

STATE OF TEXAS
COUNTY OF HIDALGO
CITY OF MCALLEN

The McAllen Board of Commissioners convened in a Regular Meeting on **Monday, June 24, 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.

PROCLAMATION

HAVEN LOPEZ DAY

Commissioner Joaquin Zamora presented a proclamation for Haven Lopez Day.

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. Cristina Robles, Eduardo Haggar, spoke against item 1A5.

Mayor Pro Tem Omar Quintanilla moved to approve the items listed on the Routine Items section of the agenda with exception of 1A5 to be addressed separately and seconded by Commissioner Jose R. "Pepe" Cabeza de Vaca. The motion carried unanimously.

- 1. REZONE FROM R-1 (SINGLE FAMILY RESIDENTIAL) DISTRICT TO R-2 (DUPLEX-FOURPLEX RESIDENTIAL) DISTRICT: LOT 37, BONHAM UNIT NO. 2 SUBDIVISION, HIDALGO COUNTY, TEXAS; 2404 SOUTH 28th STREET.**

Approved the R-2 zoning at 2404 South 28th Street, as per Planning and Zoning Commission.

- 2. TRACT 1: REZONE FROM C-3 (GENERAL BUSINESS) DISTRICT TO R-3T (MULTIFAMILY RESIDENTIAL TOWNHOUSE) DISTRICT: 0.170 ACRES OUT OF LOT 52, OUT OF LOTS 35 TO 68, INCLUSIVE, SECTION 229, TEX-MEX SUBDIVISION, HIDALGO COUNTY, TEXAS; 13931 NORTH WARE ROAD (MIDDLE).**

Approved the R-3T zoning at 13931 North Ware Road (middle), as per Planning and Zoning Commission.

- TRACT 2: REZONE FROM R-2 (DUPLEX-FOURPLEX RESIDENTIAL) DISTRICT TO R-3T (MULTIFAMILY RESIDENTIAL TOWNHOUSE) DISTRICT: 2.227 ACRES OUT OF LOTS 52 THROUGH 54, OUT OF LOTS 35 TO 68,**

INCLUSIVE, SECTION 229, TEX-MEX SUBDIVISION, HIDALGO COUNTY, TEXAS; 13931 NORTH WARE ROAD (REAR).

Approved the R-3T zoning at 13931 North Ware Road (rear) and the R-3T zoning at 13931 North Ware Road (rear), as per Planning and Zoning Commission.

3. REQUEST OF ISRAEL VILLARREAL III ON BEHALF OF JOSE A. CHANIN, FOR A CONDITIONAL USE PERMIT, AND ADOPTION OF AN ORDINANCE, FOR ONE YEAR, FOR A BAR (80'S BREWERY) AT LOT A-1, NOLANA TOWER SUBDIVISION, HIDALGO COUNTY, TEXAS; 400 NOLANA AVENUE, SUITES I, J, K.

Approved a Conditional Use Permit and adopted an ordinance, for one year, for a bar at 400 Nolana Avenue, as per Planning and Zoning Commission.

The establishment must also meet the requirements set forth in Section 138- 118(a)(4) of the Zoning Ordinance and specific requirements as follows:

1. The property line of those businesses having late hours (after 10:00 p.m.) must be at least 400 ft. from the nearest residence, church, school, or publicly owned property or must provide sufficient buffer and sound insulation of the building such that the building is not visible and cannot be heard from the residential areas. The establishment is within 400 ft. of the residential zones and uses, however, staff has not received any complaints from the residents; The establishment is also within 400 feet of publicly owned property (City of McAllen water tower).
2. The property must be as close as possible to a major arterial and shall not generate traffic onto residential sized streets. The property has direct access to Nolana Avenue, North 4th Street and North 6th Street. The existing gates on North 4th Street need to be closed as required from other Conditional Use Permits in this commercial plaza.
3. The business must provide parking in accordance with the McAllen Off-Street Parking Ordinance as a minimum and make provisions to prevent the use of adjacent streets for parking, especially those in adjacent residential areas, by providing additional on-site parking. Currently there is a multi-tenant commercial building on the property. The shopping center is a mixture of office, retail, vacant suites, restaurants, and bars. 729 parking spaces are provided as part of a common parking area in the front and rear of the building. Based on the square footage of the building, 70 parking spaces are required. Parking spaces are provided on site during the applicable hours of operation for this business.
4. The business must do everything possible to prevent the unauthorized parking of its patrons on adjacent properties by providing, when necessary, fences, hedges or reorientation of entrances and exits under the vegetation ordinance.
5. The business shall provide sufficient lighting to eliminate dark areas and maximize visibility from a public street to discourage vandalism and criminal activities.
6. The business must make provisions to keep litter to a minimum and keep it from blowing onto adjacent properties; and
7. The above-mentioned business shall restrict the number of persons within the building to those allowed by the Planning and Zoning Commission at the time of permit issuance, after having considered the recommendations of the Fire Marshal, Building Official and Planning Director.

4. REQUEST OF EL REDENTOR A LAS NACIONES ON BEHALF OF JOSE E. LUGO, FOR A CONDITIONAL USE PERMIT, AND ADOPTION OF AN ORDINANCE, FOR A CHURCH, FOR LIFE OF USE, AT LOTS 14-15, BLOCK 9, GUERRA'S ADDITION SUBDIVISION, HIDALGO COUNTY, TEXAS; 2016 HOUSTON AVENUE.

Approved a Conditional Use Permit and adopted an ordinance, for life of use, for a church at 2016 Houston Avenue, as per Planning and Zoning Commission.

The church must comply with the Zoning Ordinance and specific requirements as follows:

1. The proposed use shall not generate traffic onto residential size streets or disrupt residential areas and shall be as close as possible to a major arterial. The church has access on Houston Ave.
2. The proposed use shall comply with the McAllen Off-Street Parking Ordinance and make provisions to prevent the use of street parking, especially in residential areas. Based on the seating area of two seats in the sanctuary, one parking space is required; eight parking spaces are being provided on site.

3. The proposed use shall prevent the unauthorized parking of its patrons on adjacent businesses or residences by providing fences, hedges or reorientation of entrances and exits.
4. The proposed use shall provide sufficient lighting to eliminate dark areas, perimeter fencing, and an orientation of the building to provide maximum visibility from a public street to discourage vandalism and criminal activities.
5. Provisions shall be made to prevent litter from blowing onto adjacent streets and residential areas.
6. The numbers of persons within the building shall be restricted to the existing seating capacity for the building.
7. Sides adjacent to commercially and residentially zoned or used properties shall be screened by a 6 ft. opaque fence.

5. REQUEST OF MARIO A. SALINAS ON BEHALF OF SYNERGY A REAL ESTATE ALLIANCE, LLC, FOR A CONDITIONAL USE PERMIT, AND ADOPTION OF AN ORDINANCE, FOR LIFE OF THE USE, FOR A PLANNED UNIT DEVELOPMENT (PUD) AT A 12.51-ACRE TRACT OUT OF THE SOUTH 412.50 FEET OF LOT 167, JOHN H. SHARY SUBDIVISION, HIDALGO COUNTY, TEXAS; 2021 SOUTH TAYLOR ROAD.

Approved a Conditional Use Permit and adopted an ordinance, for life of the use, for a Planned Unit Development at 2021 South Taylor Road, as per Planning and Zoning Commission.

The subdivision for this PUD is proposed as a private/gated subdivision. The PUD will have 40 lots, 84 apartment buildings, and 168 living units in total.

PUDs allow a variety of land uses that complement each other within the development and with existing land uses in the vicinity. Specific requirements for the approval of PUDs are set forth on Article IV for Planned Developments of the Subdivision Ordinance, and are summarized as the following:

1. **CONCEPTUAL SITE PLAN:** Development and use of the property must comply with the conditional use permit conceptual site plan.
2. **PERMITTED USES:** Proposed uses are uses permitted in the R-3A (multi-family apartment residential) District for detached buildings designated as apartments.
3. **OFF-STREET PARKING AND LOADING:** Parking in compliance with Chapter 134 Article VII, Section 138-395 (1) (b.). Triplex, fourplex, apartment/condominium buildings with five or more units: Two parking spaces for each two or more bedrooms living unit. Based on the 168 living units, 334 total parking spaces are proposed, with 4 parking spaces for Lot 26, 8 parking spaces required for Lots 1-13, 15, 20, 16-18, 21-24, 19, 25, 27-39, 24 parking spaces required for Lot 14 and 10 parking spaces for Lot 40. The overall site plan is complying with parking requirements.
4. **LANDSCAPING:** A minimum of ten percent of the area of any lot or parcel shall be devoted to landscape material and comply with the intent and purpose of this article and 50 percent of such landscaped area for nonresidential lots shall be visible from the street fronting the developed property. Landscape areas located within the street and alley rights-of-way shall not be credited towards meeting the minimum landscape area requirement. However, right-of-way areas shall be landscaped. Landscape areas associated with drainage detention facilities located on the lot or parcel may be credited towards the landscape area requirement. A minimum of 50 percent of the area within the required front yard of any residential parcel shall be devoted to landscape material.
 - a. Landscape (sod/green area) square footage requirement per Lot:
 - i. Lots 4-12: 866
 - ii. Lots 16-18 & 21-24: 897
 - iii. Lots 27-38: 850
 - iv. Lot 1: 866, Lots 2, 3: 898, Lot 13: 865, Lot 14: 2,657, Lot 15: 874, Lot 19: 897, Lot 25: 874, Lot 26: 531, Lot 39: 850, Lot 40: 1,087.

As per Section 110-51 (1), when the required area being landscaped is from one to 2,000 square feet a minimum of one tree for every 200 square feet of landscape area shall be required.

- b. Tree requirements per Lot (2.5", 4", and 6" caliper size):
 - i. All lots will require a minimum of 5 trees at 2.5" caliper size, except for Lot 42 which will require 6 trees at 2.5" caliper size.
 - ii. 3 trees at 4" caliper size can also be provided for all lots, or one tree at 6" caliper size, except for Lot 14 which will require 3 trees at 6" caliper size.

5. **STREETS AND SETBACKS:** Final setbacks and right-of-way dedication will be addressed and determined through the subdivision review process. Minimum setback lines shall be as follows:
 - a. Front: 20 feet except 15 feet for unenclosed carports or greater for easements, whichever is greater applies.
 - b. Rear: 10 feet or greater for easements, whichever is greater applies.
 - c. Sides: in accordance with the zoning ordinance, or greater for easements, whichever is greater applies.
 - d. Corner: 10 feet or greater for easements, whichever is greater applies.
 - e. Garage: 18 feet except where greater setback is required; greater setback applies.
6. **DRAINAGE:** Addressed through subdivision process. Final drainage detention and design and the drainage plan must be submitted and in accordance with City of McAllen Standard Design Guide.
7. **ADDITIONAL PROVISIONS:** Conditional Use Permit site plan controls if there is conflict with other City ordinances. A decision by the Planning Director may be reviewed by the Planning and Zoning Commission for recommendation to the City Commission Board for final determination. The Conditional Use Permit calls for mixed use and a minimum of five (5) acres. The development has 12.51 acres and is proposing a single use. 5 feet wide minimum sidewalk required on S. Taylor Road, Uvalde Avenue, and on both sides of all interior streets.
8. Owner, Engineer and Surveyor certification and signature block needs to be shown on the PUD site plan. Submitted site plan meets requirements.
9. A recorded subdivision plat and PUD site plan is required prior to issuance of building permits. The subdivision review process must be completed, and the subdivision plat must be recorded together with the PUD site plan.

After due consideration, Commissioner Victor "Seby" Haddad moved to approve the Conditional Use Permit as recommended and seconded by Commissioner Rodolfo "Rudy" Castillo. The motion passed with 4 votes in the affirmative with Commissioner Jose R. "Pepe" Cabeza de Vaca and Mayor Pro Tem Omar Quintanilla voting against.

6. REQUEST OF BRANDON SOLIS LLC ON BEHALF OF LA PLACITA RGV LLC, FOR A CONDITIONAL USE PERMIT, AND ADOPTION OF AN ORDINANCE, FOR ONE YEAR, FOR AN EVENT CENTER AT LA PLACITA RGV CONDOMINIUMS SUBDIVISION, HIDALGO COUNTY, TEXAS; 2109 SOUTH 10th STREET, BUILDING 300, SUITE 20.

Approved a Conditional Use Permit and adopted an ordinance, for one year, for an event center at 2109 South 10th Street, Building 300 Suite 20, as per Planning and Zoning Commission.

The establishment must also meet the 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 any of the above-mentioned businesses must be at least 400 ft. 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. from the nearest residentially zoned property and apartment zoned area.
2. The property must be as close as possible to a major arterial and shall not generate traffic onto residential sized streets. The establishment has direct access to South 10th Street and does not generate traffic into residential areas.
3. The business must provide parking in accordance with the McAllen Off-Street Parking Ordinance as a minimum and make provisions to prevent the use of adjacent streets for parking. Based on the square footage and use of the building, 22 parking spaces are required one of which should be for persons with disability. The parking lot is common area and should be clear of potholes and properly striped.
4. The business must do everything possible to prevent the unauthorized parking of its patrons on adjacent properties.
5. The business shall provide sufficient lighting to eliminate dark areas and maximize visibility from a public street in order to discourage vandalism and criminal activities.
6. The business must make provisions to keep litter to a minimum and keep it from blowing onto adjacent properties; and
7. The above-mentioned business shall restrict the number of persons within the building to those allowed by the Planning and Zoning Commission at the time of permit issuance, after having considered the recommendations of the Fire Marshal, Building Official and Planning Director.

7. REQUEST OF SHAWN BORETA ON BEHALF OF RHODES ENTERPRISES, FOR A CONDITIONAL USE PERMIT, AND ADOPTION OF AN ORDINANCE, FOR A FOOD TRUCK PARK, FOR ONE YEAR, AT LOT 1, COMMUNITY CENTER AT TRES LAGOS SUBDIVISION, HIDALGO COUNTY, TEXAS; 4900 TRES LAGOS BOULEVARD.

Approved a Conditional Use Permit and adopted an ordinance, for one year, for a food truck park at 4900 Tres Lagos Boulevard, as per Planning and Zoning Commission.

The Food Truck Park and its vendors must comply with the requirements set forth in Section 54-52 of the Zoning Ordinance for mobile food vendor courts and the following specific requirements:

1. The property line of the lot must be at least 200 feet from the nearest residence or residentially zoned property; the location of the Food Truck Park is proposed to be within the R-1 District portion of the Lot and adjacent to other residentially zoned properties.
2. The name, address, phone number and email address of a contact person who shall be available 24 hours per day, 7 days per week for the purposes of responding to complaints regarding the operation of the mobile food vendor court; applicant has provided their contact information
3. Mobile food vendor courts shall not operate between the hours of 2:00 AM and 7:00 AM; proposed hours of operation are between 5:00 AM and 11:00 PM
4. Each mobile food vendor court shall provide access to a restroom on or within 600 feet of the property lines of the track of land on which it is situated.
5. Mobile food vendor courts must provide one (1) garbage receptacle, to hold a minimum of thirteen (13) gallons, per each vendor located on premises for public use. This requirement is in addition to the receptacles required of each individual vendor.
6. Mobile food vendors may not be placed or parking on unimproved surfaces.
7. Adequate lighting, as determined by the health Director, to enable clear and unobstructed visibility of mobile food vendors and patrons shall be provided at all entrances and exits of the mobile food vendor court.
8. Mobile food vendor courts shall provide on premise parking areas sufficient to accommodate staffing needs and seating areas.

8. REQUEST OF JESUS F. DAVILA ON BEHALF OF TRENTON PALMS LLC, FOR A CONDITIONAL USE PERMIT, AND ADOPTION OF AN ORDINANCE, FOR A BAR, FOR ONE YEAR, AT LOT 1, VALERIE SUBDIVISION, HIDALGO COUNTY, TEXAS; 7001 NORTH 10th STREET.

Approved a Conditional Use Permit and adopted an ordinance, for a conditional use permit, for Lot 1, Valerie Subdivision, Hidalgo County; 7001 North 10th Street, as per Planning and Zoning Commission.

The establishment must also meet the requirements set forth in Section 138-118(4) of the Zoning Ordinance and specific requirements as follows:

1. The property line of the lot of any of the abovementioned businesses 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 disruptions of the character of adjacent residential areas, and must not be heard from the residential area after 10:00 p.m. The establishment is within 400 ft. of R-3T District to the southwest of the property and Robin Park (publicly owned property).
2. The property must be as close as possible to a major arterial and shall not generate traffic onto residential-sized streets. The establishment has direct access to North 10th Street and does not generate traffic into residential areas.
3. The business must provide parking in accordance with the McAllen Off-Street Parking Ordinance as a minimum and make provisions to prevent the use of adjacent streets for parking. Based on the floor area of 2,897 sq. ft., 29 parking spaces are required; 120 parking spaces are provided for all the businesses to operate collectively. Upon the inspection, the parking area provided follows striping and maintenance requirements. There are currently 65 parking spaces available. The applicant will obtain a parking agreement from Trenton View Subdivision to ensure compliance with parking requirements.
4. The business must do everything possible to prevent the unauthorized parking of its patrons on adjacent properties.
5. The business shall provide sufficient lighting to eliminate dark areas and maximize visibility from a public street to discourage vandalism and criminal activities.
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 above-mentioned business shall restrict the number of persons within the building to those allowed by the Planning and Zoning Commission at the time of permit issuance after considering the recommendations of the Fire Marshal, Building Official, and Planning Director. The maximum capacity for the establishment is 99 persons.

B) REZONING:

1. REZONE FROM R-1 (SINGLE FAMILY RESIDENTIAL) DISTRICT TO R-2 (DUPLEX-FOURPLEX RESIDENTIAL) DISTRICT: LOT 4, R. MARTINEZ FAMILY SUBDIVISION, HIDALGO COUNTY, TEXAS; 1113 EAST PINERIDGE AVENUE.

Staff recommended approval of the R-2 zoning at 1113 East Pineridge Avenue, as per Planning and Zoning Commission. Citizen spoke against the request. Mr. Garcia spoke in favor of the request.

Commissioner Jose R. "Pepe" Cabeza de Vaca moved to deny the R-2 zoning as recommended and seconded by Commissioner Joaquin Zamora. The motion carried unanimously.

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

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

A) APPROVAL OF MINUTES OF WORKSHOP AND REGULAR MEETING HELD ON JUNE 10, 2024.

Approved the Minutes of Workshop and Regular Meeting held on June 10, 2024.

B) SUBDIVISION MONTHLY REPORT.

Approved the subdivision monthly report.

C) STATUS REPORT ON PARKS & RECREATION PROJECTS.

Approved the status report on Parks and Recreation projects.

D) PROJECT STATUS MONTHLY REPORT THROUGH MAY 31, 2024.

Approved the project status report through May 31, 2024.

E) CONSIDERATION AND APPROVAL OF INTERLOCAL COOPERATION AGREEMENT BETWEEN HIDALGO COUNTY AND CITY OF MCALLEN FOR 2024 COUNTY LIBRARY SERVICES.

Approved an Interlocal Cooperation Agreement Between Hidalgo County and City of McAllen for 2024 County Library Services.

F) CONSIDERATION AND APPROVAL FOR THE RENEWAL OF THE MEMORANDUM OF UNDERSTANDING BETWEEN REGION ONE EDUCATION SERVICE CENTER'S ADULT EDUCATION PROGRAM AND THE CITY OF MCALLEN.

Approved the renewal of the Memorandum of Understanding between Region One Education Service Center's Adult Education Program and the City of McAllen.

- G) ORDINANCE AMENDING A PLANNED UNIT DEVELOPMENT (PUD) AT THE PROPOSED MCALLEN CITY CENTER SUBDIVISION, HIDALGO COUNTY, TEXAS; 1300 S. 10th STREET.**

Adopted an ordinance amending a Planned Unit Development (PUD) at the proposed McAllen City Center Subdivision, Hidalgo County, Texas; 1300 S. 10th Street.

- H) RESOLUTION AND ADVANCE FUNDING AGREEMENT (AFA) WITH TXDOT FOR LANDSCAPING INSTALLATION ASSOCIATED WITH THE FM2220 (WARE ROAD) WIDENING FROM FM1925 (MONTE CRISTO ROAD) TO SH107.**

Approved a resolution and the Advance Funding Agreement (AFA) with TxDOT for Landscaping installation associated with the FM2220 (Ware Road) Widening from FM1925 (Monte Cristo Road) to SH107.

- I) CONSIDERATION AND POSSIBLE APPROVAL OF AN AMENDMENT EXTENDING THE LEASE AGREEMENT WITH VIDA.**

Approved an amendment extending the lease agreement with VIDA.

- J) CONSENT COOP PURCHASES**

- 1. AWARD OF CONTRACT FOR THE PURCHASE OF TWO (2) SIDE-LOAD COMMERCIAL REFUSE TRUCKS THROUGH BUYBOARD COOPERATIVE PRICING. (PROJECT NO. 06-24-P63-01)**

Awarded a contract to Kyrish Truck Center in the amount of \$782,834.00 for Two (2) side-load commercial refuse trucks.

- K) APPROVAL OF TAX REFUNDS OVER \$500.00.**

Approved tax refunds of over \$500.

- 1. CORELOGIC**

Approved tax refunds in the amounts of \$1,408.40; \$45.73; \$1,685.74; \$667.97 and \$471.67.

- 2. FIDELITY NATIONAL TITLE AGENCY, INC.**

Approved a tax refund in the amount of \$582.86.

- 3. MERIT ENERGY CO.**

Approved tax refunds in the amounts of \$219.50; \$731.66 and \$428.54.

- 4. JOHN B. SINGLETON**

Approved a tax refund in the amount of \$832.77.

3. BIDS/CONTRACTS

- A) AWARD OF CONTRACT FOR PROFESSIONAL ENGINEERING SERVICES FOR EL RANCHO PARK. (PROJECT NO. 06-24-S56-01)**

Staff recommended award of contract to Hanson Professional Services Inc. in the amount of \$74,600.00 for the Professional Engineering Services for El Ranch Park.

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

- B) AWARD OF CONTRACT FOR THE PURCHASE OF FURNITURE FOR THE QUINTA MAZATLAN CENTER FOR URBAN ECOLOGY. (PROJECT NO. 06-24-P59-01)**

Staff recommended award of contract to Landscapeforms in the amount of \$64,933.65 for the purchase of furniture for the Quinta Mazatlan Center for Urban Ecology.

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

C) AWARD OF CONTRACT FOR THE PURCHASE OF FURNITURE FOR FIRE TRAINING FACILITY. (PROJECT NO. 06-24-P62-01)

Staff recommended award of contract to Gateway in the amount not to exceed \$74,858.40 for the purchase of furniture for the Fire Training Facility.

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

D) CONSIDERATION AND APPROVAL OF CONTRACT AMENDMENT NO. 5 FOR THE QUINTA MAZATLAN PALM HOUSE DESIGN SERVICES.

Staff recommended approval of Contract Amendment No. 5 with Megamorphosis, Inc., for additional Architectural services in the amount of \$45,000.00, resulting in a revised contract amount of \$3,768,331.60.

Mayor Pro Tem Omar Quintanilla moved to approve the contract amendment as recommended and seconded by Commissioner Antonio “Tony” Aguirre, Jr. The motion carried unanimously.

E) CONSIDERATION AND APPROVAL OF CHANGE ORDER NO. 1 FOR THE QUINTA MAZATLAN WALL REPAIRS (PROJECT NO 02-24-C09-595)

Staff recommended approval of Change Order No. 1 in the amount of \$9,313.00 with an additional 10-calendar days for a revised total contract price of \$58,907.60. and revised contract time of 46-calendar days for the Quinta Mazatlan Wall Repairs.

Mayor Pro Tem Omar Quintanilla moved to approve Change Order No. 1 as recommended and seconded by Commissioner Jose R. “Pepe” Cabeza de Vaca. The motion carried unanimously.

F) AWARD OF CONTRACT FOR CITY WIDE GROUNDS MAINTENANCE.

Staff recommended approval of the awarded contract to vendors for corresponding zones:

- 1. Rodz Lawn Care for Zones 1,2,5,6,8,9,11
- 2. South Texas Landscapes, Irrigation & Pest Control LLC for Zones 3,10,14,15
- 3. Brigview Landscape Services INC for Zones 4,7,12,13

Mayor Pro Tem Omar Quintanilla moved to award the contracts as recommended and seconded by Commissioner Victor “Seby” Haddad. The motion carried unanimously.

4. RESOLUTIONS

A) CONSIDERATION AND APPROVAL OF A RESOLUTION RELATING TO TGS RGV INTERIM RATE ADJUSTMENT/GRIP FILING.

Staff recommended approval of a resolution relating to TGS RGV Interim Rate Adjustment/GRIP Filing.

Commissioner Victor “Seby” Haddad moved to approve the resolution as recommended and seconded by Commissioner Jose R. “Pepe” Cabeza de Vaca. The motion carried unanimously.

B) CONSIDERATION AND APPROVAL OF A RESOLUTION RELATING AEP TEXAS 2024 RATE CASE TO DENY THE RATE INCREASE.

Staff recommended approval of a resolution relating to AEP Texas 2024 Rate Case to deny the rate increase.

Commissioner Victor “Seby” Haddad moved to approve the resolution as recommended and seconded by Commissioner Jose R. “Cabeza de Vaca. The motion carried unanimously.

5. 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 items mentioned.

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) CONSULTATION WITH CITY ATTORNEY REGARDING LEGAL ISSUES RELATED TO MUNICIPAL EMPLOYMENT CONTRACTS. (SECTION 551.071, T.G.C.).

Mayor Pro Tem Omar Quintanilla moved to authorize the City Manager to proceed with the matter as described in executive session and seconded by Commissioner Jose R. "Pepe" Cabeza de Vaca. The motion carried unanimously.

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

Commissioner Jose R. "Pepe" Cabeza de Vaca moved to authorize the City Manager and City Attorney to negotiate the lease extension agreement with the American Red Cross on the terms as described in executive session and seconded by Commissioner Rodolfo "Rudy" Castillo. The motion carried unanimously.

C) CONSULTATION WITH CITY ATTORNEY REGARDING LEGAL ISSUES RELATED TO ECONOMIC DEVELOPMENT CONTRACTS. (SECTION 551.071, T.G.C.)

Mayor Pro Tem Omar Quintanilla moved to authorize the City Manager to proceed with the matter as described in executive session and seconded by Commissioner Jose R. "Pepe" Cabeza de Vaca. The motion carried unanimously.

D) CONSULTATION WITH CITY ATTORNEY REGARDING LEGAL ISSUES RELATED TO NUISANCE ABATEMENT AGREEMENTS. (SECTION 551.071, T.G.C.)

No action.

E) CONSULTATION WITH CITY ATTORNEY REGARDING LEGAL ISSUES RELATED TO POTENTIAL LITIGATION. (SECTION 551.071, T.G.C.)

No action.

F) CONSULTATION WITH CITY ATTORNEY REGARDING LEGAL ISSUES RELATED TO BUILDING PERMITS. (SECTION 551.071, T.G.C.)

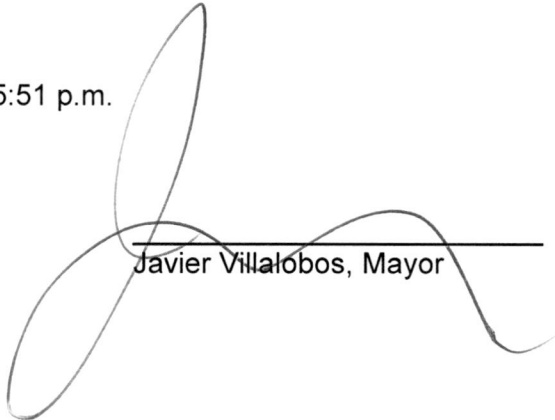
Mayor Pro Tem Omar Quintanilla moved to authorize city staff to proceed as described in executive session and seconded by Commissioner Jose R. "Pepe" Cabeza de Vaca. The motion carried unanimously.

ADJOURNMENT

Without objection the meeting was adjourned at 5:51 p.m.

Attest:


Perla Lara, TRMC/CMC, CPM
City Secretary


Javier Villalobos, Mayor