

STATE OF TEXAS
COUNTY OF HIDALGO
CITY OF MCALLEN

The McAllen Board of Commissioners convened in a Regular Meeting on Monday, **July 22, 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

CALL TO ORDER

Mayor Javier Villalobos called the meeting to order.

PRESENTATION

Christina Flores presented the McAllen summer internship program.

AGENDA ITEM PUBLIC COMMENT (Individuals wishing to speak regarding an agenda item on today's agenda, please contact City Secretary before 5:00pm)

- 1. **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 Jose R. "Pepe" Cabeza de Vaca moved to approve the items listed on the Consent Agenda except for Item 1G to be addressed separately and Commissioner Joaquin Zamora seconded. The motion carried unanimously.

- A) **APPROVAL OF MINUTES FOR WORKSHOP AND REGULAR MEETING HELD JULY 8, 2024.**

Approved the minutes of Workshop and Regular Meeting held July 8, 2024, as submitted.

- B) **ORDINANCE PROVIDING FOR A BUDGET AMENDMENT FOR INSURANCE FUNDS DISTRIBUTION.**

Adopted an ordinance providing for a budget amendment in the amount of \$923,788.51 for Insurance Funds Distribution.

- C) **RESOLUTION OF THE COMMISSIONERS OF THE CITY OF MCALLEN, TEXAS ACCEPTING THE RESIGNATION OF SERGIO VILLASANA AND DESIGNATING SONIA RESENDEZ AS AN INVESTMENT OFFICER ALONG WITH MARIA CHAVERO, MARCO A. VEGA, P.E., AND ROEL RODRIGUEZ, P.E. FOR THE CITY OF MCALLEN.**

Approved of the resolution accepting the resignation of Sergio Villasana and designating Sonia Resendez as an Investment Officer along with Maria Chavero, Marco A. Vega, P.E., and Roel Rodriguez, P.E.

- D) **RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE CITY OF MCALLEN, HIDALGO COUNTY, TEXAS, AMENDING TEXPOOL AUTHORIZED REPRESENTATIVES AND PROVIDING AN EFFECTIVE DATE.**

Approved of the resolution amending Texpool authorized representatives and providing and effective date.

E) RESOLUTION AUTHORIZING THE SUBMISSION OF A GRANT APPLICATION TO THE TEXAS PARKS AND WILDLIFE DEPARTMENT FOR THE FISCAL YEAR 2025 LOCAL PARKS GRANT PROGRAM.

Approved of the resolution authorizing the submission of a grant application to the Texas Parks and Wildlife Department for the Fiscal Year 2025 Local Parks Grant Program.

F) SUBDIVISION MONTHLY REPORT.

Approved subdivision monthly report.

G) PROJECT STATUS MONTHLY REPORT THROUGH JUNE 30, 2024.

Staff discussed the following projects: Taylor Road, Daffodil Avenue widening, and Anzalduas Bridge. Discussion ensued. Comments were shared by Council. Questions were asked related to delays, contractor, days owed, incomplete curb, district 3 projects, traffic, and significant number of delays for the subdivision. Staff answered questions posed by Council.

Mayor Javier Villalobos thanked staff for the presentation.

H) STATUS REPORT ON PARKS & RECREATION PROJECTS.

Approved Parks & Recreation projects report.

I) CONSENT COOP PURCHASES

1. AWARD OF CONTRACT FOR UNIFORM RENTAL/ CLEANING SERVICES THROUGH BUYBOARD COOPERATIVE. (PROJECT NO. 07-24-S11-01)

Awarded a contract to Unifirst Holdings, Inc. for Uniform Rental/Cleaning Services.

J) APPROVAL OF TAX REFUND OVER \$500.00.

Approved tax refunds of over \$500.

1. TEXAS NATIONAL BANK

Approved a tax refund in the amount of \$1,273.56.

2. BIDS/CONTRACTS

A) AWARD OF CONTRACT FOR REFURBISHMENT OF EXISTING VERTICAL HYDRAULIC PLATFORM ELEVATOR. (PROJECT NO. 06-24-S54-288)

Staff recommended award of contract to Rio Elevator Company in the amount of \$72,232.00, for the refurbishment of the existing vertical hydraulic platform elevator.

Commissioner Joaquin Zamora moved to award the contract as recommended and seconded by Commissioner Antonio "Tony" Aguirre, Jr. The motion carried unanimously.

B) AWARD OF CONTRACT FOR THE PURCHASE OF ONE (1) EVIDENCE COLLECTION VEHICLE (ECV) MODEL ECV 100 WITH SELECTED OPTIONS. (PROJECT NO. 07-24-P60-01)

Staff recommended award of contract to SIRCHIE Vehicles in the amount of \$145,000.00, for the purchase of one (1) Evidence Collection Vehicle (ECV) Model EVC 100 with selected options.

Commissioner Joaquin Zamora moved to award the contract as recommended and seconded by Commissioner Antonio "Tony" Aguirre, Jr. The motion carried unanimously.

C) AWARD OF CONTRACT FOR NORTH 41st STREET AT DAFFODIL AVENUE DRAINAGE IMPROVEMENTS PROJECT.

Staff recommended award of contract to M.J.A. Construction, LLC., in the amount of \$116,908.64 for the North 41st Street at Daffodil Avenue drainage improvements project.

Commissioner Joaquin Zamora moved to award the contract as recommended and seconded by Commissioner Antonio "Tony" Aguirre. The motion carried unanimously.

D) CONSIDERATION AND APPROVAL OF CHANGE ORDER NO. 1 FOR THE QUINTA MAZATLÁN CENTER FOR URBAN ECOLOGY.

Staff recommended approval of Change Order No. 1 amending the CMAR language with no change to the contract GMP of \$51,928,095.00 and contract time of 852-calendar days for the Quinta Mazatlán Center for Urban Ecology Project.

Commissioner Joaquin Zamora moved to approve Change Order No. 1 as recommended and seconded by Commissioner Rodolfo "Rudy" Castillo. The motion carried unanimously.

E) CONSIDERATION AND APPROVAL OF CHANGE ORDER NO. 4 FOR THE MCALLEN SOUTH INDUSTRIAL PARK PROJECT. (EDA 08-79-05610)

Staff recommended approval of Change Order No. 4 with an additional 19 calendar days for a revised contract time of 321 calendar days for the McAllen South Industrial Park Project.

Commissioner Antonio "Tony" Aguirre, Jr. moved to approve Change Order No. 4 as recommended and seconded by Commissioner Rodolfo "Rudy" Castillo. The motion carried unanimously.

F) CONSIDERATION AND APPROVAL OF CHANGE ORDER NO. 1 FOR THE JACKSON HIKE & BIKE PHASE II PROJECT. (PROJECT NO. 06-23-C34-586)

Staff recommended approval of Change Order No. 1 in the amount of \$189,555.00 and 45 calendar days for the Jackson Hike & Bike Phase II Project.

Commissioner Joaquin Zamora moved to approve Change Order No. 1 as recommended and seconded by Mayor Pro Tem Omar Quintanilla. The motion carried unanimously.

G) AWARD OF CONTRACT FOR THE PURCHASE AND DELIVERY OF THERMOPLASTIC MATERIAL. (PROJECT NO. 05-24-SP13-233)

Staff recommended award of contract to Geveko Markings, Inc. in the amount of \$37,125.00, for the purchase and delivery of thermoplastic material.

Commissioner Joaquin Zamora moved to award the contract as recommended and seconded by Commissioner Antonio "Tony" Aguirre, Jr. The motion carried unanimously.

H) CONSIDERATION AND APPROVAL OF A MEMORANDUM OF UNDERSTANDING BETWEEN THE CONSEJO MEXICANO DE COMERCIO EXTERIOR DEL NORESTE A.C. (COMCE NORESTE) AND CITY OF MCALLEN.

Staff recommended approval of the Memorandum of Understanding between COMCE Noreste A.C. and City of McAllen.

Commissioner Joaquin Zamora moved to approve the MOU as recommended and seconded by Commissioner Rodolfo "Rudy" Castillo. The motion carried unanimously.

I) CONSIDERATION AND APPROVAL OF A MEMORANDUM OF UNDERSTANDING BETWEEN THE WORLD TRADE CENTER MONTERREY – UNIVERSIDAD AUTONOMA DE NUEVO LEON AND CITY OF MCALLEN.

Staff recommended approval of the Memorandum of Understanding between World Trade Center Monterrey Universidad Autonoma de Nuevo Leon and City of McAllen.

Commissioner Joaquin Zamora moved to approve the MOU as recommended and seconded by Commissioner Rodolfo "Rudy" Castillo. The motion carried unanimously.

3. ORDINANCES

A) PROVIDING FOR THE APPROVAL OF THE FISCAL YEAR 2024-2025 ANNUAL ACTION PLAN FOR THE USE OF CDBG, HOME, AND ESG FUNDS.

Staff recommended approval of the FY 2024-2025 CDBG, HOME, and ESG Annual Action Plan.

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

B) CONSIDERATION AND POSSIBLE APPROVAL OF AN ORDINANCE ESTABLISHING LIMITS ON THE NUMBER OF DOMESTICATED ANIMALS PER HOUSEHOLD WITHIN CITY LIMITS.

Said item was tabled.

Commissioner Joaquin Zamora moved to table the ordinance and seconded by Commissioner Jose R. "Pepe" Cabeza de Vaca.

4. VARIANCE

A) CONSIDERATION OF VARIANCE REQUESTS TO: 1) SUBDIVISION BLOCK LENGTH OF 1,320 FT EXCEEDS THE BLOCK LENGTH ORDINANCE OF 1,200 FT OF SECTION 134-118, HIDALGO COUNTY, TEXAS; 13931 NORTH WARE ROAD.

Staff recommended approval of the variance as recommended by the Planning and Zoning Commission.

Mayor Pro Tem Omar Quintanilla moved to approve the variance as recommended and seconded by Commissioner Jose R. "Pepe" Cabeza de Vaca. The motion carried unanimously.

5. MANAGER'S REPORT

A) CONSIDERATION AND APPROVAL OF A MINUTE ORDER REGARDING FEE AND SERVICE CHANGES FOR MCALLEN VITAL STATISTICS.

Staff recommended approval of a minute order regarding fee and services changes for McAllen Vital Statistics.

Mayor Pro Tem Omar Quintanilla moved to approve the minute order as recommended and seconded by Commissioner Jose R. "Pepe" Cabeza de Vaca. The motion carried unanimously.

B) ADVISORY BOARD APPOINTMENTS.

Staff recommended the appointment of members to various advisory boards.

Community Development Council

Commissioner Joaquin Zamora nominated Conrado "Ito" Alvarado to CDBG Foard.

Historic Preservation Board

Commissioner Antonio "Tony" Aguirre nominated Daniel Padilla to the Historic Preservation Board.

Senior Citizen Advisory Board

Commissioner Antonio "Tony" Aguirre nominated Debra Schiller to the Senior Citizens Board.

Traffic Commission Board

Commissioner Joaquin Zamora nominated Hershhal B. Patel to Traffic Commission Board.

Commissioner Antonio "Tony" Aguirre, Jr. moved to accept the nomination as recommended and seconded by Commissioner Joaquin Zamora. The motion carried unanimously.

C) IMMIGRATION AND RESPITE CENTER REPORT.

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

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

6A1 - Commissioner Joaquin Zamora moved to authorize the City Manager and City Attorney to communicate with the requester as described in executive session and seconded by Commissioner Rodolfo "Rudy" Castillo. The motion carried unanimously

6A2 - Commissioner Joaquin Zamora authorized the City Manager and City Attorney to communicate with the requester in accordance with the action described in executive session and seconded by Commissioner Rodolfo "Rudy" Castillo.

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

Commissioner Joaquin Zamora moved to authorize the City Attorney to proceed with input from the City Manager as described in executive session and seconded by Commissioner Rodolfo "Rudy" Castillo.

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

Commissioner Joaquin Zamora moved to authorize the City Manager to proceed as described in executive session and seconded by Commissioner Antonio "Tony" Aguirre, Jr. The motion carried unanimously.

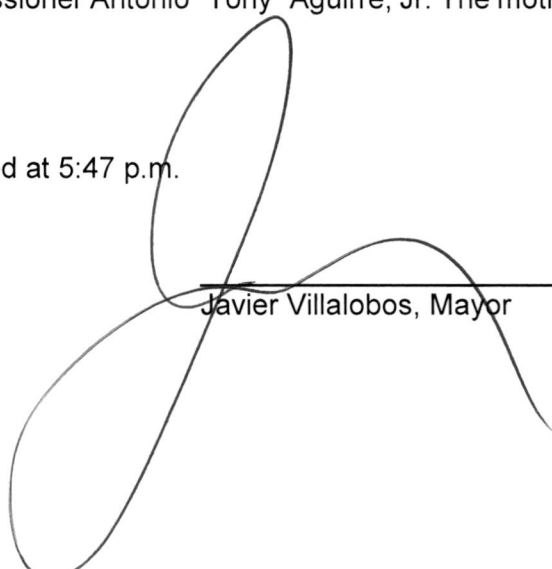
ADJOURNMENT

Without objection the meeting was adjourned at 5:47 p.m.

Attest:



Perla Lara, TRMC/CMC, CPM
City Secretary



Javier Villalobos, Mayor