



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, OCTOBER 9, 2023 – 5:00 PM
MCALLEN CITY HALL
CITY COMMISSION CHAMBERS; 3RD FLOOR
1300 HOUSTON AVENUE
MCALLEN TEXAS, 78501

"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 Pro Tem Omar Quintanilla

PLEDGE OF ALLEGIANCE - Mayor Pro Tem Omar Quintanilla

INVOCATION - Commissioner Antonio "Tony" Aguirre, Jr.

PROCLAMATIONS - Down Syndrome Awareness Month - Deborah Tomai

Taco Palenque-Juan Francisco Ochoa

National Community Planning Month - Edgar Garcia

Fire Prevention Week- Chief Juan Gloria

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 Robert Wilson, for a Conditional Use Permit, for one year, and adoption of an ordinance for a bar (Eddies) at lot a-1, Nolana Tower Subdivision, Hidalgo County, Texas; 400 Nolana Avenue, Suite G.

2. Request of Eric R. Pena, for a Conditional Use Permit, for one year, and adoption of an ordinance for a bar (Suerte Bar and Grill) at N98.5' Lot 1 Block 1 , Fairway North Subdivision, Hidalgo County, Texas; 2001 South 10th Street.
3. Request of Mario Almadovar, for A Conditional Use Permit, for one year, and Adoption of an ordinance, for a Hooka Bar, at Lot 1, Gateway Plaza Shopping City Subdivision S85'-N300', Hidalgo County, Texas; 1215 South 10th Street, Suite D.
4. Request of Miguel A. Vargas, for a Conditional Use Permit, for one year, and adoption of an ordinance, for a bar at Lots 1 and 2, Mejia Subdivision Unit No.1, Hidalgo County, Texas; 2000 Nolana Avenue.
5. Request of Florentino Obregon Jr., for a Conditional Use Permit, for life of the use, and adoption of an ordinance, for an institutional use (church) at Lot 15, Espensen Industrial Park Subdivision Unit No.3, Hidalgo County, Texas; 2600 Zinnia Avenue.

B) REZONINGS:

1. Initial Zoning to R-1 (single-family residential) District: 1.09 acres, more or less, out of Lot 417, John H. Shary Subdivision, Hidalgo County, Texas; 4800 Auburn Avenue.
2. Initial Zoning to R-1 (single-family residential) District: 24.54 acres, more or less, out of Lot 417, John H. Shary Subdivision, Hidalgo County, Texas; 8100 North Taylor Road.

C) CONDITIONAL USE PERMIT:

1. Request of Ramon Martinez, for a Conditional Use Permit, for one year, and Adoption of an Ordinance, for a Food Truck Park, at Lot 1, Valley Salvage Center Subdivision, Hidalgo County, Texas; 701 E. Highway 83.

D) Amending the Zoning Ordinance of the City of McAllen.

E) Public hearing and ordinance providing for the annexation of 1.09 acres, more or less, out of Lot 417, John H. Shary Subdivision, Hidalgo County, Texas; 4800 Auburn Avenue.

F) Public hearing and ordinance providing for the annexation of 24.54 acres, more or less, out of Lot 417, John H. Shary Subdivision, Hidalgo County, Texas; 8100 North Taylor Road.

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 September 25, 2023.
- B)** Consideration and Approval of an Interlocal Agreement with Rio Grande Valley Metropolitan Planning Organization (RGVMPO) for planning funds.
- C)** Consideration and Approval of Change Order for Short Range Transit Plan Revisit.

- D) Resolution authorizing the acceptance of a grant from NASA @ My Library.
- E) Resolution authorizing the submittal of a grant application to the Texas State Library and Archives Commission (TSLAC).
- F) Resolution authorizing the submittal of a grant application to the U.S. Department of Commerce under the Fiscal Year 2023 EDA Public Works and Economic Adjustment Assistance Programs.
- G) Resolution authorizing the submittal of a grant application to the Environmental Protection Agency under the Environmental Education Local Grants Program for Region 6.
- H) Resolution authorizing the submittal of a grant application to the National Endowment for the Humanities under the Dangers and Opportunities of Technology: Perspectives from the Humanities Grant.
- I) Resolution amending Resolution No. 2023-08 to provide for the inclusion of required language as required by the Office of the Governor, Public Safety Office - Criminal Justice Division for the Texas Anti-Gang Program, Fiscal Year 2024, Application No. 3060509.
- J) Resolution amending Resolution 2022-48 to accept grant funds in the amount of \$10,000 from the Office of the Governor Homeland Security Grant Division under the Fiscal Year 2023 Local Border Security Program.
- K) Resolution authorizing the submittal of a grant application to the FTA for Transit-Oriented Development Planning Funds.
- L) Resolution in support of Cost of Living Adjustment (COLA) to pensions as provided by Teacher Retirement System of Texas.
- M) CONSENT COOP PURCHASES
 - 1. Award of Contract for the purchase of Rescue Air-Bags for the Fire Department.
 - 2. Award of Contract for the purchase of Two (2) Front End Loaders utilizing Sourcewell Cooperative Pricing.

3. BIDS/CONTRACTS:

- A) Consideration and Approval of a Memorandum of Understanding between the City of McAllen Fire Department and South Texas College.
- B) Consideration and Approval of EZ Cross Lane Upgrade at McAllen-Hidalgo International Bridge.
- C) Consideration and Approval of Parking Services Agreement with Municipal Parking Services, Inc.
- D) Consideration and Approval of Change Order No. 3 for the Anzalduas Bridge Infrastructure Improvements.
- E) Consideration and Approval of Change Order No. 4 for the McAllen-Hidalgo International Bridge Pedestrian Improvements.
- F) Award of Contract for the McAllen Foreign Trade Zone Stormwater Pump Station Improvements.

4. ORDINANCES:

- A) Consideration and possible approval of an update to the emergency services ordinance to provide for a sole-provider ambulance system.
- B) Ordinance providing for a Budget Amendment for Emergency Medical Services.

5. VARIANCES:

- A) Consideration of variance requests to: 1) Paving width, curb and gutter, and sidewalk requirements for the interior street, 2) Right-of-way, curb and gutter, and sidewalk requirements for a Cul-de-Sac, and 3) A contractual agreement in lieu of providing or escrowing for paving, curb and gutter, and sidewalk requirements for N. Bentsen Palm Drive, for proposed JLG Subdivision, Hidalgo County, Texas; 9212 North Bentsen Palm Drive.

6. MANAGER'S REPORT:

- A) Immigration and Respite Center Report.
- B) 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) Consultation with City Attorney for litigation update regarding Cause No. C-0074-19-D pending in Hidalgo County, Texas. (Section 551.072, T.G.C.)
- C) Evaluation of the City Manager. (Section 551.074, T.G.C.)
- D) Discussion and possible lease, sale or purchase of Real Property, Tract 1. (Section 551.072, 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 October 06, 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