



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, JULY 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
RECOGNITION - *of McAllen ISD Superintendent*

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) REZONING:

1. 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. (TABLED)

B) CONDITIONAL USE PERMITS:

1. Request of Juan A. Ludwig, on behalf of AEP Texas Inc., for a Conditional Use Permit, for life of the use, for a railroad facility or utilities holding a franchise (electric

substation) at a 3.248-acre tract of land out of lot 141, La Lomita irrigation and construction company's subdivision, Hidalgo County, Texas; 3600 Quince Avenue & 1700 North Ware Road. (TABLED)

2. Request of Jared W. Doxey, on behalf of The Church of Jesus Christ of Latter-Day Saints, for a Conditional Use Permit, for life of the use, for an Institutional Use (church), at a 10.615-acre tract of land out of Lot 16, Section 13, Hidalgo Canal Company Subdivision, Hidalgo County, Texas, 7301 North 2nd Street. (WITHDRAWN)

- C) 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 July 13, 2020.
- B) Consideration and Approval of Project Utility Adjustment Agreement (PUAA) with the Texas Department of Transportation for the Proposed I2/I69C Interchange ROW.
- C) Consideration and Approval of Change Order No. 1 for the Monument and Wayfinding Signage at McAllen International Airport.
- D) Consideration and Approval of an ordinance creating a special exception in lieu of a variance for tree houses.
- E) Consideration and Approval of an ordinance for the 2020 Texas Gas Service COSA Rate Increase.
- F) Resolution authorizing a grant submission to the Officer of the Governor, Homeland Security Grants Division for funding under the Fiscal Year 2020 Operation Stonegarden Grant Program.

3. BIDS/CONTRACTS:

- A) Consideration and Approval of Change Order No. 3 for Bicentennial Boulevard Extension Project.

4. MANAGER'S REPORT:

- A) Appointment of member to the Zoning Board of Adjustment.
- B) Status Report on Parks & Recreation Projects.
- C) Subdivision Monthly Report.
- D) Project Status Report.
- E) Future Agenda Items.

5. TABLED ITEM(S):

- A) Consideration and Authorization of extension of contract to McGuire Woods for Consulting Services.

6. MAYOR'S REPORT:

- A) Report on COVID Matters.

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 legal issues related to the Schneider Electric Contract. (Section T.G.C. 551.071)
- B) Consideration of Economic Development Matters. (Section 551.087, T.G.C.)
- C) Consultation with City Attorney regarding legal aspects of code enforcement at city property. (Section 551.071, T.G.C.)
- D) Consultation with City Attorney regarding legal issues to COVID-19 situation and response. (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.

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 July 24, 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