



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.

AGENDA
CITY COMMISSION REGULAR MEETING
MONDAY, APRIL 27, 2020 – 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 Jim Darling
PLEDGE OF ALLEGIANCE - Mayor Jim Darling
INVOCATION - Commissioner Javier Villalobos

AGENDA ITEM PUBLIC COMMENT: (956) 681-1243 (Individuals wishing to speak regarding an agenda item on today's agenda, please contact City Secretary before 5:00pm). Any individual dialing in acknowledges that his or her phone number may be visible to the public.

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-1 (office building) District to R-3A (multifamily residential apartments) District: the north ½ of Lot 18 and all of Lots 19 & 20, Waldron's Subdivision, Hidalgo County, Texas; 408 South 9th Street.

2. Rezone from R-3A (multifamily residential apartments) District to C-3 (general business) District: the south 230 ft. (0.58 acre) out of Lot 1, Block 1, Coddington Addition Subdivision, Hidalgo County, Texas; 601 N. 2nd Street.

3. Rezone from C-3 (General Business) District to R-3A (Multifamily Residential Apartments) District; Lots 1, 2, 3, 4, 5, 6, 7, 8, and 9, Phase One Office Park Subdivision, Hidalgo County, Texas; 201, 205, 209, 213, 217, 225, 229, 233, and 221 South 2nd Street.
4. Rezone from R-1 (single family residential) District to R-3A (multifamily residential apartments) District: 39.83 acres out of Lots 13, 14, 16, 17, and 18, Section 234, Texas-Mexican Railway Company's Survey, Hidalgo County, Texas; 12512 North Ware Road.
5. Rezone from R-1 (single family residential) District to A-O (agricultural-open space) District: an irregular tract of land being the west 315 ft. of the east 530 ft. of the south 199.27 ft. (1.035 acres) out of Lot 368, John H. Shary Subdivision, Hidalgo County, Texas; 6001 North Well Spring Road.
6. Request of Antonio Ybarra, for a Conditional Use Permit, for life of use, for an Institutional Use (Church) at a 1.87 acre tract of land of lot 257, John H. Shary Subdivision, Hidalgo County, Texas; 4902 Pecan Boulevard.
7. Request of Roel Buentello Jr., for a Conditional Use Permit, for one year, for a Bar at Lot A - Phase I and Lot B - Phase II, Town & Country Subdivision; 5021 North 10th Street.

B) REZONING:

1. Rezone from R-1 (single family residential) District to R-3A (multifamily residential apartments) District: 0.862 acre tract of land out of Lot 151, La Lomita Irrigation and Construction Company's Subdivision, Hidalgo County, Texas; 609 South Bentsen Road.(TABLED).

C) CONDITIONAL USE PERMIT:

1. Request of Melissa Burton for a Conditional Use Permit, for life of the use, for a dog kennel at a 1.00 acre tract of land out of the South 19.39 acres of Lot 387, John H. Shary Subdivision, Hidalgo County, Texas; 6820 North Taylor Road.(TABLED)

D) 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 of Workshop and Regular Meeting held April 13, 2020.
- B) Consideration and Authorization to Declare City Vehicles and Property as Surplus.

- C) Award of Design Services to TEDSI Infrastructure Group for Various Roadway Projects.
- D) Consideration and Approval of Change Order No. 1 Final Reconciliation of Quantities for Veterans War Memorial of Texas – Phase III.
- E) Amendment to Resolution 2020-16 for the Advanced Funding Agreement (AFA) with the Texas Department of Transportation (TxDOT) for Jackson Road Hike & Bike Phase II.
- F) Resolution authorizing the submittal of a grant application to the U.S. Department of Justice, Bureau of Justice Assistance for funding under the FY 2020 Coronavirus Emergency Supplemental Funding (CESF) Program.
- G) Resolution authorizing the submittal of a grant application to Valley Baptist Legacy Foundation for funding under the Responsive Grants Program.
- H) Resolution authorizing the submittal of a grant application to National Endowment for the Arts for funding under the Coronavirus Aid, Relief, and Economic Security (CARES) Act Grant Program.
- I) Approval of Tax Refunds Over \$500.00:
 - 1. 1101 McAllen Retail Partners LP
 - 2. Berwise, Paul Delano & Karla M
 - 3. McAllen Pregnancy Center
 - 4. Pantoja, Alberto & Kristina
 - 5. SIG Transit Services

3. BIDS/CONTRACTS:

- A) Consideration and Approval of Change Order No. 1 for the Kennedy Avenue Drainage Improvements Project.
- B) Award of Design Services to Cruz Hogan Engineering for Various Roadway Projects.
- C) Award of Contract for McAllen Public Safety Building Monument Sign.
- D) Consideration and Approval for Schneider Electric to advertise a Request for Proposal for financing options related to the Energy Services Contract.
- E) Award of Contract for Eight (8) Gillig 35-foot Low Floor Buses.
- F) Consideration and Authorization to create an agreement with McAllen ISD for the development and construction of an inclusive playground.

4. VARIANCE:

- A) Consideration of a Variance Request to reduce reimbursements for Sorrento Trail at Northgate Lane Subdivision.

5. MANAGER'S REPORT:

- A) Annual Review of Drainage Utility Fee.

- B) Project Status Report through March 31, 2020.
- C) Subdivision Monthly Report.
- D) Status Report on Parks & Recreation Projects.
- E) Future Agenda Items.

6. MAYOR'S REPORT:

- A) Report and Discussion of current measures to combat COVID-19 virus and re-opening of the economy.

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 COVID-19 response and re-opening of economy. (Section 551.071, T.G.C.)
- B) Discussion and possible Lease, Sale or Purchase of Real Estate Property: Tract 1. (Section 551.072, T.G.C.)
- C) Consideration of Economic Development Matters. (Section 551.087, 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 April 24, 2020 at 3:55 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