



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, AUGUST 10, 2020 – 5:00 PM
MCALLEN CITY HALL
CITY COMMISSION CHAMBERS; 3RD FLOOR
1300 HOUSTON AVENUE
MCALLEN, TEXAS 78501

VIRTUAL: ZOOM.US/JOIN

<https://zoom.us/j/5087553077?pwd=TjduYjR4U2l3cWU1NjlsZzlsM2hJUT09>

Members of the public that wish to listen to the meeting can log in to the virtual Zoom meeting or dial US (Houston) Meeting ID: (346) 248-7799 Passcode: 878576.

Individuals that wish to participate in the meeting or comment on an agenda item should call (956) 681-1020 by 3:30 pm. Any individual dialing in acknowledges his or her phone number may be visible to the public.

"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 Joaquin Zamora

AGENDA ITEM PUBLIC COMMENT: (956) 681-1020 (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 Rezoning 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. Request of Miguel A. Vargas Jr. for a Conditional Use Permit, for one year, for a bar and lounge at Lots 1 and 2, Mejia Subdivision Unit No. I, Hidalgo County, Texas, 2000 Nolana Avenue.

2. Request of Guillermo A. Tijerina Jr. for a Conditional Use Permit, for one year, for an automotive service and repair shop, Lots 5 through 8, South 23rd Business Park, Hidalgo County, Texas, 4910 South 23rd Street.

B) REZONING:

1. Rezone from R-1 (single-family residential) District to R-3T (multifamily residential townhouse) District: 1.23-acre tract of land out of Lot 1, Section 11, Hidalgo Canal Company Subdivision, Hidalgo County, Texas; 201 Dove Avenue.

C) CONDITIONAL USE PERMIT:

1. Request of Juan A Ludwig, appealing the decision of the Planning and Zoning Commission of the June 2, 2020 Meeting, denying a Railroad Facility or Utilities Holding a Franchise (electrical substation), for life of the use, for an electrical substation at a 3.248-acre tract of land out of lot 141, La Lomita Irrigation and construction Company Subdivision, Hidalgo County, Texas, 3600 Quince Avenue & 1700 North Ware 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 for Emergency Special Meeting and Regular Meeting held on July 27, 2020.

B) Consideration and Approval of Change Order No. 2 & Final Reconciliation of Contract Quantities for the Kennedy Avenue Drainage Improvements.

C) Consideration and Approval to enter into Interlocal Cooperation Agreement for the continued operations of the Texas Transnational Intelligence Center.

- D) Consideration and Approval of a Contractual Agreement for Eubanks Road Paving, Sidewalk, and Drainage Improvements through the limits of Gepetto Meadows Subdivision.
- E) Ordinance providing for an amendment to adjust the speed limit on 29th Street between Oxford Avenue to Sprague Road.
- F) Resolution authorizing the submission of an application to the U.S. Department of Commerce, Economic Development Administration Office under the Fiscal Year 2020 Public Works Economic Adjustment Assistance Grant Program.
- G) Resolution authorizing City Representatives to execute documents necessary for Texas State Library and Archives Commission Programs.
- H) Approval of Tax Refunds over \$500.00:
 - 1. Alice Hotel Group LLC
 - 2. Higinio Antonio Gutierrez
 - 3. Leasing Assoc. of Barrington Inc.
 - 4. Max X & Marilyn Matthews
- I) **CONSENT COOP PURCHASES**
 - 1. Consideration and Approval of Emergency Purchase of Equipment and Services for Frequency Reconfiguration due to Interference.

3. BIDS/CONTRACTS:

- A) Award of Contract for the Northwest Blueline Drainage Improvements Project - 2018 Bond Project E1.
- B) Consideration and Approval of Change Order No. 4 to Texas Cordia Construction, LLC for Bicentennial Boulevard Extension Project from State Highway 107 to Trenton Road.
- C) Award of Contract for Energy Efficiency and Capital Reinvestment Program through Schneider Electric for various City Facilities.
- D) Consideration and Approval of proposal for Capital Finance for Energy Performance Upgrades.
- E) Consider and possible action to Approve extension of contract with Zencity for one year.
- F) Consider and possible action to contract with iiChoosr, LLC, to support opportunities for residential electricity customers to participate in auctions to search for better electric rates.

4. ORDINANCE:

- A) Ordinance between the Cities of Mission and McAllen exchanging portions of each entity's extraterritorial jurisdiction.

5. MANAGER'S REPORT:

- A) Appointment to the McAllen Housing Authority.
- B) Future Agenda Items.

6. TABLED ITEM(S):

- A) Consideration and Authorization of extension of contract to McGuire Woods for Consulting Services.
- B) Appointment of member to the Zoning Board of Adjustment.

7. MAYOR'S REPORT:

- A) Report on COVID Matters.
- B) Report on 2020 Census.

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) Consultation with City Attorney regarding legal issues to COVID-19 situation and response. (Section 551.071, T.G.C.)
- B) Consultation with City Attorney regarding legal issues related to contractual obligations. (Section 551.071, T.G.C.)
- C) Consultation with Attorney regarding legal issues related to Parks Facilities (Section 551.071, 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 August 7, 2020 at 2:30 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