



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, NOVEMBER 13, 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 Javier Villalobos

PLEDGE OF ALLEGIANCE - Mayor Javier Villalobos

INVOCATION - Mayor Pro Tem Omar Quintanilla

PRESENTATION - *Recognition of APA Texas Comprehensive Plan Award for Envision McAllen-Edgar Garcia*

PROCLAMATION - Texas Recycles Day

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 Julian R. Aguilar, for a Conditional Use Permit, for one year, and adoption of an ordinance, for a bar and vape/ retail shop (The HotBOX) at Lot A-1, Nolana Tower Subdivision, Hidalgo County, Texas; 400 Nolana Avenue, Suite D.

2. Request of Laura L. Garza, for a Conditional Use Permit, for one year, and adoption of an ordinance, for an event center at Lots 13 through 19, Block 1, Las Cañadas Subdivision, Hidalgo County, Texas; 3012 South Jackson Road.

- B) 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 October 23, 2023.
- B) Consideration and Approval of a Memorandum of Agreement with Department of Homeland Security, Transportation Security Administration for the CBIS Remediation Program Project.
- C) Consideration and Approval to accept the Texas Department of Transportation's Fiscal Year 2024 Routine Airport Maintenance Program (RAMP) Grant.
- D) Consideration and Approval of Transit Title VI Plan Update.
- E) Consideration and Approval of Change Order No. 3 for the Daffodil Ave Roadway Widening.
- F) Consideration and Authorization to enter into an Interlocal Agreement for the donation of a surplus vehicle to the City of Dr. Gonzalez, Nuevo Leon.
- G) Resolution authorizing the submittal of a grant application to the Texas Historic Commission under the Certified Local Government Grant Fiscal Year 2024.
- H) Resolution of the Board of Commissioners of the City of McAllen, Hidalgo County, Texas, Amending Texpool Authorized Representatives and Providing an Effective Date.
- I) Resolution of the Commissioners of the City of McAllen, Texas Designating Maria Chavero as an Investment Officer along with Sergio Villasana, Marco A. Vega, P.E., Valeria Rios, and Roel Rodriguez, P.E. for the City of McAllen.
- J) Updating the On-Site Sewage Facility (OSSF) Ordinance to remove Registered Sanitarian.
- K) Ordinance providing for the abandonment of a 50-foot Right-of-Way easement, being 0.689 acres out of Sections 227 and 232, Texas Mexican Railway Survey, Hidalgo County, Texas, 5801 Monte Cristo Road.
- L) Ordinance providing for the abandonment of a 10.0-foot utility easement adjacent to the rear property line of Lot 56, Idela Park Subdivision, Unit 1, Hidalgo County, Texas, 4813 South 29th Street.
- M) Consideration of variance requests to exceed the maximum 600 ft. Cul-de-Sac length requirement, at the proposed North Ridge Estates Subdivision, Hidalgo County, Texas; 9501 North 23rd Street.
- N) **CONSENT COOP PURCHASES**
 - 1. Award of Contract for the Purchase of Fire Department Uniforms. (BuyBoard)
 - 2. Award of Contract for the Purchase of Two (2) Riding Fairway Mowers for Champion Lakes Golf Course. Buyboard. (Project No. 09-23-P76-01)
- O) Approval of Tax Refunds over \$500.00.
 - 1. Superior Granite and Marble By VI
 - 2. Texas Regional Bank

3. BIDS/CONTRACTS:

- A)** Award of Contract to contract labor for the Mowing of Weedy Lots. (Project No. 08-23-S66-118)
- B)** Consideration and Approval of Contract Amendment with Rideco, Inc for Paratransit Software Services.
- C)** Award of Contract for the Purchase One (1) HGAC LDV Model SS34FC-SV Mobile Command Unit with Selected Options.
- D)** Award of Contract for the Purchase of Two (2) Roshel Senator Tactical Armored Units with Selected Options.
- E)** Consideration and Approval of Change Order No. 9 for the Metro Transfer Station and Change Order No. 7 for Parks and Recreation Administration. (Project No. 04-21-C13-450)
- F)** Award of Contract for the Finance Department Remodeling Project.
- G)** Consideration and Approval of Change Order No. 5 for the McAllen-Hidalgo International Bridge Pedestrian Improvements.
- H)** Consideration and Approval to Negotiate with Top Ranked Consultant Firm for the Terminal Capacity Study at McAllen International Airport. (Project No. 08-23-S63-124)

4. ORDINANCES:

- A)** Ordinance providing for an amendment to reduce the number of Community Development Advisory Council members to meet quorum from the current 8 to 5 members.
- B)** Ordinance providing for Budget Amendment for Convention Facilities Fund to increase workforce.

5. RESOLUTION:

- A)** Resolution casting votes for the Hidalgo County Appraisal District Board of Directors 2024-2025.

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)** 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 November 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