STATE OF TEXAS
COUNTY OF HIDALGO
CITY OF MCALLEN

The McAllen Board of Commissioners convened a Regular Meeting on Monday, **January 27, 2025, 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 Isaac Tawil, City Attorney Austin Stevenson, Assistant City Manager Michelle Rivera, Assistant City Manager Jeff Johnston, Assistant City Manager Joe Vera, Assistant City Manager Juan Olaguibel, City Secretary Perla Lara, City Engineer Eduardo Mendoza, Deputy Planning Director Luis Mora, Finance Director David Vasquez

CALL TO ORDER

Mayor Javier Villalobos called the meeting to order.

PROCLAMATION

STC FLAG FOOTBALL TEAM DAY

Mayor Pro Tem Omar Quintanilla read and presented a proclamation for STC Flag Football Team Day.

WALKING SOUTHERN ROAD FREEDOM.

Commissioner Antonio "Tony" Aguirre, Jr. read and presented a proclamation for Walking Southern Roads to Freedom.

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.

Commissioner Joaquin Zamora moved to approve the items listed on the Routine Items section of the agenda and seconded by Commissioner Jose R. "Pepe" Cabeza de Vaca. The motion carried unanimously.

1. REZONE FROM A-O (AGRICULTURAL AND OPEN SPACE) DISTRICT TO R-3T (MULTIFAMILY RESIDENTIAL TOWNHOMES) DISTRICT: 5.497 ACRES, OUT OF LOT 2, BLOCK 5, A.J. MCCOLL SUBDIVISION, HIDALGO COUNTY, TEXAS; 2613 NORTH JACKSON ROAD (REAR).

Approved the R-3T Zoning at 2613 North Jackson Road (rear), as per Planning and Zoning Commission.

2. REZONE FROM C-3 (GENERAL BUSINESS) DISTRICT TO R-3T (MULTIFAMILY RESIDENTIAL TOWNHOMES) DISTRICT: 2.224 ACRES, OUT OF LOT 2, BLOCK 5, A.J. MCCOLL SUBDIVISION, HIDALGO COUNTY, TEXAS; 2613 NORTH JACKSON ROAD.

Approved the R-3T Zoning at 2613 North Jackson Road, as per Planning and Zoning Commission.

3. REZONE FROM R-3A (MULTIFAMILY RESIDENTIAL APARTMENTS) DISTRICT TO R-3T (MULTIFAMILY RESIDENTIAL TOWNHOUSES) DISTRICT: 3.062 ACRES OUT OF SECTION 232, TEXAS-MEXICAN RAILWAY COMPANY'S SURVEY, (PROPOSED VILLAS AT TRES LAGOS PHASE I-A SUBDIVISION), HIDALGO COUNTY, TEXAS; 5300 TRES LAGOS BOULEVARD (TRACT 1).

Approved the R-3T Zoning at 5300 Tres Lagos Boulevard (Tract 1), as per Planning and Zoning Commission.

4. REZONE FROM C-4 (COMMERCIAL-INDUSTRIAL) DISTRICT TO R-3T (MULTIFAMILY RESIDENTIAL TOWNHOUSES) DISTRICT: 1.399 ACRES OUT OF SECTION 232, TEXAS-MEXICAN RAILWAY COMPANY'S SURVEY, (PROPOSED VILLAS AT TRES LAGOS PHASE I-A SUBDIVISION), HIDALGO COUNTY, TEXAS; 5300 TRES LAGOS BOULEVARD (TRACT 2).

Approved the R-3T Zoning at 5300 Tres Lagos Boulevard (Tract 2), as per Planning and Zoning Commission.

5. REZONE FROM A-O (AGRICULTURAL AND OPEN SPACE) DISTRICT TO R-1 (SINGLE FAMILY RESIDENTIAL) DISTRICT: 9.67 ACRES TRACT OF LAND MORE OR LESS, OUT OF LOT 53, LA LOMITA IRRIGATION & CONSTRUCTION COMPANY SUBDIVISION, HIDALGO COUNTY, TEXAS; 8017 NORTH WARE ROAD.

Approved the R-1 Zoning at 8017 North Ware Road, as per Planning and Zoning Commission.

Commissioners Omar Quintanilla announced that he had a conflict with item 1A5 and would abstain from discussion and voting on said matter. Subsequently, he filed a conflict form with the City Secretary.

6. REQUEST OF RICARDO DE LA GARZA, ON BEHALF OF SOUTH TEXAS COLLEGE, FOR A CONDITIONAL USE PERMIT, FOR LIFE OF THE USE, AND ADOPTION OF AN ORDINANCE, FOR AN INSTITUTIONAL USE AT LOT 1, S.T.C. PECAN CAMPUS NORTH EXPANSION SUBDIVISION, HIDALGO COUNTY, TEXAS; 3200 PECAN BOULEVARD.

Approved a Conditional Use Permit and adopted an ordinance, for life of the use, for an Institutional use at 3200 Pecan Boulevard, as per Planning and Zoning Commission.

The establishment must comply with the requirements set forth in Section 138-118 of the Zoning Ordinance and specific requirements are as follows:

1. The proposed use should not generate traffic onto residential streets or disrupt residential areas and shall be as close as possible to a major arterial; The property is fronting Pecan Boulevard.
2. The proposed use shall comply with the McAllen Off-Street Parking and Loading Ordinance and make provisions to prevent the use of street parking, especially in residential areas. An existing and proposed parking lot meets requirements. Should the number of offices and classrooms increase, additional parking will be required.
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 in order to discourage vandalism and criminal activities.
5. Provisions should be made to prevent litter from blowing onto adjacent streets and residential areas.
6. The number of persons within the buildings shall be restricted to those allowed by the Fire Marshal and Building Official at the time of permit issuance.
7. Must comply with traffic requirements- TIA Waiver was previously approved.

7. REQUEST OF ASHWIN GEORGE, ON BEHALF OF GALVAN GONZALO BELTRAN, FOR A CONDITIONAL USE PERMIT, FOR ONE YEAR, AND ADOPTION OF AN ORDINANCE, FOR A SOCIAL CLUB AT 83 CITRUS PLAZA

SUBDIVISION, HIDALGO COUNTY, TEXAS; 4037 EXPRESSWAY 83, SUITES 100, 105, 110.

Approved a Conditional Use Permit and adopted an ordinance, for one year, for a Social Club at 4037 Expressway 83, Suite 100, 105, 110, as per Planning and Zoning Commission.

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

1) The property line of the lot of any of the abovementioned business 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 property is within 400 feet of residential uses.
2) The abovementioned business must be as close as possible to a major arterial, and shall not allow the traffic generated by such businesses onto residential streets, or allow such traffic to exit into and disrupt residential areas. The establishment has access to U.S. Expressway 83 and Colbath Road.
3) The abovementioned business must provide parking in accordance with the city off-street parking ordinance as a minimum, and make provisions to prevent use of adjacent streets for parking, especially those in adjacent residential areas, by providing additional onsite parking. Based on the square footage, 57 parking spaces are required. There are 274 common parking spaces provided as common parking. Based on area utilized, the proposed facility complies with parking. Parking spaces must comply with Section 138-400 of the Ordinance and must be clearly striped, and the pavement surface shall be maintained free of litter, debris, loose gravel, cracks and potholes.
4) The abovementioned business must do everything possible to prevent the unauthorized parking by the patrons of such businesses on adjacent business or residential properties including, when necessary, the installation of fences and hedges, and the reorientation of entrances;
5) The abovementioned business should do everything possible and be designed to discourage criminal activities and vandalism, both on the site and on adjacent properties. Included would be provision of sufficient lighting and perimeter fencing, elimination of dark areas, and the orientation of the building such that it provides maximum visibility of as much as possible of the site from a public street.
6) The abovementioned business must make provisions to keep litter to a minimum, and to keep it from blowing onto adjacent streets and property.
7) The abovementioned business shall restrict the number of people 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 Director of Planning. This number cannot exceed the number provided for in existing city ordinances.

8. REQUEST OF EDDIE PICASSO, ON BEHALF OF ADRIAN GARZA, FOR A CONDITIONAL USE PERMIT, FOR LIFE OF USE, AND ADOPTION OF AN ORDINANCE, FOR A GUEST HOUSE AT LOT 75, SOMMERSBY SUBDIVISION PHASE II, HIDALGO COUNTY, TEXAS; 6601 NORTH 34TH STREET.

Approved a Conditional Use Permit and adopted an ordinance, for life of the use, for Guest House at 6601 North 34th Street, as per Planning and Zoning Commission.

The establishment must comply with the requirements set forth in Section 138-118(5) of the Zoning Ordinance and specific requirements are as follows:

a) Only one Guesthouse allowed per lot.
b) The proposed use shall comply with setback requirements. The proposed structure is in compliance, although there is an adjacent 10 feet utility easement on the west side of the property. The roof overhang shall not encroach into utility easement.
c) The proposed use shall be connected to the same utilities as the primary residence.
d) Lot size must be a minimum 8,000 square feet. According to the Hidalgo County Appraisal District, the lot size is 11,118 square feet.
e) Separate driveways or garages for the proposed use shall not be permitted. The applicant is not proposing an independent driveway for the proposed guesthouse.
f) The proposed use shall not be rented.
g) The permit shall be revoked if money is ever paid for rent or utility expenses are shared with the proposed use.

9. REQUEST OF MELISA MEDINA (SEVILLA EVENTS, LLC), ON BEHALF OF TRENTON PALMS LLC, FOR A CONDITIONAL USE PERMIT, FOR ONE YEAR,

AND AN ADOPTION OF AN ORDINANCE, FOR AN EVENT CENTER (SEVILLA EVENTS LLC) AT LOT 1, TRENTON VIEW SUBDIVISION, HIDALGO COUNTY, TEXAS; 7007 NORTH 10TH STREET.

Approved a Conditional Use Permit and adopted an ordinance, for one year, for one year at 7007 North 10th Street, as per Planning and Zoning Commission.

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

a) 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. There are several apartment complexes and an elementary school to the east of the establishment.
b) The property must be as close as possible to a major arterial and shall not generate traffic onto residential sized streets. The establishment is located on North 10th Street and does not generate traffic into residential areas.
c) 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. The multi-tenant building is a mix of commercial businesses; there are approximately 187 parking spaces on site. The event center requires 18 parking spaces.
d) The business must do everything possible to prevent the unauthorized parking of its patrons on adjacent properties.
e) The business shall provide sufficient lighting to eliminate dark areas and maximize visibility from a public street to discourage vandalism and criminal activities.
f) The business must make provisions to keep litter to a minimum and keep it from blowing onto adjacent properties; and
g) The above-mentioned business shall restrict the number of people 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.

10. REQUEST OF JAMES GLOVER, ON BEHALF OF ESCANDON JOSE AND MARITZA, FOR A CONDITIONAL USE PERMIT, FOR LIFE OF USE, AND ADOPTION OF AN ORDINANCE, FOR A GUEST HOUSE AT THE NORTH 444.2 FEET, SOUTH 1,038.4 FEET, OF LOT 418, JOHN H. SHARY SUBDIVISION, HIDALGO COUNTY, TEXAS; 8109 NORTH BENTSEN ROAD.

Approved a Conditional Use Permit and adopted an ordinance, for life of the use, for Guest House at 8109 North Bentsen Road, as per Planning and Zoning Commission.

The establishment must comply with the requirements set forth in Section 138-118(5) of the Zoning Ordinance and specific requirements are as follows:

a) Only one Guesthouse allowed per lot.
b) The proposed use shall comply with setback requirements. The proposed structure's setbacks comply.
c) The proposed use shall be connected to the same utilities as the primary residence.
d) Lot size must be a minimum 8,000 square feet. According to the Hidalgo County Appraisal District, the lot size is 535,788 square feet.
e) Separate driveways or garages for the proposed use shall not be permitted. The applicant is not proposing an independent driveway for the proposed guesthouse.
f) The proposed use shall not be rented.
g) The permit shall be revoked if money is ever paid for rent or utility expenses are shared with the proposed use.

B) REZONINGS:

1. REZONE FROM R-1 (SINGLE FAMILY RESIDENTIAL) DISTRICT TO R-3 (HIGH-DENSITY RESIDENTIAL) DISTRICT: 0.817 OF AN ACRE TRACT OUT OF A 1.63-ACRE TRACT OUT OF LOT 9, WAYNE COURT SUBDIVISION, HIDALGO COUNTY, TEXAS; 512 JONQUIL AVENUE. (UDC)

Staff recommended disapproval of the R-3 zoning at 512 Jonquil Avenue, as per Planning and Zoning Commission.

Mr. Esteban Flores spoke in favor of the rezoning request. Mr. Enrique Villan spoke in opposition to the request.

Discussion ensued. Comments and concerns were raised about traffic, temporary turnaround, 6th Street apartments, previous development, cul-de-sac, subdivision layout, density, single family, character, new UDC, and other options.

After due consideration, Commissioner Joaquin Zamora moved to disapprove of the R-3 zoning as recommended and seconded by Commissioner Omar Quintanilla. The motion carried unanimously.

2. REZONE FROM C-3 (GENERAL BUSINESS) DISTRICT TO R-3A (MULTIFAMILY RESIDENTIAL APARTMENTS) DISTRICT: LOT 6, BLOCK 56, MCALLEN ADDITION SUBDIVISION, HIDALGO COUNTY, TEXAS; 600 SOUTH 17TH STREET.

Staff recommended disapproval of the R-3A zoning at 600 South 17th Street, as per Planning and Zoning Commission.

Commissioners Antonio "Tony" Aguirre Jr. announced that he had a conflict with item 1B2 and would abstain from discussion and voting on said matter. Subsequently, he filed a conflict form with the City Secretary.

Discussion ensued. Comments were shared by Council. Staff answered questions posed by Council.

After due consideration, Mayor Pro Tem Omar Quintanilla moved to approve the R-3A zoning as recommended and seconded by Commissioner Joaquin Zamora. The motion carried with 5 votes in favor and Commissioner Antonio "Tony" Aguirre Jr. in abstention.

3. REZONE FROM R-1 (SINGLE FAMILY RESIDENTIAL) DISTRICT TO R-3T (TOWNHOMES) DISTRICT: 3.312 ACRES, OUT OF LOT 10, BLOCK 1, C.E. HAMMOND SUBDIVISION, HIDALGO COUNTY, TEXAS; 2121 TRENTON ROAD.

Staff recommended approval of the R-3T zoning at 2121 Trenton Road, as per Planning and Zoning Commission.

Commissioner Jose R. "Pepe" Cabeza de Vaca moved to approve the R-3T zoning as recommended and seconded by Commissioner Joaquin Zamora. The motion carried unanimously.

C) CONDITIONAL USE PERMIT:

1. REQUEST OF JOSEPH L. SALINAS, ON BEHALF OF MIKADA, LLC (JOSE CHANIN), FOR A CONDITIONAL USE PERMIT, FOR ONE YEAR, AND ADOPTION OF AN ORDINANCE FOR A BAR (LA AZOTEA ROOFTOP) AT LOT 1, MIKADA SUBDIVISION, HIDALGO COUNTY, TEXAS; 5000 PECAN BOULEVARD, BUILDING 100. (TABLED)

Commissioner Joaquin Zamora moved to remove said item from the table and seconded by Commissioner Jose R. "Pepe" Cabeza de Vaca. The motion carried unanimously.

Staff recommended disapproval of a Conditional Use Permit and adoption of an ordinance, for one year, for a Bar at 5000 Pecan Boulevard, Building 100, as per Planning and Zoning Commission.

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

1. The property line of the Lot of the abovementioned business 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 a residential zone or use;
2. The abovementioned business must be as close as possible to a major arterial, and shall not allow the traffic generated by such businesses onto residential streets, or allow such traffic to exit into and disrupt residential areas. The establishment has direct access to Pecan Boulevard and does not generate traffic into residential areas.

3. The abovementioned business must provide parking in accordance with the city off- street parking ordinance as a minimum, and make provisions to prevent use of adjacent streets for parking, especially those in adjacent residential areas, by providing additional onsite parking. Based on the square footage, 15 parking spaces are required and are provided as per the site plan in a shared parking lot.
4. The abovementioned business must do everything possible to prevent the unauthorized parking by the patrons of such businesses on adjacent business or residential properties including, when necessary, the installation of fences and hedges, and the reorientation of entrances.
5. The abovementioned business should do everything possible and be designed to discourage criminal activities and vandalism, both on the site and on adjacent properties. Included would be provision of sufficient lighting and perimeter fencing, elimination of dark areas, and the orientation of the building such that it provides maximum visibility of as much as possible of the site from a public street.
6. The abovementioned business must make provisions to keep litter to a minimum, and to keep it from blowing onto adjacent streets and properties.
7. The abovementioned 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 taken into account the recommendations of the Fire Marshal, Building Official and Director of Planning. This number cannot exceed the number provided for in existing city ordinances.

Commissioner Joaquin Zamora moved to disapprove the Conditional Use Permit as recommended and seconded by Commissioner Jose R. "Pepe" Cabeza de Vaca. The motion carried unanimously.

D) 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 except for Item 2.C. to be addressed separately and Mayor Pro Tem Omar Quintanilla seconded. The motion carried unanimously.

A) APPROVAL OF MINUTES FOR WORKSHOP AND REGULAR MEETING HELD JANUARY 13, 2025.

Approved the minutes of Workshop and Regular Meeting held January 13, 2025, as submitted.

B) SUBDIVISION MONTHLY REPORT.

Approved Subdivision Monthly report.

C) PROJECT STATUS MONTHLY REPORT THROUGH DECEMBER 31, 2024.

Staff reported on project status monthly report through December 31, 2024. Comments and concerns were raised. Staff answered questions posed by Council.

Commissioner Joaquin Zamora moved to accept the Project Status Monthly report through December 2024 and seconded by Mayor Pro Tem Omar Quintanilla. The motion carried unanimously.

D) PARKS & RECREATION STATUS AND MONTHLY PROJECT REPORT.

Approved Parks & Recreation Status and Monthly Project report.

E) AWARD OF CONTRACT TO PURCHASE TWO (2) NEW POLICE PACKAGED MOTORCYCLES (PROJECT NO. 12-24-P16-93).

Awarded a contract to RGV Cycles in the amount of $55,979.00 for two (2) new police packaged motorcycles.

F) CONSIDERATION AND APPROVAL OF CHANGE ORDER NO. 5 FOR THE MCALLEN SOUTH INDUSTRIAL PARK PROJECT (EDA 08-79-05610).

Approved Change Order No. 5 with a deduct amount of $34,453.93 for a revised amount of $3,752,093.67 with an additional 33 weather days for a revised contract time of 354 calendar days for the McAllen South Industrial Park Project.

G) CONSIDERATION AND APPROVAL OF THE CONSTRUCTION CONTRACT FOR DRILLING AND BORING SERVICES FOR INSTALLATION OF FIBER, DATA, AND ELECTRICAL CONDUIT (PROJECT NO. 12-24-S09-391).

Awarded a contract to G & E Escobedo Const. Inc. in the amount of $150,000.00 for installation of Fiber, Data, and Electrical Conduit.

H) CONSIDERATION AND AUTHORIZATION TO REMOVE 2ND & 3RD QUARTERS OF FISCAL YEAR 2023-24 UNCOLLECTIBLE SANITATION & DRAINAGE ACCOUNTS FROM THE GENERAL LEDGER AND BEGIN WRITE-OFF PROCEDURES.

Approved authorization to remove 2nd and 3rd Quarters of Fiscal Year 2023-2024 Uncollectible Sanitation and Drainage Accounts from General Ledger and begin Write -Off procedures.

I) CONSIDERATION AND APPROVAL FOR CONTRACT AMENDMENT FOR THE CREATION OF THE OFFICIAL CITY OF MCALLEN STYLE GUIDE.

Approved a contract amendment for the creation of the official City of McAllen Style Guide.

J) AUTHORIZATION FOR A RESOLUTION OF THE SUBMISSION OF A GRANT APPLICATION TO THE OFFICE OF THE GOVERNOR, HOMELAND SECURITY GRANTS DIVISION FOR FUNDING UNDER THE FISCAL YEAR 2024 OPERATION STONEGARDEN APPLICATION IN THE AMOUNT OF $313,000.

Approved a resolution authorizing the submittal of a grant application to the Office of the Governor, Homeland Security Grants Division for funding under the FY24 Operation Stonegarden application in the amount of $313,000.00.

K) RESOLUTION EXPRESSING OFFICIAL INTENT TO REIMBURSE COSTS OF CERTAIN CAPITAL EXPENDITURES TO CONSTRUCT, ACQUIRE, PURCHASE, IMPROVE, RENOVATE, ENLARGE, AND EQUIP IMPROVEMENTS TO THE CITY'S WATERWORKS SYSTEM FROM TAX-EXEMPT OBLIGATIONS TO BE ISSUED BY THE CITY OF MCALLEN; REQUESTING APPROVAL OF A REIMBURSEMENT RESOLUTION BY THE CITY OF MCALLEN; AND OTHER MATTERS RELATED THERETO.

Approved a resolution to reimburse costs of certain capital expenditures to construct, acquire, purchase, improve, renovate, enlarge, and equip improvements to the City's Waterworks System from Tax-Exempt obligations to be issued by the City of McAllen.

L) ADOPT A RESOLUTION PROCLAIMING "HEALTHIER TEXAS COMMUNITIES DAY" IN THE CITY OF MCALLEN, AND EXECUTION OF THE COMMUNITY LEADER PLEDGE.

Approved a resolution proclaiming "Healthier Texas Communities Day" in the City of McAllen, and execution of the Community Leader Pledge.

M) CONSENT COOP PURCHASES

1. AWARD OF CONTRACT TO PURCHASE NEW CURRENT MODEL CITY VEHICLES THROUGH COOPERATIVE PRICING (PROJECT NO. 12-24-P14-180).

Awarded a contract to Randall Reeds Prestige Ford, Silsbee Ford, Grapevine Doge Chevrolet, Caldwell Country Chevrolet, and Sames McAllen Ford in the total amount of $1,234,062.00 for the purchase of new current model city vehicles.

2. AWARD OF CONTRACT FOR THE PURCHASE OF PAVEMENT AND ASSET MANAGEMENT SERVICES THROUGH HGAC COOPERATIVE PRICING (PROJECT NO. 01-25-S15-01).

Awarded a contract to H2O Partners, Inc in the amount of $220,566.00 for the purchase of Pavement and Asset Management Services.

3. AWARD OF CONTRACT FOR THE PURCHASE OF CITYWIDE AED'S THROUGH BUYBOARD COOPERATIVE PRICING (PROJECT NO. 01-25-P26-01).

Awarded a contract to AED 123 in the amount of $125,389.00 for the purchase of Citywide AED's.

4. AWARD OF CONTRACT FOR THE PURCHASE OF AN ANNUAL RENEWAL OF VMWARE SUBSCRIPTION TO FREEIT DATA SOLUTIONS THROUGH TEXAS DEPARTMENT OF INFORMATION RESOURCES (DIR).

Awarded a contract to Freel T Data Solutions in the amount of $157,566.23 for the purchase of an annual renewal of VMware Subscription.

5. AWARD OF CONTRACT FOR THE PURCHASE OF THE CITY'S MULTI FACTOR AUTHENTICATION TECHNOLOGY (MFA) RENEWAL THROUGH TEXAS DEPARTMENT OF INFORMATION RESOURCES (DIR).

Awarded a contract to SHI, Inc. in the amount of $57,136.18 for the purchase of the City's Multi Factor Authentication (MFA) technology renewal.

N) APPROVAL OF TAX REFUND OVER $500.00.

Approved tax refunds of over $500.

1. DILLARD TEXAS SOUTH, LLC

Approved tax refunds in the amount of $11,569.24 and $13,871.58.

3. BIDS/CONTRACTS

A) CONSIDERATION AND APPROVAL OF CONTRACT AMENDMENT NO. 6 FOR THE QUINTA MAZATLAN MAGIC TUNNEL DESIGN SERVICES.

Staff recommended approval of Contract Amendment No. 6 with Megamorphosis, Inc., for additional Architectural services in the amount of $43,500.00, resulting in a revised contract amount of $3,811,831.60.

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

B) CONSIDERATION AND APPROVAL OF QUINTA MAZATLAN PALM ROOM CONTRACT AMENDMENT NO. 7 FOR ADDITIONAL STRUCTURAL SERVICES (PROJECT NO. 08-17-S41-487).

Staff recommends approval of Contract Amendment No. 7 with Megamorphosis, Inc., for additional Structural services in the amount of $4,600.00, resulting in a revised contract amount of $3,816,431.60.

Commissioner Joaquin Zamora moved to approve the Contract Amendment as recommended and seconded by Commissioner Pepe Cabeza De Vaca. The motion carried unanimously.

4. ORDINANCES

A) PROVIDING FOR A BUDGET AMENDMENT TO COVER COST FOR AED.

Staff recommended adoption of an ordinance providing for a budget amendment in the amount of $125,389.00 for the purchase of 47 AED devices.

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

B) PROVIDING FOR A BUDGET AMENDMENT IN THE SANITATION FUND FOR THE PURCHASE OF LAND.

Staff recommended the adoption of an ordinance providing for a budget amendment in the Sanitation Fund in the amount of $2,000,000.00 for the purchase of land.

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

5. RESOLUTION

A) RESOLUTION TO APPROVE SUBMITTAL OF A NOTICE OF INTENT AND STORMWATER MANAGEMENT PROGRAM TO THE TEXAS COMMISSION OF ENVIRONMENTAL QUALITY (TCEQ).

Staff recommended approval for submittal of the Notice of Intent and Stormwater Management Program to TCEQ.

Mayor Pro Tem Omar Quintanilla moved to approve the resolution as recommended and seconded by Commissioner Joaquin Zamora. The motion carried unanimously.

6. MANAGER'S REPORT

A) ADVISORY BOARD APPOINTMENTS.

MCALLEN CHAMBER OF COMMERCE

Commissioner Jose R. "Pepe" Cabeza de Vaca nominated Commissioner Victor "Seby" Haddad and seconded by Commissioner Joaquin Zamora.

MCALLEN TRADE ZONE

Commissioner Victor "Seby" Haddad nominated Commissioner Antonio Aguirre Jr. and seconded by Mayor Pro Tem Omar Quintanilla. The motion carried unanimously.

It was also noted that various advisory board vacancies needed to be made, and appointments would be brought back for consideration at the next regular meeting.

B) REVIEW OF QUARTERLY INVESTMENT REPORT FOR QUARTER ENDING JUNE 30, 2024.

Staff presented the Quarterly Investment Report for quarter ending June 30, 2024 and recommended acceptance of said report as per the Audit Investment Committee.

Commissioner Joaquin Zamora moved to approve the report as recommended and seconded by Mayor Pro Tem Omar Quintanilla .The motion carried unanimously.

C) CONSIDER AND TAKE ACTION TO ACCEPT DONATION OF VARIOUS PARCELS OF LAND IN TRES LAGOS AS OPEN SPACE TO BE MAINTAINED BY THE PUBLIC IMPROVEMENT DISTRICT.

Staff presented on various parcels of land in Tres Lagos as open space to be maintained by the Public Improvement District.

Commissioner Joaquin Zamora moved to approve as recommended and seconded by Commissioner Victor "Seby" Haddad. The motion carried unanimously.

D) FUTURE AGENDA ITEMS.

No items mentioned.

7. TABLED ITEMS

A) CONSIDERATION AND APPROVAL OF PARKS & RECREATION DEPARTMENT NAME SELECTION FOR CAMPGROUND PROJECT.

Item remained tabled.

B) CONSIDERATION AND APPROVAL OF A MINUTE ORDER AMENDING THE CITY CHARTER.

Commissioner Joaquin Zamora moved to remove said item from the table and seconded by Commissioner Mayor Pro Tem Omar Quintanilla. The motion carried unanimously.

Staff mentioned that there are issues with the language of the charter amendment as was presented by the applicant but the ministerial act of adopting the minute order will not affect the city's ability to challenge that language in the future.

After due consideration, Commissioner Joaquin Zamora moved to adopt the minute order amending the city charter as recommended and seconded by Commissioner Victor "Seby" Haddad. The motion carried unanimously.

8. 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) DISCUSSION AND POSSIBLE LEASE, SALE OR PURCHASE OF REAL ESTATE PROPERTY, TRACT 1. TEX. GOV'T. CODE §551.072.

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

B) CONSIDERATION OF ECONOMIC DEVELOPMENT MATTERS. TEX. GOV'T. CODE §551.087.

Mayor Pro Tem Omar Quintanilla announced that he had a conflict with item 8B1 and would abstain from discussion and voting on said matter. Subsequently, he filed a conflict form with the City Secretary.

Commissioner Antonio "Tony" Aguirre moved to authorize the City Attorney and City Manager to proceed as described in executive session and seconded by Commissioner Joaquin Zamora. The motion carried with 5 votes in favor and Mayor Pro Tem Omar Quintanilla in abstention.

C) CONSULTATION WITH CITY ATTORNEY REGARDING A RESOLUTION AUTHORIZING THE EXERCISE OF EMINENT DOMAIN AUTHORITY TO ACQUIRE A TRACT OF LAND BEING: A 1.45 GROSS ACRE TRACT OF LAND, MORE OR LESS, OUT OF THE NORTHWEST CORNER OF LOT 2, OF THE NORTHWEST 1/4TH OF SECTION 7, HIDALGO CANAL COMPANY'S S/D, HIDALGO COUNTY, TEXAS, ACCORDING TO THE MAP RECORDED IN VOLUME Q, PAGE 177, DEED RECORDS OF HIDALGO COUNTY, TEXAS, REFERENCE TO WHICH IS HERE MADE FOR ALL PURPOSES AND MORE PARTICULARLY DESCRIBED METES AND BOUNDS, ALSO KNOWN AS 801 S. MAIN STREET, MCALLEN, TEXAS 78501 FOR A MUNICIPAL BUILDING OR OTHER PUBLIC PURPOSES. TEX. GOV'T. CODE §551.071.

"I move that the City of McAllen authorize and ratify the use of the power of eminent domain to acquire the following parcels of land: A 1.45 gross acre tract of land, more or less, out of the Northwest corner of Lot 2, of the Northwest 1/4th of Section 7, HIDALGO CANAL COMPANY'S S/D, Hidalgo County, Texas, according to the map recorded in Volume Q, Page 177, Deed Records of Hidalgo County, Texas, reference to which is here made for all purposes and more particularly described metes and bounds, also known as Tavarez Medical Center at 801 S. Main Street, McAllen, Texas 78501 for a municipal building or other public purposes. (Tex. Gov't. Code §551.071)

CONSIDERED, PASSED and APPROVED this 27th day of January 2025, at a regular meeting of the City Commission of the City of McAllen at which a quorum was present and which was held in accordance with VTCA, Government Code §551.001 et seq by the following vote, to wit:

Ayes: Mayor Javier Villalobos, Commissioner Antonio "Tony" Aguirre, Jr., Commissioner Joaquin Zamora, Mayor Pro Tem Omar Quintanilla, Commissioner Rodolfo "Rudy" Castillo, Commissioner Victor "Seby" Haddad and Commissioner Jose R. "Pepe" Cabeza de Vaca. **Nays**: None

ADJOURNMENT

Without objection the meeting was adjourned at 5:58 p.m.

Javier Villalobos, Mayor

Attest:

Perla Lara, TRMC/CMC, CPM
City Secretary