



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, AUGUST 12, 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 - Commissioner Joaquin Zamora

PRESENTATION - Recognition of Matthew Vela (Eagle Scout Project) and Boy Scouts Troop 76, McAllen Nature Center "The Birds and The Bats"

Recognition of TAAF State Games of Texas Athletes

PROCLAMATION - Shaine Casas Day - Monica Casas

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 C-3 (general business) District to C-4 (commercial industrial) District: a 2.454 acre tract of land out of Lot 5, Block 22, Steele and Pershing Subdivision, Hidalgo County, Texas; 105 Dicker Road.

2. Rezone from C-4 (commercial industrial) District to I-1 (light industrial) District: Lots 1-3, Block 3, Market Center Subdivision, Hidalgo County, Texas; 1001 North Jackson Road.
3. Request of Bianca Cerda on behalf of Hootspace, LLC, for a Conditional Use Permit, for one year, and adoption of an ordinance, for a smoke shop (CBD store) at Lot A, The Executive Steak House Subdivision, Hidalgo County, Texas; 1500 North 23rd Street, Suite 140 & 150.
4. Request of Victor D. Marroquin on behalf of Little Green Apples LLC, for a Conditional Use Permit, for one year, and adoption of an ordinance, for a bar at Lots A2 and A3, Dove Commercial Park Subdivision, Hidalgo County, Texas; 2201 West Dove Avenue.
5. Request of Jeanette Salinas on behalf of Golden Republic, LLC, for a Conditional Use Permit, for one year, and adoption of an ordinance, for a smoke shop at Lot 1, Golden Suites Subdivision, Hidalgo County, Texas; 4815 North 10th Street Suite. 100.

B) 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 Workshop and Regular Meeting held on July 22, 2024.
- B)** Consideration and Approval of Change Order No. 1 and Final for 2024 Single Machine Repaving.
- C)** Consideration and Approval of Change Order No. 1 and Final for the Purchase and Delivery of Type "D" Hot Mix Asphaltic Concrete 2024.
- D)** Consideration and Approval of a Contractual Agreement for the Public Improvements along Stewart Road through the limits of Aqualina Phase III Subdivision.
- E)** Consideration and Authorization to enter into an interlocal agreement for the donation of a surplus vehicle to the City of Zua Zua, Nuevo Leon, Mexico.
- F)** Consideration and Authorization to enter into an interlocal agreement for the donation of a surplus vehicle to the City of Diaz Ordaz, Tamaulipas, Mexico.
- G)** Consideration and Authorization to enter into an interlocal agreement for the donation of a surplus vehicle to the City of Cerralvo, Nuevo Leon, Mexico.
- H)** Consideration and Authorization to enter into an interlocal agreement for the donation of a surplus vehicle to the City of Reynosa, Tamaulipas Mexico.
- I)** Consideration and Authorization to enter into an interlocal agreement for the donation of a surplus vehicle to the City of San Luis Potosi, San Luis Potosi Mexico.
- J)** Consideration and Authorization to enter into an interlocal agreement for the donation of a surplus vehicle to the City of Puerto Vallarta, Jalisco Mexico.
- K)** Approval of Tax Refunds over \$500.00.
 1. Cavazos, Baldemar R & Mary A.
 2. Edwards Abstract and Title Co.

3. Frates, Edwin Calijar
4. Hernandez, Ester & Aurelio
5. Innovative Child Development Center LLC
6. Nationstar Mortgage LLC
7. Ortegon, Jose G. Jr & Adriana D.

L) CONSENT COOP PURCHASES

1. Award of Contract for the Purchase of Security Profiling Application through Insight Public Sector through Texas Department of Information Resources (DIR).

3. BIDS/CONTRACTS:

- A)** Award of Contract with Top Ranked Non-Exclusive Terminal Advertising Concessionaire at McAllen International Airport.
- B)** Award of Contract for the improvements at Kappler Park. (Project No. 07-24-C23-965)
- C)** Award of Contract for the McAllen-Hidalgo International Bridge Building C Restroom Renovations.
- D)** Award of Contract for El Collado Subdivision Drainage Improvements Project (CDBG Funded). (Project No. 07-24-C22-550)
- E)** Award of Contract for Professional Engineering Services for the Los Encinos Park Turf Field Improvements Project.
- F)** Consideration and Approval of Change Order No. 1 for the Purchase and Installation of Additional Furniture for Finance and Budget Renovation.
- G)** Consideration and Approval of an Intergovernmental Agreement with Palm Valley Animal Society for the operation of a Regional Animal Shelter.
- H)** Consideration and Approval of an Interlocal Agreement with Hidalgo County Precincts 1-4 regarding Quinta Mazatlan.
- I)** Consideration and Approval to Negotiate a Contract with Top Ranked 911 EMS Service Provider.

4. ORDINANCES:

- A)** Providing for a Budget Amendment in the Sanitation Depreciation Fund for the Purchase of Two (2) Brush Department Vehicles.
- B)** Approval of substantial amendment for Fiscal Year 2022-2023 Annual Action Plan for CDBG Program.
- C)** Providing for an abandonment of a 15-foot utility easement, being 0.085 of an acre out of Lot 247, John H. Shary Subdivision, Hidalgo County, Texas, 1300 North Taylor Road.

5. RESOLUTION:

- A)** Request for street name change from South 42nd Lane to Neuhaus Circle within the private Neuhaus Estates Subdivision.

6. VARIANCES:

- A) Consideration of a variance request to North Bicentennial Right-of-Way dedication requirement, for proposed Barton Subdivision, Hidalgo County, Texas; 8501 North Main Street.
- B) Consideration of a variance request for an agreement in lieu of escrow for North 56th Street, for proposed Pioneer Estates Subdivision, Hidalgo County, Texas; 9400 North Shary Road.
- C) Consideration of a variance request to minimum street jog offset, for proposed Taylor Valley Estates Subdivision, Hidalgo County, Texas; 1300 North Taylor Road.

7. MANAGER’S REPORT:

- A) Immigration and Respite Center Report.
- B) Future Agenda Items.

8. TABLED ITEM:

- A) Consideration and possible approval of an ordinance establishing limits on the number of domesticated animals per household within City limits.

9. 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.)
- B) Consultation with City Attorney regarding legal issues related to Potential Litigation. (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 August 9, 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