



Mayor Javier Villalobos
Mayor Pro Tem/Commissioner Joaquin Zamora
Commissioner Tony Aguirre, Jr.
Commissioner J. Omar Quintanilla

Commissioner Rodolfo "Rudy" Castillo
Commissioner Victor "Seby" Haddad
Commissioner Pepe Cabeza de Vaca
City Manager Roel "Roy" Rodriguez, P.E.

AGENDA
CITY COMMISSION REGULAR MEETING
MONDAY, APRIL 24, 2023 – 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 Javier Villalobos
PLEDGE OF ALLEGIANCE - Mayor Javier Villalobos
INVOCATION - Commissioner Antonio "Tony" Aguirre, Jr.
PROCLAMATIONS - Elva Cerda Day
World Wish Day - Rebecca Ramirez

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 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 commercial) District to R-3A (multifamily residential apartment) District: Lot 4, Block 54, McAllen Addition Subdivision, Hidalgo County, Texas; 608 South 15th Street.
2. Rezone from R-1 (single-family residential) District to R-2 (duplex-fourplex) District: Lot 2, Pride O' Texas "A", Hidalgo County, Texas; 3500 Mile 6 ½ Road.
3. Request of Vital Church, for a Conditional Use Permit, for life of use, and adoption of an ordinance, for an amendment institutional use, at Lot 5, Block 12 1.68AC, Steele & Pershing IRR TR W288.04'-E843.6'-S261.12' and at Lot 5, Block 12, Steele & Pershing W 300 X 330 of S 10 AC of N 40 AC, Hidalgo County, Texas; 516 East Beech Avenue and 601 East Beech Avenue.
4. Request of Shawn Boreta, on behalf of Rhodes Property Management, for a Conditional Use Permit, for one year, and adoption of an ordinance, for a food truck park at Lot 1, Community Center at Tres Lagos Lagos; Hidalgo County, Texas; 4900 Tres Lagos Boulevard.

B) REZONINGS:

1. Rezone from C-3 (general commercial) District to R-3A (multifamily residential apartment) District: Lot 5, Block 50, McAllen Addition Subdivision, Hidalgo County, Texas; 604 South 11th Street.
2. Rezone from C-3L (light commercial) District to C-3 (general business) District: Lot 92, La Lomita (HOIT) 1.6208 AC-S7.93AC-N19.42AC, Hidalgo County, Texas; 5301 North Ware Road.

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 Special Meeting held March 22nd, Workshop and Regular Meeting held April 10th and Special Meeting held April 11, 2023.
- B)** Award of Contract for the Purchase of eight (8) Technology Mast Trailer Systems with Selected Options for TX RGV TAG Project.
- C)** Consideration and Authorization to Declare Vehicles, Equipment and Property as Surplus.
- D)** Consideration and Approval of an Agreement for Fiscal Year 2022-2023 TXDOT Allocation Funding Split.
- E)** Consideration of Approval for Battery Pack Replacement for Electric Bus.
- F)** Consideration and Approval of Change Order No. 1 for the Terminal Roof Replacement at McAllen International Airport.

- G) Ordinance adopting the updated Water Conservation and Drought Contingency Plan.
- H) Consideration and possible approval of a resolution accepting the McAllen Housing Authority's environmental impact analysis for public housing funds.
- I) Subdivision Monthly Report.
- J) Status Report on Parks & Recreation Projects.
- K) Project Status Report through March 31, 2023.
- L) CONSENT COOP PURCHASES
 - 1. Award of Contract for Branch Libraries Furniture through Buy Board.
- M) Approval of Tax Refunds over \$500.00.
 - 1. Colonnade of McAllen LP
 - 2. High Four Investment LLC
 - 3. Kamco-Sharyland Center LLC
 - 4. Mayan Capital Marketing LLC
 - 5. Prince Sameer LTD

3. BIDS/CONTRACTS:

- A) Consideration of extension of nuisance abatement agreement.
- B) Award of Contract for the Purchase of twenty-five (25) Thermal Monocular Imaging Systems with Selected Options for TX RGV TAG Project.
- C) Award of Contract for the Purchase of Two (2) Aerial Bucket Trucks for camera surveillance for Health & Code Enforcement.
- D) Award of Contract to B2Z Engineering LLC for Design Engineering Services for Yuma Avenue Widening from 2nd Street to Jackson Avenue.
- E) Consideration and Approval of Change Order No. 3 for the 2018 Bond Group C1 & C3 Drainage Improvement Project.
- F) Consideration and Approval of Change Order No. 2 for the Gumwood Avenue Sidewalk Improvements. Project (07-5-C32-430).
- G) Consideration and Approval of a Memorandum of Understanding for Development Corporation of McAllen, Inc. and City of McAllen.

4. ORDINANCE:

- A) Providing for an amendment to the posted speed limit on 29th Street between Business 83 to Galveston Avenue.
- B) Providing for an amendment to the posted speed limit on McColl Road (FM 2061) between Dove Avenue to Nolana Avenue.
- C) Providing for a Budget Amendment for Economic Development Incentives.

5. MANAGER'S REPORT:

- A) Immigration and Respite Center Report.
- B) Future Agenda Items.

6. TABLED ITEM(S):

- A) Award of Contract for raised Median Pavers and Landscaping FM 2220 from SH 107 to Monte Cristo Road.

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) Evaluation of the City Manager. (Section 551.074, T.G.C.)
- B) 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 April 21, 2023 at 3:30 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