



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, JULY 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 Javier Villalobos

PLEDGE OF ALLEGIANCE - Mayor Javier Villalobos

INVOCATION - Mayor Pro Tem Omar Quintanilla

PROCLAMATION - National Parks and Recreation Month - Denny Meline
Memorial Mustangs Baseball Team Day - Octavio Oyervides

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) District to C-3L (light commercial) District: a tract of land (14,223.44 square feet) out of Lots 2 and 3, Block 1, Golden Acres Retirement Subdivision No. 1, Hidalgo County, Texas; 401 North Ware Road.
2. Rezone from A-O (Agricultural And Open Space) District to R-3A (Multifamily Residential Apartments) District: a 0.56 acre tract of land out of the east five acres of the east ten acres of Lot 9, Section Two Hundred Eighty (280), Texas-Mexican Railway

Company Survey Subdivision, Hidalgo County, Texas; 11601 North Bicentennial Boulevard.

3. Rezone from R-3A (Multifamily Residential Apartments) District to R-3T (Multifamily Residential Townhomes) District: a 12.33- acre tract, out of Lot 1, Block 7, Steel and Pershings Subdivision, Hidalgo County, Texas; 900 East Violet Avenue.

4. Request of Melden and Hunt Inc. on behalf of Rhodes Enterprises Inc., for an amendment Conditional Use Permit, and adoption of an ordinance, 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.

B) REZONING:

1. Rezone from C-3 (General Business) District to C-4 (Commercial Industrial) District: a 3.220 acre tract of land out of Lot 5, Block 22, Steele and Pershing Subdivision, Hidalgo County, Texas; 105 Dicker 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 Special Meeting held on June 18th, Workshop and Regular Meeting held June 24, 2024.
- B)** Resolution authorizing Law Enforcement Resources in support of the Emergency Management Assistance Compact (EMAC) Between Texas (McAllen) and Wisconsin.
- C)** Resolution authorizing Keep McAllen Beautiful and City of McAllen to enter into agreement for the Governor's Community Achievement Award (GCAA) Landscape Beautification Project.
- D)** Resolution authorizing the submission of a grant application to the Apache Corporation for funding under the 2024-2025 Apache Corporation Tree Grant Program.
- E)** Consideration and Approval of an Interlocal Agreement Amendment for Jackson Hike and Bike Project.
- F)** Discussion and Possible Action Employee Health Plan Recommendations.
- G)** Approval of Tax Refunds over \$500.00.
 - 1. ATDBGB Partnership, LLC
 - 2. Bam River Valley LP
 - 3. Med-Point Investor Group LTD
 - 4. Silverstein Hospitality, LLC

3. BIDS/CONTRACTS:

- A) Consideration and Approval of Change Order No.1 for the Northwest Blueline Regional Stormwater Detention Facility Project.
- B) Consideration and Approval of Contract Amendment No. 3 for additional design services for the Anzalduas Cargo Facility North Bound and South Bound Port of Entry Improvement Project.
- C) Award of Contract for the Passenger Boarding Bridge Improvements at McAllen International Airport. (Project No. 05-24-C15-379)
- D) Consideration and Approval of Change Order No. 1 for the Terminal HVAC and Lighting Efficiency Improvements at McAllen International Airport.
- E) Consideration and Approval of Change Order for Bus Wash System.
- F) Award of Contract for the Purchase for Three (3) Refurbished Buses. (Co-Op)
- G) Consideration and Approval to begin process for proposed Classification and Compensation Study.

4. VARIANCE:

- A) Consideration of variance requests to: 1) Right-of-way requirements for the interior streets, 2) Maximum cul-de-sac length requirement, 3) Minimum 125 ft. street jog requirement for proposed Mediterranean Subdivision, Hidalgo County, Texas; 13931 North Ware Road.

5. MANAGER'S REPORT:

- A) Presentation of Year-to-Date Tax Collection Report.
- B) Presentation of Delinquent Tax Collection Report.
- C) Immigration and Respite Center Report.
- D) Future Agenda Items.

6. 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) Discussion and possible lease, sale or purchase of Real Estate Property, Tract 1. (Section 551.072, T.G.C.)
- B) Consultation with City Attorney regarding legal issues related to Municipal Employment Contracts. (Section 551.071, T.G.C.)
- C) 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 July 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