



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, FEBRUARY 26, 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 Javier Villalobos

PLEDGE OF ALLEGIANCE - Mayor Javier Villalobos

INVOCATION - Commissioner Rodolfo "Rudy" Castillo

PROCLAMATIONS - Women's International Day - Xochitl Mora

Rotary International 119th Anniversary - Laurel McLeaish

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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 Rodolfo Flores III, for a Conditional Use Permit, for one year, and adoption of an ordinance for a smoke shop at Lots 1, 2 & 3, Falcon Addition Subdivision, Hidalgo County, Texas; 821 North 23rd Street, Suite 160.

2. Request of Melinda Montelongo, for a Conditional Use Permit, for one year, and adoption of an ordinance, for a Vaporizer Store (vape shop), at Lots 13 & 14, Lazy-A Ranch Addition, Hidalgo County, Texas; 1406 North 24th Street, Suite 190.

3. Request of Melinda Montelongo, for a Conditional Use Permit, for one year, and adoption of an ordinance, for a Vaporizer Store (vape shop), at Lots 17 & 18, Block 12, McAllen Addition, Hidalgo County, Texas; 1424 Beaumont Avenue, Suite B.
4. Request of David M. Rossow for a Conditional Use Permit, for one year, and adoption of an ordinance for a smoke and vape shop at Lots 5 & 6, Block 1, Trenton Commercial Park Subdivision, Hidalgo County, Texas; 2200 Trenton Road, Suite 2A.
5. Request of Jorge A. Gonzalez, for a Conditional Use Permit, for one year, and adoption of an ordinance for a bar/cigar shop at Lots 2-A, Valram Heights Subdivision, Hidalgo County, Texas; 2801 West Expressway 83, building 200, Suites 280-290.
6. Request of David M. Rossow for a Conditional Use Permit, for one year, and adoption of an ordinance for a smoke and vape shop at Lot 1A, Wilson Subdivision, Hidalgo County, Texas; 4000 North 10th Street, Suite 30A.

B) REZONINGS:

1. Rezone from C-3L (light commercial) District to C-3 (general business) District: lot 1, Los Arcos Subdivision, Hidalgo County, Texas; 4400 South Ware Road.
2. Initial Zoning to C-3 (general business) District: 8.6 acres out of Lot 10, Section 4, Hidalgo Canal Company Subdivision, Hidalgo County, Texas; 6801 South 10th Street.
3. Rezone from C-3 (General Business) District to R-3T (Multifamily Residential Townhouses) District: 3.581 Acres out of Lot 60, La Lomita Irrigation & Construction Company's Subdivision, Hidalgo County, Texas; 7709 North 23rd Street.

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

D) Public hearing and ordinance providing for the annexation of 8.6 acres out of Lot 10, Section 4, Hidalgo Canal Company Subdivision, Hidalgo County, Texas; 6801 South 10th Street.

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 February 12, 2024.
- B)** Consideration and Approval of Contract extension for City of McAllen Employee Benefits Ancillary & Section 125 Administration. Project No. 06-18-S45-238
- C)** Consideration and Authorization to enter into an Interlocal Agreement for the donation of a surplus vehicle to the City of General Teran, Nuevo Leon, Mexico.
- D)** Consideration and Authorization to enter into an Interlocal Agreement for the donation of a surplus vehicle to the City of Diaz Ordaz, Tamaulipas, Mexico.
- E)** Consideration and Authorization to enter into an Interlocal Agreement for the donation of a surplus vehicle to the City of Victoria, Tamaulipas, Mexico.

- F) Consideration and Authorization to remove 3rd Quarter of Fiscal Year 2022-2023 Uncollectible Sanitation and Drainage Accounts from the General Ledger and begin Write-off procedures.
- G) Ordinance Providing for a Budget Amendment in the General Depreciation Fund for the Purchase of Police Packaged Vehicles. Project No. 11-23-P16-103
- H) Resolution authorizing the submission of a grant application to the Texas Office of the Governor for funding under the Fiscal Year 2024 State Homeland Security Program - Regular Projects (SHSP-R).
- I) Resolution authorizing the submission of a grant application to the Texas Office of the Governor, Homeland Security Grants Division for funding under the Fiscal Year 2023 Operation Stonegarden Grant Program.
- J) Status Report on Parks & Recreation Projects.
- K) Subdivision Monthly Report.
- L) Project Status Monthly Report through January 31, 2024.
- M) **CONSENT COOP PURCHASES**
 - 1. Award of Contract for the Purchase of Nine (9) New Current Model Police Packaged Vehicles through Cooperative Contract Pricing. Project No. 11-23-P16-103.
 - 2. Award of Contract for the Purchase of Two (2) Current Year Model Front-Load Commercial Refuse Trucks through BuyBoard Cooperative Pricing.

3. BIDS/CONTRACTS:

- A) Award of Contract for the Purchase of Two (2) Current Model Herbicide Trucks. Project No. 11-23-P23-95
- B) Consideration and Approval of Change Order No. 1 for Fire Station No. 8.
- C) Consideration and Approval of Contract Amendment No. 4 for Quinta Mazatlan Palm House Design Services. (Project No. 08-17-S41-487)
- D) Consideration and Approval of Contract Amendment No. 2 with Cruz Hogan Consultants, Inc. for Additional Engineering Services.
- E) Consideration and Approval of Amendment No.1 to the Airline Operating Agreement and Terminal Building Lease with Aerolitoral, S.A. de C.V. dba Aeromexico Connect.

4. ORDINANCES:

- A) Consideration of request to designate a "No Parking" Zone on M Street and Primrose Avenue.
- B) Amendment to the Code of Ordinances of the City of McAllen at Chapter 106 ("UTILITIES"), Article IV ("SANITARY SEWER SYSTEM"), Division 3 ("PRETREATMENT AND SEWER USE"), Section 106-183(c).

5. VARIANCES:

- A) Consideration of variance request for a contractual agreement in lieu of providing or escrowing for sidewalk along Mile 7 Road at the proposed Grace Haven Subdivision, Hidalgo County, Texas; 7100 Mile 7 Road.

- B) Consideration of variance requests to: 1) ROW dedication requirement on the west side for future North 48th Street, 2) ROW dedication requirement on the north side for future Primrose Avenue for proposed McAllen Public Works Subdivision, Hidalgo County, Texas; 4201 North Bentsen Road.

6. MANAGER'S REPORT:

- A) Immigration and Respite Center Report.
- B) Presentation of Year-to-Date Tax Collection Report.
- C) Presentation of Year-to-Date Delinquent Tax Collection Report.
- D) 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) Consultation with the City Attorney regarding legal issues with contract between McAllen Independent School District and City of McAllen related to Quinta Mazatlán. (Section 551.071, T.G.C.)
- B) Consideration of Economic Development Matters (Section 551.087, T.G.C.)
- C) Consultation with City Attorney regarding possible employment litigation. (Section 551.071, T.G.C.)
- D) Consultation with City Attorney regarding legal issues related to Firefighters' Pension Funds. (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 February 23, 2024 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