

**STATE OF TEXAS
COUNTY OF HIDALGO
CITY OF MCALLEN**

Mayor Pro Tem Omar Quintanilla called the meeting to order. The McAllen Board of Commissioners convened in a Regular Meeting on Monday, **October 9, 2023**, at 5:00 PM, at McAllen City Hall Third Floor (3rd) Commission Chambers, with the following present:

Mayor Pro Tem Omar Quintanilla, Commissioner Antonio "Tony" Aguirre, Jr., Commissioner Joaquin Zamora, Commissioner Rodolfo "Rudy" Castillo, Commissioner Victor "Seby" Haddad and Commissioner Jose R. "Pepe" Cabeza de Vaca

Absent: Mayor Javier Villalobos and Commissioner Victor "Seby" Haddad

Staff: City Manager Roy Rodriguez, City Attorney Isaac Tawil, Assistant City Manager Michelle Rivera, Assistant City Manager Jeff Johnston, Assistant City Manager Joe Vera, City Secretary Perla Lara, City Engineer Eduardo Mendoza, Planning Director Edgar Garcia, Finance Director Sergio Villasana

CALL TO ORDER

Mayor Pro Tem Omar Quintanilla called the meeting to order.

PROCLAMATIONS

Commissioner Joaquin Zamora read and presented a proclamation for Down Syndrome Awareness Month.

Commissioner Antonio "Tony" Aguirre, Jr. read and presented a proclamation for Taco Palenque.

Commissioner Rodolfo "Rudy" Castillo read and presented a proclamation for National Community Planning Month.

Commissioner Victor "Seby" Haddad read and presented a proclamation for Fire Prevention Week.

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

Mayor Pro Tem Omar Quintanilla called the Public Hearing to order.

- 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.)**

Mayor Pro Tem Omar Quintanilla asked if there was anyone to speak in opposition to the items under this section of the agenda. No one spoke.

Commissioner Jose R. "Pepe" Cabeza de Vaca moved to approve the items listed on the Routine Items section of the agenda and seconded by Commissioner Joaquin Zamora. The motion carried unanimously by those present.

- 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.**

Approved a Conditional Use Permit and adopted an ordinance, for one year, for a bar at 400 Nolana Avenue, Suite G, as per Planning and Zoning Commission.

The establishment must also meet the requirements set forth in Section 138-118(4) of the Zoning Ordinance and specific requirements as follows:

1. The property line of the lot of the above-mentioned business must be at least 400 ft. from the nearest residence or residentially zoned property, church, school, or publicly owned property, and must be designed to prevent disruption of the character of adjacent residential areas, and must not be heard from the residential area after 10:00 p.m. The proposed establishment is within 400 ft. of residential zones and uses, and a water tower.
2. The abovementioned business must be as close as possible to a major arterial and shall not allow the traffic generated by such business onto residential streets or allow such traffic to exit into and disrupt residential areas. The property has direct access to Nolana Avenue, North 4th Street, and North 6th Street. The existing gates on North 4th Street need to be closed as required by other Conditional Use Permits issued in this commercial plaza.
3. The abovementioned business must provide parking in accordance with the city off-street parking ordinance as a minimum and make provisions to prevent use of adjacent streets for parking, especially those in adjacent residential areas, by providing additional onsite parking. Currently there is a multi-tenant commercial building on the property. The shopping center consists of various uses including office, retail, vacant suites, restaurants, a children's event center, and bars. The proposed 11,875 sq. ft. bar/pool hall requires 149 parking spaces; 729 parking spaces are provided on the common parking area in the front and rear of the building. For the 729 parking spaces of the common parking area, 15 accessible parking spaces are required and are provided on site, as per section 138-400(a) of the Off-Street Parking and Loading requirements, all off-street parking must be clearly striped and free of potholes.
4. The abovementioned business must do everything possible to prevent the unauthorized parking by the patrons of such business on adjacent businesses or residential properties including, when necessary, the installation of fences and hedges, and the reorientation of entrances.
5. The abovementioned business should do everything possible and be designed to discourage criminal activities and vandalism, both on the site and on adjacent properties. Included would be provision of sufficient lighting and perimeter fencing, elimination of dark areas, and the orientation of the building such that it provides maximum visibility as much as possible of the site from a public street.
6. The abovementioned business must make provisions to keep litter to a minimum, and to keep it from blowing onto adjacent streets and properties.
7. The abovementioned business shall restrict the number of persons within the building to those allowed by the Chief Building Official and Fire Marshal. The occupancy load will be established by the Building Inspections Department as part of the building permit review process.

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.

Approved a Conditional Use Permit and adopted an ordinance, for one year, for a bar at 2001 South 10th Street, as per Planning and Zoning Commission.

The establishment must also meet the requirements set forth in Section 138-118(a)(4) of the Zoning Ordinance and specific requirements as follows:

1. The property line of the lot of any of the abovementioned businesses must be at least 400 feet from the nearest residence or residentially zoned property, church, school, or publicly owned property, and must be designed to prevent disruptions of the character of adjacent residential areas, and must not be heard from the residential area after 10:00 p.m. The establishment is within 400 ft. of the residential zone/use to the northeast.
2. The abovementioned businesses must be as close as possible to a major arterial and shall not allow the traffic generated by such businesses onto residential streets or allow such traffic to exit into and disrupt residential areas. The establishment has direct access to South 10th Street.
3. The abovementioned businesses must provide parking in accordance with the city off-street parking ordinance as a minimum and make provisions to prevent use of adjacent streets for parking, especially those in adjacent residential areas, by providing additional onsite parking. 61 parking spaces are required and 63 are provided as per site plan.
4. The abovementioned businesses must do everything possible to prevent the unauthorized parking by the patrons of such businesses on adjacent business or residential properties including, when necessary, the installation of fences and hedges, and the reorientation of entrances.
5. The abovementioned businesses should do everything possible and be designed to discourage criminal activities and vandalism, both on the site and on adjacent properties.

Included would be provision of sufficient lighting and perimeter fencing, elimination of dark areas, and the orientation of the building such that it provides maximum visibility of as much as possible of the site from a public street.

6. The abovementioned businesses must make provisions to keep litter to a minimum, and to keep it from blowing onto adjacent streets and properties.
7. The abovementioned business shall restrict the number of persons within the building to those allowed by the Chief Building Official and Fire Marshal. The occupancy load will be established by the Building Inspections Department as part of the building permit review process.

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.

Approved a Conditional Use Permit and adopted an ordinance, for one year, for a Hooka Bar at 1215 South 10th Street, Suite D, as per Planning and Zoning Commission.

The establishment must also meet the requirements set forth in Section 138-118(4) of the Zoning Ordinance and specific requirements as follows:

1. The property line of the lot of the above-mentioned business must be at least 400 ft. from the nearest residence or residentially zoned property, church, school, or publicly owned property, and must be designed to prevent disruption of the character of adjacent residential areas, and must not be heard from the residential area after 10:00 p.m. The proposed establishment is within 400 ft. of residential zones and uses.
2. The abovementioned business must be as close as possible to a major arterial and shall not allow the traffic generated by such business onto residential streets or allow such traffic to exit into and disrupt residential areas. The property has direct access to South 10th Street, and Lindberg Avenue.
3. The abovementioned business must provide parking in accordance with the city off-street parking ordinance as a minimum and make provisions to prevent use of adjacent streets for parking, especially those in adjacent residential areas, by providing additional onsite parking. Currently there is a multi-tenant commercial building on the property. The shopping center consists of two other suites, Metro T-Mobile, and Puff Air. The proposed 4,131 sq. ft. restaurant/bar requires ten parking spaces; 37 parking spaces are provided on the common parking area in the front of the building, all parking must be clearly striped and free of potholes.
4. The abovementioned business must do everything possible to prevent the unauthorized parking by the patrons of such business on adjacent businesses or residential properties including, when necessary, the installation of fences and hedges, and the reorientation of entrances.
5. The abovementioned business should do everything possible and be designed to discourage criminal activities and vandalism, both on the site and on adjacent properties. Included would be provision of sufficient lighting and perimeter fencing, elimination of dark areas, and the orientation of the building such that it provides maximum visibility as much as possible of the site from a public street.
6. The abovementioned business must make provisions to keep litter to a minimum, and to keep it from blowing onto adjacent streets and properties.
7. The abovementioned business shall restrict the number of persons within the building to those allowed by the Chief Building Official and Fire Marshal. The occupancy load will be established by the Building Inspections Department as part of the building permit review process.

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.

Approved a Conditional Use Permit and adopted an ordinance, for one year, for a bar at 2000 Nolana Avenue, as per Planning and Zoning Commission.

The establishment must comply with the requirements set forth in Section 138-118 (a)(4) of the Zoning Ordinance and specific requirements as follows:

1. The property line of the lot of the abovementioned business must be at least 400 feet from the nearest residence or residentially zone property, church, school, or publicly owned property, and must be designed to prevent disruptions of the character of adjacent residential areas, and must not be heard from the residential area after 10:00 p.m. The establishment is within 400 ft. of the International Museum of Arts & Science (IMAS);

2. The abovementioned business must be as close as possible to a major arterial and shall not allow the traffic generated by such business onto residential streets or allow such traffic to exit into and disrupt residential areas. The establishment has direct access to Nolana Avenue and Bicentennial Drive and does not generate traffic into residential areas.
3. The abovementioned business must provide parking in accordance with the city off-street parking ordinance as a minimum and make provisions to prevent use of adjacent streets for parking, especially those in adjacent residential areas, by providing additional onsite parking. Based on the square footage of the bar, 25 parking spaces will be required, which are provided as part of the common parking area. There is a 2-year parking agreement on file valid from June 2023 to June 2025, that provides an additional 40 parking spaces.
4. The abovementioned business must do everything possible to prevent the unauthorized parking by the patrons of such business on adjacent business or residential properties including, when necessary, the installation of fences and hedges, and the reorientation of entrances.
5. The abovementioned business should do everything possible and be designed to discourage criminal activities and vandalism, both on the site and on adjacent properties. Included would be provision of sufficient lighting and perimeter fencing, elimination of dark areas, and the orientation of the building such that it provides maximum visibility of as much as possible of the site from a public street.
6. The abovementioned business must make provisions to keep litter to a minimum, and to keep it from blowing onto adjacent streets and properties; and
7. The abovementioned business shall restrict the number of persons within the building to those allowed by the Planning and Zoning Commission at the time of permit issuance, after having considered the recommendations of the Fire Marshal, Building Official and Director of Planning. This number cannot exceed the number provided for in existing city ordinances.

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.

Approved a Conditional Use Permit and adopted an ordinance, for life of the use, for an institutional use (church) at 2600 Zinnia Avenue, as per Planning and Zoning Commission.

The church must comply with the Zoning Ordinance and specific requirements as follows:

1. The proposed use shall not generate traffic onto residential size streets or disrupt residential areas and shall be as close as possible to a major arterial. The business has frontage on Zinnia Avenue with direct outlet onto N 29th St.
2. The proposed use shall comply with the McAllen Off-Street Parking Ordinance and make provisions to prevent the use of street parking, especially in residential areas. Based on the seating area of 40 seats in the sanctuary, ten parking spaces are required; seven parking spaces are provided on site on the south side of the property. A parking agreement has been submitted for an additional six parking spaces with the adjacent property.
3. The proposed use shall prevent the unauthorized parking of its patrons on adjacent businesses or residences by providing fences, hedges or reorientation of entrances and exits.
4. The proposed use shall provide sufficient lighting to eliminate dark areas, perimeter fencing, and an orientation of the building to provide maximum visibility from a public street in order to discourage vandalism and criminal activities.
5. Provisions shall be made to prevent litter from blowing onto adjacent streets and residential areas.
6. The numbers of persons within the building shall be restricted to the existing seating capacity for the building.
7. Sides adjacent to commercially and residentially zoned or used properties shall be screened by a 6 ft. opaque fence.

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.

Staff recommended approval of the initial zoning to R-1 at 4800 Auburn Avenue.

Commissioner Joaquin Zamora moved to approve the initial zoning as recommended and seconded by Commissioner Jose R. "Pepe" Cabeza de Vaca. The motion carried unanimously by those present.

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.

Staff recommended approval of the initial zoning to R-1 at 8100 North Taylor Road.

Commissioner Joaquin Zamora moved to approve the initial zoning as recommended and seconded by Commissioner Jose R. "Pepe" Cabeza de Vaca. The motion carried unanimously by those present.

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.

Staff recommended approval of a Conditional Use Permit and adoption of an ordinance, for one year, for a food truck park at 701 E. Highway 83, as per Planning and Zoning Commission.

The food truck park and its vendors must comply with the requirements set forth in Section 54-51 of the Zoning Ordinance for mobile food vendors and the following specific requirements:

- 1. The property line of the lot must be at least 200 feet from the nearest residence or residentially zoned property.
- 2. The name, address, phone number and email address of a contact person who shall be available 24 hours per day, seven days per week for the purposes of responding to complaints regarding the operation of the mobile food vendor court.
- 3. Mobile food vendor courts shall not operate between the hours of 2:00 AM and 7:00 AM.
- 4. Each mobile food vendor court shall provide access to a restroom on or within 600 feet of the property lines of the track of land on which it is situated.
- 5. Mobile food vendor courts must provide one (1) garbage receptacle, to hold a minimum of thirteen (13) gallons, per each vendor located on premises for public use. This requirement is in addition to the receptacles required of each individual vendor.
- 6. Mobile food trucks may not be placed or parked on unimproved surfaces.
- 7. Adequate lighting, as determined by the health Director, to enable clear and unobstructed visibility of mobile food vendors and patrons shall be provided at all entrances and exits of the mobile food vendor court.
- 8. Mobile food vendor courts shall provide on-premises parking areas sufficient to accommodate staffing needs and seating areas.

Commissioner Jose R. "Pepe" Cabeza de Vaca moved to approve the Conditional Use Permit as recommended and seconded by Commissioner Joaquin Zamora. The motion carried unanimously by those present.

D) AMENDING THE ZONING ORDINANCE OF THE CITY OF MCALLEN.

Mayor Pro Tem Omar Quintanilla asked if there was anyone to speak in opposition to the items under this section of the agenda. No one spoke.

Commissioner Joaquin Zamora moved to amend the Zoning Ordinance and seconded by Commissioner Jose R. "Pepe" Cabeza de Vaca. The motion carried unanimously by those present.

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.

Mayor Pro Tem Omar Quintanilla called the public hearing to order.

Staff recommended adoption of an ordinance providing for the annexation at 4800 Auburn Avenue.

Commissioner Antonio "Tony" Aguirre, Jr. moved to adopt the ordinance as recommended and seconded by Commissioner Joaquin Zamora. The motion carried unanimously by those present.

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.

Mayor Pro Tem Omar Quintanilla called the public hearing to order.

Staff recommended adoption of an ordinance providing for the annexation at 8100 North Taylor Road.

Commissioner Antonio "Tony" Aguirre, Jr. moved to adopt the ordinance as recommended and seconded by Commissioner Joaquin Zamora. The motion carried unanimously by those present.

END OF PUBLIC HEARING

Mayor Pro Tem Omar Quintanilla declared the Public Hearing closed.

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.)

Commissioner Jose R. "Pepe" Cabeza de Vaca moved to approve the items listed on the Consent Agenda and Commissioner Joaquin Zamora seconded. The motion carried unanimously by those present.

A) APPROVAL OF MINUTES OF WORKSHOP AND REGULAR MEETING HELD SEPTEMBER 25, 2023.

Approved the Minutes of Workshop and Regular meeting held September 25, 2023, as submitted.

B) CONSIDERATION AND APPROVAL OF AN INTERLOCAL AGREEMENT WITH RIO GRANDE VALLEY METROPOLITAN PLANNING ORGANIZATION (RGVMPO) FOR PLANNING FUNDS.

Approved 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.

Approved Change Order in the amount of \$25,900 for the Short-Range Transit Plan Revisit.

D) RESOLUTION AUTHORIZING THE ACCEPTANCE OF A GRANT FROM NASA @ MY LIBRARY.

Approved a 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).

Approved a 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.

Approved a 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.

Approved a 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.**

Approved a 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.**

Approved a 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.**

Approved a 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.**

Approved a 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.**

Ms. Beverly Avila spoke on item 2.L. (Agenda Item Public Comment)

Approved a resolution in support of Cost-of-Living Adjustment (COLA) to pensions as provided by Teacher Retirement System of Texas.

May Pro Tem Omar Quintanilla mentioned that the city is encouraging voters to participate and vote for proposition #9.

- M) CONSENT COOP PURCHASES**

- 1. AWARD OF CONTRACT FOR THE PURCHASE OF RESCUE AIR-BAGS FOR THE FIRE DEPARTMENT.**

Awarded a contract to Metro Fire in the amount of \$76,161.00 for the purchase of Airbags for the Fire Department.

- 2. AWARD OF CONTRACT FOR THE PURCHASE OF TWO (2) FRONT END LOADERS UTILIZING SOURCEWELL COOPERATIVE PRICING.**

Awarded a contract to Doggett Heavy Machinery in the amount of \$505,396.30 for the purchase of two (2) front end loaders.

- 3. BIDS/CONTRACTS**

A) CONSIDERATION AND APPROVAL OF A MEMORANDUM OF UNDERSTANDING BETWEEN THE CITY OF MCALLEN FIRE DEPARTMENT AND SOUTH TEXAS COLLEGE.

Staff recommends approval of a memorandum of understanding with South Texas College for firefighter related training.

Commissioner Joaquin Zamora moved to approve the memorandum of understanding as recommended and seconded by Commissioner Jose R. "Pepe" Cabeza de Vaca. The motion carried unanimously by those present.

B) CONSIDERATION AND APPROVAL OF EZ CROSS LANE UPGRADE AT MCALLEN-HIDALGO INTERNATIONAL BRIDGE.

Staff recommended award of contract to The Revenue Markets, Inc. in the amount of \$60,354.04 for the EZ Cross Lane Upgrade at McAllen-Hidalgo International Bridge.

Commissioner Antonio "Tony" Aguirre, Jr. moved to award the contract as recommended and seconded by Commissioner Jose R. "Pepe" Cabeza de Vaca. The motion carried unanimously by those present.

C) CONSIDERATION AND APPROVAL OF PARKING SERVICES AGREEMENT WITH MUNICIPAL PARKING SERVICES, INC.

Staff recommended approval of the Parking Services Agreement with Municipal Parking Services, Inc.

Commissioner Joaquin Zamora moved to approve the agreement as recommended and seconded by Commissioner Antonio "Tony" Aguirre, Jr. The motion carried unanimously by those present.

D) CONSIDERATION AND APPROVAL OF CHANGE ORDER NO. 3 FOR THE ANZALDUAS BRIDGE INFRASTRUCTURE IMPROVEMENTS.

Staff recommended approval of Change Order No. 3 in the amount of \$71,005.35 for the Anzaldua's Bridge Infrastructure Improvements.

Commissioner Joaquin Zamora moved to approve Change Order No. 3 as recommended and seconded by Commissioner Jose R. "Pepe" Cabeza de Vaca. The motion carried unanimously by those present.

E) CONSIDERATION AND APPROVAL OF CHANGE ORDER NO. 4 FOR THE MCALLEN-HIDALGO INTERNATIONAL BRIDGE PEDESTRIAN IMPROVEMENTS.

Staff recommended approval of Change Order No. 4 in the amount of \$8,700.00 with 12 additional working days for the McAllen-Hidalgo International Bridge Pedestrian Improvements.

Commissioner Antonio "Tony" Aguirre, Jr. moved to approve Change Order No. 4 as recommended and seconded by Commissioner Jose R. "Pepe" Cabeza de Vaca. The motion carried unanimously by those present.

F) AWARD OF CONTRACT FOR THE MCALLEN FOREIGN TRADE ZONE STORMWATER PUMP STATION IMPROVEMENTS.

Staff recommended award of contract to RGV Industrial Machine Shop & Pumps, LLC in the amount of \$199,718.00 with a contract time not to exceed 200 calendar days for the McAllen Foreign Trade Zone Stormwater Pump Station Improvements.

Commissioner Antonio "Tony" Aguirre, Jr. moved to award the contract as recommended and seconded by Commissioner Joaquin Zamora. The motion carried unanimously by those present.

4. ORDINANCES

A) CONSIDERATION AND POSSIBLE APPROVAL OF AN UPDATE TO THE EMERGENCY SERVICES ORDINANCE TO PROVIDE FOR A SOLE-PROVIDER AMBULANCE SYSTEM.

Staff recommended adoption of an ordinance providing for an update to the emergency services ordinance to provide for a sole-provider ambulance system.

Discussion ensued. Comments and concerns were shared by Council. Staff answered questions.

Commissioner Joaquin Zamora moved to adopt the ordinance as recommended and seconded by Commissioner Rodolfo "Rudy" Castillo. The motion carried unanimously by those present.

B) ORDINANCE PROVIDING FOR A BUDGET AMENDMENT FOR EMERGENCY MEDICAL SERVICES.

Staff recommended adoption of an ordinance providing for a budget amendment in the amount of \$1,800,000.00 for Emergency Medical Services.

Discussion ensued. Comments and concerns were shared by Council. Staff answered questions.

After due consideration, Commissioner Joaquin Zamora moved to adopt the ordinance as recommended and seconded by Commissioner Jose R. "Pepe" Cabeza de Vaca. The motion carried unanimously by those present.

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.

Staff recommended approval of Option 1 as requested.

Applicant Itlali Gonzalez spoke in favor of the request. Comments and concerns were shared by Council. Staff answered questions.

After due consideration, Commissioner Joaquin Zamora moved to approve Option 1 as recommended and seconded by Commissioner Antonio "Tony" Aguirre, Jr. The motion carried unanimously by those present.

6. MANAGER'S REPORT

A) IMMIGRATION AND RESPITE CENTER REPORT.

Mr. Jeff Johnston presented immigration and respite center updates and answered questions.

B) FUTURE AGENDA ITEMS.

Items of upcoming workshops were reviewed as follows: Public Art

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.)

7A1 – No action.

7A2 – No action.

7A3 – Commissioner Rodolfo "Rudy" Castillo authorize the City Manager and City Attorney to negotiate and offer the economic development incentives described in executive session and seconded by Commissioner Joaquin Zamora. The motion carried unanimously by those present.

7A4 – No action.

- 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.)**

No action.

- C) **EVALUATION OF THE CITY MANAGER. (SECTION 551.074, T.G.C.)**

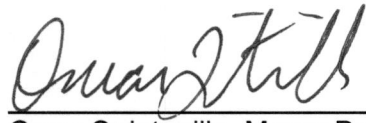
Commissioner Joaquin Zamora moved to table item and seconded by Commissioner Rodolfo "Rudy" Castillo. The motion carried unanimously by those present.

- D) **DISCUSSION AND POSSIBLE LEASE, SALE OR PURCHASE OF REAL PROPERTY, TRACT 1. (SECTION 551.072, T.G.C.)**

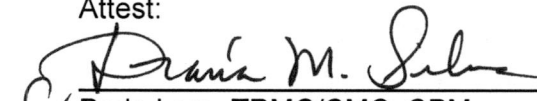
Commissioner Joaquin Zamora moved to authorize the city manager and City Attorney to negotiate the purchase of real property described in executive session and seconded by Jose R. "Pepe" Cabeza de Vaca. the motion carried unanimously by those present.

ADJOURNMENT

Without objection the meeting was adjourned at 5:58 p.m.


Omar Quintanilla, Mayor Pro Tem

Attest:


Perla Lara, TRMC/CMC, CPM
City Secretary