



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, JANUARY 22, 2024 – 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.

PRESENTATION - Law Enforcement Agencies Recognition - Chief Victor Rodriguez

PROCLAMATION - Riza Renae Hernandez Queen Citrianna 87th 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. Rezone from C-3 (general business) District to C-4 (commercial-industrial) District: Lot 1, D. Castilla Subdivision, Hidalgo County, Texas; 1809 South 23rd Street.

2. Rezone from C-3 (general business) District to C-4 (commercial-industrial) District: 1.895 acres out of Lot 150, La Lomita Irrigation and Construction Company

Subdivision, Hidalgo County, Texas; 4117 Highway 83 (front).

3. Rezone from R-3A (multifamily residential apartment) District to C-4 (commercial-industrial) District: 2.781 acres out of Lot 150, La Lomita Irrigation and Construction Company Subdivision, Hidalgo County, Texas; 4117 Highway 83 (rear).

4. Request of Juan De Dios Hernandez for a Conditional Use Permit, for one year, and adoption of an ordinance, for an Event Center at Lots 11 & 12, Spring Glen Subdivision, Hidalgo County, Texas; 628 North McColl Road.

5. Request of Richard X. Perez , for a Conditional Use Permit, for one year, and adoption of an ordinance, for a Smoke Shop at Lot 1, Rooth Crossing Subdivision, Hidalgo County, Texas; 2825 Pecan Boulevard, Suite D.

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 for Workshop and Regular Meeting held on January 8, 2024.
- B)** Ordinance providing for a Budget Amendment for the Anzalduas Cargo Construction Project.
- C)** Consideration and Approval of Change Order No. 4 and Final for the Northgate Lane Drainage Improvements Project.
- D)** Project Status Report through December 31, 2023.
- E)** Status Report on Parks and Recreation Projects.
- F)** Subdivision Monthly Report.
- G)** Approval of Tax Refunds over \$500.00.
 - 1. Fuentes, Juan A
 - 2. Guerra, Efrain Sr
 - 3. Mariscal, Eduardo & Claudia R
 - 4. Speed Outlet/Eduardo Alvarez
 - 5. Corelogic Commercial Real Estate Services
 - 6. Falcon International Bank
- H)** CONSENT COOP PURCHASES
 - 1. Award of Contract for the Purchase of One New Current Model Street Sweeper through Cooperative Pricing.
 - 2. Award of Contract for the Purchase of Multi Factor Authentication Technology (MFA) to SHI through Texas Department of Information Resources (DIR) and Omnia Partners – IT Solutions.
 - 3. Award of Contract for the Purchase of Motorola Two-way Radios through the State of Texas HGACBuy Program.

3. BIDS/CONTRACTS:

- A) Award of Contract for the Purchase of Fire Department "dual certification" rescue/wildland personal protective equipment (coats & pants).
- B) Award of Contract for Laserfiche Maintenance to MCCi, LLC.
- C) Award of Contract for the Widening of Yuma Avenue from Col. Rowe Blvd. (2nd Street) to Jackson Road.
- D) Consideration and Approval of Change Order No. 4 for the Anzalduas Bridge Infrastructure Improvements.
- E) Consideration and Approval of Change Order No. 4 for Daffodil Avenue Roadway Widening.
- F) Consideration and Approval of Change Order No. 3 for Dove Avenue Roadway Improvements.
- G) Consideration and Approval of an Agreement for Fiscal Year 2023-2024 TXDOT Allocation Funding Split.

4. RESOLUTIONS:

- A) Resolution authorizing the submission of a grant application to the Office of The Governor (OOG), Criminal Justice Division, for funding under the Fiscal Year 2025 Bullet Resistant Shield Grant Program.
- B) Resolution authorizing the submission of a grant application to the Texas A&M Forest Service for funding under the Schoolyard Forest Grant.

5. VARIANCES:

- A) Consideration of variance requests for a contractual agreement in lieu of providing or escrowing for sidewalk along North Moorefield Road at the proposed Maebelle Estates Subdivision, Hidalgo County, Texas; 11201 North Moorefield Road.
- B) Consideration of a variance request to allow the construction of a half street for the proposed Yale Avenue, at the proposed Mayberry Hills Subdivision, Hidalgo County, Texas; 10400 North Mayberry Road.

6. MANAGER'S REPORT:

- A) Advisory Board Appointments.
- B) Immigration and Respite Center Report.
- C) 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) Evaluation of the City Attorney. (Section 551.074, T.G.C.)
- B) Discussion and possible lease, sale or purchase of Real Property, Tract 1. (Section 551.072, T.G.C.)
- C) Consideration of Economic Development Matters. (Section 551.087, T.G.C.)

- D) Consultation with City Attorney regarding Legal Issues related to Quinta Mazatlan Contracts. (Section 551.071, 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 January 19, 2024 at 4:35 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