



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.

**NOTICE OF WORKSHOP TO BE HELD BY THE
MCALLEN BOARD OF COMMISSIONERS
MONDAY, JULY 22, 2024 – 4:00 PM
MCALLEN CITY HALL
CITY COMMISSION CHAMBERS; 3RD FLOOR
1300 HOUSTON AVENUE
MCALLEN TEXAS, 78501**

AGENDA

"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

1. Present questions to staff relating to the July 22, 2024 Regular Meeting Agenda, to be discussed at such meeting.
2. Discussion of ordinances for pet ownership and signs.
3. Presentation of the Fiscal Year 2024-2025 Annual Action Plan.
4. **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.)
 - B) Consultation with City Attorney regarding legal issues related to implementation of contracts. (Section 551.071, T.G.C.)
 - C) Consultation with City Attorney regarding legal issues related to Employment Contracts. (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 July 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

ITEM SUMMARY

BOARD: City Commission

AGENDA ITEM

1.

DATE SUBMITTED

MEETING DATE

7/22/2024

1. Agenda Item: Present questions to staff relating to the July 22, 2024 Regular Meeting Agenda, to be discussed at such meeting.
2. Party Making Request:
3. Nature of Request:
4. Routing:
Diana Silva
5. Staff Recommendation:
6. Advisory Board:
7. City Attorney:
8. Manager's Recommendation:

Created -

ITEM SUMMARY

BOARD: City Commission

AGENDA ITEM

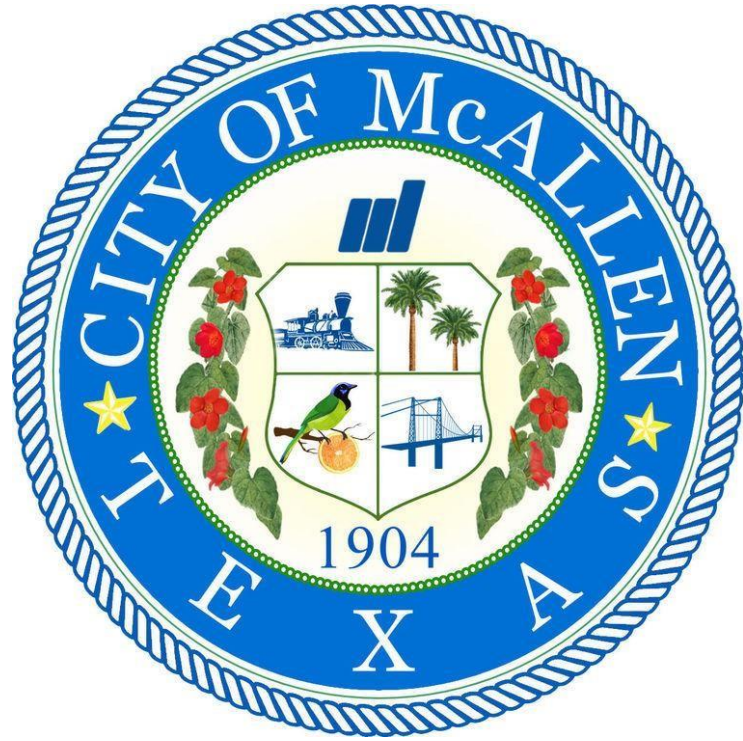
2.

DATE SUBMITTED

MEETING DATE

7/22/2024

1. Agenda Item: Discussion of ordinances for pet ownership and signs.
2. Party Making Request: Isaac Tawil
3. Nature of Request: Presentation regarding potential ordinance updates: pet ownership and signs.
4. Routing:
Amy Gonzalez Created -
5. Staff Recommendation:
6. Advisory Board:
7. City Attorney:
8. Manager's Recommendation:



Ordinance Update

Pet Ownership & Signs

July 22, 2024

Pet Ownership

- ▶ No residence within the city shall harbor more than four (4) adult dogs, four (4) adult cats, or (4) adult dogs or cats in any combination
- ▶ Adult cat or dog means any animal over the age of eight (8) weeks
- ▶ No residence within the city shall harbor more than one litter of puppies or one litter of kittens at any given time- and shall not harbor more than one litter of either puppies or kittens at any given time



Pet Ownership

- ▶ Any person desiring to keep more than the cap may apply for a multi-pet permit
- ▶ Director of Health and Code Compliance may issue the permit if:
 - ▶ No enforcement actions within preceding 12 months
 - ▶ Inspection confirms adequate space, sanitary conditions, food and water
 - ▶ Animals must be vaccinated and wear current tags at all times
 - ▶ Animals must not cause noise which is offensive or disturbing to a person of ordinary sensibilities
- ▶ Permits must be renewed annually



Pet Ownership

- ▶ Violation is a Class C Misdemeanor punishable pursuant to § 1-14
- ▶ If permit is revoked or denied, applicant may appeal, in writing, to City Manager
- ▶ New application must be submitted if permit holder moves or if the ownership of the underlying property changes



Signs

- ▶ § 130-84 Right to removal of unlawfully placed signs
- ▶ Any sign not in conformance with requirements automatically declared a public nuisance
- ▶ Tagged for removal with notice posted on premises, if possible



Signs

- ▶ After 72 hours, city shall remove sign
- ▶ Sign may be recovered for a \$25 administrative fee and \$1 per day storage fee
- ▶ Proof of ownership required, and sign may not be relocated within city
- ▶ Dilapidated signs follow a different process outlined in § 130-7



Questions



City Attorney's Office

ITEM SUMMARY

BOARD: City Commission

AGENDA ITEM

3.

DATE SUBMITTED

MEETING DATE

7/22/2024

1. Agenda Item: Presentation of the Fiscal Year 2024-2025 Annual Action Plan.

2. Party Making Request:

3. Nature of Request:

4. Routing:
Jose Trujillo

Created -

5. Staff Recommendation:

6. Advisory Board:

7. City Attorney:

8. Manager's Recommendation:

2024-2025 Annual Year Action Plan

Julia D. Lash
Director
Grant Administration

Grant Administration Office

Strives to transform and empower the lives of McAllen residents by creating a better community by providing professional service, creating community partnerships, and build citizen trust by effectively managing funding.

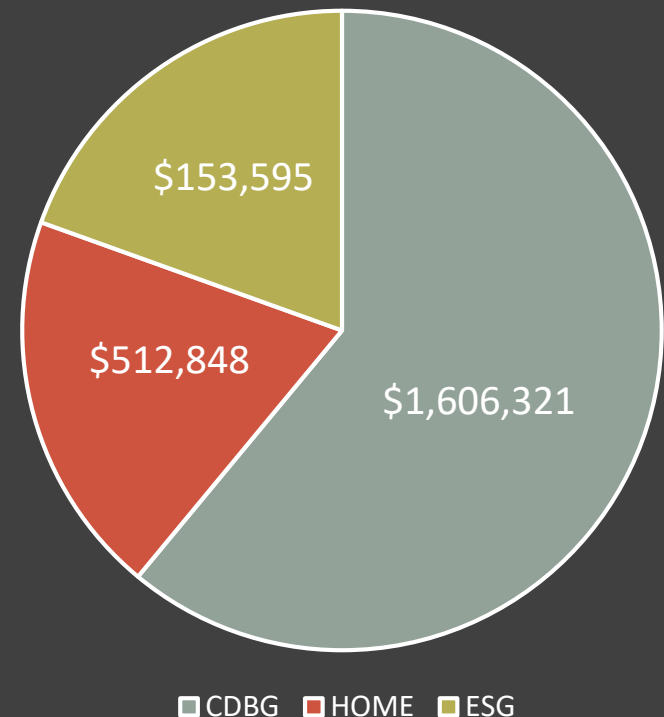
- Grants Division
- Community Development Division



HUD - Community Planning and Development

FY 2024 - 2025 Allocations

- City of McAllen receives annual allocation from HUD for the following programs:
 - COMMUNITY DEVELOPMENT BLOCK GRANT (CDBG)
 - HOME INVESTMENT PARTNERSHIPS PROGRAM (HOME)
 - EMERGENCY SOLUTIONS GRANT (ESG)
- Formula-based grants: extent of poverty, population, housing, overcrowding, age of housing and population growth.
- Celebrating 50 years of CDBG



Federal Objectives



CDBG

- Benefit low- and moderate-income persons
- Aid in the prevention or elimination of slums or blight
- Meet a need having a particular urgency

HOME

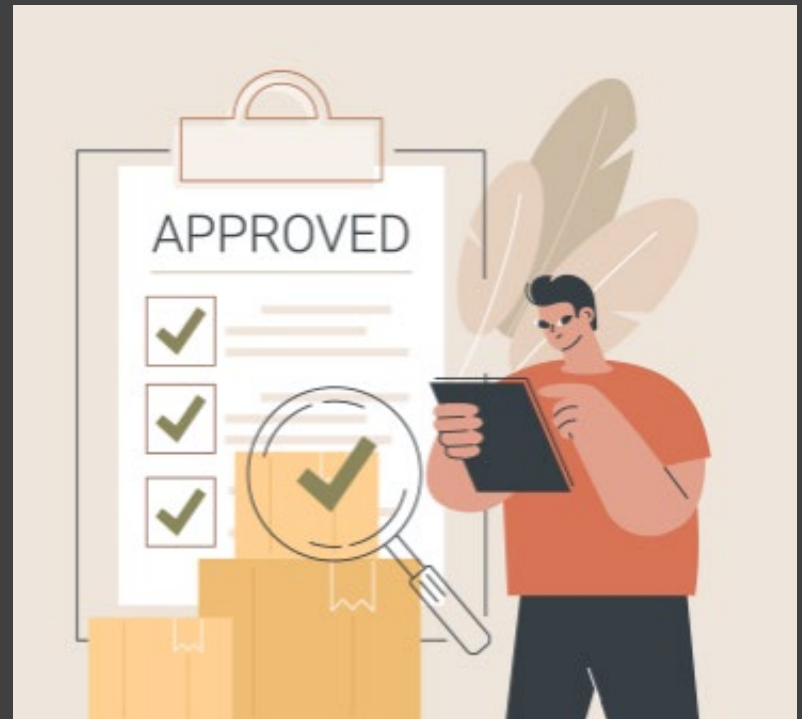
- Provide decent affordable housing to lower-income households
- Expand the capacity of non-profit housing providers
- Strengthen the ability of state and local governments to provide housing

ESG

- Street Outreach
- Emergency Shelter
- Rapid Re-Housing
- Homeless Prevention
- Homeless Management Information System (HMIS)

Annual Action Plan

- To receive HUD funds the City must complete and submit
 - Five Year Consolidated Plan
 - Annual Action Plan
- Annual Action Plan provides detail on the grantee's use of HUD Community Development funds for a given year.
- Year Two of 2023-2027 Five Year Consolidated Plan



Community Development Advisory Board

- Ensures residents compliance with City's Citizen Participation Plan, describes efforts in the development of:
 - 5 Year Con Plan
 - Annual Action Plan
- Board meets between December– July
 - committee meetings to determine the merits of each applicant and projects.
- Recommendations

Proposed Projects



Next Steps

- The Monitor and El Periódico kicked off comment period
- 30 Day Comment Period – June 13th through July 15th
- 2 Public Hearings were held and no comments were received
- July 22nd, 2024 (Commission will take action)
- Submit to HUD no later than August 16th
- HUD Approval (45 days) - October 2024

Questions?



ITEM SUMMARY

BOARD: City Commission

AGENDA ITEM

4.A.

DATE SUBMITTED

MEETING DATE

7/22/2024

1. Agenda Item: Consideration of Economic Development Matters. (Section 551.087, T.G.C.)
2. Party Making Request: Isaac Tawil
3. Nature of Request: Consideration of Economic Development Matters (Section 551.087, T.G.C.).
4. Routing:
Amy Gonzalez Created -
5. Staff Recommendation:
6. Advisory Board:
7. City Attorney:
8. Manager's Recommendation:

ITEM SUMMARY

BOARD: City Commission

AGENDA ITEM

4.B.

DATE SUBMITTED

MEETING DATE

7/22/2024

1. Agenda Item: Consultation with City Attorney regarding legal issues related to implementation of contracts. (Section 551.071, T.G.C.)
2. Party Making Request: Isaac Tawil
3. Nature of Request: Consultation with City Attorney regarding legal issues related to implementation of contracts. (Section 551.071. T.G.C.).
4. Routing:
Amy Gonzalez Created -
5. Staff Recommendation:
6. Advisory Board:
7. City Attorney:
8. Manager's Recommendation:



ITEM SUMMARY

BOARD: City Commission

AGENDA ITEM

4.C.

DATE SUBMITTED

MEETING DATE

7/22/2024

1. Agenda Item: Consultation with City Attorney regarding legal issues related to Employment Contracts. (Section 551.071, T.G.C.)
2. Party Making Request:
3. Nature of Request:
4. Routing:
Jose Trujillo
5. Staff Recommendation:
6. Advisory Board:
7. City Attorney:
8. Manager's Recommendation:

Created -