



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, APRIL 8, 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.

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) REZONINGS

1. Rezone from R-2 (duplex fourplex) District to C-1 (office building) District: Lot 12, Block 1, Golden Acres No. 2 Subdivision, Hidalgo County, Texas; 612 North Ware Road.
2. Rezone from C-3L (light commercial) District to R-3A (multifamily apartments) District: 2.37 acres of land out of Lot 105, La Lomita Irrigation and Construction Company's Subdivision, Hidalgo County, Texas; 4420 North Ware Road.
3. Rezone From R-1 (Single Family Residential) District to C-3 (General Business) District: 3.26 Acres, More Or Less, Out Of Lot 6, Block 2, C.E. Hammond's Subdivision, Hidalgo County, Texas; 4300 Pecan Boulevard. **(TABLED)**

B) CONDITIONAL USE PERMIT

1. Request of Melden and Hunt Inc. on behalf of Rhodes Enterprises Inc., for a Conditional Use Permit, for life of the use, for a Planned Unit Development (PUD) at a 9.333-acre tract out of lot 100, La Lomita Irrigation & Construction Co. Subdivision, Hidalgo County, Texas; 4900 North Ware Road.

- C) 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 March 25, 2024
 - B) Resolution authorizing the submission of a grant application to the Department of Homeland Security under the Fiscal Year 2023 Fire Prevention and Safety (FP&S) Grant Program.
 - C) Resolution authorizing the submission of a grant application to the Department of Homeland Security under Fiscal Year 2023 Staffing for Adequate Fire and Emergency Response (SAFER) Grant Program.
 - D) **CONSENT COOP PURCHASES**
 - 1. Award of Contract for the Purchase of One (1) Current Model Year Roll-Off Refuse Truck through Buy Board Cooperative Pricing. Project No. 02-24-P41-01.
 - 2. Award of Purchase Contract for One (1) Current Model Aerial Bucket Truck through Sheriff's Association of Texas (SAT) Cooperative Pricing–Project No. 03-24-P28-01
 - 3. Award of Contract for the Purchase of a Wood Chipper through BuyBoard Cooperative Pricing.
 - 4. Award of Contract for the Purchase of Fire Department emergency response pick-up.
 - E) Approval of Tax Refunds over \$500.00.
 - 1. 1100 S Jackson Road LLC
 - 2. Adryca Properties LLC
 - 3. Bonilla, Maria
 - 4. Cantu, Alonzo Trustee
 - 5. Corelogic
 - 6. Garza, Alejandro & San Juanita
 - 7. Jaramillo, Eduardo A. & Gloria S.
 - 8. Johnson, Ralph Lee Jr.
 - 9. Lereta, LLC
 - 10. Pareja, Sebastian Ernesto Cuevas
 - 11. Rosas, Rumaldo & Sandra B.
 - 12. Segura, Jairo H.
 - 13. Sprouts Farmers Market #121
 - 14. Washington, Gregory Felipe
3. **BIDS/CONTRACTS:**
- A) Consideration and Approval of Change Order No. 4 for the Dove Avenue Roadway and Drainage Improvements. Project No. 09-22-C46-493
 - B) Consideration and Authorization to Negotiate Scope of Services and Fee Schedule with the Top-Ranked Architectural Firm for the City Hall Expansion Project.

- C) Award of Contract for the North Main Street at Jay Ave. Drainage Improvements Project.
- D) Consideration and Approval of Change Order No. 3 for the McAllen South Industrial Park Project. (EDA 08-79-05610).
- E) Award of Contract for the Quinta Mazatlan Wall Repairs Project.
- F) Award of Contract for purchase and installation of furniture for the Finance and Budget Department Renovation.
- G) Consideration and Approval of Change Order No. 6 for the McAllen-Hidalgo International Bridge Northbound Pedestrian Improvements.

4. ORDINANCE:

- A) Consideration and possible approval of an amendment to the sign ordinance to adopt the spacing requirements promulgated by the Texas Department of Transportation.

5. RESOLUTION:

- A) Consideration and Approval of Resolution for Passenger Facility Charge Application.

6. MANAGER'S REPORT:

- A) Review of Quarterly Investment Report for Quarter Ending December 31, 2023.
- 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) Consideration of Economic Development Matters (Section 551.087, 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 April 5, 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