STATE OF TEXAS
COUNTY OF HIDALGO
CITY OF MCALLEN

The McAllen Board of Commissioners convened in a Regular Meeting on Monday, **April 22, 2024**, at 5:00 PM, at McAllen City Hall Third Floor (3rd) Commission Chambers, with the following present:

Mayor Javier Villalobos, 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

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 Javier Villalobos called the meeting to order.

PROCLAMATIONS

CHILD ABUSE PREVENTION MONTH

Commissioner Antonio "Tony" Aguirre, Jr. read and presented a proclamation for Child Abuse Prevention Month.

COMMUNITY DEVELOPMENT MONTH & FAIR HOUSING MONTH

Commissioner Jose R. "Pepe" Cabeza de Vaca read and presented a proclamation for Community Development Month & Fair Housing Month.

NATIONAL TELECOMMUNICATOR WEEK

Mayor Pro Tem Omar Quintanilla read and presented a proclamation for National Telecommunicator 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 Javier Villalobos 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 Javier Villalobos asked if there was anyone to speak in opposition to the items under this section of the agenda. No one spoke in opposition.

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.

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.

Approved the R-3T Zoning at 821 South 16th Street, as per Planning and Zoning Commission.

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).

Approved the R-3A Zoning at 7901 North 10th Street (Mid), as per Planning and Zoning Commission.

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.

Approved the I-1 Zoning at 2200, 2201, 2212, 2216, 2217, 2222, 2225, 2226 Beech Avenue and 2241 Cedar Avenue, as per Planning and Zoning Commission.

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)

Staff recommended approval of the R-3A zoning at 4420 North Ware Road, as per Planning and Zoning Commission.

Commissioner Jose R. "Pepe" Cabeza de Vaca moved to approve the R-3A zoning as recommended and seconded by Commissioner Joaquin Zamora. The motion carried unanimously.

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.

Staff recommended approval of a Conditional Use Permit and adoption of an ordinance, for one year, for a bar at 1200 Auburn Avenue, Building 300, Suite 300, as per Planning and Zoning Commission.

Mayor Javier Villalobos asked if there was anyone to speak in opposition to the items under this section of the agenda. Mr. Bryan Tavarez, Mr. Max Saenz spoke against the request.

The establishment must comply with 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 above-mentioned business 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 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 the residential zone/use to the north and south.
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 Auburn Avenue.
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. 35 parking spaces are required and more than 250 are provided as per site plan with shared parking within the plaza.
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.

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

After due consideration, Commissioner Joaquin Zamora moved to approve the Conditional Use Permit with caveat to follow city standard and seconded by Commissioner Rodolfo "Rudy" Castillo. The motion carried unanimously.

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

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

END OF PUBLIC HEARING

Mayor Javier Villalobos 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 Joaquin Zamora moved to approve the items listed on the Consent Agenda including item 3E and Commissioner Victor "Seby" Haddad seconded. The motion carried unanimously.

A) APPROVAL OF MINUTES OF SPECIAL MEETING HELD MARCH 26TH, WORKSHOP AND REGULAR MEETING HELD APRIL 8, 2024.

Approved the minutes of Special Meeting held March 26TH, Workshop and Regular Meeting held April 8, 2024, as submitted.

B) CONSIDERATION AND APPROVAL OF CHANGE ORDER NO. 2 FOR FIRE TRAINING FACILITY. (PROJECT NO. 01-23-C04-607)

Approved Change Order No. 2 in the amount of $48,830.54 for the Fire Training Facility Project.

C) AWARD OF E-RATE CONTRACT FOR INTERNET SERVICE AT THE LIBRARY. (PROJECT NO. 04-24-S46-01)

Awarded a contract to Spectrum in the amount of $3,240.00 for Internet Service at the Library.

D) CONSIDERATION AND APPROVAL OF CHANGE ORDER NO. 1 FOR MORRIS PARK IMPROVEMENTS.

Approved Change Order No. 1 in the amount of $8,500.00 for the Morris Park Improvement Project.

E) AWARD OF CONTRACT FOR TRAFFIC SIGNAL LOOP DETECTOR REPLACEMENT SERVICES

Awarded a contract to D & G Energy Corporation in the amount of $117,891.00 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).

Approved a resolution accepting the grant funds from the Department of Homeland Security, Fiscal Year 2024 Shelter, and Service 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.

Approved a 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.

Approved the Subdivision Monthly report.

I) PROJECT STATUS MONTHLY REPORT THROUGH MARCH 31, 2024.

Approved the Project Status Monthly Report through March 31, 2024.

J) STATUS REPORT ON PARKS & RECREATION PROJECTS.

Approved Status Report on Parks & Recreation Projects.

K) APPROVAL OF TAX REFUNDS OVER $500.00.

Approved tax refunds of over $500.

1. DDS DISCOUNTS / ROSS DRESS FOR LESS (2)

Approved tax refunds in the amounts of $645.38 and $522.13.

2. MARIA OFELIA GARCES

Approved tax refunds in the amounts of $498.32, $108.50, and $49.56.

3. MCALLEN WARE LTD

Approved a tax refund in the amount of $2,129.54.

4. MENASSA LLC

Approved a tax refund in the amount of $2,743.92.

5. ROSS DRESS FOR LESS (4)

Approved tax refunds in the amounts of $646.49, $631.77, $735.65, and $566.56.

6. TROSTEL LTD

Approved a tax refund in the amount of $14,941.39.

7. WARE HOTEL GROUP LP

Approved tax refunds in the amounts of $1,353.52 and $7,660.00.

8. RELIANSE MCALLEN TX LLC

Approved a tax refund in the amount of $1,480.60.

9. SACRED HEART CATHOLIC CHURCH

Approved a tax refund in the amount of $667.43.

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)

Awarded a contract to Millenium Products Inc. in the amount of $64,854.69 for the purchase of three (3) Wanco Message Boards and Insane Impact of Clive in the amount of $75,456.42 for the purchase of one (1) 12 x 7 Mobile LED Trailer.

2. CONSIDERATION AND APPROVAL OF AN INTERLOCAL AGREEMENT BETWEEN THE CITY OF MCALLEN AND HARRIS COUNTY DEPARTMENT OF EDUCATION/CHOICE PARTNERS PURCHASING COOPERATIVE.

Approved an Interlocal Agreement between the City of McAllen and Harris County Department of Education/Choice Partners Purchasing Cooperative.

3. BIDS/CONTRACTS

At this time Mayor Javier Villalobos excused himself from the meeting. Mayor Pro Tem Omar Quintanilla presided over the meeting.

A) AWARD OF CONTRACT FOR EL RANCHO ROAD ROADWAY WIDENING FROM 2nd STREET TO JACKSON ROAD. (PROJECT NO. 09-22-S72-441)

Staff recommended award of contract to Hanson Professional Services, Inc. in the amount of $201,000.00, for the El Rancho Roadway Widening from 2nd Street to Jackson Road.

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

B) CONSIDERATION AND APPROVAL TO REIMBURSE THE DEVELOPER FOR NORTHWEST CREEK FOR 33rd STREET IMPROVEMENTS.

Staff recommended approval of the request to participate with $214,622.05 for 33rd Street Improvements.

Commissioner Joaquin Zamora moved to approve the reimbursement as recommended and seconded by Mayor Pro Tem Omar Quintanilla. The motion carried unanimously by those present.

C) CONSIDERATION AND APPROVAL FOR CITY PARTICIPATION FOR THE PUBLIC IMPROVEMENTS OF BRAZOS AVENUE AT NORTHWEST CREEK FOR SUBDIVISION.

Staff recommended approval of the request to participate with $92,765.29 for the Public Improvements of Brazos Avenue at Northwest Creek for Subdivision.

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

D) CONSIDERATION AND APPROVAL TO REIMBURSE THE DEVELOPER OF SILVER OAKS SUBDIVISION FOR PUBLIC IMPROVEMENTS ALONG HOBBS AVENUE BETWEEN BICENTENNIAL BOULEVARD AND 18TH STREET.

Staff recommended approval of the request to reimburse $80,786.58 the Developer of Silver Oaks Subdivision for Public Improvements along Hobbs Avenue between Bicentennial Boulevard and 18th Street.

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

E) AWARD OF CONTRACT FOR TWO (2) CURRENT MODEL SEMI-TRUCKS AND ONE (1) CURRENT MODEL DUMP TRUCK THROUGH BUYBOARD PURCHASING COOPERATIVE.

Said item was approved under consent agenda.

Staff recommended award of contract to Doggett Freightliner of South Texas, LLC in the amount of $457,593.92, for the purchase of Two (2) Current Model Semi-Trucks and One (1) Current Model Dump Truck.

Commissioner Joaquin Zamora moved to award the contract as recommended and seconded by Commissioner Victor "Seby" Haddad. The motion carried unanimously by those present.

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)

Staff recommended approval of Change Order No. 4 in the deduct amount of $180,545.50 for a revised amount of $20,002,561.68 for the Runway 14-32 & Taxiway A Safety Improvements Phase 3, 4A & 4C Project.

Commissioner Jose R. "Pepe" Cabeza de Vaca moved to approve Change Order No. 4 as recommended and seconded by Commissioner Victor "Seby" Haddad. The motion carried unanimously by those present.

G) CONSIDERATION AND APPROVAL OF A CARGO BUILDING LEASE WITH PRIMEFLIGHT AVIATION SERVICE, INC.

Staff recommended approval of Cargo Building Lease with PrimeFlight Aviation Service, Inc.

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

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.

Staff recommended approval of the 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.

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

I) CONSIDERATION AND APPROVAL OF A LEASE AGREEMENT FOR RODRIGUEZ RESTAURANT AT THE DOWNTOWN PARKING GARAGE.

Staff recommended approval of the lease agreement with Rodriguez Restaurant at the Downtown Parking Garage.

Comments were shared by Council. Staff answered questions posed by Council. After due consideration. Commissioner Antonio "Tony" Aguirre, Jr. moved to approve the lease agreement as recommended and seconded by Commissioner Joaquin Zamora. The motion carried unanimously by those present.

4. ORDINANCES

A) PROVIDING FOR A BUDGET AMENDMENT FOR LOS ENCINOS TURF FIELD PROJECT.

Staff recommended adoption of an ordinance providing for a budget amendment in the amount of $395,000.00 for Los Encinos Turf Field Project.

Commissioner Victor "Seby" Haddad moved to adopt the ordinance as recommended and seconded by Commissioner Joaquin Zamora. The motion carried unanimously by those present.

B) PROVIDING FOR A BUDGET AMENDMENT FOR EMERGENCY REPLACEMENT OF A/C UNIT AT LAS PALMAS COMMUNITY CENTER.

Staff recommended adoption of an ordinance providing for a budget amendment in the amount of $44,969.00 for Emergency Replacement of A/C Unit at Las Palmas Community Center.

Commissioner Jose R. “Pepe” Cabeza de Vaca moved to adopt the ordinance as recommended and seconded by Commissioner Joaquin Zamora. The motion carried unanimously by those present.

C) PROVIDING FOR THE COLLECTION OF CAR RENTAL CUSTOMER FACILITY CHARGE AT MCALLEN INTERNATIONAL AIRPORT.

Staff recommended adoption of an ordinance providing for the collection of Car Rental Customer Facility Charge.

Airport Director gave a brief presentation for the collection of car rental customer facility. Concerns were shared by Council. Staff answered questions posed by Council.

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. 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.

Staff recommended approval for the appointment and confirmation of members of the Tres Lagos PID Board of Directors Position 1 and 3.

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

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.

Staff recommended approval for the appointment and confirmation of members of the Tres Lagos TIRZ Board of Directors.

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

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]

Staff recommended approval for the reimbursement to the construction expenses in the amount of $1,982,976,13.

Commissioner Joaquin Zamora moved to approve the appointments as recommended and seconded by Commissioner Victor "Seby" Haddad. The motion carried unanimously by those present.

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]

Staff recommended approval for the reimbursement to the construction expenses in the amount of $1,877,413.99.

Commissioner Joaquin Zamora moved to approve the appointments as recommended and seconded by Commissioner Victor "Seby" Haddad. The motion carried unanimously by those present.

6. MANAGER'S REPORT

A) ADVISORY BOARD APPOINTMENTS.

Commissioner Omar Quintanilla nominations

Andrea L. Rodriguez – Community Development Board - Appointment

Commissioner Victor "Seby" Haddad nominations

Aizar Karam – Parka and Recreation Board - Appointment
Annie Holand Miller – Convention Center Board – Appointment
Grace Perot – McAllen Library Board – Appointment

Commissioner Jose R. "Pepe" Cabeza de Vaca nominations

Ofelia Avarack – Convention Center - Appointment
Mark Mills – Historic Preservation Council – Appointment
Andrew Perez – McAllen Library Board – Reappointment

Commissioner Jose R. "Pepe" Cabeza de Vaca moved to accept the nominations as recommended and seconded by Commissioner Joaquin Zamora.

B) IMMIGRATION AND RESPITE CENTER REPORT.

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

C) FUTURE AGENDA ITEMS.

Items of upcoming workshops were reviewed as follows: Thoroughfare Plan Update

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).

On behalf of the Presiding Officer, City Attorney recommended recessing into Executive Session pursuant to Chapter 551, Texas Government Code, Section 551.071 Consultation with Attorney on Items 7A, 7B and 7E, Section 551.072 Deliberation Regarding Real Property on Item 7C; and Section 551.087 Economic Development on Item 7D.

Mayor Pro Tem Omar Quintanilla recessed the meeting at 6:14 pm to go into Executive Session. Mayor Javier Villalobos reconvened the meeting at 6:34 pm and noting the following city commission members 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.

A) CONSULTATION WITH CITY ATTORNEY REGARDING LEGAL ISSUES WITH CITY PARKS. (SECTION 551.071, T.G.C.)

No action.

B) CONSULTATION WITH CITY ATTORNEY REGARDING LEGAL ISSUES WITH TAX EXEMPTIONS. (SECTION 551.071, T.G.C.)

No action.

C) DISCUSSION AND POSSIBLE LEASE, SALE OR PURCHASE OF REAL ESTATE PROPERTY, TRACT 1 AND TRACT 2. (SECTION 551.072, T.G.C.)

7C1 Commissioner Jose R. "Pepe" Cabeza de Vaca moved to authorize city manager and city attorney to negotiate the acquisition of real property on the terms described in executive session and seconded by Commissioner Joaquin Zamora. The motion carried unanimously by those present.

7C2 Commissioner Joaquin Zamora moved to authorize city manager and city attorney to acquire the real property as described in executive session and seconded by Commissioner Rodolfo "Rudy" Castillo. The motion carried unanimously by those present.

D) CONSIDERATION OF ECONOMIC DEVELOPMENT MATTERS. (SECTION 551.087, T.G.C.)

No action.

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.)

Commissioner Joaquin Zamora moved to authorized city manager and city attorney to proceed as described in executive session and seconded by Commissioner Rodolfo "Rudy" Castillo. The motion carried unanimously by those present.

ADJOURNMENT

Without objection the meeting was adjourned at 6:35 p.m.

Javier Villalobos, Mayor

Attest:

Perla Lara, TRMC/CMC, CPM
City Secretary