



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 Isaac J. Tawil

AGENDA
CITY COMMISSION REGULAR MEETING
MONDAY, SEPTEMBER 23, 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 Jose R. "Pepe" Cabeza de Vaca

PRESENTATION - Presentation of 3CMA and NATOA Awards - Office of Communications

PROCLAMATIONS - McAllen Housing Commission - Elva Cerda

Fire Prevention Week - Chief Juan Gloria

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) CONDITIONAL USE PERMIT

1. Request of Efraim T. Vela on Behalf of Dev Harvey, LLC., for a conditional use permit, for a life of use, and adoption of an ordinance, for a Parking Facility at Lot 2, Rosa Linda Subdivision, Hidalgo County, Texas; 3616 Harvey Drive. (TABLED)

B) Public Hearing on 2024 Proposed Tax Rate.

C) Public Hearing regarding the 2024-2025 proposed assessments within the Tres Lagos Public Improvement District, the 2024-2025 Service and Assessment Plan, and the 2024-2025 Assessment Roll.

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 of Budget Workshops held August 13th, August 14th, August 20th, Workshop and Regular Meeting held September 9, 2024.
- B) Consideration and possible approval of an interlocal agreement with McAllen ISD for field trips at Quinta Mazatlan.
- C) Consideration and Authorization to enter into an interlocal agreement with Lower Rio Grande Valley Development Council (LRGVDC) for 5310 Funding.
- D) Consideration of Approval to accept Federal Transit Administration (FTA) Funding for Operating Assistance and Capital Projects.
- E) Consideration and Authorization to remove 1st Quarter of Fiscal Year 2023-24 Uncollectible Sanitation & Drainage Accounts from the General Ledger and begin Write-off procedures.
- F) Consideration and Approval to accept the Texas Department of Transportation's Fiscal Year 2025 Routine Airport Maintenance Program (RAMP) Grant.
- G) Consideration and Approval of a Second Amended Memorandum of Understanding for assignment pay.
- H) Subdivision Monthly Report.
- I) Status Report Parks & Recreation Projects.
- J) Project Status Monthly Report through August 31, 2024.
- K) Approval of Tax Refund over \$500.00.

3. BIDS/CONTRACTS:

- A) Consideration and possible approval of Landscape Architect for Green Schoolyards (Grant from Texas A&M Forest).
- B) Consideration of Architectural Firms and Authorization to Negotiate Scope and Fee Schedule with Top-Ranked Firm for the Design of the New Palm Valley Animal Society Animal Shelter Project.
- C) Award of Contract for the Purchase of One (1) 2024 Police Motorhome Fleetwood Flair Model 29M with Selected Options.
- D) Consideration and Approval of Change Order No. 5 and Final Reconciliation for Dove Avenue Roadway and Drainage Improvements.
- E) Award of Architectural Design Services Contract for McAllen Public Safety Building Evidence Storage Room.
- F) Consideration and Approval of Change Order No. 7 and Final for the McAllen-Hidalgo International Bridge Pedestrian Improvements.
- G) Consideration and Approval to Reimburse the Developer of El Dorado at Thousand Oaks, I, II, III Ph. I Subdivision for Drainage Improvements and Pond excavation.
- H) Consideration and possible approval of election administration contract with Hidalgo County.

4. ORDINANCES:

- A) Roll call vote on Adoption of an Ordinance approving and adopting the City of McAllen Annual Budget for Fiscal Year 2024-2025.

- B) Roll call vote on an Ordinance adopting the City of McAllen Property Tax Rate for Fiscal Year 2024-2025.
- C) Providing for the abandonment of a portion of a utility easement being 0.061 of an acre out of "Tract A" utility easement, out of Sharyland Business Park Lot 12 Subdivision, Hidalgo County, Texas, 5201 Military Highway.
- D) Discussion and possible action on an Ordinance approving and adopting the Tres Lagos Public Improvement District 2024-2025 Service and Assessment Plan and 2024-2025 Assessment Roll; Establishing classifications for the apportionment of costs and the methods of assessment of special benefits for improvements, maintenance, and special services to property within the District; closing the hearing and levying debt service assessments for the cost of improvements to be provided in the District, ordinary maintenance assessment and limited-benefit maintenance assessment for the cost of maintenance and operation of the District, and special service assessments for the costs of provision of supplemental services within the District against the property in the District and against the owners thereof; providing for the collection of the assessments; making certain findings related to the nature of the property within the Public Improvement District; and providing an effective date.

5. RESOLUTIONS:

- A) Consider and possible action to adopt a resolution providing for the appointment and confirmation of members of the Tres Lagos Public Improvement District Board of Directors and Ratification of Actions Take by Holdovers.
- B) Resolution authorizing the submission of a grant application to the Bureau of Reclamation WaterSMART Desalination Construction Projects Under the WIIN Act for Fiscal Year 2024.
- C) Resolution authorizing the submission of a grant application to the Public Library Association under the 2024-2025 PLA Digital Literacy Workshop Incentive Grant (Supported by AT&T).
- D) Resolution approving the City's Investment Policy and Strategy as presented.

6. MANAGER'S REPORT:

- A) Advisory Board Appointments.
- B) Boards and Committees served by elected officials.
- C) Annual Update on Tax Increment Reinvestment Zone #1 and Tres Lagos Public Improvement District.
- D) Annual Update on Tax Increment Reinvestment Zone #2A.
- E) Nominating a candidate to the Hidalgo County Appraisal District Board of Directors.
- F) Immigration and Respite Center Report.
- G) Future Agenda Items.

7. 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 employee benefit options. (Section 551.071, T.G.C.)
- B) Consideration of Economic Development Matters. (Section 551.087, T.G.C.)
- C) Consultation with City Attorney regarding contractual agreements. (Section 551.071, T.G.C.)
- D) Discussion and possible lease, sale or purchase of Real Estate Property, Tract 1. (Section 551.072, 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 September 20, 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