



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, NOVEMBER 23, 2020 – 5:00 PM
MCALLEN CITY HALL
CITY COMMISSION CHAMBERS; 3RD FLOOR
1300 HOUSTON AVENUE
MCALLEN, TEXAS 78501

<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 (346) 248-7799 US (Houston) Meeting ID: 508 755 3077 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 Omar Quintanilla

PROCLAMATION - *National Hospice and Palliative Care Month* - Belinda Estrada

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

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-1 (single-family residential) District: Lots 11 and 12, Block 1, Renken's Addition, Hidalgo County, Texas; 619 North 9th Street.
2. Rezone from C-3 (general business) District to R-3T (multifamily residential townhouse) District: the east 1/3 of Lots 11 and 12, Block 40, North McAllen Addition, Hidalgo County, Texas; 1712 Cedar Avenue.
3. Request of Karla G. Villarreal Chapa, for a Conditional Use Permit, for one year, for a bar at Lot 1, Nolana West Subdivision, Hidalgo County, Texas, 2200 Nolana Avenue, Suites 2216 & 2218.

B) REZONING:

1. Rezone from R-2 (duplex-fourplex residential) District to R-3A (multifamily residential apartment) District: the east 6 ft. of Lot 4, and all of Lot 5, Block 7, Larkspur Subdivision Unit No. 1 & Larkspur Subdivision Unit No. 2, Hidalgo County, Texas; 1607 Nolana Avenue.

C) CONDITIONAL USE PERMITS:

1. Request of David Gosalvez III, for a Conditional Use Permit, for life of the use, for a portable building greater than 10'x12', at Lot 1, Monaco Plaza Subdivision, Hidalgo County, Texas; 604 North McColl Road.
2. Request Hugo A. Cuevas, for a Conditional Use Permit, for life of the use, for parking facility at Lot 2, Rosa Linda Subdivision, Hidalgo County, Texas, 3616 Harvey Drive.

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 Special Meeting held November 3rd, Workshop and Regular Meeting held November 9, 2020.
- B)** Award of Contract for the Purchase of Refuse and Recycling Bins from HGAC Cooperative Contract.
- C)** Consideration and Approval of Change Order No. 3 and Final Reconciliation for the Monument and Wayfinding Signage at McAllen International Airport.
- D)** Ordinance providing for a Budget Amendment for Airport Improvements.

- E) Consideration and Approval of the Transit Title VI Update.
- F) Resolution authorizing the submittal of a grant application to the Walmart Foundation for funding under the Fiscal Year 2020 Walmart Community Grant Program.
- G) Resolution authorizing the submittal of a grant application to the Texas Water Development Board for funding under the Fiscal Year 2020 Flood Mitigation Assistance Grant Program.
- H) Approval of Tax Refunds Over \$500.00.
 - 1) Anaya, Martin E & Sandra Luz
 - 2) Tisdale, Carol A Trustee

3. BIDS/CONTRACTS:

- A) Consideration and Approval of Change Order No. 2 to RDH Site and Concrete, LLC for Kennedy Avenue Roadway and Drainage Improvements.
- B) Consideration and Approval of Engagement Letter from Weaver & Tidwell, LLP for the annual audit ending September 30, 2020.

4. ORDINANCE:

- A) Consideration and possible approval of a public tree ordinance.

5. MANAGER'S REPORT:

- A) Report on CARES Act Funding.
- B) Presentation of FY 2020 Unaudited Budget and Actuals.
- C) Subdivision Monthly Report.
- D) Status Report on Parks & Recreation Projects.
- E) Project Status Report.
- F) Advisory Board Appointments.
- G) Future Agenda Items.

6. MAYOR'S REPORT:

- A) COVID-19 Matters.
- B) Report on Hidalgo/Cameron County Drainage Plan.
- C) Report on IBWC Reservoir / Mexican Water Treaty.

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 pending litigation Cause No. C-3589-20-H; Roberto Zamora v. City of McAllen. (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 legal aspects of personnel process. (Section 551.071, T.G.C.)
- D) Discussion and possible lease, sale or purchase of real estate property: Tract 1. (Section 551.072, 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 November 20, 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