



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.

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**AGENDA**  
**CITY COMMISSION REGULAR MEETING**  
**MONDAY, FEBRUARY 10, 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 Joaquin Zamora  
**PROCLAMATIONS** - *National Engineer's Week - Bilkis Olazaran*  
*Children's Advocacy Center of Hidalgo County - Pat Blum*  
*Arbor Day Celebration - Chris Lash*

**AGENDA ITEM PUBLIC COMMENT (Individuals wishing to sign up contact City Secretary)**

**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. Request of Jessica Aguilar, for a Conditional Use Permit, for One year, for a Bar & Grill, at Lot A-1, Nolana Tower Subdivision, Hidalgo County, Texas; 400 Nolana Avenue, Suites N-1 and N-2.

2. Request of Eli Lara, for a Conditional Use Permit, for Life of the Use, for an Institutional Use (church) at Lots 12, 13 and 14; Nolana Terrace Subdivision, Hidalgo County, Texas; 2109 & 2117 Nolana Avenue.

## 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 January 27, 2020.
- B) Consideration and Approval of Change Order No. 2 and Final Reconciliation of Quantities for the McAllen Heritage Center Restroom Remodel.
- C) Consideration and Approval of an Interlocal Cooperation Agreement with the City of Granjeno for street sweeping prior to the Keep McAllen Beautiful Arbor Day Celebration.
- D) Resolution authorizing the submittal of a Passenger Facility Charge (PFC) Application to the Federal Aviation Administration (FAA) for various McAllen International Airport Improvement Projects.
- E) Resolution authorizing the submittal of a grant application to the Bureau of Reclamation WaterSmart Grants: Small-Scale Water Efficiency Projects.
- F) Approval of Tax Refunds over \$500.00.
  - 1. Chavez, Iliana
  - 2. Capital Title of Texas
  - 3. Fritts Limited Partnership
  - 4. Sam's Real Estate Business Trust

## 3. BIDS/CONTRACTS:

- A) Award of Service Contract for Compensation and Classification Analysis.
- B) Consideration and Approval of Contract Amendment No. 3 for the Quinta Mazatlan Palm House Design Services.
- C) Consideration and Selection of Top Ranked firms for Various Transportation Projects and authorization to negotiate scope of services and fee schedule.
- D) Award of Contract for Third Party Administration (TPA) for Alcohol and Drug Collection/Testing Services.
- E) Consideration and Approval of a lease agreement for The Healing Factory Juice & Co., LLC. at the Downtown Parking Garage Food Court.

## 4. RESOLUTIONS:

- A) Resolution supporting the proposed Avanti Legacy Valor Heights Community in their application to The Texas Department of Housing and Community Affairs for nine

percent Housing Tax Credits and providing an in-kind contribution to assist and benefit such community.

- B)** Resolution supporting the proposed Avanti Legacy Rosedale Community in their application to The Texas Department of Housing and Community Affairs for nine percent Housing Tax Credits and providing an in-kind contribution to assist and benefit such community.
- C)** Resolution supporting the proposed Roosevelt Senior Village Community in their application to The Texas Department of Housing and Community Affairs for nine percent Housing Tax Credits and providing an in-kind contribution to assist and benefit such community.
- D)** Resolution supporting the proposed Hibiscus Multifamily Community in their application to The Texas Department of Housing and Community Affairs for nine percent Housing Tax Credits and providing an in-kind contribution to assist and benefit such community.

**5. ORDINANCE:**

- A)** Providing for the amendment of the Vehicle for Hire Ordinance.

**6. VARIANCE:**

- A)** Reconsideration of a variance to the Parkland Dedication Ordinance for fees in lieu of land for the Tree Apartments Subdivision.

**7. MANAGER'S REPORT:**

- A)** Advisory Board Appointments.
- B)** Future Agenda Items.

**8. TABLED ITEM(S):**

- A)** Consideration and Approval of Change Order No. 4 for the Westway Heights Drainage Improvements Project.
- B)** Ordinance providing for a Budget Amendment to the Development Corporation of McAllen Fund for the construction of McAllen Veterans Memorial Stadium - Press Box.
- C)** Resolution supporting the proposed BSC Oaks LLC (Blue Oaks); Approving an Application for Federal Low-Income Housing Tax Credits to finance such project and providing an effective date.

**9. MAYOR'S REPORT:**

- A)** Report on State of the City.

**10. 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 Drug & Alcohol Testing. (Section 551.071, T.G.C.)
- B)** Discussion with City Attorney regarding legal aspects of Legislative Agenda. (Section 551.071, T.G.C.)
- C)** Consultation with City Attorney regarding pending litigation - Cause No. C-0912-19-J; Rebecca Echazarreta v. City of McAllen. (Section 551.071, T.G.C.)
- D)** Discussion and possible lease, sale or purchase of real estate located at 8601 N. 23<sup>rd</sup> Street. (Section 551.072, T.G.C.)
- E)** Consultation with City Attorney regarding legal issues related to Personnel Matters. (Section 551.071, T.G.C.)
- F)** 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 February 7, 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