



Mayor Javier Villalobos
Mayor Pro Tem/Commissioner J. Omar Quintanilla
Commissioner Tony Aguirre, Jr.
Commissioner Joaquin Zamora

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, JULY 24, 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 Antonio "Tony" Aguirre, Jr.

PRESENTATION - Governor's Community Achievement Award - Chris Lash

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 Carlos Maldonado, for a Conditional Use Permit, for one year, and adoption of an ordinance, for a Smoke Shop, at Lots 4 and 5, McAllen Northwest Industrial Subdivision No. 2, Hidalgo County, Texas; 5000 North 23rd Street, Suite F.

B) REZONINGS:

1. Rezone from A-O (agricultural-open space) District to C-1 (office building) District: 33.894 acres out of Lot 8, McAllen First Suburban Citrus Groves Subdivision and out of Lots 185 and 188, La Lomita Irrigation & Construction Company, Hidalgo County, Texas; 2800 South Ware Road.

2. Rezone from A-O (agricultural-open space) District to I-1 (light industrial) District: all of 63.86 acres out of Lots 5 and 6, Block 1, Rio Bravo Plantation Company Subdivision, Hidalgo County, Texas; 3500 South Ware Road.

3. Rezone from R-1 (single-family residential) District to R-3A (multifamily apartment residential) District: 2.025 acres, consisting of 1.493 acres out of a part or portion out of Lot 202, and 0.532 acre out of a part or portion out of Lot 205, Pride O' Texas Subdivision, Hidalgo County, Texas; 9212 North 36th Street. **(TABLED)**

4. Rezone from R-1 (single-family residential) District to R-3A (multi-family apartment residential) District: an 8.11 acre tract out of Lot 9, E.M. Card Survey No.1, Hidalgo County, Texas; 9228 North Bicentennial Boulevard. **(TABLED)**

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 for Workshop and Regular Meetings held July 10, 2023.

B) Consideration and Approval of Change Order No. 1 and Final for the Helena Avenue Sidewalk Improvements Project.

C) Consideration and Approval of Change Order No. 1 for the Northgate Lane Drainage Improvements Project.

D) Consideration and Approval of Amendment No. 2 to the Cargo Building Lease Agreement.

E) Award of Contract for Emergency Adobe Repairs at Quinta Mazatlan.

F) Award of Contract for Stop Loss Insurance for City of McAllen Employee Health Plan.

G) CONSENT COOP PURCHASES

1. Award of Contract for Ratification of Storm Damage Repair Shade Tarps.

H) Subdivision Monthly Report.

I) Project Status Report through June 30, 2023.

J) Status Report on Parks & Recreation Projects.

- K)** Approval of Tax Refunds over \$500.00.
1. 3BU Family LTD Partnership
 2. Corelogic
 3. Dutremaine, James Platt
 4. Fanugao, Jason R. & Brenda L. Martinez
 5. Flores, Guadalupe
 6. Franklin, Raymond C.
 7. Martin, Rosaura
 8. Rhodes Development Inc.
 9. Sullivan, William R.
 10. VCFS Auto Leasing Company

3. BIDS/CONTRACTS:

- A)** Award of Contract for Quinta Mazatlan Center for Urban Ecology.
- B)** Consideration and Approval of Change Order No. 2 for the Bicentennial Blueline Bridge Improvements Project (Harvey Ave. & Bicentennial Blvd.).
- C)** Consideration and Approval of Change Order No. 2 for the Anzalduas Bridge Improvements Project.
- D)** Consideration and Possible Approval of a collective bargaining agreement with the McAllen Professional Law Enforcement Association.

4. RESOLUTIONS:

- A)** Resolution authorizing the submission of a grant application to the U.S. Department of Justice under the Bureau of Justice Assistance Fiscal Year 2023 Edward Byrne Memorial Justice Assistance Grant Program.
- B)** Resolution authorizing the submission of a grant application to the Department of Homeland Security under the Federal Emergency Management Agency for the Fiscal Year 2023 Shelter and Services Program.
- C)** Resolution for the use of Eminent Domain for Taylor Road Phase 2.

5. MANAGER'S REPORT:

- A)** Advisory Board Appointments.
- B)** Appointment to the Hidalgo County Regional Mobility Authority Board.
- C)** Immigration and Respite Center Report.
- D)** Future Agenda Items.

6. 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 July 21, 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