



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 JOINT MEETING WITH THE
MCALLEN PUBLIC UTILITY BOARD
MONDAY, JUNE 22, 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 Victor Haddad

AGENDA ITEM PUBLIC COMMENT (Individuals wishing to speak regarding an agenda item on today's agenda, please contact City Secretary before 5:00pm)

1. JOINT MEETING WITH THE MCALLEN PUBLIC UTILITY BOARD:

- A)** Award of Depository Bank Contract.
- B)** Consideration and Possible Action on Health and Pharmacy Proposals.
- C)** Consideration and Possible Action on Life and Disability Proposals.

END OF JOINT MEETING

2. 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. Rezone from C-3 (general business) District to R-3A (multifamily residential apartments) District: 38.27 acres of land out of Lot 385, John H. Shary Subdivision, Hidalgo County, Texas; 7000 North Shary Road.
2. Request of Miguel A. Pena, for a Conditional Use Permit, for one year, for a Social Club, at Lots 7 & 8, Citrus Grove Plaza Subdivision, Hidalgo County, Texas: 4307 U.S Expressway 83, Suite 120.
3. Request of David Padilla on behalf of Church of the King, for a Conditional Use Permit, for an amendment to the Conditional Use Permit, for life of the use, for an Institutional Use (church and related uses), at Lot 1, Church of the King Subdivision, Hidalgo County, Texas; 7401 North Ware Road.

B) 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).

C) CONDITIONAL USE PERMITS:

1. Request of Juan A. Ludwig, on behalf of AEP Texas Inc., for a Conditional Use Permit, for a life of 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.
2. 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.

E) Public Hearing to consider the draft of FY 2020-2021 One-Year Action Plan for CDBG and HOME Proposed Projects.

END OF PUBLIC HEARING

3. 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 June 8th and Special Joint Meeting held June 15, 2020.

- B) Award of Contract for the Purchase and Delivery of Lawn and Leaf Bags.
- C) Award of Contract for Network WiFi equipment through Texas Department of Information Resources (DIR).
- D) Resolution Authorizing the Submission of a Grant Application to the Institute of Museum and Library Services for funding under the FY 2020 IMLS CARES Grant Program.
- E) Ordinance Providing for the Abandonment of a 30 ft. street Right-of-Way being 0.43 acres on the west side of Lot A, McAllen Independent School District Subdivision No. 4 - 4000 Yuma Avenue.
- F) Consideration of a Variance request to the 800 ft. block length requirement at Los Vecinos Subdivision, Hidalgo County, Texas; 2801 S. Bentsen Rd.
- G) Approval of Tax Refunds over \$500.00.
 - 1. Aaronson Limited Partnership
 - 2. KFLP Equity 3 LLC

4. BIDS/CONTRACTS:

- A) Consideration and Authorization to rescind Award of Contract for the McAllen Public Safety Building Monument Sign and Re-award.
- B) Consideration and Authorization of extension of contract to McGuire Woods for Consulting Services.
- C) Consideration and Approval of Contract Amendment No. 4 for Additional Professional Services for the Anzalduas Northbound Lane Expansion Project.
- D) Award of Contract for the Bicentennial Blueline Bridge Improvements - 2018 Bond Group A.

5. ORDINANCES:

- A) Providing for a Budget Amendment to cover the General Fund shortfall due to the COVID-19 Financial Impact or release the hold on Capital Projects.
- B) Providing for the Abandonment of a 10 foot by 1320 foot tract of land being all of the 10 foot alley lying north of lots 1 through lots 16 of Rosa Linda Subdivision.

6. VARIANCES:

- A) Consideration of a Variance to the paving, drainage, and sidewalk requirements for The Tree Apartments Subdivision.
- B) Consideration of a Variance request to waive the paving and drainage requirements for Surprise Subdivision.
- C) Consideration of a Variance request to waive the paving and drainage requirements for Los Vecinos Subdivision.

7. MANAGER'S REPORT:

- A) Presentation of Delinquent Tax Collection Report.
- B) Presentation of Year-to-Date Tax Collection Report.
- C) Review of Quarterly Investment Report for Quarter Ending March 31, 2020.
- D) Project Status of LiftFund, Inc. Program
- E) Update on 2020 Census Proposal.
- F) Zencity Report.
- G) McAllen 311 Update.
- H) Subdivision Monthly Report.
- I) Project Status Report through May 31, 2020.
- J) Status Report on Parks & Recreation Projects.
- K) Future Agenda Items.

8. TABLED ITEM(S):

- A) Consideration and Possible Approval of an Ordinance regulating large and exotic animals.

9. MAYOR'S REPORT:

- A) Report on CARES Act Response.
- B) Report on COVID 19 and opening of City activities.
- C) Report on Budget Meetings.
- D) Report on Juneteenth Activities.

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 Enforcement of Temporary Injunction at 223 S. 17th Street, McAllen, Texas. (Section 551.071, T.G.C.)
- B) Consultation with City Attorney regarding Legal Issues related to Possible Litigation to validate use of bonds for Bridge projects. (Section 551.071, T.G.C.)
- C) Consideration of Economic Development Matters. (Section 551.087, T.G.C.)
- D) Consultation with City Attorney regarding legal issues related to collective bargaining. (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 June 19, 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