



Mayor James "Jim" Darling
Mayor Pro Tem/Commissioner Veronica Whitacre
Commissioner Javier Villalobos
Commissioner Joaquin J. Zamora



Commissioner J. Omar Quintanilla
Commissioner Tania Ramirez
Commissioner Victor "Seby" Haddad
City Manager Roel "Roy" Rodriguez, P.E.

**NOTICE OF SPECIAL JOINT MEETING TO BE HELD BY THE
MCALLEN BOARD OF COMMISSIONERS AND THE
DEVELOPMENT CORPORATION OF MCALLEN
MONDAY, JUNE 15, 2020 – 4:00 PM
MCALLEN CITY HALL
CITY COMMISSION CHAMBERS; 3RD FLOOR
1300 HOUSTON AVENUE
MCALLEN TEXAS, 78501**

AGENDA

"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

JOINT MEETING WITH MCALLEN DEVELOPMENT CORPORATION

1. Ordinance providing for a Budget Amendment to Purchase New Traffic Operations Property.

END OF JOINT MEETING

1. Consideration and Action regarding approval of sub-recipient agreement between City of McAllen and County of Hidalgo related to the CARES Act Funding.
2. **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 aspects of CARES Act funding (T.G.C. 551.071)

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.

CERTIFICATION

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 June 12, 2020 at 2:00 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



ITEM SUMMARY

BOARD: City Commission

AGENDA ITEM

1.

DATE SUBMITTED

MEETING DATE

6/15/2020

1. Agenda Item: Ordinance providing for a Budget Amendment to Purchase New Traffic Operations Property.

2. Party Making Request:

3. Applicant:

4. Nature of Request:

5. Fiscal Impact Summary:

6. Budgeted:

Bid Amount: _____

Under Budget: _____

Budgeted Amount: _____

Over Budget: _____

Amount Remaining: _____

7. Routing:

Cindy Gonzalez

Created -

8. Staff Recommendation:

9. Advisory Board:

10. City Attorney:

11. Manager's Recommendation:



ENGINEERING DEPARTMENT
MEMORANDUM

To: Roel "Roy" Rodriguez, P.E., City Manager
From: Yvette Barrera, P.E., C.F.M. City Engineer
Date: June 12, 2020
Subject: **Subject: Budget Amendment for Purchase of Property**

Goal

Consideration and approval of budget amendment for purchase of property at 1901 W Hackberry Avenue.

Explanation

The budget amendment is proposed for the purchase of property to be used as the Traffic Operations Facility. The property is located near the southwest corner of Hackberry and Bicentennial Avenue. It includes the costs of items required for the purchase in the total amount of \$610,950.00.

Options

Approve or disapprove the proposed budget amendment.

Recommendation

Staff recommends approval of budget amendment in the amount of \$610,950.00 for purchase of property at 610 W Hackberry Avenue.

ORDINANCE NO. 2020 - ____

AN ORDINANCE AMENDING THE BUDGET OF THE CITY OF McALLEN FOR THE FISCAL YEAR 2019/2020 EFFECTIVE OCTOBER 1, 2019, BY PROVIDING FOR AN INCREASE IN EXPENDITURES OF \$605,000 FOR TRAFFIC OPERATIONS BUILDING, AND AUTHORIZING THE PURCHASE OF THE PROPERTY COMMONLY KNOWN AS 1901 W. HACKBERRY AVENUE FROM SANDTRACK INVESTMENTS, LLC.

WHEREAS, the Board of Commissioners of the City of McAllen pursuant to Chapter 102 of the Local Government Code has heretofore adopted a budget for the City of McAllen for Fiscal Year 2019/2020. Such budget was effective October 1, 2019 and

WHEREAS, the Board of Commissioners of the City of McAllen deems it in the best interest of the City and for municipal purposes to amend the budget heretofore adopted for such fiscal year by providing for unanticipated expenditures which were not known to the governmental body prior to the adoption of the budget but have since become necessary to fund since the effective date of the budget and

WHEREAS, the Board of Commissioners of the City of McAllen, Texas, has approved the Purchase of the above referenced property, more particularly described in Exhibit "A", from SANDTRACK INVESTMENTS, LLC.

NOW, THEREFORE, BE IT ORDAINED BY THE BOARD OF COMMISSIONERS OF THE CITY OF McALLEN, TEXAS, THAT:

SECTION I: The Board of Commissioners of the City of McAllen, Texas, hereby authorizes the Purchase of the above referenced property, more particularly described in Exhibit "A", from SANDTRACK INVESTMENTS, LLC.

SECTION II: The City of McAllen City Attorney's office is hereby authorized and directed to proceed with the preparation of any and all documents it deems necessary in relation thereto to consummate this transaction.

SECTION III: The Board of Commissioners of the City of McAllen, hereby officially authorize the City Manager to take any and all action he deems necessary and appropriate including the execution of all documents needed to consummate this transaction.

SECTION IV: The Budget for the City of McAllen for the Fiscal Year 2019/2020 which became effective October 1, 2019 as set out in Ordinance 2019-58 adopted on September 23, 2019 is hereby amended in the following particulars as shown on Exhibit "A" attached hereto and incorporated herein for all purposes.

SECTION V: The City Manager as Budget Officer shall provide for the filing of a true copy of this Budget Amendment in the office of the County Clerk, Hidalgo County, Texas.

SECTION VI: This Ordinance shall be effective after its passage and execution in accordance with the law.

SECTION VII: The City Secretary of the City of McAllen is hereby authorized and directed to cause the caption of this ordinance to be published in a newspaper having general circulation in McAllen, Hidalgo County, Texas in accordance with the Code of Ordinances of the City of McAllen Section 2-56. Publication of ordinances.

SECTION VIII: The City Secretary of the City of McAllen is hereby directed not to publish this Ordinance in the Code of Ordinances of the City of McAllen as it is not amendatory thereof; however, it shall be cited in the appropriate appendix of the Code of Ordinances.

SECTION IX: If any part or parts of this Ordinance are found to be invalid or unconstitutional by a court having competent jurisdiction, then such invalidity or unconstitutionality shall not affect the remaining parts hereof and such remaining parts shall remain in full force and effect, and to that extent this Ordinance is considered severable.

CONSIDERED, PASSED and APPROVED this 22nd day of June, 2020, at a regular meeting of the Board of Commissioners of the City of McAllen, Texas, at which a quorum was present and which was held in accordance with Chapter 551 of the Texas Government Code.

SIGNED this ____ day of June, 2020.

CITY OF McALLEN, TEXAS

James E. Darling, Mayor

ATTEST:

Perla Lara, City Secretary

Approved as to form:

Kevin D. Pagan, City Attorney



BUDGET AMENDMENT REQUEST FORM

FUND: Development Corp. Fund
DEPARTMENT: City Manager's Office
FISCAL YEAR: 19-20

To be assigned by Office of Management & Budget dept.

REVIEW BY _____

DATE OF ENTRY _____

ENTRY MADE BY _____

JOURNAL ENTRY _____

ORDINANCE NO. _____

INTRANET CIP LISTING UPDATE _____

The CIP listing will be updated when posting of transaction is done.

Fund	Dept. & Division	Activity	Element & Object	Project Code	Description	Original/Revised Budget	Debit/Credit	Revised Budget
110	8702	426	66-02	n/a	Capital Outlay/Land Purchase	\$ -	610,950	\$ 610,950
110	0000	290	09-00	n/a	Development Corp. Fund Balance - Don't Post	2,942,585	(610,950)	2,331,635
								-
								-
								-
								-
								-
TOTALS						\$ 2,942,585	\$ -	\$ 2,942,585

(Round up all amounts to the nearest hundred dollars)

JUSTIFICATION:

Budget amendment in the amount of \$610,950 to be used for the purchase of new Traffic Operations building.

City Manager

Signature _____ Date _____

Office of Management & Budget

Signature _____ Date _____

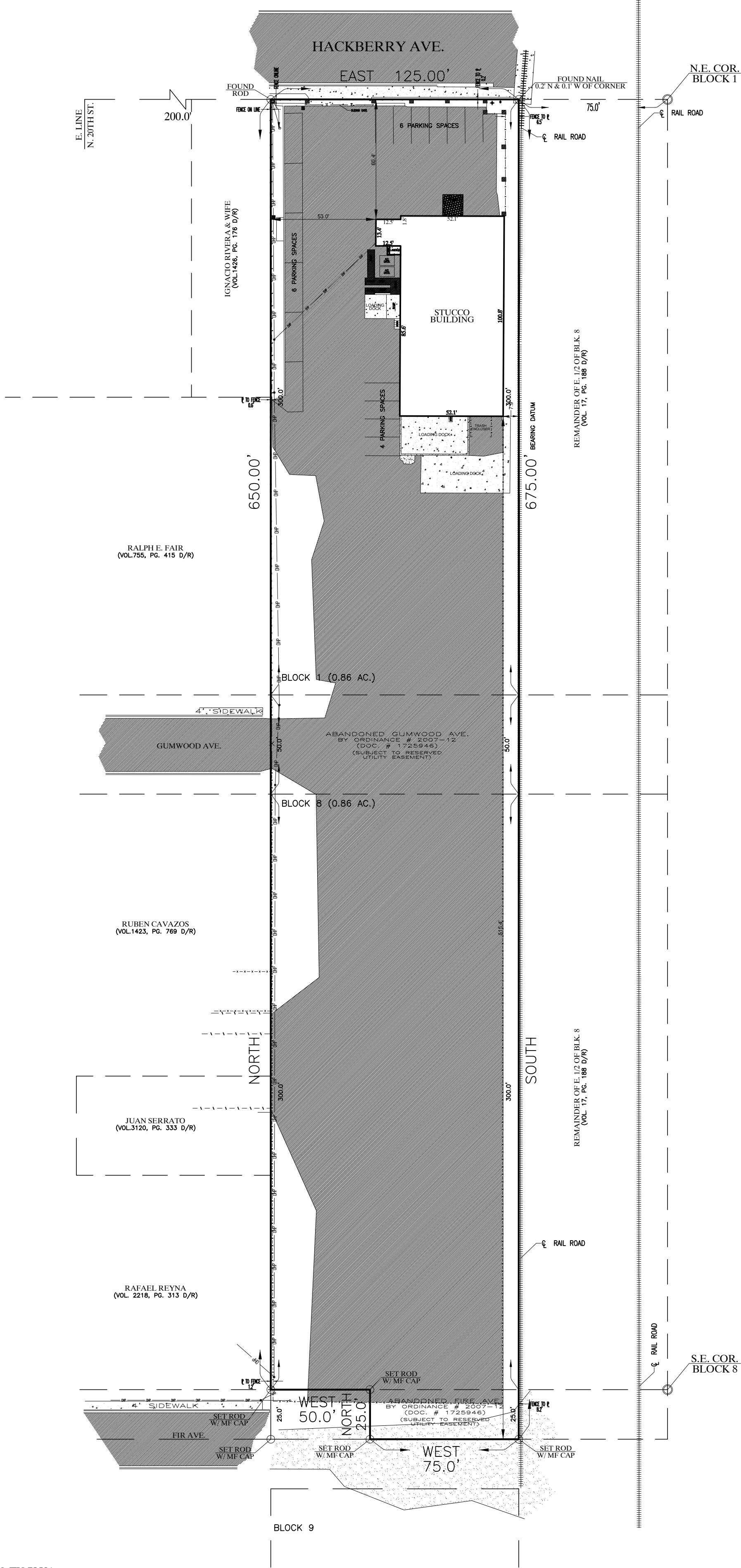
Finance

Signature _____ Date _____

EXHIBIT "A"

LEGEND

- CALICHE
- CONCRETE
- ASPHALT
- MARBLE
- WOODEN DECK
- WROUGHT IRON FENCE
- WOODEN FENCE
- HOGWIRE FENCE
- CHAINLINK FENCE
- OVER HEAD POWER LINES
- GROUND ELECTRIC BOX
- RAIL ROAD ARM
- GUARD POST
- POWER POLE
- WATER METER
- TELEPHONE PEDISTAL
- SIGNAGE



BORROWER:SAND TRACK INVESTMENTS, LLC.

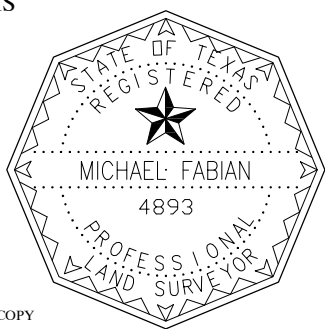
TITLE CO. : SAN JACINTO TITLE CO.

G.F. # 152428771

ADDRESS: 1901 W. HACKBERRY AVE., McALLEN, TX 78501

I, MICHAEL FABIAN, A REGISTERED PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT THE FOREGOING MAP IS A REPRESENTATION OF SURVEY MADE ON THE GROUND UNDER MY SUPERVISION AND THAT THERE ARE NO VISIBLE DESCREPARANCIES, CONFLICTS, SHORTAGES IN AREA OR BOUNDARY LINES, OR ANY ENCROACHMENTS OR OVERLAPPING OF IMPROVMENTS OR VISIBLE OR APPARENT EASEMENTS, EXCEPT AS SHOWN ON THIS PLAT. THIS PROPERTY FALLS IN ZONE " B " OF THE FLOOD INSURANCE RATE MAPS.

Michael Fabian
MICHAEL FABIAN
REGISTERED PROFESSIONAL LAND SURVEYOR
McALLEN, TEXAS



COPYRIGHT MICHAEL FABIAN SURVEYING INC., 2015 NO LICENSE HAS BEEN CREATED, EXPRESSED OR IMPLIED TO COPY THIS PLAT OF SURVEY. IF THIS PLAT OF SURVEY DOES NOT BEAR AN ORIGINAL SEAL AND SIGNATURE IT IS INVALID PER SECTION 661.46 AND 663.19 OF THE PROFESSIONAL LAND SURVEYING PRACTICES ACT ENACTED UNDER ARTICLE 5282 C VERNONS TEXAS CIVIL STATUTES.

MAP
OF
A 1.908 AC. TRACT OF LAND
BEING
THE WEST 125.0 FT.
OF THE EAST 1/2 OF
BLOCKS 1, & 8,
HAMMOND'S ADDITION
CITY OF McALLEN,
HIDALGO COUNTY, TEXAS
TOGETHER WITH A PORTION OF ABANDONED
GUMWOOD AVENUE AND
FIR AVENUE BETWEEN AND ADJACENT TO SAID BLOCKS
PER ORDINANCE # 2007-12 MAP RECORDED DOC. # 1725946
AND VOL. 17, PG. 188, D/R

PREPARED BY
MICHAEL FABIAN SURVEYING, INC.
1203 E. HACKBERRY AVE.
McALLEN, TEXAS 78501
TEL (956) 657-1432 FAX (956) 657-4660
MICHAEL FABIAN
REGISTERED PROFESSIONAL
LAND SURVEYOR
W.O.# 02968 CRD : 02968 PRINT SIZE: ARCH C
SCALE: 1" = 40' DATE: 06/22/2015
EMAIL ADDRESS: SURVEY @ MFABIANSURVEYING.COM
FIRM # 10193965



ITEM SUMMARY

BOARD: City Commission

AGENDA ITEM

1.

DATE SUBMITTED

MEETING DATE

6/15/2020

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3. Applicant:

4. Nature of Request:

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Budgeted Amount: _____

Over Budget: _____

Amount Remaining: _____

7. Routing:

Cindy Gonzalez

Created -

8. Staff Recommendation:

9. Advisory Board:

10. City Attorney:

11. Manager's Recommendation:



ITEM SUMMARY

BOARD: City Commission

AGENDA ITEM

2.A.

DATE SUBMITTED

MEETING DATE

6/15/2020

1. Agenda Item: Consultation with City Attorney regarding legal aspects of CARES Act funding (T.G.C. 551.071)
2. Party Making Request:
3. Applicant:
4. Nature of Request:
5. Fiscal Impact Summary:
6. Budgeted:

Bid Amount:	_____	Budgeted Amount:	_____
Under Budget:	_____	Over Budget:	_____
		Amount Remaining:	_____
7. Routing:

Cindy Gonzalez	Created -
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8. Staff Recommendation:
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