



AGENDA

**CITY COMMISSION REGULAR MEETING
MONDAY, SEPTEMBER 23, 2013 – 5:00 PM
CITY COMMISSION CHAMBERS; 3RD FLOOR**

CALL TO ORDER - Mayor Jim Darling

PLEDGE OF ALLEGIANCE - Mayor Jim Darling

INVOCATION – Aida Ramirez, Mayor Pro Tem

PROCLAMATIONS – *Palm Fest Celebration Days* – Omar Rodriguez

National Customer Service Week – MPU Employees

Jackson School Day – Jackson Elementary Students

1. JOINT MEETING WITH MCALLEN PUBLIC UTILITY BOARD:

- A) Order of the McAllen Public Utility Board, Approving and Recommending adoption of an ordinance amending the McAllen Code of Ordinances, Chapter 106. Section 106-82, providing for a utility rate increase.
- B) Ordinance amending the McAllen Code of Ordinances, Chapter 106. Section 106-82, approving a utility rate increase.
- C) Order of the McAllen Public Utility Board, Approving and Recommending approval of the McAllen Public Utility Proposed Budget for Fiscal Year 2013-2014.
- D) Roll call vote on adoption of an ordinance adopting the City of McAllen Proposed Budget for Fiscal Year 2013-2014, including the McAllen Public Utility budget.
- E) Resolution providing for the annual review and approval of the City's Investment Policy.
- F) Renewal of Property & Casualty Insurance, Public Officials Liability, Risk Management and Agency Services Agreement, continuation under the Third Party Administrative Service Contract and award Excess Workers' Compensation Insurance Policy.

END OF JOINT MEETING

2. Ordinance providing for the adoption of the City of McAllen Property Tax Rate for 2013.

3. 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.]*

Rezone from R-3C (multifamily residential condominium) District to C-1 (office building) District: 0.80 acres out of Lot 4, Section 12, Hidalgo Canal Company's Subdivision, Hidalgo County, Texas; 1521 Trenton Road.

- B) **REZONING:**

Rezone from R-2 (Duplex-Fourplex Residential 1) District to C-3 (general business) District: Lots 14 & 15, Block 5, College Heights Subdivision, Hidalgo County, Texas; 2214 & 2212 Ithaca Avenue. **TABLED**

- C) Amending the Zoning Ordinance of the City of McAllen as enacted May 29, 1979.

END OF PUBLIC HEARING

THE CITY COMMISSION HAS THE PREROGATIVE TO RECESS INTO EXECUTIVE SESSION AT ANY TIME DURING THE MEETING

- 4. **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 for various meetings.
- B) Approval of Change Order No. 1 for Re-Roof of Fire Station #2.
- C) Award of Contract for the purchase of Furniture, Fixtures, and Equipment for the McAllen Development Center Building.
- D) Authorization to contract for Procurement Card Services through the State of Texas Contract.
- E) Award of Contract for Perimeter Security Fencing at Airport.
- F) Award of Contract for Blast Fencing at Airport.
- G) Resolution approving acceptance of Airport Improvement Program (AIP) Grant 44 from the Federal Aviation Administration.
- H) Resolution opposing plans by Electric Transmission Texas, LLC and Sharyland Utility, L.P. to construct the proposed North Edinburg to Loma Alta Electric Transmission Line Project in Hidalgo and Cameron Counties.
- I) Authorization to declare vehicles as surplus and begin auction efforts.
- J) Authorization to purchase Communication Radios for regional partners with FY 2012 Assistance to Firefighters Grant Funds, utilizing the Houston-Galveston Area Council (H-GAC).

5. BIDS/CONTRACTS:

- A) Consider approval of a Contract for Election Services with Hidalgo County Elections Administrator for the November 5, 2013 Bond Election.
- B) Award of Contract for Palm View Golf Course Pump Station Rehabilitation.
- C) Consideration and authorization to negotiate Scope of Service & Fee Schedule for Construction Project Management for McAllen Police Department Addition Project.
- D) Award of Contract for Northwest Police Community Center Additions and Site Improvements.
- E) Seek direction on opening and consideration of "sole proposal" for an Inmate Detention Facility.

6. MANAGER'S REPORT:

- A) Discussion and possible action regarding waiver of penalty and interest on delinquent taxes for Sinbon Electronics Co. Ltd. Cause No. T-1113-12-J.
- B) Status Report on Parks and Recreation Construction Projects.
- C) Status Report on various City Projects thru August 31, 2013.
- D) Status Report on the Terminal Expansion Construction Project.
- E) Report on Subdivisions and Development.
- F) Report on convention activities by McAllen Convention and Visitors Bureau.
- G) Consider authorizing Mayor Jim Darling to commit 2.5 million dollars for design of FM 1016 from Bryan Road to Conway.
- H) Future Agenda Items.

7. **TABLED ITEM:** Resolution providing for the nomination of a candidate to the Hidalgo County Appraisal District Board of Directors.

PUBLIC COMMENT SESSION

8. **EXECUTIVE SESSION, CHAPTER 551, TEXAS GOVERNMENT CODE, SECTION 551.071 (CONSULTATION WITH ATTORNEY), SECTION 551.087 (ECONOMIC DEVELOPMENT) AND SECTION 551.072 (DELIBERATION REGARDING REAL PROPERTY).**

- A) Discussion of City Manager evaluation. (Section 551.074, T.G.C.)
- B) Consultation with City Attorney regarding economic incentives for Project Quadrant. (Sections 551.071 and 551.072, T.G.C.)
- C) Discussion and Possible Action regarding economic incentives for Project Phoenix. (Sections 551.087 and 551.071, T.G.C.)
- D) Discussion and Possible Action on award of bid proposal for the sale of Lot 11B, McAllen Convention Center. (Sections 551.072 and 551.071, T.G.C.)
- E) Consultation with City Attorney regarding Depository Contract and related legal issues. (Section 551.071, T.G.C.)
- F) Consultation with City Attorney regarding Case No. 13-09-00067-CV; City of McAllen vs. Arnaldo Ramirez. (Section 551.071, T.G.C.)
- G) Discussion and Possible Action regarding entering into a sales contract and authorizing the City Manager to complete transaction to acquire a 3.14 acre tract of 11.53 acre tract out of Lot 150, La Lomita Irrigation and Construction Company Subdivision, Hidalgo County, Texas. (Section 551.072, T.G.C.)
- H) Consideration of sale of Lot 6(b), Convention Center Subdivision, for full service hotel. (Section 551.072, T.G.C.)
- I) Consultation with City Attorney regarding economic incentives for Project Gauchos. (Section 551.087 and 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. THE CITY COMMISSION MAY ELECT TO GO INTO EXECUTIVE SESSION

ON ANY ITEM WHETHER OR NOT SUCH ITEM IS POSTED AS AN EXECUTIVE SESSION ITEM AT ANY TIME DURING THE MEETING WHEN AUTHORIZED BY THE PROVISIONS OF THE OPEN MEETINGS ACT.

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 the 20th day of September, 2013 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/

Annette Villarreal, TRMC/CMC, CPM
City Secretary