

STATE OF TEXAS
COUNTY OF HIDALGO
CITY OF MCALLEN

The McAllen Board of Commissioners convened in a Regular Meeting on Monday, **May 13, 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 Rodolfo "Rudy" Castillo, Commissioner Victor "Seby" Haddad and Commissioner Jose R. "Pepe" Cabeza de Vaca

Absent: Commissioner Joaquin Zamora

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

Commissioner Victor "Seby" Haddad read a proclamation for *Cpl. Miguel Maya Day*.

Mayor Pro Tem Omar Quintanilla read a proclamation in recognition of *Stroke Awareness Month*.

Commissioner Antonio "Tony" Aguirre, Jr. read a proclamation in recognition of the *Junior League of McAllen Day*.

Commissioner Jose R. "Pepe" Cabeza de Vaca read a proclamation in recognition of *Historic Preservation Day*.

Commissioner Antonio "Tony" Aguirre Jr., read a proclamation in recognition of *Peace Officers' Memorial Week*.

Commissioner Rodolfo "Rudy" Castillo read a proclamation in recognition *National Public Works 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 ITEM: (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. There was no input from the public during this public hearing item.

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 Antonio "Tony" Aguirre, Jr. The motion carried unanimously by those present.

- 1. REQUEST OF VIRGINIA HERNANDEZ, FOR A CONDITIONAL USE PERMIT, FOR LIFE OF THE USE, AND ADOPTION OF AN ORDINANCE, FOR AN AUTOMOTIVE SERVICE AND REPAIR SHOP (HERNANDEZ TIRE SHOP), AT 0.92 ACRE TRACT OF LAND OUT OF THE NORTH 7.00 ACRES OF THE WEST**

10.00 ACRES OF THE SOUTH 27.1 ACRES OF LOT 11, LA LOMITA IRRIGATION AND CONSTRUCTION COMPANY SUBDIVISION, HIDALGO COUNTY, TEXAS; 3601 STATE HIGHWAY 107.

Approved a Conditional Use Permit and adopted an ordinance, for life of use, for an automotive service and repair shop at 3601 State Highway 107, as per Planning and Zoning Commission.

The business must meet the requirements set forth in Section 138-281 of the Zoning Ordinance and specific requirements as follows:

- 1) A minimum lot size of 10,000 square feet is required. The subject property is approximately 40,000 square feet.
- 2) All service, repair, maintenance, painting, and other work shall take place within an enclosed area. The work will be performed in the enclosed service area.
- 3) Outside storage of materials is prohibited.
- 4) The building where the work is to take place shall be at least 100 ft. from the nearest residence. The building is located approximately 3 ft. from an existing residence to the east.
- 5) A 6 ft. opaque fence may be required to buffer residential uses or districts.
- 6) New buildings and conversions of existing buildings shall meet current building and fire code requirements concerning separation of high hazard uses from other occupancy use classifications.

B) REZONINGS:

1. INITIAL ZONING TO R-3A (MULTIFAMILY RESIDENTIAL APARTMENTS) DISTRICT: THE EAST 14.65 ACRE TRACT OF LAND, OUT OF THE WEST 34.65 ACRES OF LOT 13, SECTION 280, TEXAS-MEXICAN RAILWAY COMPANY'S SURVEY SUBDIVISION, HIDALGO COUNTY, TEXAS; 2600 SPRAGUE ROAD.

Staff recommended approval of the initial zoning to R-3A at 2600 Sprague Road.

Mayor Javier Villalobos asked if there was anyone to speak in opposition to the items under this section of the agenda. The following spoke in opposition of the rezoning request: Miguel Noriega, Jorge Vidal, Tiffany Horan, Susana de la Garza, Carlos Lee.

A discussion ensued. Comments and concerns were shared by council members. Staff answered questions regarding this agenda item.

After due consideration, Commissioner Victor "Seby" Haddad moved to approve the initial zoning as recommended and seconded by Commissioner Jose R. "Pepe" Cabeza de Vaca. The motion carried unanimously by those present.

2. REZONE FROM R-1 (SINGLE FAMILY RESIDENTIAL) DISTRICT TO C-3 (GENERAL BUSINESS) DISTRICT: 0.845 ACRES OUT OF LOT 129 LA LOMITA IRRIGATION & CONSTRUCTION COMPANY SUBDIVISION, HIDALGO COUNTY, TEXAS; 2804 NORTH WARE ROAD.

Staff recommended approval of the C-3L zoning at 2804 North Ware Road, 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. There was no input from the public during this public hearing item.

Commissioner Victor "Seby" Haddad moved to approve the C-3L zoning as recommended and seconded by Mayor Pro Tem Omar Quintanilla. The motion carried unanimously by those present.

3. REZONE FROM C-3L (LIGHT COMMERCIAL) DISTRICT TO R-3A (MULTIFAMILY RESIDENTIAL 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)

Commissioner Jose R. "Pepe" Cabeza de Vaca moved to remove said item from the table and seconded by Commissioner Antonio "Tony" Aguirre, Jr. The motion carried unanimously by those present.

Staff recommended approval of the R-3A zoning at 4420 North Ware Road, 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. There was no input from the public during this public hearing item.

Mayor Pro Tem Omar Quintanilla moved to approve the R-3A zoning as recommended and seconded by Commissioner Jose R. "Pepe" Cabeza de Vaca. The motion carried unanimously by those present.

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

Mayor Pro Tem Omar Quintanilla moved to amend the Zoning Ordinance and seconded by Commissioner Jose R. "Pepe" Cabeza de Vaca. The motion carried unanimously by those present.

D) PUBLIC HEARING AND ORDINANCE PROVIDING FOR THE ANNEXATION OF THE EAST 14.65 ACRE TRACT OF LAND, OUT OF THE WEST 34.65 ACRES OF LOT 13, SECTION 280, TEXAS-MEXICAN RAILWAY COMPANY'S SURVEY SUBDIVISION, HIDALGO COUNTY, TEXAS; 2600 SPRAGUE ROAD.

Mayor Javier Villalobos called the public hearing to order.

Staff recommended adoption of an ordinance providing for the annexation at 2600 Sprague Road.

Mayor Javier Villalobos asked if there was anyone to speak in opposition to the items under this section of the agenda. There was no input from the public during this public hearing item.

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

END OF PUBLIC HEARING

Mayor Javier Villalobos declared the Public Hearing closed with no other comments.

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.)

Mayor Pro Tem Omar Quintanilla motioned to approve consent agenda items 2A through 2H and Commissioner Antonio "Tony" Aguirre, Jr. seconded. The motion carried unanimously by those present.

A) APPROVAL OF MINUTES OF WORKSHOP AND REGULAR MEETING HELD ON APRIL 22, 2024.

Approved the minutes of Workshop and Regular Meeting held April 22, 2024, as submitted.

B) CONSIDERATION AND AUTHORIZATION TO REMOVE 4th QUARTER OF FISCAL YEAR 2022-23 UNCOLLECTIBLE SANITATION & DRAINAGE ACCOUNTS FROM THE GENERAL LEDGER AND BEGIN WRITE-OFF PROCEDURES.

Approved authorization to remove 4th Quarter of Fiscal Year 2022-2023 Uncollectible Sanitation and Drainage Accounts from General Ledger and begin Write -Off procedures.

C) ORDINANCE AMENDING ORDINANCE 2022-38: FISCAL YEAR 2020-2021 ANNUAL ACTION PLAN TO CHANGE THE SCOPE OF WORK FOR THE WOMEN TOGETHER FAMILY JUSTICE CENTER CONSTRUCTION PROJECT.

Adopted an ordinance amending Ordinance 2022-38 FY 20-21 Annual Action Plan to change the scope of work for the Women Together Family Justice Center construction project.

D) ORDINANCE AMENDING ORDINANCE 2023-165: FISCAL YEAR 2021-2022 ANNUAL ACTION PLAN TO CANCEL THE WOMEN TOGETHER EMERGENCY SHELTER PROJECT AND REPROGRAM FUNDS TO EXISTING PROJECTS THAT ARE OVERBUDGET.

Adopted an ordinance amending Ordinance 2023-165 FY 21-22 Annual Action Plan to cancel the Women Together Emergency Shelter project and reprogram funds to existing projects that are overbudget.

E) ORDINANCE AMENDING ORDINANCE 2023-166: FISCAL YEAR 2022-2023 ANNUAL ACTION PLAN TO CHANGE THE SCOPE OF THE STREET OUTREACH PROGRAM TO RAPID RE-HOUSING, AND TO REDUCE THE HMIS FUND ALLOCATED TO THE CITY AND REPROGRAM IT TO RAPID REHOUSING.

Adopted an ordinance amending Ordinance 2023-166 FY 22-23 Annual Action Plan to change the scope of the Street Outreach Program to Rapid Re-Housing and to reduce the HMIS fund allocated to the City and reprogram it to Rapid Rehousing.

F) ORDINANCE AMENDING ORDINANCE 2023-86: FISCAL YEAR 2023-2024 ANNUAL ACTION PLAN TO CANCEL TO GIVE INTERNATIONAL DBA CREATIVE ARTS STUDIO PROGRAM DUE TO A CONFLICT OF INTEREST.

Adopted an ordinance amending Ordinance 2023-86 FY 23-24 Annual Action Plan to cancel To Give International dab Creative Arts Studio program due to a conflict of interest.

G) CONSENT COOP PURCHASES

1. AWARD OF CONTRACT FOR THE PURCHASE OF TWO (2) CURRENT YEAR MODEL SIDE-LOAD RESIDENTIAL REFUSE TRUCKS THROUGH HGAC AND TIPS COOPERATIVE PRICING.

Awarded a contract to Vanguard Truck Center and Bruckner Truck in the amount of \$855,028.00 for Two Current Year Model Side-Load Residential Refuse Trucks through HGAC and TIPS Co-op Pricing.

2. AWARD OF CONTRACT FOR DEBRIS REMOVAL AND DISPOSAL SERVICES VIA TIPS CONTRACT.

Awarded a contract to R.L. Abatement, Inc. in the amount of \$432,900 for debris removal and disposable services.

H) APPROVAL OF TAX REFUNDS OVER \$500.00.

Approved tax refunds of over \$500.

1. CALMAC SUITES LTD

Approved a tax refund in the amount of \$18,092.27.

2. DE LOS REYES, JOSE OSCAR

Approved tax refunds in the amounts of \$458.36, \$345.36, and \$49.56.

3. DUNAWAY, MARY JANE G.

Approved tax refunds in the amounts of \$446.98, \$273.84, and \$49.56.

4. GARZA, PATRICIA DEL ROSARIO C. & REYNALDO C.

Approved a tax refund in the amount of \$532.53.

5. ML RHODES LTD

Approved a tax refund in the amount of \$5,407.25.

6. NBY-MC INDUSTRIAL LLC

Approved a tax refund in the amount of \$3,328.12.

7. PEREZ, MARCOS & NOEMI R.

Approved a tax refund in the amount of \$789.05.

8. RBY-MC INDUSTRIAL LLC

Approved a tax refund in the amount of \$4,411.69.

9. SCHULZ, GREGORY & EDITH YOUNG

Approved a tax refund in the amount of \$1,335.44.

10. TERAN, EMMANUEL & BIANCA YANELLE

Approved a tax refund in the amount of \$707.45.

3. BIDS/CONTRACTS

A) AWARD OF CONTRACT FOR THE PURCHASE OF A PERIMETER FENCING AT CONVENTION CENTER GROUNDS.

Staff recommended award of contract to Hurricane Fence Company in the amount of \$136,723.00, for the purchase of a Perimeter Fencing at Convention Center grounds.

Comments and concerns were shared by council members. Staff answered questions regarding this agenda item.

After due consideration, Mayor Javier Villalobos call the question. Commissioner Antonio "Tony" Aguirre Jr. moved to award the contract as recommended and seconded by Commissioner Rodolfo "Rudy" Castillo. The motion carried with 5 votes in favor and Commissioner Victor "Seby" Haddad voting against.

B) AWARD OF CONTRACT FOR A CUSTOM DESIGN BIRD BATH BRONZE SCULPTURE TRAIL AT QUINTA MAZATLAN.

Staff recommended award of contract to Sculptor Douglas Clark in the amount of \$51,025.00.00 for the Custom Design Bird Bath bronze sculpture trail at Quinta Mazatlán.

Comments and concerns were shared by council members. Staff answered questions regarding this agenda item.

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

C) AWARD OF CONTRACT FOR VARIOUS TYPES OF CONCRETE SERVICE CONTRACT FOR THE MCALLEN METRO SIDEWALK AND BUS STOP IMPROVEMENTS. (PROJECT NO. 02-24-S30-662)

Staff recommended award of contract to Celso Gonzalez Construction in the amount of \$17,562.20, for the McAllen Metro Sidewalk and Bus Stop Improvements.

Comments and concerns were shared by council members. Staff answered questions regarding this agenda item.

After due consideration, Mayor Pro Tem Omar Quintanilla moved to award the contract as recommended and seconded by Commissioner Antonio "Tony" Aguirre, Jr. The motion carried unanimously by those present.

D) CONSIDERATION AND APPROVAL OF AN INTERLOCAL COOPERATION AGREEMENT BETWEEN HIDALGO COUNTY AND THE CITY OF MCALLEN FOR THE IMPROVEMENTS TO SHARY ROAD FROM SH107 TO MILE 9 ROAD. (PROJECT NO. 05-24-S51-01)

Staff recommended to table said item.

Mayor Pro Tem Omar Quintanilla moved to table said item as recommended and seconded by Commissioner Jose R. "Pepe" Cabeza de Vaca. The motion carried unanimously by those present.

E) CONSIDERATION AND AUTHORIZATION TO NEGOTIATE SCOPE OF SERVICES AND FEE SCHEDULE WITH THE TOP-RANKED ARCHITECTURAL FIRM FOR THE MCALLEN PUBLIC SAFETY BUILDING EVIDENCE ROOM STORAGE. (PROJECT NO. 03-24-S38-732)

Staff recommended selection of the top ranked firm, Negrete and Kolar Architects LLP, and seeks authorization to negotiate scope and fee for these services. Additionally, if negotiations are not successful with recommended firm, staff recommended that with City Manager approval, negotiations cease and commence with the next ranked firm on list.

Commissioner Victor "Seby" Haddad moved to approve the negotiations as recommended and seconded by Mayor Pro Tem Omar Quintanilla. The motion carried unanimously by those present.

4. ORDINANCES

A) PROVIDING FOR MID-YEAR BUDGET AMENDMENT FOR FISCAL YEAR 2023-2024.

Staff recommended adoption of an ordinance providing for a budget amendment to recognize adjustment of increases and decreases to revenue and expenditures for various funds.

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

B) PROVIDING FOR AN ABANDONMENT OF A 20-FOOT ALLEY MEASURING 20 FT. BY 300 FT. OUT OF LOTS 1 THRU 12, BLOCK 58, ORIGINAL TOWNSITE OF MCALLEN, HIDALGO COUNTY, TEXAS; 701 S 17th STREET.

Staff recommended adoption of an ordinance providing for the abandonment of a 20 ft. by 300 ft. of land at 701 S. 17th St.

Commissioner Victor "Seby" Haddad announced that he had a conflict with said item and would abstain from discussion and voting on said matter. Subsequently, he filed a conflict form with the City Secretary.

Commissioner Jose R. "Pepe" Cabeza de Vaca moved to adopt the ordinance and seconded by Commissioner Antonio "Tony" Aguirre Jr. The motion passed with 5 votes in the affirmative and Commissioner Victor "Seby" Haddad in abstention.

5. RESOLUTION

A) RESOLUTION AUTHORIZING THE SUBMISSION OF A GRANT APPLICATION TO THE BUREAU OF RECLAMATION WATERSMART PLANNING AND PROJECT DESIGN GRANTS FOR FISCAL YEAR 2024.

Staff recommended approval of a resolution authorizing McAllen Public Utility to submit a grant application to the Bureau of Reclamation WaterSMART Planning and Project Design Grants Programs as proposed.

Comments and concerns were shared by council members. Staff answered questions regarding this agenda item.

After due consideration, Commissioner Antonio "Tony" Aguirre, Jr. moved to approve the resolution as recommended and seconded by Commissioner Rodolfo "Rudy" Castillo. The motion carried unanimously by those present.

6. VARIANCES

A) CONSIDERATION OF A VARIANCE REQUEST TO THE MAXIMUM CUL-DE-SAC LENGTH REQUIREMENT FOR PROPOSED MCALLEN NEAR-SHORING INDUSTRIAL PARK SUBDIVISION, HIDALGO COUNTY, TEXAS; 4101 IDELA AVENUE.

Staff recommended approval for a variance request to the maximum Cul-de-Sac length requirement for proposed McAllen near-shoring Industrial Park Subdivision, Hidalgo County, Texas, 4101 Idela Avenue.

Commissioner Antonio "Tony" Aguirre, Jr. announced that he had a conflict with Item 6A and would abstain from discussion and voting on said matter. Subsequently, he filed a conflict with the City Secretary.

Mayor Pro Tem Omar Quintanilla moved to approve Option 1 as recommended and seconded by Commissioner Jose R. "Pepe" Cabeza de Vaca. The motion passed with 5 votes in the affirmative and Commissioner Antonio "Tony" Aguirre Jr. in abstention.

B) 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.

Staff recommended approval to the variance request for a contractual agreement in lieu of providing or escrowing for sidewalk along 11201 North Moorefield Road.

Mayor Pro Tem Omar Quintanilla moved to approve the option 1 as recommended and seconded by Commissioner Victor "Seby" Haddad. The motion carried unanimously by those present.

7. MANAGER'S REPORT

A) IMMIGRATION AND RESPITE CENTER REPORT.

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

B) FUTURE AGENDA ITEMS.

There were no future agenda items discussed.

8. 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 8A, 8B, 8C, 8F and 8G Section 551.072 Deliberation Regarding Real Property on Item 8E; and Section 551.087 Economic Development on Item 8D.

Mayor Javier Villalobos recessed the meeting at 6:28 pm to go into Executive Session. Mayor Javier Villalobos reconvened the meeting at 7:15 pm and noting the following city commission members present: Mayor Javier Villalobos, Mayor Pro Tem Omar Quintanilla, Commissioner Antonio "Tony" Aguirre, Jr., Commissioner Rodolfo "Rudy" Castillo, Commissioner Victor "Seby" Haddad and Commissioner Jose R. "Pepe" Cabeza de Vaca.

A) CONSULTATION WITH CITY ATTORNEY REGARDING LEGAL ISSUES RELATED TO POLITICAL ACTION GROUPS. (SECTION 551.071, T.G.C.)

No action.

B) CONSULTATION WITH CITY ATTORNEY REGARDING LEGAL ISSUES RELATED TO CONTRACT IMPLEMENTATION (SECTION 551.071, T.G.C.).

No action.

C) CONSULTATION WITH CITY ATTORNEY REGARDING LEGAL ISSUES RELATED TO CONTRACT BETWEEN MCALLEN INDEPENDENT SCHOOL DISTRICT AND CITY OF MCALLEN RELATED TO QUINTA MAZATLAN (SECTION 551.071, T.G.C.).

No action.

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

D1- Commissioner Jose R. "Pepe" Cabeza de Vaca moved to authorize the city manager and city attorney to negotiate the economic development incentives on the terms described in executive session and seconded by Commissioner Rodolfo "Rudy" Castillo. The motion carried unanimously by those present.

D2- Commissioner Jose R. "Pepe" Cabeza de Vaca moved to authorize the city manager and city attorney to negotiate the economic development incentives on the terms described in executive session and seconded by Commissioner Rodolfo "Rudy" Castillo.

Mayor Pro Tem Omar Quintanilla announced that he had a conflict with Item 8D2 and would abstain from discussion and voting on said matter. Subsequently, he filed a conflict with the City Secretary. The motion passed with 5 votes in the affirmative and Mayor Pro Tem Omar Quintanilla in abstention.

D3- Commissioner Jose R. "Pepe" Cabeza de Vaca moved to authorize the city manager and city attorney to negotiate the economic development incentives on the terms described in executive session and seconded by Commissioner Antonio "Tony" Aguirre Jr. The motion carried unanimously by those present.

D4- Commissioner Jose R. "Pepe" Cabeza de Vaca moved to authorize the city manager and city attorney to negotiate the economic development incentives on the terms described in executive session and seconded by Antonio "Tony" Aguirre Jr. The motion carried unanimously by those present.

E) DISCUSSION AND POSSIBLE LEASE, SALE OR PURCHASE OF REAL ESTATE PROPERTY, TRACT 1, TRACT 2 AND TRACT 3. (SECTION 551.072, T.G.C.)

E1- Commissioner Jose R. "Pepe" Cabeza de Vaca moved to authorize the city manager and city attorney to negotiate the sale of the real property on the terms described in executive session to include the negotiation with development agreement upon which the sale should be contingent and seconded by Commissioner Rodolfo "Rudy" Castillo. The motion carried unanimously by those present.

E2- Commissioner Jose R. "Pepe" Cabeza de Vaca moved to authorize the city manager and city attorney to negotiate the terms of the sale or lease of the property described in executive session on the terms therein described and seconded by Commissioner Rodolfo "Rudy" Castillo. The motion carried unanimously by those present.

E3- Commissioner Jose R. "Pepe" Cabeza de Vaca moved to authorize the city manager and city attorney to negotiate the terms of resolution of the real estate matters described in executive session and on the terms described therein and seconded by Commissioner Rodolfo "Rudy" Castillo. The motion carried unanimously by those present.

F) CONSULTATION WITH CITY ATTORNEY FOR LITIGATION UPDATE REGARDING CAUSE NO. C-0074-19-D PENDING IN HIDALGO COUNTY, TEXAS (SECTION 551.071, T.G.C.)

No action.

G) CONSULTATION WITH CITY ATTORNEY REGARDING LEGAL ISSUES RELATED TO FEDERAL FUNDING. (SECTION 551.0071, T.G.C.)

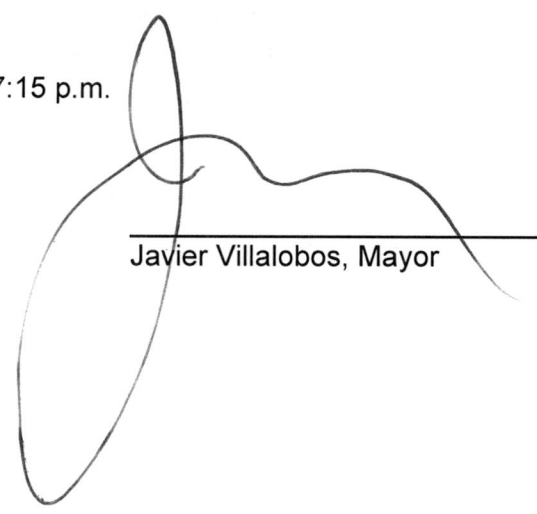
No action.

ADJOURNMENT

Without objection the meeting was adjourned at 7:15 p.m.

Attest:


Perla Lara, TRMC/CMC, CPM
City Secretary


Javier Villalobos, Mayor