



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 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 Javier Villalobos

PLEDGE OF ALLEGIANCE - Mayor Javier Villalobos

INVOCATION - Mayor Pro Tem Omar Quintanilla

PROCLAMATIONS - Child Abuse Prevention Month - Heather Smith

Community Development Month & Fair Housing Month - Julia Lash

National Telecommunicator Week - Fire Chief Juan Gloria

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 R-2 (duplex-fourplex residential) District to R-3T (multifamily residential townhouse) District: the west 50 feet of Lots 5 and 6, Block 1 and a tract of land out of Lot 4, Block 1, Nelson's Addition, Hidalgo County, Texas; 821 South 16th Street.

2. Rezone from C-3 (General Business) District to R-3A (Multifamily Residential Apartments) District: 0.784 of one acre out of Lot 11, Section 13, Hidalgo Canal

Company Subdivision, and out of Lots 6 and 7, The District Phase 1 Subdivision, Hidalgo County, Texas; 7901 North 10th Street (Mid).

3. Rezone from C-3 (general business) District to I-1 (light industrial) District: Lots 1-9, Gosmar Subdivision, Hidalgo County, Texas; 2200, 2201, 2212, 2216, 2217, 2222, 2225, 2226 Beech Avenue, 2241 Cedar Avenue.

B) REZONING:

1. 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. **(TABLED)**

C) CONDITIONAL USE PERMIT:

1. Request of Jesus F. Davila on behalf of Auriel Investments LLC., for a conditional use permit, for one year, for a bar at a Lot 3, North Park Village Phase 2 Subdivision, Hidalgo County, Texas; 1200 Auburn Avenue, Building 300, Suite 300.

D) 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 Special Meeting held March 26th, Workshop and Regular Meeting held April 8, 2024.
- B)** Consideration and Approval of Change Order No. 2 for Fire Training Facility. (Project No. 01-23-C04-607)
- C)** Award of E-Rate Contract for Internet Service at the Library. (Project No. 04-24-S46-01)
- D)** Consideration and Approval of Change Order No. 1 for Morris Park Improvements.
- E)** Award of Contract for Traffic Signal Loop Detector Replacement Services
- F)** Resolution authorizing the acceptance of grant funds from the Department of Homeland Security, Fiscal Year 2024 Shelter and Services Program - Allocated (SSP-A).
- G)** Resolution amending Resolution No. 2024-20 "SAFER grant program" to adjust the specified amount to the total amount required for the duration of the program.
- H)** Subdivision Monthly Report.
- I)** Project Status Monthly Report through March 31, 2024.
- J)** Status Report on Parks & Recreation Projects.
- K)** Approval of Tax Refunds over \$500.00.
 - 1. DDS Discounts / Ross Dress for Less (2)
 - 2. Garces, Maria Ofelia

3. McAllen Ware LTD
4. Menassa LLC
5. Ross Dress For Less (4)
6. Trostel LTD
7. Ware Hotel Group LP (2)

L) CONSENT COOP PURCHASES

1. Award of Contract for the Purchase of Four (4) Message Boards through GSA Cooperative Pricing (Project #03-24-P45-01 - Project No. 04-24-P53-01)
2. Consideration and Approval of an Interlocal Agreement between the City of McAllen and Harris County Department of Education/Choice Partners Purchasing Cooperative.

3. BIDS/CONTRACTS:

- A)** Award of Contract for El Rancho Road Roadway Widening from 2nd Street to Jackson Road. (Project No. 09-22-S72-441)
- B)** Consideration and Approval to Reimburse the Developer for Northwest Creek for 33rd Street Improvements.
- C)** Consideration and Approval for City Participation for the Public Improvements of Brazos Avenue at Northwest Creek for Subdivision.
- D)** Consideration and Approval to Reimburse the Developer of Silver Oaks Subdivision for Public Improvements along Hobbs Avenue between Bicentennial Boulevard and 18th Street.
- E)** Award of Contract for Two (2) Current Model Semi-Trucks and One (1) Current Model Dump Truck through BuyBoard Purchasing Cooperative.
- F)** Consideration and Approval of Change Order No. 4 for the Runway 14-32 & Taxiway A Safety Improvements Phase 3, 4A & 4C at McAllen International Airport. (Project No. 04-21-C15-336)
- G)** Consideration and Approval of a Cargo Building Lease with PrimeFlight Aviation Service, Inc.
- H)** Consideration and Approval of an Airline Operating Agreement and Terminal Building Lease with Concesionaria Vuela Compania de Aviacion, S.A.P.I, de C.V. DBA Volaris at McAllen International Airport.
- I)** Consideration and Approval of a lease agreement for Rodriguez Restaurant at the Downtown Parking Garage.

4. ORDINANCES:

- A)** Providing for a Budget Amendment for Los Encinos Turf Field Project.
- B)** Providing for a Budget Amendment for Emergency Replacement of A/C Unit at Las Palmas Community Center.
- C)** Providing for the collection of Car Rental Customer Facility Charge at McAllen International Airport.

5. RESOLUTIONS:

- A) Resolution of the City of McAllen, Texas, providing for the appointment and confirmation of members of the Tres Lagos Public Improvement District Board of Directors Position 1 and Position 3 and ratification of actions taken by holdovers.
- B) Resolution of the City of McAllen, Texas, in accordance with Chapter 311 of the Texas Tax Code and the McAllen Code of Ordinances providing for the appointment and confirmation of members of reinvestment zone number one, the City of McAllen, Texas Board of Directors and ratification of actions taken by holdovers.
- C) Resolution by the City of McAllen tax increment reinvestment zone number one board of directors approving and recommending payment of a reimbursement request for goods and services provided to, or on behalf of, the City of McAllen tax increment reinvestment zone number one. [Reimbursement Request #39]
- D) Resolution by the City of McAllen tax increment reinvestment zone number one board of directors approving and recommending payment of a reimbursement request for goods and services provided to, or on behalf of, the City of McAllen tax increment reinvestment zone number one. [Reimbursement Request #40]

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) Consultation with City Attorney regarding legal issues with city parks. (Section 551.071, T.G.C.)
- B) Consultation with City Attorney regarding legal issues with tax exemptions. (Section 551.071, T.G.C.)
- C) Discussion and possible lease, sale or purchase of Real Estate Property, Tract 1 and Tract 2. (Section 551.072, T.G.C.)
- D) Consideration of Economic Development Matters. (Section 551.087, T.G.C.)
- E) 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.)

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 19, 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