivision No.2, Hidalgo County, Texas; 901 East Fir Avenue.
2. Rezone from C-3 (general business) District to R-1 (single-family residential) District: Lot 5, Rio Grande Securities Inc., Subdivision No 2, Hidalgo County, Texas; 905 B-C Avenue.
3. Request of Tomas Gutierrez for a Conditional Use Permit, for one year, and adoption of an ordinance, for a food truck park at Lot 12, Block 39, McAllen Addition, Hidalgo County, Texas; 421 South 17th Street.
4. Request of Mario A. Reyna on behalf of Riverside Development Services LLC and Esperanza Homes McAllen LLC, for a Conditional Use Permit, for life of the use, for a Planned Unit Development (PUD) at a 23.663 acres out of Lots 45 and 52, La Lomita Irrigation and Construction Company Subdivision, Hidalgo County, Texas; 8300 North Ware Road.

B) CONDITIONAL USE PERMITS:

1. Request of Eva A. Arechiga on behalf of Casa Lidia Maternity House for a Conditional Use Permit, for life of the use, and adoption of an ordinance, for an Institutional Use (maternity home) at Lot 1 and the east half of Lot 2, Block 7, Fairfield Place Subdivision, Hidalgo County, Texas; 801 Kennedy Avenue.

- C)** Amending the Zoning Ordinance of the City of McAllen.

- D)** Public Hearing for Consideration and adoption of Envision McAllen Comprehensive Plan.

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 May 8, 2023 Workshop meeting and Special Meetings held May 11, 2023.
- B)** Award of Supply Contract for Purchase and Delivery of Lawn and Leaf Bags.

- C) Consideration and Authorization to remove 4th Quarter of Fiscal Year 2021-22 Uncollectible Sanitation and Drainage Accounts from the General Ledger and begin Write-off procedures.
- D) Consideration and Authorization to enter into an Interlocal Agreement for the donation of surplus vehicles to the City of Paras, Nuevo Leon, Mexico.
- E) Consideration and Authorization to enter into an Interlocal Agreement for the donation of surplus vehicles to the City of Mier y Noriega, Nuevo Leon, Mexico.
- F) Consideration and Authorization to enter into an Interlocal Agreement for the donation of surplus vehicles to the City of Diaz Ordaz, Tamaulipas, Mexico.
- G) Consideration and Approval for a Memorandum of Understanding with McAllen I.S.D. for McFun Zone Summer Programs.
- H) Resolution authorizing the submission of a grant application to the Fiscal Year 2023 Hero America Fund Grant Program.
- I) Resolution approving the Public Transit Agency Safety Plan Update.
- J) **CONSENT COOP PURCHASES**
 - 1. Award of Contract through BuyBoard for the Purchase and Installation of Shade Structures on 2nd Street Trail.
- K) Status Report on Parks & Recreation Projects.
- L) Subdivision Monthly Report.
- M) Project Status Report through April 30, 2023.

3. BIDS/CONTRACTS:

- A) Award of Contract for Temporary Employment Services.
- B) Award of Contract for the Development of Morris Park.
- C) Award of Contract for the Purchase of Two (2) Current Model Combination Sewer and Catch Basin Cleaning Trucks.
- D) Consideration and Approval of an agreement with the Texas Department of Transportation for an artist stipend for a public mural in coordination with Keep McAllen Beautiful, Inc.
- E) Award of Contract for McAllen Fire Station 8.
- F) Award of Contract for the Purchase of furniture to Gateway for the New Parks and Recreation Facility.
- G) Award of Contract for the 2023 Single Machine Repaving at La Paloma Subdivision (CDBG).
- H) Award of Contract for the 2023 Type D Hot Mix at La Paloma Subdivision (CDBG).
- I) Award of Contract to Marcia Appia Civil Infrastructure Consultant Engineers, LLC., for Professional Engineering Services for Various Drainage Projects. (Project No. 09-22-S72-441).
- J) Award of Contract to Rio Delta Engineering for Professional Engineering Services for Various Drainage Improvement Projects.
- K) Consideration and Approval of License Agreement allowing private landscape features and fire department connection to remain on City Right-of-Way.
- L) Consideration and Authorization to Execute Payment to Rio Valley Switching Company and Union Pacific Rail Road for the future Jackson Hike & Bike Railroad Pedestrian Crossing.

- M) Consideration and possible approval of an interlocal agreement with MISD for environmental and aquatic science education at Quinta Mazatlan.

4. ORDINANCES:

- A) Consideration and Approval of longevity pay for full time, non-civil service employees.
- B) Ordinance Providing for a Budget Amendment for Morris Park Improvements.

5. VARIANCES:

- A) Consideration of variance requests to the R.O.W dedication requirements for Hobbs Drive and North Bicentennial Boulevard at the proposed Silver Oak Subdivision, Hidalgo County, Texas; 9229 North Bicentennial Boulevard.

6. MANAGER'S REPORT:

- A) Advisory Board Appointments.
- B) Immigration and Respite Center Report.
- C) Consideration and Possible Action regarding Position of Fire Chief at McAllen Fire Department.
- D) Future Agenda Items.

7. TABLED ITEM(S):

- A) Consideration of extension of nuisance abatement agreement.

8. 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 Personnel Process. (Section 551.071, T.G.C.)
- C) Discussion Regarding Personnel Matters Related to Position of Fire Chief. (Section 551.074, 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 May 19, 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