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**AGENDA**  
**CITY COMMISSION REGULAR MEETING**  
**MONDAY, JANUARY 13, 2014 – 5:00 PM**  
**CITY COMMISSION CHAMBERS; 3<sup>RD</sup> FLOOR**

**CALL TO ORDER** - Mayor Jim Darling

**PLEDGE OF ALLEGIANCE** - Mayor Jim Darling

**INVOCATION** - Hilda Salinas, Mayor Pro Tem

**PRESENTATION** - To Mayor Darling and City Commissioners by State Rep. R.D. "Bobby" Guerra

**PROCLAMATION** - *Arbor Day* - Carlos Sanchez

- *Webelos Cub Scouts Day* - Ernie Rodriguez/Pack 68

**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 R-1 (single family residential) District to C-1 (office building) District: Lot 2, Block 1, Gert's Addition No. 1 Revised Subdivision, Hidalgo County, Texas; 1021 Martin Avenue.

2. Rezone from C-1 (office building) District to C-3 (general business) District: Lot 2, Block 1, Royal Palms Addition Second Amended Map, Hidalgo County, Texas; 1008 Harvey Drive.

3. Request of City of McAllen for a Conditional Use Permit, for life of the use, for an institutional use at Lot 1, Northwest Police Center Subdivision, Hidalgo County, Texas; 2800 Oxford Avenue.

4. Request of Juan F. Jimenez, appealing the decision of the Planning & Zoning Commission of the November 19, 2013 meeting, denying a Conditional Use Permit, for one year, for a bar at Lot 1, Nolana West Subdivision, Hidalgo County, Texas; 2200 Nolana Avenue, Suite 2204C.

5. Request of Mario Gutierrez, appealing the decision of the Planning & Zoning Commission of the December 03, 2013 meeting, denying a Conditional Use Permit, for one year, for an event center at Lot A, Arapaho Subdivision, Hidalgo County, Texas; 4108 North 10th Street, Suite 1000.

6. Request of Ricardo Manzo, appealing the decision of the Planning & Zoning

Commission of the December 03, 2013 meeting, denying a Conditional Use Permit, for one year, for an automotive service and repair (tire shop) at Retiree Haven #1 assessors tract out of unnumbered lot, Unit 1, also known as the 0.32 acres out of Lot 6, Block 4, Hidalgo Canal Company's Subdivision, Hidalgo County, Texas; 6416 South 10th Street.

**B) REZONINGS:**

1. Rezone from R-2 (duplex-fourplex residential) District to R-3A (multifamily residential apartments) District: Lot 16, Amended Map of Clocktower Village Subdivision, Hidalgo County, Texas; 2405 North "J" Street.
2. Rezone from C-1 (office building) District to R-1 (single family residential) District: 0.17 acres out of Lot 1, Block 4, West Harvey Addition, Unit No. 1 & Unit No. 2, Hidalgo County, Texas; 2225 Daffodil Avenue.
3. Rezone from A-O (agricultural-open space) District to C-3 (general business) District: 3.25 acres out of Lot 6, Block 2, C.E. Hammond Subdivision, Hidalgo County, Texas; 4300 Pecan Boulevard. TABLED ITEM

**C) CONDITIONAL USE PERMITS:**

1. Request of Frank John Schuster for a Conditional Use Permit, for life of the use, for mobile home (security) or office purposes at Lot 9, McAllen Northwest Industrial No. 2 Subdivision, Hidalgo County, Texas; 2200 Trophy Drive.
2. Request of August Al-uqdah on behalf of Latitude 360 Apartments and Condo Association for a Conditional Use Permit, for life of the use, for an associated recreation at common area "A" and "B", Sunrise Terrace Subdivision, Hidalgo County, Texas; 1224 East Camellia Avenue and 1225 East Daffodil Avenue.
3. Request of Moises E. Hernandez on behalf of Iglesia Bautista Getsemani for a Conditional Use Permit, for life of the use, for an institutional use (church) at Lot A, Calvary Baptist Subdivision, Hidalgo County, Texas; 2101 Trenton Road.

- D) 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**

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 for various meetings.
- B) To Award Contract Extensions/Change Orders on Multiple Existing Lawn Maintenance Service Contracts.
- C) Change Order #2 (Final Reconciliation) for Firemans Park Lake Liner.

- D) Award of Contract for the purchase of Communications Repeaters using Border Interoperability Demonstration Project (BIDP) Grant Program funds.
- E) Award of Contract for the purchase of three (3) Communications Repeaters using FY2013 Homeland Security Grant Program funds.
- F) Consideration and approval to renew Microsoft Enterprise Agreement for email services with SHI Government Solutions through the State of Texas, Department of Information Resources (DIR) program.
- G) Award of Contract for Maintenance Support of Critical Network Infrastructure.
- H) Award of Bid for Network Cabling Supply Contract.
- I) Award of Contract for Municipal Court Video Cameras.
- J) Consideration of a variance to right-of-way dedication requirement for La Hacienda Estates, Lot 3A Subdivision; 2916 & 2912 N. 29th Lane.
- K) Authorization to declare certain City property as Surplus.
- L) Consider adoption of an ordinance providing for a budget amendment for the McAllen-Hidalgo International Bridge Projects.
- M) Tax Refund over \$500 for Henry A. & Anna Lisa Arceneaux.

**3. BIDS/CONTRACTS:**

- A) Change Order No.7 - McAllen Miller International Airport Terminal Expansion Project.
- B) Award of Service Contract for Towing Services-Light, Medium, & Heavy Trucks/Equipment.

**4. RESOLUTIONS:**

- A) Supporting AEP Texas Central Company LED Pilot Program to provide LED Street Lighting Service to the City of McAllen.
- B) Authorizing participation in the FY 2014 National Recreation and Park Association (NRPA) and Macy's, Inc., National Engagement Partnership Donation Program.
- C) Authorizing the submission of a grant application to the Federal Communications Commission, through the Universal Service Administrative Company E-Rate Grant Program for funding under the 2014-2015 funding cycle.
- D) Directing Publication of Notice of Intention to Issue City of McAllen, Texas Combination Tax and Revenue Certificates of Obligation, Series 2014.

**5. VARIANCES:**

- A) Consideration of a variance to the subdivision process requirement at a 0.50 acre tract of land out of the north 5.42 acres lying west of F.M. 2220 of Lot 101, Pride O' Texas Subdivision; 12498 N. Bentsen Road.

**6. MANAGER'S REPORT:**

- A) Advisory Board Appointments.
- B) Future Agenda Items

**7. MAYOR'S REPORT:**

- A) Report on World Birding Center Regional publicity.
- B) Report on Marketing Department.

**8. TABLED ITEM:**

- A) Consider the nomination of an inductee to the Rio Grande Valley *Walk of Fame* as part of the 2014 *BorderFest* in Hidalgo.

**PUBLIC COMMENT SESSION**

**9. 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 Cause No. CL-13-3670-A; Margarita Salazar and Josefa Chavez vs. City of McAllen. (Section 551.071, T.G.C.)
- B) 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.)
- C) Discussion and Possible Action on entering into a sales contract and authorizing the City Manager to complete the transaction to acquire a tract of land out of Lot 3, Block 3, A.J. McColl Subdivision, Hidalgo County, Texas. (Sections 551.072 and 551.071, T.G.C.)
- D) Consideration of economic development matters. (Section 551.087, T.G.C.)
- E) Discussion and Consideration of award of contract for the sale of Lot 6(B) for a hotel project (Convention Center Subdivision). (Sections 551.072 and 551.071, T.G.C.)
- F) Discussion and Possible Action on entering into a sales contract and authorizing the City Manager to complete the transaction to acquire three (3) tracts of land out of Lots 51 and 46, La Lomita Irrigation and Construction Company Subdivision, Hidalgo County, Texas. (Sections 551.072 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.**

## **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 January 10, 2014 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



Mayor James "Jim" Darling  
 Mayor Pro-Tem/Commissioner Hilda Salinas  
 Mayor Pro-Tem/Commissioner Aida Ramirez

Commissioner Scott C. Crane  
 Commissioner Trey Pebley  
 Commissioner John J. Ingram  
 Commissioner Veronica Vela Whitacre

### ITEM SUMMARY

BOARD: City Commission

AGENDA ITEM  
 DATE SUBMITTED 01/07/2014  
 MEETING DATE January 13, 2014

1. Agenda Item: Rezone from R-1 (single family residential) District to C-1 (office building) District: Lot 2, Block 1, Gert's Addition No. 1 Revised Subdivision, Hidalgo County, Texas; 1021 Martin Avenue.
2. Party Making Request:
3. Nature of Request: Rezone from R-1 (single family residential) District to C-1 (office building) District: Lot 2, Block 1, Gert's Addition No. 1 Revised Subdivision, Hidalgo County, Texas; 1021 Martin Avenue. Attachments: Yes
4. Policy Implication: Zoning Ordinance
5. Budgeted: No

Bid Amount:		Budgeted Amount:	
Under Budget:		Over Budget:	
		Amount Remaining:	
6. Alternate option costs:
7. Routing:
 

Hillibush, Araceli	Created/Initiated - 01/07/2014
Rankin, Julianne	Approved - 01/07/2014
Pagan, Kevin	Final Approval - 01/07/2014
8. Staff Recommendation: Disapproval
9. Advisory Board: Approved
10. City Attorney: approve - kp
11. Manager's Recommendation: approve...mrp

## **Memo**

**TO:** Mike R. Perez, City Manager

**FROM:** Leonel Garza III, Chairman, Planning and Zoning LG III

**DATE:** December 4, 2013

**SUBJECT: REZONE FROM R-1 (SINGLE FAMILY RESIDENTIAL) DISTRICT TO C-1 (OFFICE BUILDING) DISTRICT: LOT 2, BLOCK 1, GERT'S ADDITION NO. 1 REVISED SUBDIVISION, HIDALGO COUNTY, TEXAS; 1021 MARTIN AVENUE. (REZ2013-0036)**

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### **GOAL:**

Zoning regulations must be adopted in accordance with *Foresight McAllen* and designed to 1) lessen congestion, 2) secure safety from fire and other dangers, 3) promote health and general welfare, 4) provide adequate light and air, 5) prevent overcrowding of land 6) avoid undue concentration of population, 6) facilitate the adequate provision of transportation, water, sewers, school, parks, and other public requirements and 7) protect and preserve places and areas of historical, cultural or architectural importance or significance. L.G.C. Section 211.004.

### **BRIEF DESCRIPTION:**

The property is located on the south side of Martin Avenue about 280 feet west of North 10<sup>th</sup> Street. The tract has 131.6 feet of frontage on Martin Avenue and 135 feet of depth for a tract size of .42 acres. Surrounding land uses are single family, commercial, and vacant land. The property was zoned R-1 (single family residential) District during comprehensive zoning in May 1979. The property contains a single family residence proposed to be modified for a law office. No feasibility plan has been provided to date.

The adjacent zoning is C-1 (office building) District to the north across Martin Avenue, C-3L (light commercial) District to the east, and R-1 (single family residential) District to the west. Lot 1, Block 2, was rezoned from R-1 District to C-3L District in 2002 and in 2004 it was rezoned from C-3L to C-3 District. Lots 2 and 3, Block 2, located to the north across Martin Avenue were rezoned from R-1 District to C-1 District in 2002. A request in May 2010 to rezone the west 130 feet of Lot 1, Block 1, to C-3 (general business) District was disapproved however alternatively approved for C-3L (light commercial) District. Surrounding land uses are single family, apartments, M-10 Plaza located to the southeast, and to the north across Martin Avenue there is the law office of Reynaldo Merino, The Little Muppets Daycare, and Tamale House.

- The requested zoning does not conform to the Auto Urban Residential land use designation for the area as shown on the Foresight McAllen Comprehensive Plan.
- A masonry wall 8 feet in height along the east property line provides a visible boundary between commercial and residential uses. A commercial building is currently under construction on the property to the east.
- An 8 foot cedar fence with masonry columns every 10 feet is required as a buffer along the west property line adjacent to single family.
- C-1 (office building) District is the most restrictive and compatible commercial district with

adjacent single family residential uses. Land uses permitted in a C-1 zone are: office building for professional services, medical services, financial services and personal services including beauty salons, day care centers and nursing homes.

- Martin Avenue is designated as a local street with 70 feet of right-of-way and is constructed with 2 travel lanes, a landscape median, and no sidewalks.
- Trees with a caliper of 20 inches or greater in commercial zones are protected and require a permit for removal.
- A building permit is required to convert a residence to a commercial use to comply with off-street parking, landscaping, buffers and various building and fire codes.

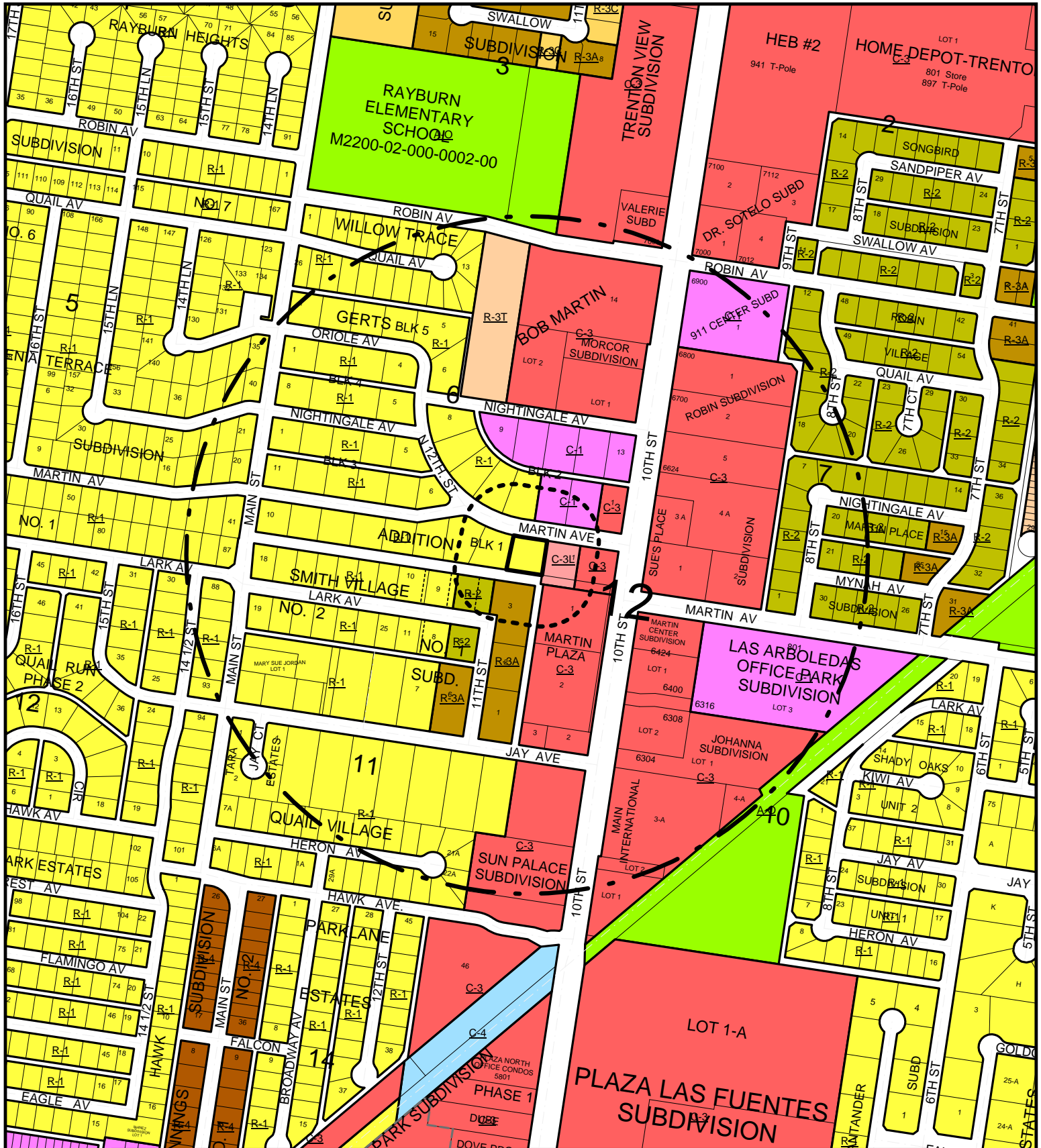
**OPTIONS:**

1. Approve the rezoning request.
2. Table the item for a) consideration by a full board, b) additional information, c) additional time for applicant and adjacent property owners to meet on zoning issues or d) further study by the Planning and Zoning Commission of rezoning the area.
3. Disapprove the request and alternatively approve a lesser zoning district.
4. Disapprove the rezoning request.

**RECOMMENDATION:**

At the Planning and Zoning Commission meeting of December 3, 2013 no one appeared in opposition to the rezoning request. The applicant provided a petition in favor of the rezoning request with four signatures of property owners three are adjacent property owners which are zoned R-1 (single family residential) District. The applicant would like to convert the existing residence on the subject property for use as his law office. The Board then voted unanimously to recommend approval of the rezoning request to C-1 (office building) District.





**CITY OF McALLEN**  
PLANNING DEPARTMENT

**LEGEND**  
SCALE: 1" = 500'

AREA MAP

SUBJECT PROPERTY

200 FT. NOTIFICATION BOUNDARY

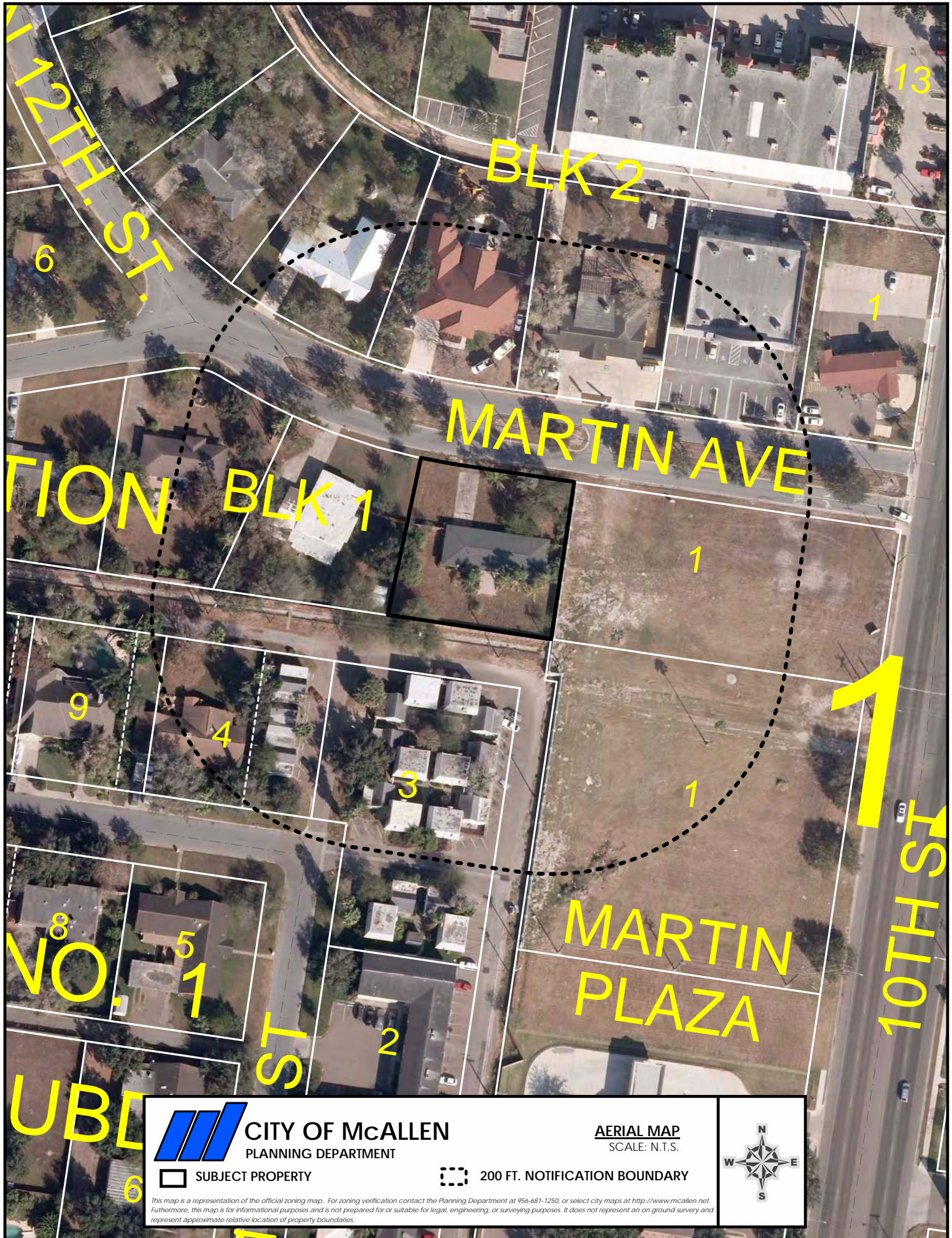
1/4 MILE RADIUS



**ZONING LEGEND**

- |                                 |                     |                               |                             |                        |
|---------------------------------|---------------------|-------------------------------|-----------------------------|------------------------|
| A-0 (AGRICULTURAL & OPEN SPACE) | R-3A (APARTMENTS)   | R-4 (MOBILE HOMES)            | C-3 (GENERAL BUSINESS)      | I-1 (LIGHT INDUSTRIAL) |
| R-1 (SINGLE FAMILY RESIDENTIAL) | R-3C (CONDOMINIUMS) | C-1 (OFFICE BUILDING)         | C-3L (LIGHT COMMERCIAL)     | I-2 (HEAVY INDUSTRIAL) |
| R-2 (DUPEX-FOURPLEX)            | R-3I (TOWNHOUSES)   | C-2 (NEIGHBORHOOD COMMERCIAL) | C-4 (COMMERCIAL INDUSTRIAL) | (SPECIAL DISTRICT)     |

This map is a representation of the official zoning map. For zoning verification contact the Planning Department at 956-681-1250, or select city maps at <http://www.mcallen.net>. Furthermore, this map is for informational purposes and is not prepared for or suitable for legal, engineering, or surveying purposes. It does not represent an on ground survey and represent approximate relative location of property boundaries.



12TH ST

BLK 2

MARTIN AVE

BLK 1


MARTIN PLAZA

10TH ST

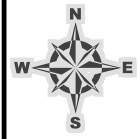


**CITY OF McALLEN**  
PLANNING DEPARTMENT

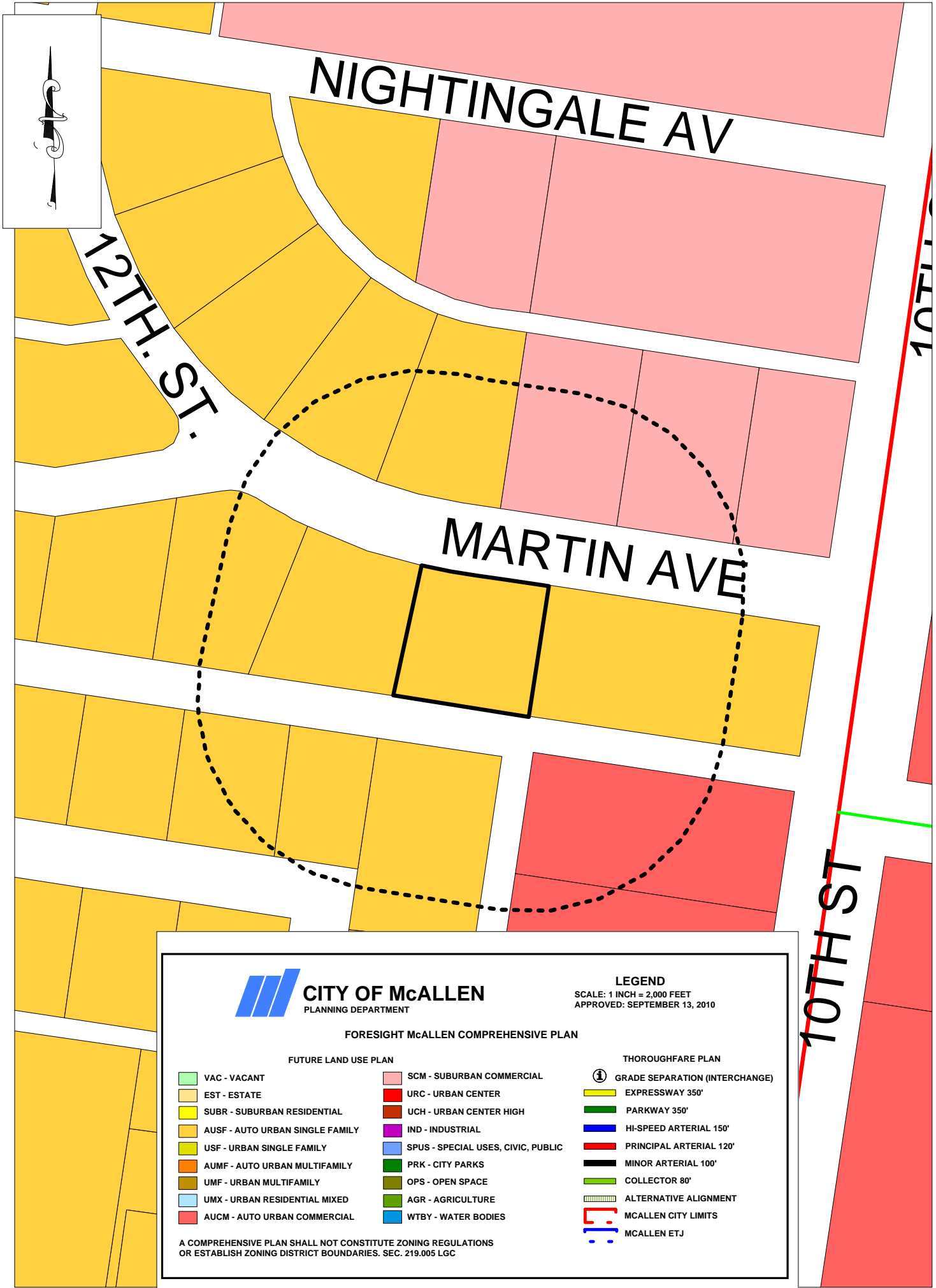
**AERIAL MAP**  
SCALE: N.T.S.

 SUBJECT PROPERTY

 200 FT. NOTIFICATION BOUNDARY



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NIGHTINGALE AV

12TH ST

MARTIN AVE

10TH ST



**CITY OF McALLEN**  
PLANNING DEPARTMENT

**LEGEND**  
SCALE: 1 INCH = 2,000 FEET  
APPROVED: SEPTEMBER 13, 2010

**FORESIGHT McALLEN COMPREHENSIVE PLAN**

**FUTURE LAND USE PLAN**

- |                                 |                                    |
|---------------------------------|------------------------------------|
| VAC - VACANT                    | SCM - SUBURBAN COMMERCIAL          |
| EST - ESTATE                    | URC - URBAN CENTER                 |
| SUBR - SUBURBAN RESIDENTIAL     | UCH - URBAN CENTER HIGH            |
| AUSF - AUTO URBAN SINGLE FAMILY | IND - INDUSTRIAL                   |
| USF - URBAN SINGLE FAMILY       | SPUS - SPECIAL USES, CIVIC, PUBLIC |
| AUMF - AUTO URBAN MULTIFAMILY   | PRK - CITY PARKS                   |
| UMF - URBAN MULTIFAMILY         | OPS - OPEN SPACE                   |
| UMX - URBAN RESIDENTIAL MIXED   | AGR - AGRICULTURE                  |
| AUCM - AUTO URBAN COMMERCIAL    | WTBY - WATER BODIES                |

**THOROUGHFARE PLAN**

- |                                |
|--------------------------------|
| GRADE SEPARATION (INTERCHANGE) |
| EXPRESSWAY 350'                |
| PARKWAY 350'                   |
| HI-SPEED ARTERIAL 150'         |
| PRINCIPAL ARTERIAL 120'        |
| MINOR ARTERIAL 100'            |
| COLLECTOR 80'                  |
| ALTERNATIVE ALIGNMENT          |
| McALLEN CITY LIMITS            |
| McALLEN ETJ                    |

A COMPREHENSIVE PLAN SHALL NOT CONSTITUTE ZONING REGULATIONS OR ESTABLISH ZONING DISTRICT BOUNDARIES. SEC. 219.005 LGC

**NOTICE  
REZONING  
For  
This Property  
REZ2013-0036**

 City of McAllen Planning Dept. 681-1250  
[www.mcallen.net](http://www.mcallen.net)





Mayor James "Jim" Darling  
 Mayor Pro-Tem/Commissioner Hilda Salinas  
 Mayor Pro-Tem/Commissioner Aida Ramirez

Commissioner Scott C. Crane  
 Commissioner Trey Pebley  
 Commissioner John J. Ingram  
 Commissioner Veronica Vela Whitacre

### ITEM SUMMARY

BOARD: City Commission

AGENDA ITEM  
 DATE SUBMITTED 01/07/2014  
 MEETING DATE January 13, 2014

1. Agenda Item: Rezone from C-1 (office building) District to C-3 (general business) District: Lot 2, Block 1, Royal Palms Addition Second Amended Map, Hidalgo County, Texas; 1008 Harvey Drive.

2. Party Making Request:

3. Nature of Request: Rezone from C-1 (office building) District to C-3 (general business) District: Lot 2, Block 1, Royal Palms Addition Second Amended Map, Hidalgo County, Texas; 1008 Harvey Drive  
 Attachments: Yes

4. Policy Implication: Zoning Ordinance

5. Budgeted: No

Bid Amount:	_____	Budgeted Amount:	_____
Under Budget:	_____	Over Budget:	_____
		Amount Remaining:	_____

6. Alternate option costs:

7. Routing:

Hillibush, Araceli	Created/Initiated - 01/07/2014
Rankin, Julianne	Approved - 01/07/2014
Pagan, Kevin	Final Approval - 01/07/2014

8. Staff Recommendation: Disapproval of C-3 and alternatively approve C-3L

9. Advisory Board: Alternative approval for C-3L (light commercial) district

10. City Attorney: Approved C-3L- KP

11. Manager's Recommendation: Approval C-3L...mrp

## **Memo**

**TO:** Mike R. Perez, City Manager

**FROM:** Leonel Garza, III Chairman, Planning and Zoning LG III

**DATE:** November 26, 2013

**SUBJECT: REZONE FROM C-1 (OFFICE BUILDING) DISTRICT TO C-3 (GENERAL BUSINESS) DISTRICT: LOT 2, BLOCK 1, ROYAL PALMS ADDITION SECOND AMENDED MAP, HIDALGO COUNTY, TEXAS; 1008 HARVEY DRIVE. (REZ2013-0037)**

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**GOAL:**

Zoning regulations must be adopted in accordance with *Foresight McAllen* and designed to 1) lessen congestion, 2) secure safety from fire and other dangers, 3) promote health and general welfare, 4) provide adequate light and air, 5) prevent overcrowding of land 6) avoid undue concentration of population, 6) facilitate the adequate provision of transportation, water, sewers, school, parks, and other public requirements and 7) protect and preserve places and areas of historical, cultural or architectural importance or significance. L.G.C. Section 211.004.

**BRIEF DESCRIPTION:**

The property is located along the north side of Harvey Drive approximately 150 feet west of North 10<sup>th</sup> Street. The tract has 100 feet of frontage along Harvey Drive and a depth of 140 feet for a tract size of 14,000 square feet or 0.32 acres. The subject property was rezoned from R-1 (single family residential) District to C-1 (office building) District in March 1996. An attempt to rezone the property to C-3(general business) District took place January 1996 but was disapproved by the City Commission due to public opposition. There have been no rezoning requests for this property since that time. The subject property is currently vacant. The applicant is requesting C-3 (general business) District to construct a fast food restaurant. A feasibility plan has not been submitted by the applicant.

The adjacent zoning is C-1 (office building) District to the south, C-3 (general business) District to the east and north, and R-1(single family residential) District to the west. The properties to the north and east were rezoned C-3 (general business) District in 1984 and 1995. Two properties to the southwest and west attempted to rezone from R-1 (single family residential) District to C-1 (office building) District in 2001 and 2011 but were disapproved. Surrounding land uses are single family residential, Kuressence Salon, Action Reality Property Management, and Sun Valley Real Estate.

- The requested zoning conforms to the Auto Urban Commercial land use

designation for the property as indicated on the Foresight McAllen Comprehensive Plan.

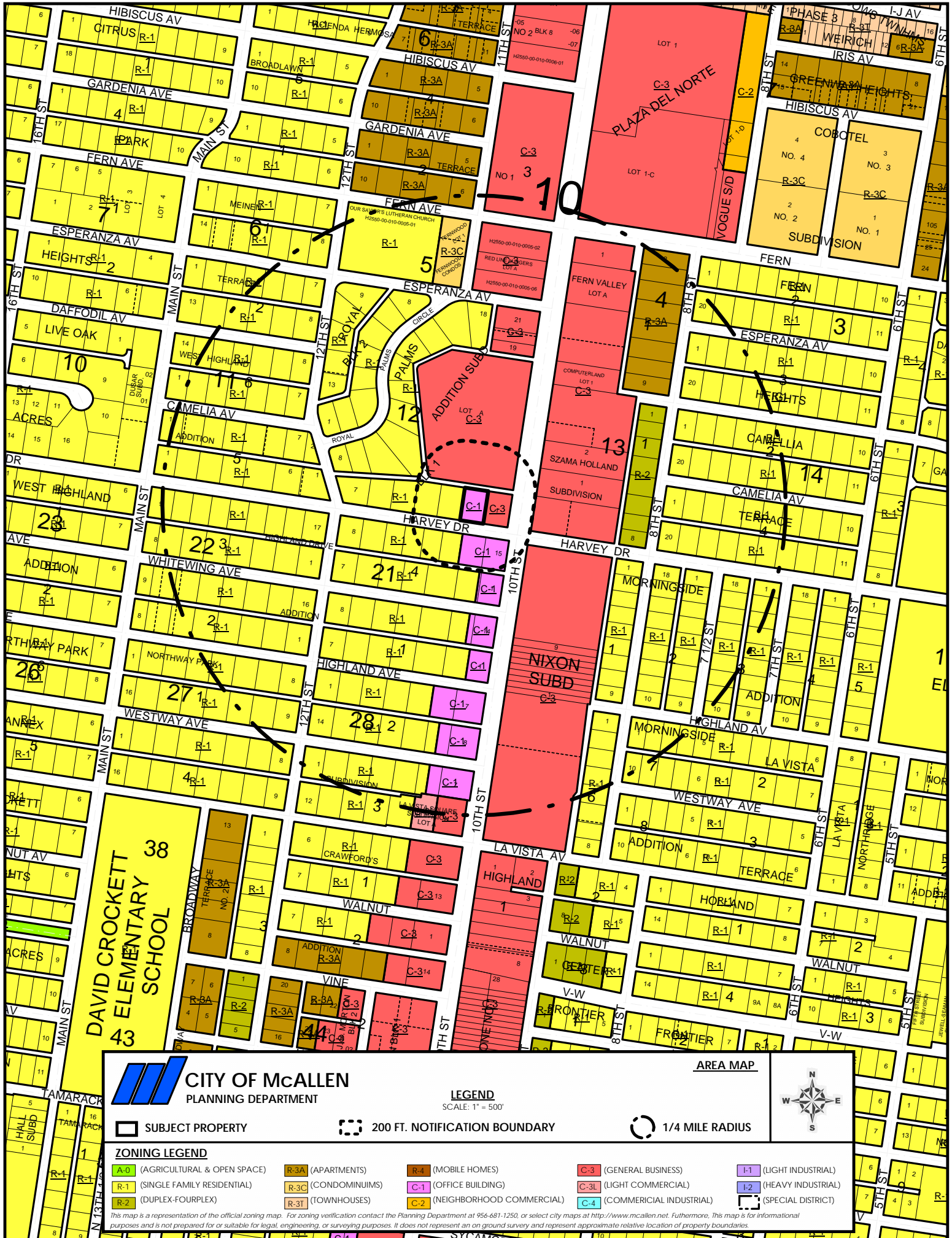
- C-1 (office building) District zoning is the most restrictive commercial zoning that allows office uses for professional, medical and financial services and personal services such as beauty salons, day care and nursing home. The maximum height for buildings within C-1 District is 2 stories.
- C-3 (general business) District zoning uses include any retail business, personal services, business services, restaurants with 51% food sales and any wholesale trade to a permitted retail operation.
- A restaurant with no more than 25% alcoholic sales is permitted in C-3L (light commercial) District.
- Harvey Drive is a local street and has 50 feet of right-of-way and 29.1 feet of pavement providing 2 travel lanes and a turning lane.
- A masonry screen eight feet in height is required where a multifamily use has a side or rear property line in common with a single family use or zone.

**OPTIONS:**

1. Approve the rezoning request.
2. Table the item for a) consideration by a full board, b) additional information, c) additional time for applicant and adjacent property owners to meet on zoning issues or d) further study by the Planning and Zoning Commission of rezoning the area.
3. Disapprove the rezoning request and alternatively approve C-3L (light commercial) District.
4. Disapprove the request.

**RECOMMENDATION:**

At the Planning and Zoning Commission meeting of December 3, 2013 no one appeared in opposition of the rezoning request and the applicant was present. After a brief discussion, the applicant agreed to accept a C-3L (light commercial) District rezoning. The Board unanimously voted to recommend disapproval of the C-3 (general business) District rezoning request and alternatively recommend approval for C-3L (light commercial) District. There were five members present and voting.



**CITY OF McALLEN**  
PLANNING DEPARTMENT

AREA MAP

**LEGEND**  
SCALE: 1" = 500'

SUBJECT PROPERTY	200 FT. NOTIFICATION BOUNDARY	1/4 MILE RADIUS
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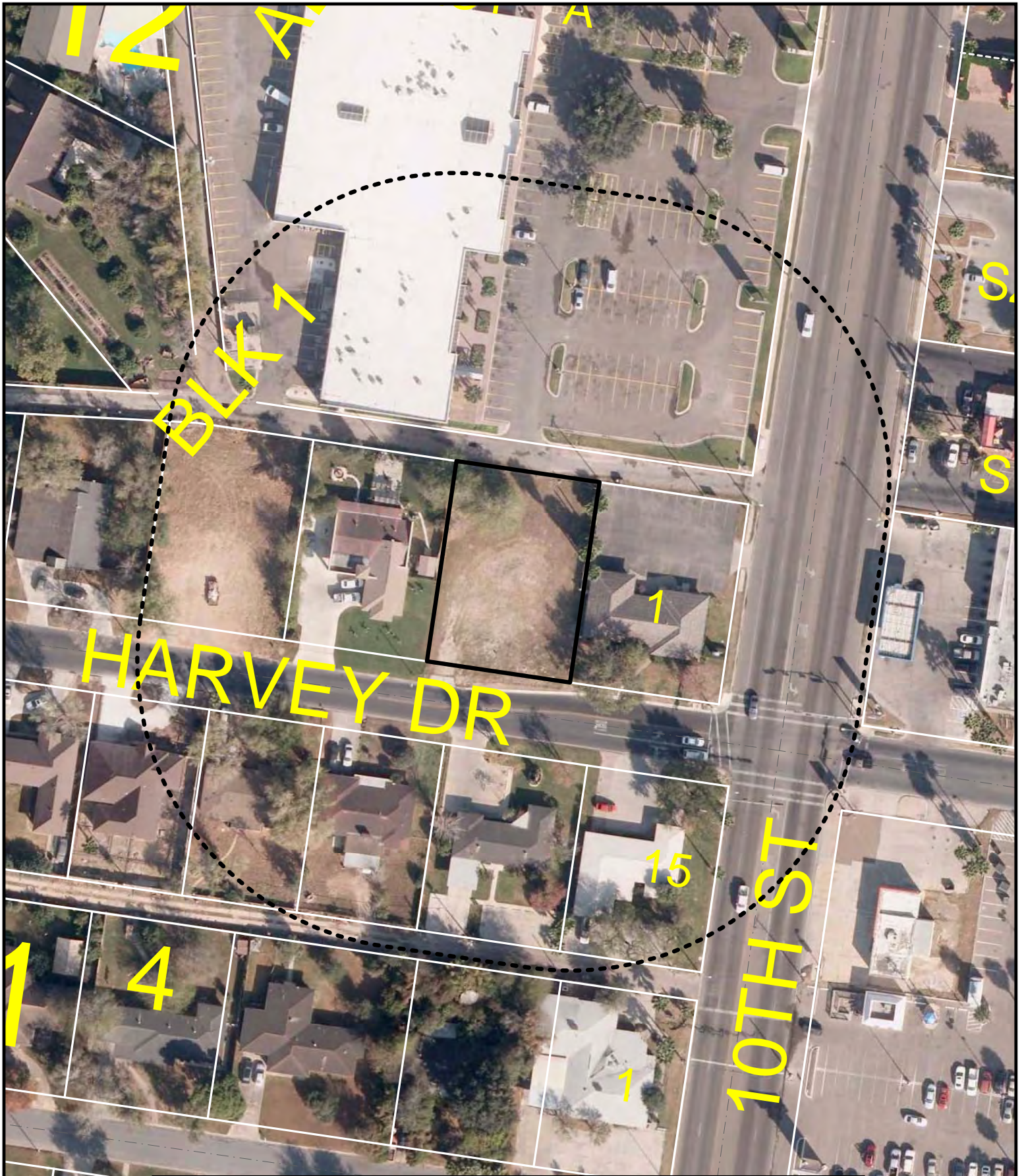
  

ZONING LEGEND			
A-0 (AGRICULTURAL & OPEN SPACE)	R-3A (APARTMENTS)	R-4 (MOBILE HOMES)	C-3 (GENERAL BUSINESS)
R-1 (SINGLE FAMILY RESIDENTIAL)	R-3C (CONDOMINIUMS)	C-1 (OFFICE BUILDING)	C-3L (LIGHT COMMERCIAL)
R-2 (DUPEX-FOURPLEX)	R-3I (TOWNHOUSES)	C-2 (NEIGHBORHOOD COMMERCIAL)	C-4 (COMMERCIAL INDUSTRIAL)
			I-1 (LIGHT INDUSTRIAL)
			I-2 (HEAVY INDUSTRIAL)
			(SPECIAL DISTRICT)

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**CITY OF McALLEN**  
PLANNING DEPARTMENT

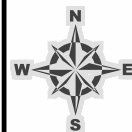
**AERIAL MAP**  
SCALE: N.T.S.



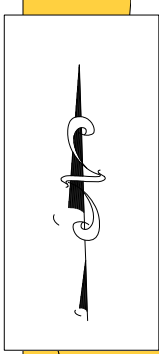
**SUBJECT PROPERTY**



**200 FT. NOTIFICATION BOUNDARY**



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RVEY DR

HAR

ND AV



**CITY OF McALLEN**  
PLANNING DEPARTMENT

FORESIGHT McALLEN COMPREHENSIVE PLAN

**LEGEND**

SCALE: 1 INCH = 2,000 FEET  
APPROVED: SEPTEMBER 13, 2010

FUTURE LAND USE PLAN


- |                                 |                                    |
|---------------------------------|------------------------------------|
| VAC - VACANT                    | SCM - SUBURBAN COMMERCIAL          |
| EST - ESTATE                    | URC - URBAN CENTER                 |
| SUBR - SUBURBAN RESIDENTIAL     | UCH - URBAN CENTER HIGH            |
| AUSF - AUTO URBAN SINGLE FAMILY | IND - INDUSTRIAL                   |
| USF - URBAN SINGLE FAMILY       | SPUS - SPECIAL USES, CIVIC, PUBLIC |
| AUMF - AUTO URBAN MULTIFAMILY   | PRK - CITY PARKS                   |
| UMF - URBAN MULTIFAMILY         | OPS - OPEN SPACE                   |
| UMX - URBAN RESIDENTIAL MIXED   | AGR - AGRICULTURE                  |
| AUCM - AUTO URBAN COMMERCIAL    | WTBY - WATER BODIES                |

THOROUGHFARE PLAN

- GRADE SEPARATION (INTERCHANGE)
- EXPRESSWAY 350'
- PARKWAY 350'
- HI-SPEED ARTERIAL 150'
- PRINCIPAL ARTERIAL 120'
- MINOR ARTERIAL 100'
- COLLECTOR 80'
- ALTERNATIVE ALIGNMENT
- McALLEN CITY LIMITS
- McALLEN ETJ

A COMPREHENSIVE PLAN SHALL NOT CONSTITUTE ZONING REGULATIONS OR ESTABLISH ZONING DISTRICT BOUNDARIES. SEC. 219.005 LGC

NOTICE  
REZONING  
For  
This Property  
REZ2013-0037

 City of McAllen Planning Dept - 885-1250  
[www.mcallen.net](http://www.mcallen.net)



Mayor James "Jim" Darling  
 Mayor Pro-Tem/Commissioner Hilda Salinas  
 Mayor Pro-Tem/Commissioner Aida Ramirez

Commissioner Scott C. Crane  
 Commissioner Trey Pebley  
 Commissioner John J. Ingram  
 Commissioner Veronica Vela Whitacre

### ITEM SUMMARY

BOARD: City Commission

AGENDA ITEM  
 DATE SUBMITTED 01/07/2014  
 MEETING DATE January 13, 2014

1. Agenda Item: Request of City of McAllen for a Conditional Use Permit, for life of the use, for an Institutional Use at Lot 1, Northwest Police Center Subdivision, Hidalgo County, Texas; 2800 Oxford Avenue.

2. Party Making Request:

3. Nature of Request: Request of City of McAllen for a Conditional Use Permit, for life of the use, for an Institutional Use at Lot 1, Northwest Police Center Subdivision, Hidalgo County, Texas; 2800 Oxford Avenue. Attachments: Yes

4. Policy Implication:

5. Budgeted: No

Bid Amount:	_____	Budgeted Amount:	_____
Under Budget:	_____	Over Budget:	_____
		Amount Remaining:	_____

6. Alternate option costs:

7. Routing:

Hillibush, Araceli	Created/Initiated - 01/07/2014
Rankin, Julianne	Approved - 01/07/2014
Pagan, Kevin	Final Approval - 01/07/2014

8. Staff Recommendation: Approval of the request, for life of the use, subject to compliance with the conditions noted, Zoning Ordinance, Fire Department and Building Permit requirements.

9. Advisory Board: As per staff's recommendation.

10. City Attorney: approve - kp

11. Manager's Recommendation: approve....mrp

**Memo**

**TO:** Mike R. Perez, City Manager

**FROM:** Leonel Garza III, Chairperson, Planning and Zoning Commission L.G.

**DATE:** January 7, 2014

**SUBJECT: REQUEST OF MIKE R. PEREZ ON BEHALF OF THE CITY OF MCALLEN FOR A CONDITIONAL USE PERMIT, FOR LIFE OF THE USE, FOR AN INSTITUTIONAL USE AT LOT 1, NORTHWEST POLICE CENTER SUBDIVISION; 2800 OXFORD AVENUE.**

---

**GOAL:**

A Conditional Use Permit is to allow the compatible and orderly development, within the city, of uses which may be suitable only in certain locations in a zoning district if developed in a 1) specific way or, 2) only for a limited period of time, 3) is required for all conditional uses as set forth in the conditional use paragraph of each district, and 4) at no time may a structure or property be adapted to a conditional use without first obtaining a conditional use permit.

**DESCRIPTION:**

The property is located on the northeast corner of Oxford Avenue and North 29<sup>th</sup> Street; it is zoned A-O (agricultural & open space) District. The adjacent zoning is A-O (agricultural & open space) District to the north, R-1 (single family residential) District to the south and west and the area to the west is outside city limits. An institutional use is permitted in A-O zone with a conditional use permit and in compliance with requirements.

The initial conditional use permit was approved for the life of the use on August 11, 2008 by the City Commission. The property is part of Northwest Police Center Subdivision, which was recorded February 17, 2009. The original site plan approval was on October 7, 2008. A revised site plan was approved on November 19, 2013 by the Planning and Zoning Commission.

Currently, there is a police training facility on the property. The applicant is proposing an addition to the building (1,816 sq. ft. simulator room). In order to do the improvements, the conditional use permit must be amended. Based on the addition and use of the building, 70 parking spaces are required; 133 spaces are provided.

The proposed use must also comply with the zoning ordinance and specific requirements as follows:

- 1) The proposed use shall not generate traffic onto residential size streets or disrupt residential areas, and shall be as close as possible to a major arterial. The location has direct access to Oxford Avenue and North 29<sup>th</sup> Street;
- 2) The proposed use shall comply with the McAllen Off-Street Parking Ordinance and make provisions to prevent the use of street parking, especially in residential areas. Based on the addition and use of the building, 70 parking spaces are required; 133 spaces are provided;
- 3) The proposed use shall prevent the unauthorized parking of its patrons on adjacent businesses or residences by providing fences, hedges or reorientation of entrances and exits;
- 4) The proposed use shall provide sufficient lighting to eliminate dark areas, perimeter fencing, and an orientation of the building to provide maximum visibility from a public street in order to discourage vandalism and criminal activities;
- 5) Provisions shall be made to prevent litter from blowing onto adjacent streets and residential areas;
- 6) The number of persons within the building shall be restricted to the capacity for the building; and
- 7) Sides adjacent to commercially and residentially zoned or used properties shall be screened by a 6 ft. opaque fence.

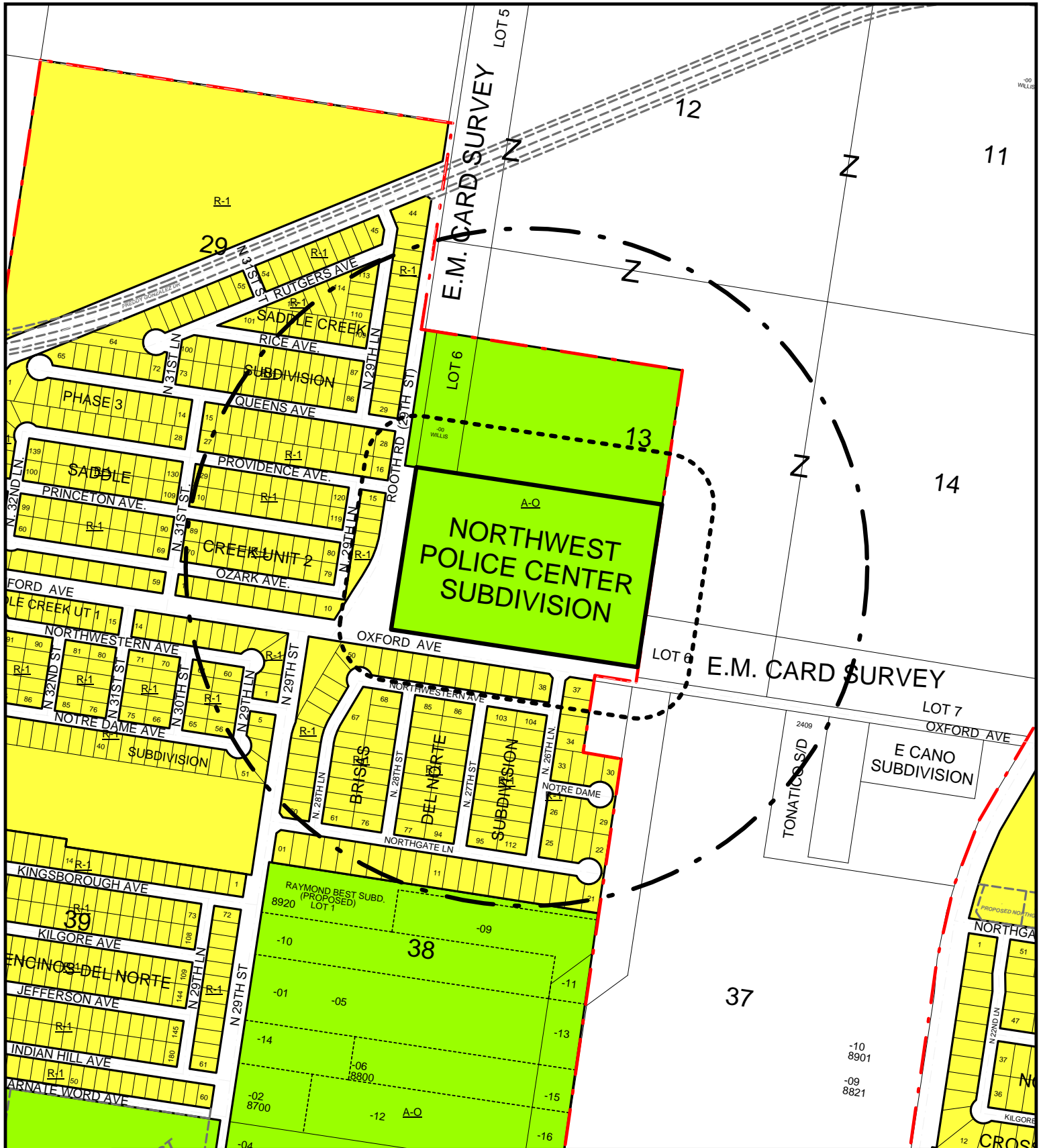
**OPTIONS:**


1. Approve the conditional use permit for the life of the use.
2. Approve the conditional use permit for one year only.
3. Table the item for additional information.
4. Disapprove the request.

**RECOMMENDATION:**

This item was heard at the December 3, 2013 Planning and Zoning Commission meeting. There was no one to speak in opposition of the request. The applicant was not present.

Being no discussion of the item, the board unanimously voted to recommend approval of the conditional use permit subject to compliance with the conditions noted, Zoning Ordinance, Fire Department and building permit requirements.








**CITY OF McALLEN**  
PLANNING DEPARTMENT


**LEGEND**  
SCALE: 1" = 500'

**AREA MAP**


















**SUBJECT PROPERTY** 

**200 FT. NOTIFICATION BOUNDARY** 

**1/4 MILE RADIUS** 

**ZONING LEGEND**

 <b>A-O</b> (AGRICULTURAL & OPEN SPACE)	 <b>R-3A</b> (APARTMENTS)	 <b>R-4</b> (MOBILE HOMES)	 <b>C-3</b> (GENERAL BUSINESS)	 <b>I-1</b> (LIGHT INDUSTRIAL)
 <b>R-1</b> (SINGLE FAMILY RESIDENTIAL)	 <b>R-3C</b> (CONDOMINIUMS)	 <b>C-1</b> (OFFICE BUILDING)	 <b>C-3L</b> (LIGHT COMMERCIAL)	 <b>I-2</b> (HEAVY INDUSTRIAL)
 <b>R-2</b> (DUPLIX-FOURPLEX)	 <b>R-31</b> (TOWNHOUSES)	 <b>C-2</b> (NEIGHBORHOOD COMMERCIAL)	 <b>C-4</b> (COMMERCIAL INDUSTRIAL)	 (SPECIAL DISTRICT)

This map is a representation of the official zoning map. For zoning verification contact the Planning Department at 956-681-1250, or select city maps at <http://www.mcallen.net>. Furthermore, this map is for informational purposes and is not prepared for or suitable for legal, engineering, or surveying purposes. It does not represent an on ground survey and represent approximate relative location of property boundaries.

46 PROPOSED NORTH ELEMENTAL

2252 39 2124

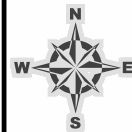


**CITY OF McALLEN**  
PLANNING DEPARTMENT

**AERIAL MAP**  
SCALE: N.T.S.

 SUBJECT PROPERTY

 200 FT. NOTIFICATION BOUNDARY



This map is a representation of the official zoning map. For zoning verification contact the Planning Department at 956-681-1250, or select city maps at <http://www.mcallen.net>. Furthermore, this map is for informational purposes and is not prepared for or suitable for legal, engineering, or surveying purposes. It does not represent an on ground survey and represent approximate relative location of property boundaries.





Milnet  
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AMERICAN INSTITUTE OF ARCHITECTS

7/16/13



LIC. EXP: 08/31/13

NORTHWEST POLICE  
COMMUNITY CENTER ADDITION AND IMPROVEMENTS  
MCALLEN, TX.

PROJECT NUMBER  
212015

DATE  
JULY 16, 2013

ISSUE FOR BIDS

RECEIVED SHEET  
NOV 07 2013  
AS1.0  
OF

GENERAL IRRIGATION NOTES

1. CONTRACTOR TO PROVIDE AND INSTALL 675 LINEAR FEET OF 2" PVC SCHEDULE 40 AT A DEPTH OF 18" AS SHOWN.
2. TWO INCH (2") PVC SHALL BE INSTALLED 12" OFF OF RUNNING TRACK(SOUTH).
3. CONTRACTOR TO PROVIDE/INSTALLED FORTY-FIVE (45) HUNTER SPRAY HEADS (NST-06 CV 15 H) AT APPROXIMATELY FIFTEEN FEET (15') ON CENTER.
4. LICENSED IRRIGATOR TO PROVIDE EXTENSION DESIGN AND OBTAIN PRE-APPROVAL FROM CITY PERSONNEL PRIOR TO INSTALLATION.
5. USE HUNTER PRODUCTS INCLUDING BUT NOT LIMITED TO SPRAY HEADS AND VALVES.
6. LATERAL PVC LINES SHALL BE A CLASS 200.
7. CONTRACTOR TO PROVIDE/INSTALL 14 GAUGE IRRIGATION WIRE FROM LAST VALVE TO WESTERN CORNER OF EXISTING BUILDING. HE SHALL USE EXISTING SLEEVES BELOW CONCRETE DRIVE AND SHALL INFORM CITY PERSONNEL IF CONDITIONS DIFFER.
8. FLUSH ALL IRRIGATION LINES PRIOR TO FINAL OPERATIONS. REFER TO SPECIFICATIONS AND DRAWINGS FOR FURTHER INFORMATION

LANDSCAPE STRUCTURES  
PLAYSL.COM  
PLAYGROUND FITNESS STATIONS  
TO BE INSTALLED AND PURCHASED  
BY CONTRACTOR  
SUBSTITUTIONS: EQUAL OR BETTER  
(SUBMIT SUBSTITUTION DURING BIDDING  
FOR APPROVAL)

MODEL: 142887  
HORIZONTAL LADDER  
2" HORIZONTAL  
LADDER CONNECTED  
BETWEEN DECKS

MODEL: 137965  
STEP-UP  
STATION FITCORE DB

MODEL: 111361  
PARALLEL BARS

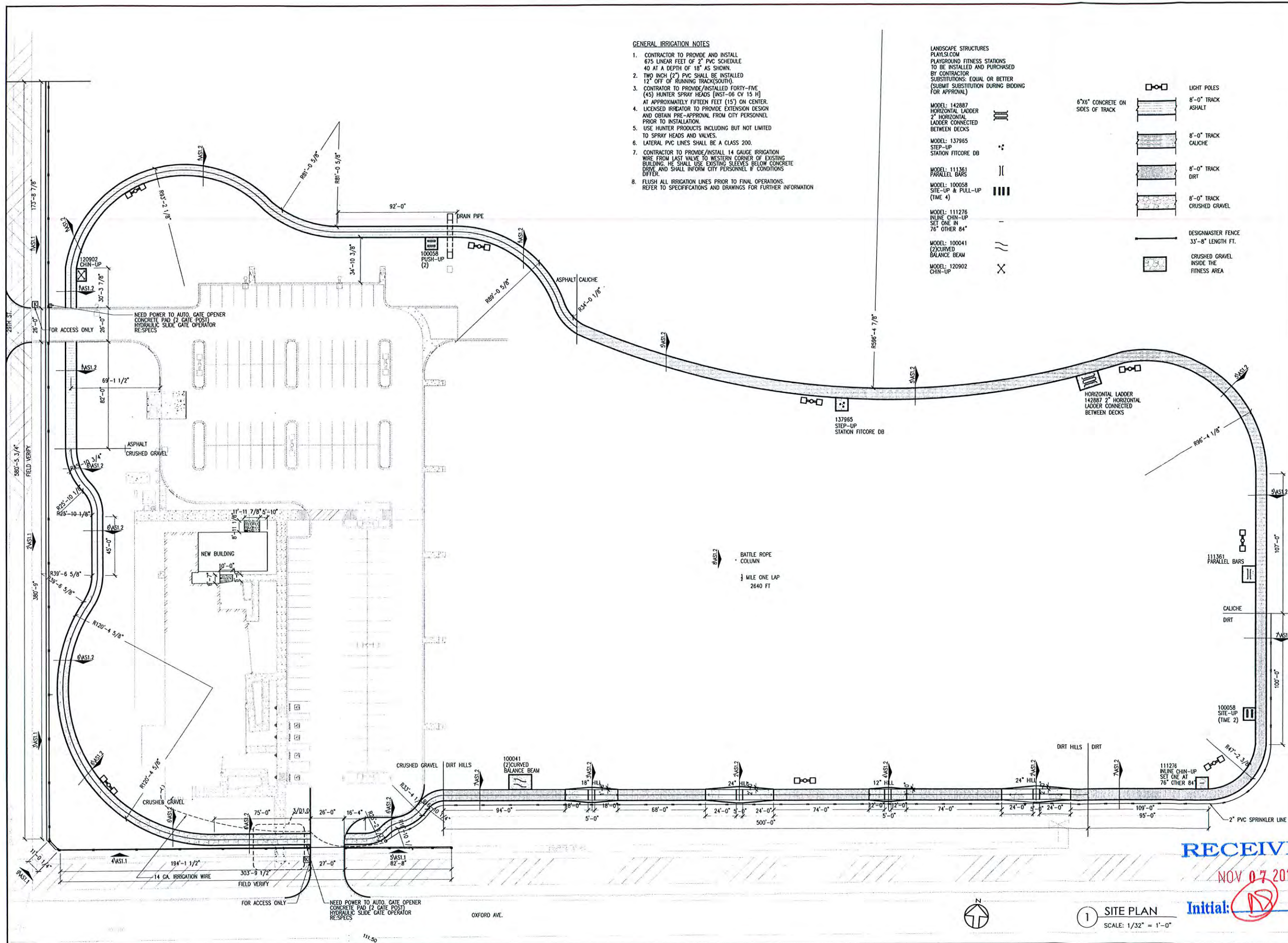
MODEL: 100058  
SITE-UP & PULL-UP  
(TIME 4)

MODEL: 111276  
INLINE CHIN-UP  
SET ONE IN  
76" OTHER 84"

MODEL: 100041  
(2) CURVED  
BALANCE BEAM

MODEL: 120902  
CHIN-UP

- 6"x6" CONCRETE ON SIDES OF TRACK
- 8'-0" TRACK ASPHALT
- 8'-0" TRACK CALICHE
- 8'-0" TRACK DIRT
- 8'-0" TRACK CRUSHED GRAVEL
- DESIGNMASTER FENCE 33'-8" LENGTH FT.
- CRUSHED GRAVEL INSIDE THE FITNESS AREA



1 SITE PLAN  
SCALE: 1/32" = 1'-0"

Initial: [Signature]



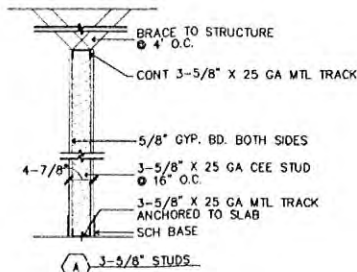
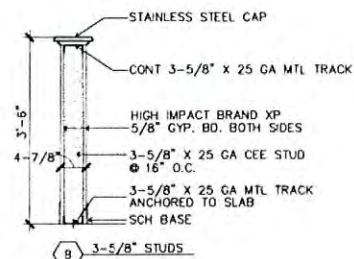
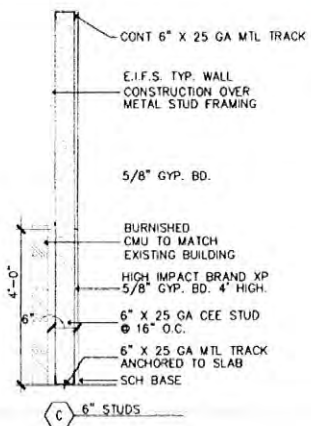
Mlnet  
Architectural  
Services

AMERICAN INSTITUTE OF ARCHITECTS

7/16/13



LIC. EXP: 08/31/13



## 2 PARTITION WALLS

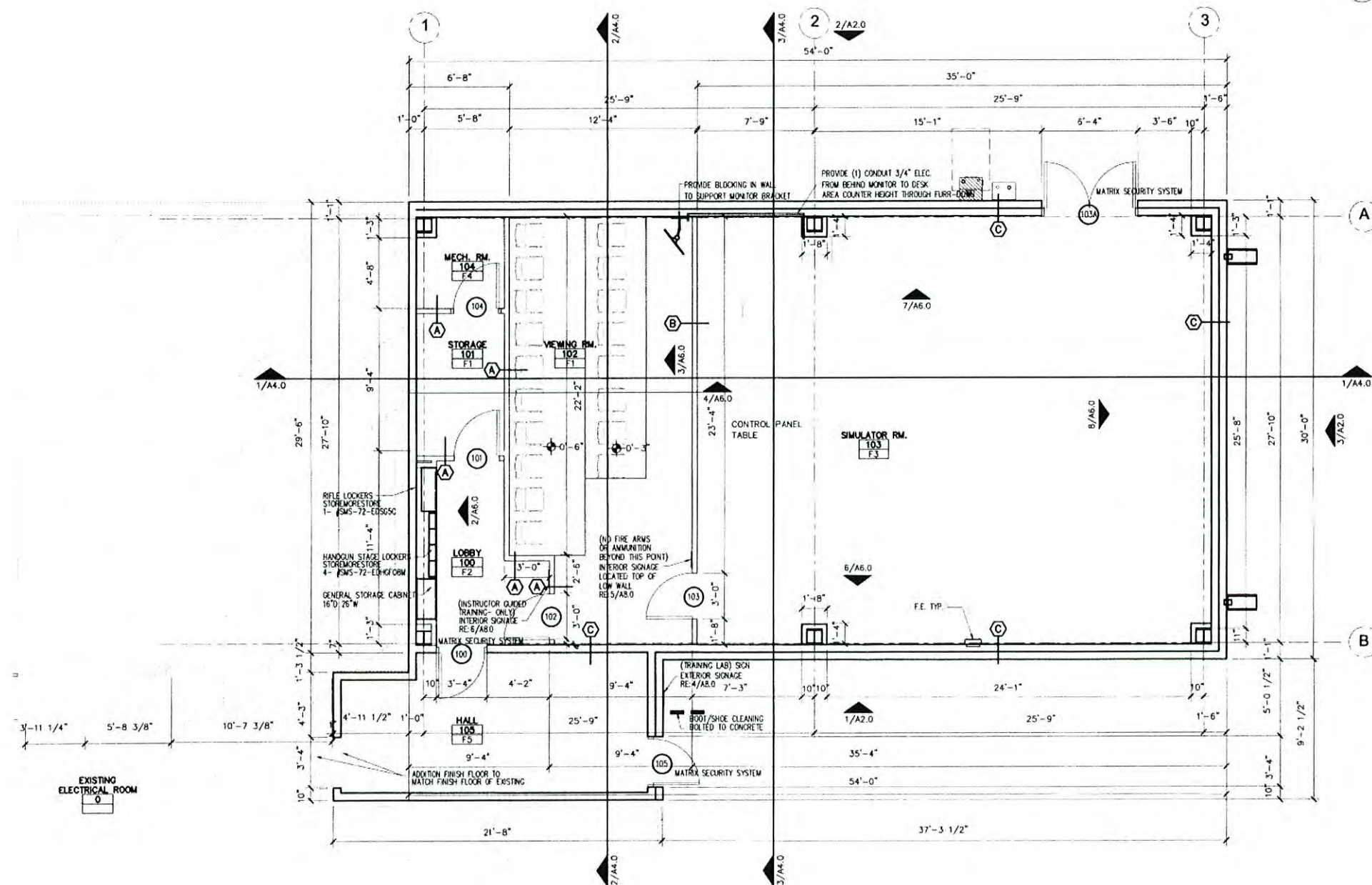
SCALE: 3/4" = 1'-0"

### GENERAL NOTES:

- RE: A7.0 FOR DOOR, WINDOW, & FINISH SCHEDULES.
- ALL PENETRATIONS IN TOP OR BOTTOM PLATES FOR PLUMBING OR ELECTRICAL RUNS TO BE SEALED. SEE ELECTRICAL PLANS FOR ADDITIONAL SPECIFICATIONS.
- ALL DIMENSIONS TO FINISH FACE OF WALL.
- ALL WALLS PAINTED W/EGGSELL FINISH, UNL.O.
- BUILDING MUST HAVE A PANEL BOX (LOCATION AS OF CITY CODES). RE: ELEC. DWGS.
- ALL SMOKE FIXTURES ARE TO BE PLACED AS OF CITY CODES. RE: ELEC. DWGS.
- ALL LIGHT FIXTURES ARE TO BE REVIEWED BY CONTRACTOR AND OWNER. RE: ELEC. DWGS.
- ALL PARTITIONS ARE (A) UNL.O. RE: 2/A1.0
- ROOM NO. [ ] FINISH NO.
- ADDITION FINISH FLOOR TO MATCH FINISH FLOOR OF EXISTING

### SQUARE FOOTAGE:

BUILDING ADDITION: 1,816 SQ. FT.  
 TOTAL SQ. FT.: 1,816 SQ. FT.



1 FLOOR PLAN  
SCALE: 1/4" = 1'-0"

RECEIVED

NOV 07 2013

Initial: [Signature]

NORTHWEST POLICE  
COMMUNITY CENTER ADDITION AND IMPROVEMENTS  
MCALLEN, TX

PROJECT NUMBER  
212015

DATE  
JULY 16, 2013

ISSUE FOR BIDS

SHEET

A1.0  
OF

CITY OF MCALLEN  
NORTHWEST POLICE  
NETWORK CENTER & TRAINING FACILITY

2800

NOTICE  
INSTITUTIONAL  
For  
This Property  
CUP2013-0216  
City of McAllen Planning Dept. 881-1234  
www.mcallen.net





Mayor James "Jim" Darling  
 Mayor Pro-Tem/Commissioner Hilda Salinas  
 Mayor Pro-Tem/Commissioner Aida Ramirez

Commissioner Scott C. Crane  
 Commissioner Trey Pebley  
 Commissioner John J. Ingram  
 Commissioner Veronica Vela Whitacre

### ITEM SUMMARY

BOARD: City Commission

AGENDA ITEM  
 DATE SUBMITTED 01/07/2014  
 MEETING DATE January 13, 2014

1. Agenda Item: Appeal of the decision of the Planning & Zoning Commission of the November 19, 2013 meeting, denying the request of Juan F. Jimenez, for a Conditional Use Permit, for one year, for a bar at Lot 1, Nolana West Subdivision, Hidalgo County, Texas; 2200 Nolana Avenue, Suite 2204C.
2. Party Making Request:
3. Nature of Request: Appeal of the decision of the Planning & Zoning Commission of the November 19, 2013 meeting, denying the request of Juan F. Jimenez, for a Conditional Use Permit, for one year, for a bar at Lot 1, Nolana West Subdivision, Hidalgo County, Texas; 2200 Nolana Avenue, Suite 2204C.  
 Attachments: Yes
4. Policy Implication:
5. Budgeted: No  

Bid Amount: _____	Budgeted Amount: _____
Under Budget: _____	Over Budget: _____
	Amount Remaining: _____
6. Alternate option costs:
7. Routing:
 

Hillibush, Araceli	Created/Initiated - 01/07/2014
Rankin, Julianne	Approved - 01/07/2014
Pagan, Kevin	Final Approval - 01/07/2014
8. Staff Recommendation: Disapproval of the request based on non-compliance with requirement #1 (distance) of Section 138-118(4) of the Zoning Ordinance.
9. Advisory Board: Disapproved with a favorable recommendation to grant the variance to the distance requirement.
10. City Attorney: Approved KDP
11. Manager's Recommendation: approve....mrp

**Memo**

**TO:** Mike R. Perez, City Manager

**FROM:** Leonel Garza III, Chairperson, Planning and Zoning Commission L.G.

**DATE:** January 7, 2014

**SUBJECT: APPEAL THE DECISION OF THE PLANNING AND ZONING COMMISSION OF THE DECEMBER 3, 2013 MEETING, DENYING THE REQUEST OF JUAN F. JIMENEZ, FOR A CONDITIONAL USE PERMIT, FOR ONE YEAR, FOR A BAR AT LOT 1, NOLANA WEST SUBDIVISION; 2200 NOLANA AVENUE, SUITE 2204 C.**

---

**GOAL:**

A Conditional Use Permit is to allow the compatible and orderly development, within the city, of uses which may be suitable only in certain locations in a zoning district if developed in a 1) specific way or, 2) only for a limited period of time, 3) is required for all conditional uses as set forth in the conditional use paragraph of each district, and 4) at no time may a structure or property be adapted to a conditional use without first obtaining a conditional use permit.

**BRIEF DESCRIPTION:**

The property is located on the northeast corner of North 23<sup>rd</sup> Street and Nolana Avenue and is zoned C-3 (general business) District. The adjacent zoning is C-3 in all directions. Surrounding land uses include restaurants, retail, and offices. A bar is allowed in a C-3 zone with a Conditional Use Permit and in compliance with requirements.

The initial Conditional Use Permit was disapproved by the Planning and Zoning Commission on the October 18, 2011 meeting but with a favorable recommendation to City Commission. The request was approved by the City Commission on the November 14, 2011 meeting with a variance to the distance requirement. The last permit approval was on November 26, 2012 by the City Commission with a variance to the distance requirement; as well as the added conditions for extra security and trash pickup and hour after closing.

Currently there is a multi-tenant commercial shopping center on the property. The applicant is proposing to continue operating a bar (DeLoreans) from Suite 2204 C from 8:00 P.M. to 2:00 A.M. Monday through Sunday.

A police activity report was requested from November 2012 to present (see attached). The Health and Fire Departments have inspected the establishment for compliance to health and safety codes and regulations. Should the Conditional Use Permit be approved, the applicant would be required to sign the application acknowledging and agreeing to the conditions of the permit. The establishment must also meet the requirements set forth in Section 138-118(4) of the Zoning Ordinance and specific requirements as follows:

1. The property line of the lot of any of the abovementioned businesses must be at least 600 ft. from the nearest residence or residentially zoned property, church, school, or publicly owned property, and must be designed to prevent disruption of the character of adjacent residential areas, and must not be heard from the residential area after 10:00 p.m. The proposed establishment is within 600 ft. from the nearest residence and residentially zoned property to the northwest and publicly owned property (McAllen's Library) to the west;
2. The property must be as close as possible to a major arterial and shall not generate traffic onto residential sized streets. The establishment is located on a major arterial, Nolana Avenue, and does not generate traffic into residential areas;
3. The business must provide parking in accordance with the McAllen Off-Street Parking Ordinance as a minimum, and make provisions to prevent the use of adjacent streets for parking. Currently there is a multi-tenant commercial shopping center on the property. The building is a mixture of retail, a restaurant, bars and vacant suites. At this time there is a 4,100 sq. ft. restaurant (Cabritos Nuevo Leon), 52,743 sq. ft. of retail suites including Dollar General and the 0.99 cent store, a 3,000 sq. ft. nightclub (Rana's) and a 3,000 sq. ft. bar (Cigar's Bar). Based on the square footage and uses, 250 parking spaces are required. The proposed 1,900 sq. ft. bar would require 29 parking spaces. For every business to run simultaneously, including vacant suites, 279 parking spaces would be required and would need to be provided before permits could be issued. There are 269 parking spaces provided on site. However, 3 businesses close by 8:00 p.m. making 10 parking spaces available. This bar opens at 8 P.M.;
4. The business must do everything possible to prevent the unauthorized parking of its patrons on adjacent properties;
5. The business shall provide sufficient lighting to eliminate dark areas and maximize visibility from a public street in order to discourage vandalism and criminal activities;
6. The business must make provisions to keep litter to a minimum and keep it from blowing onto adjacent properties; and
7. The above mentioned business shall restrict the number of persons within the building to those allowed by the Planning and Zoning Commission at the time of permit issuance, after having taken into account the recommendations of the Fire Marshal, Building Official and Planning Director. The maximum occupancy of the establishment
8. is set at 115 persons.

**OPTIONS:**

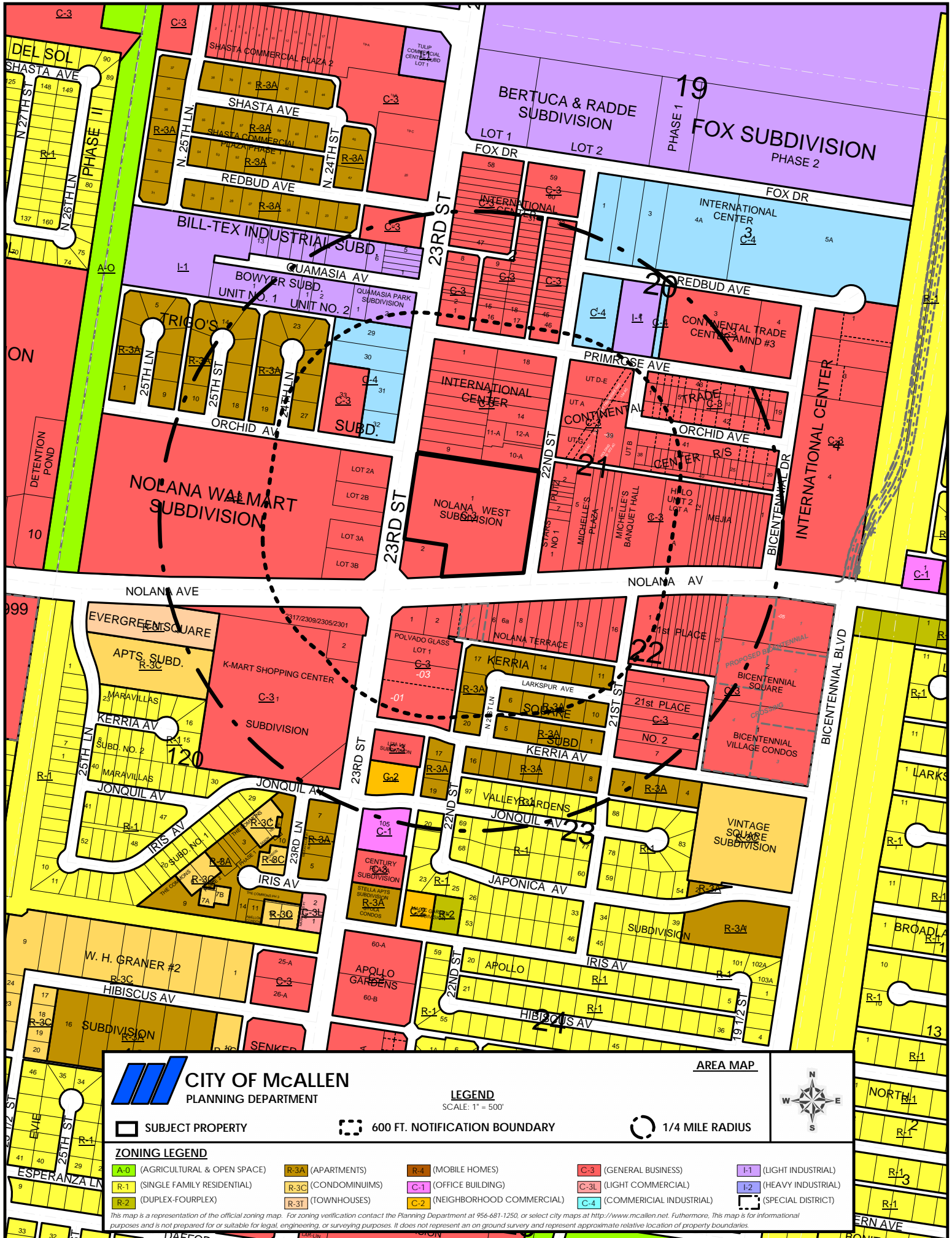
1. Disapprove the Conditional Use Permit.
2. Table the item for additional information.

**RECOMMENDATION:**

This item was heard at the November 19, 2013 Planning and Zoning Commission meeting. There was no one present to speak in opposition. The applicant was not present.

The board discussed the police report and inquired if the calls were for this bar/suite or the whole commercial shopping center. Staff advised the board that the calls were for this particular suite.

After a brief discussion of the item, the board unanimously voted to disapprove the conditional use permit with a favorable recommendation to grant the variance to the distance requirement. There were four members present and voting. The applicant submitted a letter of appeal.



**CITY OF McALLEN**  
PLANNING DEPARTMENT

AREA MAP

LEGEND  
SCALE: 1" = 500'



□ SUBJECT PROPERTY

⋯ 600 FT. NOTIFICATION BOUNDARY

○ 1/4 MILE RADIUS

**ZONING LEGEND**

A-0 (AGRICULTURAL & OPEN SPACE)	R-3A (APARTMENTS)	R-4 (MOBILE HOMES)	C-3 (GENERAL BUSINESS)	I-1 (LIGHT INDUSTRIAL)
R-1 (SINGLE FAMILY RESIDENTIAL)	R-3C (CONDOMINIUMS)	C-1 (OFFICE BUILDING)	C-3L (LIGHT COMMERCIAL)	I-2 (HEAVY INDUSTRIAL)
R-2 (DUPEX-FOURPLEX)	R-31 (TOWNHOUSES)	C-2 (NEIGHBORHOOD COMMERCIAL)	C-4 (COMMERCIAL INDUSTRIAL)	(SPECIAL DISTRICT)


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**CITY OF McALLEN**  
 PLANNING DEPARTMENT

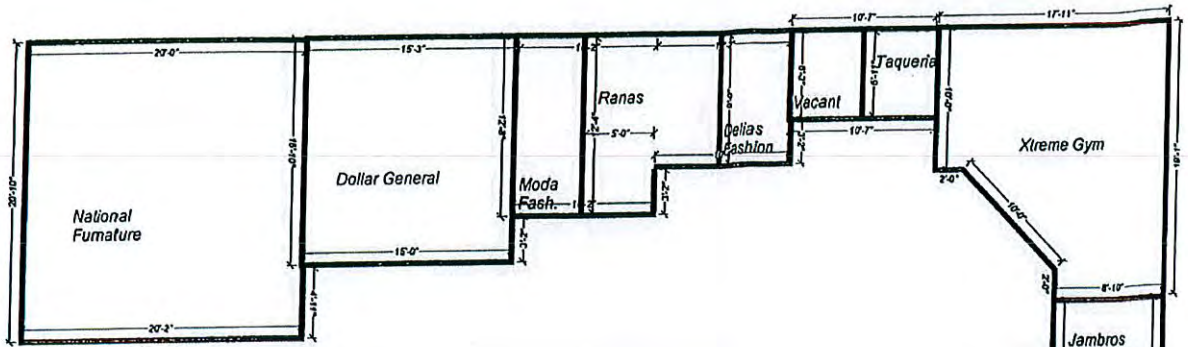
**AERIAL MAP**  
 SCALE: N.T.S.

 SUBJECT PROPERTY

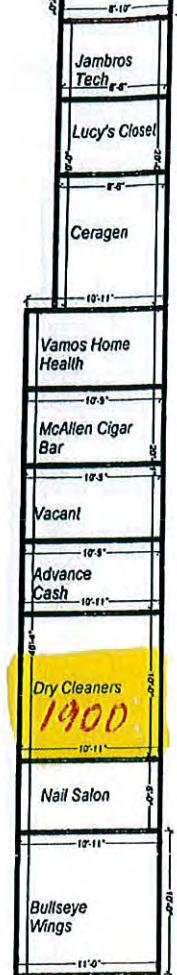
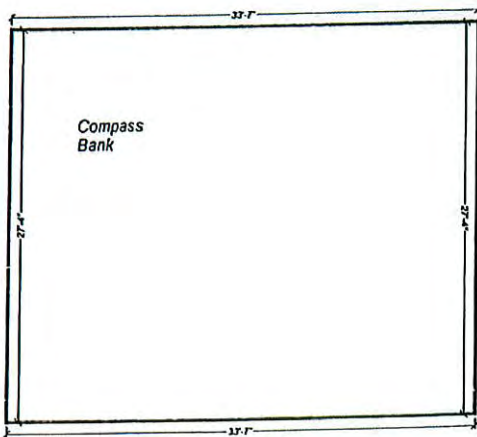
 600 FT. NOTIFICATION BOUNDARY

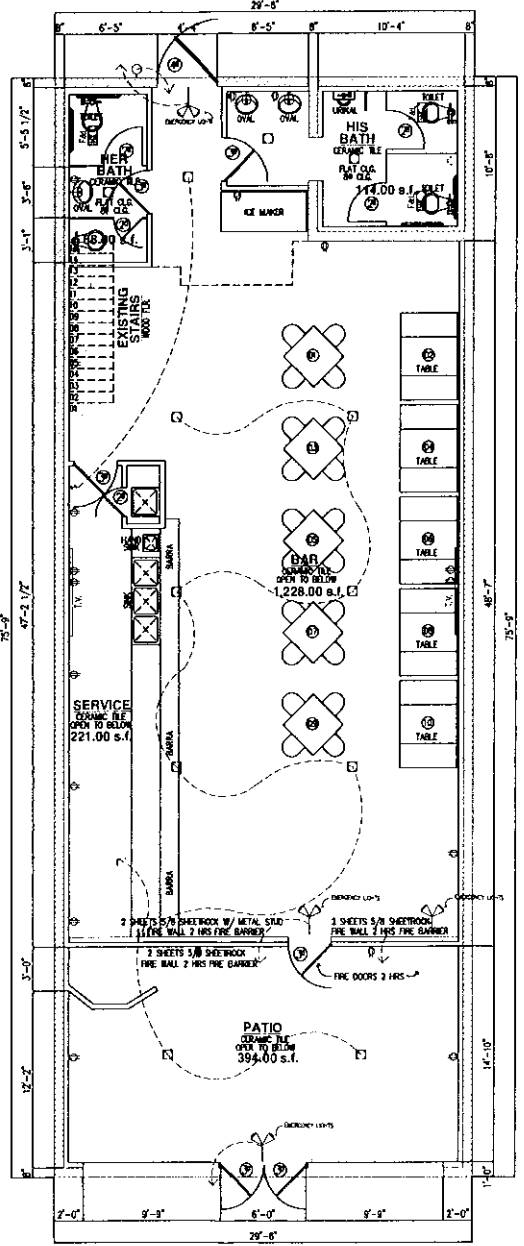
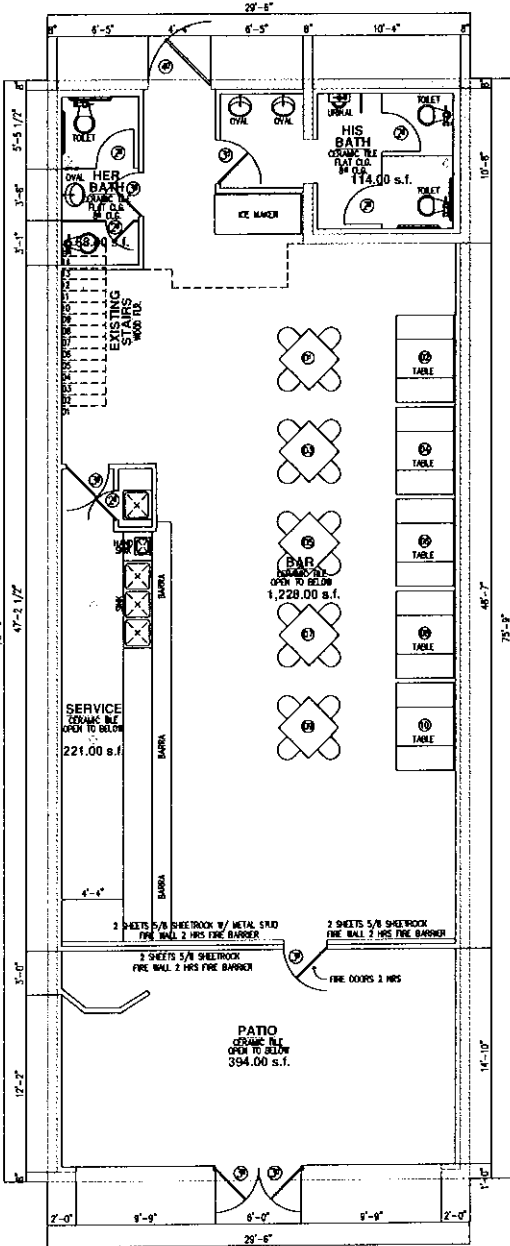
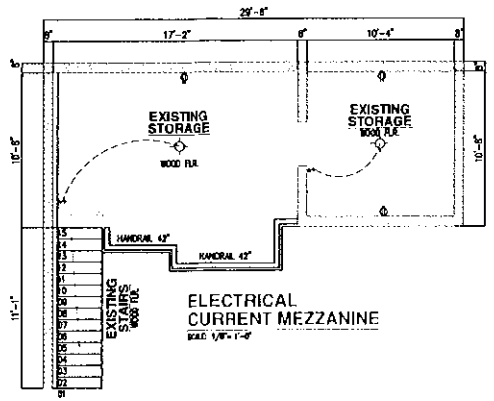
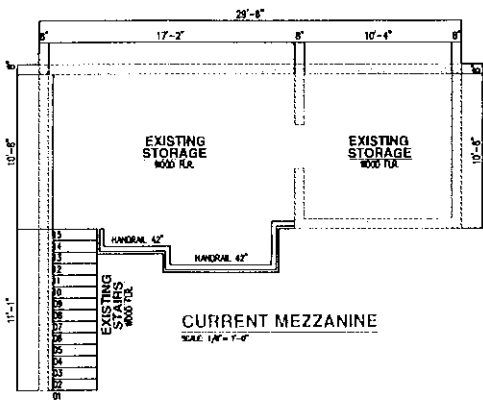


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parking lot





CURRENT FLOOR PLAN

SCALE 1/8" = 1'-0"

ELECTRICAL CURRENT FLOOR PLAN

SCALE 1/8" = 1'-0"

AREAS

AREA	AREA	SQ. FT.
BAR	1,228.00	1,228.00
SERVICE	221.00	221.00
RECEPTION	200.00	200.00
DRINKING	88.00	88.00
BATH AREA	114.00	114.00
TOTAL	1,831.00	1,831.00

DRAWN BY: D.C.  
 CHECKED BY: \_\_\_\_\_  
 COMPUTER: \_\_\_\_\_  
 REVISED DATE: 21-NOVEMBER-2011

PROJECT NAME:  
**Proposed Residence for**

LEGAL DESCRIPT:  
 2200 WEST NOLANA  
 McALLEN, HIDALGO COUNTY OF TEXAS.

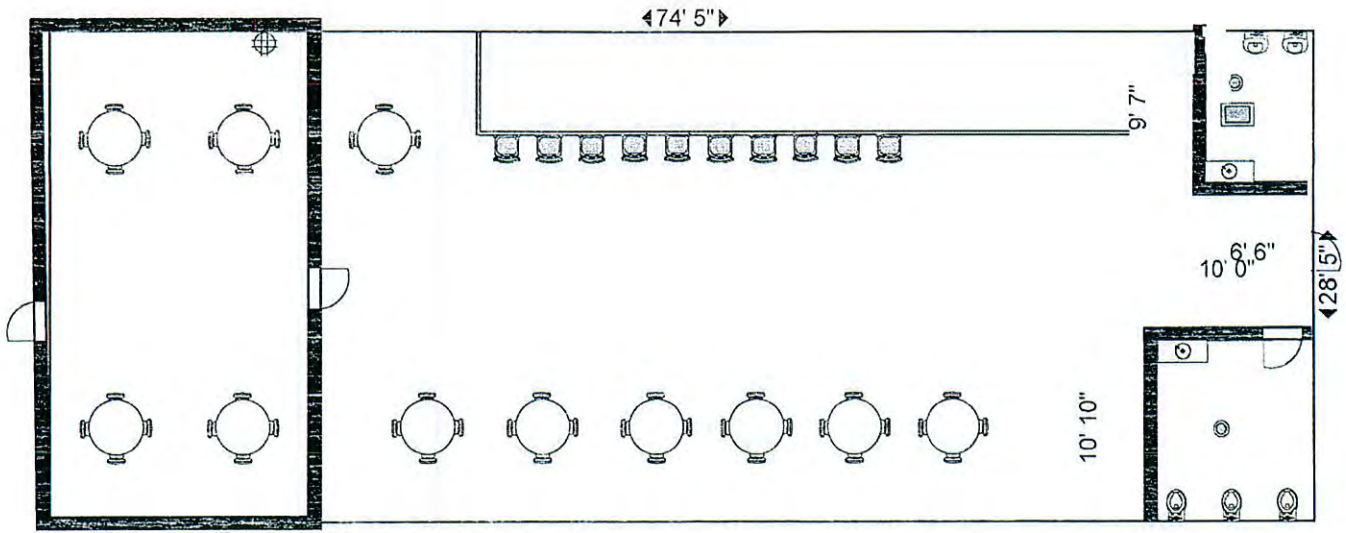
**CESAR H. SANCHEZ**  
**Design Group**

McAllen, Hidalgo County of Texas phone (956) 225 6582

FLOOR PLAN  
 SCALE: 1/8" = 1'-0"



23rd St



Nolana Ave

**RICARDO MACIAS  
DBA - DELORANS  
2200 W NOLANA SUITE 2226  
MCALLEN TEXAS 78504  
956-225-7834**

**RECEIVED**  
SEP 21  
Initial: RS

MCALLEN POLICE DEPARTMENT - CRO  
INTER-AGENCY ANALYSIS REQUEST

*Hem 4B2*  
CRITERIA: 2200 W NOLANA #2204C;  
2012 - 2013

Date	Time	Inc#	Inc Type
3/8/2013	23:36	2013-00022856	Assault
4/27/2013	2:11	2013-00038979	Assault
8/3/2013	1:43	2013-00066572	Assault
9/7/2013	1:48	2013-00076170	Assault
3/24/2013	2:08	2013-00028195	Domestic Disturbance

RECEIVED

NOV 15 2013

Initial: \_\_\_\_\_

11-29-13

I, Juan F Jimenez, am appealing the decision of the <sup>P&Z</sup> ~~Meeting~~  
, ON 11-19-13, For Delorean BAR. at 2200 W Nolana St. 2204C and  
CUP # 2013-099.

Thank you,

JUAN F Jimenez, owner/operator



RECEIVED

NOV 29 2013

Initial:     CW

**BREAKFAST  
BUFFET**

**DOLLAR GENERAL**

**METAL GEAR APPAREL**



HESCA



EMERGENCY  
PLEASE CALL:  
1-877-749-9799

**NOTICE  
LOUNGE  
For  
This Property  
CUP2013-0199**



City of McAllen Planning Dept - 681-1250  
[www.mcallen.net](http://www.mcallen.net)





Mayor James "Jim" Darling  
 Mayor Pro-Tem/Commissioner Hilda Salinas  
 Mayor Pro-Tem/Commissioner Aida Ramirez

Commissioner Scott C. Crane  
 Commissioner Trey Pebley  
 Commissioner John J. Ingram  
 Commissioner Veronica Vela Whitacre

### ITEM SUMMARY

BOARD: City Commission

AGENDA ITEM  
 DATE SUBMITTED 01/07/2014  
 MEETING DATE January 13, 2014

1. Agenda Item: Appeal of the decision of the Planning & Zoning Commission of the December 03, 2013 meeting, denying the request of Mario Gutierrez, for a Conditional Use Permit, for one year, for an event center at Lot A, Arapaho Subdivision, Hidalgo County, Texas; 4108 North 10th Street, Suite 1000.
2. Party Making Request:
3. Nature of Request: Appeal of the decision of the Planning & Zoning Commission of the December 03, 2013 meeting, denying the request of Mario Gutierrez, for a Conditional Use Permit, for one year, for an event center at Lot A, Arapaho Subdivision, Hidalgo County, Texas; 4108 North 10th Street, Suite 1000. Attachments: No
4. Policy Implication:
5. Budgeted: No

Bid Amount:		Budgeted Amount:	
Under Budget:		Over Budget:	
		Amount Remaining:	
6. Alternate option costs:
7. Routing:
 

Hillibush, Araceli	Created/Initiated - 01/07/2014
Rankin, Julianne	Approved - 01/07/2014
Pagan, Kevin	Final Approval - 01/07/2014
8. Staff Recommendation: Disapproval of the request based on non-compliance with requirement #1 (distance) of Section 138-118(4) of the Zoning Ordinance.
9. Advisory Board: Disapproved with a favorable recommendation to grant the variance to the distance requirement.
10. City Attorney: Approval - KDP
11. Manager's Recommendation: approve..mrp



**Memo**

**TO:** Mike R. Perez, City Manager

**FROM:** Leonel Garza III, Chairperson, Planning and Zoning Commission L.G.

**DATE:** January 7, 2014

**SUBJECT: APPEAL THE DECISION OF THE PLANNING AND ZONING COMMISSION OF THE DECEMBER 3, 2013 MEETING, DENYING THE REQUEST OF MARIO GUTIERREZ FOR A CONDITIONAL USE PERMIT, FOR ONE YEAR, FOR AN EVENT CENTER AT LOT A, ARAPAHO SUBDIVISION; 4108 NORTH 10<sup>TH</sup> STREET, SUITE 1000.**

---

**GOAL:**

A Conditional Use Permit is to allow the compatible and orderly development, within the city, of uses which may be suitable only in certain locations in a zoning district if developed in a 1) specific way or, 2) only for a limited period of time, 3) is required for all conditional uses as set forth in the conditional use paragraph of each district, and 4) at no time may a structure or property be adapted to a conditional use without first obtaining a conditional use permit.

**DESCRIPTION:**

The property is located on the east side of North 10<sup>th</sup> Street, approximately 380 ft. north of Nolana Avenue and is zoned C-3 (general business) District. The adjacent zoning is C-3 to the north, west and south, R-3A (multifamily residential apartments) District to the northeast, and A-O (agricultural and open space) District to the east and southeast. Surrounding land uses include the Seville apartments, restaurants, retail and offices. A nightclub is permitted in a C-3 zone with a Conditional Use Permit and in compliance with requirements

The initial conditional use permit was approved for a bar at this location in 1999 by the Planning and Zoning Commission. The permit has been renewed annually by different applicants. The last approval was on December 10, 2012 by the City Commission with a variance to the distance requirement. The approval was also subject to provide extra security to patrol and secure the area after the event center is closed.

The applicant is proposing to continue to operate an event center in the existing 3,614 sq. ft. lease space in the Taj Gallery. The proposed hours of operation are from 7:00 P.M. to 2:00 A.M. Monday through Sunday. The police activity report showed no calls to this establishment.

A variance was approved by Zoning Board of Adjustments to allow 194 parking spaces instead of the 234 parking spaces required for a 1 to 3 hours maximum overlap subject to the restaurant in the shopping center being closed at 10:00 P.M.

The Health and Fire Departments have inspected and cleared the establishment, which is in compliance with health codes and regulations. The establishment must also meet the requirements set forth in Section 138-118(4) of the Zoning Ordinance and specific requirements as follows:

- a) The property line of those businesses having late hours (after 10:00 p.m.) must be at least 600 ft. from the nearest residence, church, school or publicly-owned property or must provide sufficient buffer and sound insulation of the building such that the building is not visible and cannot be heard from the residential areas. The establishment is within 600 ft. of residential zones/uses like the Seville Apartments, which are adjacent to the establishment;
- b) The property must be as close as possible to a major arterial and shall not generate traffic onto residential sized streets. The establishment is located on North 10<sup>th</sup> Street, and does not generate traffic into residential areas;
- c) The business must provide parking in accordance with the McAllen Off-Street Parking Ordinance as a minimum, and make provisions to prevent the use of adjacent streets for parking. A variance was approved by Zoning Board of Adjustments to allow 194 parking spaces instead of the 234 parking spaces required for a 1 to 3 hours maximum overlap subject to the restaurant in the shopping center being closed at 10:00 P.M.;
- d) The business must do everything possible to prevent the unauthorized parking of its patrons on adjacent properties;
- e) The business shall provide sufficient lighting to eliminate dark areas and maximize visibility from a public street in order to discourage vandalism and criminal activities;
- f) The business must make provisions to keep litter to a minimum and keep it from blowing onto adjacent properties.; and
- g) The above mentioned business shall restrict the number of persons within the building to those allowed by the Planning and Zoning Commission at the time of permit issuance, after having taken into account the recommendations of the Fire Marshal, Building Official and Planning Director. The maximum number of persons allowed is 283.

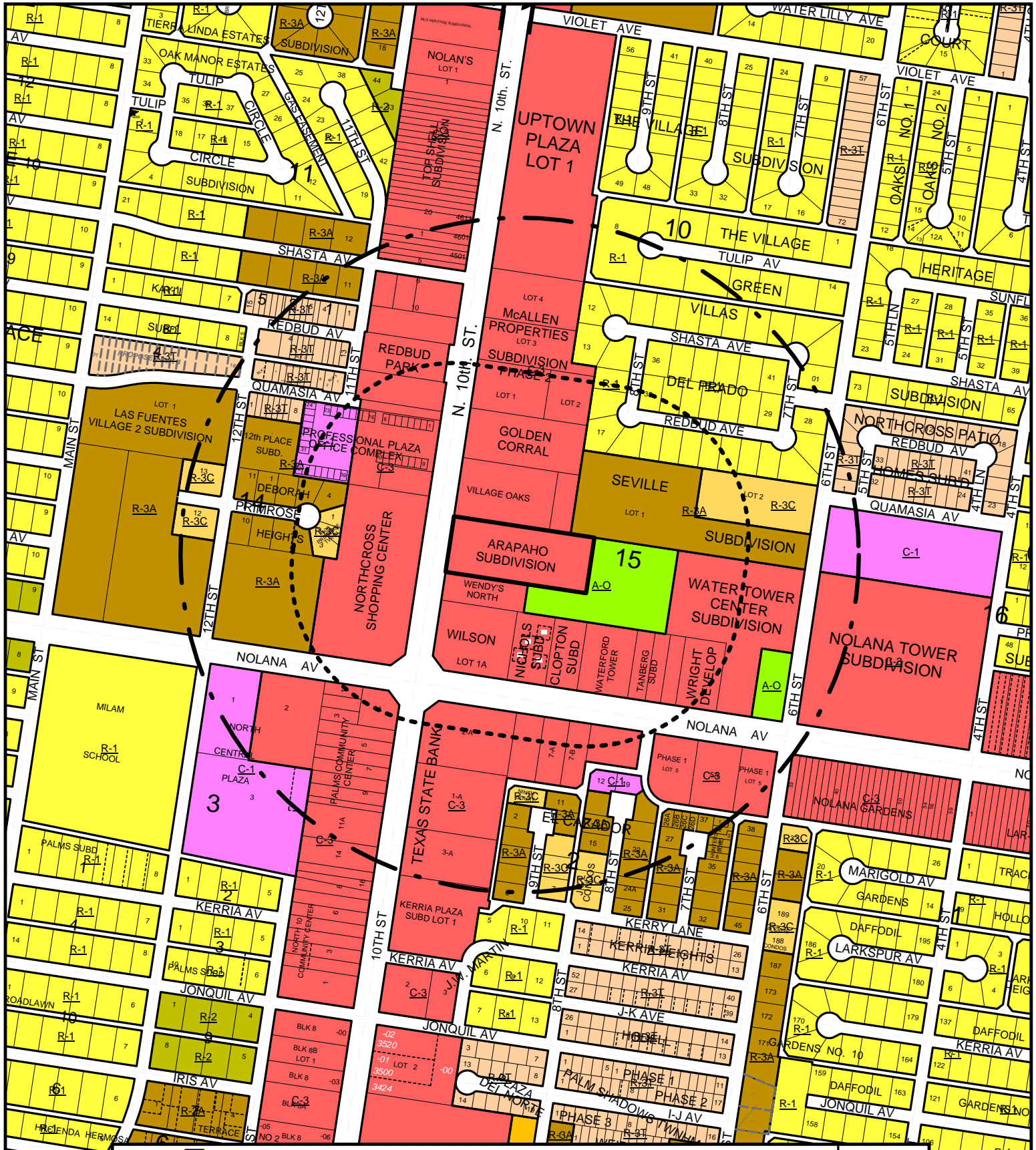
**OPTIONS:**

1. Approve the conditional use permit.
2. Table the item for additional information.
3. Disapprove the Conditional Use Permit.

**RECOMMENDATION:**

The item was heard at the December 3, 2013 Planning and Zoning Commission meeting. There was no one present to speak in opposition. The applicant was present.

Being no discussion of the item, the board unanimously voted to disapprove the conditional use permit with a favorable recommendation to grant the variance to the distance requirement. There were five members present and voting. The applicant submitted a letter of appeal.



**CITY OF McALLEN**  
PLANNING DEPARTMENT

**LEGEND**  
SCALE: 1" = 500'

**AREA MAP**



SUBJECT PROPERTY	600 FT. NOTIFICATION BOUNDARY	1/4 MILE RADIUS
------------------	-------------------------------	-----------------


ZONING LEGEND			
A-O (AGRICULTURAL & OPEN SPACE)	R-3A (APARTMENTS)	R-4 (MOBILE HOMES)	C-3 (GENERAL BUSINESS)
R-1 (SINGLE FAMILY RESIDENTIAL)	R-3C (CONDOMINIUMS)	C-1 (OFFICE BUILDING)	C-3L (LIGHT COMMERCIAL)
R-2 (DUPEX-FOURPLEX)	R-31 (TOWNHOUSES)	C-2 (NEIGHBORHOOD COMMERCIAL)	C-4 (COMMERCIAL INDUSTRIAL)
			I-1 (LIGHT INDUSTRIAL)
			I-2 (HEAVY INDUSTRIAL)
			(SPECIAL DISTRICT)

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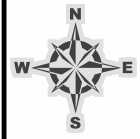


**CITY OF McALLEN**  
 PLANNING DEPARTMENT

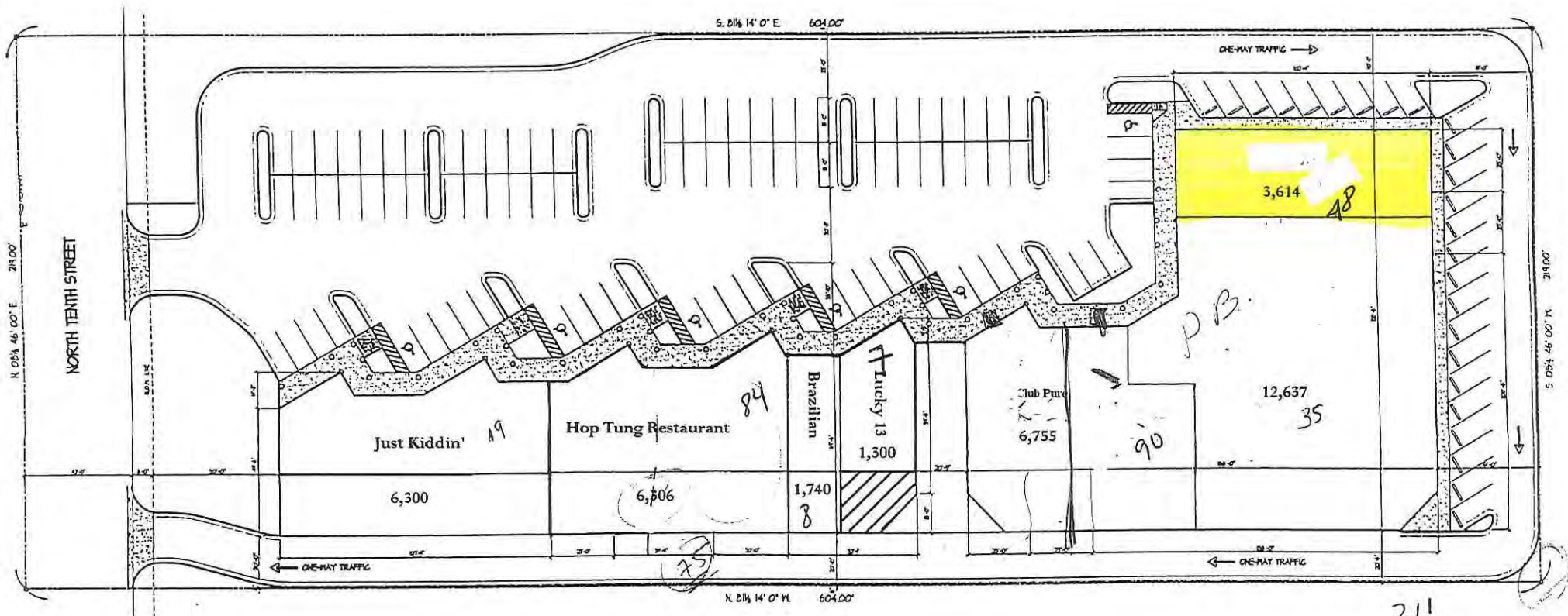
**AERIAL MAP**  
 SCALE: N.T.S.

 SUBJECT PROPERTY

 600 FT. NOTIFICATION BOUNDARY



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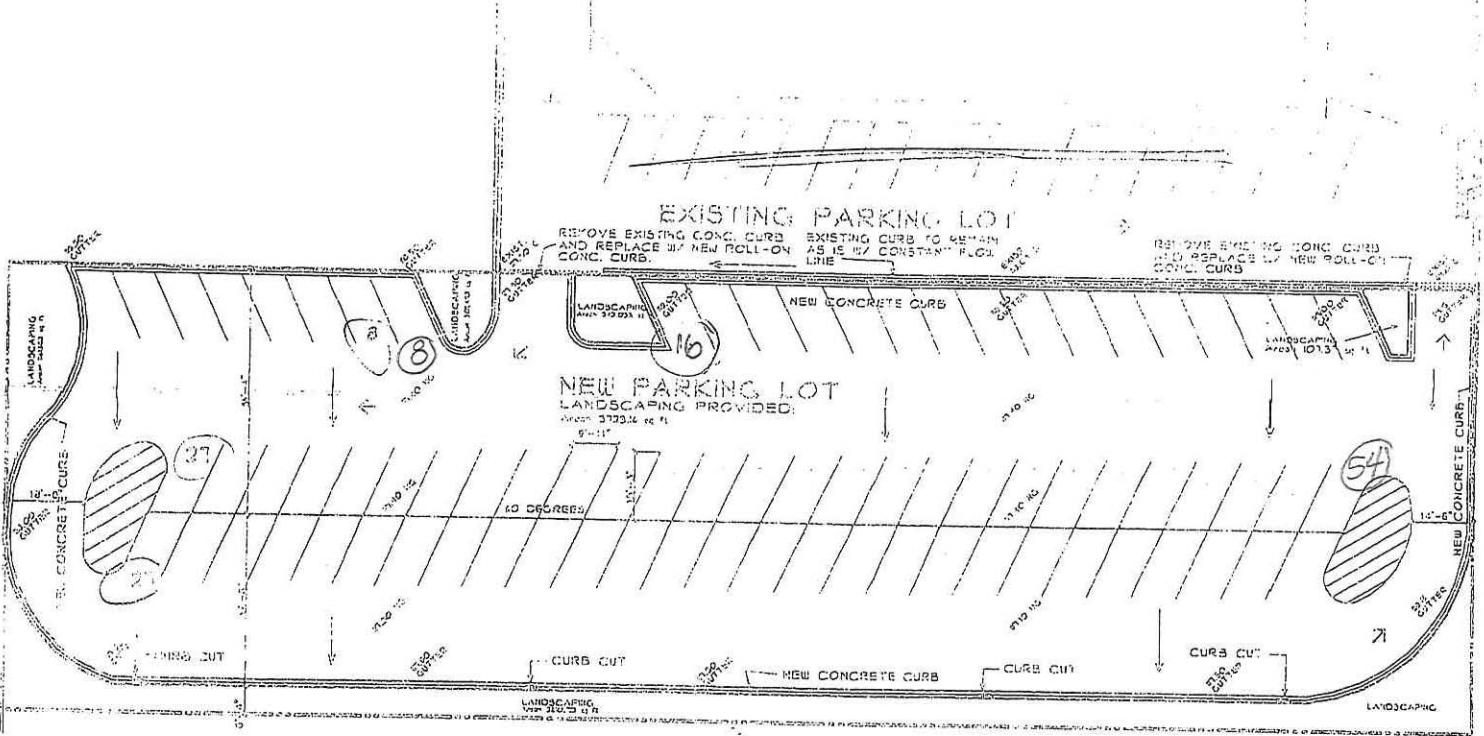
# NORTH TENTH STREET RETAIL CENTER

GROSS BUILDING AREA = 39,505 SF  
 TOTAL PARKING = 113 SPACES (MIN. REQ'D = 103)

TOTAL LOT AREA = 121,326.00 S.F.  
 TOTAL LANDSCAPED AREAS = 13,130 S.F. (REQ'D = 12,133 SF)

100.0'

230.0'



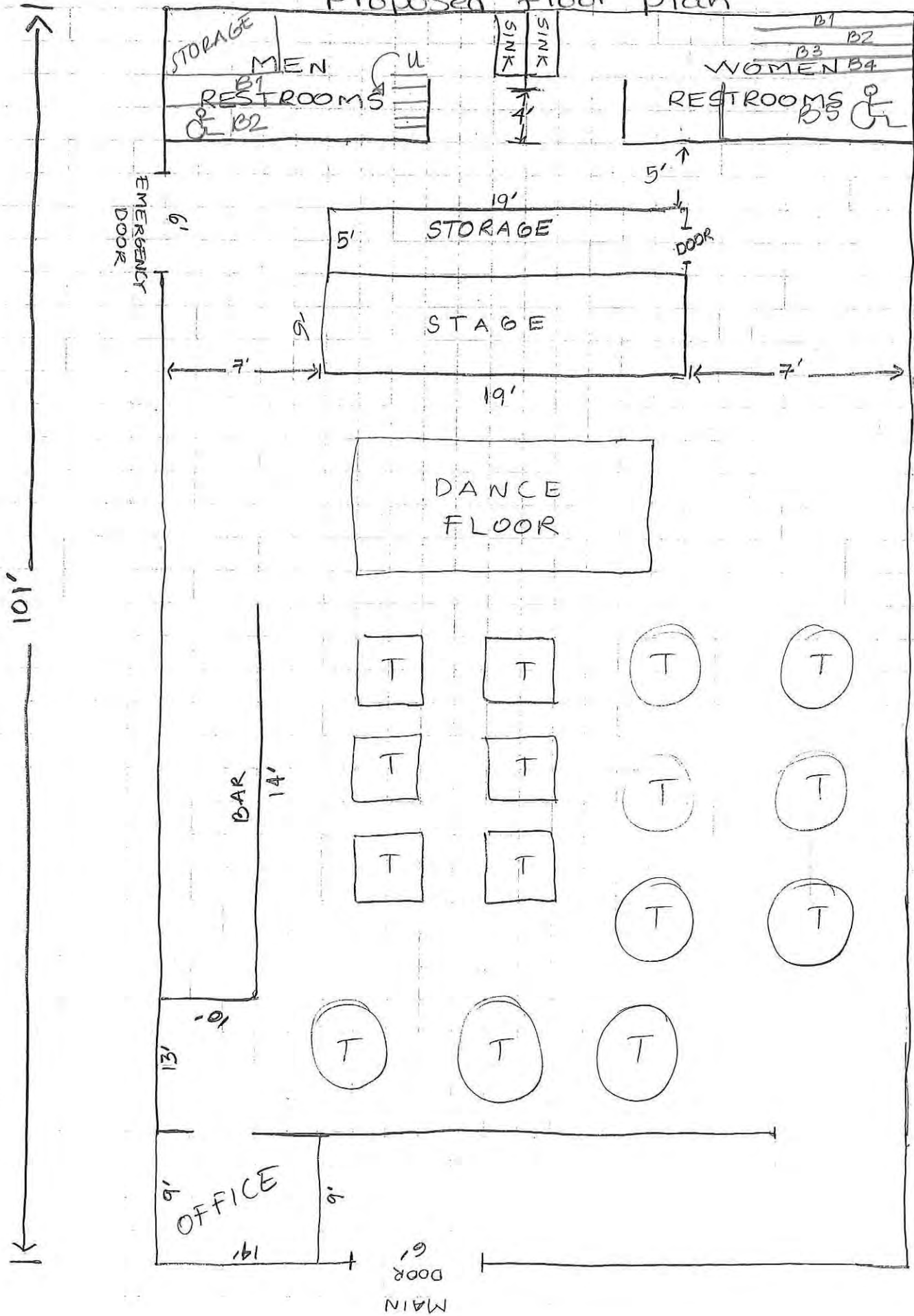
100.0'

230.0'

**FINA OIL AND CHEMICAL COMPANY  
VOLUME 1020, PAGE 149  
DEED RECORDS**

**LEGAL DESCRIPTION:**  
0.71 ACRE TRACT OF LAND OUT OF LOT 15, SECTION II HIDALGO  
CANAL COMPANY'S SUBDIVISION, HIDALGO COUNTY, TEXAS, AS PER H-40,  
RECORDED IN VOLUME 0, PAGE 11, DEED RECORDS OF HIDALGO COUNTY,  
TEXAS.

# Proposed floor plan





## Maria Garcia

---

**From:** Cecilia Gamez  
**Sent:** Monday, November 25, 2013 10:29 AM  
**To:** Maria Garcia  
**Subject:** RE: Police Report

Cristina,

I found two incidents in 2012 only; however, they are not at the specific location. They occurred in the parking lot and unrelated to the business.

One was an accident, where the persons crashed but pulled into the business parking lot and the other is a lady that was found asleep in her car in the parking lot. Let me know if you need these, if not, **then the total # of activity is 0.**

Thanks.

---

**From:** Maria Garcia  
**Sent:** Friday, November 22, 2013 8:48 AM  
**To:** Cecilia Gamez  
**Subject:** Police Report

Good morning Cecilia,

I need a police activity report for 4108 North 10<sup>th</sup> St, Suite 1000 from November 2012 till present, please. Thank you.

*Cristina Garcia*

*Planner I*

*(956) 681-1250 Office*

*(956) 681-1279 Fax*

<mailto:mcgarcia@mcallen.net>



Looking to build in McAllen? As one of the fastest growing cities in the United States, urban development is at a high. For details on how to start and complete your project along with all the steps in between [CLICK HERE](#) or come by the Planning Department and the staff will be eager to help you get started! The City of McAllen is happy to have you on board as we develop our city together!

**Build Pride. Build Community. Build McAllen**

December 03, 2013

To whom concern:

We would like to appeal the decision of the meeting from today Tuesday 03, December 2013; about the DISTANCE subject of our business located on 4108 N. 10<sup>th</sup> St. Suite 1000 McAllen, Tx. 78504, named ORCHIDÉE STUDIO Social Events under my name Mario Gutiérrez.

Thank You!

Mario Gutiérrez

RECEIVED

DEC 03 2013

Initial: MS

ULTRA LOUNGE  
Lucky 13 Tattoos  
JUST KIDDIN'

LEASING  
INFORMATION 451-7296

PIRAC SLICES  
KRYE GLAZED  
OVER WIND

**NOTICE  
BAR  
For  
This Property  
CUP 2013-0209**

City of McAllen Planning Dept - 681-1250  
www.mcallen.net





Mayor James "Jim" Darling  
 Mayor Pro-Tem/Commissioner Hilda Salinas  
 Mayor Pro-Tem/Commissioner Aida Ramirez

Commissioner Scott C. Crane  
 Commissioner Trey Pebley  
 Commissioner John J. Ingram  
 Commissioner Veronica Vela Whitacre

### ITEM SUMMARY

BOARD: City Commission

AGENDA ITEM  
 DATE SUBMITTED 01/07/2014  
 MEETING DATE January 13, 2014

1. Agenda Item: Appeal of the decision of the Planning & Zoning Commission of the December 03, 2013 meeting, denying the request of Ricardo Manzo, for a Conditional Use Permit, for one year, for an automotive service and repair (tire shop) at Retiree Haven #1 assessors tract out of unnumbered lot, Unit 1, also known as the 0.32 acres out of Lot 6, Block 4, Hidalgo Canal Company's Subdivision, Hidalgo County, Texas; 6416 South 10th Street.
2. Party Making Request:
3. Nature of Request: Appeal of the decision of the Planning & Zoning Commission of the December 03, 2013 meeting, denying the request of Ricardo Manzo, for a Conditional Use Permit, for one year, for an automotive service and repair (tire shop) at Retiree Haven #1 assessors tract out of unnumbered lot, Unit 1, also known as the 0.32 acres out of Lot 6, Block 4, Hidalgo Canal Company's Subdivision, Hidalgo County, Texas; 6416 South 10th Street. Attachments: Yes
4. Policy Implication:
5. Budgeted: No

Bid Amount:		Budgeted Amount:	
Under Budget:		Over Budget:	
		Amount Remaining:	
6. Alternate option costs:
7. Routing:
 

Hillibush, Araceli	Created/Initiated - 01/07/2014
Rankin, Julianne	Approved - 01/07/2014
Pagan, Kevin	Final Approval - 01/07/2014
8. Staff Recommendation: Disapproval of the request based on non-compliance with requirement #2 (work proposed outside), #5 (no opaque buffer), and parking of Section 138-281 of the Zoning Ordinance.
9. Advisory Board: Disapproved with a favorable recommendation and subject tot he enclosure of the carport, buffer being installed, and providing the parking on site.
10. City Attorney: approve - kp
11. Manager's Recommendation: approve...mrp

**Memo**

**TO:** Mike R. Perez, City Manager

**FROM:** Leonel Garza III, Chairperson, Planning and Zoning Commission L.G.

**DATE:** January 7, 2014

**SUBJECT: APPEAL THE DECISION OF THE PLANNING AND ZONING COMMISSION OF THE DECEMBER 3, 2013 MEETING, DENYING THE REQUEST OF RICARDO MANZO FOR A CONDITIONAL USE PERMIT, FOR ONE YEAR, FOR AN AUTOMOTIVE SERVICE AND REPAIR (TIRE SHOP) AT RETIREE HAVEN #1 ASSESSORS TRACT OUT OF UNNUMBERED LOT, UNIT 1, ALSO KNOWN AS THE 0.32 ACRES OUT OF LOT 6, BLOCK 4, HIDALGO CANAL COMPANY'S SUBDIVISION; 6416 SOUTH 10<sup>TH</sup> STREET.**

---

**GOAL:**

A Conditional Use Permit is to allow the compatible and orderly development, within the city, of uses which may be suitable only in certain locations in a zoning district if developed in a 1) specific way or, 2) only for a limited period of time, 3) is required for all conditional uses as set forth in the conditional use paragraph of each district, and 4) at no time may be structured or property be adapted to a conditional use without first obtaining a conditional use permit.

**DESCRIPTION:**

The property is located on the northwest corner of South 10<sup>th</sup> Street and S. 11<sup>th</sup> Street. It is zoned C-3 (general business) District. Adjacent zoning is R-1 (single family residential) District to the north, south, and west. The area to the east is outside city limits. Surrounding land uses include, single-family residences, commercial buildings and vacant land. An automotive service and repair business is allowed in a C-3 (general business) District with a Conditional Use Permit and in compliance with requirements.

Currently, there is a vacant 1,000 sq. ft. commercial building, gas and carport canopies on the property. This building was built in 1981 and was annexed by the city in December 1989. This building has been used for various commercial uses. A rezoning request for a C-3 (general business) District was approved in 2001.

The applicant is proposing to use the building as an automotive service & repair (tire shop) business. A building permit has been submitted to enclose the existing carport; however, the permit will not be issued until the conditional use permit has been approved and compliance with other ordinances, as subdivision ordinances may be applied. The hours of operation are from 9:00 A.M. to 7:00 P.M. Monday thru Saturday. Based on the 1,504 sq. ft. for the automotive service and repair, 7 parking spaces are required; 4 parking spaces

are provided on site. One of the proposed parking spaces must be van accessible with an 8 ft. wide aisle. The applicant stated that parking could be accommodated (will submit a new site plan).

The Fire Department has inspected the establishment; however, a final inspection is required in order to verify compliance with safety codes and regulations. The establishment must also meet the requirements set forth in Section 138-281 of the Zoning Ordinance and specific requirements as follows:

- 1) A minimum lot size of 10,000 sq. ft. is required. The subject property has approximately 13,851 sq. ft;
- 2) All service, repair, maintenance, painting and other work shall take place within an enclosed area. Work on vehicles is proposed to be done under the car carport. If approved the carport will be enclosed to meet this requirement;
- 3) Outside storage of materials is prohibited. At the time of inspection staff observed an existing vehicle and outside storage, if approved, the property must be cleaned before the issuance of the certificate. The applicant also proposes to display tires outside the building during the business' hours of operation; however, would not be permitted to store tires outside during any other time;
- 4) The building where the work is to take place shall be a minimum of 100 ft. from the nearest residence. The existing residences are located approximately 127 ft. south of this building;
- 5) A 6 ft. opaque buffer fence is required for the proposed use from any residential zone / use. A 6 ft. opaque fence is required on the north and west sides of the building. The applicant inquired if the buffer could be installed over a period of time;
- 6) New buildings and conversions of existing buildings shall meet current building and fire code requirements concerning separation of high hazard uses from other occupancy use classifications. Prior to issuance of any building permits must comply with the Subdivision Ordinance as needed.

**OPTIONS:**

1. Approve the request for one year.
2. Table the item for additional information.
3. Disapprove the request.

**RECOMMENDATION:**

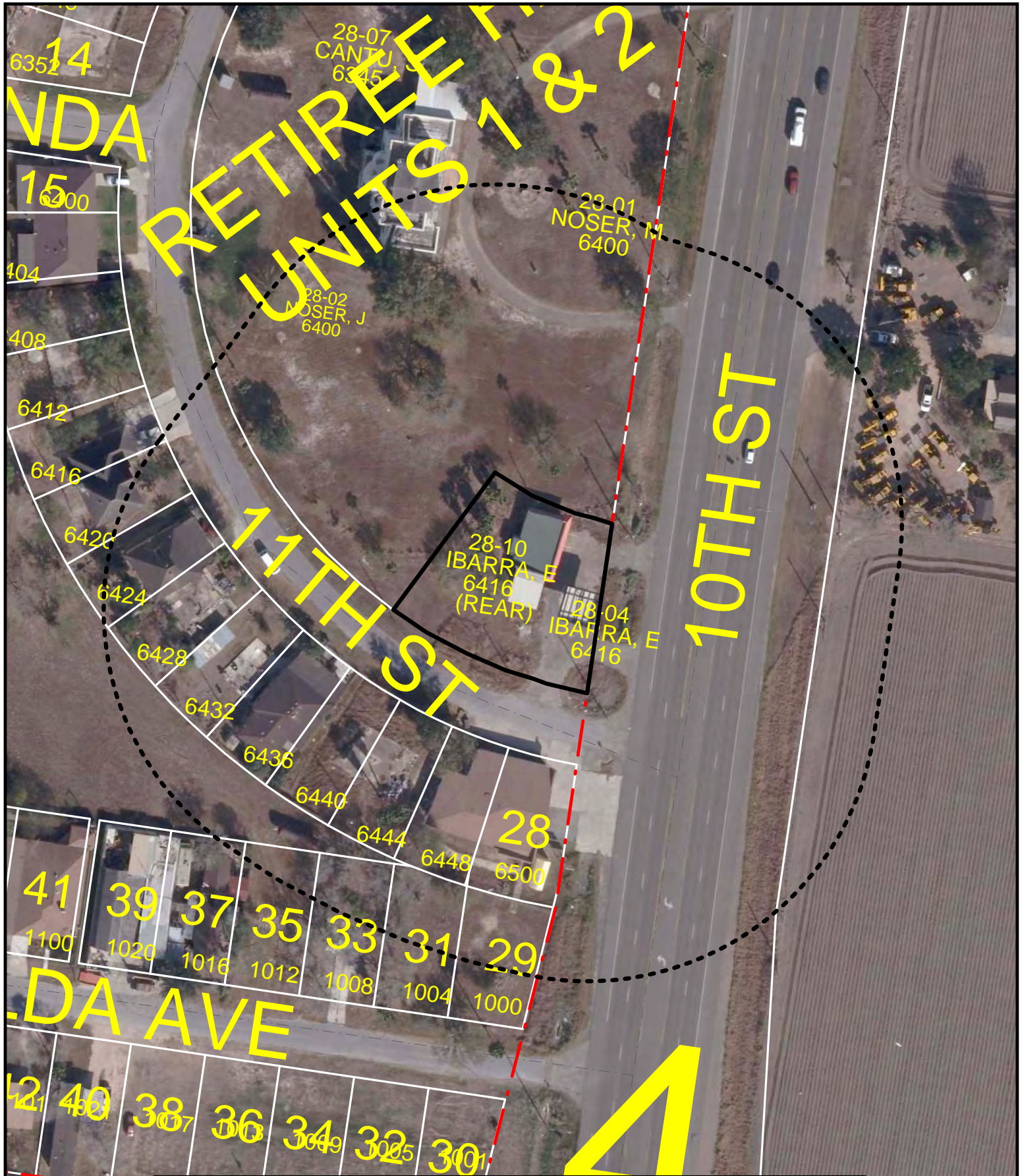
This item was heard at the December 3, 2013 Planning and Zoning Commission meeting. There was no one present to speak in opposition of the request. The applicant was present.


The board advised the applicant about the conditions and requirements of the permit and the applicant indicated that he understood.

After a brief discussion of the item, the board unanimously voted to disapprove the conditional use permit, but with a favorable recommendation and subject to the enclosure of the carport, buffer being installed, and providing parking on site. There were five members present and voting. The applicant submitted a letter of appeal.












**CITY OF McALLEN**  
PLANNING DEPARTMENT

**AERIAL MAP**  
SCALE: N.T.S.





SUBJECT PROPERTY

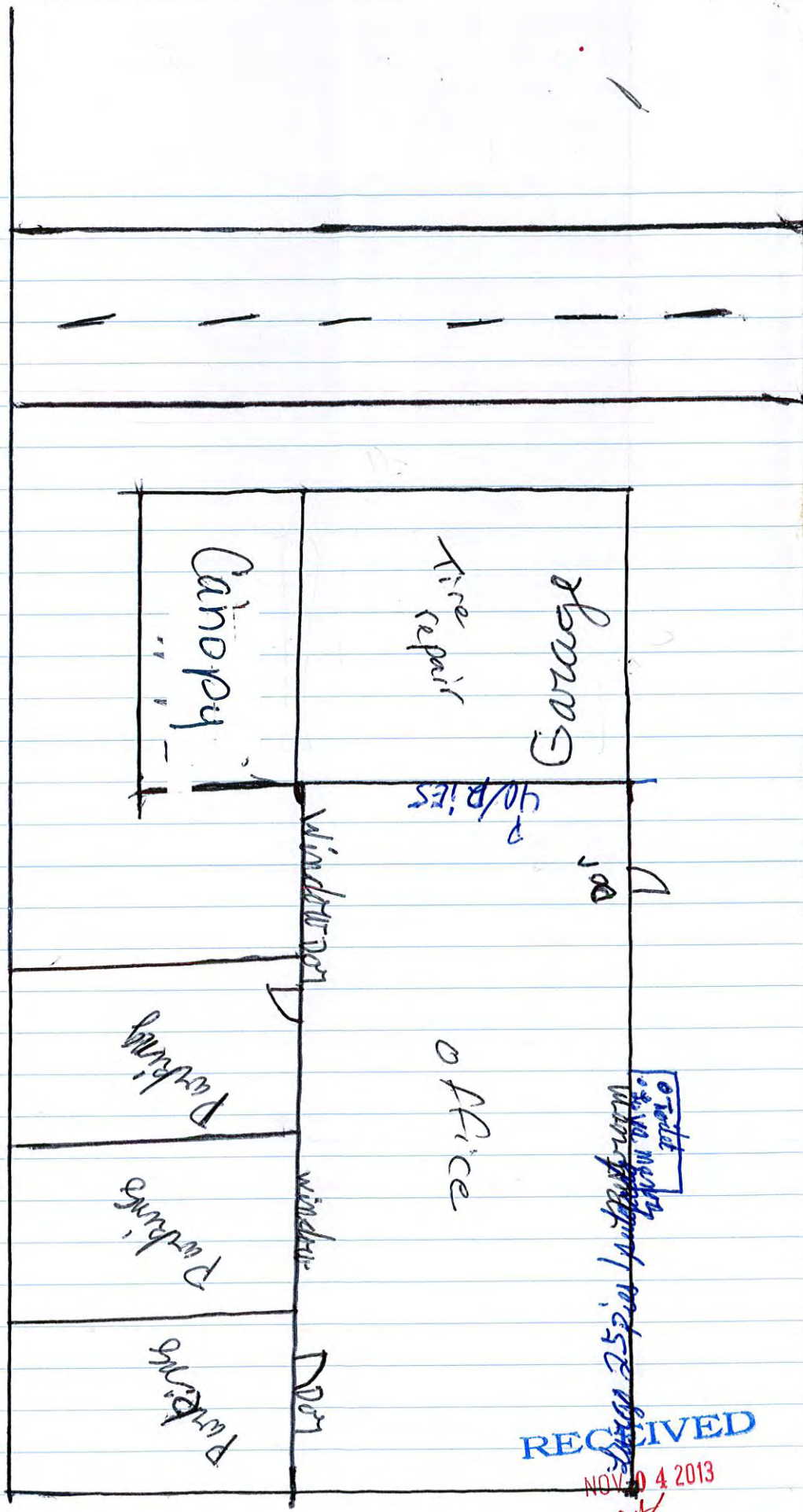


200 FT. NOTIFICATION BOUNDARY

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10TH Street

→



RECEIVED

NOV 04 2013

Initial: *[Signature]*

Total 25 sq ft

40/RIES

Window door

Windows

Door

Door

Office

Parking

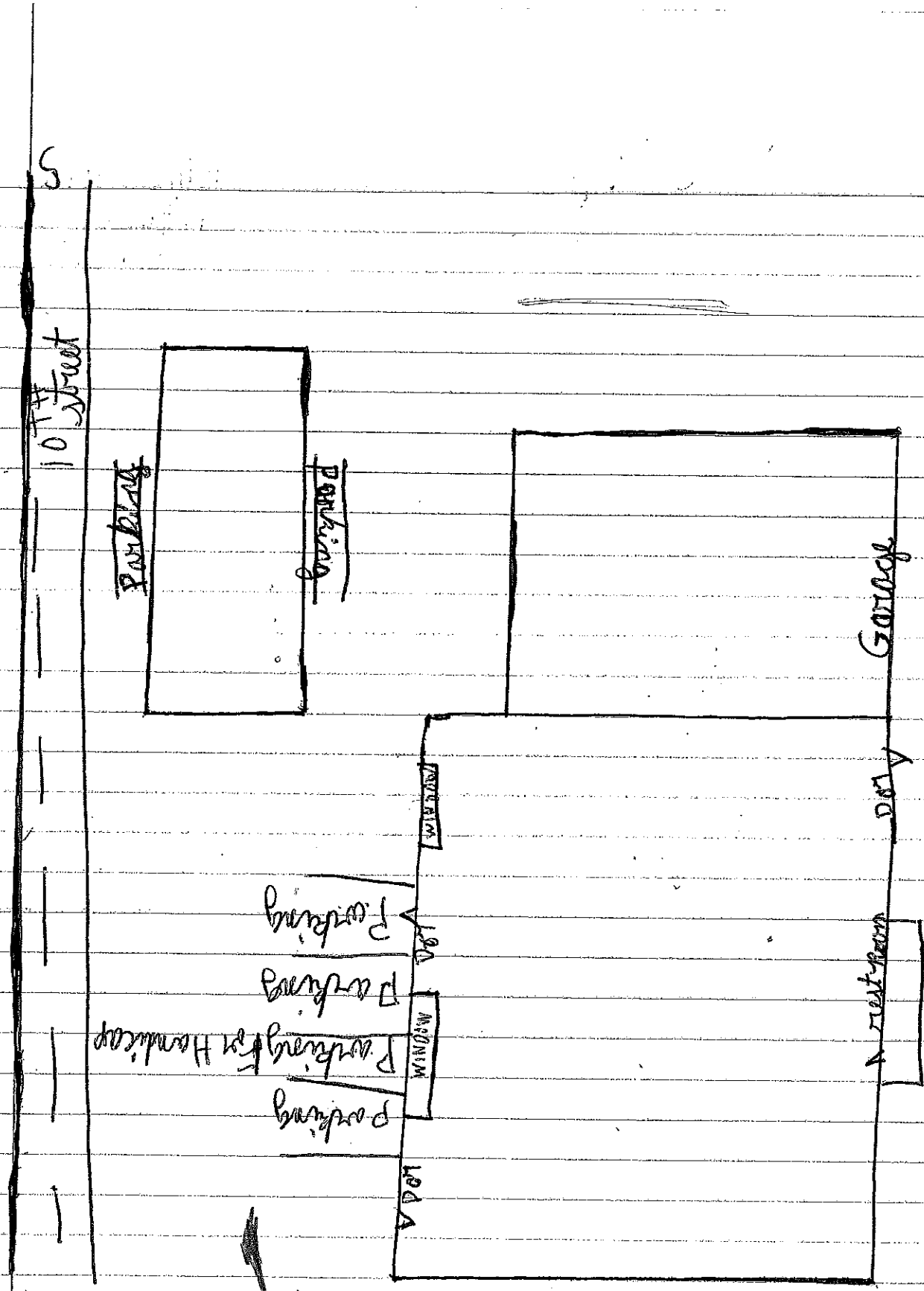
Parking

Parking

Garage

Tire repair

Canopy



RECEIVED

DEC 02 2013

Initial:

(Signature)





12/9/13

Yo Ricardo Manzo apelo la decision  
del comite de planeacion que paso  
el dia de 12/3/13 para el local  
6416 S lo ih espero y que trabajemos  
todos juntos para el apoyo de la Mantera  
Gracias por su comprension

Ricardo Manzo *Ricardo Manzo*

Ret# 141548.

RECEIVED

DEC 10 2013

Initial: *(Signature)*



**NOTICE  
AUTO REPAIR  
For  
This Property  
CUP2013-0211**

City of McAllen Planning Dept - 681-1250  
www.mcallen.net





Mayor James "Jim" Darling  
 Mayor Pro-Tem/Commissioner Hilda Salinas  
 Mayor Pro-Tem/Commissioner Aida Ramirez

Commissioner Scott C. Crane  
 Commissioner Trey Pebley  
 Commissioner John J. Ingram  
 Commissioner Veronica Vela Whitacre

### ITEM SUMMARY

BOARD: City Commission

AGENDA ITEM  
 DATE SUBMITTED 01/07/2014  
 MEETING DATE January 13, 2014

1. Agenda Item: Rezone from R-2 (duplex-fourplex residential) District to R-3A (multifamily residential apartments) District: Lot 16, Amended Map of Clocktower Village Subdivision, Hidalgo County, Texas; 2405 North "J" Street.

2. Party Making Request:

3. Nature of Request: Rezone from R-2 (duplex-fourplex residential) District to R-3A (multifamily residential apartments) District: Lot 16, Amended Map of Clocktower Village Subdivision, Hidalgo County, Texas; 2405 North "J" Street. Attachments: Yes

4. Policy Implication:

5. Budgeted: No

Bid Amount:	_____	Budgeted Amount:	_____
Under Budget:	_____	Over Budget:	_____
		Amount Remaining:	_____

6. Alternate option costs:

7. Routing:

Hillibush, Araceli	Created/Initiated - 01/07/2014
Rankin, Julianne	Approved - 01/07/2014
Pagan, Kevin	Final Approval - 01/07/2014

8. Staff Recommendation: Disapproval

9. Advisory Board: Disapproved

10. City Attorney: Approved - KP

11. Manager's Recommendation: Approved - MRP



## **Memo**

**TO:** Mike R. Perez, City Manager

**FROM:** Leonel Garza, III Chairman, Planning and Zoning LG III

**DATE:** November 25, 2013

**SUBJECT: REZONE FROM R-2 (DUPLEX-FOURPLEX RESIDENTIAL) DISTRICT TO R-3A (MULTIFAMILY RESIDENTIAL APARTMENTS) DISTRICT: LOT 16, AMENDED MAP OF CLOCKTOWER VILLAGE SUBDIVISION, HIDALGO COUNTY, TEXAS; 2405 NORTH "J" STREET. (REZ2013-0034)**

---

### **GOAL:**

Zoning regulations must be adopted in accordance with *Foresight McAllen* and designed to 1) lessen congestion, 2) secure safety from fire and other dangers, 3) promote health and general welfare, 4) provide adequate light and air, 5) prevent overcrowding of land 6) avoid undue concentration of population, 6) facilitate the adequate provision of transportation, water, sewers, school, parks, and other public requirements and 7) protect and preserve places and areas of historical, cultural or architectural importance or significance. L.G.C. Section 211.004.

### **BRIEF DESCRIPTION:**

The property is located along North "J" Street approximately 130 feet north of La Vista Avenue. The property has approximately 134.5 feet of frontage on North "J" Street with a depth of 215 feet at its deepest point for a tract size of 25,740 square feet or 0.59 acres. The property was zoned to R-2 (duplex-fourplex residential) District in May 1994. An attempt to rezone the property to R-3A (multifamily residential apartments) was disapproved in 2003 due to public concern for the devaluation of the property and high density. The property is currently vacant. The applicant is requesting rezoning to R-3A to construct 3 single story buildings with a total of 5 apartment units. A feasibility plan is attached.

The adjacent zoning is R-2 (duplex-fourplex residential) District to the west and south, R-3T (multifamily residential townhouse) District to the north, and R-3A (multifamily residential apartment) District to the east. The properties to the east were rezoned to R-3A (multifamily residential) District in 1995 and 1998. Surrounding land uses are apartments, townhouses, and duplex-fourplexes.

- The requested zoning does conform to the Urban Multifamily land use designation for the property as indicated on the Foresight McAllen Comprehensive Plan. Rezoning the property to R-3A District will allow development of multifamily apartments.
- The proposed zoning is consistent with multifamily residential development trends for this area.
- The feasibility plan submitted shows 5 apartments that would generate 33 trips per day. The net density of the feasibility plan is 8.4 units per acre that is comparable

to the density allowed in the R-1 (single family residential) District.

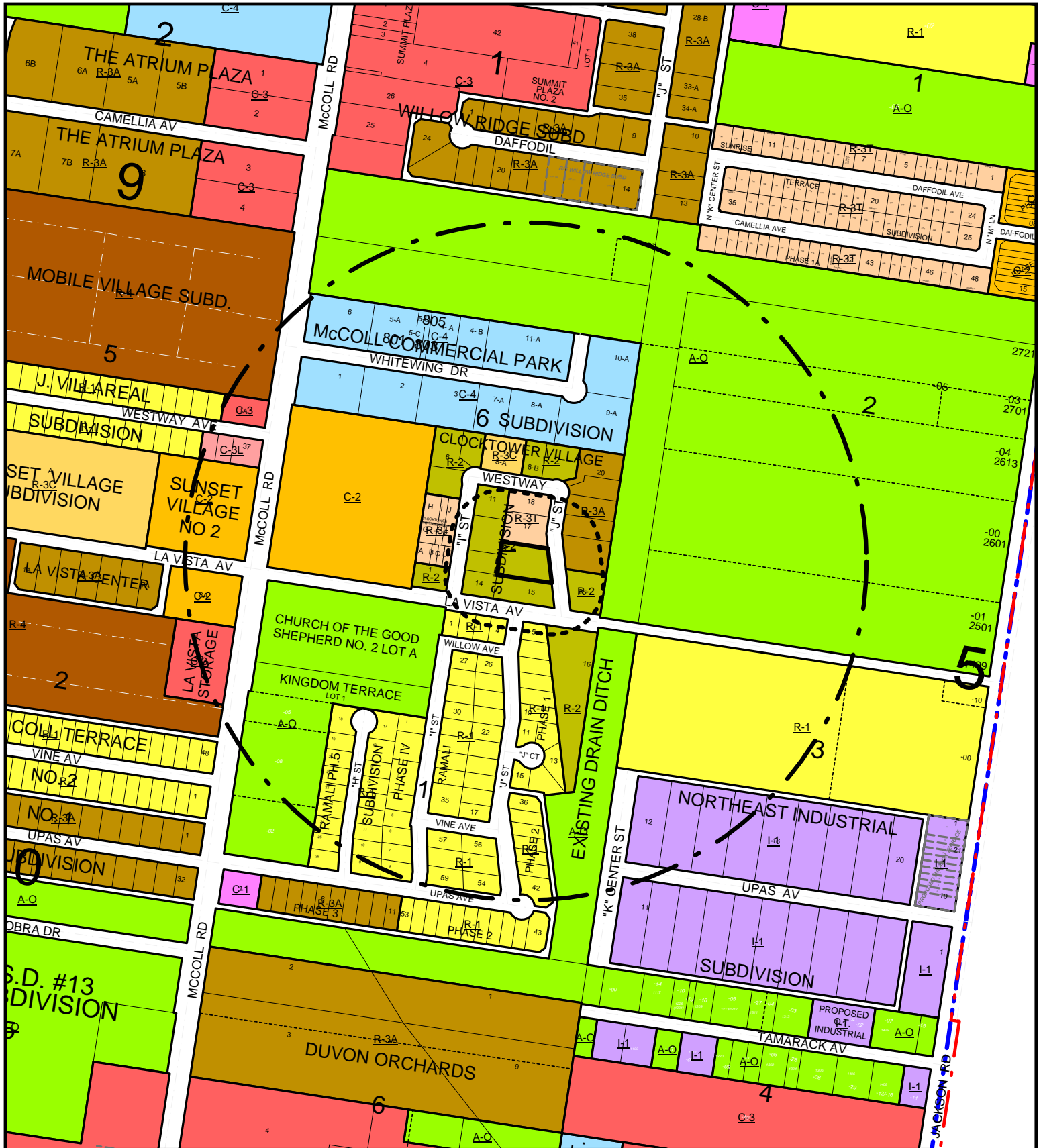
- The maximum number of apartment units permitted on the subject property in an R-3A District ranges from 25 1-bedroom units to 17 3-bedroom units. The number of vehicle trips generated would be 112 to 164 trips per day based upon 6.59 trips per apartment unit.
- North "J" Street is a local street with 60 feet of right-of-way and 40 feet of pavement and is constructed with 2 travel lanes, 2 parking lanes, and sidewalks.
- A fee in lieu of parkland dedication comprising \$700 per dwelling unit is required prior to issuance of a building permit.
- An approved site plan is required prior to issuance of any building permit.
- The proposed development could be constructed in the existing R-2 (duplex-fourplex) District with a resubdivision plat.
- The existing lot could be resubdivided into 3 fourplex lots for a total of 12 apartment units.

**OPTIONS:**

1. Approve the rezoning request.
2. Table the item for a) consideration by a full board, b) additional information, c) additional time for applicant and adjacent property owners to meet on zoning issues or d) further study by the Planning and Zoning Commission of rezoning the area.
3. Disapprove the rezoning request and approve an alternate zoning district.
4. Disapprove the rezoning request.

**RECOMMENDATION:**

At the Planning and Zoning Commission meeting of December 3, 2013 one person appeared in opposition of the rezoning request. Rob Taylor expressed concern for increased density, parking, and traffic. The applicant was not present. The Board unanimously voted to recommend disapproval of the rezoning request with five members present and voting.



**CITY OF McALLEN**  
PLANNING DEPARTMENT

**LEGEND**  
SCALE: 1" = 500'

SUBJECT PROPERTY

200 FT. NOTIFICATION BOUNDARY

1/4 MILE RADIUS



**ZONING LEGEND**

A-O (AGRICULTURAL & OPEN SPACE)	R-3A (APARTMENTS)	R-4 (MOBILE HOMES)	C-3 (GENERAL BUSINESS)	I-1 (LIGHT INDUSTRIAL)
R-1 (SINGLE FAMILY RESIDENTIAL)	R-3C (CONDOMINIUMS)	C-1 (OFFICE BUILDING)	C-3L (LIGHT COMMERCIAL)	I-2 (HEAVY INDUSTRIAL)
R-2 (DUPLIX-FOURPLEX)	R-3I (TOWNHOUSES)	C-2 (NEIGHBORHOOD COMMERCIAL)	C-4 (COMMERCIAL INDUSTRIAL)	(SPECIAL DISTRICT)

This map is a representation of the official zoning map. For zoning verification contact the Planning Department at 956-681-1250, or select city maps at <http://www.mcallen.net>. Furthermore, this map is for informational purposes and is not prepared for or suitable for legal, engineering, or surveying purposes. It does not represent an on ground survey and represent approximate relative location of property boundaries.

# CLOCKTOWER VILLAGE

## WESTWAY

# SUBDIVISION

## LA VISTA AV


## WILLOW AVE

# DITCH

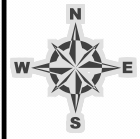


**CITY OF McALLEN**  
PLANNING DEPARTMENT

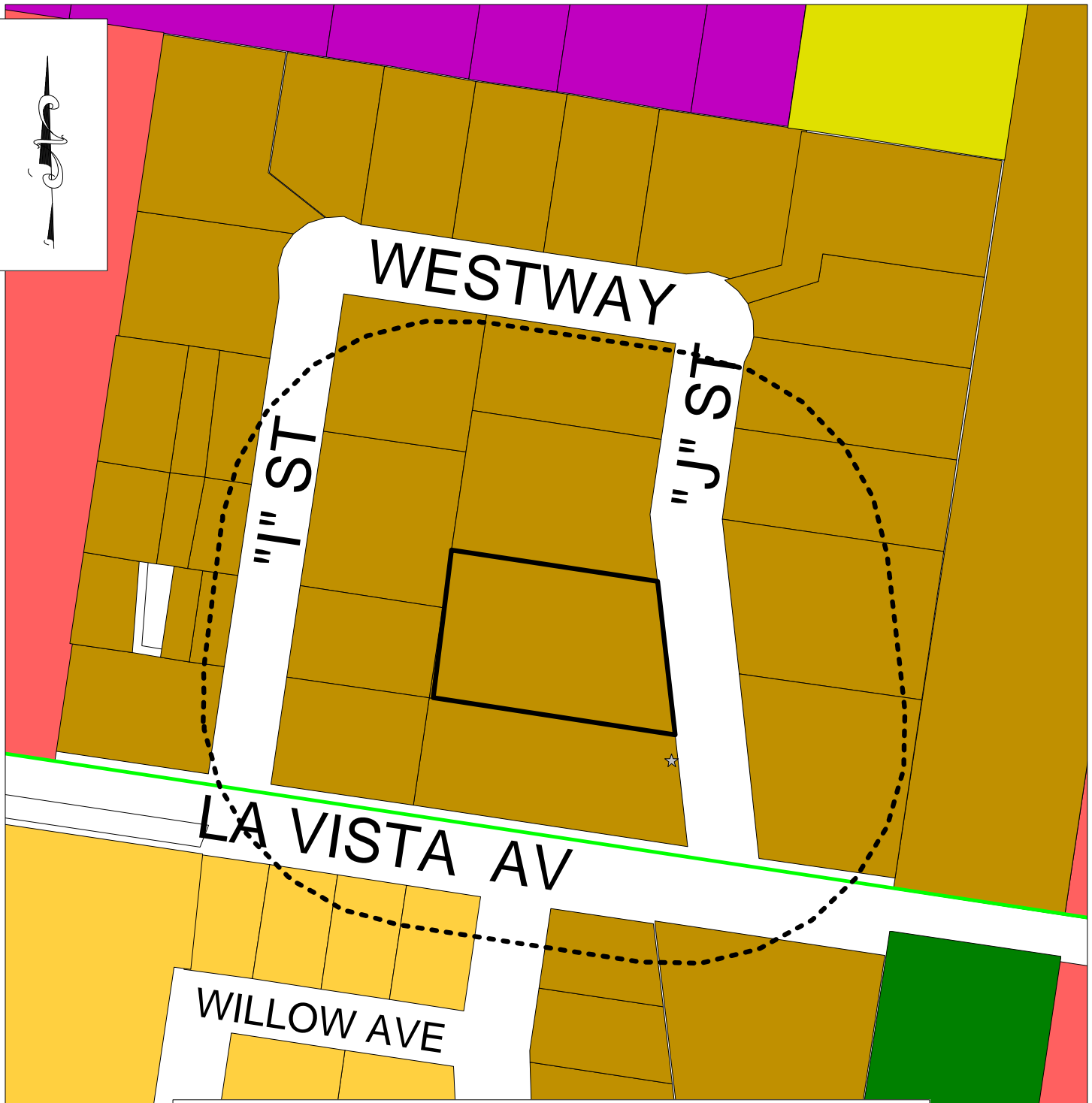
**AERIAL MAP**  
SCALE: N.T.S.

 SUBJECT PROPERTY

 200 FT. NOTIFICATION BOUNDARY



This map is a representation of the official zoning map. For zoning verification contact the Planning Department at 956-681-1250, or select city maps at <http://www.mcallen.net>. Furthermore, this map is for informational purposes and is not prepared for or suitable for legal, engineering, or surveying purposes. It does not represent an on ground survey and represent approximate relative location of property boundaries.



**CITY OF McALLEN**  
PLANNING DEPARTMENT

**LEGEND**  
SCALE: 1 INCH = 2,000 FEET  
APPROVED: SEPTEMBER 13, 2010

**FORESIGHT McALLEN COMPREHENSIVE PLAN**

**FUTURE LAND USE PLAN**

- |                                 |                                    |
|---------------------------------|------------------------------------|
| VAC - VACANT                    | SCM - SUBURBAN COMMERCIAL          |
| EST - ESTATE                    | URC - URBAN CENTER                 |
| SUBR - SUBURBAN RESIDENTIAL     | UCH - URBAN CENTER HIGH            |
| AUSF - AUTO URBAN SINGLE FAMILY | IND - INDUSTRIAL                   |
| USF - URBAN SINGLE FAMILY       | SPUS - SPECIAL USES, CIVIC, PUBLIC |
| AUMF - AUTO URBAN MULTIFAMILY   | PRK - CITY PARKS                   |
| UMF - URBAN MULTIFAMILY         | OPS - OPEN SPACE                   |
| UMX - URBAN RESIDENTIAL MIXED   | AGR - AGRICULTURE                  |
| AUCM - AUTO URBAN COMMERCIAL    | WTBY - WATER BODIES                |

**THOROUGHFARE PLAN**

- |                                |
|--------------------------------|
| GRADE SEPARATION (INTERCHANGE) |
| EXPRESSWAY 350'                |
| PARKWAY 350'                   |
| HI-SPEED ARTERIAL 150'         |
| PRINCIPAL ARTERIAL 120'        |
| MINOR ARTERIAL 100'            |
| COLLECTOR 80'                  |
| ALTERNATIVE ALIGNMENT          |
| McALLEN CITY LIMITS            |
| McALLEN ETJ                    |

A COMPREHENSIVE PLAN SHALL NOT CONSTITUTE ZONING REGULATIONS OR ESTABLISH ZONING DISTRICT BOUNDARIES. SEC. 219.005 LGC

"I" ST

November 21, 2013

Mr. Rodrigo Sanchez, Planner 11  
City of McAllen  
P.O. Box 220  
McAllen TX 78505

RE: Legal notice #REZ2013-0034

The plan to rezone 2405 N. "J" Street from R-2 duplex-fourplex residential to R-3A multifamily residential apartments!

Dear Mr. Sanchez:

This is my registered complaint against the referenced matter. I live on "I" Street. One pass-through of streets "I", "J" or any other street in this subdivision will show that building multifamily apartments in this subdivision would be a disaster! As you would see, there is no more parking area for the residents of this subdivision now. Imagine bringing excess families with 2 or more automobiles and no place to park. What renters do now is park on the street which is against one of the restrictions of this subdivision. If there is no place on the street, they park on the grass. I am constantly calling the P.D. asking them to come remove cars off the grass. Then there is the matter of trash cans. Excessive trash will require more cans than there is space available. Again, the problem is space.

This subdivision was not meant to be developed for more than duplexes or four duplexes. The developers knew how much traffic and space this area could handle. Please do not let greedy people cram more units into one lot than that lot or this subdivision was meant to comfortably handle.

I ask that you forward this to the commissioners and pray that they will consider turning down this request to change this subdivision for the worst.


Sincerely,



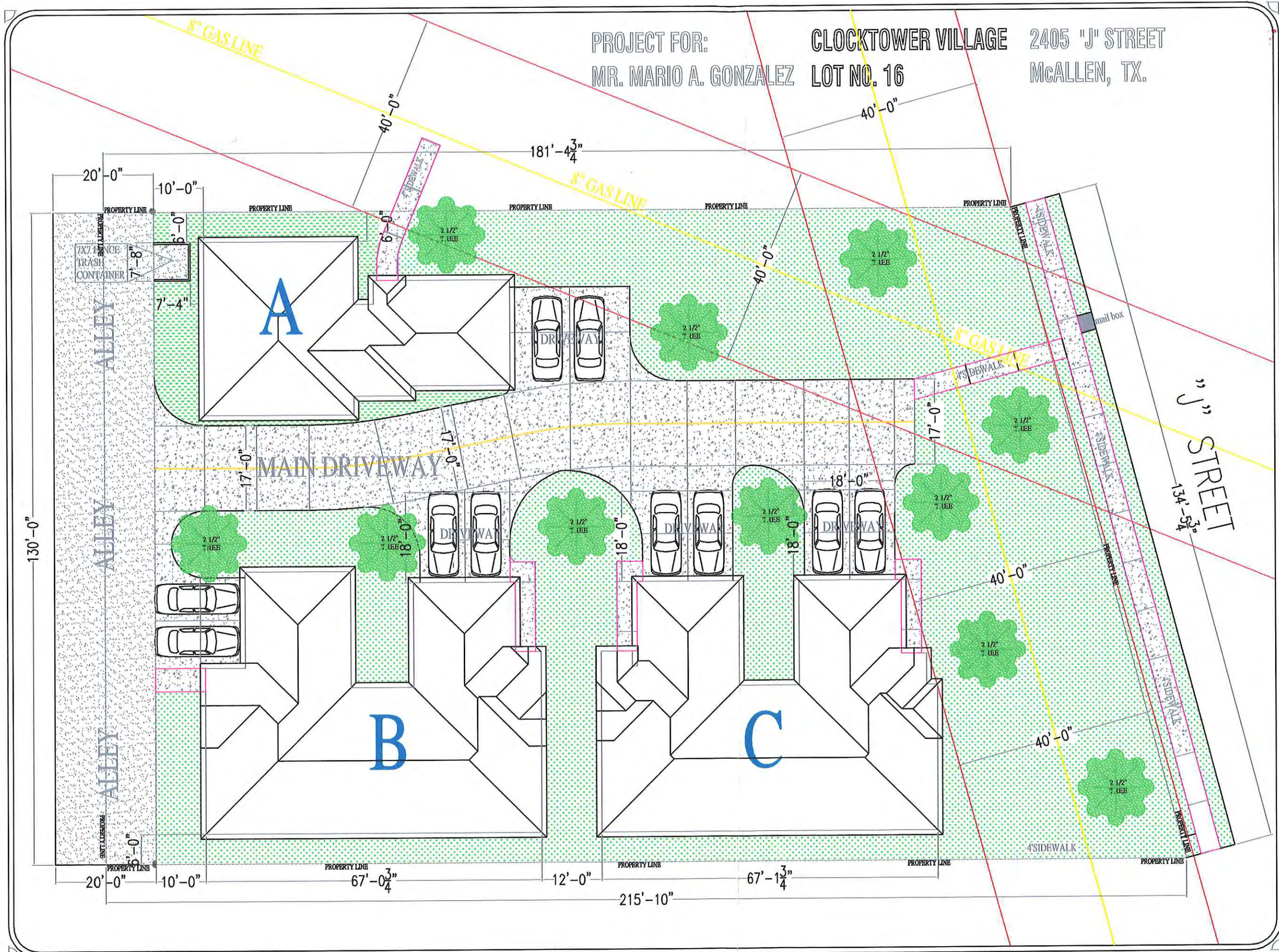
Maria Cristina Gwynn  
2417 N. I Street

RECEIVED

DEC 03 2013

Initial: 

PROJECT FOR: **CLOCKTOWER VILLAGE** 2405 'J' STREET  
 MR. MARIO A. GONZALEZ LOT NO. 16 McALLEN, TX.



NO.	REVISIONS

**JORGOBRA, LLC.**  
 "your choice builder"  
 312 W. VANWEEK  
 EDINBURG, TX 78541  
 PH. (956) 681 7085  
 FAX. (956) 271 0332

SCALE 1: 1/4  
 IF SIZE 24X36

# SITE PLAN

DATE: #  
 DRAWN BY: #  
 CHECKED BY: #  
 PROJECT No: #

SHEET No  
**1**

DESIGNS:  
**JOSE R. GOMEZ**  
 NOV 05 2013  
 PH (956) 681 7085  
 Initial: *JG*

**NOTICE  
REZONING  
For  
This Property  
REZ2013-0034**

 City of McAllen Planning Dept 681-1250  
www.mcallen.net 







Mayor James "Jim" Darling  
 Mayor Pro-Tem/Commissioner Hilda Salinas  
 Mayor Pro-Tem/Commissioner Aida Ramirez

Commissioner Scott C. Crane  
 Commissioner Trey Pebley  
 Commissioner John J. Ingram  
 Commissioner Veronica Vela Whitacre

### ITEM SUMMARY

BOARD: City Commission

AGENDA ITEM  
 DATE SUBMITTED 01/07/2014  
 MEETING DATE January 13, 2014

1. Agenda Item: Rezone from C-1 (office building) District to R-1 (single family residential) District: 0.17 acres out of Lot 1, Block 4, West Harvey Addition, Unit No. 1 & Unit No. 2, Hidalgo County, Texas; 2225 Daffodil Avenue.
2. Party Making Request:
3. Nature of Request: Rezone from C-1 (office building) District to R-1 (single family residential) District: 0.17 acres out of Lot 1, Block 4, West Harvey Addition, Unit No. 1 & Unit No. 2, Hidalgo County, Texas; 2225 Daffodil Avenue. Attachments: Yes
4. Policy Implication:
5. Budgeted: No

Bid Amount:		Budgeted Amount:	
Under Budget:		Over Budget:	
		Amount Remaining:	
6. Alternate option costs:
7. Routing:
 

Hillibush, Araceli	Created/Initiated - 01/07/2014
Rankin, Julianne	Approved - 01/07/2014
Pagan, Kevin	Final Approval - 01/07/2014
8. Staff Recommendation:
9. Advisory Board:
10. City Attorney: Approved - KDP
11. Manager's Recommendation: approve..mrp

## **Memo**

**TO:** Mike R. Perez, City Manager

**FROM:** Leonel Garza III, Chairman, Planning and Zoning LG III

**DATE:** January 6, 2014

**SUBJECT: REZONE FROM C-1 (OFFICE BUILDING) DISTRICT TO R-1 (SINGLE FAMILY RESIDENTIAL) DISTRICT: 0.17 ACRES OUT OF LOT 1, BLOCK 4, WEST HARVEY ADDITION, UNIT NO. 1 & UNIT NO. 2, HIDALGO COUNTY, TEXAS; 2225 DAFFODIL AVENUE. (REZ2013-0035)**

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### **GOAL:**

Zoning regulations must be adopted in accordance with *Foresight McAllen* and designed to 1) lessen congestion, 2) secure safety from fire and other dangers, 3) promote health and general welfare, 4) provide adequate light and air, 5) prevent overcrowding of land 6) avoid undue concentration of population, 6) facilitate the adequate provision of transportation, water, sewers, school, parks, and other public requirements and 7) protect and preserve places and areas of historical, cultural or architectural importance or significance. L.G.C. Section 211.004.

### **BRIEF DESCRIPTION:**

The property is located at the southeast corner of Daffodil Avenue and North 23<sup>rd</sup> Street. The tract has 63.53 feet of frontage along Daffodil Avenue and a depth and frontage along North 23<sup>rd</sup> Street of 120 feet for a tract size of 7,624 square feet or 0.17 acres. The property was zoned to R-1 (single family residential) District during comprehensive zoning in 1979. It was rezoned to C-1 (office building) District in 2005 and a single family residence was converted to an office for engineering services for the lot to the east. There have been no other rezoning requests for this property since that time. The property provides five parking spaces for Salinas Engineering & Associates located on the lot to the east and landscaped with a perimeter fence. The applicant is requesting R-1 (single family residential) District to reduce property taxes.

The adjacent zoning is C-1 (office building) District to the east, C-3L (light commercial) District to the north across Daffodil Avenue, and C-3 (general business) District to the west across North 23<sup>rd</sup> Street and R-1 (single family residential) District to the south. The tract to the northwest at North 23<sup>rd</sup> Street and Daffodil Avenue was rezoned to C-3 (general business) District in 2001 and was developed as Daffodil Medical Plaza. The property to the north across Daffodil Avenue was disapproved for C-3 (general business) District in 2013 and alternatively approved for C-3L (light commercial) District and is the site for Cris Plaza. Surrounding land uses are Salinas Engineering and Associates, Cris Plaza, Melrose, Rent-A-Center, Santa Fe Plaza, single family residential.

- The requested zoning conforms to the Auto Urban Residential land use designation for the area as indicated on the Foresight McAllen Comprehensive Plan. The applicant is requesting R-1 (single family residential) District which allows for residential use.
- C-1 (office building) District zoning is the most restrictive commercial zoning that allows office uses for professional, medical and financial services and personal services such as beauty salons, day care and nursing home. The maximum height for buildings within C-1

District is 2 stories.

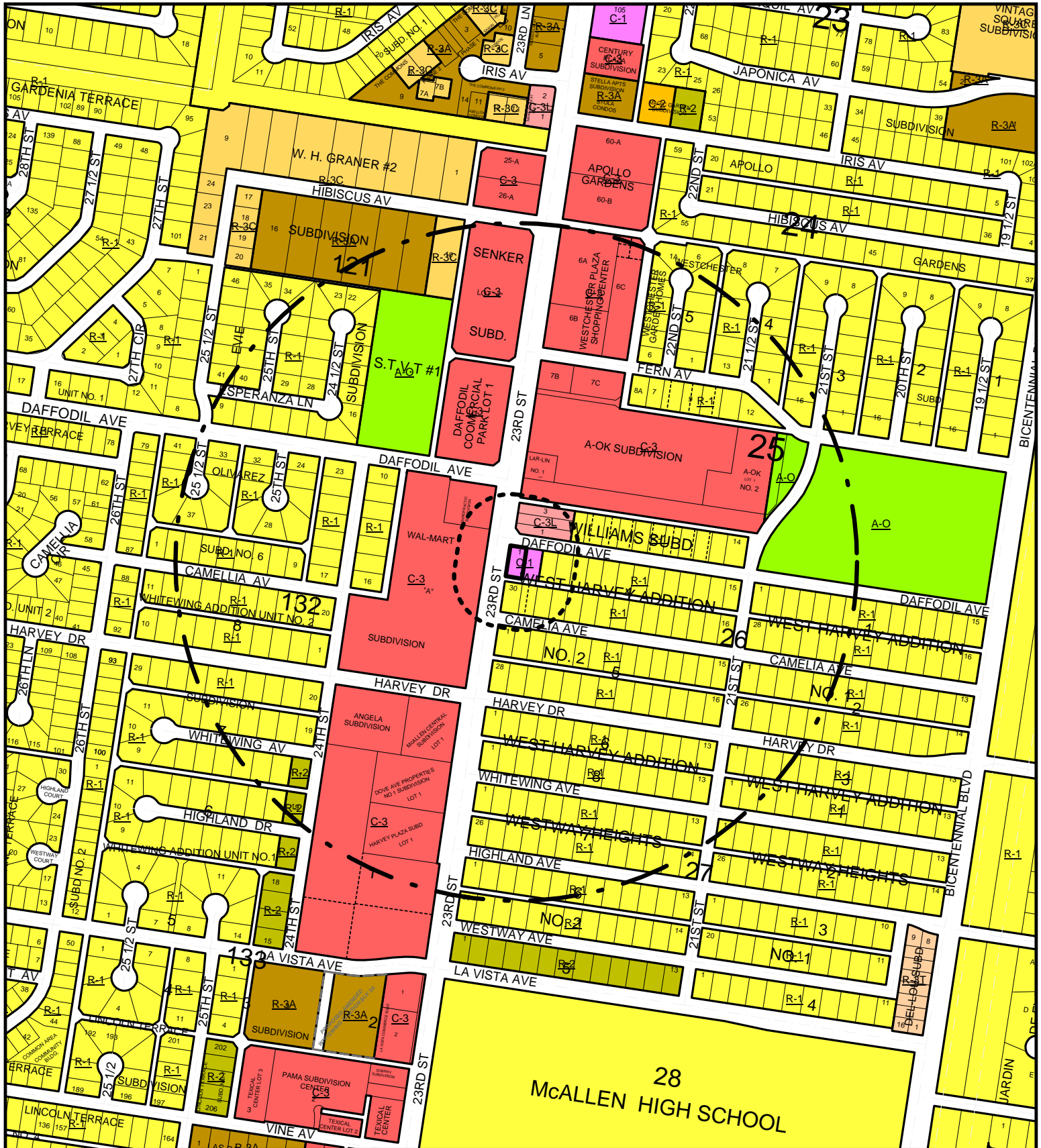
- A Conditional Use Permit (CUP) for a parking lot in a residential zone is required.
- An 8 foot masonry wall is required where a nonresidential use has a side adjacent to a residential use or district.
- Property taxes may be reduced from \$1,286 to \$567 or a difference of \$719.
- The rezoning removes the office use from the 23<sup>rd</sup> Street commercial corridor and creates an island of commercial surrounded on three sides by single family zoning.
- The proposed zoning pattern may promote similar commercial rezoning requests of residential properties that are not adjacent to thoroughfares.

**OPTIONS:**

1. Approve the rezoning request.
2. Table the item for a) consideration by a full board, b) additional information, c) additional time for applicant and adjacent property owners to meet on zoning issues or d) further study by the Planning and Zoning Commission of rezoning the area.
3. Disapprove the rezoning request.

**RECOMMENDATION:**

Staff recommends disapproval of R-1 (single family residential) District.



**CITY OF McALLEN**  
PLANNING DEPARTMENT

**LEGEND**  
SCALE: 1" = 500'

SUBJECT PROPERTY	200 FT. NOTIFICATION BOUNDARY	1/4 MILE RADIUS
------------------	-------------------------------	-----------------

ZONING LEGEND			
A-0 (AGRICULTURAL & OPEN SPACE)	R-3A (APARTMENTS)	R-4 (MOBILE HOMES)	C-3 (GENERAL BUSINESS)
R-1 (SINGLE FAMILY RESIDENTIAL)	R-3C (CONDOMINIUMS)	C-1 (OFFICE BUILDING)	C-3L (LIGHT COMMERCIAL)
R-2 (DUPEX-FOURPLEX)	R-31 (TOWNHOUSES)	C-2 (NEIGHBORHOOD COMMERCIAL)	C-4 (COMMERCIAL INDUSTRIAL)
			I-1 (LIGHT INDUSTRIAL)
			I-2 (HEAVY INDUSTRIAL)
			(SPECIAL DISTRICT)

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CHIROPRACTIC  
SUBDIVISION

ART

3150

3

1

WIL

DAFFODIL A

1

WEST HA

30

23RD ST

CAMELIA AVE

1


NO

2

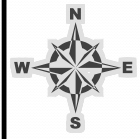


**CITY OF McALLEN**  
PLANNING DEPARTMENT

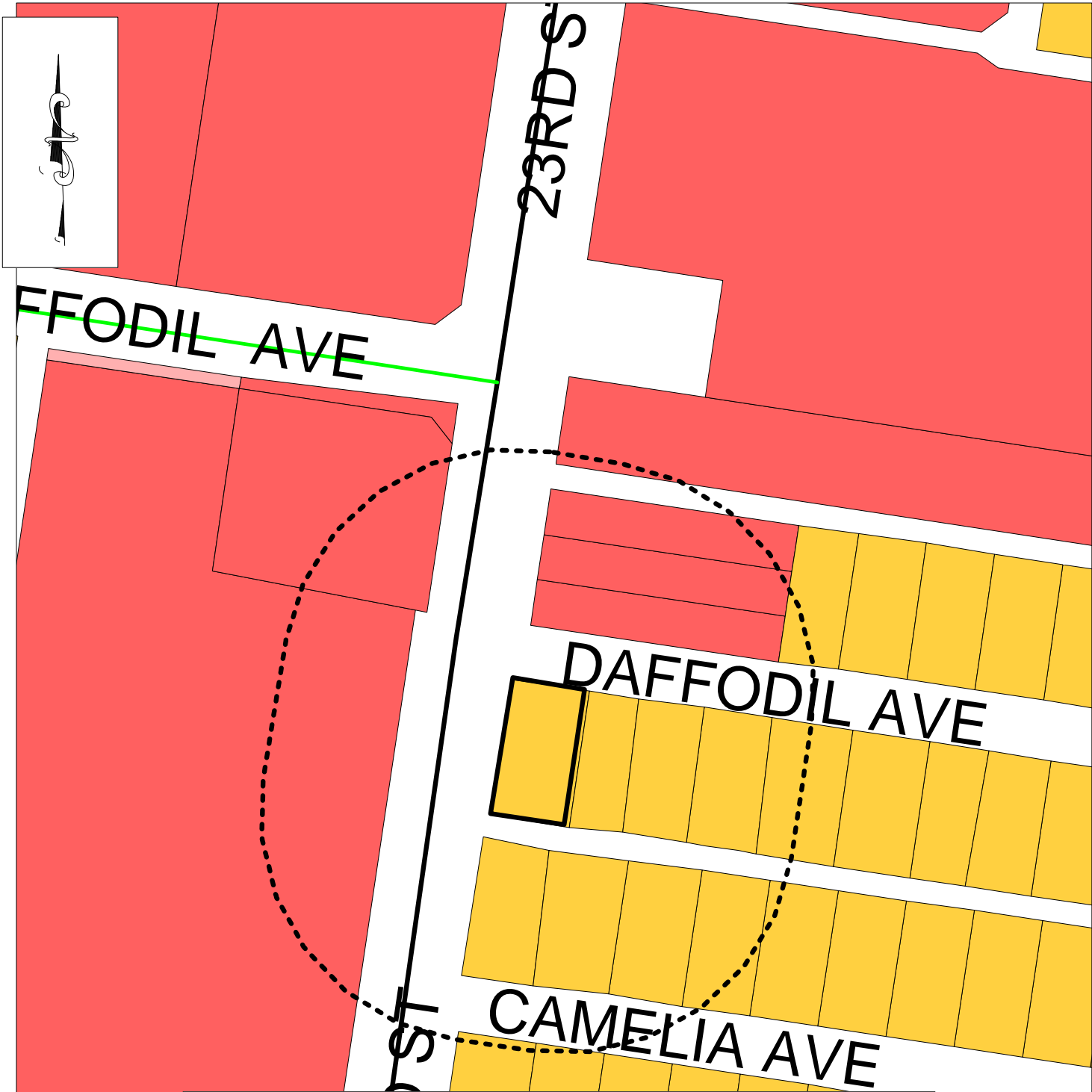
**AERIAL MAP**  
SCALE: N.T.S.

 SUBJECT PROPERTY

 200 FT. NOTIFICATION BOUNDARY



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RVEY



**CITY OF McALLEN**  
PLANNING DEPARTMENT

**LEGEND**  
SCALE: 1 INCH = 2,000 FEET  
APPROVED: SEPTEMBER 13, 2010

**FORESIGHT McALLEN COMPREHENSIVE PLAN**

**FUTURE LAND USE PLAN**

- |                                 |                                    |
|---------------------------------|------------------------------------|
| VAC - VACANT                    | SCM - SUBURBAN COMMERCIAL          |
| EST - ESTATE                    | URC - URBAN CENTER                 |
| SUBR - SUBURBAN RESIDENTIAL     | UCH - URBAN CENTER HIGH            |
| AUSF - AUTO URBAN SINGLE FAMILY | IND - INDUSTRIAL                   |
| USF - URBAN SINGLE FAMILY       | SPUS - SPECIAL USES, CIVIC, PUBLIC |
| AUMF - AUTO URBAN MULTIFAMILY   | PRK - CITY PARKS                   |
| UMF - URBAN MULTIFAMILY         | OPS - OPEN SPACE                   |
| UMX - URBAN RESIDENTIAL MIXED   | AGR - AGRICULTURE                  |
| AUCM - AUTO URBAN COMMERCIAL    | WTBY - WATER BODIES                |

**THOROUGHFARE PLAN**

- |                                |
|--------------------------------|
| GRADE SEPARATION (INTERCHANGE) |
| EXPRESSWAY 350'                |
| PARKWAY 350'                   |
| HI-SPEED ARTERIAL 150'         |
| PRINCIPAL ARTERIAL 120'        |
| MINOR ARTERIAL 100'            |
| COLLECTOR 80'                  |
| ALTERNATIVE ALIGNMENT          |
| McALLEN CITY LIMITS            |
| McALLEN ETJ                    |

A COMPREHENSIVE PLAN SHALL NOT CONSTITUTE ZONING REGULATIONS OR ESTABLISH ZONING DISTRICT BOUNDARIES. SEC. 219.005 LGC

LEGEND

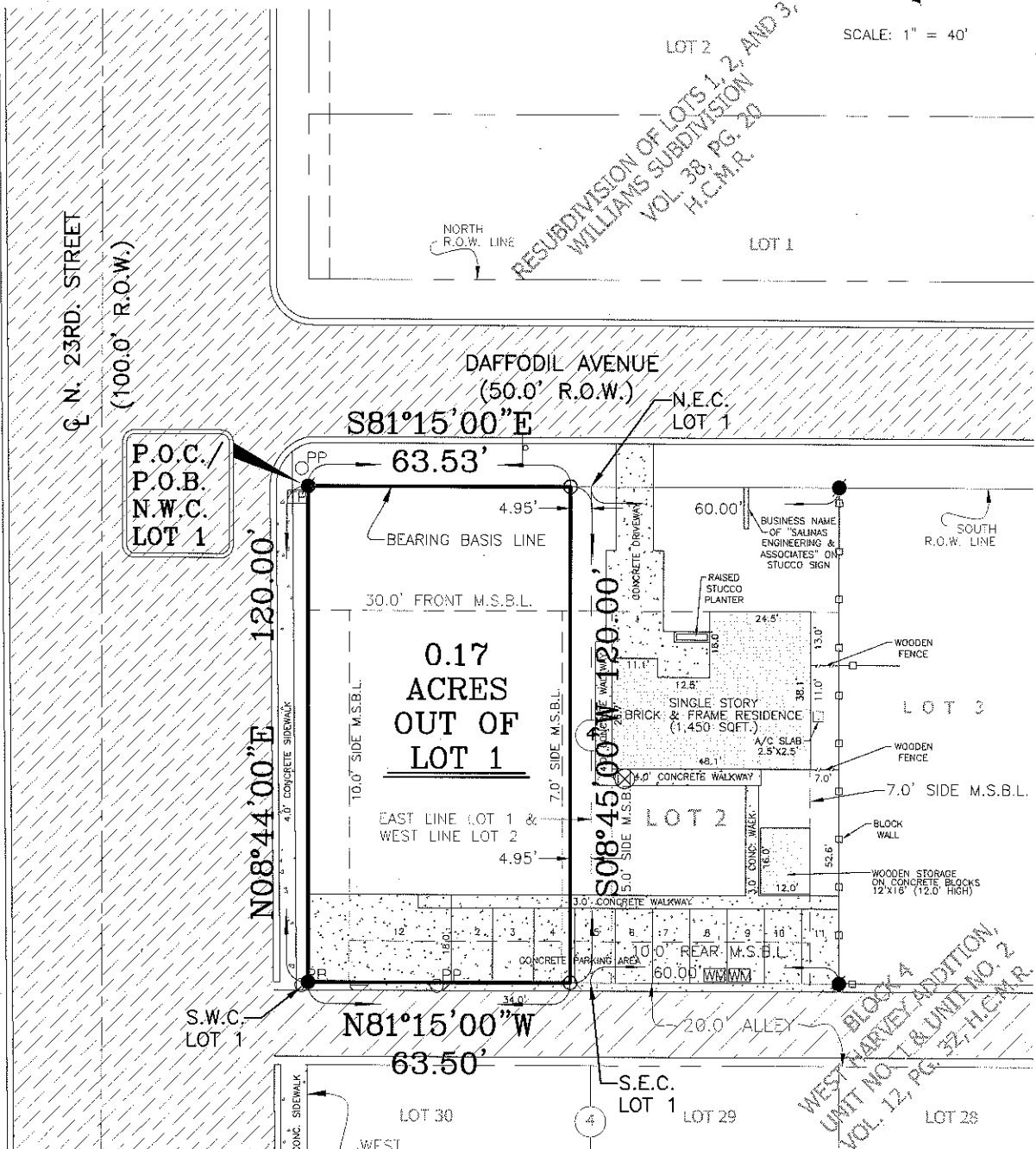
- FOUND 1/2" IRON ROD
- SET 1/2" IRON ROD
- ⊗ IRRIGATION VALVE
- ⊞ SPEED LIMIT SIGN
- ⊞ TELEPHONE PEDESTAL
- ⊞ WATER METER
- R.O.W. RIGHT OF WAY
- P-B PROPERTY LINE TO BACK OF CURB
- B-B BACK OF CURB TO BACK OF CURB
- H.C.M.R. HIDALGO COUNTY MAP RECORDS
- M.B.S.L. MINIMUM BUILDING SETBACK LINE

**SALINAS ENGINEERING & ASSOCIATES  
CONSULTING ENGINEERS & SURVEYORS**  
1013 SYCAMORE - MCALLEN, TEXAS  
(956) 682-9081 (956) 686-1489 (FAX)  
dsalinas.sea@sbcglobal.net

SCALE: 1" = 40'

CHIROPRACTIC CENTER  
VOL. 34, PG. 58 B  
H.C.M.R.

WAL MART SUBDIVISION  
VOL. 24, PG. 171 B  
H.C.M.R.



**GENERAL PLAT NOTES:**

1. Bearing Basis: North line of Lot 1, West Harvey Addition, Unit No. 1 & Unit No. 2, An Addition to the City of McAllen, Hidalgo County, Texas.
2. This survey was prepared without the benefit of a title policy. The research of any easements is not within the scope of this boundary/improvement survey. Any easement shown herein were taken directly from the plat of record. This survey is for the exclusive use of the client named hereon and may not be copied or transferred to another party without the express written consent of the surveyor.
3. There are no discrepancies, conflicts, excesses or shortages in area, encroachments or any overlapping improvements, visible or apparent easements except as shown or noted hereon.
4. The surveyor has made no attempt to locate or define wetlands, hazardous waste areas, habitats, endangered species or any other environmentally sensitive areas on the tract of land shown hereon; Nor does this survey make any representations of being an environmental assessment of the tract of land shown hereon.
5. The surveyor has made no attempt to locate or define archeological sites, historical sites or undocumented cemeteries on the tract of land shown hereon; Nor does this survey make any representations of being an archeological or historical survey of the tract of land shown hereon.
6. The surveyor has made no attempt to locate abandoned, or plugged oil and gas wells, or any other wells on the tract of land shown hereon; Nor has the surveyor made any attempt to research same with the Railroad Commission of Texas or any other State agency; Nor has the surveyor investigated any mineral or royalty interests in the tract of land shown hereon.
7. This is a standard survey and does not include a subsurface utility or topographic investigation.
8. If this survey does not bear an original seal and signature it is INVALID as per Section 661.46 and Section 663.19 of the "The Professional Land Surveying Practices Act" enacted under Article 5282c, Vernon's Texas Civil Statutes.

**NOTICE  
REZONING  
For  
This Property  
REZ2013-0035**

 City of McAllen Planning Dept - 681-1250  
[www.mcallen.net](http://www.mcallen.net)







Mayor James "Jim" Darling  
 Mayor Pro-Tem/Commissioner Hilda Salinas  
 Mayor Pro-Tem/Commissioner Aida Ramirez

Commissioner Scott C. Crane  
 Commissioner Trey Pebley  
 Commissioner John J. Ingram  
 Commissioner Veronica Vela Whitacre

### ITEM SUMMARY

BOARD: City Commission

AGENDA ITEM  
 DATE SUBMITTED 01/07/2014  
 MEETING DATE January 13, 2014

1. Agenda Item: Rezone from A-O (agricultural-open space) District to C-3 (general business) District: 3.25 acres out of Lot 6, Block 2, C.E. Hammond Subdivision, Hidalgo County, Texas; 4300 Pecan Boulevard. TABLED ITEM

2. Party Making Request:

3. Nature of Request: Rezone from A-O (agricultural-open space) District to C-3 (general business) District: 3.25 acres out of Lot 6, Block 2, C.E. Hammond Subdivision, Hidalgo County, Texas; 4300 Pecan Boulevard. Attachments: Yes

4. Policy Implication:

5. Budgeted: No

Bid Amount:	_____	Budgeted Amount:	_____
Under Budget:	_____	Over Budget:	_____
		Amount Remaining:	_____

6. Alternate option costs:

7. Routing:

Perez, Gardenia	Created/Initiated - 01/07/2014
Rankin, Julianne	Approved - 01/07/2014
Pagan, Kevin	Final Approval - 01/07/2014

8. Staff Recommendation: Disapproval

9. Advisory Board: Disapproved

10. City Attorney: approve - kp

11. Manager's Recommendation: approve....mrp

**Memo**

**TO:** Mike R. Perez, City Manager

**FROM:** Leonel Garza, III Chairman, Planning and Zoning LG III

**DATE:** November 6, 2013

**SUBJECT: REZONE FROM A-O (AGRICULTURAL-OPEN SPACE) DISTRICT TO C-3 (GENERAL BUSINESS) DISTRICT: 3.25 ACRES OUT OF LOT 6, BLOCK 2, C.E. HAMMOND SUBDIVISION, HIDALGO COUNTY, TEXAS; 4300 PECAN BOULEVARD. (REZ2013-0032)**

---

**GOAL:**

Zoning regulations must be adopted in accordance with *Foresight McAllen* and designed to 1) lessen congestion, 2) secure safety from fire and other dangers, 3) promote health and general welfare, 4) provide adequate light and air, 5) prevent overcrowding of land 6) avoid undue concentration of population, 6) facilitate the adequate provision of transportation, water, sewers, school, parks, and other public requirements and 7) protect and preserve places and areas of historical, cultural or architectural importance or significance. L.G.C. Section 211.004.

**BRIEF DESCRIPTION:**

The property is located along the north side of Pecan Boulevard 400 feet east of Bentsen Road. The tract has about 223 feet of frontage along Pecan Boulevard and a depth of 560 feet at its deepest point for a tract size of approximately 3.25 acres gross. A rezoning request in August 2009 for a 9.8 acre tract which included this subject property was withdrawn. A single family residence and accessory structures are located on the property. Physical features on the property include dense vegetation with numerous trees, a network of trails and a pond. A Conditional Use Permit (CUP) application and site plan for an event center has been submitted and is to be heard by the Planning and Zoning Commission at the meeting of November 5, 2013. A proposed one lot subdivision plat under the name of Quinta Luz has been submitted for the subject property and the Preliminary plat received approval at the Planning and Zoning Commission meeting of October 16, 2013.

The adjacent zoning is A-O (agricultural-open space) District to the north and west, R-1 (single family residential) District to the east, C-1 (office building) District to the east, and C-3 (general business) District to the south across Pecan Boulevard. A tract to the south with a depth of 300 feet was rezoned to C-3 (general business) District in June 2000 and was subdivided as Copperfield Estates Blocks A and B. A tract adjacent to the east was rezoned to C-1 (office building) District and a single family residence was converted into The Learning Tree Daycare Center. Two rezoning requests for C-3 (general business) District located to the west at the northeast and southeast corner of Bentsen Road and Pecan Boulevard were disapproved in 1998 and 1999. Surrounding land uses are single family residences, Nikki Rowe High School, Learning Tree Daycare Center, a church, VFW Post 8788, commercial uses and vacant land.

- The requested zoning does not conform to the Auto Urban Single Family land use designation for the area as indicated on the Foresight McAllen Comprehensive Plan.
- The development pattern along Pecan Boulevard is commercial along the frontage and residential to the rear of the property. The depth of commercial frontage varies in the area. Lot A in Druscilla Subdivision to the east has commercial depth of 120 feet. Lots 64 to 82 in Copperfield Estates to the south have a commercial depth of 270 feet. A tract north of Bentsen Heights to the west has a commercial depth of 600 feet.
- The buffer yard required in the proposed McAllen Development Code between Commercial General and Residential Suburban is 15 feet with 4 canopy trees, 3 undercanopy trees and 25 shrubs per 100 feet.
- Pecan Boulevard is designated as a principal arterial with 120 feet of right-of-way and is constructed with 4 travel lanes, a left turn lane, curb and gutter, streetlights and a posted speed limit of 45 miles per hour.
- Trees with a caliper of 20 inches or greater in commercial zones are protected and require a permit for removal
- An 8 foot masonry wall is required where a nonresidential use has a side adjacent to a residential use or district.
- A building permit is required prior to commercial occupancy of the existing residence in compliance with building setbacks, parking, landscaping, buffers and signage.
- A recorded subdivision plat and approved site plan are required prior to issuance of building permits.

#### **OPTIONS:**

1. Approve the rezoning request.
2. Table the item for a) consideration by a full board, b) additional information, c) additional time for applicant and adjacent property owners to meet on zoning issues or d) further study by the Planning and Zoning Commission of rezoning the area.
3. Disapprove the rezoning request and approve **C-3 District excluding the east 25 feet for a buffer yard.**
4. Disapprove the rezoning request.

#### **Planning and Zoning Commission meeting of October 16, 2013.**

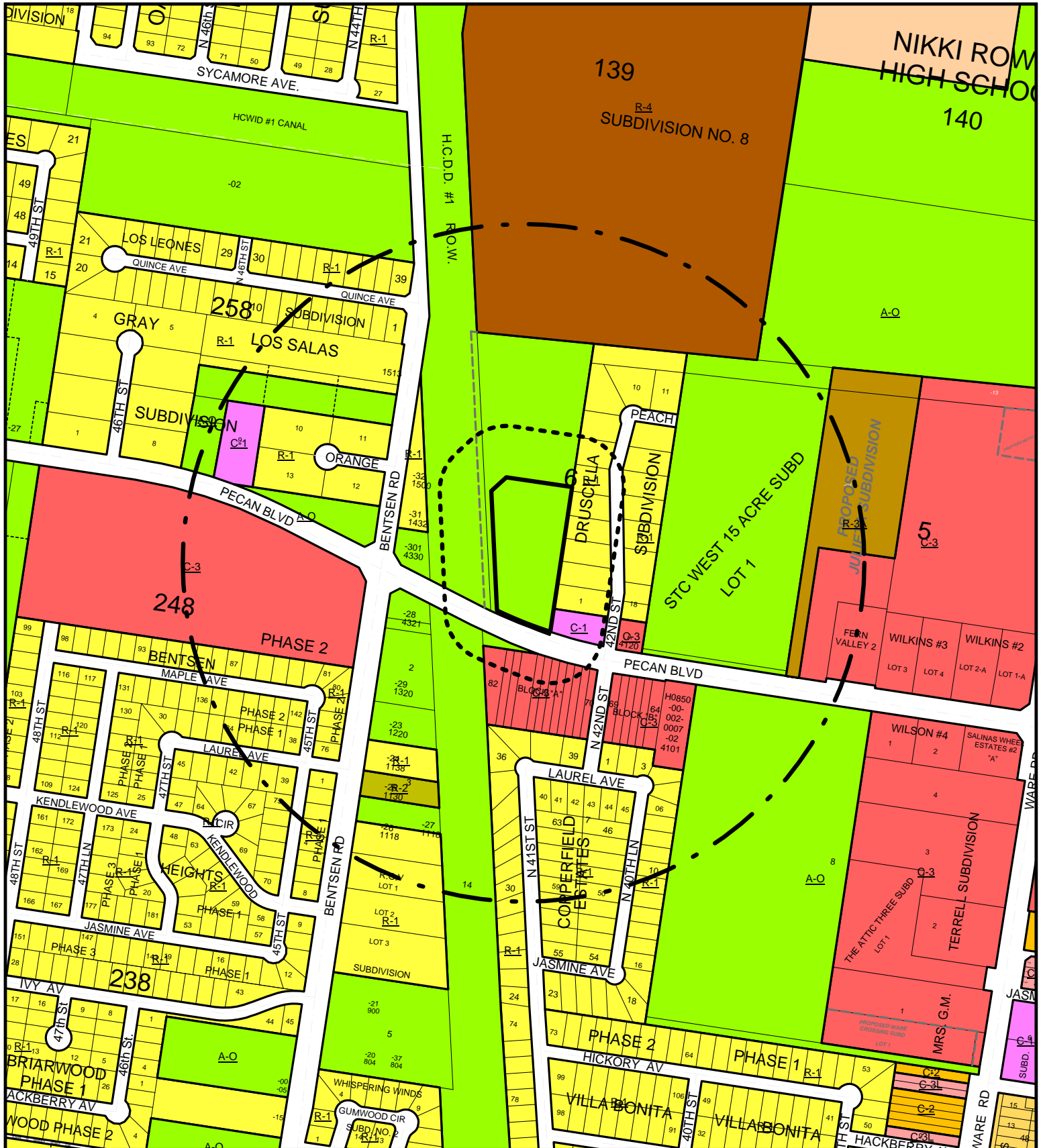
At the Planning and Zoning Commission meeting of October 16, 2013 several residents appeared in opposition of the rezoning request. Adrian Arriaga, 116 Bluebird Avenue, spoke in favor of the rezoning request and stated that this location is used as a weekend retreat and the applicant proposes an event center that will hold exclusive events and children's parties. He indicated that the hours of operation have not been established. Terry Keelin, 1313 North 42<sup>nd</sup> Street, stated the concerns by neighbors involved calls to the police department regarding loud music, trash thrown over the fence and event attendees who climb the fence and overlook into their rear yard. He indicated that this location has been used in a commercial manner such as weddings and parties for at least two years. He commented that you could google Quinta Luz and obtain more information on availability. He also presented copies of past print advertisements for this business. He submitted a petition with signatures from neighbors who were in opposition to the rezoning request. Subsequent to the meeting, calculations of property ownership area within 200 feet of the subject property were 24.2%. Cynthia Reyes, 1405 North 42<sup>nd</sup> Street, stated additional concerns were in reference to loud music that continues at times until 3 AM even after police respond to loud music complaints. The Board then voted to table the rezoning request until the meeting of November 5, 2013 so that it may be heard at the same meeting that a Conditional Use Permit (CUP) request for this location is to be heard. The request was tabled with four members present and voting.

### **Planning and Zoning Commission meeting of November 5, 2013.**

At the Planning and Zoning Commission meeting of November 5, 2013 several residents appeared in opposition of the rezoning request. Terry Keelin, 1313 North 42<sup>nd</sup> Street commented that he along with other residents of the area was still opposed to rezoning the subject property to C-3 (general business) District. He cited concerns which included traffic, reduced privacy, and if the property was to be rezoned to C-3 District they would have no control over what businesses would be located on the subject property. He indicated that alcohol would be served at some of the functions if an event center were to be established. Cynthia Reyes, 1405 North 42<sup>nd</sup> Street, stated concerns with speed of traffic in the area. She stated that there should be a stop light not a yellow light at Bentsen and Pecan Boulevard. She stated that the applicant had been denied previously and questioned why they continued to have functions all this time. Attorney Mark Montalvo, speaking in favor of the rezoning request, compared the proposed project to Quinta Mazatlan. He stated small to medium size events are to be held and the size of the building limits attendance to approximately 150 persons. Mr. Montalvo made reference to a letter provided to the Board that summarized points of discussion during a neighborhood meeting held on November 2, 2013 between the applicant and several residents of the area. Chairman Leonel Garza III commented that at the Planning and Zoning Commission meeting of October 16, 2013 a person speaking in favor of the rezoning request had commented that previously parties had been held very infrequently. Attorney Montalvo commented that they were here to abide by the rules and reach agreement. Board member Godinez inquired of Mr. Montalvo if a lesser zoning would be acceptable. Mr. Montalvo replied that it might be acceptable but he would like to confer with the applicant. The Board then voted to recommend disapproval of the rezoning request with four members present and voting.

### **RECOMMENDATION:**

At the Planning and Zoning Commission meeting of November 5, 2013 the Board voted to recommend disapproval of the rezoning request. A petition submitted in opposition of the rezoning request comprised 24.2% of property ownership area within 200 feet of the subject property and requires for approval a favorable vote of three-fourths of all members of the Board of Commissioners.



**CITY OF McALLEN**  
PLANNING DEPARTMENT

**LEGEND**  
SCALE: 1" = 500'

- SUBJECT PROPERTY
- 200 FT. NOTIFICATION BOUNDARY
- 1/4 MILE RADIUS
- 


ZONING LEGEND			
<span style="background-color: #90EE90; border: 1px solid black; padding: 2px;">A-O</span> (AGRICULTURAL & OPEN SPACE)	<span style="background-color: #D2B48C; border: 1px solid black; padding: 2px;">R-3A</span> (APARTMENTS)	<span style="background-color: #8B4513; border: 1px solid black; padding: 2px;">R-4</span> (MOBILE HOMES)	<span style="background-color: #F08080; border: 1px solid black; padding: 2px;">C-3</span> (GENERAL BUSINESS)
<span style="background-color: #FFFFE0; border: 1px solid black; padding: 2px;">R-1</span> (SINGLE FAMILY RESIDENTIAL)	<span style="background-color: #F5DEB3; border: 1px solid black; padding: 2px;">R-3C</span> (CONDOMINIUMS)	<span style="background-color: #DDA0DD; border: 1px solid black; padding: 2px;">C-1</span> (OFFICE BUILDING)	<span style="background-color: #E6E6FA; border: 1px solid black; padding: 2px;">I-1</span> (LIGHT INDUSTRIAL)
<span style="background-color: #FFDAB9; border: 1px solid black; padding: 2px;">R-2</span> (DUPLIX-FOURPLEX)	<span style="background-color: #F0E68C; border: 1px solid black; padding: 2px;">R-31</span> (TOWNHOUSES)	<span style="background-color: #FFD700; border: 1px solid black; padding: 2px;">C-2</span> (NEIGHBORHOOD COMMERCIAL)	<span style="background-color: #800080; border: 1px solid black; padding: 2px;">I-2</span> (HEAVY INDUSTRIAL)
		<span style="background-color: #ADD8E6; border: 1px solid black; padding: 2px;">C-4</span> (COMMERCIAL INDUSTRIAL)	(SPECIAL DISTRICT)

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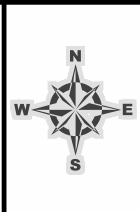


**CITY OF McALLEN**  
PLANNING DEPARTMENT

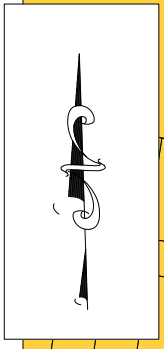
**AERIAL MAP**  
SCALE: N.T.S.

 SUBJECT PROPERTY

 200 FT. NOTIFICATION BOUNDARY



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**CITY OF McALLEN**  
PLANNING DEPARTMENT

**LEGEND**  
SCALE: 1 INCH = 2,000 FEET  
APPROVED: SEPTEMBER 13, 2010

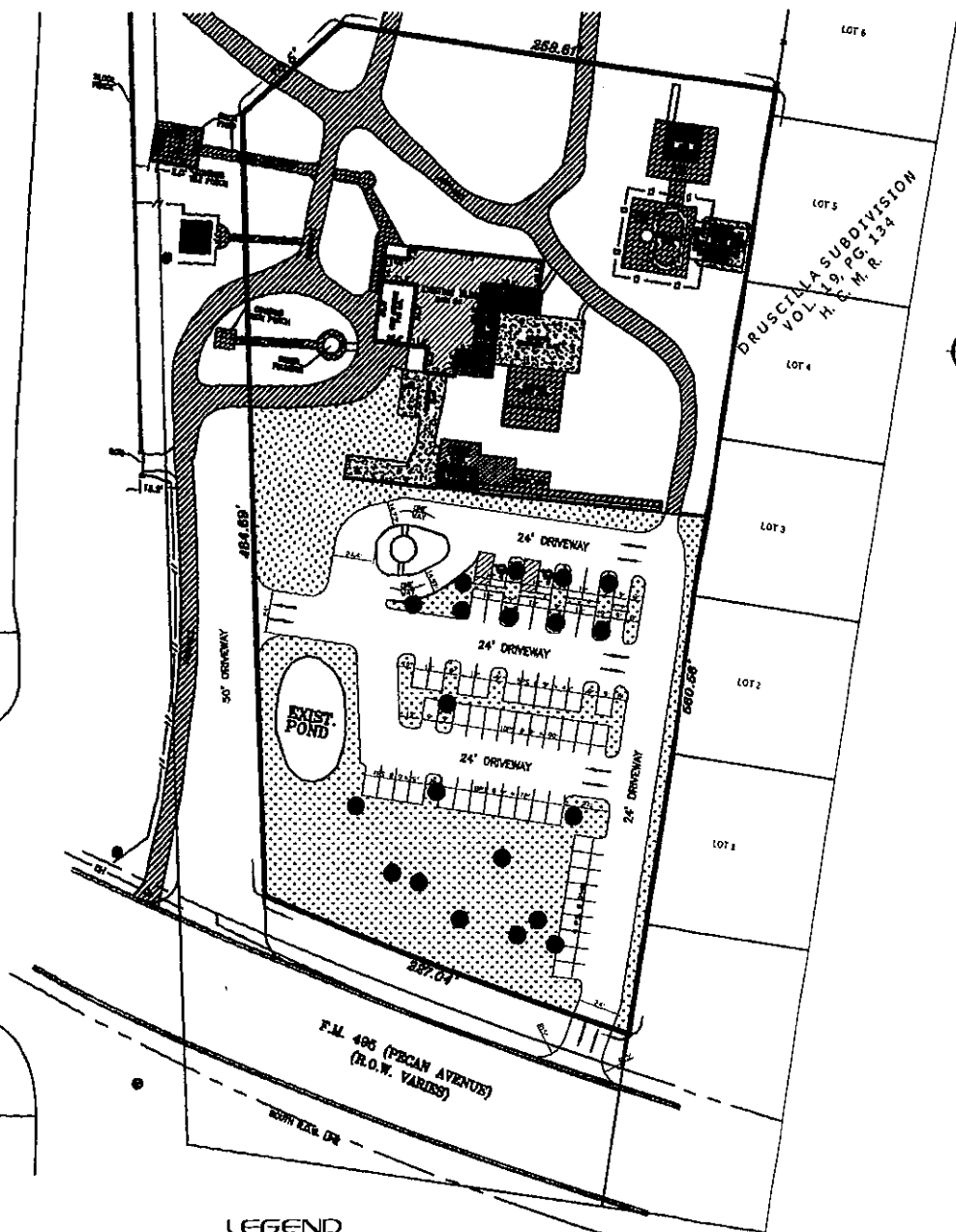
**FORESIGHT McALLEN COMPREHENSIVE PLAN**

FUTURE LAND USE PLAN		THOROUGHFARE PLAN
VAC - VACANT	SCM - SUBURBAN COMMERCIAL	GRADE SEPARATION (INTERCHANGE)
EST - ESTATE	URC - URBAN CENTER	EXPRESSWAY 350'
SUBR - SUBURBAN RESIDENTIAL	UCH - URBAN CENTER HIGH	PARKWAY 350'
AUSF - AUTO URBAN SINGLE FAMILY	IND - INDUSTRIAL	HI-SPEED ARTERIAL 150'
USF - URBAN SINGLE FAMILY	SPUS - SPECIAL USES, CIVIC, PUBLIC	PRINCIPAL ARTERIAL 120'
AUMF - AUTO URBAN MULTIFAMILY	PRK - CITY PARKS	MINOR ARTERIAL 100'
UMF - URBAN MULTIFAMILY	OPS - OPEN SPACE	COLLECTOR 80'
UMX - URBAN RESIDENTIAL MIXED	AGR - AGRICULTURE	ALTERNATIVE ALIGNMENT
AUCM - AUTO URBAN COMMERCIAL	WTBY - WATER BODIES	McALLEN CITY LIMITS
		McALLEN ETJ

A COMPREHENSIVE PLAN SHALL NOT CONSTITUTE ZONING REGULATIONS OR ESTABLISH ZONING DISTRICT BOUNDARIES. SEC. 219.005 LGC

DRAIN DITCH

DRAIN DITCH



DRUSCILLA SUBDIVISION  
 VOL. 19, PG. 134  
 H.E.M.R.

**LEGEND**

TOTAL LAND AREA - 137,211 S.F. (3.14AC)  
 LANDSCAPE REQUIRED - 8,721 S.F.  
 LANDSCAPE PROVIDED - 36,143

TOTAL BUILDING AREA - 3,947 S.F.  
 PARKING SPACES REQUIRED - 53 PS.  
 PARKING SPACES PROVIDED - 54 PS.

**SITE PLAN**  
 OF  
 LOT 1  
 QUINTA LUZ  
 MCALLEN, TEXAS

**SITE PLAN**

DATE OF PREPARATION: SEPTEMBER 2013  
**MAST+E ENGINEERING LLC.**  
 CONSULTING ENGINEER  
 200 SOUTH 10 STREET, SUITE 100  
 MCALLEN, TEXAS 78120  
 TEL: (361) 437-1211  
 FAX: (361) 437-1212

SEP 30 2013





NOTICE  
REZONING  
For  
This Property  
REZ2013-0032  
City of McAllen Planning Dept - 681-1250  
www.mcallen.net





Mayor James "Jim" Darling  
 Mayor Pro-Tem/Commissioner Hilda Salinas  
 Mayor Pro-Tem/Commissioner Aida Ramirez

Commissioner Scott C. Crane  
 Commissioner Trey Pebley  
 Commissioner John J. Ingram  
 Commissioner Veronica Vela Whitacre

### ITEM SUMMARY

BOARD: City Commission

AGENDA ITEM  
 DATE SUBMITTED 01/07/2014  
 MEETING DATE January 13, 2014

1. Agenda Item: Request of Frank John Schuster for a Conditional Use Permit, for life of the use, for mobile home (security) or office purposes at Lot 9, McAllen Northwest Industrial No. 2 Subdivision, Hidalgo County, Texas; 2200 Trophy Drive.
2. Party Making Request:
3. Nature of Request: Request of Frank John Schuster for a Conditional Use Permit, for life of the use, for mobile home (security) or office purposes at Lot 9, McAllen Northwest Industrial No. 2 Subdivision, Hidalgo County, Texas; 2200 Trophy Drive. Attachments: Yes
4. Policy Implication:
5. Budgeted: No

Bid Amount:		Budgeted Amount:	
Under Budget:		Over Budget:	
		Amount Remaining:	
6. Alternate option costs:
7. Routing:
 

Hillibush, Araceli	Created/Initiated - 01/07/2014
Rankin, Julianne	Approved - 01/07/2014
Pagan, Kevin	Final Approval - 01/07/2014
8. Staff Recommendation: Disapproval of the request, for life of the use, and alternately approval of 5 years subject to compliance with requirements in Section 138-118(2) of the Zoning Ordinance and Fire Department requirements
9. Advisory Board: Approved as per staff's recommendation to recommend approval for five years
10. City Attorney: approve for 5 years - kp
11. Manager's Recommendation: approve for 5 years....mrp

**Memo**

**TO:** Mike R. Perez, City Manager

**FROM:** Leonel Garza III, Chairperson, Planning and Zoning Commission L.G.

**DATE:** January 7, 2013

**SUBJECT: REQUEST OF FRANK JOHN SCHUSTER FOR A CONDITIONAL USE PERMIT, FOR LIFE OF THE USE, FOR A MOBILE HOME (SECURITY) OR OFFICE PURPOSES AT LOT 9, MCALLEN NORTHWEST INDUSTRIAL NO. 2 SUBDIVISION; 2200 TROPHY DRIVE.**

---

**GOAL:**

A Conditional Use Permit is to allow the compatible and orderly development, within the city, of uses which may be suitable only in certain locations in a zoning district if developed in a 1) specific way, 2) only for a limited period of time, 3) is required for all conditional uses as set forth in the conditional use paragraph of each use district, and 4) at no time may a structure or property be adapted to a conditional use without first obtaining a conditional use permit.

**DESCRIPTION:**

The property is located on the north side of Trophy Drive, approximately 570 ft. east of North 23<sup>rd</sup> Street. The property is zoned C-3 (general business) District. The adjacent zoning is C-3 to the east, west and south, C-3L (light commercial) to the north and C-1 (office building) District to the north and east. Surrounding land uses include hotels, commercial businesses and offices. A portable building is allowed in a C-3 District with a Conditional Use Permit and in compliance with requirements.

The initial Conditional Use Permit was approved for this mobile office in August of 1997 by the Planning and Zoning Commission. The permit was renewed annually up until 2007. In late 2008 the application was submitted for the life of the use; however, the permit was approved for 5 years on October 29, 2008 by the City Commission.

Currently the property is occupied by Val Verde Vegetable, Inc. The applicant is proposing to continue to operate the mobile home for security and office purposes. The request again has been requested for life of the use.

The Fire Department has inspected and cleared the structure which must comply with the requirements set forth in Section 138-118(2) of the Zoning Ordinance as follows:

- 1) The mobile home is an accessory to a permitted use. The mobile home will be accessory to the existing business;

- 2) No more than one mobile home shall be located on any one premises. There is no other mobile home on the property;
- 3) It shall be related to an existing ongoing business. The mobile home is related to the existing business;
- 4) It shall be located within 200 ft. of a public right-of-way. The building is located within 550 ft. east of North 23<sup>rd</sup> Street, fronting Trophy Drive (Private Access);
- 5) It shall be tied down and meet all other applicable provisions of the mobile home ordinance and;
- 6) Provisions for garbage and trash collection and disposal shall be provided. A dumpster is provided on site.

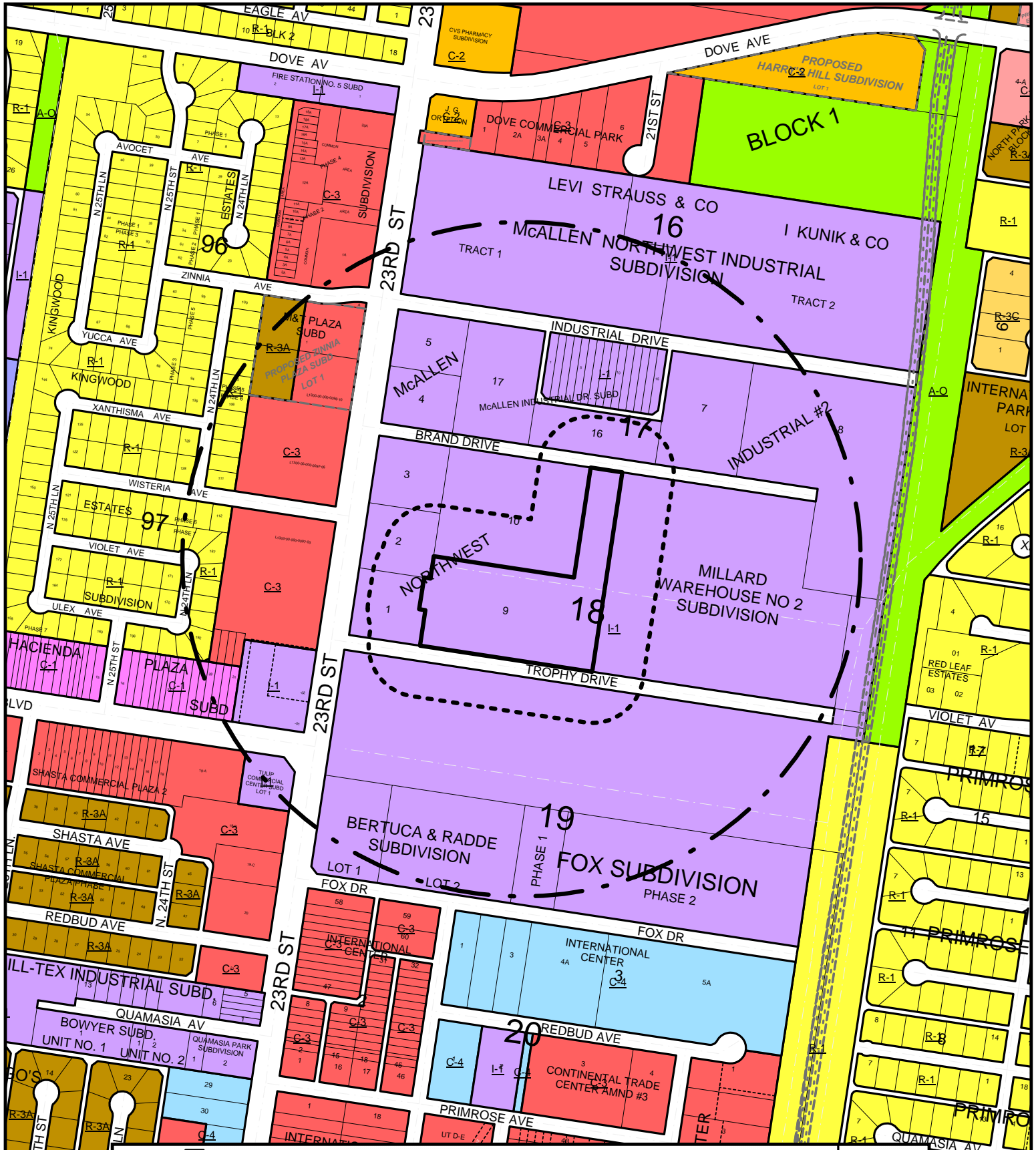
**OPTIONS:**

1. Approve the conditional use permit for life of the use.
2. Approve the conditional use permit for 5 years.
3. Approve the conditional use permit for one year.
4. Table the item for additional information.
5. Disapprove the request.

**RECOMMENDATION:**

This item was heard at the December 3, 2013 Planning and Zoning Commission meeting. There was no one to speak in opposition of the request. The applicant was not present.

After a brief discussion of the item, the board unanimously voted to disapprove the request, for life of the use, and alternately recommend approval for 5 years, subject to compliance with requirements in Section 138-118(2) of the Zoning Ordinance and fire department requirements.



**CITY OF McALLEN**  
PLANNING DEPARTMENT

**AREA MAP**

**LEGEND**  
SCALE: 1" = 500'

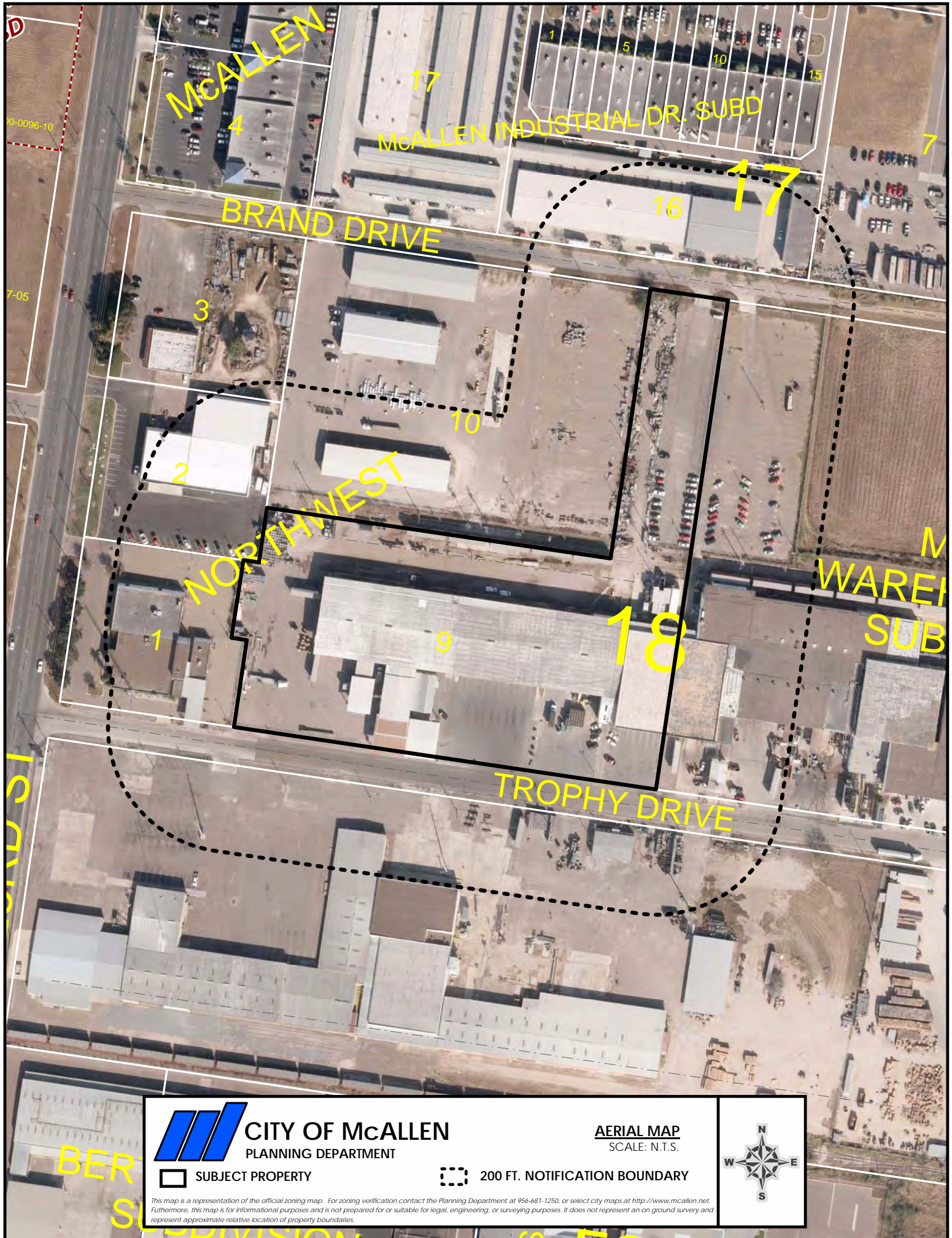


SUBJECT PROPERTY	200 FT. NOTIFICATION BOUNDARY	1/4 MILE RADIUS
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ZONING LEGEND			
A-0 (AGRICULTURAL & OPEN SPACE)	R-3A (APARTMENTS)	R-4 (MOBILE HOMES)	C-3 (GENERAL BUSINESS)
R-1 (SINGLE FAMILY RESIDENTIAL)	R-3C (CONDOMINIUMS)	C-1 (OFFICE BUILDING)	C-3L (LIGHT COMMERCIAL)
R-2 (DUPLIX-FOURPLEX)	R-31 (TOWNHOUSES)	C-2 (NEIGHBORHOOD COMMERCIAL)	C-4 (COMMERCIAL INDUSTRIAL)
			(SPECIAL DISTRICT)

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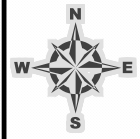


**CITY OF McALLEN**  
PLANNING DEPARTMENT

**AERIAL MAP**  
SCALE: N.T.S.

 SUBJECT PROPERTY

 200 FT. NOTIFICATION BOUNDARY



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**NOTICE  
MOBILE HOME  
For  
This Property  
CUP2013-0206**

City of McAllen Planning Dept - 681-1250  
www.mcallen.net





Mayor James "Jim" Darling  
 Mayor Pro-Tem/Commissioner Hilda Salinas  
 Mayor Pro-Tem/Commissioner Aida Ramirez

Commissioner Scott C. Crane  
 Commissioner Trey Pebley  
 Commissioner John J. Ingram  
 Commissioner Veronica Vela Whitacre

### ITEM SUMMARY

BOARD: City Commission

AGENDA ITEM  
 DATE SUBMITTED 01/07/2014  
 MEETING DATE January 13, 2014

1. Agenda Item: Request of August Al-uqdah on behalf of Latitude 360 Apartments and Condo Association for a Conditional Use Permit, for life of the use, for an associated recreation at common area "A" and "B", Sunrise Terrace Subdivision, Hidalgo County, Texas; 1224 East Camellia Avenue and 1225 East Daffodil Avenue.
2. Party Making Request:
3. Nature of Request: Request of August Al-uqdah on behalf of Latitude 360 Apartments and Condo Association for a Conditional Use Permit, for life of the use, for an associated recreation at common area "A" and "B", Sunrise Terrace Subdivision, Hidalgo County, Texas; 1224 East Camellia Avenue and 1225 East Daffodil Avenue. Attachments: Yes
4. Policy Implication:
5. Budgeted: No

Bid Amount:		Budgeted Amount:	
Under Budget:		Over Budget:	
		Amount Remaining:	
6. Alternate option costs:
7. Routing:
 

Hillibush, Araceli	Created/Initiated - 01/07/2014
Rankin, Julianne	Approved - 01/07/2014
Pagan, Kevin	Final Approval - 01/07/2014
8. Staff Recommendation: Approval of the request, for the life of the use, subject to compliance with the Zoning Ordinance and building permit requirements.
9. Advisory Board:
10. City Attorney: Approved - KDP
11. Manager's Recommendation: approve..mrp

**Memo**

**TO:** Mike R. Perez, City Manager

**FROM:** Leonel Garza III, Chairperson, Planning and Zoning Commission L.G.

**DATE:** January 7, 2014

**SUBJECT: REQUEST OF AUGUST AL-UQDAH ON BEHALF OF LATITUDE 360 APARTMENTS AND CONDO ASSOCIATION FOR A CONDITIONAL USE PERMIT, FOR LIFE OF THE USE, FOR AN ASSOCIATED RECREATION AT COMMON AREA "A" AND "B", SUNRISE TERRACE SUBDIVISION; 1224 EAST CAMELLIA AVENUE AND 1225 EAST DAFFODIL AVENUE.**

---

**GOAL:**

A Conditional Use Permit is to allow the compatible and orderly development, within the city, of uses which may be suitable only in certain locations in a zoning district if developed in a 1) specific way or, 2) only for a limited period of time, 3) is required for all conditional uses as set forth in the conditional use paragraph of each district, and 4) at no time may a structure or property be adapted to a conditional use without first obtaining a conditional use permit.

**DESCRIPTION:**

The properties are located on the west side of North Jackson Road, approximately 310 ft. west of East Daffodil Avenue; one property is on the south side of East Camellia Avenue and the other is on the north side of East Daffodil Avenue. The zone is R-3T (townhouses) District. The adjacent zoning is A-O (agricultural & open space) District to the north and south, R-3A (apartments) District to the west and the area to the east is outside city limits. Surrounding land uses include single and multi-family residences and vacant land. An associated recreation is allowed in an R-3T zone with a Conditional Use Permit and in compliance with requirements.

The property is currently vacant and is part of Sunrise Terrace Subdivision, which got recorded on December 6, 2007. Sunrise Terrace is a private and gated with a block fence around the property/subdivision.

The applicant is proposing two common areas, "A" and "B", for the associated recreation. Common area "A" will have a half basketball court with benches. Common area "B" will have a building for restrooms and a swimming pool. The recreation areas will be available only for the lot owner's use.

The site must comply with all requirements on the building permit including setbacks, landscaping, etc. The proposed use shall meet all the minimum standards and must comply with the applicable subdivision ordinances, the zoning ordinance and specific requirements as follows:

- 1) No form of pollution shall emanate beyond the immediate property line of the permitted use;

- 2) Additional reasonable restrictions or conditions such as increased open space, loading and parking requirements, suitable landscaping, curbing, sidewalks or other similar improvements may be imposed in order to carry out the spirit of the Zoning Ordinance or mitigate adverse effects of the proposed use. The use is limited for the lot owners only; therefore, no parking is proposed;
- 3) The associated recreation shall comply with the requirements established for accessory uses;
- 4) The associated recreation shall be customarily incidental to and maintained and operated as a part of the primary residential use;
- 5) The associated recreation shall not be hazardous to and does not impair the uses or enjoyment of nearby residential uses in a greater degree than the residential uses;
- 6) The associated recreation shall not add to levels of noise, odor, vibration and lighting or degrees of traffic congestion, dust or pollutants, in a greater amount than the adjacent residential uses.

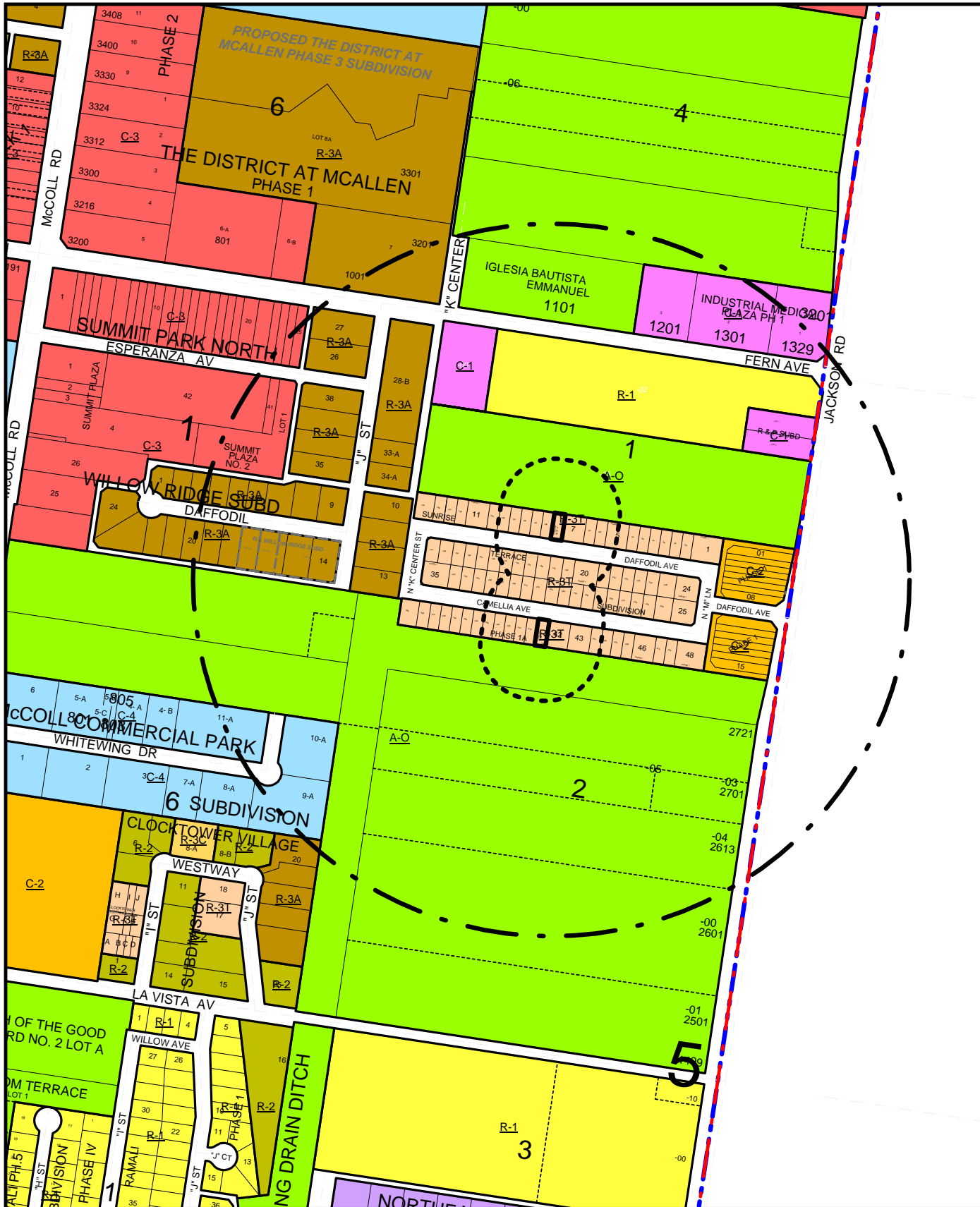
**OPTIONS:**

1. Approve the conditional use permit for the life of the use
2. Approve the conditional use permit for one year.
3. Table the item for additional information.
4. Disapprove the request.

**RECOMMENDATION:**

This item was heard at the December 3, 2013 Planning and Zoning Commission meeting. There was no one present to speak in opposition of the request. The applicant was present.

Being no discussion of the item, the board unanimously voted to recommend approval, for life of the use, subject to the conditions noted, the Zoning Ordinance and building permit requirements.



**CITY OF McALLEN**  
PLANNING DEPARTMENT

**AREA MAP**

**LEGEND**  
SCALE: 1" = 500'



SUBJECT PROPERTY

200 FT. NOTIFICATION BOUNDARY

1/4 MILE RADIUS

**ZONING LEGEND**

A-0 (AGRICULTURAL & OPEN SPACE)	R-3A (APARTMENTS)	R-4 (MOBILE HOMES)	C-3 (GENERAL BUSINESS)	I-1 (LIGHT INDUSTRIAL)
R-1 (SINGLE FAMILY RESIDENTIAL)	R-3C (CONDOMINIUMS)	C-1 (OFFICE BUILDING)	C-3L (LIGHT COMMERCIAL)	I-2 (HEAVY INDUSTRIAL)
R-2 (DUPEX-FOURPLEX)	R-3I (TOWNHOUSES)	C-2 (NEIGHBORHOOD COMMERCIAL)	C-4 (COMMERCIAL INDUSTRIAL)	(SPECIAL DISTRICT)

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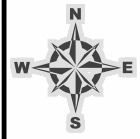


**CITY OF McALLEN**  
PLANNING DEPARTMENT

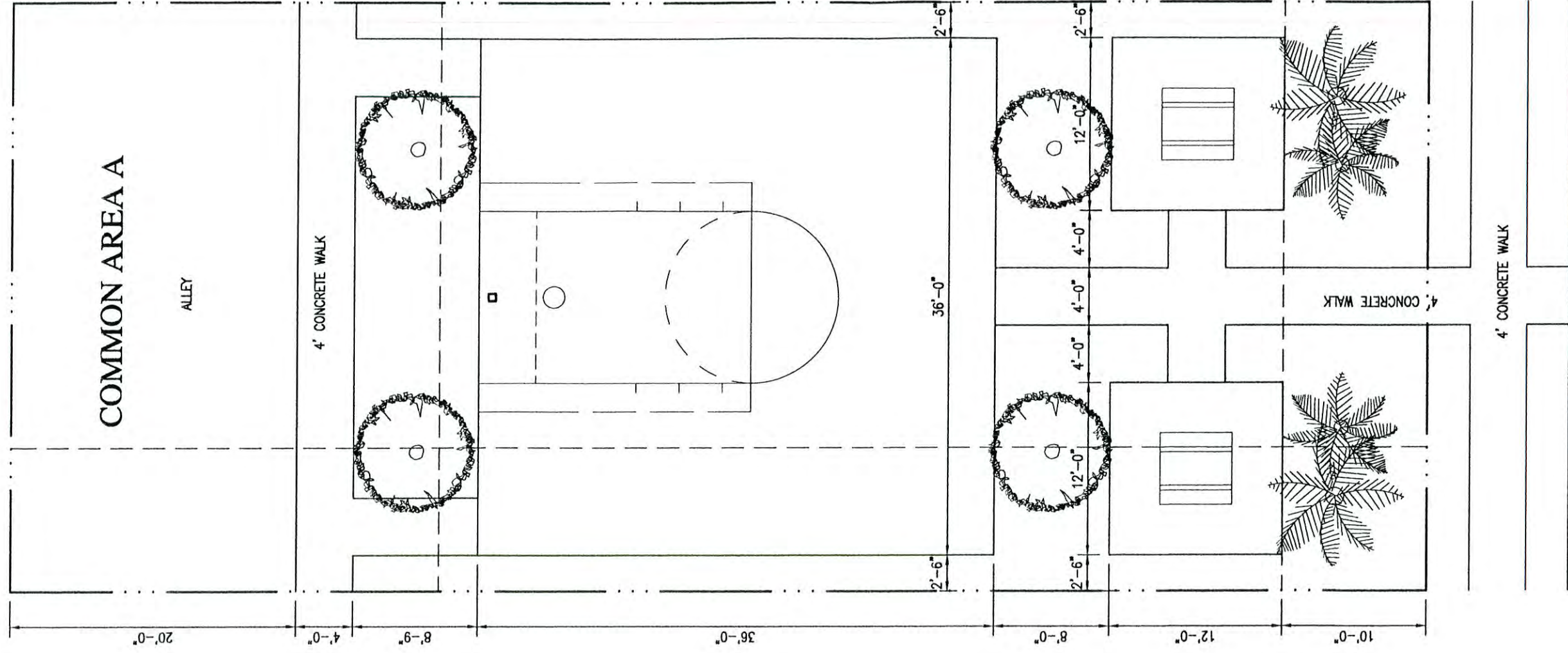
**AERIAL MAP**  
SCALE: N.T.S.

 SUBJECT PROPERTY

 200 FT. NOTIFICATION BOUNDARY



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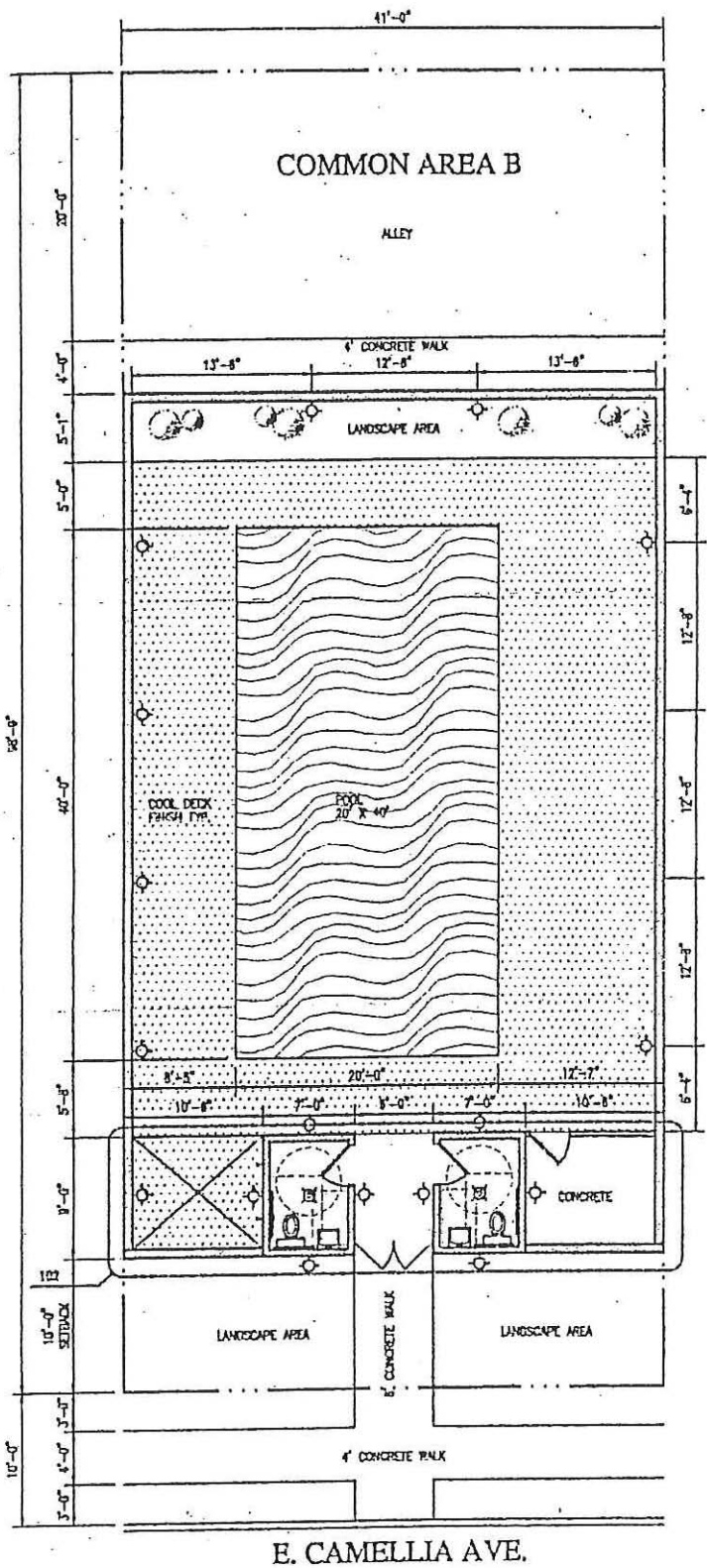


E. DAFFODIL AVE.

**SITE PLAN**

SCALE: 1/8" = 1'-0"

**RECEIVED**  
 OCT 31 2013  
 Initial: NS



101 SITE PLAN

SCALE: 1/8" = 1'-0"





**BE A P  
GROWING**

- LUXURY CONDOMINIUMS
- GATED COMMUNITY
- CONTEMPORARY DESIGN
- PLANNED SWIMMING POOL
- GREAT LOCATION
- LOTS WITH ALL UTILITIES
- TIME WARNER CABLE & INTERNET



**SUNRISE TERRACE**

**CALL US FOR MORE INFO  
(956) 777-7777**

**NOTICE  
ASSOCIATED RECREATION  
For  
This Property  
CUP2013-00208**

City of McAllen Planning Dept - 681-1250  
www.mcallen.net





Mayor James "Jim" Darling  
 Mayor Pro-Tem/Commissioner Hilda Salinas  
 Mayor Pro-Tem/Commissioner Aida Ramirez

Commissioner Scott C. Crane  
 Commissioner Trey Pebley  
 Commissioner John J. Ingram  
 Commissioner Veronica Vela Whitacre

### ITEM SUMMARY

BOARD: City Commission

AGENDA ITEM  
 DATE SUBMITTED 01/07/2014  
 MEETING DATE January 13, 2014

1. Agenda Item: Request of Moises E. Hernandez on behalf of Iglesia Bautista Getsemani for a Conditional Use Permit, for life of the use, for an institutional use (church) at Lot A, Calvary Baptist Subdivision, Hidalgo County, Texas; 2101 Trenton Road.

2. Party Making Request:

3. Nature of Request: Request of Moises E. Hernandez on behalf of Iglesia Bautista Getsemani for a Conditional Use Permit, for life of the use, for an institutional use (church) at Lot A, Calvary Baptist Subdivision, Hidalgo County, Texas; 2101 Trenton Road Attachments: Yes

4. Policy Implication:

5. Budgeted: No

Bid Amount:	_____	Budgeted Amount:	_____
Under Budget:	_____	Over Budget:	_____
		Amount Remaining:	_____

6. Alternate option costs:

7. Routing:

Hillibush, Araceli	Created/Initiated - 01/07/2014
Rankin, Julianne	Approved - 01/07/2014
Pagan, Kevin	Final Approval - 01/07/2014

8. Staff Recommendation: Staff recommends approval of the request, for life of the use, subject to compliance with the Zoning Ordinance, Fire Department and building permit requirements.

9. Advisory Board: Approved as per staff's recommendation

10. City Attorney: Approved - KDP

11. Manager's Recommendation: approve...mrp

**Memo**

**TO:** Mike R. Perez, City Manager

**FROM:** Leonel Garza III, Chairperson, Planning and Zoning Commission L.G.

**DATE:** January 7, 2014

**SUBJECT: REQUEST OF MOISES E. HERNANDEZ ON BEHALF OF IGLESIA BAUTISTA GETSEMANI FOR A CONDITIONAL USE PERMIT, FOR LIFE OF THE USE, FOR AN INSTITUTIONAL USE (CHURCH) AT LOT "A", CALVARY BAPTIST SUBDIVISION; 2101 TRENTON ROAD.**

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**GOAL:**

A Conditional Use Permit is to allow the compatible and orderly development, within the city, of uses which may be suitable only in certain locations in a zoning district if developed in a 1) specific way, 2) only for a limited period of time, 3) is required for all conditional uses as set forth in the conditional use paragraph of each use district, and 4) at no time may a structure or property be adapted to a conditional use without first obtaining a conditional use permit.

**DESCRIPTION:**

The property is located on the southwest corner of Trenton Road and North 21<sup>st</sup> Street. The property is zoned A-O (agricultural & open space) District. The adjacent zoning is A-O District to the east, south and west, and R-1 (single family residential) District to the north. Surrounding land uses include commercial businesses, churches, and single family residences. An Institutional Use is allowed in an A-O District with a Conditional Use Permit and in compliance with requirements.

Currently there is a church on the property, which has a current conditional use permit, for life of the use, for an institutional use (church) that was approved on December 15, 1986 by the City Commission.

The applicant is proposing to place a portable building 24'x60' (1,440 sq. ft.) on site for additional classrooms for the youth of the church, which requires the conditional use permit to be amended. The church has a seating capacity of 380 persons which requires 95 parking spaces; 118 spaces are provided onsite. A building permit application has been submitted. All requirements must be met for the building permit including setbacks, landscaping, parking, etc.

The Fire Department has conducted their inspections; however, a final inspection will be needed once the portable building is on site. The proposed use must comply with the zoning ordinance and specific requirements as follows:

1. The proposed use shall not generate traffic onto residential size streets or disrupt residential areas, and shall be as close as possible to a major arterial. The proposed location will have direct access to Trenton Road and North 21<sup>st</sup> Street;
2. The proposed use shall comply with the McAllen Off-Street Parking Ordinance and make provisions to prevent the use of street parking, especially in residential areas. The church has a seating capacity of 380 persons which requires 95 parking spaces; 118 spaces are provided onsite;
3. The proposed use shall prevent the unauthorized parking of its patrons on adjacent businesses or residences by providing fences, hedges or reorientation of entrances and exits;
4. The proposed use shall provide sufficient lighting to eliminate dark areas, perimeter fencing, and an orientation of the building to provide maximum visibility from a public street in order to discourage vandalism and criminal activities;
5. Provisions shall be made to prevent litter from blowing onto adjacent streets and residential areas;
6. The number of persons within the building shall be restricted to those allowed by the Fire Marshal and Building Official at the time of permit issuance; and
7. Sides adjacent to commercially and residentially zoned or used properties shall be screened by a 6 ft. opaque fence.

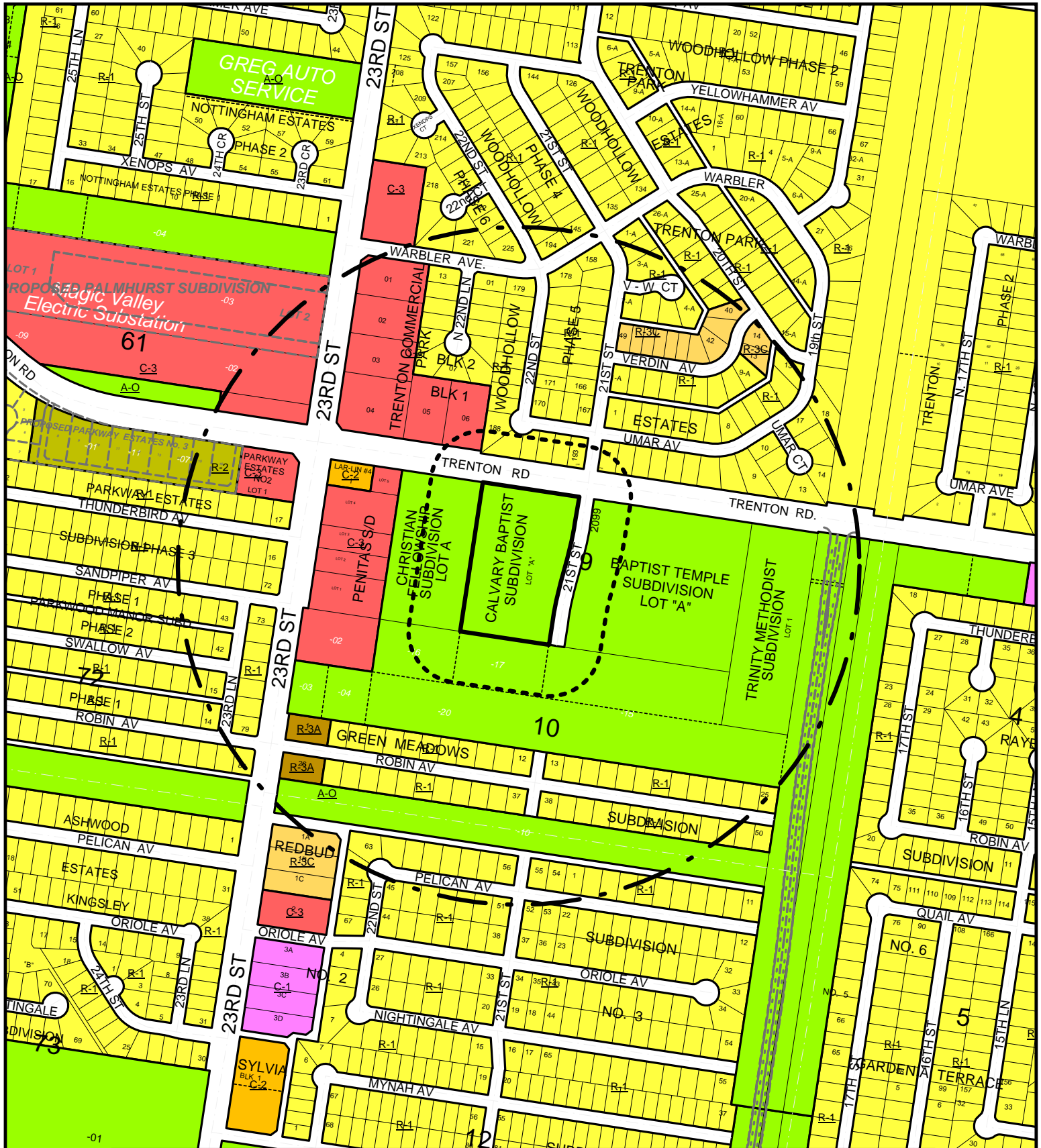
**OPTIONS:**

1. Approve the conditional use permit.
2. Table the item for additional information.
3. Disapprove the request.

**RECOMMENDATION:**

This item was heard at the January 7, 2014 Planning and Zoning Commission meeting. There was no one present to speak in opposition of the request and the applicant was not present.

Following a brief discussion of the item, the board unanimously voted to recommend approval of the request, for life of the use, subject to compliance with the Zoning Ordinance, Fire Department and building permit requirements.



**CITY OF McALLEN**  
PLANNING DEPARTMENT

AREA MAP

LEGEND  
SCALE: 1" = 500'



SUBJECT PROPERTY	200 FT. NOTIFICATION BOUNDARY	1/4 MILE RADIUS
------------------	-------------------------------	-----------------

ZONING LEGEND			
A-O (AGRICULTURAL & OPEN SPACE)	R-3A (APARTMENTS)	R-4 (MOBILE HOMES)	C-3 (GENERAL BUSINESS)
R-1 (SINGLE FAMILY RESIDENTIAL)	R-3C (CONDOMINIUMS)	C-1 (OFFICE BUILDING)	C-3L (LIGHT COMMERCIAL)
R-2 (DUPLIX-FOURPLEX)	R-31 (TOWNHOUSES)	C-2 (NEIGHBORHOOD COMMERCIAL)	C-4 (COMMERCIAL INDUSTRIAL)
			I-1 (LIGHT INDUSTRIAL)
			I-2 (HEAVY INDUSTRIAL)
			(SPECIAL DISTRICT)

This map is a representation of the official zoning map. For zoning verification contact the Planning Department at 956-681-1250, or select city maps at <http://www.mcallen.net>. Furthermore, this map is for informational purposes and is not prepared for or suitable for legal, engineering, or surveying purposes. It does not represent an on ground survey and represent approximate relative location of property boundaries.

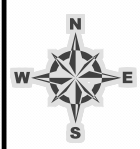


**CITY OF McALLEN**  
PLANNING DEPARTMENT

**AERIAL MAP**  
SCALE: N.T.S.

SUBJECT PROPERTY

200 FT. NOTIFICATION BOUNDARY



This map is a representation of the official zoning map. For zoning verification contact the Planning Department at 956-681-1250, or select city maps at <http://www.mcallen.net>. Furthermore, this map is for informational purposes and is not prepared for or suitable for legal, engineering, or surveying purposes. It does not represent an on ground survey and represent approximate relative location of property boundaries.

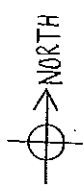
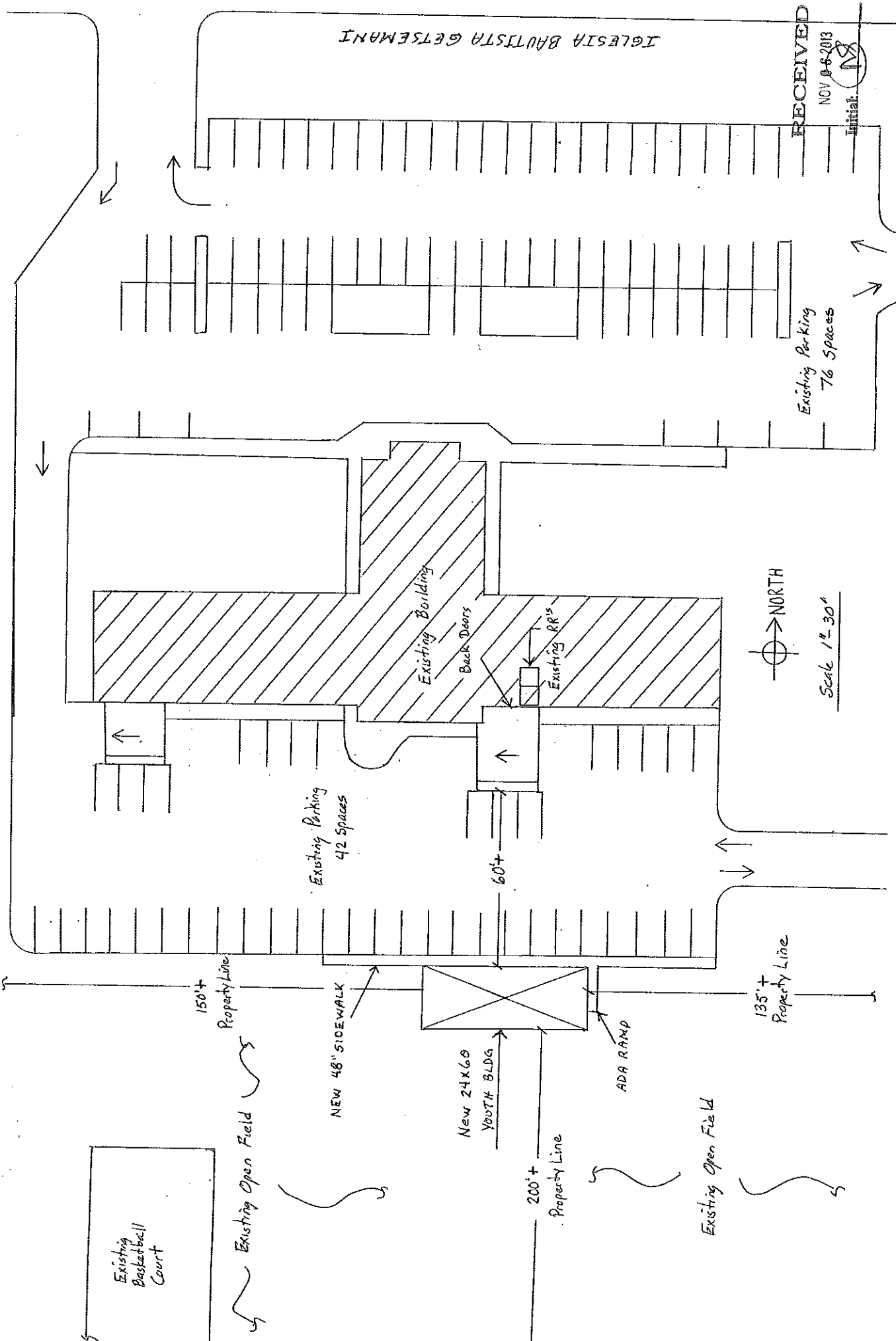
TRENTON ROAD

IGLESIA BAUTISTA GETSEMANI

RECEIVED

NOV 16 2013

Initial: NS



Scale 1" = 30'

Existing Basketball Court

Existing Open Field

Existing Open Field

150' +  
Property Line

NEW 48" SIDEWALK

New 24x60  
YOUTH BLDG

ADA RAMP

200' +  
Property Line

135' +  
Property Line

Existing Parking  
42 Spaces

Existing Parking  
76 Spaces

Existing Building

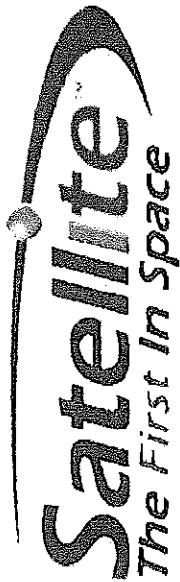
Back Doors

Existing RR's

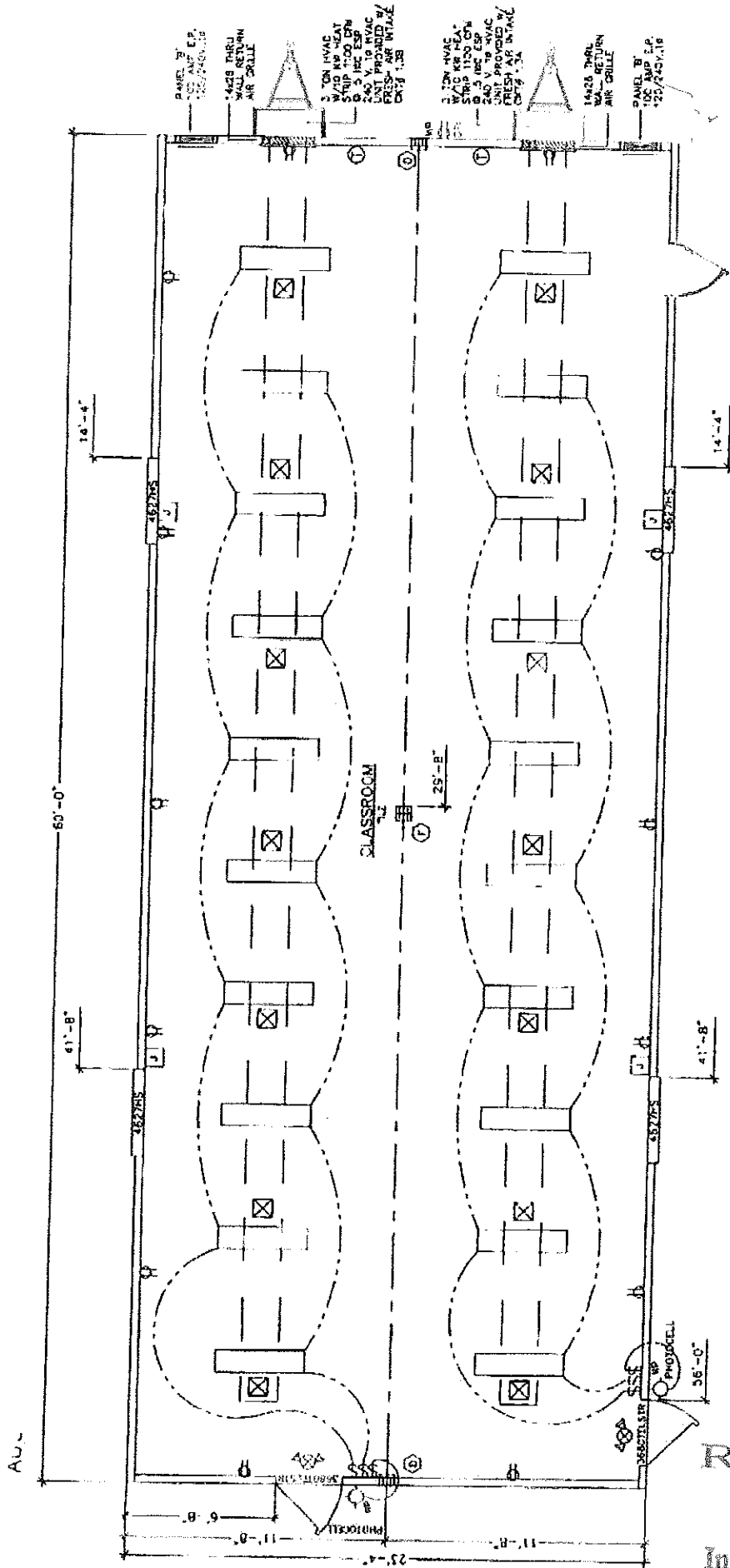
60' +

Proposed Youth Building  
"Portable"

SN 70176 AIR



www.satelliteco.com • 1.800.453.1299



8' Ctg Height

RECEIVED

NOV 06 2013

Initial:

*Handwritten notes:*  
 1. 11' - 0" x 14' - 0" x 25' - 0" x 41' - 0"  
 2. 11' - 0" x 14' - 0" x 25' - 0" x 41' - 0"  
 3. 11' - 0" x 14' - 0" x 25' - 0" x 41' - 0"





**NOTICE**

**For  
This Property  
CUP2013-0215**

 City of McAllen Planning Dept - 681-1250  
[www.mcallen.net](http://www.mcallen.net)





Mayor James "Jim" Darling  
 Mayor Pro-Tem/Commissioner Hilda Salinas  
 Mayor Pro-Tem/Commissioner Aida Ramirez

Commissioner Scott C. Crane  
 Commissioner Trey Pebley  
 Commissioner John J. Ingram  
 Commissioner Veronica Vela Whitacre

### ITEM SUMMARY

BOARD: City Commission

AGENDA ITEM  
 DATE SUBMITTED 01/07/2014  
 MEETING DATE January 13, 2014

1. Agenda Item: Zoning Ordinance

2. Party Making Request:

Kevin Pagan, City Attorney  
Mike Perez, City Manager

3. Nature of Request: Ordinance Amending the Zoning Ordinance Attachments: Yes

4. Policy Implication:

5. Budgeted: No

Bid Amount:	_____	Budgeted Amount:	_____
Under Budget:	_____	Over Budget:	_____
		Amount Remaining:	_____

6. Alternate option costs:

7. Routing:

Singleterry, Virginia	Created/Initiated - 01/07/2014
Rankin, Julianne	Approved - 01/07/2014
Pagan, Kevin	Final Approval - 01/07/2014

8. Staff Recommendation: Subject to approval of rezoning by City Commission

9. Advisory Board:

10. City Attorney: Approved - KDP

11. Manager's Recommendation:

ORDINANCE NO. 2014-\_\_\_\_\_

AN ORDINANCE AMENDING THE ZONING ORDINANCE OF THE CITY OF McALLEN, TEXAS AS ENACTED ON MAY 29, 1979, BY PROVIDING THAT LOT 16, AMENDED MAP OF CLOCKTOWER VILLAGE SUBDIVISION, HIDALGO COUNTY, TEXAS SHALL BE CHANGED FROM R-2 (DUPLEX-FOURPLEX RESIDENTIAL) DISTRICT TO R-3A (MULTI-FAMILY RESIDENTIAL APARTMENTS) DISTRICT; THAT 0.17 ACRES OUT OF LOT 1, BLOCK 4, WEST HARVEY ADDITION, UNIT NO. 1 AND UNIT NO. 2, HIDALGO COUNTY, TEXAS SHALL BE CHANGED FROM C-1 (OFFICE BUILDING) DISTRICT TO R-1 (SINGLE FAMILY RESIDENTIAL) DISTRICT; THAT LOT 2, BLOCK 1, GERT'S ADDITION NO. 1 REVISED, HIDALGO COUNTY, TEXAS SHALL BE CHANGED FROM R-1 (SINGLE FAMILY RESIDENTIAL) DISTRICT TO C-1 (OFFICE BUILDING) DISTRICT; THAT LOT 2, BLOCK 1, ROYAL PALMS ADDITION SECOND AMENDED MAP, HIDALGO COUNTY, TEXAS SHALL BE CHANGED FROM C-1 (OFFICE BUILDING) DISTRICT TO C-3 (GENERAL BUSINESS) DISTRICT; THAT 3.25 ACRES OUT OF LOT 6, BLOCK 2, C.E. HAMMOND SUBDIVISION, HIDALGO COUNTY, TEXAS SHALL BE CHANGED FROM A-O (AGRICULTURAL-OPEN SPACE) DISTRICT TO C-3 (GENERAL BUSINESS) DISTRICT AMENDING THE ZONING MAP TO CONFORM TO THESE CHANGES.

NOW, THEREFORE, BE IT ORDAINED BY THE BOARD OF COMMISSIONERS OF THE CITY OF McALLEN, TEXAS, THAT:

SECTION I: The following tract of land which is located within the city limits

of the City of McAllen, Texas shall be rezoned from R-2 (duplex-fourplex residential) District to R-3A (multi-family residential apartments) District:

Lot 16, Amended Map of Clocktower Village Subdivision, Hidalgo County, Texas.

SECTION II: The following tract of land which is located within the city limits of the City of McAllen, Texas shall be rezoned from C-1 (office building) District to R-1 (single family residential) District:

A 0.17 acre tract of land out of Lot 1, Block 4, West Harvey Addition, Unit No. 1 and Unit No. 2, Hidalgo County, Texas, said tract of land being more particularly described by metes and bounds as follows:

COMMENCING at a ½ inch diameter iron rod found on the Northwest corner of said Lot 1 located on the intersection of the South right-of-way line of Daffodil Avenue and the East right-of-way line of North 23<sup>rd</sup> Street for the Northwest corner and Point of Beginning:

THENCE, South 81 Deg. 15 Min. East, coincident with the North line of said Lot 1, a distance of 63.53 feet to a ½ inch diameter iron rod set for the Northeast corner;

THENCE, South 08 Deg. 45 Min. West, along a line parallel to the East line of said Lot 1, a distance of 120.0 feet to a ½ inch diameter iron rod set on intersection with the South line of said Lot 1 same being the North right-of-way line of a 20.0 foot public alley for the Southeast corner;

THENCE, North 81 Deg. 15 Min. West, coincident with the South line of said Lot 1, same being the North line of said

alley, a distance of 63.50 feet to a ½ inch diameter iron rod found on the Southwest corner of said Lot 1 located on intersection with the East right-of-way line of said North 23<sup>rd</sup> Street for the Southwest corner;

THENCE, North 08 Deg. 44 Min. East, coincident with the West line of said Lot 1, same being the East right-of-way line of said North 23<sup>rd</sup> Street, a distance of 120.0 feet to the POINT OF BEGINNING, containing 0.17 acres of land, more or less.

SECTION III: The following tract of land which is located within the city limits of the City of McAllen, Texas shall be rezoned from R-1 (single family residential) District to C-1 (office building) District:

Lot 2, Block 1, Gert's Addition No. 1  
Revised, Hidalgo County, Texas.

SECTION IV: The following tract of land which is located within the city limits of the City of McAllen, Texas shall be rezoned from to C-1 (office building) District to C-3 (general business) District:

Lot 2, Block 1, Royal Palms Addition  
Second Amended Map, Hidalgo County,  
Texas.

SECTION V: The following tract of land which is located within the city limits of the City of McAllen, Texas shall be rezoned from A-O (agricultural-open space) District to C-3 (general business) District:

A 3.25 acre tract, more or less, out of and forming, a part of the West 9.80 acres (called the West 10.0 acres) of Lot 6, Block 2, C.E. Hammond Subdivision, Hidalgo County, Texas, said tract of land being more particularly described by metes and bounds as follows:

COMMENCING at ½ inch diameter iron rod set on the Northwest corner of said Lot 6, same being the Northwest corner of said Licon tract and further being located on the West right-of-way line of a Hidalgo County drainage district No. 1 (HCDD No. 1) ditch right-of-way;

THENCE, South 84 Deg. 34 Min. 48 Sec. East (South 84 Deg. 20 Min. 00 Sec. East – deed), coincident with the North line of said Lot 6 same being the North line of that certain 70.0 foot Hidalgo County I.D. No 1 canal right-of-way, a distance of 19.63 feet pass a ½ inch diameter iron rod found on the Southwest corner of Lot “A”, at a distance of 475.78 feet (474.83 feet – deed) in all to a ½ inch diameter iron rod set on the Northeast corner;

THENCE, South 08 Deg. 24 Min. 00 Sec. West, coincident with the East line of said Licon tract, same being the West line of said Druscilla Subdivision, a distance of 70.09 feet passing the South line of said 70.0 foot canal right-of-way line, at a distance of 562.30 feet to a ½ inch diameter iron rod set for the Northeast corner and Point of Beginning;

THENCE, continuing coincident with the East line of said Licon Tract, same being West line of said Druscilla Subdivision, a distance of 560.56 feet to a ½ inch diameter iron rod set on the Northeast corner, and, further being located on intersection with the North right-of-way line of F.M. 495 (also known as Pecan Avenue) being on a curve to the right whose radius is 2,824.79 feet for the Southeast corner;

THENCE, coincident with the North right-of-way line of said F.M. 495 with and along said curve, an arc length distance of 222.58 feet (Chord bearing North 69 Deg. 29 Min. 26 Sec. West, a

distance of 222.52 feet) to a ½ inch diameter iron rod set on the Northwest corner of said 0.05 acre tract for the Southwest corner;

THENCE, North 02 Deg. 41 Min. 30 Sec. West, along a line parallel to the East line of HCDD No. 1 ditch right-of-way, a distance of 464.69 feet to a ½ inch diameter iron rod set for an outside western corner;

THENCE, North 47 Deg. 51 Min. 15 Sec. East, a distance of 76.50 feet to a ½ inch diameter iron rod set for the Northwest corner;

THENCE, South 81 Deg. 36 Min. 00 Sec. East, a distance of 258.61 feet to the POINT OF BEGINNING, containing 3.25 acres of land, more or less.

SECTION VI: This Ordinance shall become effective immediately upon its passage and publication in accordance with the law.

SECTION VII: This Ordinance shall be and remain in full force and effect from and after its passage by the Board of Commissioners and the caption of this Ordinance shall be published according to Section 2-56 of the Code of Ordinances of the City of McAllen.

SECTION VIII: If any part or parts of this Ordinance are found to be invalid or unconstitutional by a court having competent jurisdiction, then such invalidity or unconstitutionality shall not affect the remaining parts hereof and such remaining parts shall remain in full force and effect, and to that extent this Ordinance is considered severable.

SECTION IX: This ordinance shall not be published in the Code of Ordinances of the City of McAllen, Texas as it is not amendatory thereof, however, it shall be cited

in the appropriate appendix of the Code of Ordinances.

CONSIDERED, PASSED and APPROVED this 13th day of January, 2014, at a regular meeting of the Board of Commissioners of the City of McAllen at which a quorum was present and which was held in accordance with Chapter 551 of the Texas Government Code.

SIGNED this \_\_\_\_\_ day of January 2014.

CITY OF MCALLEN

By: \_\_\_\_\_  
James E. Darling, Mayor

ATTEST:

By: \_\_\_\_\_  
Annette Villarreal, City Secretary

Approved as to form:

By: \_\_\_\_\_  
Kevin D. Pagan, City Attorney





Mayor James "Jim" Darling  
 Mayor Pro-Tem/Commissioner Hilda Salinas  
 Mayor Pro-Tem/Commissioner Aida Ramirez

Commissioner Scott C. Crane  
 Commissioner Trey Pebley  
 Commissioner John J. Ingram  
 Commissioner Veronica Vela Whitacre

### ITEM SUMMARY

BOARD: City Commission

AGENDA ITEM  
 DATE SUBMITTED  
 MEETING DATE

2.A.  
 01/07/2014  
 January 13, 2014

1. Agenda Item: Approval of minutes for various meetings.

2. Party Making Request:

Annette Villarreal, City Secretary

3. Nature of Request:

See attached list.

Attachments: Yes

4. Policy Implication: Approval by City Commission.

5. Budgeted: No

Bid Amount: \_\_\_\_\_  
 Under Budget: \_\_\_\_\_

Budgeted Amount: \_\_\_\_\_  
 Over Budget: \_\_\_\_\_  
 Amount Remaining: \_\_\_\_\_

6. Alternate option costs:

7. Routing:

Gonzalez, Cindy  
 Pagan, Kevin  
 Villarreal, Annette

Created/Initiated - 01/07/2014  
 Approved - 01/07/2014  
 Final Approval - 01/07/2014

8. Staff Recommendation: Approval of minutes.

9. Advisory Board:

10. City Attorney: Approved - KDP

11. Manager's Recommendation: Approve. mrp

Approval of minutes 2013: Workshops held January 24<sup>th</sup>, December 9<sup>th</sup>, December 18<sup>th</sup>, Regular Meeting held December 9<sup>th</sup>, and Special Meeting held December 17<sup>th</sup>.

Minutes pending from 2012: Workshops held January 20<sup>th</sup>, September 4<sup>th</sup>, September 6<sup>th</sup>, and September 24<sup>th</sup>, October 3<sup>rd</sup>, October 16<sup>th</sup>,

Minutes pending from 2011: Workshops held June 15<sup>th</sup>, June 27<sup>th</sup>, August 8<sup>th</sup>, August 11<sup>th</sup>, August 15<sup>th</sup>, August 16<sup>th</sup>, August 23<sup>rd</sup>, September 12<sup>th</sup>, November 2<sup>nd</sup>, and November 14<sup>th</sup>.

Minutes pending from 2010: Workshops held August 9<sup>th</sup>, August 12<sup>th</sup>, and September 27<sup>th</sup>.

Minutes pending from 2009: Workshops held January 12<sup>th</sup>, January 26<sup>th</sup>, February 9<sup>th</sup>, February 23<sup>rd</sup>, March 9<sup>th</sup>, March 23<sup>rd</sup>, April 27<sup>th</sup>, May 1<sup>st</sup> & 2<sup>nd</sup>, June 8<sup>th</sup>, June 29<sup>th</sup>, July 13<sup>th</sup>, July 27<sup>th</sup>, August 6<sup>th</sup>, August 10<sup>th</sup>, August 11<sup>th</sup>, August 12<sup>th</sup>, August 24<sup>th</sup> and Special Meeting held February 27<sup>th</sup>.

Minutes pending from 2007: Special Meeting held December 6<sup>th</sup>.

**STATE OF TEXAS  
COUNTY OF HIDALGO  
CITY OF MCALLEN**

The McAllen Board of Commissioners convened in a Workshop on **Thursday, January 24, 2013**, at 5:30 pm, at the McAllen Convention Center Meeting Room 103, with the following present:

Present: Mayor Richard Cortez, Hilda Salinas, Mayor Pro Tem, Aida Ramirez, Mayor Pro Tem, Scott Crane, Commissioner, Marcus Barrera, Commissioner, John Ingram, Commissioner, Jim Darling, Commissioner

Staff: City Manager Mike R. Perez, City Attorney Kevin Pagan, Deputy City Manager Brent Branham, Assistant City Manager/PUB General Manager Roy Rodriguez, Assistant City Manager Wendy Smith, City Secretary Annette Villarreal, City Engineer Yvette Barrera, Director of Planning Juli Rankin, Chief Building Official Luis Vasquez, Deputy City Attorney Ignacio Perez, Assistant City Attorney Gary Henrichson, Legal Department Attorney Intern Victor Flores

**CALL TO ORDER**

Mayor Cortez called the meeting to order.

**1. DISCUSSION OF MCALLEN DEVELOPMENT CODE.**

Staff reviewed the proposed Development Code as follows:

Article 1: Staff reported that only legal changes were made.

Article 2: New Zoning Districts were reviewed.

Article 3: Minimum lot size was discussed. Lot averaging will be allowed.

Article 4: Site Design and Subdivision standards are exactly what we have currently with the difference to bring in all at one time instead of piece mealed. It was noted that a survey would now be required with tree planning 12-inches apart.

Article 5: 3) 50% native planting requirement; 8) 6' vegetation to grow up to 8 ft.; 16) street trees will be allowed on ROW and easements.

Article 6: Building material was discussed.

Article 7: 2) Will get credit for saving trees; 6) new requirement to maintain parking lot; 7) will revisit the trash can requirement for every 20 parking spaces; 10) Standards were thought to be too high; instructed staff to visit with Elio Botello on this; 11) HOA to maintain medians unless by one developer then they maintain; 12) direction was requested on sidewalk width on Expressway; consensus to go with 5' vs. 10'.

Article 8: No discussion.

Article 9: No discussion.

**ADJOURNMENT**

There being no other business to come before the Commission, the meeting was adjourned at 6:55 p.m.

**STATE OF TEXAS  
COUNTY OF HIDALGO  
CITY OF MCALLEN**

The McAllen Board of Commissioners convened in a Workshop on **Monday, December 9, 2013**, at 4:00 pm, at McAllen City Hall Third Floor (3rd) Commission Chambers, with the following present:

Present: Mayor Jim Darling, Mayor Pro Tem Hilda Salinas, Mayor Pro Tem Aida Ramirez Commissioner Scott Crane, Commissioner Trey Pebley, Commissioner John Ingram, Commissioner Veronica Vela Whitacre

Staff: City Manager Mike R. Perez, City Attorney Kevin Pagan, Deputy City Manager Brent Branham, Assistant City Manager/PUB General Manager Roy Rodriguez, City Secretary Annette Villarreal, City Engineer Yvette Barrera, Police Chief Victor Rodriguez, Acting Director of Aviation Elizabeth Suarez, Director of Planning Juli Rankin, Deputy City Secretary Perla Zamora

**CALL TO ORDER**

Mayor Darling called the meeting to order.

**1. PRESENT QUESTIONS TO STAFF RELATING TO DECEMBER 9, 2013 REGULAR MEETING AGENDA, TO BE ADDRESSED AT SUCH MEETING.**

There were no questions relating to the Regular Meeting Agenda.

**2. REVIEW OF BOND SALE SCHEDULE.**

Anne Burger, financial consultant with First Southwest Company, reviewed the timetable for the bond sale noting that the date was moved up to February 24, 2014. She presented an overview of the municipal market noting that interest rates have gone up and are now based on “what the Feds are saying”. She explained that they will be targeting “institutional” market for the bond size. Ms. Burger reviewed the advantages and disadvantages of the Competitive vs. Negotiated Sale.

The consensus of the Commission was in favor of the Schedule 2 with a Competitive structure.

**3. 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).**

On behalf of the Presiding Officer, the City Attorney recommended recessing into Executive Session pursuant to Chapter 551, Texas Government Code, Section 551.087 Economic Development for Item 3E; Section 551.071 Consultation with Attorney for Items 3A, 3B, 3C, 3D and 3F; and Section 551.072 Deliberation regarding Real Property for Items 3A, 3B, 3C and 3F.

Commissioner Whitacre announced that she had a conflict with item 3A and would abstain from discussion and voting on said item; subsequently, a conflict form was filed with the City Secretary.

Commissioner Pebley moved to accept the recommendation for the basis of the discussion in Executive Session under the sections cited by the City Attorney. Mayor Pro Tem Ramirez seconded the motion. The motion carried unanimously by those present.

Mayor Pro Tem Salinas entered the meeting at this time.

Mayor Darling recessed the meeting at 4:20 pm to go into Executive Session. Mayor Darling reconvened the meeting at 5:03 pm and announced that any action on Executive Session items would be taken during the Regular Meeting.

- A) **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.)**
- B) **DISCUSSION AND POSSIBLE ACTION ON ENTERING INTO A SALES CONTRACT AND AUTHORIZING THE CITY MANAGER TO COMPLETE THE TRANSACTION TO ACQUIRE A TRACT OF LAND OUT OF LOT 3, BLOCK 3, A.J. MCCOLL SUBDIVISION, HIDALGO COUNTY, TEXAS. (SECTIONS 551.072 AND 551.071, T.G.C.)**
- C) **DISCUSSION AND POSSIBLE ACTION ON ENTERING INTO A SALES CONTRACT AND AUTHORIZING THE CITY MANAGER TO COMPLETE THE TRANSACTION TO ACQUIRE THREE TRACTS OF LAND OUT OF LOTS 51 & 46, LA LOMITA IRRIGATION & CONSTRUCTION COMPANY'S SUBDIVISION, HIDALGO COUNTY, TEXAS. (SECTIONS 551.072 AND 551.071, T.G.C.)**
- D) **CONSULTATION WITH CITY ATTORNEY REGARDING LEGAL ASPECTS OF HUMAN RESOURCES PROCESS. (SECTION 551.071, T.G.C.)**
- E) **CONSIDERATION OF ECONOMIC DEVELOPMENT MATTERS. (SECTION 551.087, T.G.C.)**
- F) **DISCUSSION AND CONSIDERATION OF AWARD OF CONTRACT FOR THE SALE OF LOT 6(B) FOR A HOTEL PROJECT (CONVENTION CENTER SUBDIVISION). (SECTION 551.072 AND 551.071, T.G.C.)**

## **ADJOURNMENT**

There being no other business to come before the Commission, the meeting was adjourned at 5:03 p.m.

**STATE OF TEXAS  
COUNTY OF HIDALGO  
CITY OF MCALLEN**

The McAllen Board of Commissioners convened in a Workshop on **Wednesday, December 18, 2013**, at 12:00 noon at Pharr City Hall Commission Chambers with the following present:

Mayor Jim Darling, Mayor Pro Tem Hilda Salinas, Commissioner Scott Crane, Commissioner Trey Pebley, Commissioner John Ingram, Commissioner Veronica Vela Whitacre

Absent: Mayor Pro Tem Aida Ramirez

Pharr Board of Commissioners: Mayor Leo Palacios, Mayor Pro Tem Adan Farias, Commissioner Arturo Cortez, Commissioner Edmund Maldonado, Commissioner Jimmy Garza

Staff: City Manager Mike R. Perez, City Attorney Kevin Pagan, Assistant City Attorney Gary Henrichson, Deputy City Manager Brent Branham, Assistant City Manager Wendy Smith, City Secretary Annette Villarreal, Director of Government and Public Relations Teclo Garcia

Pharr City Staff: City Manager Fred Sandoval, City Attorney Michael Pruneda, City Clerk Hilda Pedraza, numerous department directors

**CALL TO ORDER**

Mayor Darling and Pharr Mayor Palacios called the meeting to order.

Mayor Palacios welcomed the McAllen City Commission to the City of Pharr for a historic occasion as the two bodies had never met communally in either of the cities' histories. Members of the two bodies were introduced.

**1. DISCUSSION ON TXDOT'S TURNBACK PROGRAM, STREETS OF MUTUAL INTEREST, AND OPERATION.**

Mayor Darling reported on TxDOT's Turnback Program that will enable cities to take back state-maintained streets within their respective cities, on a voluntary basis. He added there would be some incentives and opportunities for enhanced development. Concerns were expressed about associated maintenance costs and the correlated benefits. Comments were made by both City Managers.

After a brief discussion, the two bodies instructed their respective City Managers to work collectively and approach the neighboring cities of Edinburg, Mission, Hidalgo and San Juan to jointly approach TxDOT relating to possible terms and conditions if cities participated in this voluntary program.

**2. DISCUSSION ON OPPORTUNITIES RELATING TO THE NEW UNIVERSITY (OWASSA & JACKSON).**

Mayor Darling reported on the opportunity presented with the new university noting that for the first two years, the program would be housed in Edinburg at UTPA. He added that thereafter a permanent location would be necessary with a preferred location within close proximity to hospitals with a possible location on Owassa and Jackson Road; however, it was noted that it would require a 40-50 acre tract. Mayor Darling elaborated on the Residency Program at the Doctor's Hospital at Renaissance.

Brief comments were made about the project noting the need to master plan the project.

**3. DISCUSSION ON INTERNATIONAL BRIDGE PURCHASE, POTENTIAL ALLIANCES, REGIONALIZATION.**

A recommendation was made about the potential for all bridge owners to work collectively to foster economic development and job growth. It was reported that there has been more and more crossings coming into Hidalgo County and there was an opportunity to help each other at the international level.

Pharr City Manager commented that they would be receptive to that possibility and willing to dialogue about regionally working towards this alliance. Comments were made about highway improvements in Mexico that would eventually pave the way to the U.S. and it was emphasized that it was essential to work collectively as a region as otherwise the Valley may lose the traffic to Laredo.

Items 4 and 5 were addressed concurrently.

**4. DISCUSSION ON GENERAL RELATIONSHIP AND COOPERATION BETWEEN THE CITY OF PHARR AND THE CITY OF MCALLEN.**

**5. DISCUSSION ON TEMPORARY WATER SERVICE AT SOUTHEAST CORNER OF CCN.**

Mayor Darling talked about regional opportunities and co-operations between the two cities that make economic sense such as the Regional Fire and 9-1-1 calls that are hosted in Pharr for McAllen. A discussion was held about starting a regional campaign about our water reservoirs so that this region does not lose out on prospective economic development. Mayor Palacios directed Pharr City Manager to meet more frequently with his counterpart in McAllen about regional opportunities and co-operations.

Concerns were expressed about the property south of the levee on Jackson Road with respect to food vending trucks along the major thoroughfare. It was reported that said property was not within either of the cities' limits but rather in the County; hence, those vendors were permitted by the County but the County had no control in terms of food and safety regulations as does McAllen. It was reported that inasmuch as this property was in McAllen's ETJ, the alternative would be for this property to be annexed by McAllen which would thereafter require city services as part of the annexation service plan required by the state. Coincidentally, it was reported that the McAllen Public Utility Board was already going to extend water and sanitary services to the area in question on the southeast corner the CCN.

There was no need to go into Closed Session as listed on Items 6 and 7. Mayor Darling and McAllen City Commissioners thanked Mayor Palacios and the Pharr City Commission for graciously hosting the workshop in their city.

**6. CLOSED SESSION: IN ACCORDANCE WITH CHAPTER 551 OF THE TEXAS GOV'T. CODE, THE BOARD OF COMMISSIONERS HEREBY GIVES NOTICE THAT IT MAY MEET IN A CLOSED (NON-PUBLIC) SESSION TO DISCUSS THE ITEMS LISTED ON THE PUBLIC PORTION OF THE MEETING AGENDA, INCLUDING ITEMS 1-5 IN ACCORDANCE WITH THE FOLLOWING:**

**PURSUANT TO SECTION 551.071, THE CITY MAY CONVENE IN A CLOSED, NON-PUBLIC MEETING WITH ITS ATTORNEY AND DISCUSS ANY MATTERS RELATED TO LEGAL ADVICE ON PENDING OR CONTEMPLATED LITIGATION, SETTLEMENT OFFER, AND/OR ON A MATTER IN WHICH THE DUTY OF THE ATTORNEY TO THE GOVERNMENTAL BODY UNDER THE TEXAS DISCIPLINARY RULES OF PROFESSIONAL CONDUCT OF THE STATE BAR OF TEXAS CLEARLY CONFLICTS WITH THIS CHAPTER. THE CITY AND ITS ATTORNEY MAY ALSO DISCUSS SUCH ISSUES WITH THE APPROPRIATE STAFF SO AS TO OBTAIN NECESSARY AND**

**RELEVANT INFORMATION SO THAT SUCH DISCUSSION IS INFORMATIVE AND DEVELOPED.**

**PURSUANT TO SECTION 551.072, THE CITY MAY CONVENE IN A CLOSED, NON-PUBLIC MEETING TO DISCUSS ANY MATTERS RELATED TO REAL PROPERTY AND DELIBERATE THE PURCHASE, EXCHANGE, LEASE, OR VALUE OF REAL PROPERTY AS SUCH WOULD BE DETRIMENTAL TO NEGOTIATIONS BETWEEN THE CITY AND A THIRD PARTY IN AN OPEN MEETING. THE CITY AND ITS ATTORNEY MAY ALSO DISCUSS SUCH ISSUES WITH THE APPROPRIATE STAFF SO AS TO OBTAIN NECESSARY AND RELEVANT INFORMATION SO THAT SUCH DISCUSSION IS INFORMATIVE AND DEVELOPED.**

**PURSUANT TO SECTION 551.074, THE CITY MAY CONVENE IN A CLOSED, NON-PUBLIC MEETING TO DISCUSS ANY MATTERS RELATED TO APPOINTMENT, EMPLOYMENT, EVALUATION, REASSIGNMENT, DUTIES AND DISCIPLINE OR DISMISSAL OF A PUBLIC OFFICER OR EMPLOYEE AND TO HEAR ANY COMPLAINTS OR CHARGES AGAINST AN OFFICER OR EMPLOYEE. THE CITY AND ITS ATTORNEY MAY ALSO DISCUSS SUCH ISSUES WITH THE APPROPRIATE STAFF INCLUDING MEMBERS SO AS TO OBTAIN NECESSARY AND RELEVANT INFORMATION SO THAT SUCH DISCUSSION IS INFORMATIVE AND DEVELOPED.**

**PURSUANT TO SECTION 551.076, THE CITY MAY CONVENE IN A CLOSED, NON-PUBLIC MEETING TO DISCUSS ANY MATTERS ON THE DEPLOYMENT, OR SPECIFIC OCCASIONS FOR IMPLEMENTATION, OF SECURITY PERSONNEL OR DEVICES. THE CITY AND ITS ATTORNEY MAY ALSO DISCUSS SUCH ISSUES WITH THE APPROPRIATE STAFF SO AS TO OBTAIN NECESSARY AND RELEVANT INFORMATION SO THAT SUCH DISCUSSION IS INFORMATIVE AND DEVELOPED.**

**PURSUANT TO SECTION 551.084, THE CITY MAY CONVENE IN A CLOSED, NON-PUBLIC MEETING TO DISCUSS ANY MATTERS INVOLVING AN INVESTIGATION AND MAY EXCLUDE A WITNESS FROM HEARING DURING THE EXAMINATION OF ANOTHER WITNESS IN THE INVESTIGATION. THE CITY AND ITS ATTORNEY MAY ALSO DISCUSS SUCH ISSUES WITH THE APPROPRIATE STAFF SO AS TO OBTAIN NECESSARY AND RELEVANT INFORMATION SO THAT SUCH DISCUSSION IS INFORMATIVE AND DEVELOPED.**

**PURSUANT TO SECTION 551.087, THE CITY MAY CONVENE IN A CLOSED, NON-PUBLIC MEETING TO DISCUSS ANY MATTERS REGARDING ECONOMIC DEVELOPMENT ISSUES. THE CITY AND ITS ATTORNEY MAY ALSO DISCUSS SUCH ISSUES WITH THE APPROPRIATE STAFF SO AS TO OBTAIN NECESSARY AND RELEVANT INFORMATION SO THAT SUCH DISCUSSION IS INFORMATIVE AND DEVELOPED.**

- 7. RECONVENE INTO REGULAR SESSION, AND CONSIDER ACTION, IF NECESSARY ON ANY ITEM(S) DISCUSSED IN CLOSED SESSION.**

## **ADJOURNMENT**

There being no other business to come before the Commission, the meeting was adjourned at 1:09 p.m.



**STATE OF TEXAS  
COUNTY OF HIDALGO  
CITY OF MCALLEN**

The McAllen Board of Commissioners convened in a Regular Meeting on **Monday, December 9, 2013**, at 5:00 pm, at McAllen City Hall Third Floor (3rd) Commission Chambers, with the following present:

Present: Mayor Jim Darling, Mayor Pro Tem Hilda Salinas, Mayor Pro Tem Aida Ramirez, Commissioner Scott Crane, Commissioner Trey Pebley, Commissioner John Ingram, Commissioner Veronica Vela Whitacre

Staff: Mike R. Perez, City Manager, Deputy City Manager Brent Branham, City Attorney Kevin Pagan, Assistant City Manager Wendy Smith, City Secretary Annette Villarreal, City Engineer Yvette Barrera, Director of Planning Juli Rankin, Director of Parks and Recreation Sally Gavlik, Public Works Director Carlos Sanchez, Acting Director of Aviation/Transit Director Elizabeth Suarez, IT Director Belinda Mercado, Acting Deputy Director of Aviation/Transportation Engineer Jeremy Santoscoy, Assistant Tax Collector Rebecca Grimes

**CALL TO ORDER**

Mayor Darling called the meeting to order.

**PROCLAMATIONS**

**TUBA CHRISTMAS DAY**

Mayor Pro Tem Salinas read and presented a proclamation for *Tuba Christmas Day*.

**CHRISTMAS FOR KIDS DAY**

Mayor Pro Tem Ramirez read and presented a proclamation for *Christmas for Kids Day*.

**TAMALE FEST DAY**

Commissioner Pebley read and presented a proclamation for *TamaleFest Day*.

**MCALLEN MARATHON DAY**

Commissioner Crane read and presented a proclamation for *McAllen Marathon Day*.

At this time Executive Session under Section 9 of the agenda was addressed.

**1. PUBLIC HEARING:**

Mayor Darling called the Public Hearing to order.

- 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.]*

Mayor Darling asked if there was anyone to speak in opposition to the items listed under this section of the agenda. No one appeared.

Commissioner Crane moved to approve the items listed on the Routine Items section of the agenda. Mayor Pro Tem Ramirez seconded the motion. The motion carried unanimously

**CONSIDER APPROVAL OF A VARIANCE FROM SECTION 6-2 OF THE ALCOHOLIC BEVERAGE CODE, FOR LOTS 10, 11, AND 12, BLOCK 6, WEST ADDITION TO MCALLEN SUBDIVISION, HIDALGO COUNTY, TEXAS; 601 SOUTH 23<sup>RD</sup> STREET, SUITE 200.**

Approved a variance request at 601 South 23<sup>rd</sup> Street, Suite 200, as per Planning and Zoning Commission.

**B) REZONING:**

**REZONE FROM A-O (AGRICULTURAL-OPEN SPACE) DISTRICT TO C-3 (GENERAL BUSINESS) DISTRICT: 3.25 ACRES OUT OF LOT 6, BLOCK 2, C.E. HAMMOND SUBDIVISION, HIDALGO COUNTY, TEXAS; 4300 PECAN BOULEVARD. TABLED**

Said item remained tabled.

**C) CONDITIONAL USE PERMITS:**

**1. REQUEST OF RENE H. ALANIS, FOR A CONDITIONAL USE PERMIT, FOR LIFE OF THE USE, FOR A PERSONAL WIRELESS SERVICE FACILITY AT LOT 17, BLOCK A, CATHEY COURTS SUBDIVISION, HIDALGO COUNTY, TEXAS; 128 BEAUMONT AVENUE. TABLED**

Mayor Pro Tem Ramirez moved to remove said item from the table. Commissioner Crane seconded the motion. The motion carried unanimously.

Staff recommended disapproval of the Conditional Use Permit, for life of the use at 128 Beaumont Avenue, as per Planning and Zoning Commission.

Mayor Darling asked if there was anyone to speak in favor of the request. Rene Alanis and Michael Rodriguez spoke in favor of the request and answered questions posed by the Commission. Staff was asked to revisit the ordinance to see if practical.

After a lengthy discussion, Commissioner Crane moved to approve the Conditional Use Permit as recommended. Mayor Pro Tem Ramirez seconded the motion. The motion carried unanimously.

**2. REQUEST OF ERNESTO LOZANO, APPEALING THE DECISION OF THE PLANNING & ZONING COMMISSION OF THE NOVEMBER 5, 2013**

**MEETING, DENYING A CONDITIONAL USE PERMIT, FOR ONE YEAR, FOR A NIGHT CLUB AT LOTS 7 & 8, CITRUS GROVE PLAZA SUBDIVISION, HIDALGO COUNTY, TEXAS; 4037 EXPRESSWAY 83, SUITES 100, 105, AND 110. TABLED**

Mayor Pro Tem Ramirez moved to remove said item from the table. Commissioner Crane seconded the motion. The motion carried unanimously.

Staff recommended disapproval of the Conditional Use Permit, for a night club, at 4037 Expressway 83, Suites 100, 105 and 110, as per Planning and Zoning Commission.

Mayor Darling asked if there was anyone to speak in favor of the request. The applicant's representative, Lucas Almon, addressed the Commission in favor. The developer's legal counsel, Jaime Pena, also spoke in favor of the permit. Ms. Ester Martinez spoke in opposition. A discussion was held.

After due consideration, Mayor Pro Tem Ramirez moved to send the request back to the Planning and Zoning Commission for review of additional information presented. Commissioner Whitacre seconded the motion. The motion carried unanimously.

**D) AMENDING THE ZONING ORDINANCE OF THE CITY OF MCALLEN AS ENACTED MAY 29, 1979.**

No action required.

**END OF PUBLIC HEARING**

Mayor Darling declared the Public Hearing closed.

Mayor Pro Tem Ramirez excused herself from the meeting at this time.

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

- 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.]*

Commissioner Ingram moved to approve the items listed on the Consent Agenda with exception of Items E and F and that said items be addressed separately. Mayor Pro Tem Salinas seconded the motion. The motion carried unanimously by those present.

**A) APPROVAL OF MINUTES FOR VARIOUS MEETINGS.**

Approved minutes of Workshop and Regular Meeting held November 25<sup>th</sup>, Special Meetings held November 20<sup>th</sup> and December 3, 2013. Additionally, approved outstanding minutes for 2011 workshops held February 28<sup>th</sup>, April 11<sup>th</sup>, April 25<sup>th</sup>, June 13<sup>th</sup> and July 11, 2011.

**B) RESOLUTION AUTHORIZING THE SUBMISSION OF A GRANT APPLICATION TO THE TEXAS DEPARTMENT OF TRANSPORTATION THROUGH ITS SELECTIVE TRAFFIC ENFORCEMENT PROGRAM (STEP) FISCAL YEAR 2015 COMPREHENSIVE PROJECT.**

Approved a resolution authorizing the submission of a grant application to the Texas Department of Transportation through its selective Traffic Enforcement Program (STEP) Fiscal Year 2015 Comprehensive Project.

**C) RESOLUTION AUTHORIZING THE ACCEPTANCE OF GRANT FUNDS FROM THE TEXAS DEPARTMENT OF TRANSPORTATION THROUGH ITS FISCAL YEAR 2014 SELECTIVE TRAFFIC ENFORCEMENT PROGRAM'S IMPAIRED DRIVING MOBILIZATION (STEP-IDM) CAMPAIGN.**

Approved a resolution authorizing the acceptance of grant funds from the Texas Department of Transportation through its Fiscal Year 2014 Selective Traffic Enforcement Program's Impaired Driving Mobilization (STEP-IDM) Campaign.

**D) RESOLUTION AUTHORIZING THE SUBMISSION OF A GRANT APPLICATION TO THE TEXAS DEPARTMENT OF PUBLIC SAFETY, HOMELAND SECURITY GRANT PROGRAM UNDER THE FISCAL YEAR 2014 LOCAL BORDER SECURITY PROGRAM.**

Approved a resolution authorizing the submission of a grant application to the Texas Department of Public Safety, Homeland Security Grant Program under the Fiscal Year 2014 Local Border Security Program.

Items E and F were addressed concurrently.

**E) RESOLUTION AUTHORIZING THE SUBMISSION OF A GRANT APPLICATION TO THE LOWER RIO GRANDE VALLEY DEVELOPMENT COUNCIL FOR FUNDING UNDER THE FISCAL YEAR 2015 REGIONAL SOLID WASTE GRANT PROGRAM.**

**F) RESOLUTION AUTHORIZING THE SUBMISSION OF A GRANT APPLICATION TO THE LOWER RIO GRANDE VALLEY DEVELOPMENT COUNCIL FOR FUNDING UNDER THE FISCAL YEAR 2014 REGIONAL SOLID WASTE GRANT PROGRAM.**

Staff recommended approval of two (2) resolutions authorizing the submission of two separate grant applications to the Lower Rio Grande Valley Development Council for funding under the Fiscal Year 2015 Regional Solid Waste Grant Program and Fiscal Year 2014 Regional Solid Waste Grant Program, respectively.

Questions were asked about the percentage of funding to be utilized for advertising. Additional information was requested. Management staff recommended approving the resolutions authorizing the submission of the grant applications and that the Commission reconsider the projects if awarded the grant funding.

Commissioner Ingram moved to approve the resolutions as recommended. Mayor Pro Tem Salinas seconded the motion. The motion carried unanimously by those present.

- G) RESOLUTION AUTHORIZING THE MAYOR OR HIS DESIGNATED OFFICIAL, TO ENTER AND SIGN WATERLINE ACCESS AGREEMENTS BETWEEN SHARYLAND WATER SUPPLY CORPORATION, THIRD PARTY DEVELOPERS AND CITY OF MCALLEN FOR SUBDIVISIONS DEVELOPED IN AREAS OF THE SHARYLAND WATER SUPPLY CORPORATION CERTIFICATE OF CONVENIENCE AND NECESSITY.**

Approved a resolution authorizing the Mayor or his designated official, to enter and sign Waterline Access Agreements between Sharyland Water Supply Corporation, Third Party Developers and City of McAllen, for subdivisions developed in areas of the Sharyland Water Supply Corporation Certificate of Convenience and Necessity.

- H) RESOLUTION ADOPTING THE CITY OF MCALLEN 2013 TAX ROLL.**

Approved a resolution adopting the City of McAllen 2013 Tax Roll.

- I) CONSIDERATION OF A VARIANCE REQUEST TO THE 600 FT. MAXIMUM LENGTH ALLOWED FOR CUL-DE-SAC STREET; 315 WISCONSIN ROAD.**

Approved a variance request at 315 Wisconsin Road.

- J) CONSIDERATION OF A VARIANCE REQUEST TO ALLOW LOT 4B WITHOUT FRONTAGE ON A STREET; 1200 TRENTON ROAD.**

Approved a variance request at 1200 Trenton Road.

- K) ORDINANCE PROVIDING FOR THE ABANDONMENT OF SIX (6) SEPARATE TRACTS OF ROAD RIGHT-OF-WAYS WHICH ARE BORDERED ON THE EAST SIDE OF BIG FIVE ROAD AND HOEHN ROAD ON WEST SIDE, MILE 13 NORTH ROAD ON THE SOUTH SIDE AND ON THE NORTH SIDE A POINT APPROXIMATELY ¼ MILE NORTH OF MILE 14 NORTH ROAD; 20500 EUBANKS ROAD.**

Adopted an ordinance providing for the abandonment of six (6) separate tracts of road right-of-ways at 20500 Eubanks Road.

- L) ORDINANCE PROVIDING FOR THE ABANDONMENT OF AN ELECTRICAL EASEMENT BEING A TRACT OF LAND CONTAINING 0.029 OF ONE ACRE BEING THE WEST 5 FT. OF LOT 159 AND THE EAST 5 FT. OF LOT 160, AND AN ELECTRICAL EASEMENT BEING 0.029 ACRES AT THE WEST 5 FT. OF LOT 164 AND THE EAST 5 FT. OF LOT 165, LA PUERTA PHASE 1 SUBDIVISION; 14001 NORTH ROUTH ROAD.**

Adopted an ordinance providing for the abandonment of an electrical easement at 14001 North Routh Road.

**M) AWARD OF CONTRACT TO PURCHASE TWO (2) PROGRAMMABLE MESSAGE BOARDS UTILIZING THE STATE OF TEXAS CONTRACT.**

Awarded a contract for the purchase of two (2) Programmable Message Boards to Wanco, Inc. through the SmartBuy State of Texas Contract, in the amount of \$27,688.28.

**N) AWARD OF CONTRACT FOR THE PURCHASE OF TRAFFIC CONTROL PRODUCTS/MATERIAL.**

Awarded multiple supply contracts for the Purchase of Traffic Control Products/Materials for an initial term of one (1) year as follows:

- 3M Company - Items 18–25, 46, 50-53, 58-78
- Flint Trading, Inc. - Items 8, 16
- Lightle Enterprises – Items 25, 28-30, 35, 38, 40-42, 55-57, 83
- Nippon Carbide Industries (USA), Inc. - Items 47-49
- S & S Signs & Safety Equipment, Inc. – Items 121-122, 124-133, 135-138
- Swarco Industries, Inc. – Items 1-7, 9-15, 17, 116-118
- Trantex Inc. – Items 32-34, 43, 54, 123, 134
- Vulcan Signs – Items 26-27, 31, 36-37, 39, 44-45, 79-82, 84-115, 119-120

Additionally, authorized staff, with City Manager approval, to exercise the option to extend the supply contracts for two (2) additional years, in one (1) year increments, subject to the performance of the successful vendor(s) being satisfactory and the unit price(s) remaining unchanged. Also, authorized staff to terminate such contract(s) with City Manager’s approval and re-award affected item(s) to the next low bidder meeting the requirements of the specifications in the event that an awarded vendor fails to meet or perform under the terms and conditions of their Supply Contract.

**O) AWARD OF CONTRACT FOR THE PURCHASE OF WATER PRODUCTS.**

Awarded a contract for the Purchase of Water Products for an initial contract period of one (1) year as follows.

- ACT Pipe & Supply – Items 56-61, 81, 87-108, 125-128, 135
- EMMSA Co. – Items 1-3, 8, 9, 11, 25, 54, 55, 62-64, 77, 82, 83, 113, 114, 117
- Ferguson Water Works – Items 4-7, 10, 12-24, 31-51, 65-76, 78-80, 85, 111, 115, 116, 118-123, 130, 131, 133, 134
- HD Supply Waterworks – Items 26-30, 52, 53, 84, 86, 109, 110, 112, 124

Additionally, authorized staff, with City Manager approval, to exercise the option to extend the supply contracts for two (2) additional years, in one (1) year increments, if the performance of the successful contractor is satisfactory and the unit price(s) remain unchanged. Also, authorized staff to terminate such contract(s) with City Manager approval and re-award affected item(s) to the next low bidder meeting the requirements of the specifications, in the event that an awarded vendor fails to meet or perform under the terms and conditions of their Supply Contract.

**P) RESOLUTION AUTHORIZING THE SUBMISSION OF A GRANT APPLICATION FOR FINANCIAL ASSISTANCE TO THE TEXAS WATER DEVELOPMENT BOARD.**

Approved a resolution authorizing the submission of a grant application for financial assistance to the Texas Water Development Board.

**Q) AUTHORIZATION TO ENTER INTO A MEMORANDUM OF UNDERSTANDING WITH HIDALGO COUNTY FOR THE PURCHASE OF A COMMUNICATIONS CORE CONTROLLER.**

Approved a Memorandum of Understanding with Hidalgo County for the purchase of a Communications Core Controller for the Rio Grande Valley Communications Group.

**3. BIDS/CONTRACTS:**

**A) AWARD OF CONTRACT FOR DELEON NORTH SOCCER EXPANSION PARKING LOT PROJECT.**

Staff recommended award of contract for DeLeon North Soccer Expansion Parking Lot Project to Texas Cordia Construction, in the grand total amount of \$314,069.46 which includes Base Bids "A", "B", and "C".

Commissioner Ingram moved to award the contract as recommended. Mayor Pro Tem Salinas seconded the motion. The motion carried unanimously by those present.

**B) AWARD OF CONTRACT FOR THE PURCHASE OF NO BOUNDARIES PLAYGROUND EQUIPMENT FOR MORRIS PARK.**

Staff recommended award of contract for the purchase of No Boundaries Playground Equipment for Morris Park to Kraftsman Commercial Playgrounds and Water Parks, in the amount of \$41,025.43.

Mayor Pro Tem Salinas moved to award the contract as recommended. Commissioner Ingram seconded the motion. The motion carried unanimously by those present.

**C) CONSIDERATION AND APPROVAL OF CHANGE ORDER NO. 2 FOR DELEON SOCCER COMPLEX.**

Staff recommended approval of Change Order No. 2 in the amount of \$265,907 for DeLeon Soccer Complex for a revised contract amount of \$2,907,091.75.

Commissioner Pebley moved to approve the change order as recommended. Mayor Pro Tem Salinas seconded the motion. The motion carried unanimously by those present.

**D) AWARD OF PURCHASE CONTRACT FOR A COMMUNICATIONS CORE CONTROLLER UTILIZING THE FY 2012 ASSISTANCE TO FIREFIGHTERS GRANT FUNDS.**

Staff recommended award of contract for a Communications Core Controller to Motorola Solutions, Inc., in the amount of \$1,135,374.

Commissioner Pebley moved to award the contract as recommended. Mayor Pro Tem Commissioner Salinas seconded the motion. The motion carried unanimously by those present.

**E) CONSIDERATION AND APPROVAL FOR UPGRADE OF LASERFICHE ELECTRONIC DOCUMENT MANAGEMENT SYSTEM BY MCCI.**

Staff recommended approval for the upgrade of Laserfiche Electronic Document Management System by MCCi using the DIR Contract, in the amount of \$132,552.28.

Mayor Pro Tem Salinas moved to approve the upgrade as recommended. Commissioner Pebley seconded the motion. The motion carried unanimously by those present.

**F) CONSIDERATION AND APPROVAL OF CONTRACT EXTENSION FOR REPUBLIC PARKING FOR THE OPERATION OF THE AIRPORT'S PARKING PROGRAM.**

Staff recommended approval of a contract extension for Republic Parking for the operation of the Airport's Parking Program until a new contractor is selected, for up to 180 days.

Commissioner Ingram moved to approve the contract extension as recommended. Mayor Pro Tem Salinas seconded the motion. The motion carried unanimously by those present.

**G) AWARD OF CONTRACT FOR THE PURCHASE OF ONE (1) 2014 INTERNATIONAL DT 2 SPEED DIESEL CHASSIS 31,000 GVW WITH TYMCO 600 REGENERATIVE AIR SWEEPER MODEL FOR THE STREETS AND DRAINAGE DEPARTMENT OF PUBLIC WORKS.**

Staff recommended award of contract for the purchase of One (1) 2014 International DT 2 Speed Diesel Chassis, 31,000 GVW with a TYMCO 600 Regenerative Air Sweeper Model to TYMCO Inc. via HGAC Buy Contract, for a total purchase price of \$210,835, subject to a budget amendment to the General Depreciation Fund in the amount of \$10,835.

Commissioner Crane moved to award the contract as recommended. Commissioner Pebley seconded the motion. The motion carried unanimously by those present.

**H) AWARD OF CONTRACT FOR THE PURCHASE OF FOUR (4) NEW CURRENT MODEL REFUSE TRUCKS FOR THE SOLID WASTE DIVISION OF PUBLIC WORKS.**

Staff recommended award of contract for the Purchase of Four (4) New Current Model Refuse Trucks for the Solid Waste Division of Public Works as follows: Bid Items 1 and 2 to the low bidder Rush Peterbilt at a unit cost of \$275,840 and \$271,985, respectively; Bid Item 4 to Freightliner at a unit cost of \$163,434 to include a one (1) year warranty on the hoist body. Additionally, staff recommended the rejection of Item 3 and authorization to seek bids through Buyboard or H-GAC approved vendors.



Mayor Pro Tem Salinas moved to award the contract as recommended. Commissioner Crane seconded the motion. The motion carried unanimously by those present.

**4. ORDINANCES:**

**A) AMENDING THE MCALLEN CODE OF ORDINANCES, CHAPTER 2, SECTION 2.78. AMENDING ATTENDANCE REQUIREMENTS FOR ADVISORY BOARDS.**

Staff recommended adoption of an ordinance amending the attendance requirements for Advisory Boards providing for two components: 1) requires members to attend 50% of all regular and special meetings during their tenure with a six month monitoring period commencing with a member's first absence from noticed regular or special meeting; and 2) in the event that a vacancy occurs on a board will automatically reduce the quorum requirement by the one vacancy with exception of the Zoning Board of Adjustment and Appeals.

Commissioner Ingram moved to adopt the ordinance as recommended. Mayor Pro Tem Salinas seconded the motion. The motion carried unanimously by those present.

**B) AMENDING THE MCALLEN CODE OF ORDINANCES, CHAPTER 102, PROVIDING FOR AN AMENDMENT TO THE POSTED SPEED LIMIT ON BENTSEN ROAD FROM PECAN BOULEVARD (FM 495) TO BUDDY OWENS (FM 1924).**

Staff recommended adoption of an ordinance providing for the amendment of the posted speed limit on Bentsen Road from Pecan Boulevard (FM 495) to Buddy Owens (FM 1924) from 35 mph to 40 mph.

Commissioner Ingram moved to adopt the ordinance as recommended. Mayor Pro Tem Commissioner Salinas seconded the motion. The motion carried unanimously by those present.

**C) BUDGET AMENDMENT TO THE GENERAL DEPRECIATION FUND FOR THE PURPOSE OF FUNDING THE PURCHASE OF ONE (1) 2014 TYMCO 600 REGENERATIVE AIR SWEEPER.**

Staff recommended adoption of an ordinance providing for a budget amendment in the amount of \$10,835 to the General Depreciation Fund for the purchase of funding the purchase of One (1) 2014 Tymco 600 Regenerative Air Sweeper.

Commissioner Pebley moved to adopt the ordinance as recommended. Commissioner Whitacre seconded the motion. The motion carried unanimously by those present.

**5. RESOLUTION AUTHORIZING THE ESTABLISHMENT OF A NON-PROFIT FRIENDS OF QUINTA THAT WILL SERVE AS THE FUNDRAISING ENTITY FOR QUINTA MAZATLAN.**

Staff recommended approval of a resolution authorizing the establishment of a non-profit Friends of Quinta that will serve as the fundraising entity for Quinta Mazatlan.

Mayor Pro Tem Salinas moved to approve the resolution as recommended. Commissioner Ingram seconded the motion. The motion carried unanimously by those present.

**6. VARIANCE REQUEST TO THE 800 FT. LENGTH REQUIREMENT; 4121 NOLANA AVENUE.**

Staff recommended approval of a variance request at 4121 Nolana Avenue, as per Planning and Zoning Commission.

Commissioner Whitacre moved to approve the variance as recommended. Commissioner Pebley seconded the motion. The motion carried unanimously by those present.

**7. MANAGER'S REPORT:**

**A) APPOINTMENT OF MEMBERS TO THE VARIOUS ADVISORY BOARDS.**

Staff recommended the nomination of members to the various advisory boards.

**AIRPORT ADVISORY BOARD**

The following were nominated for reappointment: Ben D. Smith, Tom Woolsey, William Moon, Juan A. Gama and Charles T. Robertson. The following were nominated as new appointments: Armando Salinas III, Severo A. Palacios, Joe Brown and Orlando Cruz.

**AMBULANCE EVALUATION COMMITTEE**

The following were nominated for reappointment: Cindy Ramon, Curtis Roberson and Ben D. Smith,

**BUILDING BOARD OF ADJUSTMENTS & APPEALS**

The following were nominated for reappointment: Carolina Civarolo, Ruben Cavazos, Miguel Chanin and Hugo Avila.

**CIVIC CENTER ADVISORY BOARD**

The following were nominated for reappointment: Russell Walker, Ben Smith, Eduardo De La Rosa and Irma Gomez. The following were nominated as new appointments: Mel Sanders, Dianne Morrill and Pepe Cabeza de Vaca.

**CIVIL SERVICE COMMISSION**

Mark Talbot was nominated for reappointment.

**COMMUNITY DEVELOPMENT COUNCIL**

The following were nominated for reappointment: Steve Muenich, Karen Valdez, Margie M. Aguilar, Emily Nielson, Alfredo Montanaro and Edanili Lacar. Joey Casarez was nominated as a new appointment.

**DEVELOPMENT CORPORATION, INC.**

Kevin Picou was nominated for reappointment.

**GOLF COURSE ADVISORY BOARD**

The following were nominated for reappointment: Carlos Michael Myers, Danny Medrano, Bobby Guerra and Joe Garza. Bob McCreery was nominated as a new appointment.

#### HISTORIC PRESERVATION COUNCIL

The following were nominated for reappointment: Dr. Cayetano C. Barrera and Joe Averill.

#### KEEP MCALLEN BEAUTIFUL

The following were nominated for reappointment: Michelle Romero, Bobby Guerra and Lydia Guerra.

#### MCALLEN HOUSING FINANCE CORPORATION

The following were nominated for reappointment: Emily Nielson, Mark Talbot and Kenneth DeJarnett.

#### MCALLEN LIBRARY BOARD

The following were nominated for reappointment: Omar Quintanilla and Sergio Garcia

#### PARKS & RECREATION BOARD

The following were nominated for reappointment: Raymond Moreno and Brian Lewis. The following were nominated as new appointments: Troy Gearheart, Chris Henderson, Cesar Aguirre, Ronnie Ozuna, Dora Brown and Casey Swanson.

#### PLANNING AND ZONING BOARD

The following were nominated for reappointment: Rodrigo Elizondo, Mark Wright, Leonel Garza III, Sonia Falcon, Ric Godinez and Jason Garza.

#### QUINTA MAZATLAN BOARD

The following were nominated for reappointment: Leslie Ann Liles, Karen Williams, Dr. John Gerling, Brian Godinez and Bob Simpson. The following were nominated as new appointments: Joe Brown and Irma Garza.

#### SENIOR CITIZENS' CENTER BOARD

The following were nominated for reappointment: Mirna Pearson, JoAnn Searson, Margaret Rose Guerra, Claudia Teer and Consuelo Garcez.

#### TRAFFIC COMMISSION

The following were nominated for reappointment: Carlos F. Garza, Walentin Kostenko, Roger Garza, Oscar Cancino and Eduardo De La Rosa.

#### ZONING BOARD OF ADJUSTMENTS AND APPEAL

The following were nominated for reappointment: Robert Morehead, Mike Harms, Mike Hovar and Jose R. Gutierrez as Alternate. Rolando Ayala was nominated for appointment as a regular member from the alternate spot.

#### MCALLEN INDUSTRIAL DEVELOPMENT

The following were nominated for reappointment: Paul Moffit, Mark Voss, Keith Patridge, Val LaMantia, and Dr. Cayetano Barrera.

#### PALM FEST ADVISORY COMMITTEE

Michelle Crawford was nominated as a new appointment.

**PUBLIC ART COMMITTEE**

Becky Guerra was nominated for reappointment.

Mayor Pro Tem Salinas moved to confirm the appointments as nominated. Commissioner Ingram seconded the motion. The motion carried unanimously by those present.

**B) CONSIDER THE NOMINATION OF AN INDUCTEE TO THE RIO GRANDE VALLEY WALK OF FAME AS PART OF THE 2014 BORDERFEST IN HIDALGO.**

Staff recommended the nomination of an inductee to the Rio Grande Walk of Fame as part of the 2014 Borderfest in Hidalgo.

Mayor Pro Tem Salinas moved to table said item. Commissioner Ingram seconded the motion. The motion carried unanimously by those present.

**C) DISCUSSION REGARDING A LETTER OF SUPPORT FOR THE NOMINATION TO THE NATIONAL REGISTER OF HISTORIC PLACES: LOTS 10, 11 & 12, BLOCK 5, NORTH MCALLEN SUBDIVISION, HIDALGO COUNTY, TEXAS; 704 NORTH 15<sup>TH</sup> STREET.**

Staff recommended approval of a Letter of Support for the nomination to the National Register of Historic Places for 704 North 15<sup>th</sup> Street.

Commissioner Ingram moved to approve the letter of support as recommended. Commissioner Whitacre seconded the motion. The motion carried unanimously by those present.

**D) DISCUSSION AND POSSIBLE ACTION REGARDING ENTERING INTO A MUTUAL AGREEMENT REGARDING TRACTS OF LAND OUT OF TEX-MEX RAILWAY COMPANY SURVEY BLOCK 5 LOTS 1-7 AND NORTH SECTION OF LOT 8 OF M&M SUBDIVISION, 34.43 ACRES OF TRACT 2, BLOCK 1 NORTH SECTION OF LOT 1, ALL OF LOT 2, 3 AND NORTH SECTION OF LOT 4 OF M&M SUBDIVISION.**

Staff recommended approval of a Mutual Agreement to install irrigation pipe on property on Monte Cristo and Ware Road in lieu of two years of rent.

Mayor Darling recommended the addition of a termination clause in case the city finds the need to use the property to include a payback provision at a prorated cost.

Commissioner Pebley moved to approve the agreement subject to a termination clause as recommended. Commissioner Whitacre seconded the motion. The motion carried unanimously by those present.

**E) FUTURE AGENDA ITEMS.**

The items for upcoming workshops were briefly reviewed: Consultant Interviews for hotel development; Health Insurance/Retirement; Parrot Ordinance; and Joint Meeting with Community Development Council.

**8. MAYOR'S REPORT ON THE JOINT CITY AND SCHOOL MEETING HELD DECEMBER 3, 2013.**

Mayor Darling asked a member of the Commission to give a brief report on the Joint City and School Meeting held December 3, 2013 as he was unable to attend.

**PUBLIC COMMENT SESSION**

No one appeared.

**9. 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 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.)**

Commissioner Pebley moved to authorize the Mayor to approve an Earnest Money Contract and a Development Agreement as long as those documents are presented to the Mayor in substantially the same form as presented in Executive Session which would be evaluated and determined by the City's Legal Department, and if those conditions are met, authorized the Mayor to execute those documents. Mayor Pro Tem Ramirez seconded the motion. The vote on the motion was as follows:

AYES: Commissioners Pebley, Mayors Pro Tem Salinas and Ramirez  
NAYS: Commissioners Crane and Ingram  
ABSENT: None  
ABSTAINED: Commissioner Whitacre

**B) DISCUSSION AND POSSIBLE ACTION ON ENTERING INTO A SALES CONTRACT AND AUTHORIZING THE CITY MANAGER TO COMPLETE THE TRANSACTION TO ACQUIRE A TRACT OF LAND OUT OF LOT 3, BLOCK 3, A.J. MCCOLL SUBDIVISION, HIDALGO COUNTY, TEXAS. (SECTIONS 551.072 AND 551.071, T.G.C.)**

Commissioner Pebley moved to authorize the City Manager to initiate and/or continue discussions regarding the purchase of the property. Commissioner Crane seconded the motion. The motion carried unanimously.

**C) DISCUSSION AND POSSIBLE ACTION ON ENTERING INTO A SALES CONTRACT AND AUTHORIZING THE CITY MANAGER TO COMPLETE THE TRANSACTION TO ACQUIRE THREE TRACTS OF LAND OUT OF LOTS 51 & 46, LA LOMITA IRRIGATION & CONSTRUCTION**

**COMPANY'S SUBDIVISION, HIDALGO COUNTY, TEXAS. (SECTIONS 551.072 AND 551.071, T.G.C.)**

Commissioner Pebley moved to authorize the City Manager to initiate and/or continue discussions regarding the purchase of the property. Commissioner Crane seconded the motion. The motion carried unanimously.

**D) CONSULTATION WITH CITY ATTORNEY REGARDING LEGAL ASPECTS OF HUMAN RESOURCES PROCESS. (SECTION 551.071, T.G.C.)**

No action.

**E) CONSIDERATION OF ECONOMIC DEVELOPMENT MATTERS. (SECTION 551.087, T.G.C.)**

No action.

**F) DISCUSSION AND CONSIDERATION OF AWARD OF CONTRACT FOR THE SALE OF LOT 6(B) FOR A HOTEL PROJECT (CONVENTION CENTER SUBDIVISION). (SECTION 551.072 AND 551.071, T.G.C.)**

No action.

**ADJOURNMENT**

There being no other business to come before the Commission, the meeting was adjourned at 6:35 p.m.

**STATE OF TEXAS  
COUNTY OF HIDALGO  
CITY OF MCALLEN**

The McAllen Board of Commissioners convened in a Special Meeting on **Tuesday, December 17, 2013**, at 5:30 pm at the McAllen Convention Center Meeting Room 101 ABC at with the following present:

Present: Mayor Jim Darling, Mayor Pro Tem Hilda Salinas, Commissioner Scott Crane, Commissioner Trey Pebley, Commissioner John Ingram,

Absent: Mayor Pro Tem Aida Ramirez, Commissioner Veronica Vela Whitacre

Staff: City Manager Mike R. Perez, Assistant City Attorney Gary Henrichson, Deputy City Manager Brent Branham, City Secretary Annette Villarreal, Convention Center Director Omar Rodriguez

**CALL TO ORDER**

Mayor Darling called the meeting to order.

- 1. EXECUTIVE SESSION, CHAPTER 551, TEXAS GOVERNMENT CODE, SECTION 551.071 (CONSULTATION WITH ATTORNEY) AND SECTION 551.087 (ECONOMIC DEVELOPMENT)**
  - A) INTERVIEW POTENTIAL HOTEL DEVELOPERS. (SECTION 551.087 AND 551.071, T.G.C.)**
  - B) CONSULTATION WITH CITY ATTORNEY REGARDING PROFESSIONAL SERVICES CONTRACT ISSUES. (SECTION 551.071, T.G.C.)**

Staff reported that three groups would make short presentations followed by a Question and Answer Session.

On behalf of the Presiding Officer, the Assistant City Attorney recommended recessing into Executive Session pursuant to Chapter 551, Texas Government Code, Section 551.087 Economic Development for Item 1A; and Section 551.071 Consultation with Attorney for Items 1A and 1B.

Commissioner Crane moved to accept the recommendation for the basis of the discussion in Executive Session under the sections cited by the City Attorney. Mayor Pro Tem Salinas seconded the motion. The motion carried unanimously by those present.

Mayor Darling recessed the meeting at 5:40 pm to go into Executive Session.

- 2. RECONVENE INTO REGULAR SESSION, AND CONSIDER ACTION, IF NECESSARY ON ANY ITEM(S) DISCUSSED IN CLOSED SESSION.**

Mayor Darling reconvened the meeting at 7:50 pm and announced that no action would be taken.

**ADJOURNMENT**

There being no other business to come before the Commission, the meeting was adjourned at 7:50 p.m.

**STATE OF TEXAS  
COUNTY OF HIDALGO  
CITY OF MCALLEN**

The McAllen Board of Commissioners convened in a Workshop on **Monday, October 22, 2012** at 5:00 pm at McAllen City Hall, Third (3<sup>rd</sup>) Floor Commission Chambers, with the following present:

Richard Cortez	Mayor
Hilda Salinas	Mayor Pro Tem
Aida Ramirez	Mayor Pro Tem
Scott Crane	Commissioner
Marcus C. Barrera	Commissioner
John Ingram	Commissioner
Jim Darling	Commissioner

Staff:	Mike Perez	City Manager
	Brent Branham	Deputy City Manager
	Kevin Pagan	City Attorney
	Roy Rodriguez	MPU General Manager/Asst. City Manager
	Wendy Smith	Assistant City Manager
	Luis Vasquez	Building Official
	Martha Guel	Tax Assessor
	Sally Gavlik	Parks and Recreation Director
	Juli Rankin	Planning Director
	Perla Zamora	Deputy City Secretary

**CALL TO ORDER**

Mayor Cortez called the meeting to order.

**1. PRESENT QUESTIONS TO STAFF RELATING TO OCTOBER 22, 2012 REGULAR MEETING AGENDA, TO BE ADDRESSED AT SUCH MEETING.**

No concerns were expressed relating to the Regular Meeting agenda.

**2. DISCUSSION OF INTERNATIONAL BUILDING CODES.**

Staff reported on the recommendation for adoption of the 2012 International Building Codes comprised of the 2012 International Code Council Family:

- International Residential Code
- International Building Code
- International Plumbing Code
- International Fuel Gas Code
- International Mechanical Code
- International Swimming Pool Code
- National Electrical Code 2011 (state mandated)

Staff reported that the purpose of building codes was to establish minimum requirements to assure the public's safety, health and general welfare with regard to the construction of buildings. The reasons and benefits for adopting the 2012 International Codes were reviewed. Staff outlined and reviewed some of the major code changes as follows:

- Storage Sheds/Tool Sheds—recommending amendment of 2012 IRC to remain and not exceed 120 square feet.
- Opening Protection—(New) Self-Closing doors—applies to all allowable doors between garage and house.
- Carbon Monoxide Alarms—(New) For all new construction, an approved carbon monoxide alarm shall be installed outside of each separate sleeping area in the immediate vicinity of the bedrooms in dwelling units within which fuel-fired appliances are installed and in dwelling units that have attached garages.



- Fire Protection Systems—An automatic sprinkler system shall be provided for Group E and M occupancies as follows:
  - Throughout all Group E fire areas greater than 12,000 square feet in area.
  - A “Group M” occupancy used for the display and sale of upholstered furniture or mattresses exceed 5,000 square feet.
- Drainage and Venting Air Test – Recommend amending this section to provide an exception to allow the use of the air pressure method during inclement weather.

Questions were posed by the Mayor and City Commission.

Mayor Cortez thanked staff for their presentation.

### **3. CONDUCT INTERVIEWS FOR COLLECTION OF DELINQUENT TAXES.**

Commissioner Darling announced that he had a conflict on this item and would abstain from discussion and voting and subsequently, filed a conflict form with the City Secretary.

Staff announced that two firms would make short presentations on their proposal for collection of delinquent taxes, followed by a Question and Answer Session.

#### **Perdue Brandon Fielder Collins & Mott LLP**

Mr. Franz briefly introduced his team and reviewed the firm’s qualifications, experience and accomplishments. The following key components of the collection process were reviewed:

- Mailings
- Telephone Calls
- Site Visits
- Personal Interviews
- Collection Procedures
- Tax Resales
- Experienced IT Department
- Call Center
- Tax Warrants

A Question and Answer Session followed.

Mayor Cortez thanked Mr. Franz and his team for their presentation.

#### **Linebarger Goggan Blair & Sampson, LLP.**

Ms. Rivera reviewed the firm’s qualifications, experience and accomplishments. The firm’s key objectives in the collection process were reviewed as follows:

- Local Team
- System of Operation
- Experience in Collecting
- Mailings
- Tax Warrants
- Call Center
- Complex Litigation Representation
- Long History of Client Retention
- Tax Sales, Re-Sale & Seizures Programs

A Question and Answer Session followed.

Mayor Cortez thanked the team for their presentation.

Item 4 was not addressed.

### **4. EXECUTIVE SESSION, CHAPTER 551, TEXAS GOVERNMENT CODE, SECTION 551.071 (CONSULTATION WITH ATTORNEY), SECTION 551.087 (ECONOMIC DEVELOPMENT), SECTION 551.072 (DELIBERATION REGARDING REAL PROPERTY) AND SECTION 551.074 (PERSONNEL**

**MATTERS).**

- A) CONSULTATION WITH LEGAL COUNSEL REGARDING LEGAL ASPECTS OF CHARTER AMENDMENT PETITION AND ELECTION. (SECTION 551.071, T.G.C.)**
- B) CONSULTATION WITH CITY ATTORNEY REGARDING POTENTIAL CLAIM BY G.R. BIRDWELL COMPANY. (SECTION 551.071, T.G.C.)**
- C) CONSULTATION WITH CITY ATTORNEY RELATING TO WORKERS COMP/LOSS RUN REPORT AS OF SEPTEMBER 30, 2012. (SECTION 551.071, T.G.C.)**
- D) CONSULTATION WITH CITY ATTORNEY RELATING TO MOTOR VEHICLE ACCIDENT LIABILITY AND SUBROGATION CLAIM REPORTS AS OF SEPTEMBER 30, 2012. (SECTION 551.071, T.G.C.)**
- E) CONSULTATION WITH CITY ATTORNEY REGARDING LEGAL ISSUES RELATED TO FIRE DEPARTMENT COLLECTIVE BARGAINING. (SECTION 551.071, T.G.C.)**
- F) CONSULTATION WITH CITY ATTORNEY REGARDING LEGAL ISSUES INVOLVED IN REQUEST FOR PROPOSALS FOR OLD CIVIC CENTER RE-DEVELOPMENT. (SECTION 551.071, T.G.C.)**
- G) DISCUSSION AND POSSIBLE ACTION REGARDING PROJECT TRASH TALK. (SECTION 551.087, T.G.C.)**
- H) DISCUSSION AND POSSIBLE ACTION REGARDING PROJECT RED ROVER. (SECTION 551.087, T.G.C.)**
- I) DISCUSSION AND POSSIBLE ACTION TO CONSIDER ENTERING INTO A 380 ECONOMIC INCENTIVE AGREEMENT WITH LAMP DEVELOPMENT LLC. (SECTION 551.087, T.G.C.)**
- J) CONSIDERATION OF ECONOMIC DEVELOPMENT RELATED TO PROJECT HOSPITALITY. (SECTION 551.087, T.G.C.)**
- K) DISCUSSION AND POSSIBLE ACTION - EVALUATION OF CITY MANAGER, CITY ATTORNEY, FIRE CHIEF, POLICE CHIEF, CITY SECRETARY AND MUNICIPAL COURT JUDGES. (SECTION 551.074, T.G.C.)**
- L) CONSULTATION WITH CITY ATTORNEY REGARDING LEGAL ISSUES RELATED TO HEALTH CARE AFFILIATION AGREEMENT. (SECTION 551.071, T.G.C.)**

**ADJOURNMENT**

There being no other business to come before the Commission, the meeting was adjourned at 6:00 p.m.

\_\_\_\_\_  
Richard F. Cortez, Mayor

Attest:

\_\_\_\_\_  
Annette Villarreal, TRMC/CMC, CPM  
City Secretary

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**STATE OF TEXAS  
COUNTY OF HIDALGO  
CITY OF MCALLEN**

The McAllen Board of Commissioners convened in a Workshop on **Tuesday, September 4, 2012** at 5:30 pm, at the Palm View Golf Course Meeting Room, with the following present:

Mayor Richard Cortez, Commissioner Scott Crane, Commissioner Marcus C. Barrera, Commissioner John Ingram, Commissioner Jim Darling

Absent: Mayor Pro Tem Hilda Salinas, Mayor Pro Tem Aida Ramirez

Staff: City Manager Mike R. Perez, City Attorney Kevin Pagan, Deputy City Manager Brent Branham, Assistant City Manager/PUB General Manager Roy Rodriguez, City Secretary Annette Villarreal, Director of Planning Juli Rankin, City Engineer Yvette Barrera, Senior Planner Luis Mora, Legal Department Attorney Intern Victor Flores

**CALL TO ORDER**

Mayor Cortez called the meeting to order.

**1. DISCUSSION OF DEVELOPMENT CODE.**

Staff reviewed the proposed Development Code as follows:

Article 4.6: Questions were asked about the benefits/reason for the platting process. Staff reported that this was required by law; however, would have Legal Department research further. A comment was made about removing any unnecessary burden on property owner. A discussion was held about the effect on the ETJ.

Commissioner Barrera entered the meeting at this time. A recommendation was made about communicating frequently with the architect/engineer/developer/applicant throughout the process to keep them informed.

Article 4.7.11: A recommendation was made to remove and/or strike-out entire section. A discussion was held about nothing less than 20-inch in diameter only in commercial with the goal of preserving as many trees as possible.

Article 4.8: Letter of Credit vs. Bond was discussed. After due consideration, Management Staff recommended a Letter of Credit in lieu of the bond.

Commissioner Ingram excused himself from the meeting at 6:55 pm.

Article 4.9: A discussion was held about draining facilities. Homeowner Association (HOA) fees were discussed. A discussion was held defining "common areas". Staff was asked to bring back this issue.

Article 4.10: Improvement Districts was briefly discussed.

Article 4.11: A lengthy discussion was held relating to traffic studies/surveys.

**ADJOURNMENT**

There being no other business to come before the boards, the meeting was adjourned at 7:27 p.m.

**STATE OF TEXAS  
COUNTY OF HIDALGO  
CITY OF MCALLEN**

The McAllen Board of Commissioners convened in a Workshop on **Thursday, September 6, 2012** at 5:30 pm at Palm View Golf Course Meeting Room, with the following present:

Mayor Richard Cortez, Mayor Pro Tem Hilda Salinas, Commissioner Scott Crane, Commissioner Marcus C. Barrera, Commissioner John Ingram

Absent: Mayor Pro Tem Aida Ramirez, Commissioner Jim Darling

Staff: City Manager Mike Perez, Deputy City Manager Brent Branham, City Attorney Kevin Pagan, PUB General Manager/Asst. City Manager Roy Rodriguez, Assistant City Manager Wendy Smith, City Secretary Annette Villarreal, Deputy City Attorney Ignacio Perez, Assistant City Attorney Gary Henrichson City Engineer Yvette Barrera, Planning Director Juli Rankin, Building Official Luis Vasquez

**CALL TO ORDER**

Mayor Cortez called the meeting to order.

**1. DISCUSSION OF DEVELOPMENT CODE.**

Staff briefly recapped the sections that had previously been reviewed and resumed the review of Article 4 as follows:

Article 4 Site Design and Subdivision Standards

- Section 4.7. 1 Preliminary Plans required with any phased development.
- Section 4.7.5 Preliminary Plan to be effective for one year.
- Section 4.7.7 Exceptions were discussed.
- Section 4.7.11 Removed/Strike-out.
- Section 4.7.12 Minor Plats defined as four lots or less per state law.
- Section 4.8.3 b) Triggers 30 day rule. Instructed to use term “submitted” and “filed” before P&Z... c) Need to reword.
- Section 4.8.5 Discussed 6-month waiting period otherwise pay filing fee again.
- Section 4.8.7 Discussed changes.
- Section 4.9.2 C. 1c. Added term “companies” after the term “mortgage”.
- Section 5.2.1 A. 2. Remove the term “or” at the end of the sentence.
- Section 5.3.3 B. Strike out first sentence.
- Section 5.2.3 E. Replace “30” with 50” percent...
- Section 5.2.4 A. 1. Change term “installed” to “encouraged”. B. change “70” to “50” percent.

- Section 5.3.3 B.
  - 1. No buffer yard requirement for alley.
  - 4. Remove term “ETJ”. 5. Change term “shall” to “may”.
  - 6. Change term “C” to “B” relating to the type of buffer yard requirement.
- C. 5. Change to “property line” 7.d. strike-out sentence.
- Section 5.3.5
  - D. Added term “8” ft. if in commercial area.
  - E. Remove “ETJ” reference. F. Leave term “to dividing line”.

## **ADJOURNMENT**

There being no other business to come before the Commission, the meeting was adjourned at 7:18 pm.

**STATE OF TEXAS  
COUNTY OF HIDALGO  
CITY OF MCALLEN**

The McAllen Board of Commissioners convened in a Workshop on **Monday, September 24, 2012**, at 5:00 pm, at McAllen City Hall Third Floor (3rd) Commission Chambers, with the following present:

Present: Mayor Richard Cortez, Mayor Pro Tem Hilda Salinas, Mayor Pro Tem Aida Ramirez, Commissioner Scott Crane, Commissioner Marcus Barrera, Commissioner John Ingram, Commissioner Jim Darling

Staff: Mike R. Perez, City Manager, Kevin Pagan, City Attorney, Brent Branham, Deputy City Manager, Roy Rodriguez, Assistant City Manager/PUB General Manager, Wendy Smith, Assistant City Manager, Annette Villarreal, City Secretary, Perla Zamora, Deputy City Secretary, Victor Rodriguez, Police Chief, Juli Rankin, Director of Planning, Sally Gavlik, Director of Parks and Recreation, Omar Rodriguez, Convention Center Director

**CALL TO ORDER**

Mayor Cortez called the meeting to order.

- 1. PRESENT QUESTIONS TO STAFF RELATING TO SEPTEMBER 24, 2012 REGULAR MEETING AGENDA, TO BE ADDRESSED AT SUCH MEETING.**

There were no questions relating to the September 24, 2012 Regular Meeting Agenda.

- 2. REVIEW OF PERFORMING ARTS CENTER SCHEMATIC DESIGN.**

Staff presented a summary of the Performing Arts Center Schematic Design. The architects were on-hand and answered questions and concerns relating to the design.

After a lengthy discussion, the architects and staff were asked to come back with a few additional design options as those presented in preliminary design were unappealing to the Commission.

Item 3 was not addressed.

- 3. EXECUTIVE SESSION, CHAPTER 551, TEXAS GOVERNMENT CODE, SECTION 551.071 (CONSULTATION WITH ATTORNEY), SECTION 551.087 (ECONOMIC DEVELOPMENT), SECTION 551.072 (DELIBERATION REGARDING REAL PROPERTY) AND SECTION 551.074 (PERSONNEL MATTERS).**

- A) **CONSULTATION WITH CITY ATTORNEY REGARDING LEGAL ISSUES RELATED TO FIRE DEPARTMENT COLLECTIVE BARGAINING. (SECTION 551.071, T.G.C.)**
- B) **CONSULTATION WITH CITY ATTORNEY REGARDING THE APPOINTMENT OF AN INTERIM FIRE CHIEF. (SECTION 551.071, T.G.C.)**
- C) **CONSULTATION WITH CITY ATTORNEY REGARDING MCALLEN CHAMBER OF COMMERCE, MCALLEN ECONOMIC DEVELOPMENT CORPORATION, BOYS & GIRLS CLUB AND INTERNATIONAL MUSEUM OF ART AND SCIENCE CONTRACTS. (SECTION 551.071, T.G.C.)**
- D) **DISCUSSION AND POSSIBLE ACTION REGARDING ECONOMIC INCENTIVES FOR PROJECT MARKET GARDEN. (SECTION 551.087, T.G.C.)**
- E) **DISCUSSION AND POSSIBLE ACTION TO CONSIDER ENTERING INTO A 380 ECONOMIC INCENTIVE AGREEMENT AND FARM LEASE FOR CITY PROPERTY LOCATED IN THE SOUTHEASTERN PART OF HIDALGO COUNTY CONTAINING APPROXIMATELY 50 ACRES. (SECTION 551.087, T.G.C.)**
- F) **DISCUSSION AND POSSIBLE ACTION TO CONSIDER ENTERING INTO A 380 ECONOMIC INCENTIVE AGREEMENT FOR PROJECT CHAOS. (SECTION 551.087, T.G.C.)**
- G) **DISCUSSION AND POSSIBLE ACTION REGARDING ECONOMIC INCENTIVES FOR PROJECT RED ROVER. (SECTION 551.087, T.G.C.)**
- H) **DISCUSSION AND POSSIBLE ACTION TO CONSIDER ENTERING INTO AN AGREEMENT WITH THE PROPERTY OWNER OF LOT 1, WESTWAY MOBILE HOME PARK #3. (SECTION 551.072, T.G.C.)**
- I) **DISCUSSION AND POSSIBLE ACTION TO CONSIDER MAKING AN OFFER TO PURCHASE TWO TRACTS OF LAND OUT OF JOHN H. SHARY SUBDIVISION, HIDALGO COUNTY, TEXAS. (SECTION 551.072, T.G.C.)**
- J) **DISCUSSION AND POSSIBLE ACTION REGARDING PURCHASE OF PROPERTY APPROXIMATELY 2.98 ACRES OUT OF LOT 12, BLOCK 9, HIDALGO CANAL COMPANY'S SUBDIVISION OF PORCIONES 64, 65 AND 66, HIDALGO COUNTY, TEXAS. (SECTION 551.072, T.G.C.)**
- K) **DISCUSSION AND POSSIBLE ACTION - EVALUATION OF CITY MANAGER, CITY ATTORNEY, FIRE CHIEF, POLICE CHIEF, CITY SECRETARY AND MUNICIPAL COURT JUDGES. (SECTION 551.074, T.G.C.)**

## **ADJOURNMENT**

There being no other business to come before the Commission, the meeting was adjourned at 5:40 p.m.



**STATE OF TEXAS  
COUNTY OF HIDALGO  
CITY OF MCALLEN**

The McAllen Board of Commissioners convened in a Workshop on **Wednesday, October 3, 2012** at 5:30 pm at Palm View Golf Course Meeting Room, with the following present:

Mayor Richard Cortez, Commissioner Scott Crane, Commissioner Marcus Barrera, Commissioner Jim Darling

Absent: Mayor Pro Tem Hilda Salinas, Mayor Pro Tem Aida Ramirez, Commissioner John Ingram

Staff: City Manager Mike R. Perez, City Attorney Kevin Pagan, Deputy City Manager Brent Branham, Assistant City Manager/PUB General Manager Roy Rodriguez, Assistant City Manager Wendy Smith, City Secretary Annette Villarreal, Deputy City Attorney Ignacio Perez, Assistant City Attorney Gary Henrichson, Legal Department Attorney Inter Victor Flores, Planning Director Juli Rankin, Building Official Luis Vasquez, City Engineer Yvette Barrera, Senior Planner Luis Mora

**CALL TO ORDER**

Mayor Cortez called the meeting to order.

**1. DISCUSSION OF DEVELOPMENT CODE.**

Staff reviewed and discussed the procedures, articles and sections in the proposed code.

Article 5.3.4: A discussion was held relating to setback requirements. A related discussion was held about homeowner's associations. Management staff noted that they would further review and bring back a recommendation.

Article 5.3.5 b: Change "City" to "City Planning Director"

Article 5.3.6: Allow steel in industrial use (Fence)

Article 5.3.7: Plants to be at least 7 ft. tall to serve as buffer screens or as long as they are "fast growing" plants to reach minimum height within one year. Management staff recommended changing requirement to at least 4 ft.

Article 5.4.7: Allow flexibility to grant variances on any matters on Development Code.

Article 5.4.8 and 5.4.9 were discussed.

**ADJOURNMENT**

There being no other business to come before the Commission, the meeting was adjourned at 6:30 p.m.

**STATE OF TEXAS  
COUNTY OF HIDALGO  
CITY OF MCALLEN**

The McAllen Board of Commissioners convened in a Workshop on **Tuesday, October 16, 2012** at 5:30 pm at Palm View Golf Course Meeting Room, with the following present:

Mayor Richard Cortez, Mayor Pro Tem Hilda Salinas, Mayor Pro Tem Aida Ramirez, Commissioner Scott Crane, Commissioner Marcus Barrera, Commissioner John Ingram, Commissioner Jim Darling

Staff: City Manager Mike R. Perez, City Attorney Kevin Pagan, Deputy City Manager Brent Branham, Assistant City Manager/PUB General Manager Roy Rodriguez, Assistant City Manager Wendy Smith, City Secretary Annette Villarreal, Deputy City Attorney Ignacio Perez, Assistant City Attorney Gary Henrichson, Legal Department Attorney Inter Victor Flores, Planning Director Juli Rankin, Building Official Luis Vasquez, City Engineer Yvette Barrera, Senior Planner Luis Mora

**CALL TO ORDER**

Mayor Cortez called the meeting to order.

**1. DISCUSSION OF DEVELOPMENT CODE.**

Staff reviewed Articles 6 and 7 of the proposed Development Code. A Question and Answer Session was held during the review, which were addressed by staff.

**ADJOURNMENT**

There being no other business to come before the Commission, the meeting was adjourned at 6:30 p.m.

**STATE OF TEXAS  
COUNTY OF HIDALGO  
CITY OF MCALLEN**

The McAllen Board of Commissioners convened in a Workshop/Retreat on **Wednesday, June 15, 2011** at 5:30 pm at the McAllen Convention Center Meeting Room 102, with the following present:

Mayor Richard Cortez, Mayor Pro Tem Hilda Salinas, Commissioner Scott Crane, Commissioner Marcus C. Barrera, Commissioner John Ingram, Commissioner Jim Darling

Absent: Mayor Pro Tem Aida Ramirez

Staff: City Manager Mike Perez, Deputy City Manager Brent Branham, City Attorney Kevin Pagan, PUB General Manager/Asst. City Manager Roy Rodriguez, Assistant City Manager Wendy Smith, Assistant City Manager Pilar Rodriguez, City Secretary Annette Villarreal, Parks Director Sally Gavlik, Deputy Parks Director Mike Hernandez, Strategic Planning Coordinator Greg Townsend, Finance Director Jerry Dale, Convention Center Director Omar Rodriguez

**CALL TO ORDER**

Mayor Cortez called the meeting to order.

**1. DISCUSSION OF FY 2011-2012 CITY OF MCALLEN BUDGET.**

Staff gave a brief report on the 2011-2012 Budget. It was noted that it appears that the General Fund's financial position at the end of the current year will be \$4 million less than anticipated in the original budget. It was mentioned that in order to maintain the unreserved fund balance at the minimum of 140-day policy, the City will again need to utilize \$1 million from the fund balance reservation for the Anzalduas Bridge. A recommendation was made to meet with MEDC and the Chamber of Commerce Executive Board to brainstorm about the economy.

Staff briefly touched on the goals and objectives. At this time, a brief report was given by staff on the 2010 Census Demographic Highlights and Growth Trends.

**2. REPORT BY BLUE RIBBON COMMITTEE.**

A presentation was given by Ronnie Tavarez and Val Peisen on the proposed projects. It was noted that greatest need was for immediate expansion and improvement was the Baseball/Softball facilities. It was mentioned that priority was to the following facilities:

**BASEBALL / SOFTBALL FOR YOUTH AND ADULTS**

It was reported that the goals were to: 1) Purchase land for the construction of a 12-15 field youth baseball complex, 2) Complete renovation of Municipal Park dedicated to girls fast-pitch softball - initial project to have four (4) fields with upgraded concession, restrooms, shaded seating and dugouts, and 3) Construction of two (2) additional adult softball fields at Westside Park with renovation of concession area, restrooms, shaded seating and dugouts.

## **YOUTH AND ADULT SOCCER**

It was reported that the goals were to: 1) Expansion of De Leon soccer complex with renovation of concession area(s), restrooms, shaded seating and parking, 2) Fields at De Leon to be available for use by Pop Warner and Boys & Girls Club for football programs and 3) Construction of 6 adult lighted soccer fields at Springfest Park with restrooms, concessions and parking.

## **TENNIS**

It was reported that the goals were to: 1) Add four courts to Travis with the construction of restrooms, concession area and shaded seating, 2) Partner with USTA for the design of a tennis center with 16+ courts at Las Palmas or Sundance, 3) Partner with McAllen ISD to add lights at sites throughout the city.

## **IDENTIFICATION OF POTENTIAL SITES FOR EXPANSION**

It was reported that the goals were to: 1) Purchase land for youth baseball complex, 2) Additional fields and renovation of Westside Park, 3) Expansion of Travis and other existing sites with additional lighted tennis courts, 4) Expansion of De Leon Soccer Complex for youth soccer and football, 5) Construction of lighted adult soccer fields at Springfest Park and 6) Partner with McAllen ISD on the revitalization of selected properties.

## **TIMELINE**

It was reported that the goals were to: 1) Immediately purchase/select a site for the youth baseball complex and begin design phase with assistance of The Cal Ripken, Sr. Foundation with construction to begin during fiscal year 2012, 2) Begin design and construction of improvements to De Leon Soccer Complex, to be completed during fiscal year 2012-2013, 3) Immediately begin design and construction of additional tennis courts and improvements at Travis with completion during fiscal year 2012. Initiate discussion with McAllen ISD for additional lighting and access to other existing courts, 4) Municipal Park renovation for girls fast-pitch softball - begin design during fiscal year 2012 (in consultation with Ripken Foundation) with construction to commence once baseball complex is completed with a target date for completion of 2014, 5) Fiscal year 2013 renovation of Westside Park with additional softball fields, 6) Fiscal year 2014-2015 renovation of Springfest Park for adult soccer and 7) Fiscal year 2015-2016 construction of tennis center in conjunction with USTA.

Mayor Pro Tem Salinas entered the meeting at this time.

A lengthy discussion was held as it related to the funding. Suggestions were made.

## **ADJOURNMENT**

There being no other business to come before the Commission, the meeting was unanimously adjourned at 7:50 pm.

**STATE OF TEXAS  
COUNTY OF HIDALGO  
CITY OF MCALLEN**

The McAllen Board of Commissioners convened in a Workshop on **Monday, June 27, 2011** at 2:30 p.m. at McAllen City Hall, Third (3<sup>rd</sup> Floor), with the following present:

Present: Mayor Richard Cortez, Mayor Pro Tem Hilda Salinas, Mayor Pro Tem Aida Ramirez  
Commissioner Scott Crane, Commissioner Marcus Barrera, Commissioner John  
Ingram, Commissioner Jim Darling

MPUB: Chairman Charles Amos, Vice Chair Ernie Williams, Trustee Tony Aguirre, Trustee  
Trey Pebley

Staff: City Manager Mike R. Perez, Assistant City Attorney Gary Henrichson, Deputy City  
Manager Brent Branham, Assistant City Manager/PUB General Manager Roy  
Rodriguez, Assistant City Manager Wendy Smith, City Secretary Annette Villarreal,  
Elma Vela, City Commission Liaison, Parks and Recreation Director, Sally Gavlik,  
Engineering Director, Yvette Barrera,

**CALL TO ORDER**

Mayor Cortez called the meeting to order.

**1. PRESENT QUESTIONS TO STAFF RELATING TO JUNE 27, 2011 REGULAR MEETING AGENDA, TO BE ADDRESSED AT SUCH MEETING.**

No concerns were expressed relating to the Regular Meeting agenda.

**JOINT MEETING WITH MCALLEN PUBLIC UTILITY BOARD OF TRUSTEES:**

Chairman Aguirre called the meeting to order on behalf of the Public Utility Board.

**2. DISCUSSION OF CITY'S INVESTMENT POLICY.**

Staff briefly reviewed the City's Investment Policy. The following topics were discussed:

- General Fund
- Special Revenue Funds

Staff discussed the priorities for investment decisions as follows:

- Safety Principal
- Adequate Liquidity to meet daily operating needs
- Yield

Questions and concerns were addressed. Staff answered questions posed by the City Commission. After a lengthy discussion, it was the consensus of the City Commission that said investment policy would continue to be reviewed and that any modifications made thereto would be addressed at a later date.

**3. EXECUTIVE SESSION, CHAPTER 551, TEXAS GOVERNMENT CODE, SECTION 551.071 (CONSULTATION WITH ATTORNEY)**

Mayor Cortez recessed the meeting at 2:56 pm to go into Executive Session. Mayor Cortez reconvened the meeting at 3:53 pm and announced that any action on Executive Session items would be taken at the Regular Meeting.

- A) CONSULTATION WITH CITY ATTORNEY REGARDING CONTRACTUAL AND LEGAL ISSUES WITH HCWID #3. (SECTION 551.071, T.G.C.)**
- B) CONSULTATION WITH CITY ATTORNEY REGARDING CAUSE NO. C-1433-11-J; CITY OF MCALLEN VS. HIDALGO COUNTY WATER IMPROVEMENT DISTRICT NO. 3. (SECTION 551.071, T.G.C.)**

There being no further business to come before the Public Utility Board, Chairman Amos adjourned meeting at 3:53 pm.

**END OF JOINT MEETING WITH MPUB**

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

- A) CONSULTATION WITH CITY ATTORNEY REGARDING CONTRACTUAL AND LEGAL ISSUES WITH HCWID #3. (SECTION 551.071, T.G.C.)**
- B) CONSULTATION WITH LEGAL COUNSEL REGARDING POLICE COLLECTIVE BARGAINING ISSUES. (SECTION 551.071, T.G.C.)**
- C) CONSULTATION WITH CITY ATTORNEY REGARDING LEGAL ISSUES RELATED TO RE-DEVELOPMENT OF BOEYE RESERVOIR. (SECTION 551.071, T.G.C.)**
- D) CONSULTATION WITH CITY ATTORNEY REGARDING CAUSE NO. C-1433-11-J; CITY OF MCALLEN VS. HIDALGO COUNTY WATER IMPROVEMENT DISTRICT NO. 3. (SECTION 551.071, T.G.C.)**
- E) CONSULTATION WITH CITY ATTORNEY RELATING TO WORKERS COMP/LOSS RUN REPORT AS OF MAY 31, 2011. (SECTION 551.071, T.G.C.)**
- F) CONSULTATION WITH LEGAL COUNSEL REGARDING LIBRARY MATTERS. (SECTION 551.071, T.G.C.)**

- G) DISCUSSION AND POSSIBLE ACTION RELATING TO ECONOMIC INCENTIVES FOR PROJECT GLOBAL. (SECTION 551.087, T.G.C.)**
- H) DISCUSSION AND POSSIBLE ACTION RELATING TO A CHAPTER 380 ECONOMIC INCENTIVE AGREEMENT FOR PROJECT APOLLO. (SECTION 551.087, T.G.C.)**
- I) DISCUSSION AND POSSIBLE ACTION TO CONSIDER PROJECT EXTENSION FOR MCALLEN SKYLINE, LTD., FOR EMBASSY SUITES HOTEL SITE. (SECTION 551.087, T.G.C.)**
- J) CONSULTATION WITH CITY ATTORNEY REGARDING AMERICAN LAFRANCE, LLC BANKRUPTCY MATTER. (SECTION 551.071, T.G.C.)**

**5. DISCUSSION RELATING TO PLANS FOR THE OLD CENTRAL FIRE STATION.**

Staff briefly reported on the plans for the Old Central Fire Station. Discussion ensued, it was the consensus of the city commission to demolish and bid out.

**6. DISCUSSION OF WARE ROAD IMPROVEMENTS.**

Staff reported on the Ware Road Improvements (Mile 3 to Mile 5) of the Ware Road Corridor. The following proposed costs were mentioned:

- \$10.6 Million Construction Cost
- 3.5 Million ROW Acquisition Cost
- 14.1 Million Total Project Cost

The timeline for the improvements was highlighted as follows:

- 15 – 18 Months Environmental Clearance
- 18 – 24 Months ROW Acquisition (82 parcels, relocations)
- FY 2015 Letting

A possible partnership scenario for funding was proposed as follows:

- Project Construction Cost split between MPO (2/3) and TxDOT (1/3)
- Requires MPO Approval
- TxDOT to design, let, and manage construction
- City's share could be ROW Acquisition services and 10% of ROW Acquisition payments (prior to EDC reduction).

Concerns were addressed by City Commission. Staff answered questions posed by the City Commissions.

**ADJOURNMENT**

There being no other business to come before the Commission, the meeting was adjourned at 4:00 pm.

**STATE OF TEXAS  
COUNTY OF HIDALGO  
CITY OF MCALLEN**

The McAllen Board of Commissioners convened in a Workshop on **Monday, August 8, 2011** at 2:30 p.m. at McAllen City Hall, Third (3<sup>rd</sup>) Floor Commission Chambers, with the following present:

Present: Mayor Richard Cortez, Mayor Pro Tem Salinas, Commissioner Scott Crane, Commissioner Marcus Barrera, Commissioner John Ingram, Commissioner Jim Darling

Absent: Mayor Pro Tem Ramirez

Staff: City Manager Mike R. Perez, City Attorney Kevin Pagan, Deputy City Manager Brent Branham, Assistant City Manager/PUB General Manager Roy Rodriguez, Assistant City Manager Wendy Smith, City Secretary Annette Villarreal, Parks and Recreation Director Sally Gavlik, Planning Director Juli Rankin, Convention Center Director Omar Rodriguez

**CALL TO ORDER**

Mayor Cortez called the meeting to order.

**1. PRESENT QUESTIONS TO STAFF RELATING TO AUGUST 8, 2011  
REGULAR MEETING AGENDA, TO BE ADDRESSED AT SUCH MEETING**

No concerns were expressed relating to the Regular Meeting agenda.

**2. DISCUSSION OF PERFORMING ARTS PROJECT.**

Staff briefly reviewed the proposed project time lines for the Performing Arts Center. Staff mentioned that they are ready to begin the review process of the submittals for consideration and final selection by the City Commission. Concerns were expressed and questions asked. Staff answered questions posed by the City Commission.

After due consideration, the following direction was given to staff, to select local firms plus five others giving McAllen firms an opportunity.

Mayor Cortez thanked staff for the presentation.

**3. DISCUSSION OF MCALLEN DEVELOPOMENT CODE ISSUES.**

Staff gave a brief recap on the Unified Development Code. The topics discussed were as follows:



- ETJ Growth
- Overall Look
- Signage
- Buffering and green space
- Inner City
- Creatively combining requirements
- Preferred pattern of growth
- Quality over quantity

Staff also stated that the Foresight McAllen Update committee was charged with the following tasks: 1) Provisions of the current ordinances that are technically sound, defensible and effective will be refined as necessary and maintained in the Unified Development Code (UDC) and 2) The UDC will be reorganized as necessary to improve navigability, use friendliness and ease of administration.

Staff answered questions posed by the City Commission and received feedback on certain issues. Mayor Cortez thanked Mr. Klinck and Mr. Messenger for their presentation.

4. **EXECUTIVE SESSION, CHAPTER 551, TEXAS GOVERNMENT CODE, SECTION 551.071 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) **CONSULTATION WITH CITY ATTORNEY REGARDING CONTRACTUAL AND LEGAL ISSUES WITH HCWID #3. (SECTION 551.071, T.G.C.)**
  - B) **CONSULTATION WITH CITY ATTORNEY REGARDING LEGAL ISSUES RELATED TO RE-DEVELOPMENT OF BOEYE RESERVOIR. (SECTION 551.071, T.G.C.)**
  - C) **DISCUSSION AND POSSIBLE ACTION ON ACQUISITION OF PROPERTY FOR THE EL RANCHO REGIONAL DETENTION FACILITY. (SECTION 551.072, T.G.C.)**
  - D) **DISCUSSION AND POSSIBLE ACTION TO CONSIDER PURCHASING RIGHT-OF-WAY FOR IRRIGATION DISTRICT #3 FOR BICENTENNIAL EXTENSION. (SECTION 551.072, T.G.C.)**
  - E) **DISCUSSION AND POSSIBLE ACTION REGARDING PROJECT MARKET GARDEN. (SECTION 551.087, T.G.C.)**
  - F) **DISCUSSION AND POSSIBLE ACTION REGARDING CHAPTER 380 ECONOMIC INCENTIVE AGREEMENT FOR PROJECT GUARDIAN. (SECTION 551.087, T.G.C.)**
  - G) **DISCUSSION AND POSSIBLE ACTION REGARDING POSSIBLE ECONOMIC INCENTIVES FOR PROJECT TRASH TALK. (SECTION 551.087, T.G.C.)**

- H) DISCUSSION AND POSSIBLE ACTION RELATING TO ECONOMIC INCENTIVES FOR THE EXPANSION OF LA PLAZA MALL. (SECTION 551.087, T.G.C.)**
- I) DISCUSSION AND POSSIBLE ACTION RELATING TO RENTAL OF BUILDING LOCATED AT 709 S. BROADWAY. (SECTION 551.072, T.G.C.)**

#### **ADJOURNMENT**

There being no other business to come before the Commission, the meeting was adjourned at 4:00 pm.

**STATE OF TEXAS  
COUNTY OF HIDALGO  
CITY OF MCALLEN**

The McAllen Board of Commissioners convened in a Workshop on **Thursday, August 11, 2011** at 5:30 p.m. at Palm View Golf Course with the following present:

Mayor Richard Cortez, Mayor Pro Tem Hilda Salinas, Commissioner Scott Crane, Commissioner John Ingram, Commissioner Jim Darling

Absent: Commissioner Marcus Barrera, Mayor Pro Tem Aida Ramirez

Staff: City Manager Mike R. Perez, City Attorney Kevin Pagan, Deputy City Manager Brent Branham, Assistant City Manager Wendy Smith, City Secretary Annette Villarreal, Finance Director Jerry Dale, Director of Parks and Recreation Sally Gavlik, Senior Budget Analyst Angie Rodriguez

**CALL TO ORDER**

Mayor Cortez called the meeting to order.

**1. DISCUSSION OF FY 2011-12 CITY OF MCALLEN BUDGET**

Staff reviewed the highlights of the Fiscal Year 2011-12 proposed budget. Accomplishments and highlights for fiscal year 2011-12 were reviewed as well as any decision packets for any new programs/projects for the following departments.

- Parks and Recreation Department
- Fire Department

A Question and Answer Session was held after each presentation.

**ADJOURNMENT**

There being no other business to come before the Commission, the meeting was adjourned at 7:40 p.m.

**STATE OF TEXAS  
COUNTY OF HIDALGO  
CITY OF MCALLEN**

The McAllen Board of Commissioners convened in a Workshop on **Monday, August 15, 2011** at 5:30 p.m. at Palm View Golf Course with the following present:

Mayor Richard Cortez, Mayor Pro Tem Hilda Salinas, Commissioner Scott Crane, Commissioner Marcus Barrera, Commissioner John Ingram, Commissioner Jim Darling

Absent: Mayor Pro Tem Aida Ramirez

Staff: City Manager Mike R. Perez, City Attorney Kevin Pagan, Deputy City Manager Brent Branham, Assistant City Manager Wendy Smith, City Secretary Annette Villarreal, Finance Director Jerry Dale, Director of Parks and Recreation Sally Gavlik, Senior Budget Analyst Angie Rodriguez

**CALL TO ORDER**

Mayor Cortez called the meeting to order.

**1. DISCUSSION OF FY 2011-12 CITY OF MCALLEN BUDGET**

Staff reviewed the proposed budget for Development Corporation and reviewed each proposed project as well as any current and/or ongoing projects. CIP Projects were also reviewed and discussed at length. A Question and Answer Session was held.

**ADJOURNMENT**

There being no other business to come before the Commission, the meeting was adjourned at 6:57 p.m.

**STATE OF TEXAS  
COUNTY OF HIDALGO  
CITY OF MCALLEN**

The McAllen Board of Commissioners convened in a Workshop on **Tuesday, August 16, 2011** at 5:30 p.m. at Palm View Golf Course with the following present:

Present: Mayor Richard Cortez, Mayor Pro Tem Hilda Salinas, Mayor Pro Tem Aida Ramirez, Commissioner Scott Crane, Commissioner Marcus Barrera, Commissioner John Ingram, Commissioner Jim Darling

Staff: City Manager Mike R. Perez, City Attorney Kevin Pagan, Deputy City Manager Brent Branham, Assistant City Manager Wendy Smith, Assistant City Manager Pilar Rodriguez, City Secretary Annette Villarreal, Deputy City Secretary Perla Zamora, City Engineer Yvette Barrera, Director of Grants Carla Rodriguez

**CALL TO ORDER**

Mayor Cortez called the meeting to order.

**1. DISCUSSION OF FY 2011-12 CITY OF MCALLEN BUDGET**

Presentations were made on the Fiscal Year 2011-12 Budget for the following outside agencies on accomplishments and goals and objectives for the upcoming fiscal year:

- Boy's & Girls Club of McAllen
- Heart of the City of McAllen
- International Museum of Art & Science
- McAllen Economic Development Corporation

A Question and Answer Session was held after each presentation.

**ADJOURNMENT**

There being no other business to come before the Commission, the meeting was adjourned at 6:30 p.m.

**STATE OF TEXAS  
COUNTY OF HIDALGO  
CITY OF MCALLEN**

The McAllen Board of Commissioners convened in a Workshop on **Tuesday, August 23, 2011** at 5:30 p.m. at Palm View Golf Course with the following present:

Present: Mayor Richard Cortez, Mayor Pro Tem Hilda Salinas, Mayor Pro Tem Aida Ramirez, Commissioner Scott Crane, Commissioner Marcus Barrera, Commissioner John Ingram, Commissioner Jim Darling

Staff: City Manager Mike R. Perez, City Attorney Kevin Pagan, Deputy City Manager Brent Branham, Assistant City Manager Wendy Smith, Assistant City Manager Pilar Rodriguez, City Secretary Annette Villarreal, Deputy City Secretary Perla Zamora, City Engineer Yvette Barrera, Director of Grants Carla Rodriguez

**CALL TO ORDER**

Mayor Cortez called the meeting to order.

**1. DISCUSSION OF WRAP-UP FY 2011-12 BUDGET**

A synopsis was given of the 2011-2012 City of McAllen Budget. A handout depicting the fund balance summaries for the General Fund and all Funds was provided to the City Commission.

Presentations were made by the following departments on accomplishments and goals and objectives for the upcoming fiscal year:

- Police Department
- Fire Department
- Airport

A lengthy discussion was held. Comments were shared by Mayor and City Commission. Staff answered questions posed by the Mayor and City Commission.

**ADJOURNMENT**

There being no other business to come before the Commission, the meeting was adjourned at 6:52 p.m.

**STATE OF TEXAS  
COUNTY OF HIDALGO  
CITY OF MCALLEN**

The McAllen Board of Commissioners convened in a Workshop on **Monday, September 12, 2011** at 5:30 p.m. at McAllen City Hall, Third (3<sup>rd</sup>) Floor Commission Chambers with the following present:

Present: Mayor Richard Cortez, Mayor Pro Tem Hilda Salinas, Commissioner Scott Crane, Commissioner Marcus Barrera, Commissioner John Ingram, Commissioner Jim Darling

Absent: Mayor Pro Tem Aida Ramirez

Staff: City Manager Mike R. Perez, City Attorney Kevin Pagan, Deputy City Manager Brent Branham, Assistant City Manager/PUB General Manager Roy Rodriguez, Assistant City Manager Wendy Smith, City Secretary Annette Villarreal, Parks and Recreation Director, Sally Gavlik, Convention Center Director Omar Rodriguez

**CALL TO ORDER**

**1. PRESENT QUESTIONS TO STAFF RELATING TO SEPTEMBER 12, 2011 REGULAR MEETING AGENDA, TO BE ADDRESSED AT SUCH MEETING.**

No concerns were expressed relating to the Regular Meeting agenda.

**2. DISCUSSION OF NEW YEAR'S EVE BROADCAST MEDIA RFPS (REQUEST FOR PROPOSALS).**

Staff reviewed four proposals for the New Year's Eve Media RFP's. Staff recommended to reject all of the proposals and proceed with a production/advertising plan similar to last year's. Staff answered questions posed by the City Commission. Mayor Cortez thanked staff for their presentation.

**3. PRESENTATION ON THE PUBLIC INFORMATION OFFICE/MCALLEN CABLE NETWORK//WEBSITES/SOCIAL MEDIA/EXTERNAL MEDIA.**

Staff gave a brief presentation on the Public Information Office touching on a strategic planning process to make communications more effective and to provide timely information about city services and issues important to citizens. Staff touched on the following topics:

- McAllen Cable Network Channel 17.12
- McAllen.net (Website)
- McAllen.net (Human Resources)
- McAllen.net (Convention Center)
- McAllen.net (Recycling Center)
- McAllen.net (Parks and Recreation)

- ExploreMcAllen.com
- Media Relations

Staff also reviewed the following:

- Restructure of the PIO Department
- Perform a comprehensive multi-media communications plan
- Create shorter video/graphic stories
- Write more news releases
- Produce Community Newsletter
- Redesign City Website
- Purchase mobile app
- Establish a unified communication team
- Build partnerships in the private and business sectors
- Market and Promote [www.exporemcallen.com](http://www.exporemcallen.com)

Staff answered questions posed by the City Commission. Mayor Cortez thanked staff for their presentation.

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

Mayor Cortez recessed the meeting at 3:10 pm to go into Executive Session. Mayor Cortez reconvened the meeting at 4:00 pm and announced that any action on Executive Session items would be taken at the Regular Meeting. Mayor Cortez abstained from item 4A (COI)

- A) **CONSULTATION WITH LEGAL COUNSEL REGARDING LEGAL ISSUES RELATED TO PROPOSALS FOR REDEVELOPMENT OF BOEYE RESERVOIR SITE; DELIBERATION AND POSSIBLE ACTION REGARDING VALUE OF SITE AND ECONOMIC DEVELOPMENT NEGOTIATIONS RELATED TO SAME. (SECTIONS 551.071, 551.072, AND 551.087 T.G.C.) TABLED**
- B) **DISCUSSION AND POSSIBLE ACTION ON POSSIBLE ACQUISITION OF PROPERTY FOR AIRPORT EXPANSION. (SECTION 551.072, T.G.C.)**
- C) **DISCUSSION AND POSSIBLE ACTION REGARDING PROJECT MARKET GARDEN. (SECTION 551.087, T.G.C.)**
- D) **DISCUSSION AND POSSIBLE ACTION RELATING TO ECONOMIC INCENTIVES FOR THE EXPANSION OF LA PLAZA MALL. (SECTION 551.087, T.G.C.)**

**ADJOURNMENT**

There being no other business to come before the Commission, the meeting was adjourned at 4:00 pm.



**STATE OF TEXAS  
COUNTY OF HIDALGO  
CITY OF MCALLEN**

The McAllen Board of Commissioners convened in a Workshop on **Wednesday, November 2, 2011** at 2:30 pm at McAllen Convention Center Meeting Room 101-ABC, with the following present:

Present: Mayor Pro Tem Hilda Salinas, Mayor Pro Tem Aida Ramirez, Commissioner Scott Crane, Commissioner Marcus Barrera, Commissioner John Ingram, Commissioner Jim Darling

Absent: Mayor Richard Cortez

MISD: President Sam Saldivar Jr., Vice-President Daniel Vela, Secretary Hilda Garza DeShaza, Trustee Javier Farias, Trustee Debbie Crane Aliseda, Assistant City Secretary Erica dela Garza, Superintendent Dr. James Ponce

Staff: City Manager Mike R. Perez, City Attorney Kevin Pagan, Deputy City Manager Brent Branham, Assistant City Manager Wendy Smith, Assistant City Manager Pilar Rodriguez, City Secretary Annette Villarreal, Deputy City Secretary Perla Zamora, City Engineer Yvette Barrera, Information Technology Director Belinda Mercado

**CALL TO ORDER**

Mayor Pro Tem Salinas called the meeting to order.

**JOINT MEETING WITH MCALLEN ISD BOARD OF TRUSTEES**

President Saldivar called the meeting to order on behalf of the McAllen I.S. D. Board.

**1. DISCUSSION OF ATHLETIC FACILITIES.**

Staff gave a report of the athletic facilities. Options discussed were as follows:

- Transfer ownership/revenues back to school
- Contract/lease agreement with MISD
- Sports Complex / Sports Authority
- Sale of alcohol

A lengthy discussion ensued. Concerns were expressed and questions were asked. Staff answered questions posed by the City Commission and MISD members. It was the consensus to have their respective staff come up with proposals.

**2. DISCUSSION OF PAVILIONS.**

Staff discussed the rebuilding and building of new pavilions. Discussion ensued and questions were posed by the City Commission. Concerns were expressed and questions were asked. It was the general consensus for staff to gather more feedback and place on the next budget process.

### **3. DISCUSSION OF EXPANSION OF JOINT CITY/SCHOOL PARK MOU.**

Staff gave a brief report on the expansion of the Joint City/School Park MOU. Staff mentioned they are looking at setting up trails, landscaping, creating incentives for homeowners and developing new strategies. A lengthy discussion ensued. Concerns were expressed and questions were asked. It was the general consensus of the City Commission to have the City Manager and McAllen ISD Superintendent meet monthly to discuss said projects.

At this time Items 4 and 5 were addressed concurrently.

### **4. DISCUSSION OF WIFI AND THE CITY'S PLAN TO INCLUDE OPPORTUNITIES FOR MCALLEN ISD TO PARTNER.**

### **5. DISCUSSION OF OTHER AREAS/PROJECTS TO PARTNER FOR COST SAVING TO BOTH ORGANIZATIONS.**

Staff gave a report on the City's WiFi plan. It was noted that this would be used by the public. Concerns were expressed about the possible benefits and uses of the WiFi system. President Saldivar briefly discussed the Apple iPads. Concerns were addressed and questions were asked. A DVD presentation was made regarding the iPads and how teachers can communicate with students via those devices. After a lengthy discussion, it was the consensus of the City Commission to have staff gather input and report back to them with various options.

### **6. DISCUSSION OF ADVERTISING.**

Staff provided information regarding implementation and marketing plans as it related to advertising on the school buses. Suggestions were made as follows:

- Limited announcements on buses
- Advertising within the stadium
- Advertising inside schools

Staff discussed various aspects including marketing, advertisement and other planned activities. Discussion ensued as to advertising concepts and philosophies. Also discussed were the challenges in bus advertising and City Attorney reviewed pros and cons. Staff stated that the ordinance needs to be modified. The City Commission asked that the ordinance be looked at as well as addressing the signs and advertising issues. It was the consensus of the City Commission to have staff bring back options including any modifications to the City's existing ordinance.

### **ADJOURNMENT**

There being no other business to come before the boards, the meeting was adjourned at 7:26 pm.

**STATE OF TEXAS  
COUNTY OF HIDALGO  
CITY OF MCALLEN**

The McAllen Board of Commissioners convened in a Workshop on **Monday, November 14, 2011** at 2:30 p.m. at McAllen City Hall, Third (3<sup>rd</sup>) Floor Commission Chambers, with the following present:

Present: Mayor Richard Cortez, Mayor Pro Tem Hilda Salinas, Mayor Pro Tem Ramirez, Commissioner Scott Crane, Commissioner Marcus Barrera, Commissioner John Ingram

Absent: Commissioner Jim Darling

Staff: City Manager Mike R. Perez, City Attorney Kevin Pagan, Deputy City Manager Brent Branham, Assistant City Manager/PUB General Manager Roy Rodriguez, Assistant City Manager Wendy Smith, City Secretary Annette Villarreal, Parks Director Sally Gavlik, Deputy Parks Director Mike Hernandez, Convention Center Director Omar Rodriguez, Bus Terminal Director Elizabeth Suarez

Others: Rolando Rios, Dave Hendricks, Nedra Kinerk, Davis Rankin

**CALL TO ORDER**

Mayor Cortez called the meeting to order.

**1. PRESENT QUESTIONS TO STAFF RELATING TO NOVEMBER 14, 2011 REGULAR MEETING AGENDA, TO BE ADDRESSED AT SUCH MEETING.**

No concerns were expressed relating to the Regular Meeting Agenda.

**2. DISCUSSION OF RE-DISTRICTING PLAN.**

Staff gave a brief report on the redistricting plan. Staff informed the City Commission that plan would be in compliance with the state and federal regulations. It was mentioned that Plan A would not be effective until approved by the U.S. Department of Justice.

Staff answered questions posed by the Mayor and City Commission. It was noted that this item was on the regular city commission agenda for approval.

**3. DISCUSSION RELATING TO TAXI ISSUES.**

Staff provided a brief update on the taxi issues. Staff advised that they are not recommending moving the queuing from 15<sup>th</sup> Street to Austin Street. In addition, staff discussed the following:

- Per mile rate from \$2.00 to \$2.50

- Wait time fee to \$25.00
- Raising the flag drop from \$4.00 to \$7.00

Staff answered questions posed by City Commission. After a lengthy discussion the City Commission concurred with staff's recommendations.

#### **4. DISCUSSION OF SPORTS COMPLEX.**

Staff reported on the plan and cost estimate for the DeLeon North Soccer Complex. The following topics were discussed:

- Plan consisted of nine (9) adult size fields
- Budget for the entire complex \$3,662,611
- Phase one could have four (4) fields
- Phase two could have four (4) fields
- Phase three could complete the complex with (1) synthetic field

Staff answered questions posed by the City Commission. Staff mentioned it was still in negotiation with Cal Ripken Foundation. Mayor thanked staff for their presentation.

#### **5. DISCUSSION OF ADOPT-A-PARK PROGRAM.**

Staff briefly reviewed the adopt-a-park program noting that the City of McAllen encourages organizations to Adopt-A-Park in their areas and reviewed the guidelines as follows:

- Guidelines for Park Adoption
- Adoption Requirements
- City Responsibility

Staff answered questions posed by City Commission. After a lengthy discussion, it was the consensus of the City Commission to implement the program in January.

#### **6. UPDATE ON BOTANICAL GARDENS CHARRETTE.**

Staff briefly reviewed the results of the McAllen Botanical Garden Design Charrette. Staff highlighted on the following Design Concepts, Themes and Presentations:

- Vista Verde McAllen
- Rio Grande Nature Preserve
- Bosque McAllen
- The Oasis at Botanical Gardens

Staff reviewed the following recommendations: 1) release results of Charrette to the public 2) Encourage city to open park on a daily basis 3) allow collaboration with City/Valley Land Fund and 4) Public Relations Campaign to support gardens. Staff answered questions posed by the City Commission. Mayor Cortez thanked staff for their presentation.

#### **7. DISCUSSION OF MCALLEN FEDERAL AGENDA.**

Staff gave a brief recap on the federal legislative priorities. Topics discussed are outlined as follows:

- Anzalduas & Hidalgo International Bridges
- Port of Entry Personnel – U.S. Customs
- McAllen Metro – 5307 operating funds
- Tigger III – Electric Vehicle Technology Grant
- Interstate 69 & Coordinated Border Infrastructure Program
- McAllen-Miller International Airport
- NAAMREI – Rapid Response Center Research Park
- NADBank Expansion

Staff answered questions posed by the City Commission.

- 8. EXECUTIVE SESSION, CHAPTER 551, TEXAS GOVERNMENT CODE, SECTION 551.071 (CONSULTATION WITH ATTORNEY), SECTION 551.072 (DELIBERATIONS ABOUT REAL PROPERTY) AND SECTION 551.087 (ECONOMIC DEVELOPMENT)**
  - A) DISCUSSION AND POSSIBLE ACTION REGARDING PROJECT MARKET GARDEN. (SECTION 551.087, T.G.C.)**
  - B) DISCUSSION AND POSSIBLE ACTION REGARDING 380 ECONOMIC INCENTIVE AGREEMENT FOR PROJECT GUIRADOS. (SECTION 551.087, T.G.C.)**
  - C) CONSULTATION WITH CITY ATTORNEY RELATING TO CONTRACTUAL AGREEMENT WITH CENTERPLATE. (SECTION 551.071, T.G.C.)**
  - D) CONSULTATION WITH CITY ATTORNEY REGARDING LITIGATION CAUSE NO. CL-11-0964-F; STATE FARM MUTUAL AUTOMOBILE INSURANCE COMPANY AS SUBROGEE OF GEORGE JURGENS VS. CITY OF MCALLEN. (SECTION 551.071, T.G.C.)**
  - E) DISCUSSION AND POSSIBLE ACTION RELATING TO THE POSSIBLE SALE OF LOT 9, CONVENTION CENTER SUBDIVISION COMPRISING 1.947 ACRES. (SECTION 551.072, T.G.C.)**
  - F) DISCUSSION AND POSSIBLE ACTION REGARDING 380 ECONOMIC INCENTIVE AGREEMENT FOR PROJECT KEGLER. (SECTION 551.087, T.G.C.)**
  - G) CONSULTATION WITH CITY ATTORNEY REGARDING POTENTIAL SETTLEMENT AGREEMENT IN THE CITY OF MCALLEN VS. ALF BANKRUPTCY LITIGATION. (SECTION 551.071, T.G.C.)**

## **ADJOURNMENT**

There being no other business to come before the Commission, the meeting was adjourned at 4:00 pm.

**STATE OF TEXAS  
COUNTY OF HIDALGO  
CITY OF MCALLEN**

The McAllen Board of Commissioners convened in a Workshop on **Monday, August 9, 2010**, at 2:30 pm, at McAllen City Hall Third (3rd) Floor Commission Chambers, with the following present:

Mayor Richard Cortez, Commissioner Scott Crane, Commissioner Marcus C. Barrera, Commissioner John Ingram, Commissioner Jim Darling

Absent: Mayor Pro Tem Hilda Salinas, Mayor Pro Tem Aida Ramirez

Staff: City Manager Mike R. Perez, City Attorney Kevin Pagan, Deputy City Manager Brent Branham, Assistant City Manager/PUB General Manager Roy Rodriguez, Assistant City Manager Pilar Rodriguez, Assistant City Manager Wendy Smith, City Secretary Annette Villarreal, Director of Planning Juli Rankin

**CALL TO ORDER**

Mayor Cortez called the meeting to order.

**1. PRESENT QUESTIONS TO STAFF RELATING TO AUGUST 9, 2010 REGULAR MEETING AGENDA, TO BE ADDRESSED AT SUCH MEETING.**

There were no issues or concerns about the regular meeting agenda.

**2. DISCUSSION RELATING TO VIDEO SURVEILLANCE PROJECT.**

Staff reported on the completion of the Video Surveillance Project comprising two projects: 1) WiFi and 2) video surveillance. It was reported that 101 cameras were installed throughout the city. Storage capacity of video data was discussed and recommended to be kept for 10 days. Staff was instructed to look at what is legally required to be kept as 10 days worth of video storage seemed too long and costly; otherwise, staff was instructed to seek to change the retention before the legislature. Lastly, staff reported that they would prepare protocols.

**3. DISCUSSION OF UNIFIED DEVELOPMENT CODE ISSUES.**

Item 3 was not addressed.

**4. PRESENTATION AND SEEK DIRECTION RELATING TO MARKETING CAMPAIGN.**

Rod Lewis from Rodd & Associates made a presentation on the marketing campaign and requested direction about the selection of the 10 businesses to feature on the marketing promos which was anticipated to be selected utilizing a listing of McAllen Chamber members. Steve Ahlenius addressed the Commission and spoke about two tiers: 1) t.v. commercials and 2) *Explore McAllen* website. A lengthy discussion was held. A recommendation was made to include other business in the marketing promos including financial institutions, medical institutions and professionals.

Staff reported that an item would be placed on the next meeting agenda providing for an extension of contract with Mr. Lewis.

**5. 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).**

Mayor Cortez recessed the meeting at 3:25 p.m. to go into Executive Session. Mayor Cortez reconvened the meeting at 4:00 p.m. and announced that any action on Executive Session items would be taken during the regular meeting.

- A) DISCUSSION AND POSSIBLE ACTION RELATING TO ECONOMIC INCENTIVES FOR PROJECT BIG BOX. (SECTION 551.087, T.G.C.)**
- B) DISCUSSION AND POSSIBLE ACTION RELATING TO ECONOMIC INCENTIVES FOR PROJECT GLOBAL. (SECTION 551.087, T.G.C.)  
DUPLICATE PLEASE REFER TO 7L**
- C) DISCUSSION AND POSSIBLE ACTION TO CONSIDER PROJECT EXTENSION FOR MCALLEN SKYLINE, LTD. FOR EMBASSY SUITES HOTEL SITE SALE. (SECTION 551.072, T.G.C.)**
- D) DISCUSSION AND POSSIBLE ACTION REGARDING PURCHASE OF PROPERTY AT 2<sup>ND</sup> AND 10<sup>TH</sup> STREETS. (SECTION 551.072, T.G.C.)**
- E) CONSULTATION WITH LEGAL COUNSEL REGARDING POLICE AND FIRE COLLECTIVE BARGAINING ISSUES. (SECTION 551.071, T.G.C.)**
- F) CONSULTATION WITH CITY ATTORNEY REGARDING CONTRACTUAL AND LEGAL ISSUES WITH HCWID #3. (SECTION 551.071, T.G.C.)**
- G) CONSULTATION WITH CITY ATTORNEY REGARDING TIME WARNER CABLE'S NOTICE OF INTENT TO DIGITIZE PEG CHANNELS. (SECTION 551.071, T.G.C.)**
- H) CONSULTATION WITH CITY ATTORNEY REGARDING PROPERTY AT WICHITA, BICENTENNIAL AND UVALDE. (SECTION 551.071, T.G.C.)**
- I) CONSULTATION WITH CITY ATTORNEY REGARDING LEGAL ASPECTS OF RETAIL ECONOMIC DEVELOPMENT. (SECTION 551.071, T.G.C.)**
- J) CONSULTATION WITH CITY ATTORNEY REGARDING PENDING LITIGATION; CAUSE NO. CL-09-2004-F; MCALLEN POLICE OFFICERS' UNION VS. CITY OF MCALLEN AND CHIEF VICTOR RODRIGUEZ. (SECTION 551.071, T.G.C.)**
- K) DISCUSSION AND POSSIBLE ACTION REGARDING LOCATION OF A WATER TOWER ON CITY PROPERTY ON MCCOLL SOUTH OF RIDGE ROAD. (SECTION 551.072, T.G.C.)**
- L) DISCUSSION AND POSSIBLE ACTION RELATING TO ECONOMIC INCENTIVES FOR PROJECT GLOBAL. (SECTION 551.087, T.G.C.)**
- M) DISCUSSION AND POSSIBLE ACTION RELATING TO CONVENTION CENTER SITE. (SECTION 551.087, T.G.C.)**

**ADJOURNMENT**

There being no other business to come before the boards, the meeting was adjourned at 4:00 p.m.

**STATE OF TEXAS  
COUNTY OF HIDALGO  
CITY OF MCALLEN**

The McAllen Board of Commissioners convened in a Workshop on **Thursday, August 12, 2010**, at 5:30 pm, at the Palm View Golf Course Meeting Room, with the following present:

Mayor Pro Tem Hilda Salinas, Mayor Pro Tem Aida Ramirez Commissioner Scott Crane, Commissioner John Ingram, Commissioner Jim Darling

Absent: Mayor Richard Cortez, Commissioner Marcus C. Barrera

Staff: City Manager Mike R. Perez, City Attorney Kevin Pagan, Deputy City Manager Brent Branham, Assistant City Manager/PUB General Manager Roy Rodriguez, Assistant City Manager Pilar Rodriguez, Assistant City Manager Wendy Smith, City Secretary Annette Villarreal, Director of Finance Jerry Dale, Senior Budget Analyst Angie Rodriguez

**CALL TO ORDER**

Mayor Pro Tem Salinas called the meeting to order in the Mayor's absence.

**1. DISCUSSION OF FY 2010-11 BUDGET.**

Staff reviewed departmental budget requests and decision packages submitted by the various departments for fiscal year 2010-11. An overview of the department's proposed budget was reviewed for the Airport, Bus Terminal, Downtown Services and Information Technology Departments. Questions and concerns were addressed by staff after each respective presentation.

**ADJOURNMENT**

There being no other business to come before the boards, the meeting was adjourned at 7:20 p.m.



**STATE OF TEXAS  
COUNTY OF HIDALGO  
CITY OF MCALLEN**

The McAllen Board of Commissioners convened in a Workshop on **Monday, September 27, 2010**, at 2:30 pm, at McAllen City Hall Third (3rd) Floor Commission Chambers, with the following present:

Mayor Richard Cortez, Mayor Pro Tem Hilda Salinas, Mayor Pro Tem Aida Ramirez Commissioner Scott Crane, Commissioner Marcus C. Barrera, Commissioner John Ingram,

Absent: Commissioner Jim Darling

Staff: City Manager Mike R. Perez, City Attorney Kevin Pagan, Deputy City Manager Brent Branham, Assistant City Manager/PUB General Manager Roy Rodriguez, Assistant City Manager Pilar Rodriguez, Assistant City Manager Wendy Smith, City Secretary Annette Villarreal, Director of Planning Juli Rankin

**CALL TO ORDER**

Mayor Cortez called the meeting to order.

**1. PRESENT QUESTIONS TO STAFF RELATING TO SEPTEMBER 27, 2010 REGULAR MEETING AGENDA, TO BE ADDRESSED AT SUCH MEETING.**

There were no issues or concerns about the regular meeting agenda.

**2. DISCUSSION OF CONTRACT AMENDMENT WITH BOULTINGHOUSE SIMPSON ARCHITECTS FOR ADDITIONAL FEES RELATING TO THE NEW MAIN LIBRARY.**

Staff briefly introduced the item relating to a contract amendment with Boultinghouse Simpson Architects for additional fees associated with the new Main Library. Mr. Simpson addressed the Commission reviewing the fee calculation methodology which is based on a percentage of the estimated construction cost. He reported that the changes in the original scope of work increased the project cost from \$14 MIL to \$18 MIL. He reported an amended fee of \$1,186,251.09 for basic services plus an additional \$287,166 for the "Wow" factors for a total increase of \$181,519.85.

Comments were made and the Commission requested that said item be deferred to Executive Session for a Consultation with City Attorney under Section 551.071, T.G.C.

**3. DISCUSSION OF UNIFIED DEVELOPMENT CODE ISSUES.**

Said item was not addressed.

**4. 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).**

On behalf of the Presiding Officer, the City Attorney recommended recessing into Executive Session pursuant to Chapter 551, Texas Government Code, Section 551.071 (Consultation with Attorney) for

items 2 and 4D, 4E, and 4F; Section 551.087 (Economic Development) for items 4A, 4B, and 4C; Section 551.072 (Deliberation Regarding Real Property).

Commissioner Ingram moved to accept the recommendation for the basis of the discussion in Executive Session under the sections cited by the City Attorney. Commissioner Ramirez seconded the motion. The motion carried unanimously by those present.

Mayor Cortez recessed the meeting at 2:55 p.m. to go into Executive Session. Mayor Cortez reconvened the meeting at 4:00 p.m. and announced that any action on Executive Session items would be taken during the regular meeting.

- A) DISCUSSION AND POSSIBLE ACTION RELATING TO ECONOMIC INCENTIVES FOR PROJECT BIG BOX. (SECTION 551.087, T.G.C.)**
- B) DISCUSSION AND POSSIBLE ACTION RELATING TO ECONOMIC INCENTIVES FOR PROJECT GLOBAL. (SECTION 551.087, T.G.C.)**
- C) DISCUSSION AND POSSIBLE ACTION RELATING TO CONVENTION CENTER SITE. (SECTION 551.87, T.G.C.)**
- D) CONSULTATION WITH CITY ATTORNEY REGARDING CONTRACTUAL AND LEGAL ISSUES WITH HCWID #3. (SECTION 551.071, T.G.C.)**
- E) CONSULTATION WITH CITY ATTORNEY RELATING TO WORKERS COMP/LOSS RUN REPORT AS OF AUGUST 31, 2010. (SECTION 551.071, T.G.C.)**
- F) CONSULTATION WITH LEGAL COUNSEL REGARDING POLICE AND FIRE COLLECTIVE BARGAINING ISSUES. (SECTION 551.071, T.G.C.)**

#### **ADJOURNMENT**

There being no other business to come before the boards, the meeting was adjourned at 4:00 p.m.

**STATE OF TEXAS  
COUNTY OF HIDALGO  
CITY OF MCALLEN**

The McAllen Board of Commissioners convened in a Workshop on **Monday, January 12, 2009** at 2:30 pm at McAllen City Hall, Third (3<sup>rd</sup>) Floor Commission Chambers, with the following present:

Mayor Richard F. Cortez, Mayor Pro Tem Marcus C. Barrera, Commissioner Hilda Salinas, Commissioner Aida Ramirez, Commissioner John Ingram, Commissioner Jim Darling

Absent: Commissioner Scott Crane

Staff: Deputy City Manager Brent Branham, City Attorney Kevin Pagan, Assistant City Manager Wendy Smith, PUB General Manager/Asst. City Manager Roy Rodriguez, City Secretary Annette Villarreal, Deputy City Secretary Perla Zamora, Director of Aviation Phil Brown, Deputy City Attorney Ignacio Perez, Director of Government Affairs Teclo Garcia, Chief of Police Victor Rodriguez, Deputy City Engineer Carlos Sanchez, Director of Planning Juli Rankin, Director of Finance Jerry Dale, Director of Information Technology Belinda Mercado, City Engineer Yvette Barrera, Director of Purchasing Sandra Zamora, Transit Manager Mario Delgado

**CALL TO ORDER**

Mayor Cortez called the meeting to order.

**1. PRESENT QUESTIONS TO STAFF RELATING TO JANUARY 12, 2009  
REGULAR MEETING AGENDA, TO BE ADDRESSED AT SUCH MEETING.**

Concerns were expressed on Items, 1C, 1G, 1H, IJ, 2B and 2G.

**2. DISCUSSION ON BRANDING.**

Mayor Cortez introduced the item on branding noting the challenges that the city is facing as a fast growing city with lots of opportunities. With that in mind, Mayor Cortez stated that at this time a presentation would be made about the branding process. Mr. Brian Godinez made a presentation. He reported that after extensive research on the subject, the five (5) brand themes that stood out were based on:

- Great People
- Sense of Family
- Gateway to Opportunity
- Multicultural
- Great Weather

It was noted that a brand strategy was essential to stimulate economic activities and growth. Additional benefits were identified as follows:

- Stimulate local pride

- Shift the perception of McAllen among external and internal constituents
- Create a common vision for the City's future
- Enhance our local and regional position
- Bring more people to the City

Comments were made by the City Commission. After a lengthy discussion, a recommendation was made that the slogan be one that is fun, clever, and memorable.

A lengthy discussion was held. Mayor Cortez thanked Mr. Godinez and everyone for their participation.

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

Mayor Cortez recessed the meeting at 3:20 pm to go into Executive Session. Mayor Cortez reconvened the meeting at 4:00 pm and announced that any action on Executive Session items would be taken during the Regular Meeting Agenda later in the evening.

- A) DISCUSSION AND POSSIBLE ACTION RELATING TO ECONOMIC INCENTIVES FOR PROJECT GOLD STAR.**
- B) CONSULTATION WITH CITY ATTORNEY RELATING TO THE MASTER LEASE AGREEMENT TO ESTABLISH A DUAL CUSTOMS FACILITY.**
- C) CONSULTATION WITH CITY ATTORNEY REGARDING LEGAL CLAIM FROM BILL FITZGIBBONS.**
- D) CONSULTATION WITH CITY ATTORNEY REGARDING FINAL JUDGMENT: ARNALDO RAMIREZ JR. VS. CITY OF MCALLEN.**
- E) CONSULTATION WITH CITY ATTORNEY RELATING TO REJECTION OF LEASE BY ADVANTAGE RENT A CAR.**
- F) DISCUSSION AND POSSIBLE ACTION ON POSSIBLE SALE OF CITY BUILDINGS CURRENTLY BEING LEASED BY THE STATE OF TEXAS GENERAL SERVICES COMMISSION.**
- G) DISCUSSION AND POSSIBLE ACTION OF MEMORANDUM OF UNDERSTANDING WITH UTPA FOR MCALLEN TEACHING SITE.**
- H) DISCUSSION AND POSSIBLE ACTION – CONSIDER THE PURCHASE OF ALL OF LOT 9, BLOCK 62, SAVE AND EXCEPT THE WEST 10 FT., MCALLEN ADDITION.**

**ADJOURNMENT**

There being no other business to come before the Commission, the meeting was adjourned at 3:53 pm.

**STATE OF TEXAS  
COUNTY OF HIDALGO  
CITY OF MCALLEN**

The McAllen Board of Commissioners convened in a Workshop on **Monday, January 26, 2009** at 2:30 pm at McAllen City Hall, Third (3<sup>rd</sup>) Floor Commission Chambers, with the following present:

Mayor Richard F. Cortez, Mayor Pro Tem Marcus C. Barrera, Commissioner Scott Crane, Commissioner Hilda Salinas, Commissioner Aida Ramirez, Commissioner John Ingram, Commissioner Jim Darling

Staff: City Manager Mike R. Perez, City Attorney Kevin Pagan, Deputy City Manager Brent Branham, Assistant City Manager Wendy Smith, PUB General Manager/Asst. City Manager Roy Rodriguez, City Secretary Annette Villarreal, Deputy City Attorney Ignacio Perez, Assistant City Attorney Aaron Leal, Assistant City Attorney Gary Henrichson, Director of Aviation Phil Brown, City Engineer Yvette Barrera, Deputy City Engineer Carlos Sanchez, Director of Planning Juli Rankin, Chief Building Official Luis Vasquez, Supervisor Plans Examiner Robert Gomez, Supervisor Building Inspectors Norma Yado, Fire Chief Rogelio Rubio, Fire Marshal Miguel Ayala, Land Use Plan Manager Steve Seese, City Architect Teresa Morales, Deputy City Secretary Perla Zamora

**CALL TO ORDER**

Mayor Cortez called the meeting to order.

**1. PRESENT QUESTIONS TO STAFF RELATING TO JANUARY 26, 2009 REGULAR MEETING AGENDA, TO BE ADDRESSED AT SUCH MEETING.**

Concerns were expressed on Items, 1L and 1O.

**2. REPORT ON FORESIGHT UPDATE.**

Staff presented a progress report on the Foresight McAllen Update and gave an overview of the implementation schedule. It was reported that a public hearing before City Commission would be scheduled for February 23, 2009 to adopt the proposed changes and amend the Thoroughfare Plan. Staff reported that at the December 8, 2008 workshop session staff had presented five (5) thoroughfares that needed further study. A recommendation from the City Commission was requested on the following:

- Reducing Dove Avenue from a 150 foot to a 120 foot arterial
- Study the impact of a 120 foot principal arterial on Pecan from 2<sup>nd</sup> Street to 23<sup>rd</sup> Street
- Study the impacts to the hike and bike trail and alternatives on 2<sup>nd</sup> Street for a 120 foot Principal Arterial
- Study 6 ½ Mile Alternate from Inspiration to Bentsen Road related to the Hidalgo County drainage
- Change the designation of Hoehn Road to a High Speed Arterial with 150 foot rights-of-way

Staff reported that a study of these issues was underway and a meeting between the Planning, Engineering and Traffic Departments was in process. Concerns were expressed about “Community

Character” issues relating to the complexities of the projects. A lengthy discussion was held relating to the proposed recommendations. After due consideration, the Commission concurred that the City should continue with the proposed changes and directed staff to move forward with the process for adoption.

### **3. DISCUSSION ON PROPOSED BUILDING CODE CHANGES.**

Staff provided background information on the adoption of the 2006 Edition of the International Code Council’s Family of Codes and the 2008 National Electrical Code. Staff explained that this adoption was being recommended in order to stay up to date and provide the highest standard of safety for the community where construction is concerned. An overview was given of the proposed codes and the changes the code brought forth:

- 2008 National Electrical Code (Commercial and Residential)
- 2006 International Building Code (Commercial)
- 2006 International/Residential Code
- 2006 International Plumbing Code (Commercial)
- 2006 International Fuel Gas Code (Commercial)
- 2006 International Mechanical Code (Commercial)
- 2006 International Energy Conservation Code
- International Code Council (2006 Update Changes)

In conclusion, staff noted that the Rio Grande Valley Builders Association was recommending approval of the proposed code changes.

The City Commission reviewed the information and asked questions. After due consideration, staff was instructed to move forward with the adoption process.

### **4. DISCUSSION TO CONSIDER CONTRACTING WITH HIDALGO COUNTY FOR THE CONDUCT OF THE MAY 9, 2009 GENERAL CITY ELECTION.**

Staff requested direction on the conduct of the May 9, 2009 General City Election. A brief discussion was held. After due consideration, the consensus of the Commission was to instruct staff to conduct the election in-house.

### **5. 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).**

Mayor Cortez recessed the meeting at 3:20 pm to go into Executive Session. Mayor Cortez reconvened the meeting at 4:00 pm and announced that any action on executive session items would be taken during the Regular Meeting Agenda later in the evening.

- A) DISCUSSION AND POSSIBLE ACTION RELATING TO ECONOMIC INCENTIVES FOR PROJECT GOLD STAR. (SECTION 551.087, T.G.C.)**
- B) CONSULTATION WITH CITY ATTORNEY RELATING TO THE MASTER LEASE AGREEMENT TO ESTABLISH A DUAL CUSTOMS FACILITY. (SECTION 551.071, T.G.C.)**

- C) CONSULTATION WITH CITY ATTORNEY RELATING TO WORKERS COMP/LOSS RUN REPORT AS OF NOVEMBER 30, 2008. (SECTION 551.071, T.G.C.)**
- D) CONSULTATION WITH CITY ATTORNEY RELATING TO WORKERS COMP/LOSS RUN REPORT AS OF DECEMBER 31, 2008. (SECTION 551.071, T.G.C.)**
- E) CONSULTATION WITH CITY ATTORNEY RELATING TO MOTOR VEHICLE ACCIDENT LIABILITY AND SUBROGATION CLAIM REPORTS AS OF DECEMBER 31, 2008. (SECTION 551.071, T.G.C.)**
- F) DISCUSSION AND POSSIBLE ACTION ON MEMORANDUM OF UNDERSTANDING WITH UTPA FOR MCALLEN TEACHING SITE. (SECTION 551.072, T.G.C.)**
- G) DISCUSSION AND POSSIBLE ACTION TO CONSIDER AUTHORIZING AN EXTENSION TO BORDER CAPITAL BANK RELATING TO PROPERTY PURCHASED FROM CITY ON RIDGE AND MCCOLL. (SECTION 551.072, T.G.C.)**
- H) DISCUSSION AND POSSIBLE ACTION TO CONSIDER APPROVAL OF THE RFP (REQUEST FOR PROPOSALS) FOR CONVENTION CENTER THIRD HOTEL AND AUTHORIZE STAFF TO ADVERTISE. (SECTION 551.072, T.G.C.)**
- I) CONSULTATION WITH CITY ATTORNEY REGARDING FINAL JUDGMENT: ARNALDO RAMIREZ JR. VS. CITY OF MCALLEN. (SECTION 551.071, T.G.C.)**

#### **ADJOURNMENT**

There being no other business to come before the Commission, the meeting was adjourned at 3:53 pm.

**STATE OF TEXAS  
COUNTY OF HIDALGO  
CITY OF MCALLEN**

The McAllen Board of Commissioners convened in a Workshop on **Monday, February 9, 2009** at 2:30 pm at McAllen City Hall, Third (3<sup>rd</sup>) Floor Commission Chambers, with the following present:

Mayor Pro Tem Marcus C. Barrera, Commissioner Scott Crane, Commissioner Hilda Salinas, Commissioner Aida Ramirez, Commissioner John Ingram, Commissioner Jim Darling

Absent: Mayor Richard Cortez

Staff: City Manager Mike Perez, Deputy City Manager Brent Branham, City Attorney Kevin Pagan, Assistant City Manager Wendy Smith, PUB General Manager/Asst. City Manager Roy Rodriguez, City Secretary Annette Villarreal, Deputy City Secretary Perla Zamora, Renewable Resource Manager Ouina Rutledge, Director of Environmental Services Josh Ramirez, Director of Engineering Yvette Barrera

**CALL TO ORDER**

Mayor Pro Tem Barrera called the meeting to order in the absence of Mayor Cortez.

**1. PRESENT QUESTIONS TO STAFF RELATING TO FEBRUARY 9, 2009 REGULAR MEETING AGENDA, TO BE ADDRESSED AT SUCH MEETING.**

There were no questions.

**2. DISCUSSION OF PROPOSED SIGN ORDINANCE REVISIONS.**

Staff presented the proposed ordinance changes and addressed each item individually. It was emphasized that the intent was not to adopt the ordinance at this meeting but to seek authorization to create to a focus group and obtain public input. The composition of the focus group was discussed to be comprised of chamber members representing small and large businesses.

Numerous concerns were expressed about the imposition of the sign ordinance with the current economic situation, especially for downtown businesses. Additional aspects of the proposed ordinance were discussed and alternatives were offered. A lengthy discussion ensued.

After due consideration, Management Staff recommended a 30-day moratorium on enforcement of the current sign ordinance on downtown businesses.

**3. DISCUSSION OF COMPOST FACILITY RELOCATION PLANS.**

Staff recommended consideration to relocate the existing composting facility to the city-owned property on Monte Cristo and Ware Road. The cost to relocate was estimated at \$300,000.00. An overview of the composting process was given. Staff noted that this process was a less expensive option in comparison to hauling or burying it.

Commissioner Ramirez spoke about the daily complaints received from her constituents about issues with the current site. Concerns were expressed about environmental impacts. A discussion was held.



After due consideration, Management Staff recommended master planning the property on Monte Cristo but

Commissioner Darling entered the meeting at this time.

**4. DISCUSSION OF WIDE VEHICLE PARKING IN RESIDENTIAL ZONES.**

Staff reviewed the existing ordinance relating to the parking of wide vehicles in excess of 80 inches in residential zones. A handout was reviewed that reflected calls for service for these violations from July 2007 to December 2008. A recommendation was made about instituting a Conditional Use Permit with public input. A lengthy discussion ensued. Alternatives were offered and discussed.

Item 5 was not addressed.

**5. 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 AND POSSIBLE ACTION RELATING TO ECONOMIC INCENTIVES FOR PROJECT GOLD STAR. (SECTION 551.087, T.G.C.)**
- B) **CONSULTATION WITH CITY ATTORNEY RELATING TO THE MASTER LEASE AGREEMENT TO ESTABLISH A DUAL CUSTOMS FACILITY. (SECTION 551.071, T.G.C.)**
- C) **CONSULTATION WITH CITY ATTORNEY REGARDING FINAL JUDGMENT: ARNALDO RAMIREZ JR. VS. CITY OF MCALLEN. (SECTION 551.071, T.G.C.)**
- D) **CONSULTATION WITH CITY ATTORNEY REGARDING NEW LAWSUIT; CAUSE NO. CL-09-0121-B; FERNANDO VALBUENA, ET AL VS. CITY OF MCALLEN, ANGELINA MARTINEZ, ET AL. (SECTION 551.071, T.G.C.)**
- E) **DISCUSSION AND POSSIBLE ACTION ON MEMORANDUM OF UNDERSTANDING WITH UTPA FOR MCALLEN TEACHING SITE. (SECTION 551.072, T.G.C.)**
- F) **DISCUSSION AND POSSIBLE ACTION TO CONSIDER AUTHORIZING AN EXTENSION TO BORDER CAPITAL BANK RELATING TO PROPERTY PURCHASED FROM CITY ON RIDGE AND MCCOLL. (SECTION 551.072, T.G.C.)**
- G) **DISCUSSION AND POSSIBLE ACTION TO CONSIDER APPROVAL OF THE RFP (REQUEST FOR PROPOSALS) FOR CONVENTION CENTER THIRD HOTEL AND AUTHORIZE STAFF TO ADVERTISE. (SECTION 551.072, T.G.C.)**
- H) **DISCUSSION AND POSSIBLE ACTION TO DECLARE THE CENTRAL FIRE STATION #1 LOCATED AT BICENTENNIAL AND AUSTIN AS SURPLUS PROPERTY AND ADVERTISE THE PROPERTY AND BUILDING FOR SALE. (SECTION 551.072, T.G.C.)**

**ADJOURNMENT**

There being no other business to come before the Commission, the meeting was adjourned at 3:55 p.m.

**STATE OF TEXAS  
COUNTY OF HIDALGO  
CITY OF MCALLEN**

The McAllen Board of Commissioners convened in a Workshop on **Monday, February 23, 2009** at 2:30 pm at McAllen City Hall, Third (3<sup>rd</sup>) Floor Commission Chambers, with the following present:

Mayor Richard Cortez, Mayor Pro Tem Marcus C. Barrera, Commissioner Hilda Salinas, Commissioner Aida Ramirez, Commissioner Scott Crane, Commissioner John Ingram, Commissioner Jim Darling

Staff: City Manager Mike Perez, Deputy City Manager Brent Branham, City Attorney Kevin Pagan, PUB General Manager/Asst. City Manager Roy Rodriguez, Assistant City Manager Wendy Smith, Assistant City Manager Pilar Rodriguez, City Secretary Annette Villarreal, Police Chief Victor Rodriguez, City Engineer Yvette Barrera, Library Director Jose Gamez, CDBG Director Piedad Martinez, Assistant CDBG Director Yvette Balderas, Director of Aviation Philip Brown, Properties & Compliance Manager Kristi Taylor-Salinas, City Architect Teresa Morales

**CALL TO ORDER**

Mayor Cortez called the meeting to order.

**1. PRESENT QUESTIONS TO STAFF RELATING TO FEBRUARY 23, 2009 REGULAR MEETING AGENDA, TO BE ADDRESSED AT SUCH MEETING.**

Concerns were expressed on Items 5A and 5B.

Item 4 was addressed at this time.

**2. PRESENTATION ON RESULTS OF TERMINAL CAPACITY STUDY.**

Staff reported on a Terminal Capacity Study done by Airport Staff and the Airport Advisory Board as it related to the usage, gates, TSA, maintenance and airline operations. It was reiterated that in 2008 the Commission approved a concept to expand the Airport Terminal in three phases over a period of approximately 50 years: Phase I (8 gate concourse), Phase II (11 gate concourse) and Phase III (18 gate concourse). Staff outlined the proposed improvements to the following areas:

- Concourse
- Security Checkpoint & Operations
- Baggage Claim/Terminal
- Baggage Screening
- Administration Area

Staff reported a total project cost of \$49.4 million with \$30.8 million of federal funding and of which \$18.5 million were not eligible for funding. At this time, staff recommended authorization to proceed with the design with a cost of \$3.5 to \$4.5 million all of which was 100% AIP eligible including stimulus. The projected timeline for the project was reviewed to be 40 months.

A recommendation was made about relinquishing ownership and becoming a regional airport. Airport Advisory Board Chair, Paul Veal, responded that this concept had not been considered by the board. Staff mentioned the possible creation of an Airport Authority.

The direction to staff was to move ahead with the design phase contingent on AIP or stimulus funding.

### **3. DISCUSSION RELATING TO MATERIALS HANDLING SYSTEM FOR THE NEW LIBRARY.**

Staff presented an overview of the interior design for the New McAllen Library. The design inspiration was reported to be "Movement". A 7% maintenance fee and 7% installation cost was projected with a first year's full warranty.

A lengthy discussion was held with respect to the material handling system. Mr. Bob Simpson mentioned the City would get a return of the investment by year 2014. After due consideration, staff reported that the system could be accommodated in the future although it might cost more.

### **JOINT MEETING WITH COMMUNITY DEVELOPMENT COUNCIL**

Chairman Omar Quintanilla called the meeting to order on behalf of the CD Council.

### **4. DISCUSSION RELATING TO FY 09-10 CDBG PROJECTS.**

Chairman Quintanilla recognized CD staff and several members of the board that were in attendance. He presented an overview of the proposed plan and outlined the 2009-2010 project recommendations for construction projects. Mr. Quintanilla concluded his presentation by stating that the CDBG Board was seeking direction from the City Commission for the proposed projects.

Concerns were expressed about the redevelopment of the Old Sam Houston Building. A discussion was held about the best use of the property. A workshop or tour of the area was recommended. Comments were made about the success of the McAllen Affordable Homes Program; nonetheless, a recommendation was made that the program shift funds toward revitalization.

Staff reported that \$4.5 billion was going to the Community Development Block Grant (CDBG) as a result of the stimulus monies noting that the main focus leaned mainly towards infrastructure projects. The proposed construction projects were considered favorably by the Commission. A brief discussion was held about the Boys & Girls Club Facility as it relates to the need for renovations and improvements.

Mayor Cortez thanked the members of the Community Development Council for their service and recommendations.

### **END OF JOINT MEETING**

There being no other business to come before the CD Council, the meeting was adjourned at 2:45 pm.

Item 2 was addressed at this time.

Item 5 was not addressed.

5. 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 AND POSSIBLE ACTION RELATING TO ECONOMIC INCENTIVES FOR PROJECT GOLD STAR. (SECTION 551.087, T.G.C.)
  - B) DISCUSSION AND POSSIBLE ACTION TO CONSIDER AUTHORIZING AN EXTENSION TO BORDER CAPITAL BANK RELATING TO PROPERTY PURCHASED FROM CITY ON RIDGE AND MCCOLL. (SECTION 551.072, T.G.C.)
  - C) CONSULTATION WITH CITY ATTORNEY RELATING TO THE MASTER LEASE AGREEMENT TO ESTABLISH A DUAL CUSTOMS FACILITY. (SECTION 551.071, T.G.C.)
  - D) DISCUSSION AND POSSIBLE ACTION RELATING PURCHASE OF LOTS 25 & 26, COLONIA HERMOSA #2. (SECTION 551.072, T.G.C.)
  - E) CONSULTATION WITH CITY ATTORNEY REGARDING MCALLEN FIREFIGHTERS ASSOCIATION, LOCAL 2602 GRIEVANCE. (SECTION 551.071, T.G.C.)
  - F) CONSULTATION WITH CITY ATTORNEY RELATING TO WORKERS COMP/LOSS RUN REPORT AS OF JANUARY 31, 2009. (SECTION 551.071, T.G.C.)
  - G) CONSULTATION WITH CITY ATTORNEY REGARDING LEGAL ASPECTS OF REGIONAL INTEROPERABLE COMMUNICATION SYSTEMS. (SECTION 551.071, T.G.C.)
  - H) CONSULTATION WITH CITY ATTORNEY REGARDING ANZALDUAS BRIDGE TOLL BOOTHS. (SECTION 551.071, T.G.C.)
  - I) CONSULTATION WITH CITY ATTORNEY REGARDING LAWSUIT, C-2184-01-G; LYDIA CANTU AND MANUEL TRIGO VS. CITY OF MCALLEN, TEXAS, KEVIN PAGAN AND JULIANNE RANKIN. (SECTION 551.071, T.G.C.)

#### **ADJOURNMENT**

There being no further business to come before the boards, the meeting was unanimously adjourned at 4:05 p.m.

**STATE OF TEXAS  
COUNTY OF HIDALGO  
CITY OF MCALLEN**

The McAllen Board of Commissioners convened in a Workshop on **Monday, March 9, 2009** at 2:30 pm at McAllen City Hall, Third (3<sup>rd</sup>) Floor Commission Chambers, with the following present:

Mayor Richard Cortez, Mayor Pro Tem Marcus C. Barrera, Commissioner Hilda Salinas, Commissioner Aida Ramirez, Commissioner Scott Crane, Commissioner John Ingram, Commissioner Jim Darling

Staff: City Manager Mike Perez, Deputy City Manager Brent Branham, Deputy City Attorney Ignacio Perez, PUB General Manager/Asst. City Manager Roy Rodriguez, Assistant City Manager Wendy Smith, City Secretary Annette Villarreal, City Engineer Yvette Barrera, Director of Information Technology Belinda Mercado

**CALL TO ORDER**

Mayor Cortez called the meeting to order.

**1. PRESENT QUESTIONS TO STAFF RELATING TO MARCH 9, 2009 REGULAR MEETING AGENDA, TO BE ADDRESSED AT SUCH MEETING.**

Questions were asked relating to the Master Plan and Ash Street items.

**2. DISCUSSION OF ANIMAL CONTROL ORDINANCE AND VICIOUS DOG REGULATIONS.**

Mr. Steve Bentsen presented a concept for a proposed Animal Control Ordinance and Vicious Dogs Regulation addressing homeless animals, owned animals without veterinary care, and owned animals under veterinary care. He addressed compliance and enforcement. Cities having a similar Pet Limitation Ordinance and a Vicious Dog Ordinance in Texas included: Brownsville, Harlingen, Mission, Austin, San Antonio and San Marcos

Numerous questions and concerns were asked and addressed by Mr. Bensten. After due consideration, the issue was deferred to a future meeting to all for further study. The Mayor and City Commission thanked Mr. Bentsen for the presentation.

**3. DISCUSSION OF AUTOMATED PAYMENT PROCESSES FOR CITY SERVICES.**

Staff distributed a handout depicting statistics of automated payment processing (on-line) for various city services. It was reported that the Utilities Department was the highest user with \$4.9 million dollars collected since October 2004.

Concerns were expressed about the potential for identity theft. A discussion was held.

**4. SELECTION OF SHORTLIST TO INTERVIEW FOR PARKS PROJECTS.**

Staff reported that 17 firms responded to the Statement of Qualifications for Design Services for various Parks Projects. It was reported that all firms were qualified with experience in civil, structural and mechanical engineering. Staff recommended interviewing the top six (6) firms as follows:

- MESA LA/Larso & Pedigo Architects
- Boultinghouse Simpson Architects
- RVI Planning Landscape Architecture Design Group
- Negrete & Kolar Architects /TBG LA
- Dick Clark Architecture
- Kudela & Weinheimer

The evaluation criteria was briefly reviewed. After due consideration, the Commission agreed to interview the top six (6) firms on March 23, 2009, beginning at 2:00 pm.

**5. 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).**

Mayor Cortez recessed the meeting at 3:20 pm to go into Executive Session. Mayor Cortez reconvened the meeting at 4:00 pm and announced that any action on Executive Session items would be taken during the regular meeting.

- A) **DISCUSSION AND POSSIBLE ACTION RELATING TO ECONOMIC INCENTIVES FOR PROJECT GOLD STAR. (SECTION 551.087, T.G.C.)**
- B) **DISCUSSION AND POSSIBLE ACTION RELATING TO ECONOMIC INCENTIVES FOR OPERATION LONESTAR. (SECTION 551.087, T.G.C.)**
- C) **CONSIDERATION OF FINANCIAL OPTIONS FOR SALE OF LOT 6, CONVENTION CENTER SUBDIVISION TO VENTURE ASSETS, LTD FOR EMBASSY SUITES HOTEL PROJECT. (SECTION 551.087, T.G.C.)**
- D) **CONSULTATION WITH CITY ATTORNEY TO CONSIDER SALE OFFER FROM ALICIA ORTIZ DE REYES FOR PART OF LOTS 4, 5, AND 6, FORDS SUBDIVISION, LYING WEST OF 10<sup>TH</sup> STREET. (SECTION 551.072, T. G. C.)**
- E) **DISCUSSION AND POSSIBLE ACTION RELATING TO THE PURCHASE OF 40 ACRES OUT OF LOT 38-11, WEST ADDITION TO SHARYLAND. (SECTION 551.072, T. G. C.)**
- F) **DISCUSSION AND POSSIBLE ACTION RELATING TO THE PURCHASE OF .988 ACRE OF LOT 6, SECTION 5, HIDALGO CANAL CO. SUBDIVISION. (SECTION 551.072, T. G. C.)**
- G) **DISCUSSION AND POSSIBLE ACTION RELATING TO THE PURCHASE OF A PORTION OF LOTS 8 & 9, HIDALGO CANAL COMPANY. (SECTION 551.072, T. G. C.)**
- H) **DISCUSSION AND POSSIBLE ACTION RELATING TO THE LEASE OF SAM HOUSTON SCHOOL SITE. (SECTION 551.072, T. G. C.)**
- I) **CONSULTATION WITH CITY ATTORNEY REGARDING LEGAL ASPECTS OF EMPLOYEE GRIEVANCES. (SECTION 551.071, T. G. C.)**
- J) **DISCUSSION AND POSSIBLE ACTION RELATING TO THE PURCHASE OF VARIOUS PARCELS FROM LOCAL GOVERNMENTAL ENTITY. (SECTION 551.087, T.G.C.)**

**ADJOURNMENT**

There being no other business to come before the Commission, the meeting was adjourned at 4:00 p.m.

**STATE OF TEXAS  
COUNTY OF HIDALGO  
CITY OF MCALLEN**

The McAllen Board of Commissioners convened in a Workshop on **Monday, March 23, 2009** at 2:00 pm at McAllen City Hall, Third (3<sup>rd</sup>) Floor Commission Chambers, with the following present:

Mayor Pro Tem Marcus C. Barrera, Commissioner Hilda Salinas, Commissioner Aida Ramirez, Commissioner Scott Crane, Commissioner John Ingram, Commissioner Jim Darling

Absent: Mayor Richard Cortez

Staff: City Manager Mike Perez, Deputy City Manager Brent Branham, City Attorney Kevin Pagan, PUB General Manager/Asst. City Manager Roy Rodriguez, Assistant City Manager Wendy Smith, City Secretary Annette Villarreal, Deputy City Attorney Ignacio Perez, City, Assistant City Attorney Gary Henrichson Engineer, Yvette Barrera, Director of Information Technology Belinda Mercado

**CALL TO ORDER**

Mayor Pro Tem Barrera called the meeting to order in the Mayor's absence.

**1. PRESENT QUESTIONS TO STAFF RELATING TO MARCH 23, 2009 REGULAR MEETING AGENDA, TO BE ADDRESSED AT SUCH MEETING.**

Concerns were expressed on Item 1F.

**2. CONDUCT INTERVIEWS FOR VARIOUS PARKS PROJECTS.**

Staff briefly gave a summary and handed out a spreadsheet to the Mayor and City Commission depicting the various parks projects. Representatives from the following firms made presentations highlighting their team, qualifications, work experience and service delivery priorities:

- MESA
- Boultinghouse Simpson Architects
- RVI Planning Landscape Architecture Design Group
- TBG/Negrete & Kolar Architects
- Dick Clark Architecture
- Kudela & Weinheimer

A Question and Answer Session was held after each presentation.

Mayor Cortez thanked the representatives of each firm for their presentations.

**3. 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).**

Mayor Pro Tem Barrera recessed the meeting at 3:30 pm to go into Executive Session. Mayor Pro Tem Barrera reconvened the meeting at 4:00 pm and announced that any action on Executive Session items would be taken at the regular meeting.

- A) **DISCUSSION AND POSSIBLE ACTION RELATING TO ECONOMIC INCENTIVES FOR PROJECT GOLD STAR. (SECTION 551.087, T.G.C.)**
- B) **DISCUSSION AND POSSIBLE ACTION TO CONSIDER FINANCIAL OPTIONS FOR THE SALE OF LOT 6, CONVENTION CENTER SUBDIVISION TO VENTURE ASSETS, LTD FOR EMBASSY SUITES HOTEL PROJECT. (SECTION 551.087, T.G.C.)**
- C) **DISCUSSION AND POSSIBLE ACTION RELATING TO THE PURCHASE OF VARIOUS PARCELS FROM A LOCAL GOVERNMENTAL ENTITY. (SECTION 551.087, T.G.C.)**
- D) **CONSULTATION WITH CITY ATTORNEY RELATING TO LEGAL ASPECTS OF L&G ENGINEERING. (SECTION 551.071, T. G. C.)**
- E) **CONSULTATION WITH CITY ATTORNEY RELATING TO LEGAL ASPECTS OF CIVIL SERVICE PROCESS. (SECTION 551.071, T.G.C.)**
- F) **CONSULTATION WITH CITY ATTORNEY RELATING TO WORKERS COMP/LOSS RUN REPORT FOR PERIOD ENDING FEBRUARY 28, 2009. (SECTION 551.071, T.G.C.)**
- G) **DISCUSSION AND POSSIBLE ACTION RELATING TO THE ADVERTISING FOR THE SALE OF CENTRAL FIRE STATION #1 LOCATED AT BICENTENNIAL AND AUSTIN. (SECTION 551.072, T.G.C.)**

#### **ADJOURNMENT**

There being no other business to come before the Commission, the meeting was adjourned at 3:30 p.m.



**STATE OF TEXAS  
COUNTY OF HIDALGO  
CITY OF MCALLEN**

The McAllen Board of Commissioners convened in a Workshop on **Monday, April 27, 2009** at 2:30 pm at McAllen City Hall, Third (3<sup>rd</sup>) Floor Commission Chambers, with the following present:

Mayor Richard Cortez, Mayor Pro Tem Marcus C. Barrera, Commissioner Hilda Salinas, Commissioner Aida Ramirez, Commissioner John Ingram, Commissioner Jim Darling

Absent: Commissioner Scott Crane

Staff: City Manager Mike Perez, Deputy City Manager Brent Branham, City Attorney Kevin Pagan, PUB General Manager/Asst. City Manager Roy Rodriguez, Assistant City Manager Wendy Smith, Assistant City Manager Pilar Rodriguez, City Secretary Annette Villarreal, Deputy City Attorney Ignacio Perez, City Engineer Yvette Barrera, Deputy Director of Engineering Ramon Navarro, Director of Planning Juli Rankin

**CALL TO ORDER**

Mayor Cortez called the meeting to order.

**1. PRESENT QUESTIONS TO STAFF RELATING TO APRIL 27, 2009 REGULAR MEETING AGENDA, TO BE ADDRESSED AT SUCH MEETING.**

Concerns were expressed on item 2B.

**2. DISCUSSION RELATING TO MCALLEN ARTS DISTRICT ORDINANCE AMENDMENT.**

Staff reviewed the goal with the creation of an Arts District which was to provide the environment and incentives to attract venues for artistic creation and presentation, enhance the quality of the life of our citizens and visitors, and contribute to an aesthetic character. A presentation via PowerPoint was made highlighting the proposed locations and alternatives along with other specifics of the ordinance as follows:

Proposed Location: Commercial lots (C-3) fronting or abutting North Main Street from Business 83 to Pecan Avenue. Alternative: commercial lots (C-3) fronting or abutting North Main Street from Business 83 to Jasmine Avenue.

City's Commitment to the Art District - With the approval of the 380 Economic Development Agreement for the new Art Village on Hackberry and Main Street there is a clear demonstration of the City's commitment to be an Arts District.

Art Establishments - "Art Establishment means an establishment primarily dedicated to the creation, dissemination, teaching or practice of art, its display, exhibition, storage, or offer for sale."

Special Permits – 1) Required of any new art establishment seeking to locate within the Arts District. 2) Required of art establishments already located within the Arts District that apply for any building permit.

Use Restrictions – 1) Change: No Conditional Use Permits to issue for bars, discos, or dancehalls 2) No change: Restaurants, cafes, bistros serving alcoholic beverages continue to be allowed, as they are in all City C-3 commercial districts.

Relaxed Parking Requirements - Parking requirements relaxed for permitted Art Establishments. \*Note: restaurants are not art establishments.

Public Art Program - City creates a Public Art Program to promote public art projects, funded in part by a new Public Art Fund.

Outdoor Sales – 1) The prohibition against outdoor display or sale of goods may be relaxed in the Arts District and 2) City Manager may issue Special Events Permits with conditions.

The establishment of an association or a committee to develop the ordinance was discussed. A recommendation was made about incorporating an incentive program to promote projects similar to Nuevo Santander or Cantu Art Village. An additional recommendation was made to provide for a mix of venues into the Arts District. In conclusion, staff was instructed to revise the proposed ordinance to address the following issues:

- Amplifiers
- Vulgar language
- Outdoor displays
- Noise decibel
- Street vendor restrictions
- Nudity provisions
- Policing
- Parking issues
- Alcohol

### **3. DISCUSSION RELATING TO CENTRAL BUSINESS DISTRICT SIGN ORDINANCE.**

Staff reported on the Central Business District Sign Ordinance noting that they were seeking direction on the following issues.

#### Awning Signs- Proposed Regulations

- Max height shall not exceed 2 feet
- Max width shall not exceed 75% of the length of the awning
- Shall be secure to building with no swing or moved manner
- No building shall have both a wall sign and an awning sign on same building face

#### Awning Signs with Attachments

- Shall be prohibited

#### Banner- Proposed Regulations

- One banner for 60 days per calendar year or days may be divided into two “one month” periods
- Shall not exceed 48 sq. ft. in area, area of 50,000 sq. ft. or greater not exceed 100 sq. ft.
- Shall be a minimum of 9 ft. above grade at any pedestrian traveled way.
- A banner shall be securely attached to the front, side or rear face of a building

#### Municipal Banner- Proposed Regulations

- Written permission from City Manager
- No time restriction

- May be erected on any city-owned property, including but not limited to pavilions, fences, wall vehicles, poles and light poles apparatus approved by the city manager or his designee

Project Development Sign (PDS) - Proposed Regulations

- Maximum area of 96 sq. ft.
- Maximum height of 16 sq. ft.
- PDS allowed along a major footage
- The PDS shall be installed no closer than 0 ft. from property line or 10 ft. from the back of the curb, whichever is greater
- Minimum distance between a PDS and another PDS is 200 ft.

A lengthy discussion was held relating to the proposed sign ordinance and staff was instructed to keep in mind the economic times and to look into past practices.

Item 4 was not addressed.

4. **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 AND POSSIBLE ACTION RELATING TO ECONOMIC INCENTIVES FOR PROJECT GOLD STAR. (SECTION 551.087, T.G.C.)**
  - B) **DISCUSSION AND POSSIBLE ACTION TO CONSIDER FINANCIAL OPTIONS FOR THE SALE OF LOT 6, CONVENTION CENTER SUBDIVISION TO VENTURE ASSETS, LTD FOR EMBASSY SUITES HOTEL PROJECT. (SECTION 551.087, T.G.C.)**
  - C) **DISCUSSION AND POSSIBLE ACTION RELATING TO A CHAPTER 380 AGREEMENT FOR PEDIATRIC NEUROSURGEON PROGRAM. (SECTION 551.087, T.G.C.)**
  - D) **CONSULTATION WITH CITY ATTORNEY REGARDING NEW LAWSUIT: CAUSE NO. CL-09-0952-B; JOSEPH DIAZ VS. CITY OF MCALLEN. (SECTION 551.071, T.G.C.)**
  - E) **CONSULTATION WITH CITY ATTORNEY RELATING TO WORKERS COMP/LOSS RUN REPORT AS OF MARCH 31, 2009. (SECTION 551.071, T.G.C.)**
  - F) **CONSULTATION WITH CITY ATTORNEY RELATING TO MOTOR VEHICLE ACCIDENT LIABILITY AND SUBROGATION CLAIM REPORTS AS OF MARCH 31, 2009.**
  - G) **CONSULTATION WITH CITY ATTORNEY REGARDING POTENTIAL CONDEMNATION RELATING TO BICENTENNIAL. (SECTION 551.071, T.G.C.)**
  - H) **DISCUSSION AND POSSIBLE ACTION RELATING TO TRI-WANIS VENTURES, LLC, FOR ADDITIONAL TIME AND FINANCIAL ASSISTANCE. (SECTION 551.087, T.G.C.)**
  - I) **DISCUSSION AND POSSIBLE ACTION RELATING TO PROPOSALS FOR SALE OF LOT 8 OR PORTION THEREOF, FOR 3<sup>RD</sup> CONVENTION CENTER HOTEL. (SECTION 551.072, T.G.C.)**

**ADJOURNMENT**

There being no other business to come before the Commission, the meeting was adjourned at 3:45 p.m.

**STATE OF TEXAS  
COUNTY OF HIDALGO  
CITY OF MCALLEN**

The McAllen Board of Commissioners convened in a Workshop on **Friday, May 1, 2009** at 9:00 a.m. at the Isla Grand Beach Resort in South Padre Island, Texas with the following present:

Mayor Richard Cortez, Mayor Pro Tem Marcus C. Barrera, Commissioner Hilda Salinas, Commissioner Aida Ramirez, Commissioner Scott Crane, Commissioner John Ingram, Commissioner Jim Darling

Staff: City Manager Mike Perez, Deputy City Manager Brent Branham, City Attorney Kevin Pagan, PUB General Manager/Asst. City Manager Roy Rodriguez, Assistant City Manager Wendy Smith, Assistant City Manager Pilar Rodriguez, City Secretary Annette Villarreal, Director of Public Affairs Teclo Garcia

Others: Greg Townsend, Nedra Kinerk, Ryan Holeywell

**CALL TO ORDER**

Mayor Cortez called the meeting to order.

**1. DISCUSSION OF CITY OF MCALLEN FY 2008-09 GOALS AND OBJECTIVES AND PROPOSED 2009-2010.**

Staff opened up the workshop by briefly reviewing the agenda and stating the need to focus on this year's budget. The need to be more efficient in addressing city issues was emphasized by the Commission.

A presentation was made about the core expenses, budget and other projections. It was reported that the city is looking at a 1% increase due to the increase in TMRS contributions. The Mayor and City Commission shared their thoughts and concerns relating to the 2008-2009 Goals and Objectives.

Commissioner Ingram entered the meeting at this time.

Staff reviewed the City's Strategic Business Plan addressing the plan's priorities. Concerns and questions were posed which were concurrently addressed by staff.

Mayor Pro Tem Barrera entered the meeting at this time.

**RECESS**

Mayor Cortez recessed the meeting at 12:45 am.

**RECONVENED**

Mayor Cortez reconvened the meeting at 1:30 pm.

- ERP Software Package: Recommendations on the top three products were reviewed and discussed: 1) Lawson, 2) Microsoft Dynamics GP and 3) PeopleSoft.
- Video Surveillance Project: Proposed project would expand the access to Information Technology resources within dedicated areas of the city. First phase proposed to install Wi-Fi equipment in support of the Video Surveillance Project. A discussion was held relating to certain incidents over the last few months that would validate the implementation of the project. A discussion was held relating to Video Surveillance vs. Video Monitoring. It was emphasized that this project was not video monitoring which would otherwise require personnel monitoring at all times. The Video Surveillance project was outlined: 1)Storage of video using central video servers, 2) Data base will then be researched as required, 3) A recording cycle will be prescribed for each camera and 4) Video data could assist to prove or disprove that an incident occurred (ie: Auto Theft). The video surveillance areas to be covered were reviewed: Downtown, Bicentennial to Police Department and Municipal Park. It was noted that eight (8) bids were received and staff is ready to recommend a vendor.
- Roadway Widening Projects: 1) Bentsen Road (Pecan Blvd. to Buddy Owens), 2) Bentsen Road (Buddy Owens to Auburn Ave.), 3) Dove Ave (McColl Road to Jackson Road), 4) Trenton Road (city limit to city limit), 5) Oxford Ave. (Ware Road to 23<sup>rd</sup> Street), 6) 29<sup>th</sup> Street(Oxford Avenue to SH 107), 7) Nolana Avenue (Ware Road to McColl Road), 8) Ware Road (Buddy Owen to Auburn Avenue), 9) 2<sup>nd</sup> Street (South 10<sup>th</sup> Street to Hobbs Avenue), 10) Taylor Road (US 83 to 8 Mile) and 11) Lark Avenue (29<sup>th</sup> to Taylor Road).
- A brief legislative update was provided as well as a brief report on the Mobility Plan.

## **RECESSED**

Mayor Cortez recessed the meeting a 7:55 pm and announced that the meeting would resume at 8:00 am on Saturday, May 2, 2009 at the same location.

## **RECONVENE – DAY 2**

Mayor Cortez reconvened the Workshop on **Saturday, May 2, 2009** at 8:00 am with the following present:

Mayor Richard Cortez, Mayor Pro Tem Marcus C. Barrera, Commissioner Hilda Salinas, Commissioner Aida Ramirez, Commissioner Scott Crane, Commissioner John Ingram, Commissioner Jim Darling

Staff: City Manager Mike Perez, Deputy City Manager Brent Branham, City Attorney Kevin Pagan, PUB General Manager/Asst. City Manager Roy Rodriguez, Assistant City Manager Wendy Smith, Assistant City Manager Pilar Rodriguez, City Secretary Annette Villarreal, Director of Public Affairs Teclo Garcia

Others Present: Nedra Kinerk

- ISO Report: Existing and proposed Fire Station locations were discussed as well as the option of automatic mutual aid with the neighboring communities of Mission, Pharr and Edinburg. A discussion was held relating to the proposed relocations of Station #2 (Main and Harvey Streets) to 1<sup>st</sup> and La Vista and Station #5 (23<sup>rd</sup> Street and Dove Avenue) to 7<sup>th</sup> and Trenton. Station #9 was reported to be proposed at Ware & Monte Cristo Roads to

cover the far north side of town.

- City branding: Numerous suggestions were made. It was noted that the brand should consist of five themes: 1) People, 2) Opportunity, 3) Multicultural, International, 4) Family Centric and 5) Great Weather. It was the consensus of the City Commission to move forward with the RFQ noting a project budget of \$500,000.00. A ½ day workshop/retreat was recommended to review same.
- Police Department and Municipal Court processes: Staff was directed to improve the processing of paperwork and/or develop an efficient schedule for same as well as other improvements. Said improvements to be in place within 30 days.
- Expansion of City Hall and expansion of the Development Office Building: Staff was directed to explore a long term solution.
- Code Enforcement and complaint calls: Staff was directed to look into these issues.

**2. EXECUTIVE SESSION, CHAPTER 551, TEXAS GOVERNMENT CODE, SECTION 551.072 (DELIBERATION REGARDING REAL PROPERTY).**

Mayor Cortez recessed the meeting to go into Executive Session at 10:15 a.m. under Section 551.072, T.G.C. Mayor Cortez reconvened the meeting at 10:40 a.m. and stated that no action would be taken.

**A) CONSULTATION WITH CITY ATTORNEY REGARDING REAL ESTATE TRANSACTION WITH HOTEL INCENTIVE. (SECTION 551.072, T.G.C.)**

**ADJOURNMENT**

There being no other business to come before the Commission, the meeting was adjourned at 10:40 am.

**STATE OF TEXAS  
COUNTY OF HIDALGO  
CITY OF MCALLEN**

The McAllen Board of Commissioners convened in a Workshop on **Monday, June 8, 2009** at 2:30 pm at McAllen City Hall, Third (3<sup>rd</sup>) Floor Commission Chambers, with the following present:

Present: Mayor Pro Tem Hilda Salinas, Mayor Pro Tem Aida Ramirez, Commissioner Marcus C. Barrera, Commissioner Scott Crane, Commissioner Ingram, Commissioner Darling

Absent: Mayor Richard Cortez

Staff: City Manager Mike Perez, Deputy City Manager Brent Branham, Assistant City Manager/PUB General Manager Roy Rodriguez, City Attorney Kevin Pagan, Assistant City Manager Wendy Smith, City Secretary Annette Villarreal, City Engineer Yvette Barrera, Finance Director Jerry Dale, Purchasing Director Sandra Zamora

**CALL TO ORDER**

Mayor Pro Tem Salinas called the meeting to order.

**1. PRESENT QUESTIONS TO STAFF RELATING TO JUNE 8, 2009 REGULAR MEETING AGENDA, TO BE ADDRESSED AT SUCH MEETING.**

No concerns were expressed relating to the Regular Meeting Agenda.

**2. DISCUSSION OF ENERGY GRANT.**

Staff provided an overview relating to the Energy Grant. Staff touched on the following City of McAllen Projects:

- Replace florescent and incandescent lighting throughout City facilities
- Facilities: McAllen Memorial Library, Airport Terminal, Public Safety Building, and International Museum of Art & Science
- Total of 4,744 light fixtures will be upgraded
- 10 FTE's will be created for a period of 1.5 months
- Replaced 87 electric water heaters to Tankless Units
- Facilities: 44
- Create 3 FTEs for a period of 2 months
- Replaced air conditioner units over five years old
- 116 air conditioning units will be upgraded
- Facilities: 19
- Create 4 FTEs for a period of 4 months
- Purchase of a Traffic Management System
- Purchase of a Traffic Management Monitoring System

Staff also noted that such initiatives would require various requirements such as:

- Draft and submit an Energy Efficiency & Conservations Strategy (EECS)
- Outline proposed projects, measurable goals/objectives, timetable for completion
- Must be submitted on June 25, 2009 or within 120 days from date of award
- Must be approved by the Secretary of Energy before funding will be made available
- Projects must be completed in 36 months

A discussion was held with regards to the numerous projects. Staff answered questions posed by the City Commission.

### **3. NEW MIAN LIBRARY PROJECT BUDGET.**

Staff presented the commission with a handout depicting the revised project budget for the New Main Library. Concerns were expressed as it related to the Emergency Generator. Suggestions were made to make changes and decreasing the Architect's Budget on the following items as follows:

- Betterment Funds
- Contraction Fee /or Profit
- Inflation or Cost Escalation
- Contingency 3%.

### **4. PRESENTATION ON NON-PROFIT PROGRAM IN THE 78501 AREA OF MCALLEN.**

Staff briefly discussed and outlined the Non-Profit Program in the 78501 Area of McAllen. Staff reported that AVANCE receives a grant from the Department of Family and Protective Services to fund programs that will reduce or prevent the occurrence of juvenile crime in 78501. It was noted that this years grantees were:

- Women Together Foundation
- Inter-City Christian Youth Program
- Padres Con Poder
- Girl Scouts of Greater South Texas
- AVANCE Mentoring Program
- AVANCE Youth Advisory Committee (YAC)
- AVANCE Youth Leadership Development (YLD)

Staff discussed pros and cons of 78501 program as follows:

#### **PROS**

- Children/Youth know right from wrong
- Clean environment with places like parks, walking trails, etc.
- Community values children graduating from high school
- Community host events that bring people together
- Children/youth can look to adults for help

#### **CONS:**

- Community doesn't get involved to stop bad things
- Children/youth don't have the opportunity to volunteer in positive activities
- Community does not view children positively
- Parents are not involved in children's education
- Not enough community programs and services for parents

Staff answered questions posed by City Commission. Mayor Pro Tem Salinas thanked staff for the presentation.

### **5. 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 AND POSSIBLE ACTION RELATING TO ECONOMIC INCENTIVES FOR PROJECT GOLD STAR. (SECTION 551.087, T.G.C.)**
- B) DISCUSSION AND POSSIBLE ACTION TO CONSIDER FINANCIAL OPTIONS FOR THE SALE OF LOT 6, CONVENTION CENTER SUBDIVISION TO VENTURE ASSETS, LTD., FOR EMBASSY SUITES HOTEL PROJECT. (SECTION 551.087, T.G.C.)**
- C) DISCUSSION AND POSSIBLE ACTION RELATING TO TRI-WANIS VENTURES, LLC, FOR ADDITIONAL TIME AND FINANCIAL ASSISTANCE. (SECTION 551.087, T.G.C.)**
- D) DISCUSSION AND POSSIBLE ACTION – CONSIDERATION OF A 380 AGREEMENT RELATING TO A PROPOSED NEW BUSINESS TO BE LOCATED AT 111 S. 15<sup>TH</sup> STREET. (SECTION 551.087, T.G.C.)**
- E) DISCUSSION AND POSSIBLE ACTION RELATING TO ECONOMIC INCENTIVES FOR PROJECT BIG BOX. (SECTION 551.087, T.G.C.)**
- F) DISCUSSION AND POSSIBLE ACTION RELATING TO PROPOSALS FOR THE SALE OF LOT 8 OR A PORTION THEREOF, FOR 3<sup>RD</sup> CONVENTION CENTER HOTEL. (SECTION 551.087, T.G.C.)**
- G) CONSULTATION WITH CITY ATTORNEY REGARDING POTENTIAL CONDEMNATION RELATING TO BICENTENNIAL AND WATER DISTRICT NO. 3. (SECTION 551.071, T.G.C.)**
- H) CONSULTATION WITH CITY ATTORNEY REGARDING NEW LAWSUIT; CAUSE NO. C-1318-09-D; LUPE SILVA F/K/A/ LUPE SILVA ABOUD VS. CITY OF MCALLEN AND STATE OF TEXAS. (SECTION 551.071, T.G.C.)**
- I) CONSULTATION WITH CITY ATTORNEY REGARDING CITY OF MCALLEN’S ORIGINAL PETITION TO CHALLENGE APPRAISALS OF THE HIDALGO COUNTY APPRAISAL DISTRICT. (SECTION 551.071, T.G.C.)**
- J) DISCUSSION AND POSSIBLE ACTION REGARDING CITY OF MCALLEN VS. CAREMARKPCS HEALTH, LP FKA ADVANCEPCSHALTH, L.P. (SECTION 551.071, T.G.C.)**
- K) DISCUSSION AND POSSIBLE ACTION TO CONSIDER THE SALE OF BRYAN BRUSH PROPERTY AND SHOOTING RANGE. (SECTION 551.072, T.G.C.)**

**ADJOURNMENT**

There being no other business to come before the Commission, the meeting was adjourned at 3:24 p.m.

**STATE OF TEXAS  
COUNTY OF HIDALGO  
CITY OF MCALLEN**

The McAllen Board of Commissioners convened in a Workshop on **Monday, June 29, 2009** at 5:30 pm at the McAllen Convention Center – Board Room #2 with the following present:

Mayor Richard Cortez, Mayor Pro Tem Marcus C. Barrera, Commissioner Hilda Salinas, Commissioner Aida Ramirez, Commissioner Scott Crane, Commissioner Jim Darling

Absent: Commissioner John Ingram

Staff: City Manager Mike Perez, Deputy City Manager Brent Branham, City Attorney Kevin Pagan, PUB General Manager/Asst. City Manager Roy Rodriguez, Assistant City Manager Wendy Smith, Assistant City Manager Pilar Rodriguez, Deputy City Secretary Perla Zamora, Convention Center Director Omar Rodriguez, Director of Public Information Office Roy Cantu, Director of Government Affairs Tecló Garcia

Others: Nedra Kinerk, Greg Townsend, Ryan Hollywell

**CALL TO ORDER**

Mayor Cortez called the meeting to order.

**1. DISCUSSION OF MARKETING PLAN**

Staff discussed the city's marketing strategy with the Mayor and City Commission. It was emphasized that the city must be able to communicate the city's positive image by ensuring that the City of McAllen is a place worth visiting. A lengthy and informative presentation via Power Point was given with the areas of emphasis followed by related discussions. It was emphasized that the goal of the branding campaign should be to market the City of McAllen as a destination and promote all of its assets. A series of questions were posed in an effort to accomplish a successful branding campaign.

A pilot marketing campaign utilizing print, online and billboard media focusing on the Valley, Texas and Northern Mexico was proposed. The overall importance of strategic messaging in the core markets was emphasized. The various options of the pilot marketing campaign was outlined as follows: 1) Test market a print ad/billboard campaign in selected markets with strategic media in Texas and the Rio Grande Valley, 2) Run in-house produced ads in magazines such as Texas Monthly, Texas Highways and newspapers in target markets such as Cameron County, Ciudad Victoria and San Antonio, 3) Consider some local online marketing partnerships that target some key stakeholder markets. Also, update external websites such as Wikipedia, Facebook, Twitter, and MySpace pages and 4) New website portal will provide a visitors/planners/media and residents centralized place to go and communicate the City's message and experience.

Management staff answered questions regarding the pilot marketing campaign. After a lengthy discussion, the City Commission asked that questions and issues of concern be further discussed at future meetings. Moreover, the consensus of the City Commission was to move forward with the development of the proposed marketing plan noting that concerns addressed previously needed to be kept in mind.

Mayor Cortez and City Commissioners thanked staff for the excellent presentation.

**2. UPDATE ON CITY OF MCALLEN FY 2008-09 GOALS AND OBJECTIVES**

Said item was not discussed.

**3. DISCUSSION OF GENERAL BOARD AND COMMITTEE SERVICE BY ELECTED OFFICIALS.**

Staff reviewed a list of sub-committees, board liaisons and committee service by elected officials. A discussion was held.

**ADJOURNMENT**

There being no other business to come before the Commission, the meeting was adjourned at 7:45 p.m.

**STATE OF TEXAS  
COUNTY OF HIDALGO  
CITY OF MCALLEN**

The McAllen Board of Commissioners convened in a Workshop on **Monday, July 13, 2009** at 2:30 pm at McAllen City Hall, Third (3<sup>rd</sup>) Floor Commission Chambers, with the following present:

Mayor Pro Tem Hilda Salinas, Mayor Pro Tem Aida Ramirez, Commissioner Scott Crane, Commissioner Marcus C. Barrera, Commissioner John Ingram, Commissioner Jim Darling

Absent: Mayor Richard Cortez

Staff: City Manager Mike Perez, Deputy City Manager Brent Branham, City Attorney Kevin Pagan, PUB General Manager/Asst. City Manager Roy Rodriguez, Assistant City Manager Wendy Smith, Assistant City Manager Pilar Rodriguez, City Secretary Annette Villarreal, Deputy City Attorney Ignacio Perez, Police Chief Victor Rodriguez, City Engineer Yvette Barrera, Director of Traffic Operations Eduardo Mendoza, Interim Parks Director Mike Hernandez, Deputy Director of Operations David Melaas, Planning Director Juli Rankin, Assistant City Attorney Aaron Leal

**CALL TO ORDER**

Mayor Pro Tem Salinas called the meeting to order in the Mayor's absence.

**1. PRESENT QUESTIONS TO STAFF RELATING TO JULY 13, 2009 REGULAR MEETING AGENDA, TO BE ADDRESSED AT SUCH MEETING.**

Concerns were expressed on items 1I.

**2. DISCUSSION RELATING TO OVERSIZED VEHICLES IN RESIDENTIAL AREAS.**

Staff reported that ordinance addressing oversized vehicles parked on residentially-zoned lots, specifically road tractors, semi-trailers and trucks was being revised as there had been a substantial number of violations reported in the Balboa neighborhood. It was reported that the revised ordinance would allow for this vehicles to park on residential lots via a Conditional Use Permit subject to the following requirements:

- Unobstructed frontage access minimum 24 feet (driveway)
- Access from public street; no access from alley
- Minimum lot size 5,000 square feet
- Lot must be adjacent to applicant's dwelling (or on site if lot is 7,0000 square feet or greater)
- No machine noise; running A/C units or engine (at any time)
- No maintenance allowed on site
- Buffer fence 8 feet in height (opaque, wood or masonry or combination; subject to HOA)
- No exterior lighting visible over fence
- Hours of operation from 6 am to 10 pm
- Conditional Use Permit is one year
- One vehicle only; trailer and / or cab
- (No accessory buildings or structures)

Staff reported additional concerns of 1) noise, 2) smell of diesel exhaust, 3) safety-related issues, 4) aesthetics and 5) traffic on street and alleys. The proposed ordinance was discussed at length and alternatives were given. After due consideration, the City Commission requested that the ordinance be reviewed by the Planning and Zoning Commission and be set for a Public Hearing and subsequently, be brought back before the City Commission for final review and approval.

**3. CONDUCT ARCHITECT INTERVIEWS FOR TRAFFIC OPERATIONS BUILDING.**

Mayor Pro Tem Salinas announced that each firm would be allowed a five (5) minute presentation relating to statements of qualifications for the Traffic Operations Building, followed by a Question and Answer Session. The following firms were interviewed: Boultinghouse Simpson Architects, Milnet Architectural Services and Negrete & Kolar Architects. Each representative touched on their respective firm’s qualifications, experience and related projects.

Mayor Pro Tem Salinas thanked each representative for their respective presentations.

**4. DISCUSSION OF PROPOSALS FOR PARKS AND RECREATION CONCESSIONS.**

Staff reviewed the current concession facilities under the control of the City of McAllen noting that only one concessionaire was currently paying rental fees which was Westside Park. It was reported that the concessionaire currently pays 10% of the gross receipts as rent as per the contract in place for the last five (5) years. The facilities not paying any rental fees were reviewed:

- |                              |  |
|------------------------------|--|
| ▪ Suarez Park                | Currently operated by Boy’s and Girls Club |
| ▪ Los Encinos Park           | Currently operated by Boy’s and Girls Club |
| ▪ Municipal Park Ballfields  | Currently operated by Boy’s and Girls Club |
| ▪ DeLeon Soccer Complex      | McAllen Youth Soccer Association           |
| ▪ Bicentennial Soccer Fields | Not awarded at this time                   |
| ▪ Municipal Swimming Pool    | Not awarded at this time                   |

After a lengthy discussion, staff was directed to bring back written agreements for the respective concessionaires.

**5. DISCUSSION RELATING TO BANNER GUIDELINES.**

Staff presented an overview of the guidelines for Temporary Signs and Banners. It was reported that in recent months these types of signs have been approved for a maximum of 60 days with City Manager approval. Staff added that the current process does not have a fee requirement; however, staff was recommending that fees be instituted for these types of permits in the near future. A discussion was held relating to unpermitted signs.

Item 6 was not addressed.

**6. 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 AND POSSIBLE ACTION RELATING TO ECONOMIC INCENTIVES FOR PROJECT GOLD STAR. (SECTION 551.087, T.G.C.)**
- B) **DISCUSSION AND POSSIBLE ACTION RELATING TO TRI-WANIS VENTURES, LLC, FOR ADDITIONAL TIME AND FINANCIAL ASSISTANCE. (SECTION 551.087, T.G.C.)**
- C) **DISCUSSION AND POSSIBLE ACTION – CONSIDERATION OF A 380 AGREEMENT RELATING TO A PROPOSED NEW BUSINESS TO BE LOCATED AT 111 S. 15<sup>TH</sup> STREET. (SECTION 551.087, T.G.C.)**
- D) **DISCUSSION AND POSSIBLE ACTION RELATING TO ECONOMIC INCENTIVES FOR PROJECT BIG BOX. (SECTION 551.087, T.G.C.)**
- E) **DISCUSSION AND POSSIBLE ACTION RELATING TO PROPOSALS FOR THE SALE OF LOT 8 OR A PORTION THEREOF, FOR 3<sup>RD</sup> CONVENTION CENTER HOTEL. (SECTION 551.087, T.G.C.)**
- F) **DISCUSSION AND POSSIBLE ACTION – CONSIDERATION OF A 380 INDUSTRIAL INCENTIVE CONTRACT FOR PROJECT THRUST. (SECTION 551.087, T.G.C.)**
- G) **DISCUSSION AND POSSIBLE ACTION - CONSIDERATION OF A 380 INDUSTRIAL INCENTIVE CONTRACT FOR FUTURE MCALLEN SOCCER STADIUM. (SECTION 551.087, T.G.C.)**
- H) **DISCUSSION AND POSSIBLE ACTION RELATING TO THE POSSIBLE EXCHANGE OF PROPERTIES FOR HOLIDAY INN PROJECT. (SECTION 551.072, T.G.C.)**
- I) **DISCUSSION AND POSSIBLE ACTION – CONSIDER ACCEPTING THE DONATION OF LAND CONSISTING OF FIVE ACRES ON NORTH WARE ROAD FOR A TENNIS CENTER. (SECTION 551.072, T.G.C.)**
- J) **CONSULTATION WITH CITY ATTORNEY REGARDING APPELLATE CAUSE NO. 13-09-00067-CV; CITY OF MCALLEN VS. ARNALDO RAMIREZ. (SECTION 551.071, T.G.C.)**
- K) **CONSULTATION WITH CITY ATTORNEY REGARDING LEGAL ASPECTS OF CHARTER AMENDMENT ELECTION. (SECTION 551.071, T.G.C.)**
- L) **CONSULTATION WITH CITY ATTORNEY REGARDING POSSIBLE APPEAL OF AWARD OF SPECIAL COMMISSIONERS – CONDEMNATION CCD 0001-D CITY OF MCALLEN VS. BELINDA & VICTOR GARZA. (SECTION 551.071, T.G.C.)**
- M) **CONSULTATION WITH CITY ATTORNEY REGARDING LEGAL ASPECTS OF VETERANS WAR MEMORIAL FUNDING. (SECTION 555.071, T.G.C.)**
- N) **DISCUSSION AND POSSIBLE ACTION REGARDING PENDING LAWSUIT AND PROPOSED SETTLEMENT; CITY OF MCALLEN VS. CAREMARK PCS HEALTH L.P. F/K/A ADVANCE HEALTH, L.**

## **ADJOURNMENT**

There being no other business to come before the Commission, the meeting was adjourned at 4:03 p.m.

**STATE OF TEXAS  
COUNTY OF HIDALGO  
CITY OF MCALLEN**

The McAllen Board of Commissioners convened in a Workshop on **Monday, July 27, 2009** at 2:30 pm at McAllen City Hall, Third (3<sup>rd</sup>) Floor Commission Chambers, with the following present:

Mayor Richard Cortez, Mayor Pro Tem Hilda Salinas, Commissioner Scott Crane, Commissioner John Ingram, Commissioner Jim Darling

Absent: Mayor Pro Tem Aida Ramirez, Commissioner Marcus C. Barrera

PUB: Chairman Roger Garza, Vice Chairman Tony Aguirre, Trustee Charles Amos, Trustee Trey Pebley

Staff: City Manager Mike Perez, City Attorney Kevin Pagan, MPU General Manager/Assistant City Manager Roy Rodriguez, Assistant City Manager Pilar Rodriguez, Assistant City Manager Wendy Smith, City Secretary Annette Villarreal, IT Director Belinda, Finance Director Mercado, Jerry Dale, Deputy City Secretary Perla Zamora

**CALL TO ORDER**

Mayor Cortez called the meeting to order.

**1. PRESENT QUESTIONS TO STAFF RELATING TO JULY 27, 2009 REGULAR MEETING AGENDA, TO BE ADDRESSED AT SUCH MEETING.**

No questions or concerns were expressed regarding the Regular Meeting agenda.

**2. JOINT MEETING WITH MCALLEN PUBLIC UTILITY BOARD OF TRUSTEES:**

Chairman Garza called the meeting to order on behalf of the McAllen Public Utility Board.

**A) DISCUSSION RELATING TO ENTERPRISE RESOURCE PLANNING (ERP) SOFTWARE.**

Staff presented the City Commission with an update on the concept for implementing a solution that would replace HTE and create efficiencies by having one common system for city departments to centrally store information. It was stated that in addition, this system would give the city the ability to eliminate manual paperwork and automate approvals. A presentation was given outlining: 1) Background, 2) Project Goal, 3) Project Objectives, 4) City Staff Research, 5) Research Findings, 6) Company Overview, 7) Project Costs, 8) Pay Schedules and 9) Product Overview. Staff noted that their recommendation was Lawson; however, at this time staff was seeking further direction on the next steps to take to continue with the project.

Maintenance fees were discussed along with alternatives. After a lengthy discussion, the City Commission asked that staff further examine all options and look into user preference.

**END OF JOINT MEETING**

There being no other business to come before the MPU Board, the joint meeting was adjourned at 3:10 pm.

### **3. UPDATE ON SIGN ORDINANCE.**

Staff briefly presented the Proposed Sign Ordinance noting that the purpose was to promote the public welfare and safety by regulating existing and proposed signs. The previous concerns relating to timing, purpose, methodology and implementation were discussed. A handout was reviewed with the proposed draft of new sign regulations along with a summary depicting signs requiring permits, those not requiring permits, signs prohibited and notable changes from the current ordinance.

Numerous concerns were expressed and questions were posed by the City Commission. Mayor Cortez thanked staff for their presentation and their input.

### **4. DISCUSSION OF VALET ORDINANCE.**

Staff gave a brief update on the revised Valet Ordinance. Numerous alternatives were reviewed.

After a lengthy discussion, the City Commission directed staff to proceed with the option to initiate a 60-day pilot program along side streets on Beaumont and Chicago. Interested valet operators would be given five (5) business days to provide proof of financial responsibility pursuant to ordinance and state law and through a lottery system, one or multiple valet operators would be assigned to provide services in the designated locations.

Item 5 was not addressed.

### **5. 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 AND POSSIBLE ACTION RELATING TO ECONOMIC INCENTIVES FOR PROJECT GOLD STAR. (SECTION 551.087, T.G.C.)**
- B) DISCUSSION AND POSSIBLE ACTION RELATING TO TRI-WANIS VENTURES, LLC, FOR ADDITIONAL TIME AND FINANCIAL ASSISTANCE. (SECTION 551.087, T.G.C.)**
- C) DISCUSSION AND POSSIBLE ACTION RELATING TO ECONOMIC INCENTIVES FOR PROJECT BIG BOX. (SECTION 551.087, T.G.C.)**
- D) DISCUSSION AND POSSIBLE ACTION - CONSIDERATION OF A 380 INDUSTRIAL INCENTIVE CONTRACT FOR FUTURE MCALLEN SOCCER STADIUM. (SECTION 551.087, T.G.C.)**
- E) DISCUSSION AND POSSIBLE ACTION RELATING TO ECONOMIC INCENTIVES FOR EMBASSY SUITES HOTEL. (SECTION 551.087, T.G.C.)**
- F) CONSULTATION WITH CITY ATTORNEY REGARDING LEGAL ASPECTS OF A CHARTER AMENDMENT ELECTION. (SECTION 551.071, T.G.C.)**
- G) DISCUSSION AND POSSIBLE ACTION REGARDING FILING LAWSUIT IN PENDING SUBROGATION CLAIM AGAINST FERNANDO C. NINO. (SECTION 555.071, T.G.C.)**



- H) **CONSULTATION WITH CITY ATTORNEY REGARDING CITY OF MCALLEN CHALLENGE IN DISTRICT COURT OF HIDALGO COUNTY APPRAISAL DISTRICT APPRAISAL ROLLS. (SECTION 555.071, T.G.C.)**
- I) **DISCUSSION AND POSSIBLE ACTION REGARDING NEW LAWSUIT: CAUSE NO. CL-09-2004-F; MPOU VS. CITY OF MCALLEN AND CHIEF VICTOR RODRIGUEZ. (SECTION 555.071, T.G.C.)**
- J) **CONSULTATION WITH CITY ATTORNEY REGARDING WORKERS COMPENSATION / LOSS RUN REPORT AS OF JUNE 30, 2009. (SECTION 551.071, T.G.C.)**
- K) **CONSULTATION WITH CITY ATTORNEY REGARDING MOTOR VEHICLE LIABILITY AND SUBROGATION CLAIM REPORTS AS OF JUNE 30, 2009. (SECTION 551.071, T.G.C.)**
- L) **DISCUSSION AND POSSIBLE ACTION – SEEK CITY ATTORNEY’S OPINION RELATING TO POLICE AND FIRE COLLECTIVE BARGAINING CONTRACTS. (SECTION 551.071, T.G.C.)**

#### **ADJOURNMENT**

There being no other business to come before the Commission, the meeting was adjourned at 4:03 p.m.

**STATE OF TEXAS  
COUNTY OF HIDALGO  
CITY OF MCALLEN**

The McAllen Board of Commissioners convened in a Workshop on **Thursday, August 6, 2009** at 6:00 pm at the McAllen Convention Center Ballroom B, with the following present:

Mayor Richard Cortez, Mayor Pro Tem Hilda Salinas, Mayor Pro Tem Aida Ramirez, Commissioner Scott Crane, Commissioner Marcus C. Barrera, Commissioner Jim Darling

Absent: Commissioner John Ingram

Staff: City Manager Mike Perez, Deputy City Manager Brent Branham, City Attorney Kevin Pagan, Assistant City Manager Pilar Rodriguez, Assistant City Manager Wendy Smith, Deputy City Secretary Perla Zamora, McAllen Convention Center Director Omar Rodriguez

Edinburg City Council: Mayor Richard Garcia, City Council Member Agustin "Gus" Garcia, City Council Member Alma A. Garza, City Council Member J. J. Rodriguez

Edinburg Staff: Assistant City Manager Frank X. Garza, City Secretary Mayra A. Garza

Others: State Representative Aaron Pena, MEDC Director Keith Patridge, Edinburg Utility Director David Salinas, Edinburg EDC Ramiro Garza

**CALL TO ORDER**

Mayor Cortez called the meeting to order.

**JOINT MEETING WITH EDINBURG CITY COUNCIL**

Mayor Garcia called the meeting to order on behalf of the Edinburg City Council.

**DICUSSION OF MUTUAL GOALS AND CHALLENGES.**

Comments were made by Mayor Cortez and Mayor Garcia relating to the mutual goals and objectives of the joint meeting. The following areas of interest were discussed.

➤ **RMA (REGIONAL MOBILITY AUTHORITY)**

A discussion was held relating to the direction of the RMA. Concerns were expressed about the vehicle registration increase to fund RMA projects and the \$10-\$15 million cost for the environmental study. A lengthy discussed ensued by both bodies.

After due consideration, McAllen Management Staff reported that they would meet with the City's representative on the RMA Board to discuss the issues in question.

➤ **WATER TO DOCTORS HOSPITAL AT RENAISSANCE**

A status report was given in connection with Jackson Road improvements. McAllen Management Staff recommended amending the Interlocal Agreement on file to include the City of Pharr as it was reported

that Pharr was agreeable in participating with the project. It was reported that the Water Authority had received an EDA Grant and for which cities could participate.

➤ **ONE MSA FOR THE VALLEY/BENEFITS**

A report was given about the MSA (Metropolitan Statistical Area). The promotion and marketing of the region was discussed along with the possibility of combining MSAs. Questions were asked about growth and rankings. A summary report with respect to a cost benefit analysis was requested for further evaluation. A discussion was also held about MSA designations and the need to develop new classifications.

➤ **FIRE STATIONS/PARKS ETC.**

A discussion was held about a joint venture for a sports complex amongst the cities of McAllen, Edinburg and Pharr.

➤ **LOBBYING ISSUES IN AUSTIN/WASHINGTON/BTA.**

City Staff reported on the short and long term goals. The development of common goals was discussed. It was reported that as neighboring cities there was a need to pull resources together. Concerns were expressed about possible funding for skilled labor. Comments were made by State Representative Aaron Pena.

➤ **APPRAISAL DISTRICT CONCERNS**

A discussion was held about inconsistencies in the appraisals.

➤ **DRAINAGE**

A discussion was held about drainage improvements in the Renaissance Hospital area. A report from City of Edinburg was requested.

➤ **DOVE PAVING EAST OF MCALLEN TO JACKSON**

City Staff presented an overview of the Dove Paving Project east of McAllen to Jackson for which the Cities of Edinburg, Pharr and McAllen will participate with an estimated \$1.95 million cost.

The walking trails were briefly discussed and the potential of connecting the trails to Edinburg. Mayor Garcia noted a plan would be worked out to do this.

In conclusion, Mayor Cortez commended the Edinburg City Officials for their outstanding efforts on these particular projects noting that these joint meetings were a valuable tool to get input for the surrounding cities.

**ADJOURNMENT**

There being no other business to come before the two bodies, the meeting was adjourned at 8:00 p.m.

**STATE OF TEXAS  
COUNTY OF HIDALGO  
CITY OF MCALLEN**

The McAllen Board of Commissioners convened in a Workshop on **Monday, August 10, 2009** at 2:30 pm at McAllen City Hall, Third (3<sup>rd</sup>) Floor Commission Chambers, with the following present:

Mayor Richard Cortez, Mayor Pro Tem Aida Ramirez, Commissioner Scott Crane, Commissioner Marcus C. Barrera, Commissioner Jim Darling

Absent: Mayor Pro Tem Hilda Salinas, Commissioner John Ingram

Staff: City Manager Mike Perez, Deputy City Manager Brent Branham, City Attorney Kevin Pagan, PUB General Manager/Asst. City Manager Roy Rodriguez, Assistant City Manager Wendy Smith, Assistant City Manager Pilar Rodriguez, City Secretary Annette Villarreal, Police Chief Victor Rodriguez, City Engineer Yvette Barrera, Transit Director Elizabeth Suarez, Convention Center Director Omar Rodriguez, Deputy City Secretary Perla Zamora

**CALL TO ORDER**

Mayor Cortez called the meeting to order.

**1. PRESENT QUESTIONS TO STAFF RELATING TO AUGUST 10, 2009 REGULAR MEETING AGENDA, TO BE ADDRESSED AT SUCH MEETING.**

No concerns were expressed relating to the Regular Meeting Agenda.

At this time item 4 was addressed.

**2. UPDATE ON NEW MAIN LIBRARY**

Staff briefly outlined the proposed floor plan for the New Main Library touching on the following:

- Floor Carpet Plan
- Furniture
- Bathroom Floor Tiles
- Circulation Desks
- Children's Area
- Teen Area
- Main Entrance/Porcelain Tile

A lengthy discussion ensued relating to bathroom material in correlation to safety and maintenance. In conclusion, the overall concept design was favorably received by the Commission.

**3. NEW YEAR'S EVE REPORT**

Staff presented an update on the New Year's Eve event highlighting the various initiatives of the event including the "Ball Drop" at Main and Beaumont and the festival between Austin and Erie Street. The ball drop was discussed at length. It was noted that the event was coming together with the collaborative efforts of Transit Director Ms. Suarez and Mr. Joe Rodriguez at the Heart of the City along with numerous city staff from various departments.

In order to continue with the final event plans staff was seeking direction from the commission. After due consideration, it was the consensus of the Mayor and City Commission to authorize staff to move forward with the layout as presented.

#### **4. DISCUSSION ON FIRING RANGE.**

Staff gave a brief summary on a proposed indoor shooting facility on 29<sup>th</sup> and Oxford. It was reported that officers from DPS and FBI may have limited uses of the facility. A discussion was held.

Additional information on the project was requested. Staff was directed to conduct further research on potential grants and that said item be revisited at a later time.

Item 3 was addressed at this time.

Item 5 was not addressed.

#### **5. 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 AND POSSIBLE ACTION RELATING TO ECONOMIC INCENTIVES FOR PROJECT GOLD STAR. (SECTION 551.087, T.G.C.)**
- B) CONSULTATION WITH CITY ATTORNEY RELATING TO THE MASTER LEASE AGREEMENT TO ESTABLISH A DUAL CUSTOMS FACILITY. (SECTION 551.071, T.G.C.)**
- C) CONSULTATION WITH CITY ATTORNEY REGARDING FINAL JUDGMENT: ARNALDO RAMIREZ JR. VS. CITY OF MCALLEN. (SECTION 551.071, T.G.C.)**
- D) CONSULTATION WITH CITY ATTORNEY REGARDING NEW LAWSUIT; CAUSE NO. CL-09-0121-B; FERNANDO VALBUENA, ET AL VS. CITY OF MCALLEN, ANGELINA MARTINEZ, ET AL. (SECTION 551.071, T.G.C.)**
- E) DISCUSSION AND POSSIBLE ACTION ON MEMORANDUM OF UNDERSTANDING WITH UTPA FOR MCALLEN TEACHING SITE. (SECTION 551.072, T.G.C.)**
- F) DISCUSSION AND POSSIBLE ACTION TO CONSIDER AUTHORIZING AN EXTENSION TO BORDER CAPITAL BANK RELATING TO PROPERTY PURCHASED FROM CITY ON RIDGE AND MCCOLL. (SECTION 551.072, T.G.C.)**
- G) DISCUSSION AND POSSIBLE ACTION TO CONSIDER APPROVAL OF THE RFP (REQUEST FOR PROPOSALS) FOR CONVENTION CENTER THIRD HOTEL AND AUTHORIZE STAFF TO ADVERTISE. (SECTION 551.072, T.G.C.)**
- H) DISCUSSION AND POSSIBLE ACTION TO DECLARE THE CENTRAL FIRE STATION #1 LOCATED AT BICENTENNIAL AND AUSTIN AS SURPLUS PROPERTY AND ADVERTISE THE PROPERTY AND BUILDING FOR SALE. (SECTION 551.072, T.G.C.)**

#### **ADJOURNMENT**

There being no other business to come before the Commission, the meeting was adjourned at 3:52 p.m.

**STATE OF TEXAS  
COUNTY OF HIDALGO  
CITY OF MCALLEN**

The McAllen Board of Commissioners convened in a Workshop on **Tuesday, August 11, 2009** at 5:30 pm at the Palm View Golf Course Meeting Room, with the following present:

Mayor Richard Cortez, Mayor Pro Tem Hilda Salinas, Mayor Pro Tem Aida Ramirez, Commissioner Scott Crane, Commissioner John Ingram

Absent: Commissioner Jim Darling

Staff: City Manager Mike Perez, City Attorney Kevin Pagan, Deputy City Manager Brent Branham, MPU General Manager/Assistant City Manager Roy Rodriguez, Assistant City Manager Pilar Rodriguez, Assistant City Manager Wendy Smith, City Secretary Annette Villarreal, IT Director Belinda Mercado, Finance Director Jerry Dale, Public Works Director Carlos Sanchez

**CALL TO ORDER**

Mayor Cortez called the meeting to order.

**1. DISCUSSION OF FY 2009-10 BUDGET.**

Management Staff provided an overview of the fiscal year 2009-2010 budget process. The proposed budget, annual operating costs, revenue sources, expenditures, etc., were reviewed. Staff reported that the largest reduction in expenditures would be on highways and streets by \$1.5 million and in transfers-out to the Capital Improvement Fund. Staff reported that despite certain cuts previously noted, there remained an unbalanced budget of \$2 million dollars for which staff was offering two options for consideration as follows:

**Option 1** – Reducing the pay increase provided in both the Police and Fire Labor Contracts and placing a hiring freeze on all unfilled employee positions (other than public safety personnel), subject only to demonstrating the need to refill in order to maintain the current level of services.

**Option 2** – Placing a hiring freeze on all unfilled employee positions (including, subject only to demonstrating the need to refill in order to maintain the current level of services).

A brief discussion was held relating to the two options. Concerns were expressed about Option 2. Proposed budget cuts were reviewed individually by department. Staff reported that a 6% cut was being proposed for outside agencies as a result of second cuts for which the agencies received notice.

A discussion was held relating to a proposed video storage system. Staff was directed to get with the IT Department and look into obtaining other options. Garbage pick-up was discussed at length in correlation to additional cost savings. Alternative suggestions included trash pick-up on one side of street (curb side), participation from home owner associations and fuel outsourcing.

Mayor Cortez thanked staff for the budget presentation.

**ADJOURNMENT**

There being no other business to come before the Commission, the meeting was adjourned at 6:47 p.m.

**STATE OF TEXAS  
COUNTY OF HIDALGO  
CITY OF MCALLEN**

The McAllen Board of Commissioners convened in a Workshop on **Wednesday, August 12, 2009** at 5:30 pm at the Palm View Golf Course Meeting Room, with the following present:

Mayor Richard Cortez, Mayor Pro Tem Hilda Salinas, Mayor Pro Tem Aida Ramirez, Commissioner Marcus C. Barrera, Commissioner Scott Crane, Commissioner John Ingram, Commissioner Jim Darling

Staff: City Manager Mike Perez, City Attorney Kevin Pagan, Deputy City Manager Brent Branham MPU General Manager/Assistant City Manager Roy Rodriguez, Assistant City Manager Pilar Rodriguez, Assistant City Manager Wendy Smith, Deputy City Secretary Perla Zamora, Finance Director Jerry Dale, Assistant Budget Director Angie Rodriguez, Police Chief Victor Rodriguez, Fire Chief Rogelio Rubio, Public Works Director Carlos Sanchez, Interim Parks Director Mike Hernandez, Deputy Parks Director of Operations Dave Melaas

**CALL TO ORDER**

Mayor Cortez called the meeting to order.

**1. DISCUSSION OF FY 2009-10 BUDGET.**

Staff reviewed lists of departmental budget requests and decision packages submitted by the various departments for fiscal year 2010 budget.

Mayor Cortez recommended recessing into Executive Session under Section 551.071, T.G.C. (Consultation with City Attorney) at 5:50 pm. Mayor Cortez reconvened the meeting at 6:29 pm and continued with the budget presentations.

Police Department

An overview of the department's proposed budget was reviewed. Staff touched on the outreach efforts being done in the community as well as various initiatives to deter crime and improve response times. The department's decision packages were reviewed.

Fire Department

An overview of the department's proposed budget was reviewed. Staff touched on the department's goal of improving emergency service delivery. The department's decision packages were reviewed.

Parks and Recreation Department

An overview of the department's proposed budget was reviewed. Staff touched on the

department's FY 2009 accomplishments and on the summer youth recreations programs. The department's decision packages were reviewed.

### Public Works Department

An overview of the department's proposed budget was reviewed. Staff touched on the department's objectives and FY 2009 accomplishments. The department's decision packages were reviewed.

A discussion was held relating to current finances, positions and outlooks. Questions and concerns were addressed by staff.

Mayor Cortez thanked staff for their presentations.

### **ADJOURNMENT**

There being no other business to come before the Commission, the meeting was adjourned at 7:10 p.m.



**STATE OF TEXAS  
COUNTY OF HIDALGO  
CITY OF MCALLEN**

The McAllen Board of Commissioners convened in a Workshop on **Monday, August 24, 2009** at 2:00 pm at McAllen City Hall, Third (3<sup>rd</sup>) Floor Commission Chambers, with the following present:

Mayor Richard Cortez, Commissioner Scott Crane, Commissioner Marcus C. Barrera, Commissioner John Ingram, Commissioner Jim Darling

Absent: Mayor Pro Tem Hilda Salinas, Mayor Pro Tem Aida Ramirez

McAllen Public Utility Board: Chairman Roger Garza, Trustee Charles Amos, Trustee Trey Pebley, Commissioner/Ex Officio Member Scott Crane

Absent: Vice-Chairman Tony Aguirre

Staff: City Manager Mike Perez, Deputy City Manager Brent Branham, City Attorney Kevin Pagan, PUB General Manager/Asst. City Manager Roy Rodriguez, Assistant City Manager Wendy Smith, Assistant City Manager Pilar Rodriguez, Deputy City Secretary Perla Zamora, Police Chief Victor Rodriguez, City Engineer Yvette Barrera, Transit Director Elizabeth Suarez, Convention Center Director Omar Rodriguez

**CALL TO ORDER**

Mayor Cortez called the meeting to order.

**1. PRESENT QUESTION TO STAFF RELATING TO AUGUST 24, 2009 REGULAR MEETING AGENDA, TO BE ADDRESSED AT SUCH MEETING.**

Concerns were expressed on items 2F and 3A.

**2. JOINT MEETING WITH McALLEN PUBLIC UTILITY BOARD OF TRUSTEES:**

Chairman Garza called the meeting to order on behalf of the MPU Board.

**A) DISCUSSION OF FY 2009-10 MPU BUDGET.**

MPU Management Staff presented an overview of the fiscal year 2009-2010 MPU Proposed Budget. Proposed water and wastewater projects were highlighted and hence emphasizing the need for a rate increase in the upcoming budget.

Questions were asked about the fund balances and needs, which were addressed by staff.

**B) DISCUSSION RELATING TO EMPLOYEE BENEFIT PLANS.**

Staff discussed the Employee Benefit Plans and touched on the following: 1) Dental, 2) Vision, 3) Health Insurance, 4) Voluntary benefits and 5) Stop/Loss Fees. Medical expenses, claims and projections for the coming year were reviewed.

A discussion ensued. Staff answered questions.

**C) DISCUSSION RELATING TO INSURANCE.**

Staff reviewed a health insurance marketing analysis and annual cost summary depicting numerous variations for potential cost savings. Questions were posed by the Mayor and City Commission relating to recommendations by staff.

Management staff recommended that said item be brought back at the next meeting as it had not been placed on MPUB agenda for discussion on this agenda.

**END OF JOINT MEETING WITH MPUB**

There being no other business to come before the MPU Board, the meeting was adjourned at 2:50 pm.

**3. PRESENTATION OF DRAFT HISTORICAL PRESERVATION PLAN AND DESIGN GUIDELINES FOR LAS PALMAS HISTORICAL DISTRICT AND 17<sup>TH</sup> STREET COMMERCIAL DISTRICT.**

Staff reviewed the Draft Historical Preservation Plan along with the following plan recommendations: 1) Fine tune and improve the historic preservation ordinance, 2) Publicize and supplement existing tax incentives, 3) Promote the establishment of a non-profit preservation partner, 4) Build internal city support for preservation, 5) Survey and document historic resources, 6) Protect and rehabilitate the South 17<sup>th</sup> Street Entertainment District, 7) Use complementary planning tools for buffers surrounding historic districts, 8) Designate a commercial conservation district downtown, 9) Develop a heritage tourism strategy and 10) Create a model farm.

Staff noted that a public forum to present the plan and the guidelines to the public was tentatively scheduled for Tuesday, August 25, 2009 at 6:30 pm at the McAllen Main Library.

**4. EXECUTIVE SESSION, CHAPTER 551, TEXAS GOVERNMENT CODE, SECTION 551.071 (CONSULTATION WITH ATTORNEY), SECTION 551.087 (ECONOMIC DEVELOPMENT), SECTION 551.074 (PERSONNEL MATTERS)**

Mayor Cortez recessed the meeting to go into Executive Session at 3:20 pm. Mayor Cortez reconvened the meeting at 4:00 pm and announced that any action on Executive Session items would be taken at the Regular Meeting.

- A) DISCUSSION AND POSSIBLE ACTION RELATING TO ECONOMIC INCENTIVES FOR PROJECT GOLD STAR. (SECTION 551.087, T.G.C.)**
- B) DISCUSSION AND POSSIBLE ACTION RELATING TO TRI-WANIS VENTURES, LLC, FOR ADDITIONAL TIME AND FINANCIAL ASSISTANCE. (SECTION 551.087, T.G.C.)**
- C) DISCUSSION AND POSSIBLE ACTION RELATING TO ECONOMIC INCENTIVES FOR PROJECT BIG BOX. (SECTION 551.087, T.G.C.)**
- D) DISCUSSION AND POSSIBLE ACTION RELATING TO ECONOMIC INCENTIVES FOR EMBASSY SUITES HOTEL. (SECTION 551.087, T.G.C.)**

- E) CONSULTATION WITH CITY ATTORNEY REGARDING THE REGIONAL MOBILITY AUTHORITY BOARD. (SECTION 555.071, T.G.C.)**
- F) CONSULTATION WITH CITY ATTORNEY REGARDING NEW LAWSUIT; CAUSE NO. C-2666-07-B; MANUEL RODRIGUEZ VS. SANDRA MARTINEZ, LARRY MATTHEWS, ET AL. (SECTION 555.071, T.G.C.)**
- G) CONSULTATION WITH CITY ATTORNEY REGARDING NEW LAWSUIT; CAUSE NO. CL-09-2243-A ROSAURA CAVAZOS VS. CITY OF MCALLEN. (SECTION 555.071, T.G.C.)**
- H) CONSULTATION WITH CITY ATTORNEY RELATING TO WORKERS COMP/LOSS RUN REPORT AS OF JULY 31, 2009. (SECTION 551.071, T.G.C.)**
- I) DISCUSSION AND POSSIBLE ACTION RELATING TO THE EVALUATION OF CITY MANAGEMENT TEAM. (SECTION 551.074, T.G.C.)**

#### **ADJOURNMENT**

There being no other business to come before the Commission, the meeting was adjourned at 4:00 p.m.

**STATE OF TEXAS  
COUNTY OF HIDALGO  
CITY OF MCALLEN**

The McAllen Board of Commissioners convened in a Special Meeting on **Monday, February 27, 2009** at 10:00 pm at McAllen City Hall, Third (3<sup>rd</sup>) Floor Commission Chambers, with the following present:

Mayor Richard F. Cortez, Mayor Pro Tem Marcus C. Barrera, Commissioner Scott Crane,  
Commissioner Hilda Salinas, Commissioner John Ingram, Commissioner Jim Darling,  
Commissioner Aida Ramirez

Also present: Delegation from Ciudad Victoria, Tamaulipas, Chamber of Commerce members

**CALL TO ORDER**

Mayor Cortez called the meeting to order.

**1. OFFICIAL SISTER CITY SIGNING CEREMONY WITH CIUDAD VICTORIA.**

Mayor Cortez gave a welcome to those in attendance and introduced dignitaries present for the official Sister City Signing Ceremony with Ciudad Victoria. Comments were made by delegate representatives from Ciudad Victoria and after the signing ceremony.

**ADJOURNMENT**

There being no further business to come before the boards, the meeting was unanimously adjourned at 10:43 a.m.

**STATE OF TEXAS  
COUNTY OF HIDALGO  
CITY OF MCALLEN**

The McAllen Board of Commissioners convened in a Special Meeting on **Thursday, December 6, 2007** at 7:00 pm at the McAllen Convention Center - Ballroom, with the following present:

Mayor Richard Cortez, Mayor Pro Tem Marcus C. Barrera, Commissioner Scott Crane, Commissioner Hilda Salinas, Commissioner John Ingram, Commissioner Jim Darling

Absent: Commissioner Aida Ramirez

Staff present: City Manager Mike Perez, City Attorney Kevin Pagan, Assistant City Manager Pilar Rodriguez, Assistant City Manager Wendy Smith, Deputy City Secretary Perla Zamora, City Engineer Yvette Barrera, Deputy City Engineer Ramon Navarro, Planning Director Juli Rankin, Senior Planner Ed Taylor

**CALL TO ORDER**

Mayor Cortez called the meeting to order.

**1. DISCUSSION OF FORESIGHT MCALLEN PLAN.**

Staff gave a presentation on the Foresight McAllen Plan.

A discussion was held over the numerous aspects of the plan including the major thoroughfares. Questions were asked of staff.

**ADJOURNMENT**

There being no other business to come before the Commission, the meeting was adjourned at 8:35 p.m.



Mayor James "Jim" Darling  
 Mayor Pro-Tem/Commissioner Hilda Salinas  
 Mayor Pro-Tem/Commissioner Aida Ramirez

Commissioner Scott C. Crane  
 Commissioner Trey Pebley  
 Commissioner John J. Ingram  
 Commissioner Veronica Vela Whitacre

### ITEM SUMMARY

BOARD: City Commission

AGENDA ITEM	2.B.
DATE SUBMITTED	01/09/2014
MEETING DATE	January 13, 2014

1. Agenda Item: To award Contract Extensions/Change Orders on Multiple Existing Lawn Maintenance Service Contracts as per attachments

2. Party Making Request:

Sally Gavlik, Director

3. Nature of Request:

Unforeseen circumstances has caused a delay in solicitation of bids for various expiring lawn. Maintenance Contracts. In order to allow ample time to solicit, review and award new contracts, extensions of existing contracts have been offered and accepted which cause need for change orders for existing Purchase Orders.

Attachments: Yes

4. Policy Implication: Local Government Code

580-3258-435-65-10/Project #09-10-S53-78  
\$6,632.40  
\$19,000.00

011-5104-464-63-52/Project #09-10-S53-78  
\$129,802.80  
\$888,450

5. Budgeted: No

Bid Amount: \_\_\_\_\_  
 Under Budget: \_\_\_\_\_

Budgeted Amount: \_\_\_\_\_  
 Over Budget: \_\_\_\_\_  
 Amount Remaining: \_\_\_\_\_

6. Alternate option costs: Parks & Recreation Department to provide needed lawn maintenance

7. Routing:

Garcia, Janie  
 Gavlik, Sally  
 Zamora, Sandra  
 Rodriguez, Angie  
 Dale, Jerry  
 Branham, Brent

Created/Initiated - 01/09/2014  
 Approved - 01/09/2014  
 Approved - 01/09/2014  
 Approved - 01/09/2014  
 Approved - 01/09/2014  
 Approved - 01/09/2014

Pagan, Kevin

Final Approval - 01/09/2014

8. Staff Recommendation: Staff recommends approval of the contract extensions and change orders as needed.
9. Advisory Board:
10. City Attorney: N/A - KDP
11. Manager's Recommendation: approve...mrp

# MEMORANDUM

**To: SANDRA ZAMORA, DIRECTOR, PURCASING AND CONTRACTING**

**From: SALLY GAVLIK, DIRECTOR, PARKS & RECREATION**

**Subject: TEMPORARY EXTENSION TO EXISTING LAWN MAINTENANCE CONTRACT**  
**Project No. 09-10-S53-78**

**Date: DECEMBER 9, 2013**

## COMMENT

A contract extension for the Service Contract for Grounds Maintenance, Project No. 09-10-S53-78 is currently required. The current purchase orders have expired, and the Parks and Recreation Department did not complete the new bid documents in time to allow Purchasing to bid the project. The contract extension will allow the Purchasing Department to bid the various sites and award the new purchase orders by March 2014.

Due to this extension, the existing contracts for Lawn Care Experts, Maldonado Nursery & Landscape and Rod'z Lawn Care & Landscape will need Change Orders to existing Purchase Orders to cover the additional charges thru the month of March 2014.

Depending on weather conditions and lawn growth, as we enter into the winter months, it is difficult to determine the actual number of mowing cycles needed to complete this temporary contract extension. Allowances have been made to provide sufficient funding to complete the period of time if lawns continue at a normal growth rate and require the typical number of mowing cycles and bed maintenance.

Purchase Order # 00014614 for Maldonado Nursery and Landscape – for Contract # 5, Lawn Maintenance Services for Anzalduas Bridge will show a maximum increase **\$6,632.40** over the original Purchase Order amount of **\$18,231.20**. With this increase, the Change Order to this Purchase Order will yield a new amount of **\$24,863.60**.

Purchase Order # 00014482 for Rod'z Lawn Care and Landscape – for Contract # 6, Lawn Maintenance Services for Expressway 83 from Taylor Road to Jackson Road will show a maximum increase of **\$39,006.00** over the original Purchase Order amount of **\$92,196.00**. This increase also reflects extra mowing and bed maintenance cycles due to extra grass and weed growth due to heavy rain falls during the months of May, September and October. With this increase, the Change Order to this Purchase Order will yield a new amount of **\$131,202.00**.

Purchase Order # 00015326 for Lawn Care Experts – for Contract # 1 – Second St. & Bicentennial Trails, Contract # 2 – Blvds, Cul-de-Sacs & Rights of Ways, Contract # 3 – City School Parks, Contract # 4 – Medians: Ware Rd., Hwy 107 and McColl Road and Contract # 7 City School Parks will show a maximum increase of **\$90,796.80** over the original Purchase Order amount of **\$246,413.74**. With this increase, the Change Order to this Purchase Order will yield a new amount of **\$337,210.54**.



<b>MALDONADO</b>	<b>MOWING</b>	<b>LITTER &amp; DEBRIS</b>	<b>BED MAINTENANCE</b>
<b>ANZALDUAS BRIDGE</b>			
20-Nov	\$301.50	\$20.10	
27-Nov	\$301.50	\$20.10	\$58.00
4-Dec	\$301.50	\$20.10	
11-Dec	\$301.50	\$20.10	\$58.00
18-Dec	\$301.50	\$20.10	
25-Dec	\$301.50	\$20.10	\$58.00
1-Jan	\$301.50	\$20.10	
8-Jan	\$301.50	\$20.10	\$58.00
25-Jan	\$301.50	\$20.10	
22-Jan	\$301.50	\$20.10	\$58.00
29-Jan	\$301.50	\$20.10	
5-Feb	\$301.50	\$20.10	\$58.00
12-Feb	\$301.50	\$20.10	
19-Feb	\$301.50	\$20.10	\$58.00
26-Feb	\$301.50	\$20.10	
5-Mar	\$301.50	\$20.10	\$58.00
12-Mar	\$301.50	\$20.10	
19-Mar	\$301.50	\$20.10	\$58.00
26-Mar	\$301.50	\$20.10	
	<b>\$5,728.50</b>	<b>\$381.90</b>	<b>\$522.00</b>
<b>\$6,632.40</b>			

<b>ROD'Z LANDSCAPE</b>	<b>MOWING</b>	<b>LITER &amp; DEBRIS</b>	<b>BED MAINENANCE</b>
<b>EXPRESSWAY 83</b>			
31-Oct	\$2,322.00	\$387.00	\$450.00
7-Nov		\$387.00	
14-Nov	\$2,322.00	\$387.00	\$450.00
21-Nov		\$387.00	
28-Nov	\$2,322.00	\$387.00	\$450.00
5-Dec		\$387.00	
12-Dec	\$2,322.00	\$387.00	\$450.00
19-Dec		\$387.00	
26-Dec	\$2,322.00	\$387.00	\$450.00
2-Jan		\$387.00	
9-Jan	\$2,322.00	\$387.00	\$450.00
16-Jan		\$387.00	
23-Jan	\$2,322.00	\$387.00	\$450.00
30-Jan		\$387.00	
6-Feb	\$2,322.00	\$387.00	\$450.00
Feb-13		\$387.00	
20-Feb	\$2,322.00	\$387.00	\$450.00
27-Feb		\$387.00	
6-Mar	\$2,322.00	\$387.00	\$450.00
13-Mar		\$387.00	
20-Mar	\$2,322.00	\$387.00	\$450.00
27-Mar		\$387.00	
	<b>\$25,542.00</b>	<b>\$8,514.00</b>	<b>\$4,950.00</b>
<b>\$39,006.00</b>			

**LAWN CARE EXPERTS  
CONTRACT #10-S53-01**

QTY	unit cost	uom	TOTAL	commodity_nbr	item_description
				988-36-02	(Grouping For 988-36-02) MOWING AND TRIMMING SERVICES
10	\$13.34	CYCL	\$133.40	988-36-02001-0	MOWING AND TRIMMING SERVICES - 15TH STREET (APPROX. 23 P/1000 SQ FT.), 26 CYCLES
10	\$1,430.00	CYCL	\$14,300.00	988-36-02002-8	MOWING AND TRIMMING SERVICES - 2ND STREET TRAIL EXCLUDING THE NOTED SUBDIVISION FRONTS (APPROX. 2,600 P/1000 SQ FT.), 26 CYCLES
10	\$174.88	CYCL	\$1,748.80		MOWING AND TRIMMING SERVICES - 2ND STREET TRAIL EXCLUDING THE NOTED SUBDIVISION FRONTS TRENTON TO WISCONSIN (APPROX. 316.5 P/1000 SQ FT.), 26 CYCLES
10	\$2.32	CYCL	\$23.20	988-36-02003-6	MOWING AND TRIMMING SERVICES - 7TH STREET (APPROX. 4 P/1000 SQ. FT.), 26 CYCLES
10	\$4.64	CYCL	\$46.40	988-36-02004-4	MOWING AND TRIMMING SERVICES - 8TH STREET (APPROX. 8 P/1000 SQ. FT.), 26 CYCLES
10	\$115.00	CYCL	\$1,150.00	988-36-02005-1	MOWING AND TRIMMING SERVICES - ALVAREZ CITY/SCHOOL PARK (APPROX. 230 P/1000 SQ. FT.), 26 CYCLES
10	\$20.90	CYCL	\$209.00	988-36-02007-7	MOWING AND TRIMMING SERVICES - BALBOA PARK (APPROX. 38 P/1000 SQ. FT.), 26 CYCLES
10	\$1,167.00	CYCL	\$11,670.00	988-36-02008-5	MOWING AND TRIMMING SERVICES - BICENTENNIAL TRAIL (APPROX. 1945 P/1000 SQ. FT.), 26 CYCLES
4	\$233.88	CYCL	\$935.52		MOWING AND TRIMMING SERVICES - BICENTENNIAL TRAIL DOVE TO TRENTON (APPROX. 389.8 P/1000 SQ. FT.), 26 CYCLES
10	\$130.95	CYCL	\$1,309.50	988-36-02009-3	MOWING AND TRIMMING SERVICES - BONHAM CITY/SCHOOL PARK (APPROX. 291 P/1000 SQ. FT.), 26 CYCLES
10	\$348.00	CYCL	\$3,480.00	988-36-02010-1	MOWING AND TRIMMING SERVICES - BUSINESS 83 (ROW) (APPROX. 600 P/1000 SQ. FT.), 26 CYCLES
10	\$1.16	CYCL	\$11.60	988-36-02011-9	MOWING AND TRIMMING SERVICES - CAMELIA CIRCLE (APPROX. 2 P/1000 SQ. FT.), 26 CYCLES
10	\$118.50	CYCL	\$1,185.00	988-36-02012-7	MOWING AND TRIMMING SERVICES - CURTIS PARK (APPROX. 158 P/1000 SQ. FT.), 26 CYCLES
10	\$20.25	CYCL	\$202.50	988-36-02013-5	MOWING AND TRIMMING SERVICES - DOC NEUHAUS PARK (APPROX. 45 P/1000 SQ. FT.), 26 CYCLES
10	\$0.58	CYCL	\$5.80	988-36-02015-0	MOWING AND TRIMMING SERVICES - ESPERANZA (APPROX. 1 P/1000 SQ. FT.), 26 CYCLES

10	\$4.64	CYCL	\$46.40	988-36-02017-6	MOWING AND TRIMMING SERVICES - FERN BLVD. (APPROX. 8 P/1000 SQ. FT.), 26 CYCLES
10	\$43.50	CYCL	\$435.00	988-36-02019-2	MOWING AND TRIMMING SERVICES - FRONTAGE PARK (APPROX. 58 P/1000 SQ. FT.), 26 CYCLES
10	\$0.58	CYCL	\$5.80	988-36-02020-0	MOWING AND TRIMMING SERVICES - GALVESTON (APPROX. 1 P/1000 SQ. FT.), 26 CYCLES
10	\$7.54	CYCL	\$75.40	988-36-02021-8	MOWING AND TRIMMING SERVICES - GARDENIA CIRCLE (APPROX. 13 P/1000 SQ. FT.), 26 CYCLES
10	\$51.00	CYCL	\$510.00	988-36-02022-6	MOWING AND TRIMMING SERVICES - HACKBERRY PARK (APPROX. 68 P/1000 SQ. FT.), 26 CYCLES
5	\$7.50	CYCL	\$37.50	988-36-02024-2	MOWING AND TRIMMING SERVICES - LINDBERG ALLEY (APPROX. 10 P/1000 SQ. FT.), 12 CYCLES
10	\$2.32	CYCL	\$23.20	988-36-02025-9	MOWING AND TRIMMING SERVICES - LUCILLE (APPROX. 4 P/1000 SQ. FT.), 26 CYCLES
10	\$5.80	CYCL	\$58.00	988-36-02026-7	MOWING AND TRIMMING SERVICES - MARTIN BLVD. (APPROX. 10 P/1000 SQ. FT.), 26 CYCLES
10	\$555.00	CYCL	\$5,550.00	988-36-02027-5	MOWING AND TRIMMING SERVICES - MUNICIPAL PARK (APPROX. 740 P/1000 SQ. FT.), 26 CYCLES
10	\$50.40	CYCL	\$504.00	988-36-02028-3	MOWING AND TRIMMING SERVICES - NAVARRO CITY/SCHOOLPARK (APPROX. 112 P/1000 SQ. FT.), 26 CYCLES
10	\$32.40	CYCL	\$324.00	988-36-02030-9	MOWING AND TRIMMING SERVICES - POLICE OFFICERS TRAINING FACILITY (APPROX. 54 P/1000 SQ. FT.), 26 CYCLES
10	\$3.48	CYCL	\$34.80	988-36-02031-7	MOWING AND TRIMMING SERVICES - QUINCE CIRCLE (APPROX. 6 P/1000 SQ. FT.), 26 CYCLES
10	\$82.50	CYCL	\$825.00	988-36-02032-5	MOWING AND TRIMMING SERVICES - RETAMA VILLAGE PARK (APPROX. 110 P/1000 SQ. FT.), 26 CYCLES
10	\$12.00	CYCL	\$120.00	988-36-02033-3	MOWING AND TRIMMING SERVICES - ROMALI PARK (UNDEVELOPED) (APPROX. 16 P/1000 SQ. FT.), 26 CYCLES
10	\$95.40	CYCL	\$954.00	988-36-02035-8	MOWING AND TRIMMING SERVICES - ROOSEVELT CITY/SCHOOL PARK (APPROX. 212 P/1000 SQ. FT.), 26 CYCLES
10	\$6.38	CYCL	\$63.80	988-36-02036-6	MOWING AND TRIMMING SERVICES - ROSE ELLEN NORTH (APPROX. 11 P/1000 SQ. FT.), 26 CYCLES
10	\$5.22	CYCL	\$52.20	988-36-02037-4	MOWING AND TRIMMING SERVICES - ROSE ELLEN SOUTH (APPROX. 9 P/1000 SQ. FT.), 26 CYCLES
10	\$89.50	CYCL	\$895.00	988-36-02038-2	MOWING AND TRIMMING SERVICES - SEGUIN CITY/SCHOOL PARK (APPROX. 179 P/1000 SQ. FT.), 26 CYCLES

5	\$417.00	CYCL	\$2,085.00	988-36-02039-0	MOWING AND TRIMMING SERVICES - SUNDANCE MOBILE HOME PARK (APPROX. 556 P/1000 SQ. FT.), 26 CYCLES
10	\$8.75	CYCL	\$87.50	988-36-02040-8	MOWING AND TRIMMING SERVICES - TRAVIS TENNIS COURTS (APPROX. 7 P/1000 SQ. FT.), 26 CYCLES
10	\$1.16	CYCL	\$11.60	988-36-02041-6	MOWING AND TRIMMING SERVICES - UMBRELLA BIRD AND 29TH (APPROX. 2 P/1000 SQ. FT.), 26 CYCLES
10	\$75.60	CYCL	\$756.00	988-36-02043-2	MOWING AND TRIMMING SERVICES - VICTOR FIELDS/SCHOOL PARK (APPROX. 168 P/1000 SQ. FT.), 26 CYCLES
10	\$0.58	CYCL	\$5.80	988-36-02044-0	MOWING AND TRIMMING SERVICES - WALNUT (APPROX. 1 P/1000 SQ. FT.), 26 CYCLES
10	\$462.26	CYCL	\$4,622.60	988-36-02045-7	MOWING AND TRIMMING SERVICES - WARE ROAD (ROW) (APPROX. 797 P/1000 SQ. FT.), 26 CYCLES
10	\$8.25	CYCL	\$82.50	988-36-02046-5	MOWING AND TRIMMING SERVICES - WESTERN PARK (APPROX. 11 P/1000 SQ. FT.), 26 CYCLES
10	\$849.00	CYCL	\$8,490.00	988-36-02047-3	MOWING AND TRIMMING SERVICES - WESTSIDE PARK (APPROX. 1132 P/1000 SQ. FT.), 26 CYCLES
10	\$2.90	CYCL	\$29.00	988-36-02048-1	MOWING AND TRIMMING SERVICES - WESTWAY (APPROX. 5 P/1000 SQ. FT.), 26 CYCLES
10	\$1.16	CYCL	\$11.60	988-36-02049-9	MOWING AND TRIMMING SERVICES - WHITEWING CIRCLE (APPROX. 2 P/1000 SQ. FT.), 26 CYCLES
				988-52-01	((Grouping For 988-52-01) LANDSCAPE BED MAINTENANCE SERVICES
10	\$350.00	CYCL	\$3,500.00	988-52-01002-8	LANDSCAPE BED MAINTENANCE SERVICES - 2ND STREET TRAIL EXCLUDING THE SUBDIVISION FRONTS, 26 CYCLES
10	\$125.00	CYCL	\$1,250.00		LANDSCAPE BED MAINTENANCE SERVICES - 2ND STREET TRAIL EXCLUDING THE SUBDIVISION FRONTS TRENTON TO WISCONSIN, 26 CYCLES
10	\$275.00	CYCL	\$2,750.00	988-52-01008-5	LANDSCAPE BED MAINTENANCE SERVICES - BICENTENNIAL TRAIL, 26 CYCLES
10	\$7.00	CYCL	\$70.00	988-52-01031-7	LANDSCAPE BED MAINTENANCE SERVICES - QUINCE CIRCLE, 26 CYCLES
10	\$18.00	CYCL	\$180.00	988-52-01036-6	LANDSCAPE BED MAINTENANCE SERVICES - ROSE ELLEN NORTH, 26 CYCLES
10	\$75.00	CYCL	\$750.00	988-52-01043-2	LANDSCAPE BED MAINTENANCE SERVICES - VICTOR FIELDS/SCHOOL PARK, 26 CYCLES

10	\$5.00	CYCL	\$50.00	988-52-01045-7	LANDSCAPE BED MAINTENANCE SERVICES - WARE ROAD (ROW), 26 CYCLES
10	\$30.00	CYCL	\$300.00	988-52-01048-1	LANDSCAPE BED MAINTENANCE SERVICES - WESTWAY, 26 CYCLES
10	\$400.00	CYCL	\$4,000.00	988-52-01050-7	LANDSCAPE BED MAINTENANCE SERVICES - HWY. 107 (WARE ROAD TO 10TH STREET), 26 CYCLES
10	\$50.00	CYCL	\$500.00	988-52-01051-5	LANDSCAPE BED MAINTENANCE SERVICES - MCCOLL ROAD, 26 CYCLES
10	\$400.00	CYCL	\$4,000.00	988-52-01052-3	LANDSCAPE BED MAINTENANCE SERVICES - WARE ROAD (BUS. 83 TO 3 MILE LINE), 26 CYCLES
			\$0.00	988-56-04	(Grouping For 988-56-04) LITTER AND DEBRIS REMOVAL
10	\$1.15	CYCL	\$11.50	988-56-04001-3	LITTER AND DEBRIS REMOVAL - 15TH STREET (23 P/1000 SQ. FT), 26 CYCLES
10	\$260.00	CYCL	\$2,600.00	988-56-04002-1	LITTER AND DEBRIS REMOVAL - 2ND STREET TRAIL (EXCLUDING THE SUBDIVISION FRONTS) (2600 P/1000 SQ. FT), 26 CYCLES
10	\$31.65	CYCL	\$316.50		LITTER AND DEBRIS REMOVAL - 2ND STREET TRAIL EXCLUDING THE SUBDIVISION FRONTS TRENTON TO WISCONSIN, 26 CYCLES
10	\$0.20	CYCL	\$2.00	988-56-04003-9	LITTER AND DEBRIS REMOVAL - 7TH STREET (4 P/1000 SQ. FT), 26 CYCLES
10	\$0.40	CYCL	\$4.00	988-56-04004-7	LITTER AND DEBRIS REMOVAL - 8TH STREET (8 P/1000 SQ. FT), 26 CYCLES
10	\$34.50	CYCL	\$345.00	988-56-04005-4	LITTER AND DEBRIS REMOVAL - ALVAREZ CITY/SCHOOL PARK (230 P/1000 SQ. FT), 26 CYCLES
10	\$1.90	CYCL	\$19.00	988-56-04007-0	LITTER AND DEBRIS REMOVAL - BALBOA PARK (38 P/1000 SQ. FT), 26 CYCLES
10	\$291.75	CYCL	\$2,917.50	988-56-04008-8	LITTER AND DEBRIS REMOVAL - BICENTENNIAL TRAIL (1945 P/1000 SQ. FT), 26 CYCLES
4	\$58.47	CYCL	\$233.88		LITTER AND DEBRIS REMOVAL - BICENTENNIAL TRAIL DOVE TO TRENTON (APPROX. 389.8 P/1000 SQ. FT.), 26 CYCLES
10	\$14.55	CYCL	\$145.50	988-56-04009-6	LITTER AND DEBRIS REMOVAL - BONHAM CITY/SCHOOL PARK (291 P/1000 SQ. FT), 26 CYCLES
10	\$30.00	CYCL	\$300.00	988-56-04010-4	LITTER AND DEBRIS REMOVAL - BUSINESS 83 (ROW) (600 P/1000 SQ. FT), 26 CYCLES
10	\$0.10	CYCL	\$1.00	988-56-04011-2	LITTER AND DEBRIS REMOVAL - CAMELIA CIRCLE (2 P/1000 SQ. FT), 26 CYCLES

10	\$7.90	CYCL	\$79.00	988-56-04012-0	LITTER AND DEBRIS REMOVAL - CURTIS PARK (158 P/1000 SQ. FT), 26 CYCLES
10	\$4.50	CYCL	\$45.00	988-56-04013-8	LITTER AND DEBRIS REMOVAL - DOC NEUHAUS PARK (45 P/1000 SQ. FT), 26 CYCLES
10	\$0.05	CYCL	\$0.50	988-56-04015-3	LITTER AND DEBRIS REMOVAL - ESPERANZA (1 P/1000 SQ. FT), 26 CYCLES
10	\$0.40	CYCL	\$4.00	988-56-04017-9	LITTER AND DEBRIS REMOVAL - FERN BLVD. (8 P/1000 SQ. FT), 26 CYCLES
10	\$2.90	CYCL	\$29.00	988-56-04019-5	LITTER AND DEBRIS REMOVAL - FRONTAGE PARK (58 P/1000 SQ. FT), 26 CYCLES
10	\$0.05	CYCL	\$0.50	988-56-04020-3	LITTER AND DEBRIS REMOVAL - GALVESTON (1 P/1000 SQ. FT), 26 CYCLES
10	\$0.65	CYCL	\$6.50	988-56-04021-1	LITTER AND DEBRIS REMOVAL - GARDENIA CIRCLE (13 P/1000 SQ. FT), 26 CYCLES
10	\$3.40	CYCL	\$34.00	988-56-04022-9	LITTER AND DEBRIS REMOVAL - HACKBERRY PARK (68 P/1000 SQ. FT), 26 CYCLES
5	\$0.50	CYCL	\$2.50	988-56-04024-5	LITTER AND DEBRIS REMOVAL - LINDBERG ALLEY (10 P/1000 SQ. FT), 12 CYCLES
10	\$0.20	CYCL	\$2.00	988-56-04025-2	LITTER AND DEBRIS REMOVAL - LUCILLE (4 P/1000 SQ. FT), 26 CYCLES
10	\$0.50	CYCL	\$5.00	988-56-04026-0	LITTER AND DEBRIS REMOVAL - MARTIN BLVD. (10 P/1000 SQ. FT), 26 CYCLES
10	\$37.00	CYCL	\$370.00	988-56-04027-8	LITTER AND DEBRIS REMOVAL - MUNICIPAL PARK (740 P/1000 SQ. FT), 26 CYCLES
10	\$5.60	CYCL	\$56.00	988-56-04028-6	LITTER AND DEBRIS REMOVAL - NAVARRO CITY/SCHOOL PARK (112 P/1000 SQ. FT), 26 CYCLES
10	\$2.70	CYCL	\$27.00	988-56-04030-2	LITTER AND DEBRIS REMOVAL - POLICE OFFICERS TRAINING FACILITY (54 P/1000 SQ. FT), 26 CYCLES
10	\$0.30	CYCL	\$3.00	988-56-04031-0	LITTER AND DEBRIS REMOVAL - QUINCE CIRCLE (6 P/1000 SQ. FT), 26 CYCLES
10	\$5.50	CYCL	\$55.00	988-56-04032-8	LITTER AND DEBRIS REMOVAL - RETAMA VILLAGE CIRCLE (110 P/1000 SQ. FT), 26 CYCLES
10	\$0.80	CYCL	\$8.00	988-56-04033-6	LITTER AND DEBRIS REMOVAL - ROMALI PARK (UNDEVELOPED) (16 P/1000 SQ. FT), 26 CYCLES
10	\$10.60	CYCL	\$106.00	988-56-04035-1	LITTER AND DEBRIS REMOVAL - ROOSEVELT CITY/SCHOOL PARK (212 P/1000 SQ. FT), 26 CYCLES

10	\$0.55	CYCL	\$5.50	988-56-04036-9	LITTER AND DEBRIS REMOVAL - ROSE ELLEN NORTH (11 P/1000 SQ. FT), 26 CYCLES
10	\$0.45	CYCL	\$4.50	988-56-04037-7	LITTER AND DEBRIS REMOVAL - ROSE ELLEN SOUTH (9 P/1000 SQ. FT), 26 CYCLES
10	\$26.85	CYCL	\$268.50	988-56-04038-5	LITTER AND DEBRIS REMOVAL - SEGUIN CITY/SCHOOL PARK (179 P/1000 SQ. FT), 26 CYCLES
5	\$27.80	CYCL	\$139.00	988-56-04039-3	LITTER AND DEBRIS REMOVAL - SUNDANCE MOBILE HOME PARK (556 P/1000 SQ. FT), 26 CYCLES
10	\$3.50	CYCL	\$35.00	988-56-04040-1	LITTER AND DEBRIS REMOVAL - TRAVIS TENNIS COURT (7 P/1000 SQ. FT), 26 CYCLES
10	\$0.10	CYCL	\$1.00	988-56-04041-9	LITTER AND DEBRIS REMOVAL - UMBRELLA BIRD AND 29TH (2 P/1000 SQ. FT), 26 CYCLES
10	\$8.40	CYCL	\$84.00	988-56-04043-5	LITTER AND DEBRIS REMOVAL - VICTOR FIELDS SCHOOL/PARK (168 P/1000 SQ. FT), 26 CYCLES
10	\$0.05	CYCL	\$0.50	988-56-04044-3	LITTER AND DEBRIS REMOVAL - WALNUT (1 P/1000 SQ. FT), 26 CYCLES
10	\$39.85	CYCL	\$398.50	988-56-04045-0	LITTER AND DEBRIS REMOVAL - WARE ROAD (ROW) (797 P/1000 SQ. FT), 26 CYCLES
10	\$0.55	CYCL	\$5.50	988-56-04046-8	LITTER AND DEBRIS REMOVAL - WESTERN PARK (11 P/1000 SQ. FT), 26 CYCLES
10	\$56.60	CYCL	\$566.00	988-56-04047-6	LITTER AND DEBRIS REMOVAL - WESTSIDE PARK (1132 P/1000 SQ. FT), 26 CYCLES
10	\$0.25	CYCL	\$2.50	988-56-04048-4	LITTER AND DEBRIS REMOVAL - WESTWAY (5 P/1000 SQ. FT), 26 CYCLES
10	\$0.10	CYCL	\$1.00	988-56-04049-2	LITTER AND DEBRIS REMOVAL - WHITEWING CIRCLE (2 P/1000 SQ. FT), 26 CYCLES
10	\$50.00	CYCL	\$500.00	988-56-04050-0	LITTER AND DEBRIS REMOVAL - HWY. 107 (WARE RD. TO 10TH STREET) 26 CYCLES
10	\$10.00	CYCL	\$100.00	988-56-04051-8	LITTER AND DEBRIS REMOVAL - MCCOLL ROAD, 26 CYCLES
10	\$50.00	CYCL	\$500.00	988-56-04052-6	LITTER AND DEBRIS REMOVAL - WARE ROAD (BUS. 83 TO 3 MILE LINE), 26 CYCLES
			<b>\$90,796.80</b>		





Mayor James "Jim" Darling  
 Mayor Pro-Tem/Commissioner Hilda Salinas  
 Mayor Pro-Tem/Commissioner Aida Ramirez

Commissioner Scott C. Crane  
 Commissioner Trey Pebley  
 Commissioner John J. Ingram  
 Commissioner Veronica Vela Whitacre

### ITEM SUMMARY

BOARD: City Commission

AGENDA ITEM 2.C.  
 DATE SUBMITTED 01/08/2014  
 MEETING DATE January 13, 2014

1. Agenda Item: CHANGE ORDER #2 (FINAL RECONCILIATION) – Firemans Park Lake Liner, Project # 05-13-C18-239

2. Party Making Request:

Yvette Barrera, City Engineer

3. Nature of Request: Request that the City Commission consider Change Order #2 (FINAL) Fireman's Park Lake Liner project. This change order provides for adjustments to quantities based on final as-built conditions.

Attachments: Yes

4. Policy Implication: Funding Source: 300-8708-466-66-30 / ID# CP0802  
Original Contract \$ 212,512.18 (100.0%) 30 working days  
Previous Change Orders \$ 0.00 ( 0.00%) 13 days  
This Change Order \$ (18,929.09) (-8.91%) 0 working days  
Total Contract \$ 193,583.09 ( 91.09%) 43 working days

5. Budgeted: No

Bid Amount:	_____	Budgeted Amount:	_____
Under Budget:	_____	Over Budget:	_____
		Amount Remaining:	_____

6. Alternate option costs:

7. Routing:

Canterbury, Robert	Created/Initiated - 01/08/2014
Barrera, Yvette	Approved - 01/08/2014
Rodriguez, Roel	Approved - 01/08/2014
Zamora, Sandra	Approved - 01/08/2014
Rodriguez, Angie	Approved - 01/08/2014
Dale, Jerry	Final Approval - 01/08/2014

8. Staff Recommendation: Approve Change Order #2 (FINAL) for Fireman's Park Lake Liner to decrease the contract amount to \$193,583.09. Subject to Budget Amendment

9. Advisory Board:

10. City Attorney: Approved - KDP

11. Manager's Recommendation: Approve....mrp

**Rovan Texas LLC**

P.O. Box 205  
Mercedes, TX 78570

**CONTRACTOR'S PAY ESTIMATES**  
**PROJECT NO. 05-13-C18-239 FIREMAN'S PARK LAKE LINER**  
**ENGR PROJECT NO. 13-1006**

**SUMMARY**

<b>DRAINAGE IMPROVEMENTS (BASE BID)</b>					
<b>Item No.</b>	<b>Description</b>	<b>Unit</b>	<b>Quantity</b>	<b>Unit Price</b>	<b>Bid Cost</b>
<b>CHANGE ORDERS (1-2)</b>					
102	BASE BID – EXCAVATE AND REMOVE EXISTING SOIL, 3 FOOT THICK, FROM EXISTING LAKE BANK FROM ELEVATION 114.00 TO 121.00 (CONTRACTOR TO DISPOSE OF EXCAVATED MATERIAL AT PROPER LOCATION)	CY	(1,529)	\$ 3.86	\$ (5,901.94)
103	BASE BID – IMPORT, PLACE, SHAPE AND COMPACT, 3 FOOT THICK CLAY LINER OVER EXISTING SOILS OVER ENTIRE LAKE BOTTOM AND ON ALL LAKE SIDE SLOPES FROM BOTTOM ELEVATION 100 TO TOP OF BANK ELEVATION 121.00 (CLAY MATERIAL TO BE MADE AVAILABLE AT NO COST TO CONTRACTOR FROM STOCKPILE LOCATED AT NEW BOEYE RESEVOIR,MCALLEN)	CY	(1,865)	\$ 3.29	\$ (6,135.85)
107	BASE BID- SOD (INCLUDES FINE GRADING AND INSTALLATION OF SOD PER SPECS.) (CONTINGENCY)	SY	(2,015)	\$ 3.42	\$ (6,891.30)
<b>SUBTOTAL, CHANGE ORDER #2 - FINAL RECONCILATION</b>					<b>\$ (18,929.09)</b>

## Robert L. Canterbury

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**From:** Ryan Schwarz <[ryan@rovantexas.com](mailto:ryan@rovantexas.com)>  
**Sent:** Monday, December 30, 2013 11:04 AM  
**To:** Robert L. Canterbury  
**Cc:** Yvette Barrera; Sally Gavlik  
**Subject:** RE: 13-1006 Firemans Park Lake Liner - FINAL AS BUILT QUANTITY ADJUSTMENTS

Mr. Canterbury,

Sorry for the delay on getting back to you on this. I have reviewed and agree with the proposed change order. Thanks,

Ryan Schwarz  
Rovan Texas, LLC  
(956) 514-2914 Phone  
(956) 514-4825 Fax  
(956) 239-0255 Cell

---

**From:** Robert L. Canterbury [<mailto:rcanterbury@mcallen.net>]  
**Sent:** Friday, December 06, 2013 3:47 PM  
**To:** Ryan Schwarz  
**Cc:** Yvette Barrera; Sally Gavlik  
**Subject:** 13-1006 Firemans Park Lake Liner - FINAL AS BUILT QUANTITY ADJUSTMENTS

Good afternoon Ryan,

I have prepared the final change order package for the project to go to the next available City Commission meeting. This final change order will address the final quantity adjustments as indicated in the attached document.

Please review this document and send me back your confirmation so we can place this in the agenda for the next meeting.

Do not hesitate to contact me if you have any questions.

Bob

from the desk of:

***Robert L. Canterbury, P.E., CFM***

### City of McAllen

Capital Projects Engineer  
1300 Houston Ave  
McAllen, Texas 78501  
(o) 956-681-1173  
(c) 956-342-4885  
(f) 956-681-1179

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**ENGINEERING DEPARTMENT**  
**MEMORANDUM**

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**To:** Mike R. Perez, City Manager  
**From:** Yvette Barrera, PE, CFM, City Engineer  
**Date:** December 6, 2013  
**Subject:** **Change Order #2 (FINAL) – Firemans Park Lake Liner**  
**Project No. 05-13-C18-239**

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**Goal**

Consider and approve Change Order #2 to the existing contract.

**Explanation**

**Item #1 – Final Reconciliation of as-built quantities.** Overall reduction in earthwork quantities and sod quantity.

**Recommendation**

Based upon review by this office, approval of Change Order #2 is recommended to the contractor, **Rovan Texas LLC**, for a **decrease** in contract amount of **\$18,929.09** with no adjustment to the contract days.

The overall contract amount will change from \$212,512.18 to **\$193,583.09**. Contract time shall be unchanged at 43 working days. The project was substantially complete on time.



Mayor James "Jim" Darling  
 Mayor Pro-Tem/Commissioner Hilda Salinas  
 Mayor Pro-Tem/Commissioner Aida Ramirez

Commissioner Scott C. Crane  
 Commissioner Trey Pebley  
 Commissioner John J. Ingram  
 Commissioner Veronica Vela Whitacre

### ITEM SUMMARY

BOARD: City Commission

AGENDA ITEM 2.D.  
 DATE SUBMITTED 01/07/2014  
 MEETING DATE January 13, 2014

1. Agenda Item: Award of Contract for the purchase of communications repeaters using Border Interoperability Demonstration Project (BIDP) grant funds. Project #01-14-P19-01
2. Party Making Request:  
  
Wendy Smith, Assistant City Manager
3. Nature of Request: Approve the purchase of five (5) communications repeaters to enhance the Border Interoperability Demonstration Project (BIDP) in the amount of \$118,992. The BIDP is a three-year grant funded project from the Department of Homeland Security to enhance interoperable communications along the border. All equipment is 100% grant funded. Purchase will be done through HGAC Contract 3RA05-12. Attachments: Yes
4. Policy Implication:
5. Budgeted: No  

Bid Amount: _____	Budgeted Amount: _____
Under Budget: _____	Over Budget: _____
	Amount Remaining: _____
6. Alternate option costs:
7. Routing:  
  

Cuellar, Nancy	Created/Initiated - 01/07/2014
Rodriguez, Carla M.	Approved - 01/07/2014
Smith, Wendy	Approved - 01/07/2014
Zamora, Sandra	Approved - 01/08/2014
Pagan, Kevin	Final Approval - 01/08/2014
8. Staff Recommendation: Staff recommends approval of equipment.
9. Advisory Board:
10. City Attorney: Approved - KDP
11. Manager's Recommendation: Approve...mrp

MCALLEN-CITY OF  
 RADIO DEPARTMENT  
 1501 PECAN BLVD.  
 MCALLEN, TEXAS 78501

DATE: 12/5/2013  
 QUOTE #: 13-100612  
 BY: 5  
 ATTN: R. ASHLEY  
 PHONE: 956-681-1440  
 FAX: 956-  
 EMAIL: RASHLEY@MCALLEN.NET  
 USER CONTACT: R. ASHLEY  
 CONTACT #: 956-681-1440

HGAC CONTRACT #RA05-12  
 MC BIDP

**GTR 8000 BASE RADIO**



ITEM	APC	QTY.	MODEL	DESCRIPTION	HGAC UNIT	HGAC EXTENDED
<b>MODEL</b>						
			<b>PHARR</b>			
112	1	1	T7071	GTR 8000 EXPANDABLE SITE SUB-SYSTEM CHANNEL ADDITION UPGRADE	\$ -	\$ -
<b>OPTIONS</b>						
112	1	1	CA00855AA	ADD: 700/800 MHZ MID POWER	\$ 5,166.00	\$ 5,166.00
112	1	1	X304AE	ADD: QTY (4) GTR 8000 BASE RADIOS	\$ 39,032.00	\$ 39,032.00
595	4	4	X591AE	ENH: ASTRO 25 SITE REPEATER SW	\$ 8,774.00	\$ 35,096.00
<b>LINN / SAN MANUEL</b>						
112	1	1	T7071	GTR 8000 EXPANDABLE SITE SUB-SYSTEM CHANNEL ADDITION UPGRADE	\$ -	\$ -
<b>OPTIONS</b>						
112	1	1	CA00855AA	ADD: 700/800 MHZ MID POWER	\$ 5,166.00	\$ 5,166.00
112	1	1	X301AE	ADD: QTY (1) GTR 8000 BASE RADIOS	\$ 9,758.00	\$ 9,758.00
595	1	1	X591AE	ENH: ASTRO 25 SITE REPEATER SW	\$ 8,774.00	\$ 8,774.00
<hr/>						
				EQUIPMENT		\$ 102,992.00
	0			SERVICES - TEMPLATE # 1	\$ 100.00	\$ -
	0			SERVICES - TEMPLATE # 2	\$ 100.00	\$ -
	0			SERVICES - PROGRAMMING	\$ 45.00	\$ -
	0			SERVICES - INSTALLATION ( IN-SHOP)	\$ 150.00	\$ -
	1			SERVICES - INSTALLATION ( IN-FIELD )	\$ 16,000.00	\$ 16,000.00
	0			SERVICES - OTHER SERVICES	\$ -	\$ -
TOTAL SERVICES WITH EQUIPMENT						\$ 118,992.00
ESTIMATED HGAC HANDLING FEE - 1.5% (INCLUDED)						\$ -
<b>GRAND TOTAL</b>						<b>\$ 118,992.00</b>



NOTE:

- 1 TERMS AND CONDITIONS SUBJECT TO HGAC AGREEMENTS
- 2 OFFER GOOD THROUGH
- 3 **THIS OFFER IS FOR BUDGETARY PURPOSES ONLY AND IS NOT AN OFFER FOR SALE.**

1/4/2014

**QUOTE TERMS AND CONDITIONS :**

- 1 QUOTES ARE EXCLUSIVE OF ALL INSTALLATION AND PROGRAMMING CHARGES (UNLESS EXPRESSLY STATED) AND ALL APPLICABLE TAXES.
- 2 PURCHASER WILL BE RESPONSIBLE FOR SHIPPING COSTS, WHICH WILL BE ADDED TO THE INVOICE.
- 3 TITLE WILL PASS UPON SHIPMENT, RISK OF LOSS WILL PASS UPON DELIVERY TO PURCHASER'S FACILITY.
- 4 ORDERED EQUIPMENT MAY BE RETURNED FOR A FULL REFUND, LESS A 20% RESTOCKING FEE, IF THE EQUIPMENT IS RETURNED UNUSED AND UNDAMAGED IN ITS ORIGINAL PACKAGING WITH IN SIX MONTHS AFTER SHIPMENT.
- 5 PRICES QUOTED ARE VALID FOR THIRTY (30) DAYS FROM THE DATE OF THIS QUOTE.
- 6 UNLESS OTHERWISE STATED, PAYMENT WILL BE DUE WITHIN THIRTY DAYS AFTER INVOICE.
- 7 MOTOROLA'S STANDARD EQUIPMENT WARRANTY (WHICH WILL BE FURNISHED UPON REQUEST) APPLIES TO ALL ORDERED EQUIPMENT.
- 8 MOTOROLA DISCLAIMS ALL OTHER WARRANTIES WITH RESPECT TO THE ORDERED PRODUCTS, EXPRESS OR IMPLIED INCLUDING THE IMPLIED WARRANTIES OF MERCHANTABILITY AND FITNESS FOR A PARTICULAR PURPOSE.
- 9 MOTOROLA'S TOTAL LIABILITY ARISING FROM THE ORDERED PRODUCTS WILL BE LIMITED TO THE PURCHASE PRICE OF THE PRODUCTS WITH RESPECT TO WHICH LOSSES OR DAMAGES ARE CLAIMED. IN NO EVENT WILL MOTOROLA BE LIABLE FOR INCIDENTAL OR CONSEQUENTIAL DAMAGES.
- 11 THESE TERMS WILL PREVAIL OVER ANY INCONSISTENT OR ADDITIONAL TERMS ON ANY PURCHASE ORDER SUBMITTED BY THE PURCHASER.

PROPOSED BY	_____
PRINTED NAME	_____
TITLE:	_____
DATE:	___/___/___

BEFORE SIGNING, PLEASE READ THIS PROPOSAL CAREFULLY. YOUR SIGNATURE IS AN OFFER TO PURCHASE THE PRODUCTS AND SERVICES LISTED ABOVE, WHICH IF ACCEPTED BY MOTOROLA, WILL BE A PURCHASE CONTRACT.

CUSTOMER ACCEPTANCE:	_____
PRINTED NAME	_____
TITLE:	_____
PURCHASE ORDER #	_____
DATE:	___/___/___



Mayor James "Jim" Darling  
 Mayor Pro-Tem/Commissioner Hilda Salinas  
 Mayor Pro-Tem/Commissioner Aida Ramirez

Commissioner Scott C. Crane  
 Commissioner Trey Pebley  
 Commissioner John J. Ingram  
 Commissioner Veronica Vela Whitacre

### ITEM SUMMARY

BOARD: City Commission

AGENDA ITEM	2.E.
DATE SUBMITTED	01/06/2014
MEETING DATE	January 13, 2014

1. Agenda Item: Award of Contract for the purchase of three (3) communications repeaters using FY2013 Homeland Security Grant Program funds. Project #01-14-P18-01

2. Party Making Request:

Wendy Smith, Assistant City Manager

3. Nature of Request: Award contract to Motorola Solutions for the purchase of three (3) communications repeaters for the Regional Radio System using FY2013 Homeland Security Grant Program funds. Purchase is using HGAC #RA05-12, equipment is 100% grant funded. Attachments: Yes

4. Policy Implication:

5. Budgeted: No

Bid Amount: _____	Budgeted Amount: _____
Under Budget: _____	Over Budget: _____
	Amount Remaining: _____

6. Alternate option costs:

7. Routing:

Cuellar, Nancy	Created/Initiated - 01/06/2014
Rodriguez, Carla M.	Approved - 01/07/2014
Smith, Wendy	Approved - 01/07/2014
Zamora, Sandra	Approved - 01/08/2014
Pagan, Kevin	Final Approval - 01/08/2014

8. Staff Recommendation: Award contract to Motorola Solutions, in the amount of \$77,928.

9. Advisory Board:

10. City Attorney: Approve - KP

11. Manager's Recommendation: Approve....mrp

MCALLEN-CITY OF  
 RADIO DEPARTMENT  
 1501 PECAN BLVD.  
 MCALLEN, TEXAS 78501

DATE: 12/5/2013  
 QUOTE #: 13-100611  
 BY: 5  
 ATTN: R. ASHLEY  
 PHONE: 956-681-1440  
 FAX: 956-  
 EMAIL: RASHLEY@MCALLEN.NET  
 USER CONTACT R. ASHLEY  
 CONTACT # 956-681-1440

HGAC CONTRACT #RA05-12  
 MC HSAC

**GTR 8000 BASE RADIO**



ITEM	APC	QTY.	MODEL	DESCRIPTION	HGAC UNIT	HGAC EXTENDED
<b>MODEL</b>						
112	1	T7071		GTR 8000 EXPANDABLE SITE SUB-SYSTEM CHANNEL ADDITION UPGRADE	\$ -	\$ -
<b>OPTIONS</b>						
112	1	CA00855AA		ADD: 700/800 MHZ MID POWER	\$ 5,166.00	\$ 5,166.00
112	1	X302AE		ADD: QTY (2) GTR 8000 BASE RADIOS	\$ 19,516.00	\$ 19,516.00
595	2	X591AE		ENH: ASTRO 25 SITE REPEATER SW	\$ 8,774.00	\$ 17,548.00
<b>HARLINGEN</b>						
112	1	T7071		GTR 8000 EXPANDABLE SITE SUB-SYSTEM CHANNEL ADDITION UPGRADE	\$ -	\$ -
<b>OPTIONS</b>						
112	1	CA00855AA		ADD: 700/800 MHZ MID POWER	\$ 5,166.00	\$ 5,166.00
112	1	X301AE		ADD: QTY (1) GTR 8000 BASE RADIOS	\$ 9,758.00	\$ 9,758.00
595	1	X591AE		ENH: ASTRO 25 SITE REPEATER SW	\$ 8,774.00	\$ 8,774.00
<hr/>						
		0		EQUIPMENT		\$ 65,928.00
		0		SERVICES - TEMPLATE # 1	\$ 100.00	\$ -
		0		SERVICES - TEMPLATE # 2	\$ 100.00	\$ -
		0		SERVICES - PROGRAMMING	\$ 45.00	\$ -
		0		SERVICES - INSTALLATION ( IN-SHOP)	\$ 150.00	\$ -
		1		SERVICES - INSTALLATION ( IN-FIELD )	\$ 12,000.00	\$ 12,000.00
		0		SERVICES - OTHER SERVICES	\$ -	\$ -
TOTAL SERVICES WITH EQUIPMENT						\$ 77,928.00
ESTIMATED HGAC HANDLING FEE - 1.5% (INCLUDED)						\$ -
<b>GRAND TOTAL</b>						<b>\$ 77,928.00</b>

NOTE:

- 1 TERMS AND CONDITIONS SUBJECT TO HGAC AGREEMENTS
- 2 OFFER GOOD THROUGH
- 3 **THIS OFFER IS FOR BUDGETARY PURPOSES ONLY AND IS NOT AN OFFER FOR SALE.**

1/4/2014

**QUOTE TERMS AND CONDITIONS :**

- 1 QUOTES ARE EXCLUSIVE OF ALL INSTALLATION AND PROGRAMMING CHARGES (UNLESS EXPRESSLY STATED) AND ALL APPLICABLE TAXES.
- 2 PURCHASER WILL BE RESPONSIBLE FOR SHIPPING COSTS, WHICH WILL BE ADDED TO THE INVOICE.
- 3 TITLE WILL PASS UPON SHIPMENT, RISK OF LOSS WILL PASS UPON DELIVERY TO PURCHASER'S FACILITY.
- 4 ORDERED EQUIPMENT MAY BE RETURNED FOR A FULL REFUND, LESS A 20% RESTOCKING FEE, IF THE EQUIPMENT IS RETURNED UNUSED AND UNDAMAGED IN ITS ORIGINAL PACKAGING WITH IN SIX MONTHS AFTER SHIPMENT.
- 5 PRICES QUOTED ARE VALID FOR THIRTY (30) DAYS FROM THE DATE OF THIS QUOTE.
- 6 UNLESS OTHERWISE STATED, PAYMENT WILL BE DUE WITHIN THIRTY DAYS AFTER INVOICE.
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- 8 MOTOROLA DISCLAIMS ALL OTHER WARRANTIES WITH RESPECT TO THE ORDERED PRODUCTS, EXPRESS OR IMPLIED INCLUDING THE IMPLIED WARRANTIES OF MERCHANTABILITY AND FITNESS FOR A PARTICULAR PURPOSE.
- 9 MOTOROLA'S TOTAL LIABILITY ARISING FROM THE ORDERED PRODUCTS WILL BE LIMITED TO THE PURCHASE PRICE OF THE PRODUCTS WITH RESPECT TO WHICH LOSSES OR DAMAGES ARE CLAIMED. IN NO EVENT WILL MOTOROLA BE LIABLE FOR INCIDENTAL OR CONSEQUENTIAL DAMAGES.
- 10 THESE TERMS WILL PREVAIL OVER ANY INCONSISTENT OR ADDITIONAL TERMS ON ANY PURCHASE ORDER SUBMITTED BY THE PURCHASER.

PROPOSED BY	_____
PRINTED NAME	_____
TITLE:	_____
DATE:	____/____/____

BEFORE SIGNING, PLEASE READ THIS PROPOSAL CAREFULLY. YOUR SIGNATURE IS AN OFFER TO PURCHASE THE PRODUCTS AND SERVICES LISTED ABOVE, WHICH IF ACCEPTED BY MOTOROLA, WILL BE A PURCHASE CONTRACT.

CUSTOMER ACCEPTANCE:	_____
PRINTED NAME	_____
TITLE:	_____
PURCHASE ORDER #	_____
DATE:	____/____/____



Mayor James "Jim" Darling  
 Mayor Pro-Tem/Commissioner Hilda Salinas  
 Mayor Pro-Tem/Commissioner Aida Ramirez

Commissioner Scott C. Crane  
 Commissioner Trey Pebley  
 Commissioner John J. Ingram  
 Commissioner Veronica Vela Whitacre

### ITEM SUMMARY

BOARD: City Commission

AGENDA ITEM 2.F.  
 DATE SUBMITTED 01/06/2014  
 MEETING DATE January 13, 2014

1. Agenda Item: Consideration and approval to renew Microsoft Enterprise Agreement for email services with SHI Government Solutions through the State of Texas, Department of Information Resources (DIR) program.

2. Party Making Request:

Belinda Mercado, Director of Information Technology

3. Nature of Request: On June 10, 2013 the City Commission approved the Microsoft Enterprise Agreement renewal through the Dell State of Texas DIR program (DIR-SDD-1014) for three years for the amount not to exceed \$60,063.32 per year.

In September 2013, the Texas DIR awarded their Microsoft contract to SHI Government Solutions transferring our Dell contract to SHI. All contract terms remain unchanged. **The contract remains the same, but the vendor, per the State, is new.** Attachments: Yes

4. Policy Implication:

5. Budgeted: Yes

Bid Amount:	_____	Budgeted Amount:	_____
Under Budget:	_____	Over Budget:	_____
		Amount Remaining:	_____

6. Alternate option costs:

7. Routing:

Juarez, Rudy	Created/Initiated - 01/06/2014
Mercado, Belinda	Approved - 01/06/2014
Rodriguez, Roel	Approved - 01/06/2014
Pagan, Kevin	Final Approval - 01/07/2014

8. Staff Recommendation: Approve the Microsoft Enterprise Agreement renewal through the SHI Government Solutions - State of Texas DIR program (DIR-SDD-2503) for three years for the amount not to exceed \$60,063.32 per year.

9. Advisory Board:

10. City Attorney: Approved - KDP

11. Manager's Recommendation: approve...mrp



**INFORMATION TECHNOLOGY**

**MEMO**

**To: Mike R. Perez, City Manager**  
**From: Belinda Mercado, Information Technology Director**  
**Thru: Roel Rodriguez, Assistant City Manager**  
**Date: January 6, 2014**  
**Subject: DIR Contract Vendor Change for Microsoft Exchange Email Services**

**GOAL:**

To continue with Email services using State of Texas DIR contract

**BRIEF EXPLANATION:**

On June 10, 2013 the City Commission approved the Microsoft Enterprise Agreement renewal through the Dell State of Texas DIR program (DIR-SDD-1014) for three years for the amount not to exceed \$60,063.32 per year.

In September 2013, the Texas DIR awarded their Microsoft contract to SHI Government Solutions transferring our Dell contract to SHI. All contract terms remain unchanged.

**OPTIONS:**

The following are the options to consider:

1. Approve contract for email services with SHI Government Solutions in the amount not to exceed of \$60,063.32
2. Initiate RFP process to receive additional quotes from vendors electing to not use the State of Texas DIR Contract.

**RECOMMENDATION:**

Approve the Microsoft Enterprise Agreement renewal through the SHI Government Solutions - State of Texas DIR program (**DIR-SDD-2503**) for three years for the amount not to exceed \$60,063.32 per year.



Pricing Proposal  
Quotation #: 7474544  
Created On: 1/6/2014  
Valid Until: 1/31/2014

## City of Mcallen TX

### Belinda Mercado

McAllen, TX 78501  
United States  
Phone: (956) 681-1100  
Fax:  
Email: bmercado@mcallen.net

## Account Executive

### Craig Bailey

SHI Government Solutions  
1301 South Mo-Pac, Suite 375  
Austin, TX 78746  
Mobile Phone: 512-822-0457  
Phone: 800-870-6079 x5199  
Fax: 512-732-0232  
Email: Craig\_Bailey@shi.com

All Prices are in US Dollar (USD)

Product	Qty	Your Price	Total
1 WinSvrCAL ALNG SA MVL DvcCAL Microsoft - Part#: R18-00051	1500	\$4.10	\$6,150.00
2 WinSvrCAL ALNG LicSAPk MVL DvcCAL Microsoft - Part#: R18-00095	250	\$9.02	\$2,255.00
3 WinRmtDsktpSrvcsCAL ALNG SA MVL UsrCAL Microsoft - Part#: 6VC-01254	50	\$16.40	\$820.00
4 WinSvrDataCtr ALNG SA MVL 2Proc Microsoft - Part#: P71-07282	4	\$774.08	\$3,096.32
5 ExchgHstdEncryptn ALNG SubsVL MVL PerUsr Microsoft - Part#: 74G-00002	40	\$14.64	\$585.60
6 ExchgOnlnKsk ShrdSvr ALNG SubsVL MVL PerUsr Microsoft - Part#: 7TC-00001	686	\$17.40	\$11,936.40
7 ExchgOnlnPlan1 ShrdSvr ALNG SubsVL MVL PerUsr Microsoft - Part#: TRA-00047	650	\$40.56	\$26,364.00
8 ExchgOnlnPlan2 ShrdSvr ALNG SubsVL MVL PerUsr Microsoft - Part#: TQA-00001	100	\$88.56	\$8,856.00
		Total	\$60,063.32

## Additional Comments

### Microsoft DIR Contract Number DIR-SDD-2503

Thank You for choosing SHI-GS! To ensure the best level of service, please provide End User Name, Phone Number, and E-Mail Address when submitting a Purchase Order. For any additional information including Hardware and Software Contract Numbers, please contact an SHI-GS Sales Representative at 800-870-6079.

The Products offered under this proposal are subject to the SHI Return Policy posted at [www.shi.com/returnpolicy](http://www.shi.com/returnpolicy), unless there is an existing agreement between SHI and the Customer.

**City of McAllen**  
**Standardized Recommendation Form**

City Commission     **X**      
Utility Board \_\_\_\_\_  
Other Board \_\_\_\_\_

Agenda Item     **2B**      
Date Submitted     6/4/13      
Meeting Date     6/10/13    

1. Agenda Item:     Request authorization to renew Microsoft Enterprise Agreement from Dell, Inc. through the State of Texas, Department of Information Resources (DIR) program.    

2. Party Making Request:     Belinda Mercado, IT Director    

3. Nature of Request: (Brief Overview) Attachments:     **X**     Yes      No  
    Request authorization to renew Microsoft Enterprise Agreement from Dell, Inc. using Texas contract DIR-SDD-1014. (Please see attached quote)    

4. Policy Implication: \_\_\_\_\_

5. Budgeted:     **X**     Yes      No      N/A

Bid Amount:	<u>    <b>\$60,063.32</b>    </u>	Budgeted Amount:	<u>    <b>\$68,265</b>    </u>
Under Budget:	_____	Over Budget:	_____
		Amount Remaining:	<u>    <b>\$8,201.68</b>    </u>

If over budget, how will it be paid for: \_\_\_\_\_

6. Alternate option/costs: \_\_\_\_\_

7. Routing: \_\_\_\_\_

	<u>    Name/Title    </u>	<u>    Initial    </u>	<u>    Date    </u>	<u>    Concurrence    </u>	
a)	<u>    Belinda Mercado, IT Director    </u>	<u>    BEM    </u>	_____	<u>    <b>X</b>    </u> Yes <u>    </u> No	
b)	<u>    Sandra Zamora, Purchasing Contract Dir    </u>	_____	_____	<u>    <b>X</b>    </u> Yes <u>    </u> No	
c)	<u>    Roel Rodriguez, Asst. City Manager    </u>	_____	_____	<u>    <b>X</b>    </u> Yes <u>    </u> No	
d)	_____	_____	_____	_____ Yes <u>    </u> No	
e)	_____	_____	_____	_____ Yes <u>    </u> No	

8. Staff's Recommendation:     Approval to Renew Microsoft Enterprise Agreement.    

Advisory Board:      Approved      Disapproved      None

City Attorney:     **KP**     Approved      Disapproved      None

Manager's Recommendation:     **MRP**     Approved      Disapproved      None





Mayor James "Jim" Darling  
 Mayor Pro-Tem/Commissioner Hilda Salinas  
 Mayor Pro-Tem/Commissioner Aida Ramirez

Commissioner Scott C. Crane  
 Commissioner Trey Pebley  
 Commissioner John J. Ingram  
 Commissioner Veronica Vela Whitacre

### ITEM SUMMARY

BOARD: City Commission

AGENDA ITEM 2.G.  
 DATE SUBMITTED 01/06/2014  
 MEETING DATE January 13, 2014

1. Agenda Item: Award of Contract for maintenance support of critical Network Infrastructure Project #01-14-S32-01

2. Party Making Request:

Belinda Mercado, Director of Information Technology

3. Nature of Request:

Request authorization to award contract for network maintenance for the City of McAllen's critical network infrastructure using the State of Texas DIR contract (DIR-SDD-1369).

Attachments: Yes

4. Policy Implication: 011-1310-415-65-08

\$43,163.85  
\$45,000.00  
\$1,836.15

\$43,163.85  
\$45,000.00  
\$1,836.15

5. Budgeted: No

Bid Amount: \_\_\_\_\_  
 Under Budget: \_\_\_\_\_

Budgeted Amount: \_\_\_\_\_  
 Over Budget: \_\_\_\_\_  
 Amount Remaining: \_\_\_\_\_

6. Alternate option costs:

7. Routing:

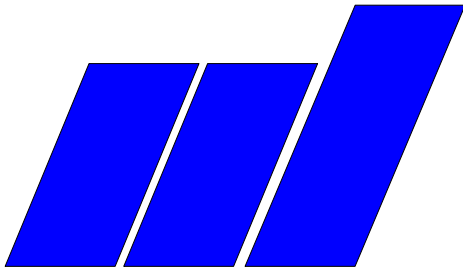
Mercado, Belinda	Created/Initiated - 01/06/2014
Mercado, Belinda	Approved - 01/06/2014
Zamora, Sandra	Approved - 01/07/2014
Rodriguez, Roel	Approved - 01/07/2014
Pagan, Kevin	Final Approval - 01/07/2014

8. Staff Recommendation: Staff recommends award of DIR contract to InSight for Cisco Network Maintenance in the amount of \$43,163.85 using DIR contract (DIR-SDD-1369).

9. Advisory Board:

10. City Attorney: Approved - KDP

11. Manager's Recommendation: approve...mrp



**To:** Mike R. Perez, City Manager  
**Through:** Roel Rodriguez, Assistant City Manager  
**From:** Belinda Mercado, Information Technology Director  
**Date:** May 31, 2013  
**Subject:** Renew Microsoft Enterprise Agreement through Texas Department of Information Resources (DIR)

**GOAL:**

To renew the Microsoft Enterprise Agreement - State of Texas DIR contract

**BRIEF EXPLANATION:**

Microsoft has implemented policy changes on maintenance items that can be offered on an Enterprise Agreement (EA). The city's current agreement includes software maintenance for Servers, Microsoft Dynamics GP licenses and Exchange 365 (email).

*Servers -*

There are no changes in our Enterprise agreement. Cost of annual renewal is \$12,321.32.

*Microsoft Dynamics GP (financial software) -*

Beginning in July of 2013, Microsoft Dynamics GP licenses can no longer be on a Microsoft Enterprise agreement and cannot be purchased through the State of Texas DIR contract. The Information Technology department is currently working on an RFP to find an approved Microsoft reseller for our software maintenance to handle this agreement change. These licenses have been removed from the Enterprise agreement.

*Exchange 365 (Email) -*

After implementing our new email service in February 2013 the following occurred:

- Mailbox counts were adjusted (less needed than estimated)
- Departments reduced mailbox services (movement to web-based email).

The net effect of these changes includes an annual cost reduction (\$8,199) from what was originally approved for our email service (\$47,742 vs. \$55,941).

## **OPTIONS:**

1. Renew the Microsoft Enterprise Agreement through the Dell Texas DIR program for *three years* for the amount not to exceed \$60,063.32 per year.
2. Renew the Microsoft Enterprise Agreement through the Dell Texas DIR program for *one year* for the amount not to exceed \$60,063.32.

**RECOMMENDATION:** (Option 1) Staff recommends approval of the Microsoft Enterprise Agreement renewal through the Dell State of Texas DIR program (DIR-SDD-1014) for three years for the amount not to exceed \$60,063.32 per year.

# Microsoft Enterprise Agreement Cost Summary

	Current Agreement		Agreement Renewal	
	Ext. Price		Ext. Price	
<b>Servers:</b>				
Win Svr CAL ALNG SA Device	\$	6,150.00	\$	6,150.00
Win Svr CAL ALNG LicSA Device	\$	2,255.00	\$	2,255.00
WinRmtDsktpSrvcsCAL ALNG SA MVL UsrCAL	\$	820.00	\$	820.00
WinSvrDataCtr ALNG SA MVL 2Proc	\$	3,096.32	\$	3,096.32
		<b>\$ 12,321.32</b>		<b>\$ 12,321.32</b>
<b>Microsoft Dynamics GP:</b>				
Windows Server CAL All Languages Lic/SA Pack MVL Device CAL	\$	4,100.00	\$	-
Dynamics GP AM SVR Listed Lic/SA Pack MVL US Only	\$	375.56	\$	-
Dynamics GP AM CAL All Lng Lic/SA Pack MVL US Only User CAL	\$	75,112.00	\$	-
Dynamics GP Basic CAL All Lng Lic/SA Pack MVL US Only User CAL	\$	18,122.00	\$	-
Dynamics GP Dev Tools All Lng Lic/SA Pack MVL US Only	\$	751.12	\$	-
		<b>\$ 98,460.68</b>	\$	-
<b>Exchange 365 Online (Email):</b>				
WinDvcCAL ALNG LicSAPk MVL	\$	6,150.00		
ExchgOnlnPlan1 ShrdSvr ALNG SubsVL MVL PerUsr	\$	30,442.50	\$	26,364.00
ExchgOnlnPlan2 ShrdSvr ALNG SubsVL MVL PerUsr	\$	8,241.00	\$	8,856.00
ExchgOnlnKsk ShrdSvr ALNG SubsVL MVL PerUsr	\$	10,811.70	\$	11,936.40
ExchgHstdEncryptn ALNG SubsVL MVL PerUsr	\$	295.20	\$	585.60
		<b>\$ 55,941.00</b>		<b>\$ 47,742.00</b>
<b>Enterprise Agreement (EA)</b>	<b>\$</b>	<b>166,722.40</b>	<b>\$</b>	<b>60,063.32</b>

Not Available



City of McAllen  
Microsoft Enterprise Agreement Quotation

Date of Issue 4/30/2013

Dell Inc  
Fritzi Mulkey  
MS Licensing Specialist  
512-513-3066  
fritzi\_mulkey@dell.com

**Budgetary Quote Number: FM042213TXEAREN5480096**

**Quote Expires 30 Days From Date of Issue**

EA Enrollment# 5480096  
EA Expires: 7/31/2013

**State Contract#: DIR-SDD-1014**

**EXPIRES: 6/1/2013**

<u>Microsoft Part#</u>	<u>Description</u>	<u>Unit Price Per</u>		<u>Unit Price</u>	<u>Qty</u>	<u>Totals</u>
		<u>Month</u>	<u># of Mos</u>			
R18-00051	Win Svr CAL ALNG SA Device	N/A	N/A	\$4.10	1500	\$6,150.00
R18-00095	Win Svr CAL ALNG LicSA Device	N/A	N/A	\$9.02	250	\$2,255.00
6VC-01254	WinRmtDsktpSrvcsCAL ALNG SA MVL UsrCAL	N/A	N/A	\$16.40	50	\$820.00
P71-07282	WinSvrDataCtr ALNG SA MVL 2Proc	N/A	N/A	\$774.08	4	\$3,096.32
74G-00002	ExchgHstdEncryptn ALNG SubsvL MVL PerUsr	\$1.22	12	\$14.64	40	\$585.60
7TC-00001	ExchgOnlnKsk ShrdSvr ALNG SubsvL MVL PerUsr	\$1.45	12	\$17.40	686	\$11,936.40
TQA-00001	ExchgOnlnPlan2 ShrdSvr ALNG SubsvL MVL PerUsr	\$7.38	12	\$88.56	100	\$8,856.00
TRA-00047	ExchgOnlnPlan1 ShrdSvr ALNG SubsvL MVL PerUsr	\$3.38	12	\$40.56	650	\$26,364.00
						\$0.00
<b>Annual Payment 1</b>						<b>\$60,063.32</b>

R18-00051	Win Svr CAL ALNG SA Device	N/A	N/A	\$4.10	1500	\$6,150.00
R18-00095	Win Svr CAL ALNG LicSA Device	N/A	N/A	\$9.02	250	\$2,255.00
6VC-01254	WinRmtDsktpSrvcsCAL ALNG SA MVL UsrCAL	N/A	N/A	\$16.40	50	\$820.00
P71-07282	WinSvrDataCtr ALNG SA MVL 2Proc	N/A	N/A	\$774.08	4	\$3,096.32
74G-00002	ExchgHstdEncryptn ALNG SubsvL MVL PerUsr	\$1.22	12	\$14.64	40	\$585.60
7TC-00001	ExchgOnlnKsk ShrdSvr ALNG SubsvL MVL PerUsr	\$1.45	12	\$17.40	686	\$11,936.40
TQA-00001	ExchgOnlnPlan2 ShrdSvr ALNG SubsvL MVL PerUsr	\$7.38	12	\$88.56	100	\$8,856.00
TRA-00047	ExchgOnlnPlan1 ShrdSvr ALNG SubsvL MVL PerUsr	\$3.38	12	\$40.56	650	\$26,364.00
						\$0.00
<b>Annual Payment 2 Estimate</b>						<b>\$60,063.32</b>

R18-00051	Win Svr CAL ALNG SA Device	N/A	N/A	\$4.10	1500	\$6,150.00
R18-00095	Win Svr CAL ALNG LicSA Device	N/A	N/A	\$9.02	250	\$2,255.00

6VC-01254	WinRmtDsktpSrvcsCAL ALNG SA MVL UsrCAL	N/A	N/A	\$16.40	50	\$820.00
P71-07282	WinSvrDataCtr ALNG SA MVL 2Proc	N/A	N/A	\$774.08	4	\$3,096.32
74G-00002	ExchgHstdEncryptn ALNG SubsVL MVL PerUsr	\$1.22	12	\$14.64	40	\$585.60
7TC-00001	ExchgOnlnKsk ShrdSvr ALNG SubsVL MVL PerUsr	\$1.45	12	\$17.40	686	\$11,936.40
TQA-00001	ExchgOnlnPlan2 ShrdSvr ALNG SubsVL MVL PerUsr	\$7.38	12	\$88.56	100	\$8,856.00
TRA-00047	ExchgOnlnPlan1 ShrdSvr ALNG SubsVL MVL PerUsr	\$3.38	12	\$40.56	650	\$26,364.00
						\$0.00
<b>Annual Payment 3 Estimate</b>						<b>\$60,063.32</b>

**Total Payment Estimate** **\$180,189.96**

**POs and payments should be made to:**

Dell Marketing L.P.

Notes:

Microsoft Enterprise Enrollment #(EA) TDB

'Dell offers the following quote for the next year of City of McAllen's Microsoft Enterprise Enrollment Agreement. This quote will expire thirty (30) days from the date of issuance; upon expiration of this quote, the following prices may no longer be valid.

Customer must complete all required Microsoft enrollment documentation. The EA cannot be executed (processed at Microsoft) until both the complete documents and PO are received for the first annual payment.

**Quote Prepared By: Fritzi Mulkey**



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**INFORMATION TECHNOLOGY**

**MEMO**

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**To: Mike R. Perez, City Manager**  
**Through: Roel Rodriguez, Assistant City Manager**  
**From: Belinda Mercado, Information Technology Director**  
**Date: January 6, 2014**  
**Subject: Cisco Maintenance Agreement for network equipment**

**GOAL:**

To obtain maintenance on critical network components to minimize downtime of network and communication infrastructure

**BRIEF EXPLANATION:**

Annual maintenance is needed on critical network infrastructure equipment. Staff has reviewed all infrastructure equipment and is recommending a strategy of placing critical components on maintenance and for less critical items, purchasing spare equipment. With this approach, we are able to reduce maintenance costs on infrastructure.

Maintenance includes:

- 24x7 support for critical items that demand 100% connectivity
- 8x5 support for all other items less critical

**OPTIONS:**

1. Award contract to Insight in the amount of \$43,163.85 for network equipment maintenance using contract DIR-SDD-1369.
2. Purchase redundant equipment for all critical network components (valued over \$120,000).

**RECOMMENDATION:**

Option 1: Staff recommends approval to award contract to Insight in the amount of \$43,163.85 for a one-year maintenance contract using the State of Texas contract DIR-SDD-1369.



# Insight - Cisco SMARTnet Quote

## Public Sector - DIR - SDD-1369

Customer Name: City of McAllen

Quote Date: 12-Dec-2013



1-Year Quote Summary			
CO-TERM: 11-Dec-2014			
QUOTE	SERVICE LEVEL	REFERENCE CONTRACT	CLIENT PRICE
5074107	C4P	NEW	\$ 7,691.82
	ECDN	NEW	\$ 3,393.66
	SAU	NEW	\$ 3,261.64
	SNT	93221355	\$ 28,816.73
<b>CLIENT COST SUBTOTAL</b>			<b>\$ 43,163.85</b>

Account Executive: Darak Weaver

SMARTnet Sales Specialist: Karen Clary

QS: JS

**Please Note: This quote is valid for 30 days. Subject to sales tax and freight charges where applicable.**



Mayor James "Jim" Darling  
 Mayor Pro-Tem/Commissioner Hilda Salinas  
 Mayor Pro-Tem/Commissioner Aida Ramirez

Commissioner Scott C. Crane  
 Commissioner Trey Pebley  
 Commissioner John J. Ingram  
 Commissioner Veronica Vela Whitacre

### ITEM SUMMARY

BOARD: City Commission	AGENDA ITEM	2.H.
	DATE SUBMITTED	01/06/2014
	MEETING DATE	January 13, 2014

1. Agenda Item: Award of Bid for Network Cabling Supply Contract

2. Party Making Request:

Belinda Mercado, Director of Information Technology

3. Nature of Request:

Request authorization to award Service/Supply Contract to the low bidder for an initial contract period of (1) year to Tele-Pro Communications from McAllen, TX.

In addition, staff is requesting authorization upon City Manager approval to exercise the option to extend contract for (2) additional years in one (1) year increments if the performance of the successful contractor is satisfactory and the unit price remains unchanged. Staff is also requesting authorization to terminate such contract with City Manager approval and re-award the affected item(s) to the next low bidder meeting the requirements of the specifications, in the event that an awarded vendors fails to meet or perform under the terms and conditions of their Service/Supply Contract.

Attachments: Yes

4. Policy Implication:

5. Budgeted: Yes

Bid Amount: _____	Budgeted Amount: _____
Under Budget: _____	Over Budget: _____
	Amount Remaining: _____

6. Alternate option costs:

7. Routing:

Mercado, Belinda	Created/Initiated - 01/06/2014
Mercado, Belinda	Approved - 01/06/2014
Zamora, Sandra	Approved - 01/07/2014
Rodriguez, Roel	Approved - 01/07/2014
Pagan, Kevin	Final Approval - 01/07/2014

8. Staff Recommendation: Request authorization to award supply contract to the overall lowest bidder, Tele-Pro Communications from McAllen, TX.  
Staff requests authorization to award supply contract to the overall lowest bidder, Tele-Pro Communications from McAllen, TX. In addition, staff is requesting authorization upon City Manager

approval to exercise the option to extend contract for (2) additional years in one (1) year increments if the performance of the successful contractor is satisfactory and the unit price remains unchanged. Staff is also requesting authorization to terminate such contract with City Manager approval and re-award the affected item(s) to the next low bidder meeting the requirements of the specifications, in the event that an awarded vendors fails to meet or perform under the terms and conditions of their Service/Supply Contract.

9. Advisory Board:

10. City Attorney: Approved - KDP

11. Manager's Recommendation: approve...mrp



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**INFORMATION TECHNOLOGY**

**MEMO**

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**To: Mike R. Perez, City Manager**  
**From: Belinda Mercado, Information Technology Director**  
**Thru: Roel Rodriguez, Assistant City Manager**  
**Date: January 6, 2014**  
**Subject: Project No. 10-13-S07-160 Award of Contract –Purchase & Installation of Computer Network Cabling Infrastructure**

**GOAL:**

To provide the option of a supply contract for city departments for network cable runs in support of city department needs

**BRIEF EXPLANATION:**

The Information Technology (IT) department frequently has requests to provide additional network cable runs to support the growth of city departments. Depending on the urgency and size of the request, the IT Department will either perform the service or outsource the service.

Using internal resources to perform network cable runs is costly and is an inefficient use of resource time. Employees that currently perform this service range from \$20 - \$25 per hour and each request typically takes two resources. Prices from vendors include installation services as well as the physical cable used for installation.

**OPTIONS:**

The following are the options to consider:

1. Award supply contract to the low bidder, Tele-Pro Communications from McAllen, TX for Network cable infrastructure
2. Reject all bids and re-bid project.

**RECOMMENDATION:**

Option 1: Staff requests authorization to award supply contract to the overall lowest bidder, Tele-Pro Communications from McAllen, TX. In addition, staff is requesting authorization upon City Manager approval to exercise the option to extend contract for (2) additional years in one (1) year increments if the performance of the successful contractor is satisfactory and the unit price remains unchanged. Staff is also requesting authorization to terminate such contract with City Manager approval and re-award the affected item(s) to the next low bidder meeting the requirements of the specifications, in the event that an awarded vendors fails to meet or perform under the terms and conditions of their Service/Supply Contract.

BID OPEING: NOVEMBER 21, 2013 AT 3:00 P.M.

PROJECT NO.: 10-13-S07-160 PURCHASE &amp; INSTALLATION OF COMPUTER NETWORK CABLING INFRASTRUCTURE

**NON  
RESPONSIVE**

NO.	INTERNAL REF. NO.	DESCRIPTION	UOM	QTY	NETWORK CABLING SERVICES HOUSTON, TX	TELE-PRO COMMUNICATIONS ★ MCALLEN, TX		INNOVATIVE TECHNOLOGIES MCALLEN, TX
					UNIT PRICE	UNIT PRICE	COMMENT	UNIT PRICE
1	204-13	CAT 6E/6A: CAT 6E(Plenum) drop (1' to 100') standard wall plate. Pricing for CAT 6E/6A(Plenum and Outdoor Rated) drops are to include all associated jacks, tips, conduit, wall plates, blanks, J hooks and labor.	EA	1	\$161.06	\$176.00	6E Price	\$250.00
2	204-13	CAT 6E/6A: CAT 6E(Outdoor rated) drop (1' to 100') standard wall plate. Pricing for CAT 6E/6A(Plenum and Outdoor Rated) drops are to include all associated jacks, tips, conduit, wall plates, blanks, J hooks and labor.	EA	1	\$159.34	\$187.00	6A Outdoor Rated price	\$265.00
3	204-13	CAT 6E/6A: CAT 6a 10GbE(Plenum) drop (1' to 100') standard wall plate. Pricing for CAT 6E/6A(Plenum and Outdoor Rated) drops are to include all associated jacks, tips, conduit, wall plates, blanks, J hooks and labor.	EA	1	\$223.16	\$186.00	6A Price	\$425.00
4	204-13	CAT 6E/6A: CAT 6E(Plenum) drop (1' to 100') stainless steel wall plate. Pricing for CAT 6E/6A(Plenum and Outdoor Rated) drops are to include all associated jacks, tips, conduit, wall plates, blanks, J hooks and labor.	EA	1	\$168.84	\$181.00	6E Price	\$275.00
5	204-13	CAT 6E/6A: CAT 6E(Outdoor rated) drop (1' to 100') stainless steel wall plate. Pricing for CAT 6E/6A(Plenum and Outdoor Rated) drops are to include all associated jacks, tips, conduit, wall plates, blanks, J hooks and labor.	EA	1	\$167.11	\$192.00	6A Outdoor Rated price	\$285.00
6	204-13	CAT 6E/6A: CAT6a10GbE(Plenum) drop (1' to 100') stainless steel wall plate. Pricing for CAT 6E/6A(Plenum and Outdoor Rated) drops are to include all associated jacks, tips, conduit, wall plates, blanks, J hooks and labor.	EA	1	\$230.93	\$191.00	6A Price	\$455.00
7	204-13	CAT 6E/6A: CAT 6E(Plenum) drop (101' to 200') standard wall plate. Pricing for CAT 6E/6A(Plenum and Outdoor Rated) drops are to include all associated jacks, tips, conduit, wall plates, blanks, J hooks and labor.	EA	1	\$310.76	\$241.00	6E Price	\$315.00
8	204-13	CAT 6E/6A: CAT 6E(Outdoor rated) drop (101' to 200') standard wall plate. Pricing for CAT 6E/6A(Plenum and Outdoor Rated) drops are to include all associated jacks, tips, conduit, wall plates, blanks, J hooks and labor.	EA	1	\$307.31	\$259.00	6A Outdoor Rated price	\$295.00
9	204-13	CAT 6E/6A: CAT6a10GbE(Plenum) drop (101' to 200') standard wall plate. Pricing for CAT 6E/6A(Plenum and Outdoor Rated) drops are to include all associated jacks, tips, conduit, wall plates, blanks, J hooks and labor.	EA	1	\$434.95	\$257.00	6A Price	\$495.00
10	204-13	CAT 6E/6A: CAT 6E(Plenum) drop (101' to 200') stainless steel wall plate. Pricing for CAT 6E/6A(Plenum and Outdoor Rated) drops are to include all associated jacks, tips, conduit, wall plates, blanks, J hooks and labor.	EA	1	\$318.54	\$245.00	6E Price	\$305.00
11	204-13	CAT 6E/6A: CAT 6E(Outdoor rated) drop (101' to 200') stainless steel wall plate. Pricing for CAT 6E/6A(Plenum and Outdoor Rated) drops are to include all associated jacks, tips, conduit, wall plates, blanks, J hooks and labor.	EA	1	\$315.09	\$263.00	6A Outdoor Rated price	\$305.00

BID OPEING: NOVEMBER 21, 2013 AT 3:00 P.M.

PROJECT NO.: 10-13-S07-160 PURCHASE &amp; INSTALLATION OF COMPUTER NETWORK CABLING INFRASTRUCTURE

**NON  
RESPONSIVE**

NO.	INTERNAL REF. NO.	DESCRIPTION	UOM	QTY	NETWORK CABLING SERVICES HOUSTON, TX	TELE-PRO COMMUNICATIONS ★ MCALLEN, TX		INNOVATIVE TECHNOLOGIES MCALLEN, TX
					UNIT PRICE	UNIT PRICE	COMMENT	UNIT PRICE
12	204-13	CAT 6E/6A: CAT6a10GbE(Plenum) drop (101' to 200') stainless steel wall plate. Pricing for CAT 6E/6A(Plenum and Outdoor Rated) drops are to include all associated jacks, tips, conduit, wall plates, blanks, J hooks and labor.	EA	1	\$442.73	\$261.00	6A Price	\$495.00
13	204-13	CAT 6E/6A: CAT 6E(Plenum) drop (201' to 300') standard wall plate. Pricing for CAT 6E/6A(Plenum and Outdoor Rated) drops are to include all associated jacks, tips, conduit, wall plates, blanks, J hooks and labor.	EA	1	\$460.46	\$295.00	6E Price	\$325.00
14	204-13	CAT 6E/6A: CAT 6E(Outdoor rated) drop (201' to 300') standard wall plate. Pricing for CAT 6E/6A(Plenum and Outdoor Rated) drops are to include all associated jacks, tips, conduit, wall plates, blanks, J hooks and labor.	EA	1	\$455.29	\$320.00	6A Outdoor Rated price	\$349.00
15	204-13	CAT 6E/6A: CAT6a10GbE(Plenum) drop (201' to 300') standard wall plate. Pricing for CAT 6E/6A(Plenum and Outdoor Rated) drops are to include all associated jacks, tips, conduit, wall plates, blanks, J hooks and labor.	EA	1	\$646.75	\$316.00	6A Price	\$450.00
16	204-13	CAT 6E/6A: CAT 6E(Plenum) drop (201' to 300') stainless steel wall plate. Pricing for CAT 6E/6A(Plenum and Outdoor Rated) drops are to include all associated jacks, tips, conduit, wall plates, blanks, J hooks and labor.	EA	1	\$468.24	\$300.00	6E Price	\$345.00
17	204-13	CAT 6E/6A: CAT 6E(Outdoor rated) drop (201' to 300') stainless steel wall plate. Pricing for CAT 6E/6A(Plenum and Outdoor Rated) drops are to include all associated jacks, tips, conduit, wall plates, blanks, J hooks and labor.	EA	1	\$463.06	\$325.00	6A Outdoor Rated price	\$359.00
18	204-13	CAT 6E/6A: CAT6a10GbE(Plenum) drop (201' to 300') stainless steel wall plate. Pricing for CAT 6E/6A(Plenum and Outdoor Rated) drops are to include all associated jacks, tips, conduit, wall plates, blanks, J hooks and labor.	EA	1	\$654.53	\$321.00	6A Price	\$545.00
19	962-18	In House Provided cable: Pull/install City of McAllen provided cable, Cabling Technician Labor only	HR	1	\$40.00	\$55.00		\$165.00
20	962-18	BOND RATE FOR PERFORMANCE BOND (AMOUNT BID MUST BE EXPRESSED IN PERCENT AMOUNT, i.e. FOR 2% ENTER .02, CONTRACTORS ARE ADVISED NOT TO ENTER A DOLLAR AMOUNT)	EA	1	PP BONDS ARE 2.75%	\$0.20		\$0.02
21	962-18	BOND RATE FOR PAYMENT BOND (AMOUNT BID MUST BE EXPRESSED IN PERCENT AMOUNT, i.e. FOR 2% ENTER .02, CONTRACTORS ARE ADVISED NOT TO ENTER A DOLLAR AMOUNT)	EA	1	PP BONDS ARE 2.75%	\$0.20		\$0.02
ELECTRONIC SUBMITTED:					SUBMITTED	SUBMITTED		SUBMITTED
HARD COPY SUBMITTED:					SUBMITTED	SUBMITTED		NON SUBMITTED
PROVANTAGE NORTH CANTON, OH WAS A NO BID								



Mayor James "Jim" Darling  
 Mayor Pro-Tem/Commissioner Hilda Salinas  
 Mayor Pro-Tem/Commissioner Aida Ramirez

Commissioner Scott C. Crane  
 Commissioner Trey Pebley  
 Commissioner John J. Ingram  
 Commissioner Veronica Vela Whitacre

**ITEM SUMMARY**

BOARD: City Commission

AGENDA ITEM	2.I.
DATE SUBMITTED	01/06/2014
MEETING DATE	January 13, 2014

1. Agenda Item: Award of Contract for Municipal Court Video Cameras

2. Party Making Request:

Belinda Mercado, Director of Information Technology

3. Nature of Request:

Request authorization to award contract for Video Cameras at Municipal Court to NetSync Network Solutions using State of Texas DIR Contract. (DIR-SDD-1372) PROJECT NO. #01-14-P17-02

Attachments: Yes

4. Policy Implication:

340-8708-416-66-20/IT1410  
\$49,273.91  
\$50,000.00  
\$726.09

5. Budgeted: Yes

Bid Amount:	_____	Budgeted Amount:	_____
Under Budget:	_____	Over Budget:	_____
		Amount Remaining:	_____

6. Alternate option costs:

7. Routing:

Mercado, Belinda	Created/Initiated - 01/06/2014
Mercado, Belinda	Approved - 01/06/2014
Zamora, Sandra	Approved - 01/07/2014
Rodriguez, Roel	Approved - 01/07/2014
Pagan, Kevin	Final Approval - 01/07/2014

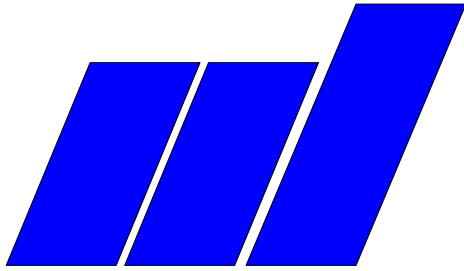
8. Staff Recommendation: Staff recommends award to Netsync Network Solutions for a total of \$49,273.91 for video cameras at Municipal Court using the State of Texas DIR contract (DIR-SDD-1372).

9. Advisory Board:

10. City Attorney: Approved - KDP

11. Manager's Recommendation: approve...mrp





**To: Mike R. Perez, City Manager**  
**Through: Roel Rodriguez, Assistant City Manager**  
**From: Belinda Mercado, Information Technology Director**  
**Date: January 6, 2014**  
**Subject: Purchase Municipal Court Video Cameras through State of Texas DIR Contract**

**GOAL:**

To replace aging security video cameras at Municipal Court

**BRIEF EXPLANATION:**

Municipal Court has an aging 10-year old analog video camera system that is due for replacement. New video cameras will be placed on the city enterprise Milestone camera system. Twenty-two cameras will be placed for security purposes at the court windows, courtrooms, and office area. Cameras will also capture audio and will strategically be placed for the safety of citizens who visit Municipal Court and for the security of the money collection process.

State of Texas DIR pricing was received from two vendors. Pricing obtained includes camera installation and configuration.

Vendor	Cost
NetSync Network Solutions	\$49,273.91
Calence Physical Security Solutions	\$52,408.00

**OPTIONS:**

1. Award contract to NetSync Network Solutions from Houston, TX in the amount of \$49,273.91 through the State of Texas DIR Contract (DIR-SDD-1372).
2. Award contract to Calence Physical Security Solutions (Insight) from McAllen, TX in the amount of \$52,408 through the State of Texas DIR Contract (DIR-SDD-2214).

**RECOMMENDATION:**

Option 1: Staff recommends approval of the Court Video Camera System with NetSync Network Solutions using DIR contract (DIR-SDD-1372) in the amount of \$49,273.91.

# Calence Physical Security Solutions, LLC

6820 South Harl Avenue  
Tempe, A 85283

Account Executive: Darak Weaver  
Phone: 956-465-8080

Sales Solution Rep: Rose Owens  
Phone: 512-691-2034

Fax:



Sales Quote: 113013COM  
Date: 5/17/13  
Buyer: City of McAllen  
Name: Leo Gonzalez  
Phone:

**DIR-SDD-2214**

Part Number	Description	Quantity				
	<b>COURTHOUSE CAMERA PROJECT</b>					
	<b>CAM AXIS P3363-V 6MM IN/OUT COLR</b>	9				
	IP DOME 800X600 D/N H.264/M-JPEG					
	VANDAL RESTNT WHT W/AUDIO C964795					
	AXIS 0508-001					
	<b>CAM AXIS M3005-V INDR COLR IP</b>	2				
	DOME SURF 1080P H.264/M-JPEG					
	VANDAL RESTNT 2MP C966147					
	AXIS 0517-001					
	<b>CAM AXIS P3363-VE 6MM OUTDR COLR</b>	3				
	IP DOME 800X600 D/N H.264/M-JPEG					
	VANDAL RESTNT WHT W/AUDIO					
	C964807					
	AXIS 0468-001					
	<b>CAM AXIS P3364-V 6MM IN/OUT COLR</b>	8				
	IP DOME 720P D/N H.264/M-JPEG					
	VANDAL RESTNT WHT W/AUDIO W/R					
	C964791					
	AXIS 0481-001					
	<b>NETWRK I/O &amp; AUDIO MOD F/TWO WAY</b>	12				
	AUDIO 8 CONFIG IN/OUT PORTS AXIS					
	P8221 C865152					
	AXIS 0321-004					
	<b>INSTALLATION AND CONFIGURATION</b>					
	INSTALLATION OF ALL CAMERAS					
	install and add all IP addresses to cameras.					
	<b>CABLING</b>					
	Install (Two) Omni Directional Microphone for Courtroom center.	2				
	Install 22 Leviton/Mohawk Cat6e yellow plenum cable with Jack.	22				
	Install 1 Leviton Cat6 24-port patch panel.	1				
	Install 22 Leviton Cat6 5ft yellow patch cords for IDF.	22				
	<b>MILESTONE</b>					
	MIL-XPCODL XPROTECT CORPORATE DEVICE CHANNEL LICENSE	22				
	MIL-YXPCODL 1YR SUP FOR XPCODL DEVICE CHANNEL LICENSE	22				

Sales Quote is valid for 30 days

**TOTAL \$ 52,408.00**

THE TERMS AND CONDITIONS AND RETURN POLICY  
AND PROCEDURES SET FORTH ON  
<https://www.insight.com/pages/legal.web>  
ARE SPECIFICALLY INCORPORATED HEREIN.



# Netsync Network Solutions

2500 West Loop South Suite 510  
Houston, Texas 77027  
Phone 713.218.5000  
Fax 713.664.9964

Quote Number	
37631	
Date	December 03, 2013
Terms	Net 30, subject to credit approval

### Ship To

Customer	City of McAllen
Attention	Leo Gonzalez
Phone	N/A

### Fax, Email, or mail PO to Sales Department

Vendor	Netsync Network Solutions
Fax	713-664-9964
Email	PO@netsyncnetwork.com
Address	2500 West Loop South Suite 510 Houston TX 77027

Part	Description	Qty.	Price	Total
WS-C3750X-24P-S	Catalyst 3750X 24 Port PoE IP Base	1	\$3,923.75	\$3,923.75
CON-SNT-3750X2PS	SMARTNET 8X5XNBD Catalyst 3750X 24 PoE IP Base	1	\$349.31	\$349.31
CAB-STACK-50CM	Cisco StackWise 50CM Stacking Cable	1	\$0.00	\$0.00
CAB-SPWR-30CM	Catalyst 3750X Stack Power Cable 30 CM	1	\$0.00	\$0.00
C3KX-PWR-715WAC	Catalyst 3K-X 715W AC Power Supply	1	\$0.00	\$0.00
PI-MSE-PRMO-INSRT	Insert Packout - PI-MSE	1	\$0.00	\$0.00
CAB-3KX-AC	AC Power Cord for Catalyst 3K-X (North America)	1	\$0.00	\$0.00
C3KX-PWR-715WAC/2	Catalyst 3K-X 715W AC Secondary Power Supply	1	\$537.50	\$537.50
S375XVK9T-12255SE	CAT 3750X IOS UNIVERSAL WITH WEB BASE DEV MGR	1	\$0.00	\$0.00
NET-PRO-SVCS	Infrastructure - Distribution Switch Deployment	1	\$720.50	\$720.50
****	DIR-SDD-1372	0	\$0.00	\$0.00
AXIS P3363-V	AXIS P3363-V (12MM) FIXED COME SVGA, LIGHTFINDER SD/SDHC	9	\$599.95	\$5,399.55
AXIS M3005-V	AXIS M3005-V 1080p FIXED DOME NETWORK CAMERA- POE	1	\$441.74	\$441.74
AXIS Q1604	AXIS Q1604 720p NETWORK CAMERA, LIGHTGINDER H.264	1	\$1,313.82	\$1,313.82
AXIS P3363-VE	AXIS P3363-VE (12MM) VANDAL RES DOME, LIGHT FINDER, SVGA H.264 WDR, ALARM, AUDIO	2	\$1,045.48	\$2,090.96

Signature

**Sales Department**

Customer PO must be issued prior to ordering equipment



# Netsync Network Solutions

2500 West Loop South Suite 510  
Houston, Texas 77027  
Phone 713.218.5000  
Fax 713.664.9964

Quote Number	
37631	
Date	December 03, 2013
Terms	Net 30, subject to credit approval

### Ship To

Customer	City of McAllen
Attention	Leo Gonzalez
Phone	N/A

### Fax, Email, or mail PO to Sales Department

Vendor	Netsync Network Solutions
Fax	713-664-9964
Email	PO@netsyncnetwork.com
Address	2500 West Loop South Suite 510 Houston TX 77027

Part	Description	Qty.	Price	Total
AXIS P3344	AXIS P3344 (12MM) FIXED DOME NETWORK CAMERA - POE	1	\$707.00	\$707.00
AXIS P3364-V	AXIS P3364-V (6MM) P-IRSI, D/N FIXED DOME 720p, WDR SD/SDHC	8	\$1,030.94	\$8,247.52
****	XPROTECT CORPORATE DEVICE CHANNEL LICENSE	22	\$368.28	\$8,102.16
****	1YR SUPPORT FOR XPCODL DEVICE CHANNEL LICENSE	22	\$67.32	\$1,481.04
****	SURFACE MOUNT, OMNI-DIRECTIONAL MICROPHONE 6' 3.5MM CORD	22	\$22.92	\$504.24
P8221	AXIS P8221 AUDIO MODULE	1	\$392.02	\$392.02
****	BELDEN CATEGORY 6 CABLE - PLENUM RATED	3,740	\$0.42	\$1,570.80
****	BELDEN CATEGORY 6 JACK	22	\$11.00	\$242.00
NET-PRO-SVCS	EMPLOYEE INSTALLATION LABOR	1	\$13,250.00	\$13,250.00

Quote is valid for 60 days. Call 713-218-5000 to revalidate

**Quote Total USD \$49,273.91**

Signature

**Sales Department**

Customer PO must be issued prior to ordering equipment



Mayor James "Jim" Darling  
 Mayor Pro-Tem/Commissioner Hilda Salinas  
 Mayor Pro-Tem/Commissioner Aida Ramirez

Commissioner Scott C. Crane  
 Commissioner Trey Pebley  
 Commissioner John J. Ingram  
 Commissioner Veronica Vela Whitacre

### ITEM SUMMARY

BOARD: City Commission

AGENDA ITEM	2.J.
DATE SUBMITTED	01/07/2014
MEETING DATE	January 13, 2014

1. Agenda Item: La Hacienda Estates, Lot 3A Subdivision – Variance to Right-of-Way Dedication; 2916 & 2912 N. 29th Lane.

2. Party Making Request:

3. Nature of Request: La Hacienda Estates, Lot 3A Subdivision – Variance to Right-of-Way Dedication; 2916 & 2912 N. 29th Lane. Attachments: Yes

4. Policy Implication:

5. Budgeted: No

Bid Amount:	_____	Budgeted Amount:	_____
Under Budget:	_____	Over Budget:	_____
		Amount Remaining:	_____

6. Alternate option costs:

7. Routing:

Hillibush, Araceli	Created/Initiated - 01/07/2014
Rankin, Julianne	Approved - 01/07/2014
Pagan, Kevin	Final Approval - 01/07/2014

8. Staff Recommendation: The Planning and Zoning Commission considered the resubdivision in revised preliminary form with the variance to the ROW dedication at their meeting of December 17, 2013. Following discussion of the item, the board voted unanimously to approve the resubdivision in revised preliminary form with a favorable recommendation to the City Commission for approval of the variance request. There were four members present and voting.

9. Advisory Board:

10. City Attorney: Approved - KDP

11. Manager's Recommendation: approve...mrp

## Memo

**TO:** Mike R. Perez, City Manager

**FROM:** Leonel Garza, III, Planning & Zoning Commission Chairman L.G.

**DATE:** January 6, 2014

**SUBJECT:** LA HACIENDA ESTATES, LOT 3A SUBDIVISION – VARIANCE TO RIGHT-OF-WAY DEDICATION; 2916 & 2912 NORTH 29<sup>TH</sup> LANE.

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### GOAL:

The goal for developments is to: 1) safeguard the character of neighborhoods and improve the quality of life, and 2) encourage the development of transportation facilities that efficiently move people and goods.

### BRIEF DESCRIPTION:

La Hacienda Estates, Lot 3A Subdivision is a one-lot resubdivision consisting of 0.27 acres and is located between N. 29<sup>th</sup> Street and N. 29<sup>th</sup> Lane, approximately 130 ft. south of Daffodil Avenue. The property is zoned R-3A (multifamily residential apartments) District. Currently, there is a duplex existing on each of the two lots. The adjacent zoning is R-3T (townhomes) District to the north and south, R-3A to the west, and R-1 (single family residential) District to the east. Surrounding land uses include duplexes, townhouses, single family residences and McAuliffe Elementary School.

Mr. Aadam Quraishim, the property owner is requesting a variance from the required right-of-way (ROW) dedication for N. 29<sup>th</sup> Street. Specifically, the variance is from Section 134-105(h) of the Subdivision Ordinance which states that the ROW for a street shown on the comprehensive plan shall be equal to or greater than that indicated on the plan for streets. The City's Thoroughfare Plan calls for a 100 ft. ROW for that section along N. 29<sup>th</sup> Street.

As part of the requirements for the resubdivision, a 10 ft. ROW dedication is required for N. 29<sup>th</sup> Street for 50 ft. from centerline for a future 100 ft. ROW. This section of N. 29<sup>th</sup> Street has an existing 80 ft. ROW. This would be the first resubdivision along this section of N. 29<sup>th</sup> Street since the Thoroughfare Plan was adopted on December 10, 2007 requiring a future 100 ft. total ROW.

Since there are duplexes existing on each of the two lots, the property owner is proposing to resubdivide the two lots into one for the purpose of building another duplex building for a total of six units on the property. He has indicated that the basis for his request is the fact that the neighborhood is complete and surrounding areas are developed. He has also indicated that N. 29<sup>th</sup> Street is paved with 61 ft. of paving back to back with curb & gutter.

**OPTIONS:**

1. Approve the variance request allowing the 80 ft. ROW in lieu of the 100 ft. ROW along N. 29<sup>th</sup> Street as called for in the Thoroughfare Plan.
2. Table the item for additional information.
3. Disapprove the variance request.

**RECOMMENDATION:**

The Planning and Zoning Commission considered the resubdivision in revised preliminary form with the variance to the ROW dedication at their meeting of December 17, 2013. The project engineer, Mr. Mario Salinas, P.E. was present at the Planning and Zoning Commission meeting. There was a brief discussion regarding the proposed resubdivision and existing ROW along N. 29<sup>th</sup> Street. Following discussion of the item, the board voted unanimously to approve the resubdivision in revised preliminary form with a favorable recommendation to the City Commission for approval of the variance request. There were four members present and voting.

December 11, 2013

Julianne R. Rankin, ACIP  
Administrator of Urban Development  
City of McAllen Planning Dept.  
1300 Houston Avenue  
McAllen, Texas 78501

Re: La Hacienda Estates, Lot 3A  
Subdivision

Dear Mrs. Rankin:

As owner of the above referenced proposed subdivision, I hereby request a variance not to require 10 feet additional dedication for 29<sup>th</sup> Street (Rooth Road). The street is paved with a curb and gutter and is 61.0 feet back to back. We feel it is unlikely that any other additional right-of-way will be granted to the City as the neighborhood is complete. Also the east 20.0 feet of this property is used for a 20.0 feet water district easement.

Advise if other information is required

Sincerely



Aadam Quraishim

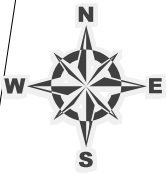
**RECEIVED**

DEC 13 2013

Initial:

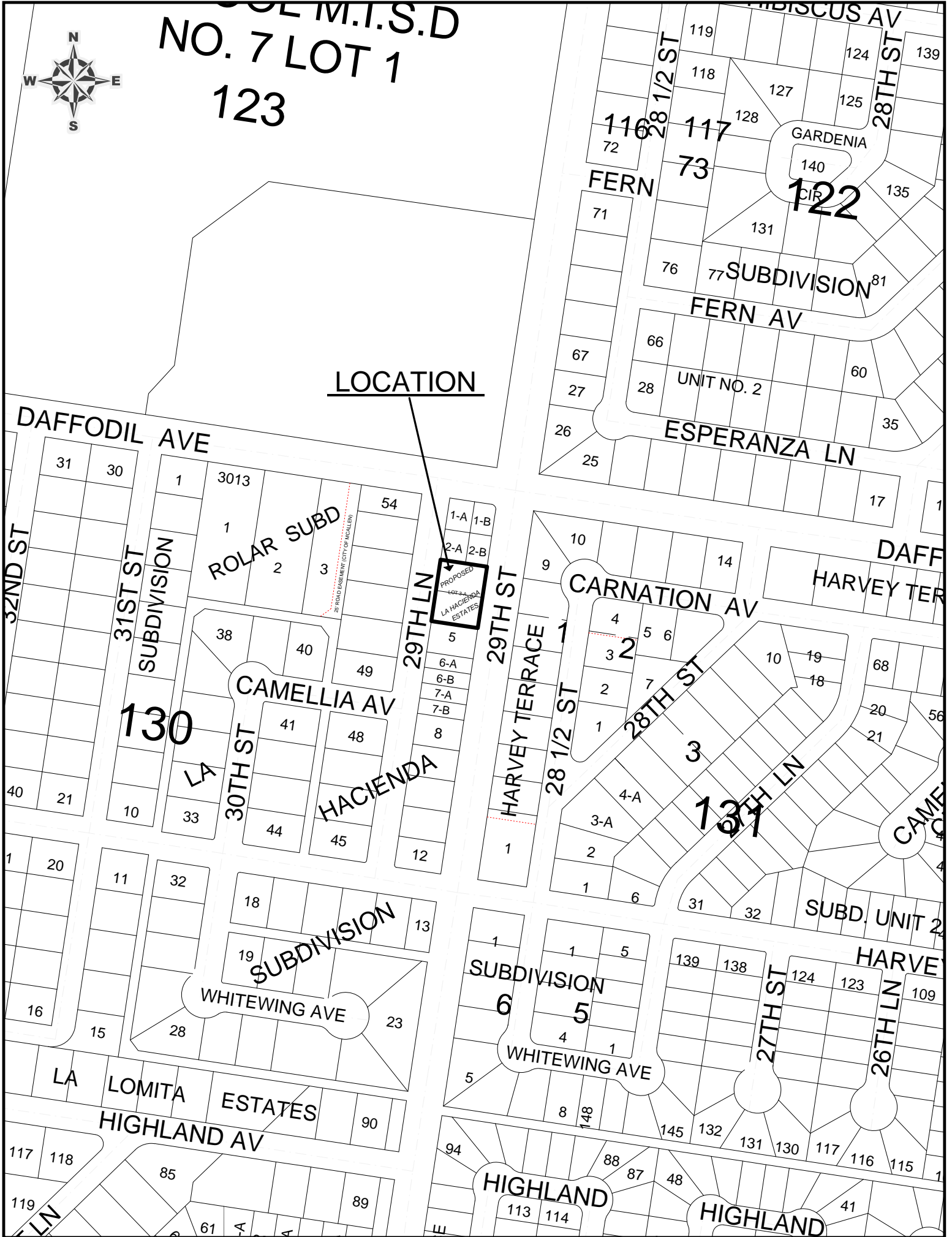
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NO. 7 LOT 1  
123

LOCATION

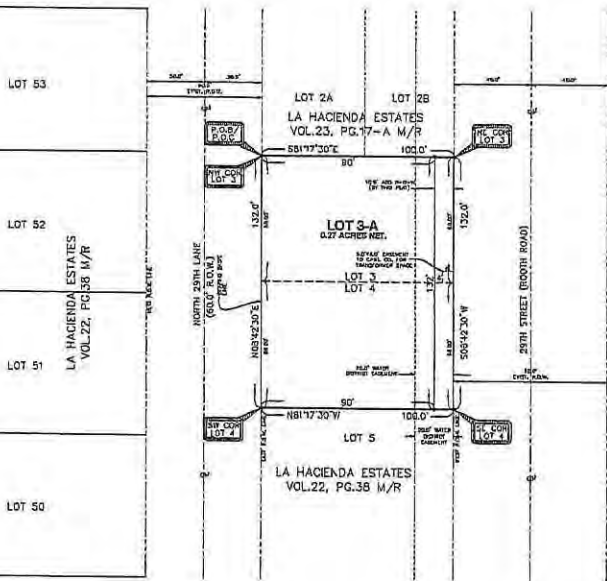






# MAP OF LA HACIENDA ESTATES LOT 3-A SUBDIVISION

MCALLEN, TEXAS



BEING A RE-SUBDIVISION OF ALL OF LOTS 3 AND 4, LA HACIENDA ESTATES SUBDIVISION, ACCORDING TO PLAT AS RECORDED IN VOL. 22, PAGE 38, HIDALGO COUNTY MAP RECORDS, HIDALGO COUNTY MAP RECORDS AN ADDITIONAL TO THE CITY OF MCALLEN, HIDALGO COUNTY, TEXAS.

**METES AND BOUNDS DESCRIPTION**  
DESCRIPTION OF ALL OF LOTS 3 AND 4, LA HACIENDA ESTATES SUBDIVISION, ACCORDING TO PLAT AS RECORDED IN VOLUME 22, PAGE 38, HIDALGO COUNTY MAP RECORDS, AN ADDITION TO THE CITY OF MCALLEN, HIDALGO COUNTY, TEXAS.

BEGINNING, AT THE NORTHWEST CORNER OF SAID LOT 3, FOR THE NORTHWEST CORNER OF THE FOLLOWING DESCRIBED TRACT OF LAND; SAID POINT BEING THE SOUTHWEST CORNER OF LOT 2-A, LA HACIENDA ESTATES SUBDIVISION, AS RECORDED IN VOLUME 22, PAGE 170-A, MAP RECORDS AND ALSO BEING ON THE EAST SIDE OF NORTH 29TH LANE;

THENCE, WITH THE NORTH LINE OF SAID LOT 3 AND THE SOUTH LINE OF SAID LOTS 2-A AND 2-B, SOUTH 89 DEGREES 17 MINUTES 30 SECONDS EAST, 100.0 FEET TO A POINT ON THE NORTHEAST CORNER OF LOT 3, FOR THE NORTHEAST CORNER HEREOF; SAID POINT BEING THE SOUTHWEST CORNER OF SAID LOT 2-B AND ALSO BEING ON THE WEST LINE OF 29TH STREET (ROOTH ROAD);

THENCE, WITH THE EAST LINE OF LOTS 3 AND 4 AND WITH THE WEST LINE OF 29TH STREET (ROOTH ROAD), SOUTH 89 DEGREES 42 MINUTES 30 SECONDS WEST, AT 60.0 FEET PASS THE COMMON EAST CORNER OF LOTS 3 AND 4, AND AT 132.00 FEET TO A POINT ON THE SOUTHWEST CORNER OF LOT 4, FOR THE SOUTHWEST CORNER HEREOF; SAID POINT BEING THE NORTHEAST CORNER OF LOT 3, LA HACIENDA ESTATES;

THENCE, WITH THE SOUTH LINE OF LOT 4 AND THE NORTH LINE OF LOT 5, NORTH 81 DEGREES 17 MINUTES 30 SECONDS EAST, 100.0 FEET TO A POINT ON THE SOUTHWEST CORNER OF LOT 4 AND THE NORTHEAST CORNER OF LOT 5, FOR THE SOUTHWEST CORNER HEREOF; SAID POINT BEING ON THE EAST LINE OF NORTH 29TH LANE;

THENCE, WITH THE WEST LINE OF LOTS 4 AND 3 AND WITH THE EAST LINE OF NORTH 29TH LANE, NORTH 89 DEGREES 42 MINUTES 30 SECONDS EAST, AT 60.0 FEET PASS THE COMMON WEST CORNER OF LOTS 4 AND 3, AND AT 132.00 FEET TO THE POINT OF BEGINNING, CONTAINING 0.26 ACRES OF LAND, MORE OR LESS.

**GENERAL NOTES:**

- 1.) MINIMUM BUILDING SETBACK SHALL BE AS FOLLOWS:
  - a. N. 29TH LANE - 20' FEET
  - b. N. 29TH STREET (ROOTH RD) - 20 FEET
  - c. 50' - 6.0'
- 2.) MINIMUM FINISH FLOOR ELEVATION SHALL BE 12 INCHES ABOVE TOP OF CURB MEASURED AT FRONT CENTER OF LOT.
- 3.) THIS PROPERTY FALLS IN ZONE "D" OF THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 480 261 0005 D, REVISED NOVEMBER 5, 1992.
- 4.) STORM WATER DETENTION OF 0.25 AC-FT. IS REQUIRED FOR THIS SUBDIVISION.
- 5.) AN ENGINEERED STORM WATER DETENTION PLAN APPROVED BY THE CITY'S ENGINEERING DEPT. IS REQUIRED PRIOR TO ISSUANCE OF BUILDING PERMIT.
- 6.) 5 FOOT SIDEWALK IS REQUIRED ALONG 29TH STREET & 4-LOT, ALONG NORTH 29TH LANE
- 7.) SIGNAGE - STATION NAME: MILES BRASS PLATE SET BY ARANDA & ASSOCIATES LOCATED AT THE WEST END OF WALK ROAD 29TH, WEST FROM C.O.P. OF WALK ROAD AND 90TH NORTH FROM CL OF CAMELIA AVENUE. ELEVATIONS 120.25.
- 8.) SITE PLAN APPROVAL FROM THE PLANNING & ZONING COMMISSION IS REQUIRED PRIOR TO BUILDING PERMIT ISSUANCE.

STATE OF TEXAS:  
COUNTY OF HIDALGO:  
I, THE UNDERSIGNED, OWNER(S) OF THE LAND SHOWN ON THIS PLAT AND DESIGNATED AS LA HACIENDA ESTATES, LOT 3-A, SUBDIVISION TO THE CITY OF MCALLEN, TEXAS AND WHOSE IS (ARE) SUBDIVISION HERETO, HEREBY DEDICATE TO THE USE OF THE PUBLIC ALL STREETS & WHICH ARE INSTALLED BY WHICH (THE) WALK SALES TO BE INSTALLED THEREIN SHOWN ON HEREIN OTHERWISE TO BE INSTALLED OR DEDICATED UNDER THE SUBDIVISION APPROVAL OF THE CITY OF MCALLEN, ALL THE SAME FOR THE PURPOSES THEREIN EXPRESSED, EITHER ON HEREOF OR ON THE OFFICIAL MINUTES OF THE APPLICABLE AUTHORITIES OF THE CITY OF

ADAM GURASH  
1200 S. 2ND STREET, SUITE  
MCALLEN, TEXAS 78501

STATE OF TEXAS:  
COUNTY OF HIDALGO:  
BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED ADAM GURASH TO ME, TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT TO ME THAT HE (SHE) EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN HAND AND SEAL OF OFFICE, THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2013.

NOTARY PUBLIC

I, THE UNDERSIGNED, CHAIRMAN OF THE PLANNING AND ZONING COMMISSION OF THE CITY OF MCALLEN, TEXAS, HEREBY CERTIFY THAT THIS SUBDIVISION PLAT CONFORMS TO ALL REQUIREMENTS THE SUBDIVISION REGULATIONS BY APPROVAL IS REQUIRED.

CHAIRMAN, PLANNING

STATE OF TEXAS:  
COUNTY OF HIDALGO:  
I, THE UNDERSIGNED, A REGISTERED PROFESSIONAL LAND SURVEYOR, OF THE STATE OF TEXAS, HEREBY CERTIFY THAT THIS PLAT AND IS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION BY THE

SALINAS ENGINEERING AND ARCHITECTURE  
CONSULTING ENGINEERS AND ARCHITECTS  
2201 PATTERSON, AVE.  
MCALLEN, TEXAS 78501

STATE OF TEXAS:  
COUNTY OF HIDALGO:  
I, MARIO A. SALINAS, REGISTERED PROFESSIONAL ENGINEER IN THE STATE OF TEXAS, HEREBY CERTIFY THAT THIS PLAT

MARIO A. SALINAS  
LICENSED PROFESSIONAL ENGINEER  
200 SOUTH 10TH ST., SUITE 905  
MCALLEN, TEXAS 78501

I, THE UNDERSIGNED, MAYOR OF THE CITY OF MCALLEN, HEREBY CERTIFY THAT THIS SUBDIVISION CONFORMS TO ALL REQUIREMENTS OF SUBDIVISION REGULATIONS OF THIS CITY WHERE IN MY APPROVAL IS REQUIRED.

MAYOR, CITY OF MCALLEN

HIDALGO COUNTY DRAINAGE DISTRICT NO. 1 HEREBY CERTIFIES THAT THE DRAINAGE PLANS FOR THIS SUBDIVISION CONFORM WITH THE MINIMUM STANDARDS OF THE DISTRICT ADOPTED UNDER TEX. WATER CODE 48.211(a) AND DOES NOT CERTIFY THAT THE DRAINAGE STRUCTURES DESCRIBED ARE APPROPRIATE FOR THIS SUBDIVISION OR OTHERWISE ACCEPTED ENGINEERING CRITERIA IT IS THE RESPONSIBILITY OF THE DEVELOPER/ENGINEER TO MAKE THESE DETERMINATIONS.

HIDALGO COUNTY DRAINAGE DISTRICT NO. 1  
BY: \_\_\_\_\_

DATE OF PREPARATION

**MAS ENGINEERING**  
CONSULTING ENGINEER  
FIRM NO. F-15499  
200 SOUTH 10 STREET SUITE 905  
MCALLEN, TEXAS, 78501  
E-MAIL: \_\_\_\_\_

**COMMUNITY MAP**

DAFFODIL AVE	54	55	56	57	58	59	60	61	62	63	64	65	66	67	68	69	70	71	72	73	74	75	76	77	78	79	80	81	82	83	84	85	86	87	88	89	90	91	92	93	94	95	96	97	98	99	100																																							
AR 200	31	32	33	34	35	36	37	38	39	40	41	42	43	44	45	46	47	48	49	50	51	52	53	54	55	56	57	58	59	60	61	62	63	64	65	66	67	68	69	70	71	72	73	74	75	76	77	78	79	80	81	82	83	84	85	86	87	88	89	90	91	92	93	94	95	96	97	98	99	100																
39 40	41	42	43	44	45	46	47	48	49	50	51	52	53	54	55	56	57	58	59	60	61	62	63	64	65	66	67	68	69	70	71	72	73	74	75	76	77	78	79	80	81	82	83	84	85	86	87	88	89	90	91	92	93	94	95	96	97	98	99	100																										
CAMELIA AVE	41	42	43	44	45	46	47	48	49	50	51	52	53	54	55	56	57	58	59	60	61	62	63	64	65	66	67	68	69	70	71	72	73	74	75	76	77	78	79	80	81	82	83	84	85	86	87	88	89	90	91	92	93	94	95	96	97	98	99	100																										
HARVEY AVE	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35	36	37	38	39	40	41	42	43	44	45	46	47	48	49	50	51	52	53	54	55	56	57	58	59	60	61	62	63	64	65	66	67	68	69	70	71	72	73	74	75	76	77	78	79	80	81	82	83	84	85	86	87	88	89	90	91	92	93	94	95	96	97	98	99	100

FILED FOR RECORD IN  
HIDALGO COUNTY  
ARTURO GUJARDO, JR.  
ON \_\_\_\_\_ AT \_\_\_\_\_ AM/PM  
INSTRUMENT NUMBER \_\_\_\_\_  
RECORDED IN VOLUME \_\_\_\_\_ PAGE \_\_\_\_\_  
OF THE MAP RECORDS OF HIDALGO COUNTY, TEXAS.  
BY: \_\_\_\_\_ DEPUTY.

**RECEIVED**

DEC 09 2013



LA M.I.S.D  
NO. 7 LOT 1  
123

LOCATION

PROPOSED  
LA HACIENDA  
ESTATES





Mayor James "Jim" Darling  
 Mayor Pro-Tem/Commissioner Hilda Salinas  
 Mayor Pro-Tem/Commissioner Aida Ramirez

Commissioner Scott C. Crane  
 Commissioner Trey Pebley  
 Commissioner John J. Ingram  
 Commissioner Veronica Vela Whitacre

## ITEM SUMMARY

BOARD:	AGENDA ITEM	2.K.
	DATE SUBMITTED	01/08/2014
	MEETING DATE	January 13, 2014

1. Agenda Item: City Property Surplus Declaration

2. Party Making Request:

Javier Galindo, Fleet Operation Manager  
Carlos Sanchez, Director of Public Works

3. Nature of Request: Public Works requests authorization to declare office equipment described in attachments as surplus and begin auction efforts. Attachments: Yes

4. Policy Implication:

5. Budgeted: No

Bid Amount: \_\_\_\_\_  
 Under Budget: \_\_\_\_\_

Budgeted Amount: \_\_\_\_\_  
 Over Budget: \_\_\_\_\_  
 Amount Remaining: \_\_\_\_\_

6. Alternate option costs:

7. Routing:

Quintero de Salvo, Mari  
 Sanchez, Carlos  
 Smith, Wendy  
 Pagan, Kevin

Created/Initiated - 01/08/2014  
 Approved - 01/08/2014  
 Approved - 01/08/2014  
 Final Approval - 01/08/2014

8. Staff Recommendation: Staff recommends approval to declare listed office items as surplus and begin marketing efforts.

9. Advisory Board:

10. City Attorney: Approved - KDP

11. Manager's Recommendation: approve...mrp



CITY OF MCALLEN  
DEPARTMENT OF PUBLIC WORKS  
**MEMORANDUM**

**TO:** Mike R. Perez, City Manager

**FROM:** Carlos A. Sanchez, P.E., CFM, Public Works Director [Carlos A. Sanchez](#)

**DATE:** January 6, 2014

**SUBJECT: Office Equipment Surplus Declaration**

**Goal:** Public Works staff has a need to declare—as surplus—unusable, inoperable, outdated or otherwise worn out office equipment gathered from various departments. These items are in different stages of disrepair and most have been replaced by new equipment.

**Explanation:** The City of McAllen conducts auctions for equipment that is not economical to repair, have been replaced, or are unsafe to operate. All proceeds are returned to the appropriate fund where the equipment purchase originated (i.e. General Fund, Sanitation Fund, Public Utility Fund). Attached is a comprehensive list of all equipment including the respective photos of these items proposed for surplus declaration.

**Options:**

1. The City can defer the sale of some or all equipment at the risk of significantly lower returns.
2. The City may elect to retain some or all equipment.

**Recommendation:** Public Works recommends approval to declare the described equipment as surplus and begin the disposal of said assets through auctioneering services and/or recycling salvage yards.

Please advise if you require additional information. Attached is a list and description of all items being presented for review and consideration.

**CITY OF MCALEN**  
**Equipment Surplus**  
**February 12, 2014**

DEPARTMENT	PIC#	DESCRIPTION	MODEL/SERIAL #	QTY.	CONDITION	Declared Surplus	
Trans & Dist.	TD01	Honda 4" trash pump	WT40X/ 1105033	1	Inoperable	YES	NO
Trans & Dist.	TD02	Honda 4" trash pump	WT40X/ 1105033	1	Inoperable	YES	NO
Trans & Dist.	TD03	Homelite 4" trash pump	HB2290004	1	Inoperable	YES	NO
Trans & Dist.	TD04	Mikasa gas tamper	MT-75HS/ 43135CEOO	1	Inoperable	YES	NO
Trans & Dist.	TD05	Mikasa gas tamper	MT-75HS/1052039	1	Inoperable	YES	NO
Trans & Dist.	TD06	Mikasa gas tamper	MT-65H / M3980	1	Inoperable	YES	NO
Trans & Dist.	TD07	Mikasa gas tamper	MT-75HS/ K5692	1	Inoperable	YES	NO
Trans & Dist.	TD08	Stone gas tamper	XH670/462005210	1	Inoperable	YES	NO
Trans & Dist.	TD09	Stone gas tamper	XH670/042007087	1	Inoperable	YES	NO
Trans & Dist.	TD10	Stone gas tamper	XH670 /042007085	1	Inoperable	YES	NO
Trans & Dist.	TD12	Stone gas tamper	XH670 / 462005211	1	Inoperable	YES	NO
Trans & Dist.	TD17	Miller sturdi saw	6x30	1	Inoperable	YES	NO
Trans & Dist.	TD11	Hydra-turn	14133	1	Inoperable	YES	NO
Trans & Dist.	TD13	Submersible pump	1763272	1	Inoperable	YES	NO
Trans & Dist.	TD15	Tren-shore pump	unkown/none	1	Inoperable	YES	NO
Trans & Dist.	TD38	Part of gas saw	unkown/none	1	Inoperable	YES	NO
Trans & Dist.	TD17	Husquarna gas saw	K950/20021/88-0052	1	Inoperable	YES	NO
Trans & Dist.	TD18	Husquarna gas saw	07-1500481	1	Inoperable	YES	NO
Trans & Dist.	TD19	partner gas saw	unkown/none	1	Inoperable	YES	NO
Trans & Dist.	TD20	Stihl gas saw	0000 967 73577	1	Inoperable	YES	NO
Trans & Dist.	TD21	Makita gas saw	9909342851	1	Inoperable	YES	NO
Trans & Dist.	TD10	Stow concrete vibrator	679097	1	Inoperable	YES	NO
Trans & Dist.	TD25	Utility haul trailer	Shelby 5133	1	Inoperable	YES	NO
Trans & Dist.	TD26	Utility tool box	DEZ	1	Inoperable	YES	NO
Trans & Dist.	TD29	Wheelbarrel	unkown/none	2	Inoperable	YES	NO
Trans & Dist.	TD28	Truck Headache Rack	unkown/none	2	useable	YES	NO
Trans & Dist.	TD24	Vermeer Vac-tron	1533240704	1	Inoperable	YES	NO
Trans & Dist.		Utility boy 1	unkown/none	1	Inoperable	YES	NO
Trans & Dist.		Gas saw carryer	unkown/none	1	Inoperable	YES	NO
Trans & Dist.	TD30	Trench box ass.	9374	1	Inoperable	YES	NO
Trans & Dist.	TD32	Flash light	NONE	4	Inoperable	YES	NO
Trans & Dist.	33,34,35	Jack hammer	2247	3	Inoperable	YES	NO
Trans & Dist.	TD42	Pierce tool	unkown/none	1	Inoperable	YES	NO
Trans & Dist.	TD16	Oil regulation	unkown/none	1	Inoperable	YES	NO

DEPARTMENT	PIC#	DESCRIPTION	MODEL/SERIAL #	QTY.	CONDITION	Declared Surplus	
Trans & Dist.	TD39	Siren cab light	unkown/none	1	Inoperable	YES	NO
Trans & Dist.	TD43	Cast iron thread maker	unkown/none	1	Inoperable	YES	NO
Trans & Dist.		A.C. chain cutter	unkown/none	1	Inoperable	YES	NO
Trans & Dist.	TD40	Trailer stand	unkown/none	1	Inoperable	YES	NO
Trans & Dist.	TD48	HP printer	TH830532BD	1	Inoperable	YES	NO
Trans & Dist.	TD49	HP printer	CN2CIN2SC	1	Inoperable	YES	NO
Trans & Dist.	TD44	Motorola 2-way radio P110	188FMJA986	1	Inoperable	YES	NO
Trans & Dist.	TD44	Motorola 2-way radio P110	188FXN9131	1	Inoperable	YES	NO
Trans & Dist.	TD44	Motorola 2-way radio P110	188FSY0842	1	Inoperable	YES	NO
Trans & Dist.	TD44	Motorola 2-way radio P110	unkown/none	1	Inoperable	YES	NO
Trans & Dist.	TD44	Motorola 2-way radio 2000	6788CC0226	1	Inoperable	YES	NO
Trans & Dist.	TD44	Kenwood 2-way radio	101401	1	Inoperable	YES	NO
Trans & Dist.	TD44	Kenwood 2-way radio	90702167	1	Inoperable	YES	NO
Trans & Dist.	TD44	Kenwood 2-way radio	90702166	1	Inoperable	YES	NO
Trans & Dist.	TD44	Kenwood 2-way radio	90702170	1	Inoperable	YES	NO
Trans & Dist.	TD44	Motorola 2-way radio - MTS 2000	466AWN2006 - Z	1	Inoperable	YES	NO
Trans & Dist.	TD44	Motorola 2-way radio - MTS 2001	466AWN2014 - Z	1	Operable	YES	NO
Trans & Dist.	TD44	Motorola 2-way radio - MTS 2002	466AWA6248	1	Operable	YES	NO
Trans & Dist.	TD44	Motorola 2-way radio - MTS 2003	466AWN2062	1	Operable	YES	NO
Trans & Dist.	TD44	Motorola 2-way radio - MTS 2004	466AWN2069	1	Operable	YES	NO
Trans & Dist.	TD45	Motorola 2-way radio charger	1123129493	1	Operable	YES	NO
Trans & Dist.	TD45	Motorola 2-way radio charger	1123216761	1	Operable	YES	NO
Trans & Dist.	TD45	Motorola 2-way radio charger	1123202864	1	Operable	YES	NO
Trans & Dist.	TD45	Motorola 2-way radio charger	1123302046	1	Operable	YES	NO
Trans & Dist.	TD45	Motorola 2-way radio charger	unkown/none	4	Inoperable	YES	NO
Trans & Dist.	TD46	Kenwood 2-way radio charger	unkown/none	3	Inoperable	YES	NO
Trans & Dist.	TD46	2-way radio holster	unkown/none	8	Operable	YES	NO
Trans & Dist.	TD47	Pocket Colormeter	unkown/none	3	Inoperable	YES	NO
Trans & Dist.	TD50	Christmas Tree	unkown/none	1	Operable	YES	NO
Various Departments	PW01	Office chairs	unkown/none	32	broken parts/worn out	YES	NO
Public Works	PW02	Sofa Bed Full size	unkown/none	1	Fair	YES	NO
Benefits	BN01	Desk Chair w/out Elbow Handels	unkown/none	1	Good Condition	YES	NO
Benefits	BN02	Desk with Hudge Shelves	unkown/none	1	Good Condition	YES	NO
Benefits	BN03-04	Desk with out Hudge Shelves	unkown/none	2	Good Condition	YES	NO
Benefits	BN05	Round Coffee Table	3XMC93	1	Good Condition	YES	NO
Benefits	BN06	Wood Shelves Unit 6 Ft	unkown/none	1	Good Condition	YES	NO
Benefits	BN07	Metal File Cabinets 4 Drawer	City of Mcallen #10019	1	Good Condition	YES	NO



DEPARTMENT	PIC#	DESCRIPTION	MODEL/SERIAL #	QTY.	CONDITION	Declared Surplus	
Benefits	BN07	Secretary Chair Gray behind Metal File	Item # 892-0997	2	Good Condition	YES	NO
Benefits	BN08	Client Chairs Beige Color	unkown/none	2	Good Condition	YES	NO
Benefits	BN09	Brother Printer HL	U60964M3J166018	1	Good Condition	YES	NO
Benefits	BN09	Brother Printer HL	U60964M3J166025	1	Good Condition	YES	NO
Benefits	BN09	Printer - HP Deskjet 6122	MY2791B0B0	1	Good Condition	YES	NO
Benefits	BN10	Fichus Plastic Plant 10 Ft	unkown/none	1	Good Condition	YES	NO
Benefits	BN11	Metal Desk	DGVHJ4	1	Good Condition	YES	NO
Benefits	BN12	Cleint Chair Blue Color	Model 145-238-20-101	1	Good Condition	YES	NO
Palm View-Library	LB01	Typewriter JOD978959	Brother ML300	1	Fair	YES	NO
Palm View-Library	LB02	Copy fax scan combo/CANON	052695-11	1	Fair	YES	NO
Main-Library	LB03	U. Power Supply U.P.S.	APC 1500	1	Good	YES	NO
Main-Library	LB04	Gray book cart	unkown/none	2	Bad	YES	NO
Main-Library	LB05	White book cart	unkown/none	1	Fair	YES	NO
Main-Library	LB06	Table light lamp brown	unkown/none	1	Good	YES	NO
Palm View-Library	LB07	Video tape cleaner	VC-8088 Cleanermate	1	Fair	YES	NO
Palm View-Library	LB08	Cassette recorder	RD-661AV Shaper	1	Good	YES	NO
Palm View-Library	LB09	VHS rewinder	Kinyo 270409	1	Fair	YES	NO
Palm View-Library	LB10	cassette recorder	Calrfpme 3130 AV	1	Good	YES	NO
Lark-Library	LB11	Keyboards	Gateway/None	16	Good	YES	NO
Palm View-Library	LB12	Filing cabinets	HON City of Mcallen	2	Good	YES	NO
Palm View-Library	LB13	Electronic cash register	Casio PCR-272	1	Good	YES	NO
Lark-Library	LB14	Wi-fi/router	Linksys	1	Good	YES	NO
Lark-Library	LB15	Video monitors	Gateway	2	Good	YES	NO
Lark-Library	LB15	Video monitor	Dell	1	Good	YES	NO
Lark-Library	LB16	Wooden chairs	Children's Red Green	8	Fair	YES	NO
Main-Library	LB17	Motorized scooter/Amigo	City of McAllen tat 13782	1	Fair	YES	NO
Palm View-Library	LB18	Book drop box wooden	unkown/none	2 pcs	Good	YES	NO
Palm View-Library	LB19	2'x4' folding table	unkown/none	1	Fair	YES	NO
Main-Library	LB20	Beige filing cabinets 4 ft.	City of McAllen tag 14695	1	Good	YES	NO
Main-Library	LB20	Beige filing cabinets 4 ft.	City of McAllen tag 6883	1	Good	YES	NO
Main-Library	LB21	White filing cabinet 5 ft.	unkown/none	1	Good	YES	NO
Main-Library	LB22	Vacuum cleaners	Eureka	3	Fair	YES	NO
Main-Library	LB23	Paper cutter	Quartet	1	Fair	YES	NO
Main-Library	LB24	Microfilm/fiche cabinet	unkown/none	1	Good	YES	NO
Tax Office	TO01	Dolly (Max Load 350 lbs)	unkown/none	1	Bad tires	YES	NO
Tax Office	TO02	Holmes Air Purifier	unkown/none	1	Operable	YES	NO
Tax Office	TO03	Chicago Electric Fan	E197533	1	Works	YES	NO

DEPARTMENT	PIC#	DESCRIPTION	MODEL/SERIAL #	QTY.	CONDITION	Declared Surplus	
Tax Office	TO04	Holmes Heater	E91895	1	Works	YES	NO
Tax Office	TO05	Air Companion Fan	unkown/none	1	Operable	YES	NO
Tax Office	TO06	Canon Calculator	MP11DX	3	Does not work	YES	NO
Tax Office	TO07	Dell Keyboard	Model SQ-8135	3	Operable	YES	NO
Tax Office	TO08	Dell Monitor	17"	4	Operable	YES	NO
Tax Office	TO09	Dell Mouse	HCP55116811	1	Operable	YES	NO
Tax Office	TO09	Logitech Mouse	HCA40508731	1	Operable	YES	NO
Tax Office	TO09	Dell Mouse	HCP55114821	1	Operable	YES	NO
Tax Office	TO10	IBM Wheel Writer 1000	LN HK35	2	Does not work	YES	NO
Tax Office	TO11	Holmes Fan	E90368	1	Works	YES	NO
Tax Office		Canon MP 25DV	E161008	1	Does not work	YES	NO
Purchasing	PC01	LexMark Forms Printer 2500 Series	213822	1	Fair and Working	YES	NO
Purchasing	PC02	Martin Yale Folding Machine	N/A	1	Good and Working	YES	NO
Purchasing	PC03	Desk Organizing Trays	N/A	2	Fair	YES	NO
Purchasing	PC04	Desk Chair	N/A	1	Good but missing a roller	YES	NO
Utility Billing	UB01	Beige Wooden Armor Cabinet	15527	1	Operable	YES	NO
Utility Billing	UB02	Dividers for Work Stations	unkown/none	20	Operable	YES	NO
Utility Billing	UB03,4,5	5-ft Beige Filing Cabinet	(1)5111 (2)5058 (3)5057	3	Operable	YES	NO
Utility Billing	UB06	White HP Desk Jet	unkown/none	1	Operable	YES	NO
Utility Billing	UB07	Beige Computer Stackers	unkown/none	3	Operable	YES	NO
Utility Billing	UB08	Blue Computer Cords	unkown/none	2	Operable	YES	NO
Utility Billing	UB09	Canon Calculator	MP25D III	1	Inoperable	YES	NO
Utility Billing	UB10,11	Metal Organizers for Desk	unkown/none	2BX	Operable	YES	NO
Utility Billing	UB12	Exerox Docu Printer	N4525	1	Inoperable	YES	NO
Utility Billing	UB13	Black Hanging Shelf Organizer	unkown/none	1	Operable	YES	NO
Utility Billing	UB14	Rollo Dex	unkown/none	1	Operable	YES	NO
Utility Billing	UB15	Weather Strip 10-ft	unkown/none	1	Operable	YES	NO
Utility Billing	UB16	HP Ink Jet Print Cartridge Tri-Color 23	unkown/none	2	Operable	YES	NO
Utility Billing	UB17	Computer Mouse (2)	unkown/none	2	Inoperable	YES	NO
Utility Billing	UB18	Computer Speakers	unkown/none	2	Inoperable	YES	NO
Utility Billing	UB19	Computer Mouse	unkown/none	1	Operable	YES	NO
Utility Billing	UB20	Canon Calculator	MP250	1	Inoperable	YES	NO
Utility Billing	UB21	Canon Calculator	MP25DV	1	Inoperable	YES	NO
Utility Billing	UB22	Casio Calculator	DL-250LA	1	Inoperable	YES	NO
Utility Billing	UB23	Black Desk Lamp	unkown/none	1	Operable	YES	NO
Utility Billing	UB24	Beige Computer Stackers	unkown/none	3	Operable	YES	NO
Utility Billing	UB25	Epson Perfection Photo (Scanner)	4490	1	Operable	YES	NO

DEPARTMENT	PIC#	DESCRIPTION	MODEL/SERIAL #	QTY.	CONDITION	Declared Surplus	
Utility Billing	UB26	White HP Desk Jet	895Cxi	1	Operable	YES	NO
Utility Billing	UB27	Gray Desk Organizer	unkown/none	1	Operable	YES	NO
Utility Billing	UB28	Green Dolly	unkown/none	1	FIXABLE	YES	NO
Utility Billing	UB29	Fire Extinguisher	unkown/none	2	Inoperable	YES	NO
Utility Billing	UB30	Desk Paper Organizer	unkown/none	1	Operable	YES	NO
Utility Billing	UB31	Name Plate	unkown/none	1	Operable	YES	NO
Utility Billing	UB32	Xerox Docu Printer	N40	1	Inoperable	YES	NO
Utility Billing	UB33	Xerox Docu Printer	N4525	1	Inoperable	YES	NO
Meter Reader	MR01	Two way radio chargers	unkown/none	2	They Don't Charge	YES	NO
Meter Reader	MR01	Samsung cell phones	unkown/none	11	Obsolete	YES	NO
Meter Reader	MR01	Samsung cell phone chargers	unkown/none	6	Obsolete	YES	NO
Meter Reader	MR01	Nokia cell phones/w charger	unkown/none	2	Obsolete	YES	NO
Meter Reader	MR01	Motorola cell phones	unkown/none	10	Obsolete	YES	NO
Meter Reader	MR01	Motorola wall chargers	unkown/none	9	Obsolete	YES	NO
Meter Reader	MR01	Belt Water Bottle Holder	unkown/none	2	Dirty and used	YES	NO
Meter Reader	MR01	Handheld Mic for two way radio	unkown/none	1	Good	YES	NO
Meter Reader	MR01	Motorola Flip Text Pagers	Motorola Flip	5	Good	YES	NO
Meter Reader	MR01	Motorola pager	unkown/none	1	Good	YES	NO
Meter Reader	MR02	3 Gallon Water Jugs	unkown/none	4	Leak	YES	NO
Meter Reader	MR02	2 Gallon Water Jugs	unkown/none	3	Leak and no lid	YES	NO
Meter Reader	MR02	Hardhat	unkown/none	4	Old/OK	YES	NO
Meter Reader	MR03	Office Chairs with wheels	unkown/none	3	Won't lift	YES	NO
Meter Reader	MR04	Digital Camera	Samsung Digimax S500	1	Not Working	YES	NO
Meter Reader	MR05	Camera Instant Pictures	Polaroid One Step	1	Good	YES	NO
Meter Reader	MR06	100oz Hydration pack	Drink Guardian	5	Used/OK	YES	NO
Meter Reader	MR07	35mm Camera	Olympus Infinity Zoom	1	Good	YES	NO
Meter Reader	MR08	Office Chairs	unkown/none	6	Old/OK	YES	NO
Meter Reader	MR09	Table 29.5 X59.5	unkown/none	1	Old/OK	YES	NO
Meter Reader	MR10	20" TV & VCR	unkown/none	1	Good	YES	NO
Meter Reader	MR11	Vehicle Laptop Mounts	Jotto Desk Laptop Mount	3	Good	YES	NO
Meter Reader	MR12	2.5 lb Fire Extinguisher	XM445536	1	Expired Use	YES	NO
Meter Reader	MR12	2.5 lb Fire Extinguisher	XM29528	1	Expired Use	YES	NO
Meter Reader	MR12	2.5 lb Fire Extinguisher	ZC29528	1	Expired Use	YES	NO
Meter Reader	MR13	2 Liter Hydration Pack	Camelback Classic	4	Needs replacement parts	YES	NO
Meter Reader	MR14	Shovels	unkown/none	3	Broken Spade	YES	NO
City Secretary	CS01	Easels	(2) Silver, (1) Black	3	Inoperable	YES	NO
City Secretary	CS02	Hand Rest	Black	4	Operable	YES	NO

<b>DEPARTMENT</b>	<b>PIC#</b>	<b>DESCRIPTION</b>	<b>MODEL/SERIAL #</b>	<b>QTY.</b>	<b>CONDITION</b>	<b>Declared Surplus</b>	
City Secretary	CS03	Planner (calender holder)	unkown/none	1	Operable	<b>YES</b>	<b>NO</b>
City Secretary	CS03	Calculator (desktop)	unkown/none	1	Operable	<b>YES</b>	<b>NO</b>
City Secretary	CS03	Stapler	unkown/none	1	Operable	<b>YES</b>	<b>NO</b>
City Secretary	CS03	Tape Dispenser	unkown/none	1	Operable	<b>YES</b>	<b>NO</b>
City Secretary	CS03	Floppy Disk Container	unkown/none	1	Operable	<b>YES</b>	<b>NO</b>
City Secretary	CS04	Eagle Head Statue	unkown/none	1	Operable	<b>YES</b>	<b>NO</b>
City Secretary	CS05	Business Card Holders w/Calculator	unkown/none	3	Operable	<b>YES</b>	<b>NO</b>
City Secretary	CS06	Business Card Holders	unkown/none	5	Operable	<b>YES</b>	<b>NO</b>
City Secretary	CS07	Letter Openers w/Key Chains	unkown/none	2	Operable	<b>YES</b>	<b>NO</b>
City Secretary	CS08	Golfer's Memo Pad Holders	unkown/none	3	Operable	<b>YES</b>	<b>NO</b>
City Secretary	CS09	Cactus Cups	unkown/none	4	Operable	<b>YES</b>	<b>NO</b>
City Secretary	CS10	Powis Parker Binding Machine	Stored @ Public Works	1	Inoperable	<b>YES</b>	<b>NO</b>
City Secretary	CS11	Swingline Heavy Duty Electric Stapler	Optima 45	1	Inoperable	<b>YES</b>	<b>NO</b>
City Secretary	CS12	Metal Stand	unkown/none	1	Operable	<b>YES</b>	<b>NO</b>
City Secretary	CS13	Brother Typewriter	ML500 Memory	1	Inoperable	<b>YES</b>	<b>NO</b>
City Secretary	CS14	Brother Typewriter	EM-530	1	Inoperable	<b>YES</b>	<b>NO</b>
City Secretary	CS15	Tape Recorder	Marantz PMD222	1	Inoperable	<b>YES</b>	<b>NO</b>
City Secretary	CS16-17	Recorder w/supplies	Sony ProII	1	Inoperable	<b>YES</b>	<b>NO</b>
City Secretary	CS18	Typewriter Supplies	unkown/none		Operable	<b>YES</b>	<b>NO</b>
City Secretary	CS19	Gateway Laptop Sachels	Black	5	Operable	<b>YES</b>	<b>NO</b>
City Secretary	CS20	Wilson Jones Laminator	LV 340 HS	1	Inoperable	<b>YES</b>	<b>NO</b>
City Secretary	CS21	GBC Shredder	ShredMaster 950s	1	Inoperable	<b>YES</b>	<b>NO</b>
City Secretary	CS22	Swingline Back Cushions	Navy #98036	2	Operable	<b>YES</b>	<b>NO</b>
City Secretary	CS23	Boone Cork Bulletin Board	24"x18" Oak	1	Operable	<b>YES</b>	<b>NO</b>
City Secretary	CS24	Binders (different colors and sizes)	unkown/none	42	Operable	<b>YES</b>	<b>NO</b>
City Secretary	CS25	Keyboards	(2) Dell, (1) Kensington	3	Operable	<b>YES</b>	<b>NO</b>
City Secretary	CS26	Rubber Boots	Black	1	Operable	<b>YES</b>	<b>NO</b>
City Secretary	CS27	Sorters	unkown/none	5	Operable	<b>YES</b>	<b>NO</b>
City Secretary	CS28	Artificial Plant	unkown/none	1	Operable	<b>YES</b>	<b>NO</b>



TD01



TD02



TD03



TD04



TD05



TD06



TD07



TD08



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TD19



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TD21



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TD48



TD49



TD50



PW01



PW02



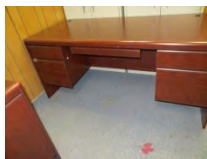
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BN02



BN03



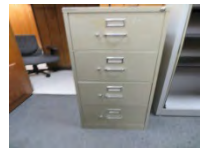
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BN05



BN06



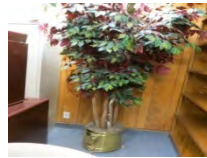
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BN08



BN09



BN10



BN11



BN12



LB01



LB02



LB03



LB04



LB05



LB06



LB07



LB08



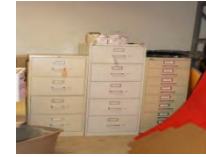
LB09



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LB11



LB12



LB13



LB14



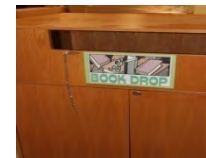
LB15



LB16



LB17



LB18



LB19



LB20



LB21



LB22



LB23



LB24



TO01



TO02



TO03



TO04



TO05



TO06



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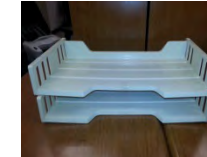
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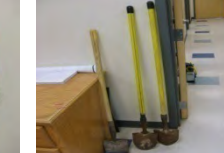
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CS02



CS03



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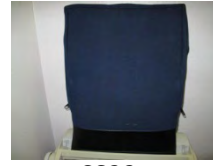
CS19



CS20



CS21



CS22



CS23



CS24



CS25



CS26



CS27



CS28





Mayor James "Jim" Darling  
 Mayor Pro-Tem/Commissioner Hilda Salinas  
 Mayor Pro-Tem/Commissioner Aida Ramirez

Commissioner Scott C. Crane  
 Commissioner Trey Pebley  
 Commissioner John J. Ingram  
 Commissioner Veronica Vela Whitacre

### ITEM SUMMARY

BOARD: City Commission

AGENDA ITEM 2.L.  
 DATE SUBMITTED 01/07/2014  
 MEETING DATE January 13, 2014

1. Agenda Item: Consider adoption of an ordinance providing for a budget amendment for the McAllen-Hidalgo International Bridge Projects in the amount of \$95,398.47.
2. Party Making Request:  
  
Rigoberto Villarreal, Superintendent of Bridges
3. Nature of Request: Budget amendment for \$95,398.47 for Fencing, Landscaping and Generator Bridge Projects. Attachments: Yes
4. Policy Implication:
5. Budgeted: No  

Bid Amount: _____	Budgeted Amount: _____
Under Budget: _____	Over Budget: _____
	Amount Remaining: _____
6. Alternate option costs:
7. Routing:  
  

Olaguibel, Juan	Created/Initiated - 01/07/2014
Villarreal, Rigoberto	Approved - 01/07/2014
Pagan, Kevin	Final Approval - 01/07/2014
8. Staff Recommendation: Approve Budget Amendment for available funding to lowest bidders
9. Advisory Board: McAllen-Hidalgo Bridge Board awarded contracts to lowest bidders and approved budget amendment
10. City Attorney: Approved - KDP
11. Manager's Recommendation: approve....mrp



# Memo

**To:** Mayor Jim Darling and City Commission  
**From :** Juan Olaguibel, Director of Operations  
**XC:** Mike R. Perez, City Manager  
Rigo Villarreal, Superintendent of Bridges  
**Date:** January 6, 2014  
**Re:** Budget Amendment - \$95,398.47 for McAllen-Hidalgo  
International Bridge Projects

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On December 9, 2013, a motion was made and approved by the McAllen-Hidalgo International Bridge Board to approve budget amendments for 3 bridge projects totaling \$95,398.47. These projects are:

1. Installing a Northbound Fence on the bridge
2. Landscaping Project
3. Replacing non-reparable electrical generator

On August 26, 2013, the City Commission approved a budget amendment for the Northbound Fence Project (\$45,000) and Landscaping Project (\$16,877). The lowest bid for the Northbound Fence Project was \$49,498.47 and the lowest bid for the Landscaping Project was \$22,800.00. We also obtained 3 bids to replace the electrical generator that supports the government leased side of the area. The lowest bid is \$23,100.00.

We are requesting an approval to replace the budget amendment for the Northbound Fence Project and Landscaping Project, which adds up to \$61,877, with the new cost of \$72,298.47 plus \$23,100.00 to cover the electrical generator project.

**CITY OF McALLEN**  
**BUDGET AMENDMENT REQUEST FORM**  
**FISCAL YEAR 2013**

DATE OF ENTRY	
ENTRY MADE BY	
JOURNAL ENTRY #	
AA UPDATE DATE	
<b>To be assigned by Finance Dept.</b>	

**FUND:** McAllen-Hidalgo Capital Improvement Fund

**DEPARTMENT:** McAllen-Hidalgo International Bridge

Fund	Dept. & Division	Activity	Element & Object	Project Code	Description	Original/Revised Budget	Debt	Credit
566	8708	436	66-30		Improvement other than Building	\$ 529,571	\$ 95,398	
566	0000	280	02-00		Bridge CIP	838,695		95,398
<b>TOTALS</b>						<b>\$ 1,368,266</b>	<b>\$ 95,398</b>	<b>\$ 95,398</b>
(Round up all amounts to the nearest hundred dollars)								

<p><b>JUSTIFICATION:</b> <u>McAllen-Hidalgo International Bridge Projects approved by the Bridge Board:</u>  <u>Northbound Fencing Project \$49,498.47, Landscaping Project \$22,800.00, Generator Project \$23,100.00</u></p>	<p style="text-align: center;"><b>Department Head Approval</b></p> <hr/> <p>Signature <span style="float: right;">D</span></p>
	<p style="text-align: center;"><b>Finance Department</b></p> <hr/> <p>Signature <span style="float: right;">D</span></p>
	<p style="text-align: center;"><b>City Manager</b></p> <hr/> <p>Signature <span style="float: right;">D</span></p>


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**Revised  
Budget**

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\$ 624,969

743,297

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**\$ 1,368,266**

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**ate**

ORDINANCE NO. 2014-\_\_\_\_\_

AN ORDINANCE AMENDING THE BUDGET OF THE CITY OF McALLEN FOR THE FISCAL YEAR 2013/2014 EFFECTIVE OCTOBER 1, 2013, BY PROVIDING FOR AN INCREASE IN EXPENDITURES TO-WIT: \$95,398.47 FOR THE NORTHBOUND FENCE PROJECT, THE LANDSCAPING PROJECT, AND FOR REPLACEMENT OF A GENERATOR AT THE McALLEN-HIDALGO INTERNATIONAL BRIDGE.

WHEREAS, the Board of Commissioners of the City of McAllen pursuant to Chapter 102 of the Local Government Code has heretofore adopted a budget for the City of McAllen for Fiscal Year 2013/2014. Such budget was effective October 1, 2013 and

WHEREAS, the Board of Commissioners of the City of McAllen deems it in the best interest of the City and for municipal purposes to amend the budget heretofore adopted for such fiscal year by providing for unanticipated expenditures which were not known to the governmental body prior to the adoption of the budget but have since become necessary to fund since the effective date of the budget and to also show revenues which were not anticipated by the governing body in the adoption of the 2013/2014 budget but have been received by the governmental body since that date.

NOW, THEREFORE, BE IT ORDAINED BY THE BOARD OF COMMISSIONERS OF THE CITY OF McALLEN, TEXAS, THAT:

SECTION I: The Budget for the City of McAllen for the Fiscal Year 2013/2014 which became effective October 1, 2013 as set out in Ordinance 2013-73 adopted on September 23, 2013 is hereby amended in the following particulars as shown on Exhibit "A" attached hereto and incorporated herein for all purposes.

SECTION II: The City Manager as Budget Officer shall provide for the filing of a true copy of this Budget Amendment in the office of the County Clerk, Hidalgo County, Texas.

SECTION III: This Ordinance shall be effective after its passage and execution in accordance with the law.

SECTION IV: The City Secretary of the City of McAllen is hereby authorized and directed to cause the caption of this ordinance to be published in a newspaper having general circulation in McAllen, Hidalgo County, Texas in accordance with the Code of Ordinances of the City of McAllen Section 2-56. **Publication of ordinances.**

SECTION V: The City Secretary of the City of McAllen is hereby directed not to publish

this Ordinance in the Code of Ordinances of the City of McAllen as it is not amendatory thereof; however, it shall be cited in the appropriate appendix of the Code of Ordinances.

SECTION VI: If any part or parts of this Ordinance are found to be invalid or unconstitutional by a court having competent jurisdiction, then such invalidity or unconstitutionality shall not affect the remaining parts hereof and such remaining parts shall remain in full force and effect, and to that extent this Ordinance is considered severable.

CONSIDERED, PASSED and APPROVED this 13th day of January, 2014, at a regular meeting of the Board of Commissioners of the City of McAllen, Texas, at which a quorum was present and which was held in accordance with Chapter 551 of the Texas Government Code.

SIGNED this            day of January, 2014.

CITY OF McALLEN, TEXAS

\_\_\_\_\_  
James E. Darling, Mayor

ATTEST:

\_\_\_\_\_  
Annette Villarreal, City Secretary

Approved as to form:

\_\_\_\_\_  
Kevin D. Pagan, City Attorney



Mayor James "Jim" Darling  
 Mayor Pro-Tem/Commissioner Hilda Salinas  
 Mayor Pro-Tem/Commissioner Aida Ramirez

Commissioner Scott C. Crane  
 Commissioner Trey Pebley  
 Commissioner John J. Ingram  
 Commissioner Veronica Vela Whitacre

### ITEM SUMMARY

BOARD: City Commission

AGENDA ITEM  
 DATE SUBMITTED  
 MEETING DATE

2.M.  
 01/03/2014  
 January 13, 2014

1. Agenda Item: Over \$500 Tax Refund

2. Party Making Request:

3. Nature of Request: Attachments: Yes

4. Policy Implication:

5. Budgeted: No

Bid Amount: \_\_\_\_\_  
 Under Budget: \_\_\_\_\_

Budgeted Amount: \_\_\_\_\_  
 Over Budget: \_\_\_\_\_  
 Amount Remaining: \_\_\_\_\_

6. Alternate option costs:

7. Routing:

Grimes, Rebecca  
 Guel, Martha  
 Pagan, Kevin

Created/Initiated - 01/03/2014  
 Approved - 01/06/2014  
 Final Approval - 01/06/2014

8. Staff Recommendation:

9. Advisory Board:

10. City Attorney: Approved - KDP

11. Manager's Recommendation: approve...mrp

**To:** Mayor Jim Darling and City Commission  
**Through:** Mike R. Perez, City Manager  
**From:** Rebecca M. Grimes, Assistant Tax Assessor  
**Re:** \$500.00 Refunds

**Your approval is needed for the following refund due to adjustments from the HCAD.**

Name	Amount Paid	Corrected Levy	Refund	Change Reason
Henry A & Anna Lisa Arceneaux	540.16	0	540.16	Change DV4 to DVHS (100%)

**Please let me know if you have any questions.**

Rmgrimes



**APPLICATION FOR TAX REFUND**

Collecting office name <b>City of McAllen Tax Office</b>	Collecting tax for: (taxing units) <b>CITY OF MCALLEN</b>
Present mailing address (number and street) <b>P.O. Box 220/311 N. 15th St.</b>	
City, town or post office, state, ZIP code <b>McAllen, TX 78505-0220</b>	Phone (area code and number) <b>(956)681-1330</b>


To apply for a tax refund, the taxpayer must complete the following.

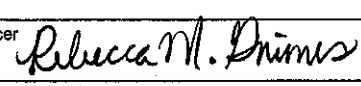
<b>Step 1: Owner's name and address</b>	Owner's name <b>Arceneaux Henry A &amp; Anna Lisa</b>
	Present mailing address (number and street) <b>PO Box 720173</b>
	City, town or post office, state, ZIP code <b>McAllen TX 78504</b>
	Phone (area code and number)

<b>Step 2: Describe the property</b>	Legal description (or attach copy of the tax bill or tax receipt): <b>Quail Run Phase 1 Lot 92 Phase 1</b>
	Address or location of property: <b>6204 N 14th 1/2 st</b>
	Account number of property: <b>Q1000-01-000-0092-00</b> OR Tax receipt number:

<b>Step 3: Give the tax payment information</b>	Name of Taxing Unit from Which Refund is Requested	Year for Which Refund is Requested	Date of the Tax Payment	Amount of Taxes Paid	Amount of Tax Refund Requested
	1.	<u>City of McAllen</u>	<u>2012</u>	<u>12/21 / 2012</u>	<u>\$ 540.16</u>
2.	_____	_____	_____ / _____	\$ _____	\$ _____
3.	_____	_____	_____ / _____	\$ _____	\$ _____
4.	_____	_____	_____ / _____	\$ _____	\$ _____
5.	_____	_____	_____ / _____	\$ _____	\$ _____

Taxpayer's reason for refund (attach supporting documentation): **CHNG DV4 TO DVHS FILED LATE QY 2012**

<b>Step 4: Sign the form</b>	"I hereby apply for the refund of the above-described taxes and certify that the information I have given on this form is true and correct."	
	sign here → Signature 	Date of application for tax refund <b>1 Dec 2013</b>
If you make a false statement on this application, you could be found guilty of a Class A misdemeanor or a state jail felony under Texas Penal Code Section 37.10.		

<b>Step 5: Tax refund determination</b>	This tax refund is <input type="checkbox"/> Approved <input type="checkbox"/> Disapproved	
	sign here → Authorized officer 	Date <b>1/3/14</b>
	sign here → Collector(s) of taxing unit(s) for refund applications over (insert amount for which governing body approval is required under Section 31.11, Tax Code)	Date

Geo

Supp Group: 150

10/2/2013 2:53PM

Current Property Data as of Supp 13

Supp Code: CE

Supp Action: M

Prop ID	Owner	%	Legal Description	Values			
264001	616078	100.00 R	Geo: Q1000-01-000-0092-00 Effective Acres: 0.0000 QUAIL RUN PHASE 1 LOT 92 - PHASE 1	Imp HS:	106,581	Market:	149,331
ARCENEUX HENRY A & ANNA LISA				Imp NHS:	0	Prod Loss:	0
PO BOX 720173				Land HS:	42,750	Appraised:	149,331
MCALLEN, TX 78504-0173				Land NHS:	0	Cap:	0
Appraiser: S14 Operator: jportillo Acres: 0.0000				Prod Use:	0	Assessed:	149,331
State Codes: A Map ID: CML				Prod Mkt:	0		
Situs: 6204 N 14TH 1/2 ST MCALLEN, TX				Ref ID1: 273139			
				Ref ID2: R264001			Late Ag: F

Change Desc:

CHNG DV4 TO DVHS FILED LATE QY 2012

Owner	Pct	Exemptions	Entity	Ent Pct	State/mnt	Assessed	Taxable	Freeze	Tax
ARCENEUX HENRY A & ANNA L	616078	100.00	CML	100.00		149,331	0	Year: 2010	0.00
		DP						540.160000	
		DVHS							
		HS							

Previous Property Data as of Supp: 0

Prop ID	Owner	%	Legal Description	Values			
264001	616078	100.00 R	Geo: Q1000-01-000-0092-00 Effective Acres: 0.0000 QUAIL RUN PHASE 1 LOT 92 - PHASE 1	Imp HS:	106,581	Market:	149,331
ARCENEUX HENRY A & ANNA LISA				Imp NHS:	0	Prod Loss:	0
PO BOX 720173				Land HS:	42,750	Appraised:	149,331
MCALLEN, TX 78504-0173				Land NHS:	0	Cap:	0
Appraiser: S14 Operator: jportillo Acres: 0.0000				Prod Use:	0	Assessed:	149,331
State Codes: A Map ID: CML				Prod Mkt:	0		
Situs: 6204 N 14TH 1/2 ST MCALLEN, TX				Ref ID1: 273139			
				Ref ID2: R264001			Late Ag: F

Change Desc:

Owner	Pct	Exemptions	Entity	Ent Pct	State/mnt	Assessed	Taxable	Freeze	Tax
ARCENEUX HENRY A & ANNA L	616078	100.00	CML	100.00		149,331	127,331	Year: 2010	0.00
		DP						540.160000	
		DV4							
		HS							

Gain or Loss of Value for:

Property: 264001 Geo: Q1000-01-000-0092-00

Entity	Current			Previous			Gain / Loss		
	Assessed	Taxable	Tax	Assessed	Taxable	Tax	Assessed	Taxable	Tax
CML	149,331	0	0.00	149,331	127,331	0.00	0	-127,331	0.00

540.16-

Adj 549.17-

Refund Done



Mayor James "Jim" Darling  
 Mayor Pro-Tem/Commissioner Hilda Salinas  
 Mayor Pro-Tem/Commissioner Aida Ramirez

Commissioner Scott C. Crane  
 Commissioner Trey Pebley  
 Commissioner John J. Ingram  
 Commissioner Veronica Vela Whitacre

### ITEM SUMMARY

BOARD: City Commission

AGENDA ITEM	3.A.
DATE SUBMITTED	01/08/2014
MEETING DATE	January 13, 2014

1. Agenda Item: Change Order No.7 - McAllen Miller International Airport Terminal Expansion Project (Project No. 0811-C30-190)

2. Party Making Request:

Elizabeth Suarez, Deputy Director of Aviation

3. Nature of Request: Consideration and approval of Change Order No.7 on the McAllen Miller International Airport Terminal Expansion Project for Don Krueger Construction Company.  
 Attachments: Yes

4. Policy Implication:  
551-8708-446-66-10  
\$0.00  
\$13,371,266.00

5. Budgeted: No

Bid Amount:	_____	Budgeted Amount:	_____
Under Budget:	_____	Over Budget:	_____
		Amount Remaining:	_____

6. Alternate option costs:

7. Routing:

Rocha, Claudia	Created/Initiated - 01/08/2014
Suarez, Elizabeth	Approved - 01/08/2014
Rodriguez, Angie	Approved - 01/08/2014
Dale, Jerry	Approved - 01/09/2014
Zamora, Sandra	Approved - 01/09/2014
Branham, Brent	Approved - 01/09/2014
Pagan, Kevin	Final Approval - 01/09/2014

8. Staff Recommendation: Approval of Change Order No.7 on the Terminal Expansion Project in the amount of \$292,546.00 and 14 calendar days, for a total revised amount of \$19,771,531.00 and 771 calendar days

9. Advisory Board:

10. City Attorney: Approved - KDP

11. Manager's Recommendation: Approve...mrp



# Department of Aviation

## MEMO

To: Mike R. Perez, City Manager

Thru: Brent Branham, Deputy City Manager

From: Elizabeth Suarez, Acting Director of Aviation

Date: January 6, 2014

Subject: Change Order No.7 – McAllen Miller International Airport Terminal Expansion Project  
(Project No. 08-11-C30-190)

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### GOAL

Consideration and approval of Change Order No.7 on the McAllen Miller International Airport Terminal Expansion Project for Don Krueger Construction Company.

### EXPLANATION

As construction has advanced, several construction items have emerged. Summary is below:

1. **Addition of chain-link partitions with gates in Concession storage.** The proposed Concessionaire storage area located on the lower level is proposed to be partitioned off into 3 separate areas to keep tenant storage area separate and secured. **Cost is \$6,930 with no additional time added.**
2. **Improvements to Post-Security Retail Concession Area.** The current post-security retailer, The Paradies Shop, will occupy this proposed retail area. The cost associated is for the finish out of the area including walls, paint, doors, ductwork, electrical, lighting and data. **Cost \$55,948 with an additional 14 days.**
3. **Replace metal roof decking at Federal Inspection Service (FIS) Corridor.** The FIS Corridor, where international general aviation flights are inspected, has metal roofing that is in poor condition and has several patches throughout. The existing substandard roofing is proposed to be removed and replaced. Another benefit is that it will also tie in with the new metal roof canopies around the Baggage Handling Building and not contrast in color. **Cost \$13,703 with no additional time.**
4. **Carpet in Executive Conference Room.** To ensure continuity from terminal into the Executive Conference Room, it is proposed to use the selected new carpet applied throughout the rest of terminal. **Cost \$4,151 with no additional time added.**
5. **Wall Modification at Existing Baggage Handling Building.** An existing common wall within the Baggage Handling Building has an opening that will require to be enlarged for new conveyor and doors. This will provide proper access to bearings and pulleys. **Cost \$846 with no additional time.**

6. **Lowering of Existing Fan Boxes and Demolition of Existing Exhaust Hood.** The former pre-security food concession area is in the process of being constructed into Transportation Security Agency office space which is planned to be leased. The ceiling height is being lowered to 9 feet whereas the original space had a 15 foot ceiling. The four existing fan boxes and subsidiary ductwork would be lowered to 2 feet above the 9 foot ceiling grid for maintenance purposes. The roof will also be repaired where the exhaust hood, controls and motors are demolished. **Cost is \$19,286 with no additional time.**
7. **Base Bid for Water Feature at Center Column of Rotunda.** It was requested for staff to look into a water feature for the center column of the Rotunda. The proposal is to make a hexagonal water feature with a pattern of internal pegs that will create bubbles and light up with LED lighting. The 3 panels on the north side of the column will be at 10.5 feet and the 3 panels on the south side will be 14.67 feet. Pump equipment and reverse-osmosis system will be unseen at upper level and maintained in a janitor's closet in the lower level. **Cost is \$122,820 with no additional time.**
8. **Alternate Bid for Water Feature at Center Column of Rotunda.** Along with the base bid for the water feature, an alternate bid was requested for the water feature to include a music feature which would harmonize with the water and light motions. **Cost is \$66,428 with no additional time.**
9. **Window Shades in Executive Conference Room.** 5 large windows exist in the Executive Conference Room. To shade the room during presentations it is proposed to provide the window shades. **Cost is \$2,434 with no additional time.**
10. **Inclement Weather Days.** Contractor has requested 2 additional days due to inclement weather.

Please see attachments for exhibit of improvements and cost itemization.

#### **OPTIONS**

Approve or reject Change Order No.7.

#### **RECOMMENDATION**

Staff recommends approval of Change Order No. 7 for the Terminal Expansion Project to Don Krueger Construction Co., in the amount of \$292,546 and an additional 16 days, for a total revised contract amount of \$19,771,531.00 and 771 calendar days.

**Proposed Change Order No.7 – McAllen Miller International Airport Terminal Expansion Project  
(Project No. 08-11-C30-190)**

Item	Description of Work	Additional Cost	Cost Credit	Contract Time Adjustment
1	Addition of chain-link partitions with gates in Concession storage	\$6,930		
2	Improvements to Post-Security Retail Concession Area	\$55,948		14
3	Replace metal roof decking at Federal Inspection Service (FIS) Corridor	\$13,703		
4	Carpet in Executive Conference Room	\$4,151		
5	Wall Modification at Existing Baggage Handling Building	\$846		
6	Lowering of Existing Fan Boxes and Demolition of Existing Exhaust Hood	\$19,286		
7	Base Bid for Water Feature at Center Column of Rotunda	\$122,820		
8	Alternate Bid for Water Feature at Center Column of Rotunda	\$66,428		
9	Window Shades in Executive Conference Room	\$2,434		
10	Incllement Weather Days			2

<b>Proposed Change Order No. 7 Total =</b>	<b>\$292,546</b>	<b>16</b>
--	------------------	-----------

**TERMINAL EXPANSION PROJECT BUDGET**

	<b>TOTAL APPROVED</b>	<b>DEPT. REQ. 13-14</b>
<b>EXPENDITURES</b>		
<b>Design</b>	\$ <b>4,016,027.70</b>	\$ -
URS Work Order 3 (Expansion Design)	\$ 3,988,610.23	\$ -
Design Copies	\$ 27,417.47	\$ -
<b>Soft Costs</b>	\$ <b>1,800,000.00</b>	\$ <b>1,191,534.99</b>
URS Work Order 5 (Construction Administration)	\$ 543,616.99	\$ 259,564.25
<i>Baseline</i>	\$ 252,537.00	
<i>Change Order 1</i>	\$ 6,920.99	
<i>Change Order 2</i>	\$ 284,159.00	
Other	\$ 1,256,383.01	\$ 931,970.74
<i>Management Fee</i>	\$ 381,870.00	\$ 114,561.00
<i>Computer</i>	\$ 1,740.42	\$ -
<i>Camera</i>	\$ 119.00	\$ -
<i>Furniture</i>	\$ 1,906.46	\$ -
<i>Misc.</i>	\$ 718,176.15	\$ 718,176.15
<i>Raba</i>	\$ 152,570.98	\$ 99,233.59
<b>Krueger (Base + Add Alternates)</b>	\$ <b>19,771,530.00</b>	\$ <b>10,040,268.00</b>
Krueger Base + Add Alternates	\$ 18,879,500.00	
<i>*CO 1-Cargo Project not part of construction fund</i>	\$ 231,493.00	
Krueger Change Order 2	\$ 48,410.00	
Krueger Change Order 3	\$ 24,568.00	
Krueger Change Order 4	\$ 17,735.00	
Krueger Change Order 5	\$ 147,710.00	
Krueger Change Order 6	\$ 129,568.00	
Krueger Change Order 7	\$ 292,546.00	
<b>Concessions Allowance</b>	\$ <b>800,000.00</b>	\$ <b>800,000.00</b>
<b>Contingency</b>	\$ <b>1,339,463.00</b>	\$ <b>1,339,463.00</b>
<b>*TOTAL PROJECT APPROPRIATIONS</b>	\$ <b>27,495,527.70</b>	\$ <b>13,371,265.99</b>

*\*Total Project Appropriations excludes CO 1 costs which were not paid for out of construction fund.*





Mayor James "Jim" Darling  
 Mayor Pro-Tem/Commissioner Hilda Salinas  
 Mayor Pro-Tem/Commissioner Aida Ramirez

Commissioner Scott C. Crane  
 Commissioner Trey Pebley  
 Commissioner John J. Ingram  
 Commissioner Veronica Vela Whitacre

### ITEM SUMMARY

BOARD: City Commission

AGENDA ITEM 3.B.  
 DATE SUBMITTED 01/08/2014  
 MEETING DATE January 13, 2014

1. Agenda Item: AWARD OF SERVICE CONTRACT FOR TOWING SERVICES-LIGHT, MEDIUM, & HEAVY TRUCKS/EQUIPMENT

2. Party Making Request:

Javier Galindo, Fleet Operation Manager  
Carlos Sanchez, Director of Public Works

3. Nature of Request:

Public Works staff seeks approval to award a towing services contract to perform recovery of disabled or inoperable City owned vehicles.

Attachments: Yes

4. Policy Implication:

5. Budgeted: No

Bid Amount:	_____	Budgeted Amount:	_____
Under Budget:	_____	Over Budget:	_____
		Amount Remaining:	_____

6. Alternate option costs:

7. Routing:

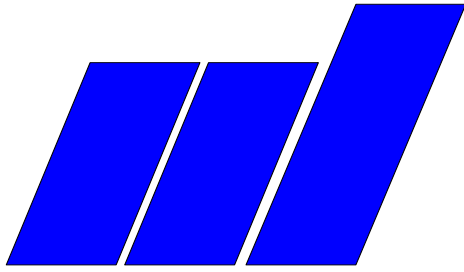
Garcia, Esmeralda	Created/Initiated - 01/08/2014
Sanchez, Carlos	Approved - 01/08/2014
Zamora, Sandra	Approved - 01/08/2014
Rodriguez, Angie	Approved - 01/08/2014
Dale, Jerry	Approved - 01/08/2014
Pagan, Kevin	Final Approval - 01/08/2014

8. Staff Recommendation: Staff recommends award of service contract for the towing of Light, Medium, & Heavy Trucks/ Equipment to the low-bidder, Apollo Trucking, of Alamo, Texas. If awarded, staff is requesting authorization, with City Manager approval, to exercise the option to extend the contract for two (2) additional years, in one (1) year increments, subject to the performance of the successful vendor(s) being satisfactory and the unit price(s) remaining unchanged. In addition, we respectfully request authorization to terminate such contract(s) with City Manager approval and re-award affected item(s) to the next low bidder meeting the requirements of the specifications, in the event that an awarded vendor fails to meet or perform under the terms and conditions of the Service Contract

9. Advisory Board:

10. City Attorney: Approve - KP

11. Manager's Recommendation: Approved...mrp



CITY OF MCALLEN  
DEPARTMENT OF PUBLIC WORKS  
**MEMORANDUM**

**TO:** Mike R. Perez, City Manager  
**FROM:** Carlos A. Sanchez, P.E., CFM, Public Works Director  
**DATE:** January 6, 2014  
**SUBJECT:** Award of Contract for Light, Medium, & Heavy Trucks/Equipment Towing Services  
Project No: 12-13-S22-32

Goal:

Public Works staff seeks approval to award a towing services contract to perform recovery of disabled or inoperable City owned vehicles for a period of one (1) year with the option to extend the contract for an additional two (2) years in one (1) year increments subject to satisfactory performance and prices remain unchanged.

Explanation:

The Public Works Fleet Operations Department frequently requires towing services for City owned trucks/equipment that become disabled or inoperable during normal service delivery. These vehicles are towed when repairs cannot be performed on-site or when the vehicle is unsafe to operate on public roadways. Fleet Operations in conjunction with the Purchasing & Contracting Department solicited bids for towing services and two (5) companies replied. The bid solicitation required pricing for services based on gross vehicle weight (GVW) of the vehicles.

Staff is recommending award of a contract to the apparent low bidder meeting bid specifications for all services, Apollo Towing, of Alamo, Texas.

**HISTORY:**

Actual Expense for Services (12/11 to 11/12)	Actual Expense for Services (12/12 to 11/13)
\$25,001.75	\$37,143.75

**Projected Expense for Services  
(02/14 to 01/15)**

Options/Alternatives

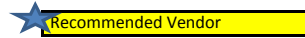
The City may elect to reject all bids and re-solicit proposals for this project.

Recommendation:

Staff recommends award of bid for Light, Medium, and Heavy Trucks/Equipment to the low-bidder, Apollo Towing, of Alamo, Texas. This contract shall be for a period of one (1) year. If awarded, staff is requesting authorization, with City Manager approval, to exercise the option to extend the contract for two (2) additional years, in one (1) year increments, subject to the performance of the successful vendor(s) being satisfactory and the unit price(s) remaining unchanged. In addition, we respectfully request authorization to terminate such contract(s) with City Manager approval and re-award affected item(s) to

the next low bidder meeting the requirements of the specifications, in the event that an awarded vendor fails to meet or perform under the terms and conditions of the Service Contract.

If you should have any questions or require additional information, please advise.



Bid Opening: December 12,2013 at 3:00 p.m.  
 Location: Conference Room (2nd floor) McAllen City Hall  
 Solicitation: 12-13-S22-32 Service Contract for Towing Services (Automobiles)\Light, Medium, & Heavy Trucks/Equipment

**NON RESPONSIVE**

NO.	Internal Ref. No.	DESCRIPTION	UOM	PREV. PRICING	AALAMO TOWING ALAMO, TX		★ APOLLO TOWING ALAMO, TX		AT WRECKER SERVICE ALAMO, TX		DE LA ROSA WRECKER PHARR, TX		HINO BROTHERS MCALLEN, TX		ALL-WAYS TOWING MCALLEN, TX	
					ITEM BID	COMMENT	ITEM BID	COMMENT	ITEM BID	COMMENT	ITEM BID	COMMENT	ITEM BID	COMMENT	ITEM BID	COMMENT
1	968-90-01001-8	TOWING SERVICES, AUTOMOBILES/LIGHT TRUCKS: <11,000 GVW, HOOK UP AND DELIVERY/DESTINATION, PRICE PER INCIDENT	EA	\$40.00	\$85.00	towing	\$60.00	call out tow	\$75.00	call out	\$50.00	\$63.00	\$55.00			
2	968-90-01002-6	TOWING SERVICES, AUTOMOBILES/LIGHT TRUCKS: <11,000 GVW, COST/MILE FOR EACH ADDITIONAL MILE OUTSIDE OF MCALLEN CITY LIMITS	MI	\$1.25	\$3.75	mile r/t	\$3.25	miles r/t	\$3.50	miles r/t	\$1.00	\$2.00	\$1.75			
3	968-90-01003-4	TOWING SERVICES, AUTOMOBILES/LIGHT TRUCKS: <11,000 GVW, GOA (GONE ON ARRIVAL) CHARGE	EA	\$15.00	\$25.00	not used truck	\$0.00	NO CHARGE	\$20.00	not used service	\$30.00	\$25.00	\$35.00			
4	968-90-01004-2	TOWING SERVICES, AUTOMOBILES/LIGHT TRUCKS: <11,000 GVW, STANDBY RATE	HR	\$15.00	\$40.00	standby	\$20.00	standby on scene	\$25.00	stanby on scene	\$30.00	\$25.00	\$35.00			
5	968-90-01005-9	TOWING SERVICES, AUTOMOBILES/LIGHT TRUCKS: <11,000 GVW, DRIVE LINE OR AXLE REMOVAL	HR	\$10.00	\$55.00	removed drive line	\$35.00	drive shaft removed	\$45.00	drive shaft removed	\$20.00	\$20.00	\$25.00			
6	968-90-01006-7	TOWING SERVICES, AUTOMOBILES/LIGHT TRUCKS: <11,000 GVW, EMERGENCY SERVICES: LOCKOUT, PRICE PER INCIDENT	EA	\$15.00	\$45.00	lockout	\$45.00	door unlocked	\$45.00	unlocked door	\$25.00	\$30.00	\$25.00			
7	968-90-01007-5	TOWING SERVICES, AUTOMOBILES/LIGHT TRUCKS:<11,000 GVW, EMERGENCY SERVICES: REMOVE FLAT TIRE REPLACE WITH SPARE, PRICE PER INCIDENT	EA	\$25.00	\$0.00	NO CHARGE	\$0.00	NO CHARGE	NO BID		\$25.00	\$30.00	\$45.00			
8	968-90-02001-7	TOWING SERVICES, MEDIUM TRUCKS: 11,000 TO 28,000 GVW, HOOK UP AND DELIVERY/DESTINATION, PRICE PER INCIDENT	EA	\$75.00	\$100.00	towing	\$100.00	call out tow	\$125.00	call out	\$250.00	NO BID	\$85.00			
9	968-90-02002-5	TOWING SERVICES, MEDIUM TRUCKS: 11,000 TO 28,000 GVW, COST/MILE FOR EACH ADDITIONAL MILE OUTSIDE OF MCALLEN CITY LIMITS	MI	\$2.25	\$4.00	mile r/t	\$3.50	miles r/t	\$3.75	miles r/t	\$2.00	NO BID	\$2.50			
10	968-90-02003-3	TOWING SERVICES, MEDIUM TRUCKS: 11,000 TO 28,000 GVW, GOA (GONE ON ARRIVAL) CHARGE	EA	\$25.00	\$35.00	not used truck	\$0.00	NO CHARGE	\$25.00	not used service	\$75.00	NO BID	\$45.00			
11	968-90-02004-1	TOWING SERVICES, MEDIUM TRUCKS: 11,000 TO 28,000 GVW, STANDBY RATE	HR	\$25.00	\$40.00	standby	\$25.00	standby on scene	\$25.00	stanby on scene	\$50.00	NO BID	\$35.00			
12	968-90-02005-8	TOWING SERVICES, MEDIUM TRUCKS: 11,000 TO 28,000 GVW, DRIVE LINE OR AXLE REMOVAL	HR	\$15.00	\$85.00	removed drive line	\$65.00	drive shaft removed	\$75.00	drive shaft removed	\$50.00	NO BID	\$25.00			
13	968-90-02006-6	TOWING SERVICES, MEDIUM TRUCKS: 11,000 TO 28,000 GVW, EMERGENCY SERVICES: LOCKOUT, PRICE PER INCIDENT	EA	\$15.00	\$55.00	lockout	\$45.00	door unlocked	\$45.00	unlocked door	\$50.00	NO BID	\$25.00			
14	968-90-02007-4	TOWING SERVICES, MEDIUM TRUCKS: 11,000 TO 28,000 GVW, EMERGENCY SERVICES: REMOVE FLAT TIRE REPLACE WITH SPARE, PRICE PER INCIDENT	EA	\$40.00	\$0.00	NO CHARGE	\$0.00	NO CHARGE	NO BID		\$65.00	NO BID	\$45.00			





Mayor James "Jim" Darling  
 Mayor Pro-Tem/Commissioner Hilda Salinas  
 Mayor Pro-Tem/Commissioner Aida Ramirez

Commissioner Scott C. Crane  
 Commissioner Trey Pebley  
 Commissioner John J. Ingram  
 Commissioner Veronica Vela Whitacre

### ITEM SUMMARY

BOARD: City Commission

AGENDA ITEM 4.A.  
 DATE SUBMITTED 01/02/2014  
 MEETING DATE January 13, 2014

1. Agenda Item: Consider approval of a resolution for AEP Texas Central Company LED Pilot Program.

2. Party Making Request:

3. Nature of Request: The Pilot Program is an opportunity for AEP to provide LED street lighting service to the City of McAllen. The LED Pilot Program would require the adoption of a rate tariff as proposed, AEP may limit the number of street lights under this program which would be approximately 100 lights.  
 Attachments: Yes

4. Policy Implication:

5. Budgeted: No

Bid Amount:	_____	Budgeted Amount:	_____
Under Budget:	_____	Over Budget:	_____
		Amount Remaining:	_____

6. Alternate option costs:

7. Routing:

Gonzalez, Sara	Created/Initiated - 01/02/2014
Mendoza, Eduardo	Approved - 01/02/2014
Barrera, Yvette	Approved - 01/02/2014
Rodriguez, Roel	Approved - 01/06/2014
Pagan, Kevin	Final Approval - 01/06/2014

8. Staff Recommendation: Staff recommends the approval of the LED Pilot Program

9. Advisory Board:

10. City Attorney: Approved - KDP

11. Manager's Recommendation: approve...mrp

**RESOLUTION NO. 2014-\_\_\_\_\_**

**A RESOLUTION SUPPORTING AEP TEXAS CENTRAL COMPANY'S (AEP) "LED PILOT PROGRAM" TO PROVIDE LED STREET LIGHTING SERVICE TO THE CITY OF McALLEN; AND SUPPORTING ANY AMENDMENTS TO AEP'S TARIFF NECESSARY TO MAKE THE SERVICE AVAILABLE.**

**NOW, THEREFORE, BE IT RESOLVED BY THE CITY COMMISSION OF THE CITY OF McALLEN, TEXAS, THAT:**

**SECTION 1.** The City of McAllen hereby supports AEP Texas Central Company's (AEP) "LED Pilot Program" as outlined in AEP's proposal (attached as Exhibit "A") to provide LED Street Lighting to the City of McAllen, at the trail rates described therein; and

**SECTION 2.** The City of McAllen hereby supports action AEP must take, including any actions necessary to amend AEP's Tariff, in order to make LED Street Lighting Service available at the trail rates described in Exhibit A; and

**SECTION 3.** This resolution takes effect immediately upon its adoption.

**CONSIDERED, PASSED and APPROVED** this \_\_\_\_ day of January, 2014, at a regular meeting of the Board of Commissioners of the City of McAllen, Texas, at which a quorum was present and which was held in accordance with Chapter 551 of the Texas Government Code.

**SIGNED** this \_\_\_\_ day of January, 2014.

**CITY OF McALLEN, TEXAS**

\_\_\_\_\_  
James Darling, Mayor

**ATTEST:**

\_\_\_\_\_  
Annette Villarreal, City Secretary

**Approved as to form:**

\_\_\_\_\_  
Kevin D. Pagan, City Attorney



PAYBACK FOR LED STREET LIGHTS

	Monthly kWh	Up-Front CIAC	Monthly Fixture Charge	Est. REP Charge * .09	Est. Total Charge (per month)
150 watt HPS (Current cost)					\$12.82
250 watt HPS (Current Cost)					\$16.13
90 watt LED (150 watt eqv.)	30	\$268.78	\$5.85	\$2.70	\$8.55
130 watt LED (250 watt eqv.)	43	\$425.03	\$8.60	\$3.87	\$12.47

	HPS Rate	LED rate	Rate Difference
150 Watt rate difference	\$8.55	\$12.82	(\$4.27)
250 watt rate difference	\$12.47	\$16.13	(\$3.66)

Payback	(Up-Front CIAC)/ (Rate Difference)	Payback (Yrs)
150 watt eqv. Payback Years	62.9 =	5.2
250 watt eqv. Payback Years	116.1 =	9.7



## TRAFFIC OPERATIONS MEMORANDUM

**To:** Mike Perez, City Manager  
**From:** Eduardo J. Mendoza, PE, PTOE, Director of Traffic Operations  
**Date:** December 30, 2013  
**Subject:** RESOLUTION - AEP "LED PILOT PROGRAM"

### GOAL

The Traffic Operations Department is seeking adoption of the AEP Texas Central Company's (AEP) "LED Pilot Program"

### BRIEF EXPLANATION OF THE ITEM

The pilot program is an opportunity for AEP to provide LED street lighting service to the City of McAllen. LED street lights are a green technology identified in our Strategic Business Plan. The LED Pilot Program would require the adoption of a rate tariff as proposed in the included documents. The City primarily uses the 150 and 250 watt high pressure sodium street lights. The current estimated monthly rate is \$12.82 and \$16.13 respectively. The proposed 150 and 250 watt LED equivalent rates would be \$8.55\* and \$12.47\*. AEP may limit the number of street lights under this program, which would be approximately 100 lights.

If the City chooses a project it would require payment of the capital cost difference between the high pressure sodium (HPS) fixture and the new LED light fixture. Staff has estimated the electric saving and payback for any of the 150 watt equivalent to be 5.2 years and 250 watt equivalent to be 9.7 years. Based on the current tariff if LED street light prices go down, the City will reduce its capital cost and see a faster rate of return. Currently there are no specific projects identified for implementation.

### OPTIONS

1. Approve the Resolution-LED Pilot Program.
2. Disapprove the Resolution-LED Pilot Program.

### RECOMMENDATION

Staff recommends the approval of the LED Pilot Program.

CC: Roel Rodriguez, P.E., Assistant City Manager  
Yvette Barrera, P.E., CFM, City Engineer

\*assumes \$0.09 kWh



Mayor James "Jim" Darling  
 Mayor Pro-Tem/Commissioner Hilda Salinas  
 Mayor Pro-Tem/Commissioner Aida Ramirez

Commissioner Scott C. Crane  
 Commissioner Trey Pebley  
 Commissioner John J. Ingram  
 Commissioner Veronica Vela Whitacre

### ITEM SUMMARY

BOARD: City Commission

AGENDA ITEM	4.B.
DATE SUBMITTED	01/06/2014
MEETING DATE	January 13, 2014

1. Agenda Item: Authorizing participation in the FY 2014 National Recreation and Park Association (NRPA) and Macy's, Inc. National Engagement Partnership Donation Program.

2. Party Making Request:

Carla M. Rodriguez, Director of Grant Administration

3. Nature of Request:

The National Recreation and Park Association (NRPA) and Macy's, Inc. National Engagement Partnership provides funding benefiting local parks across the nation in cities where Macy's stores operate. The City of McAllen's Quinta Mazatlan is eligible to receive local Macy's store customer donations as a result of this program, and funding will enhance Quinta Mazatlan operational support due to the unrestricted nature of the investment. The program will run from March 7 through 31, 2014, and the distribution of donation checks is anticipated to occur in June 2014.

Attachments: Yes

4. Policy Implication: N/A

5. Budgeted: No

Bid Amount:	_____	Budgeted Amount:	_____
Under Budget:	_____	Over Budget:	_____
		Amount Remaining:	_____

6. Alternate option costs: N/A

7. Routing:

Reyna, Claudia	Created/Initiated - 01/06/2014
Gavlik, Sally	Approved - 01/06/2014
Branham, Brent	Final Approval - 01/08/2014

8. Staff Recommendation: Staff recommends approval of participation in the FY 2014 National Recreation Parks Association and Macy's, Inc. National Engagement Partnership Donation Program.

9. Advisory Board:

10. City Attorney: Approved - KDP

11. Manager's Recommendation: approve...mrp



**CITY OF MCALLEN  
GRANT ADMINISTRATION OFFICE  
MEMORANDUM**

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**To:** Mike R. Perez, City Manager  
**From:** Carla M. Rodriguez, Director of Grant Administration  
**Date:** January 7, 2014  
**Subject:** FY 2014 NRPA and Macy's Inc. Donation Program

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**GOAL:** Authorizing participation in the Fiscal Year 2014 National Recreation and Park Association (NRPA) and Macy's, Inc. National Engagement Partnership Donation Program.

**BRIEF EXPLANATION OF THE ITEM:** The National Recreation and Park Association (NRPA) and Macy's, Inc. National Engagement Partnership provides funding benefiting local parks across the nation in cities where Macy's stores operate. The City of McAllen's Quinta Mazatlan has been selected by store personnel and is eligible to receive local Macy's store customer donations as a result of this program. Funding will enhance Quinta Mazatlan operational support due to the unrestricted nature of the investment. Additionally, Macy's, Inc. will be matching the first \$250,000 raised, dollar-for-dollar. The program will run from March 7 through 31, 2014, and the distribution of donation checks is anticipated to occur in June 2014.

**OPTIONS:** Option 1: Authorizing participation in this Donation Program will allow the City to acquire funds to leverage costs associated with Quinta Mazatlan operations.

Option 2: Not authorizing participation in this Donation Program will result in the loss of an opportunity to acquire funds to leverage associated costs with Quinta Mazatlan operations.

**RECOMMENDATION:** Staff recommends approval of participation in program.

RESOLUTION NO. 2014-\_\_\_\_\_

**AUTHORIZING PARTICIPATION IN THE FISCAL YEAR 2014 NATIONAL RECERATION AND PARK ASSOCIATION (NRPA) AND MACY’S, INC. NATIONAL ENGAGEMENT PARTNERSHIP DONATION PROGRAM.**

**STATE OF TEXAS  
COUNTY OF HIDALGO  
CITY OF MCALLEN**

**WHEREAS**, the National Recreation and Park Association (NRPA) and Macy’s Inc. has created the National Engagement Partnership Donation Program for Fiscal Year 2014;

**WHEREAS**, the National Engagement Partnership Donation Program provides donation opportunities for local parks across the nation;

**WHEREAS**, the National Engagement Partnership Donation Program facilitates donations for parks where Macy’s stores operate; and

**WHEREAS**, the City of McAllen’s Quinta Mazatlán has been selected as a recipient of donations, as coordinated by the local Macy’s.

**NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COMMISSIONERS OF THE CITY OF MCALLEN, TEXAS, THAT:**

- 1) The Grant Administration Office is hereby directed to participate in the National Recreation and Parks Association (NRPA) and Macy’s Inc. National Engagement Partnership under the Fiscal Year 2014 Donation Program for an opportunity to acquire funding that will leverage costs associated with Quinta Mazatlán operations.
- 2) Upon the verification of the City’s participation, the Mayor is authorized to execute all legal documents necessary, and to perform any acts necessary to implement the project.
- 3) In the event of loss or misuse of funds, the governing body assures that all funds will be returned to the National Recreation and Parks Association (NRPA) and Macy’s, Inc. in full.

**CONSIDERED, PASSED, APPROVED, AND SIGNED** this 13<sup>th</sup> day of January 2014, at a regular meeting of the Board of Commissioners, of the City of McAllen, Texas, at which a quorum was present and which was held pursuant to Chapter 551, Texas Government Code.

Attest:

City of McAllen

\_\_\_\_\_  
Annette Villarreal, City Secretary

\_\_\_\_\_  
James Darling, Mayor

Approved as to form:

\_\_\_\_\_  
Kevin D. Pagan, City Attorney



Mayor James "Jim" Darling  
 Mayor Pro-Tem/Commissioner Hilda Salinas  
 Mayor Pro-Tem/Commissioner Aida Ramirez

Commissioner Scott C. Crane  
 Commissioner Trey Pebley  
 Commissioner John J. Ingram  
 Commissioner Veronica Vela Whitacre

### ITEM SUMMARY

BOARD: City Commission

AGENDA ITEM 4.C.  
 DATE SUBMITTED 01/06/2014  
 MEETING DATE January 13, 2014

1. Agenda Item: Resolution authorizing the submission of a grant application to the Federal Communications Commission, through the Universal Service Administrative Company E-Rate Grant Program for funding under the 2014-2015 funding cycle.

2. Party Making Request:

Carla M. Rodriguez, Director of Grant Administration

3. Nature of Request:

The E-Rate Grant Program allows schools and public libraries to apply for discounts which fund telecommunication services and technologies, with awards depending on the demographic characteristics of a community. The E-rate application for funding cycle July 2014 through June 2015 will include cabling and infrastructure upgrades for Lark Branch and Palm View Branch Libraries and internet and telephone services for McAllen Public Library. Estimates of total eligible costs are \$210,000 for cabling and infrastructure upgrades and \$28,500 for internet and telephone services, a total eligible cost of \$238,500.

Attachments: Yes

4. Policy Implication: NA

5. Budgeted: No

Bid Amount:	_____	Budgeted Amount:	_____
Under Budget:	_____	Over Budget:	_____
		Amount Remaining:	_____

6. Alternate option costs: NA

7. Routing:

Guzman, Jaime	Created/Initiated - 01/06/2014
Rodriguez, Carla M.	Approved - 01/07/2014
Horan, Kathleen	Approved - 01/07/2014
Branham, Brent	Final Approval - 01/08/2014

8. Staff Recommendation: Motion to approve submission of grant application.

9. Advisory Board: NA

10. City Attorney: Approve - KP

11. Manager's Recommendation: approve...mrp





**CITY OF MCALLEN  
GRANT ADMINISTRATION OFFICE  
MEMORANDUM**

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**To: Mike R. Perez, City Manager**  
**From: Carla M. Rodriguez, Grant Administration Director**  
**Date: January 07, 2014**  
**Subject: E-Rate Grant Application Funding Cycle 2014-2015**

---

**GOAL:** Authorize the submission of a grant application to the Federal Communications Commission, through the Universal Service Administrative Company E-Rate Grant Program for funding under the 2014-2015 funding cycle.

**BRIEF EXPLANATION OF THE ITEM:** The E-Rate Grant Program allows schools and public libraries to apply for discounts which fund telecommunication services and technologies, with awards depending on the demographic characteristics of a community. The E-rate application for funding cycle July 2014 through June 2015 will include cabling and infrastructure upgrades for Lark Branch and Palm View Branch Libraries and internet and telephone services for McAllen Public Library. Estimates of total eligible costs are \$210,000 for cabling and infrastructure upgrades and \$28,500 for internet and telephone services, a total eligible cost of \$238,500.

**OPTIONS:**

Option 1: Approving the submission of the E-Rate grant application will allow funding for Branch Libraries cabling and infrastructure upgrades and internet and telephone services for McAllen Public Library.

Option 2: Not approving the submission of the grant application will result in the loss of an opportunity to receive funding for the necessary costs associated with cabling and infrastructure upgrades at Branch Libraries and internet and telephone services for McAllen Public Library.

**RECOMMENDATION:** Staff recommends submission of the E-rate grant application.

RESOLUTION NO. 2014-\_\_\_\_\_

**AUTHORIZING THE SUBMISSION OF A GRANT APPLICATION TO THE FEDERAL COMMUNICATIONS COMMISSION, THROUGH THE UNIVERSAL SERVICE ADMINISTRATIVE COMPANY E-RATE GRANT PROGRAM FOR FUNDING UNDER THE 2014-2015 FUNDING CYCLE.**

**STATE OF TEXAS  
COUNTY OF HIDALGO  
CITY OF MCALLEN**

**WHEREAS**, Congress passed the Telecommunications Act of 1996 to be administered by the Federal Communications Commission (FCC), which issued the rules that govern this act; and

**WHEREAS**, one part of this statute established a Universal Service Fund (USF), known as the E-Rate Grant Program, that allows schools and public libraries to apply for discounts for telecommunication services and technologies, with awards depending on the demographic characteristics of a community; and

**WHEREAS**, the Lark and Palm View Branch Libraries are eligible to apply for and receive an E-Rate award (discount) to cover up to eighty percent of the cost for infrastructure upgrades, telecommunications, Internet access, and basic maintenance of installed infrastructure.

**NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COMMISSIONERS OF THE CITY OF MCALLEN, TEXAS, THAT:**

- 1) The Grant Administration Office is hereby directed to submit an application to the Universal Service Administrative Company in order to receive an award (discount) from the E-Rate grant program in the amount of \$238,500 for cabling and infrastructure upgrades at Lark and Palm View Branch Libraries and internet and telephone services for McAllen Public Library.
- 2) Upon the approval of this application, the Mayor is authorized to execute all legal documents necessary, and to perform any acts necessary to implement the project.
- 3) In the event of loss or misuse of funds, the governing body assures that all funds will be returned to the Universal Service Administrative Company in full.

**CONSIDERED, PASSED, APPROVED, AND SIGNED** this 13<sup>th</sup> day of January 2014, at a regular meeting of the Board of Commissioners, of the City of McAllen, Texas, at which a quorum was present and which was held pursuant to Chapter 551, Texas Government Code.

Attest:

City of McAllen

\_\_\_\_\_  
Annette Y. Villarreal, City Secretary

\_\_\_\_\_  
James Darling, Mayor

Approved as to form:

\_\_\_\_\_  
Kevin Pagan, City Attorney



Mayor James "Jim" Darling  
 Mayor Pro-Tem/Commissioner Hilda Salinas  
 Mayor Pro-Tem/Commissioner Aida Ramirez

Commissioner Scott C. Crane  
 Commissioner Trey Pebley  
 Commissioner John J. Ingram  
 Commissioner Veronica Vela Whitacre

### ITEM SUMMARY

BOARD: City Commission

AGENDA ITEM 4.D.  
 DATE SUBMITTED 01/08/2014  
 MEETING DATE January 13, 2014

1. Agenda Item: Discuss and approve a Resolution Directing Publication of Notice of Intention to Issue City of McAllen, Texas Combination Tax and Revenue Certificates of Obligation, Series 2014.

2. Party Making Request:

Jerry Dale, Finance Director  
Mike Perez, City Manager

3. Nature of Request: Required by law. Attachments: Yes

4. Policy Implication: Required by law. Attachments under seperate cover (McColl, Parkhurst & Horton will provide)

5. Budgeted: No

Bid Amount: _____	Budgeted Amount: _____
Under Budget: _____	Over Budget: _____
	Amount Remaining: _____

6. Alternate option costs: N/A

7. Routing:

Martinez, Sonia	Created/Initiated - 01/08/2014
Rodriguez, Angie	Approved - 01/08/2014
Dale, Jerry	Approved - 01/08/2014
Pagan, Kevin	Final Approval - 01/08/2014

8. Staff Recommendation: Approve resolution to be in compliance with state law.

9. Advisory Board:

10. City Attorney: Approved - KDP

11. Manager's Recommendation: approve...mrp

**CERTIFICATE FOR RESOLUTION**

**THE STATE OF TEXAS  
COUNTY HIDALGO  
CITY OF MCALLEN**

§  
§  
§

We, the undersigned officers of the Board of Commissioners of said City, hereby certify as follows:

1. The Board of Commissioners of said City convened in REGULAR MEETING ON THE 13<sup>TH</sup> DAY OF JANUARY, 2014, at the City Hall, and the roll was called of the duly constituted officers and members of said Board of Commissioners, to-wit:

- Jim Darling, Mayor
- Hilda Salinas, Mayor Pro Tem
- Aida Ramirez, Mayor Pro Tem
- Scott C. Crane
- Trey Pebley
- John Ingram
- Veronica Vela Whitacre

Annette Villarreal, City Secretary

and all of said persons were present, except the following members: \_\_\_\_\_, thus constituting a quorum. Whereupon, among other business, the following was transacted at said Meeting: a written

**RESOLUTION 2014-\_\_  
DIRECTING PUBLICATION OF NOTICE OF INTENTION  
TO ISSUE CITY OF MCALLEN, TEXAS COMBINATION TAX AND REVENUE  
CERTIFICATES OF OBLIGATION, SERIES 2011**

was duly introduced for the consideration of said Board of Commissioners and read in full. It was then duly moved and seconded that said Resolution be passed, and, after due discussion, said motion carrying with it the passage of said Resolution, prevailed and carried by the following vote:

- AYES: All members of said Board of Commissioners shown present above voted "Aye".
- NOES: NONE.

2. That a true, full and correct copy of the aforesaid Resolution passed at the Meeting described in the above and foregoing paragraph is attached to and follows this Certificate; that said Resolution has been duly recorded in said Board of Commissioners' minutes of said Meeting; that the above and foregoing paragraph is a true, full and correct excerpt from said Board of Commissioners' minutes of said Meeting pertaining to the passage of said Resolution; that the persons named in the above and foregoing paragraph are the duly chosen, qualified and acting officers and members of said Board of Commissioners as indicated therein; that each of the officers and members of said Board of Commissioners was duly and sufficiently notified officially and personally, in advance, of the time, place and purpose of the aforesaid Meeting, and that said Resolution would be introduced and considered for passage at said Meeting, and each of said officers and members consented, in advance, to the holding of said Meeting for such purpose, and that said Meeting was open to the public and public notice of the time, place and purpose of said meeting was given, all as required by Chapter 551, Texas Government Code.

3. That the Mayor of said City has approved and hereby approves the aforesaid Resolution; that the Mayor and the City Secretary of said City have duly signed said Resolution; and that the Mayor and the City Secretary of said City hereby declare that their signing of this Certificate shall constitute the signing of the attached and following copy of said Resolution for all purposes.

SIGNED AND SEALED the 13<sup>th</sup> day of January, 2014.

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City Secretary

---

Mayor

(CITY SEAL)

**RESOLUTION 2014-\_\_**  
**DIRECTING PUBLICATION OF NOTICE OF INTENTION TO ISSUE CITY OF MCALLEN,**  
**TEXAS COMBINATION TAX AND REVENUE**  
**CERTIFICATES OF OBLIGATION, SERIES 2014**

<b>THE STATE OF TEXAS</b>	<b>§</b>
<b>COUNTY OF HIDALGO</b>	<b>§</b>
<b>CITY OF McALLEN</b>	<b>§</b>

**WHEREAS**, the Board of Commissioners deems it advisable to give notice of intention to issue Certificates of Obligation, in the amount not to exceed \$12,100,000, for the purpose of constructing and equipping a new Performing Arts Center at the City's Convention Center and for paying, legal, fiscal and engineering fees in connection with such project and for paying, legal, fiscal and engineering fees in connection with such project; and

**WHEREAS**, it is hereby officially found and determined that the meeting at which this Resolution was passed, was open to the public and public notice of the time, place, and purpose of said meeting was given, all as required by Chapter 551, Texas Government Code.

**THEREFORE, BE IT RESOLVED BY THE BOARD OF COMMISSIONERS OF THE CITY OF MCALLEN, TEXAS:**

1. That attached hereto is a form of the Notice of Intention to issue Certificates of Obligation, the form and substance of which is hereby adopted and approved.
2. That the City Secretary shall cause said notice to be published in substantially the form attached hereto, in a newspaper of general circulation in said City, and published in said City, on the same day in each of two consecutive weeks, the date of the first publication thereof to be at least 30 days prior to the time set for the issuance of such certificates of obligation as shown in said notice.
3. That this Resolution shall become effective immediately upon adoption.

PASSED AND APPROVED ON THIS 13<sup>th</sup> DAY OF JANUARY, 2014.

---

Jim Darling, Mayor  
City of McAllen, Texas

ATTEST:

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Annette Villarreal, City Secretary  
City of McAllen, Texas

CITY SEAL

APPROVED AS TO LEGALITY

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Kevin D. Pagan, City Attorney  
City of McAllen, Texas

**NOTICE OF INTENTION TO ISSUE  
CITY OF MCALLEN, TEXAS COMBINATION TAX AND  
REVENUE CERTIFICATES OF OBLIGATION, SERIES 2014**

The City of McAllen does hereby give notice of intention to issue Combination Tax and Revenue Certificates of Obligation, Series 2014, in one or more series, in the maximum principal amount not to exceed \$12,100,000, for paying all or a portion of the City's contractual obligations incurred to construct and equip a new Performing Arts Center at the City's Convention Center and for paying, legal, fiscal and engineering fees in connection with such project. The City proposes to provide for the payment of such Certificates of Obligation from the levy and collection of ad valorem taxes in the City as provided by law, and from a limited pledge of surplus revenues of the City's hotel occupancy tax levied pursuant to Chapter 351, Texas Tax Code, as amended, remaining after all debt service, reserve, and other requirements in connection with all of the City's revenue bonds or other obligations (now or hereafter outstanding), which are payable from all or any part of the revenues of the City's hotel occupancy tax levied pursuant to Chapter 351, Texas Tax Code, as amended. The Board of Commissioners intends to consider for passage an Ordinance authorizing the issuance of City of McAllen, Texas Combination Tax and Revenue Certificates of Obligation, Series 2014, at a Regular Meeting to be held at 5:00 p.m., on February 24, 2014, at the City Hall, 1300 West Houston Avenue, McAllen, Texas.

Jim Darling, Mayor



**AFFIDAVIT OF PUBLICATION**

**THE STATE OF TEXAS  
COUNTY OF HIDALGO  
CITY OF MCALLEN**

§  
§  
§

BEFORE ME, a notary public in and for the above named County, on this day personally appeared the person whose name is subscribed below, who, having been duly sworn, says upon oath that he or she is a duly authorized officer or employee of ***THE MONITOR***, which is a newspaper of general circulation in the above named County, devoting not less than 25% of its total column lineage to the carrying of items of general interest, published not less frequently than once each week, entered as second-class postal matter in the county where published, and having been published regularly and continuously for not less than 12 months prior to the making of any publication; and that a true and correct copy of the **NOTICE OF INTENTION TO ISSUE COMBINATION TAX AND REVENUE CERTIFICATES OF OBLIGATION, SERIES 2014**, a clipping of which is attached to this Affidavit, was published in said Newspaper on the following dates:

January 18, 2014

January 25, 2014

\_\_\_\_\_  
Authorized Officer or Employee

SUBSCRIBED AND SWORN TO BEFORE ME on the \_\_\_\_ day of \_\_\_\_\_, 2014.

\_\_\_\_\_  
Notary Public



Mayor James "Jim" Darling  
 Mayor Pro-Tem/Commissioner Hilda Salinas  
 Mayor Pro-Tem/Commissioner Aida Ramirez

Commissioner Scott C. Crane  
 Commissioner Trey Pebley  
 Commissioner John J. Ingram  
 Commissioner Veronica Vela Whitacre

### ITEM SUMMARY

BOARD: City Commission

AGENDA ITEM 5.A.  
 DATE SUBMITTED 01/07/2014  
 MEETING DATE January 13, 2014

1. Agenda Item: Variance request to not require the subdivision process at a 0.50 acre tract of land out of the North 5.42 acres lying west of F.M. 2220 of Lot 101, Pride O' Texas Subdivision; 12498 N. Bentsen Road.

2. Party Making Request:

3. Nature of Request: Variance request to not require the subdivision process at a 0.50 acre tract of land out of the North 5.42 acres lying west of F.M. 2220 of Lot 101, Pride O' Texas Subdivision; 12498 N. Bentsen Road. Attachments: Yes

4. Policy Implication:

5. Budgeted: No

Bid Amount:	_____	Budgeted Amount:	_____
Under Budget:	_____	Over Budget:	_____
		Amount Remaining:	_____

6. Alternate option costs:

7. Routing:

Hillibush, Araceli  
 Rankin, Julianne  
 Pagan, Kevin

Created/Initiated - 01/07/2014  
 Approved - 01/07/2014  
 Final Approval - 01/07/2014

8. Staff Recommendation: Disapprove

9. Advisory Board: None.

10. City Attorney: Disapproved - KDP

11. Manager's Recommendation: approve but must dedicate rows on both streets and comply with set back requirements....mrp

**Memo**

**TO:** Mike R. Perez, City Manager

**FROM:** Julianne R. Rankin, FAICP, Director of Planning

J.R.R.

**DATE:** January 6, 2014

**SUBJECT: REQUEST FOR VARIANCE TO NOT REQUIRE THE SUBDIVISION PROCESS AT A 0.50 ACRE TRACT OF LAND OUT OF THE NORTH 5.42 ACRES LYING WEST OF F.M. 2220 OF LOT 101, PRIDE O' TEXAS SUBDIVISION; 12498 N. BENTSEN ROAD.**

---

**GOAL:**

The goal of residential developments is to 1) safeguard the character of neighborhoods and improve the quality of life for their residents, and 2) encourage the development of transportation facilities that efficiently move people and goods.

**BRIEF DESCRIPTION:**

The property is located at the southeast corner of 8 Mile Line and N. Bentsen Road. The 0.50 acre tract has 137 ft. of frontage along N. Bentsen Road and 160.40 ft. of frontage along 8 Mile Line. The property is located within the City's extra-territorial jurisdiction (ETJ). Surrounding land uses include residences and vacant land.

The property owners, Marcia & Guadalupe Gomez, Jr. purchased the property, which is described by metes and bounds, in July 2013. The tract of land in question is described by metes and bounds and was split from a larger tract without benefit of subdivision. The property is vacant and the property owners wish to construct a single family residence on the lot. The property owners are proposing to install a septic system for the proposed home. The septic tank is proposed to be installed within the front yard of the property along N. Bentsen Road. The property is also served by the Sharyland Water Supply Corporation.

Marcia & Guadalupe Gomez, Jr. are requesting a variance from the City codes which requires land to be properly subdivided prior to issuing a building permit. If a variance is granted, the property owners will obtain building and related permits from the County. However, if the variance is not approved, the subdivision process with the required public improvements would be required prior to issuance of the necessary building permits. If required, the property owners would need to dedicate the required Rights-of-Way (ROW) for 8 Mile Line and N. Bentsen Road. A 15 ft. ROW dedication is required along 8 Mile Line for 40 ft. from centerline for an 80 ft. ROW. A 30 ft. dedication is required along N. Bentsen Road for 50 ft. from centerline for a 100 ft. ROW. However, the owners are requesting that the City consider a reduction of building setbacks along 8 Mile Line and N. Bentsen Road should the variance be approved subject to the ROW dedications. A 20 ft. corner setback is proposed along 8 Mile Line, which exceeds the minimum 10 ft. for a corner lot. A 25 ft. front yard setback along N. Bentsen Road is proposed in lieu of a setback of 45 ft. or in line with existing structures, whichever is greater.

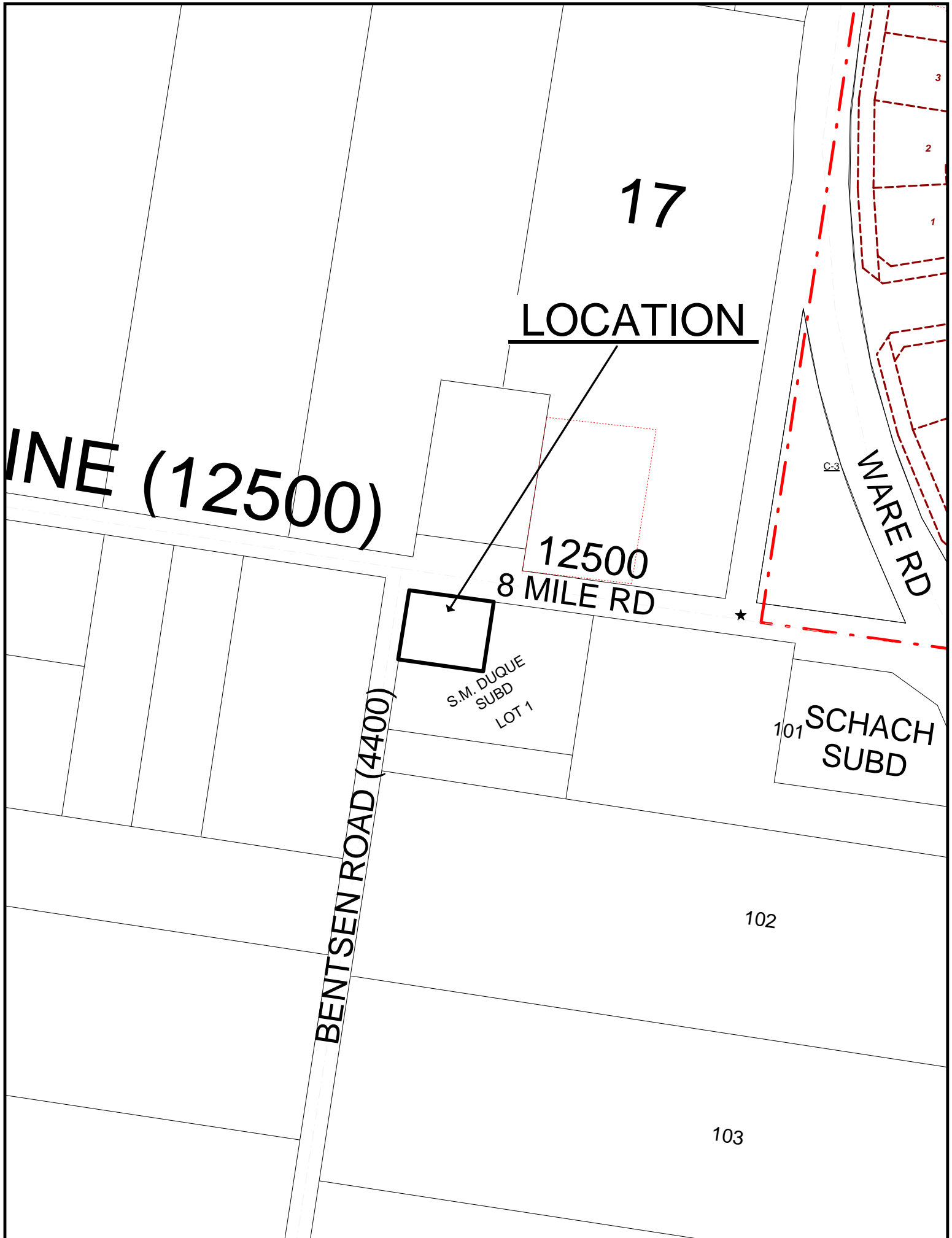
Surrounding properties have been subdivided prior to construction of their improvements, such as S.M. Duque, J. Gonzalez, Schach and the Vineyards Subdivisions.

**OPTIONS:**

1. Approve the variance request not to require the subdivision process.
2. Approve the variance request subject to the additional ROW dedication along 8 Mile Line and N. Bentsen Road with a contractual agreement for the necessary public improvements.
3. Table the item for additional information.
4. Disapprove the variance request and require the subdivision process prior to building permit issuance.

**RECOMMENDATION:**

Staff recommends disapproval of the variance and compliance with Section 134-5 of the Subdivision Ordinance.



17

LOCATION

INE (12500)

12500

8 MILE RD

WARE RD

S.M. DUQUE  
SUBD  
LOT 1

101 SCHACH  
SUBD

BENTSEN ROAD (4400)

102

103

C-3

3  
2  
1

12-09-13

Marcia & Guadalupe Gomez Jr.  
11951 Acosta Circle W.  
Mission, Tx. 78573

Dear City of McAllen, Commissioners:

It is our intent to ask the city of McAllen to allow us to build our residence on the aforementioned property. In order to provide you an opportunity to become fully aware of our intention, we are providing copies of our survey, land demographics, along with our proposed site plan.

The property is zoned for residential development; a residential structure is the most appropriate development for the property. The future right-of-way for Bentsen Road is 50 feet wide and for 8 mile line it is 40 feet wide. We understand that the city of McAllen is asking for a minimum of a 25 foot setback in the front and a minimum of a 20 foot setback in the side. In order to construct a reasonable house on this particular piece of property and meet the minimum 25-foot setback along the entire frontage and the minimum 20 foot setback on the side, I would have to site the house on very far back corner of the property. This would result in a very large front yard, but a very small rear yard affording minimal utility and privacy. In order to maximize the amount of useful back yard, I would like to site the house with a 15 foot front setback and 15 foot side setback.

If the request is approved, my house will have a front setback of 15 feet and a side setback of 15 feet. Approval of the request would not conflict with any other aspect of the City of McAllen Zoning Ordinance to my knowledge.

I am aware that the request is not the absolute minimum necessary in order to alleviate the hardship. It would still be possible to construct a house on the lot while meeting the 25-foot front setback and the 20-foot side setback. However, this would provide for virtually no useable back yard, which I personally believe to be equally, if not more undesirable, than a large front yard. I have requested a variance to allow me to build a house with a 15 foot front setback and a 15 foot side setback. Approval of the request will allow me to build a house that is more desirable to live in for myself and my family.

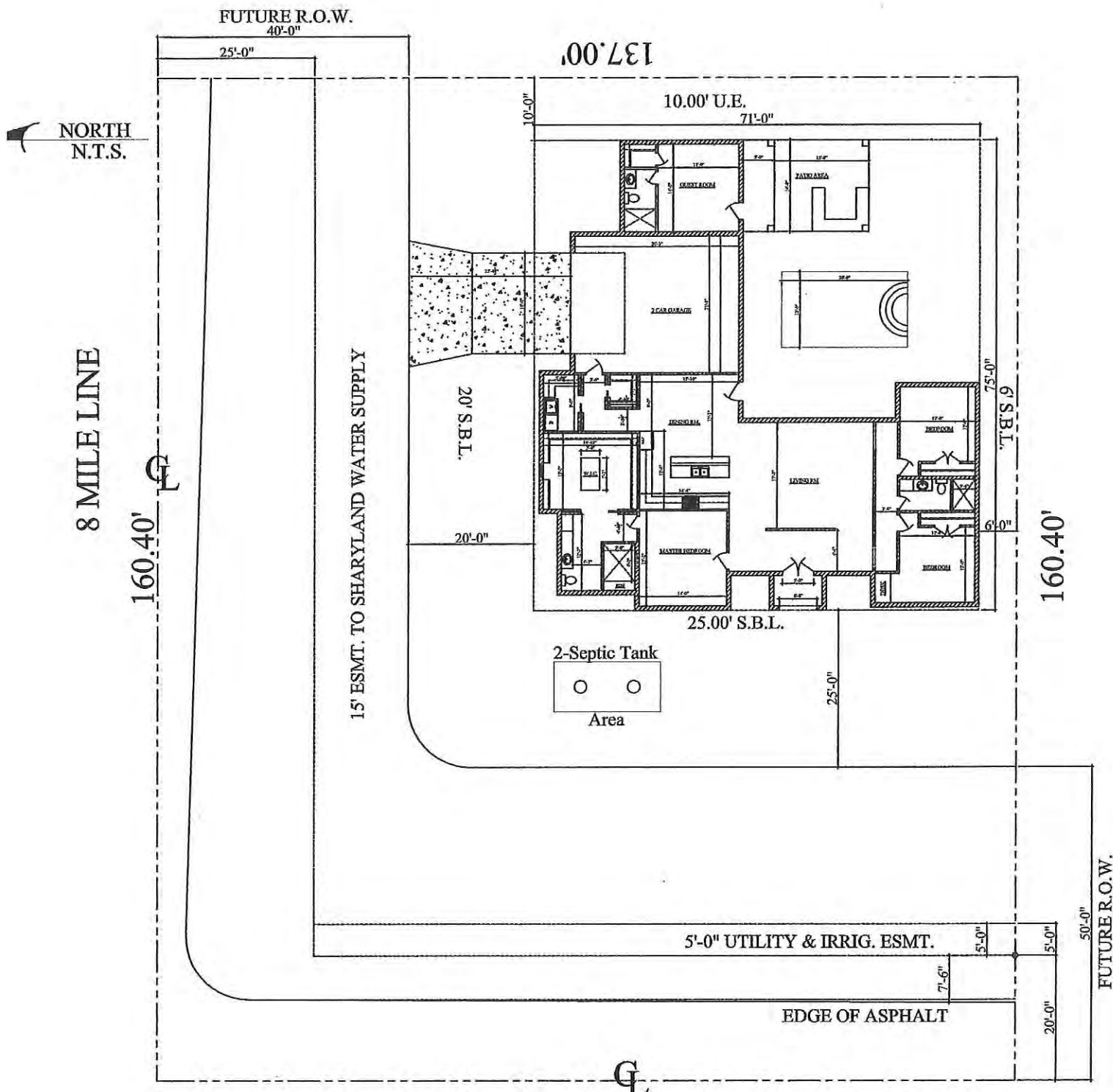
Thank you for this consideration,  
Marcia & Guadalupe Gomez Jr.



RECEIVED

DEC 09 2013

Initial: RB



PROPOSED SITEPLAN  
SCALE: 1/8" = 1'-0"

RECEIVED

DEC 09 2013

Initial: *RS*



# PEÑA ENGINEERING

1001 WHITEWING • P.O. BOX 4320  
(956) 682-8812 • McALLEN, TEXAS 78502 • FAX (956) 631-PENA

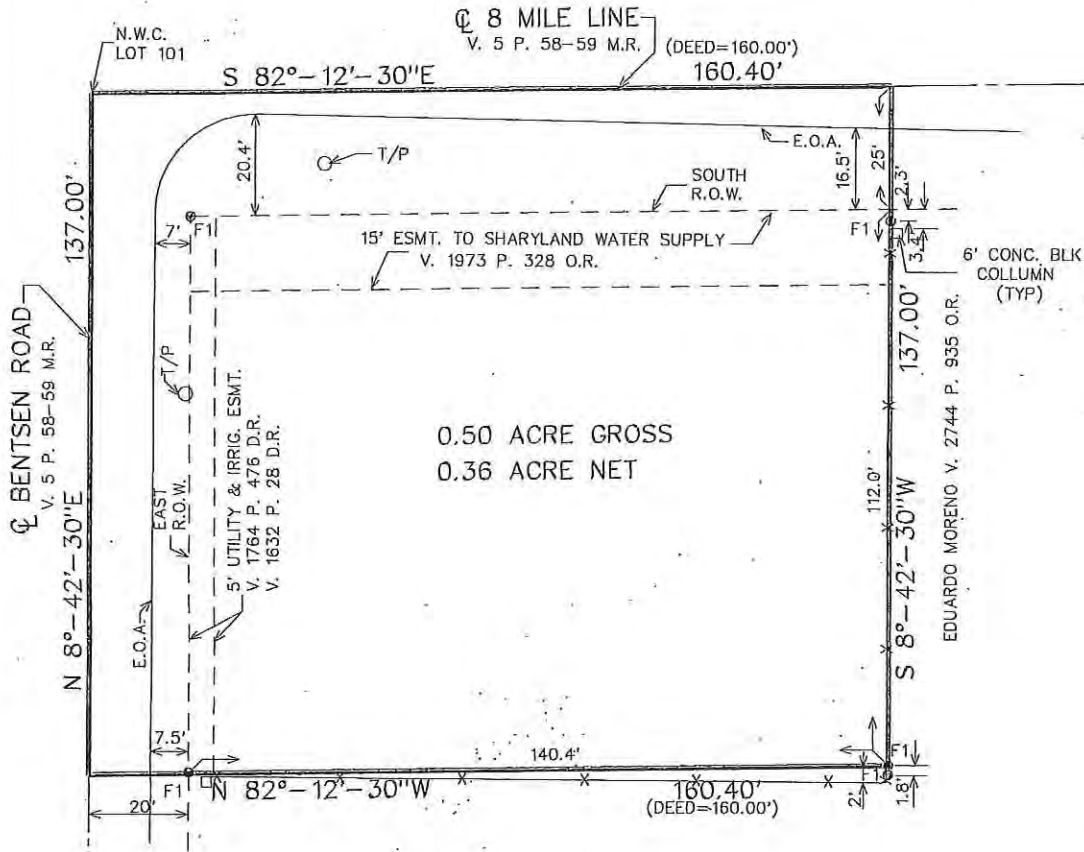


**LEGEND**  
F1-FOUND 1/2" DIAMETER IRON ROD  
R.O.W.-RIGHT OF WAY  
C-CENTER LINE OF ROAD  
E.O.A.-EDGE OF ASPHALT  
T/P- TELEPHONE PEDESTAL  
\*-\* 6' CHAINLINK FENCE

BASIS OF BEARING IS THE WEST LINE  
OF LOTS 101 THRU 104 PRIDE O' TEXAS  
SUB. V. 5 P. 58-59 MAP REC. HIDALGO  
COUNTY TEXAS.

CAD5 - PRIDE101  
SCALE: 1" = 30'

**NOTE:**  
1.) SURVEY PREPARED WITHOUT THE BENEFIT OF A TITLE COMMITMENT  
WHICH MAY SHOW EASEMENTS OF RECORD THAT MAY AFFECT THE  
PROPERTY.



0.50 ACRE GROSS  
0.36 ACRE NET

BUYER'S NAME: Herman Woloski

FLOOD ZONE: By GRAPHICAL PLOTTING Community Panel No. 480334 0295 B  
Map Revised: June 6, 2000

- Zone "A" - This is to certify that this property is in a flood prone area.
- Zone "B" - This is to certify that this property is not in a flood prone area. However limits between the 100 year and 500 year flood are subject to flooding with average depths less than one foot.
- Zone "X" - This is to certify that this property is not in a flood prone area.

I certify that this plat represents the facts found on the ground at the time of survey and that there are no visible discrepancies, conflicts, or shortages in area or boundary lines, or any encroachments, or overlapping of improvements except as shown on this plat. © copyright 2012 PENA ENGINEERING this survey was provided in multiple originals solely for the borrower named hereon, in conjunction with the original transaction which shall take place within 6 months after the survey was provided. No license has been created or implied to copy this survey. Survey valid only if print has original seal and signature.

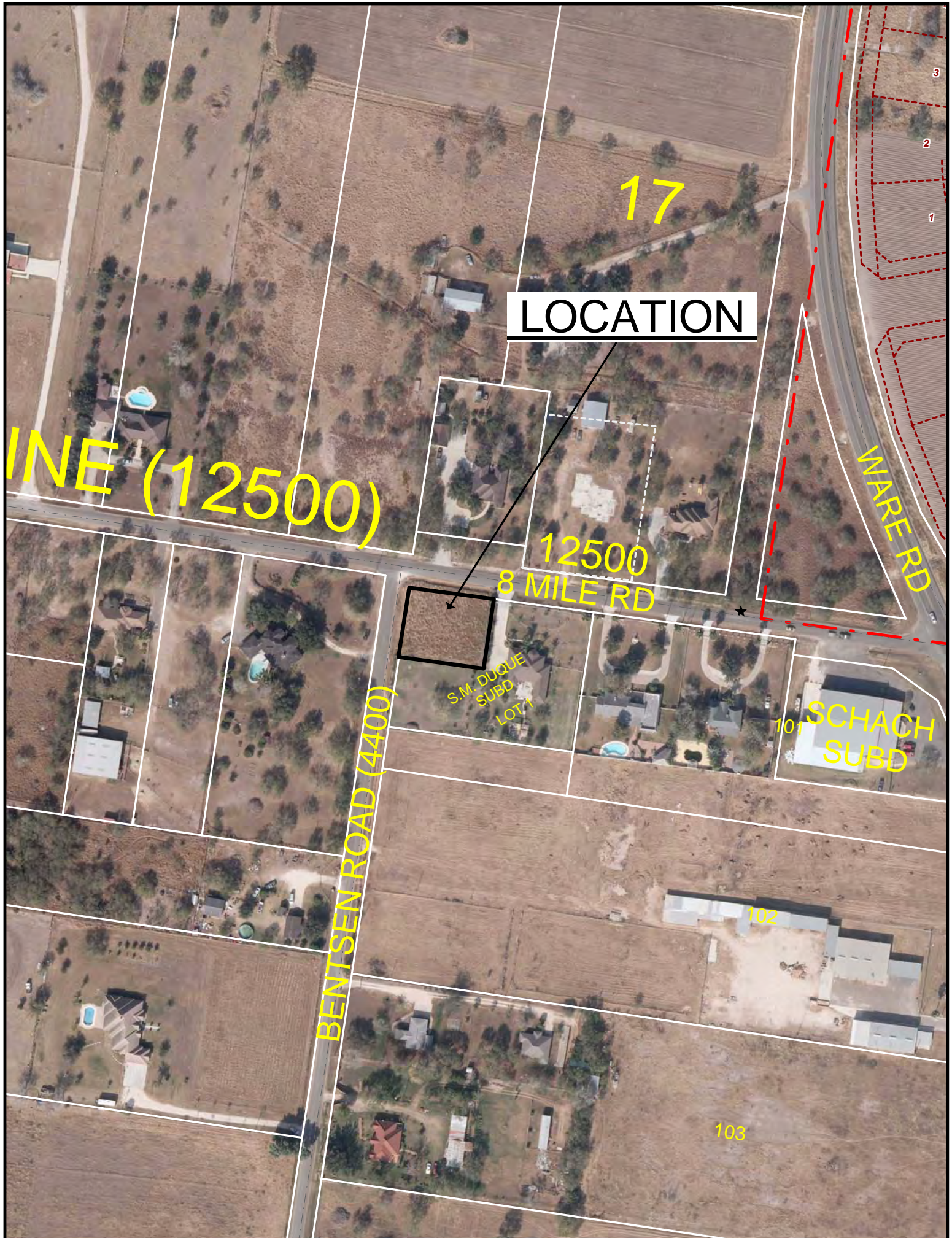
ADDRESS: \_\_\_\_\_  
LEGAL DESCRIPTION: A 0.50 ACRE TRACT OF LAND OUT OF THE NORTH 5.42 ACRES  
LYING WEST OF FM 2220 OF LOT 101, PRIDE O' TEXAS SUBDIVISION,  
Hidalgo County, Texas,  
ACCORDING TO THE MAP RECORDED IN VOLUME 5 PAGE 58-59  
OF THE MAP RECORDS OF HIDALGO COUNTY, TEXAS.

*Pablo Peña III*  
PABLO PEÑA III  
REG. PROFESSIONAL LAND SURVEYOR No. 5242

5-21-2012  
DATE

RECEIVED  
DEC 09 2013  
Initial:





LOCATION

17

LINE (12500)

12500  
8 MILE RD

S.M. DUQUE  
SUBD  
LOT 1

SCHACH  
SUBD

101

102

103

BENTSEN ROAD (4400)

WARE RD



Mayor James "Jim" Darling  
 Mayor Pro-Tem/Commissioner Hilda Salinas  
 Mayor Pro-Tem/Commissioner Aida Ramirez

Commissioner Scott C. Crane  
 Commissioner Trey Pebley  
 Commissioner John J. Ingram  
 Commissioner Veronica Vela Whitacre

### ITEM SUMMARY

BOARD: City Commission

AGENDA ITEM  
 DATE SUBMITTED  
 MEETING DATE

6.A.  
 12/31/2013  
 January 13, 2014

1. Agenda Item: Advisory Board Appointments.

2. Party Making Request:

Annette Villarreal, City Secretary

3. Nature of Request: Consider appointments to the various boards. Will be sent out under separate cover. Attachments: No

4. Policy Implication:

5. Budgeted: No

Bid Amount: \_\_\_\_\_  
 Under Budget: \_\_\_\_\_

Budgeted Amount: \_\_\_\_\_  
 Over Budget: \_\_\_\_\_  
 Amount Remaining: \_\_\_\_\_

6. Alternate option costs:

7. Routing:

Gonzalez, Cindy  
 Villarreal, Annette  
 Pagan, Kevin  
 Perez, Mike

Created/Initiated - 12/31/2013  
 Approved - 12/31/2013  
 Approved - 12/31/2013  
 Final Approval - 01/03/2014

8. Staff Recommendation: Appointments be made.

9. Advisory Board:

10. City Attorney: N/A - KDP

11. Manager's Recommendation: n/a...mrp



Mayor James "Jim" Darling  
 Mayor Pro-Tem/Commissioner Hilda Salinas  
 Mayor Pro-Tem/Commissioner Aida Ramirez

Commissioner Scott C. Crane  
 Commissioner Trey Pebley  
 Commissioner John J. Ingram  
 Commissioner Veronica Vela Whitacre

### ITEM SUMMARY

BOARD: City Commission

AGENDA ITEM  
 DATE SUBMITTED  
 MEETING DATE

6.B.  
 01/03/2014  
 January 13, 2014

1. Agenda Item: Future Agenda Items

2. Party Making Request:

Mike Perez, City Manager

3. Nature of Request: City Manager will report on Future Agenda Items. Attachments: No

4. Policy Implication:

5. Budgeted: No

Bid Amount: \_\_\_\_\_  
 Under Budget: \_\_\_\_\_

Budgeted Amount: \_\_\_\_\_  
 Over Budget: \_\_\_\_\_  
 Amount Remaining: \_\_\_\_\_

6. Alternate option costs:

7. Routing:

Gonzalez, Cindy  
 Pagan, Kevin

Created/Initiated - 01/03/2014  
 Final Approval - 01/06/2014

8. Staff Recommendation:

9. Advisory Board:

10. City Attorney: N/A - KDP

11. Manager's Recommendation: n/a...mrp



Mayor James "Jim" Darling  
 Mayor Pro-Tem/Commissioner Hilda Salinas  
 Mayor Pro-Tem/Commissioner Aida Ramirez

Commissioner Scott C. Crane  
 Commissioner Trey Pebley  
 Commissioner John J. Ingram  
 Commissioner Veronica Vela Whitacre

### ITEM SUMMARY

BOARD: City Commission

AGENDA ITEM  
 DATE SUBMITTED  
 MEETING DATE

7.A.  
 01/08/2014  
 January 13, 2014

1. Agenda Item: Mayor's Report on World Birding Center Regional Publicity.

2. Party Making Request:

3. Nature of Request: Report by Mayor Darling Attachments: No

4. Policy Implication:

5. Budgeted: No

Bid Amount: \_\_\_\_\_  
 Under Budget: \_\_\_\_\_

Budgeted Amount: \_\_\_\_\_  
 Over Budget: \_\_\_\_\_  
 Amount Remaining: \_\_\_\_\_

6. Alternate option costs:

7. Routing:

Garza, Estela  
 Villarreal, Annette  
 Pagan, Kevin

Created/Initiated - 01/08/2014  
 Approved - 01/08/2014  
 Final Approval - 01/08/2014

8. Staff Recommendation: None

9. Advisory Board:

10. City Attorney: N/A - KDP

11. Manager's Recommendation: n/a...mrp



Mayor James "Jim" Darling  
 Mayor Pro-Tem/Commissioner Hilda Salinas  
 Mayor Pro-Tem/Commissioner Aida Ramirez

Commissioner Scott C. Crane  
 Commissioner Trey Pebley  
 Commissioner John J. Ingram  
 Commissioner Veronica Vela Whitacre

### ITEM SUMMARY

BOARD: City Commission

AGENDA ITEM  
 DATE SUBMITTED  
 MEETING DATE

7.B.  
 01/08/2014  
 January 13, 2014

1. Agenda Item: Mayor's Report on Marketing Department.
2. Party Making Request:
3. Nature of Request: Report by Mayor Darling Attachments: No

4. Policy Implication:

5. Budgeted: No

Bid Amount: \_\_\_\_\_  
 Under Budget: \_\_\_\_\_

Budgeted Amount: \_\_\_\_\_  
 Over Budget: \_\_\_\_\_  
 Amount Remaining: \_\_\_\_\_

6. Alternate option costs:

7. Routing:

Garza, Estela  
 Villarreal, Annette  
 Pagan, Kevin

Created/Initiated - 01/08/2014  
 Approved - 01/08/2014  
 Final Approval - 01/08/2014

8. Staff Recommendation: None; Report only.

9. Advisory Board:

10. City Attorney: N/A - KDP

11. Manager's Recommendation: n/a....mrp



Mayor James "Jim" Darling  
 Mayor Pro-Tem/Commissioner Hilda Salinas  
 Mayor Pro-Tem/Commissioner Aida Ramirez

Commissioner Scott C. Crane  
 Commissioner Trey Pebley  
 Commissioner John J. Ingram  
 Commissioner Veronica Vela Whitacre

### ITEM SUMMARY

BOARD: City Commission

AGENDA ITEM	8.A.
DATE SUBMITTED	12/31/2013
MEETING DATE	January 13, 2014

1. Agenda Item: Consider the nomination of an inductee to the Rio Grande Valley Walk of Fame as part of the 2014 BorderFest in Hidalgo.

2. Party Making Request:

Mike Perez, City Manager

3. Nature of Request: Request from City of Hidalgo to submit a name of a man or woman to be considered for the 2014 induction ceremony that will take place during BorderFest Festivities on March 6-9, 2014. Attachments: Yes

4. Policy Implication:

5. Budgeted: No

Bid Amount: \_\_\_\_\_  
 Under Budget: \_\_\_\_\_

Budgeted Amount: \_\_\_\_\_  
 Over Budget: \_\_\_\_\_  
 Amount Remaining: \_\_\_\_\_

6. Alternate option costs:

7. Routing:

Rodriguez, Yesenia  
 Villarreal, Annette  
 Pagan, Kevin

Created/Initiated - 12/31/2013  
 Approved - 01/03/2014  
 Final Approval - 01/06/2014

8. Staff Recommendation: Make nomination before January 27, 2014.

9. Advisory Board:

10. City Attorney: N/A - KDP

11. Manager's Recommendation: recommend Mayor Richard Cortez ....mrp

**Rio Grande Valley Walk of Fame  
State Farm Arena  
Hidalgo, Texas  
2014**

**Introduction**

As you know the Rio Grande Valley Walk of Fame at the State Farm Arena was created as part of the 2005 BorderFest "A Salute to the Rio Grande Valley," The City of Hidalgo, BorderFest Association, Hidalgo Chamber of Commerce and; City of Hidalgo Texas Municipal Facilities Corporation created the Rio Grande Valley Walk of Fame at the State Farm Arena. New inductees in The Walk will be unveiled during the 2014 BorderFest "Celebrating the Cultural Treasures of Argentina." People from all walks of life are inducted into the Walk. The walk celebrates the life, achievements and significant civic contributions of outstanding men and women to communities in the Rio Grande Valley and South Texas.

**Selection Process**

The Rio Grande Valley Walk of Fame Commission will make the final selection for induction into the Walk. The commission includes key people from the Rio Grande Valley. Representatives from local libraries, arts organizations, media journalists and other citizens with an informed understanding of the Rio Grande Valley cultural heritage will serve on the commission. The previous groups of inductees include one person selected by every City Council in the Rio Grande Valley and one person selected by each Chamber in the Rio Grande Valley each year. In addition, the previous groups also include persons selected by the BorderFest Association and the City of Hidalgo. Additional persons will be inducted and recognized during BorderFest each year. Any individual previously nominated into the walk cannot be considered for re-nomination. To avoid any duplications attached please find a copy of all the previous inductees.

**Nomination Criteria**

Submit the name, date and place of birth, and a short history of the person you wish to nominate. Include the Rio Grande Valley connection, life achievements and a description of his or her contributions to the community.

Anyone may participate in the nomination process. Simply complete the Walk of Fame nomination form, which would include facts and contributions the person has made to the Rio Grande Valley. Please send to:

**Rio Grande Valley Walk of Fame Commission  
704 East Texano Drive  
Hidalgo, Texas 78557  
(956) 843-2286  
(956) 843-2317 Fax  
Email address: [maggcab@yahoo.com](mailto:maggcab@yahoo.com)  
Attention: Maggie Cabrera**

Rio Grande Valley Walk of Fame  
Nomination Form  
2014

Nominee \_\_\_\_\_ Address \_\_\_\_\_

City \_\_\_\_\_ State \_\_\_\_\_ Zip \_\_\_\_\_

Phone # (Day) \_\_\_\_\_ (Evening) \_\_\_\_\_ (Cell) \_\_\_\_\_

Business Association / Organization \_\_\_\_\_ Title \_\_\_\_\_

E-Mail Address \_\_\_\_\_

Date of Birth \_\_\_\_\_ Still Living Yes \_\_\_\_\_ No \_\_\_\_\_ Date of Death \_\_\_\_\_

Born in Rio Grande Valley Yes \_\_\_\_\_ No \_\_\_\_\_

Did this person spend most of his/her life in Rio Grande Valley or Texas? Yes \_\_\_\_\_ No \_\_\_\_\_

How many years? \_\_\_\_\_

What contribution has this nominee made to your Community, the Rio Grande Valley or Texas?

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What impact has this nominee's work had on the Community, Rio Grande Valley or Texas?

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List Nominee's Community or Volunteer Work.

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List Nominee's participation in Civic or Non-Profit Organizations.

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List Nominee's Family Information.

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List Nominee's Professional Organization Affiliations.

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Describe how this nominee has gone above and beyond the call of duty in their work for the community.

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Are there other indicators of the nominee's achievements not listed previously? (Honors, Memberships, Recognition, Awards, Publications, etc.)

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Nominator Organization \_\_\_\_\_

Contact Person \_\_\_\_\_ Address \_\_\_\_\_

City \_\_\_\_\_ State \_\_\_\_\_ Zip \_\_\_\_\_

Phone # (Day) \_\_\_\_\_ (Evening) \_\_\_\_\_ (Cell) \_\_\_\_\_

Business Association / Organization \_\_\_\_\_ Title \_\_\_\_\_

E-Mail Address \_\_\_\_\_

\_\_\_\_\_  
Nominator's Signature                      Title                      Nominator's Signature                      Title

\_\_\_\_\_  
Nominator's Signature                      Title                      Nominator's Signature                      Title

\_\_\_\_\_  
Nominator's Signature                      Title                      Nominator's Signature                      Title

## *Walk of Fame Inductees*

### *City of Alamo*

2013 Father Arturo F. Escobedo  
2012 Irma Chavez  
2011 Roel Landa Jr.  
2010 Eleazar Escobedo  
2009 Ricardo Chavez  
2008 Diana Martinez  
2007 Victor Perez  
2006 Rudy Villarreal  
2005 Francisco "907" Sandoval

### *Alamo Chamber of Commerce*

2013 Carrol Moering  
2012 Gloria Espinosa  
2011 Rolando Espinoza  
2010 Bob Acosta  
2009 Keith Hackland  
2006 Arturo Espinosa  
2005 Albert Garcia

### *City of Alton*

2013 Emilio Cantu Jr.  
2012 San Juanita Zamora +  
2011 Carla Garza  
2010 Manuel De La Garza +  
2009 Transito Vargas  
2008 Arturo R. Galvan Jr.  
2007 Felipe Gomez

### *Alton Chamber of Commerce*

2013 Richard Arevalo  
2012 Arturo Galvan Sr.  
2011 Calixto Hernandez  
2010 Ricardo Garza  
2009 Humberto Salinas Sr. +  
2008 Salvador Vela

### *City of Brownsville*

2013 Pete Gonzalez  
2012 Dr. Rose M. Z. Gowen  
2011 Edward C. Camarillo  
2010 Ricardo Longoria Jr.  
2009 Charles Atkinson  
2007 Eddie Trevino Jr.  
2006 Blanca S. Vela  
2005 Senator Eddie Lucio

### *Brownsville Chamber of Commerce*

2013 Carl S. Chilton Jr.  
2012 John Wood  
2011 Father Armand Mathew  
2010 Rene Capistran  
2009 Maribel M. Baca  
2008 Fred W. Rusteberg  
2007 Traci Wickett  
2006 Reba Cardenas McNair  
2005 William Hudson

### *City of Donna*

2013 Michael Flores  
2012 Filogonio A. Sandoval  
2011 Jose Guadalupe Garza +  
2010 David S. Simmons  
2009 Dr. Celestino Avila  
2008 Miles W. Boyce +  
2007 Oscar G. Adame  
2006 Mr. Isabel Infante +  
2005 Pedro L. Ayala +

### *Donna Tourist Information Center/Donna Hooks Fletcher Museum*

2013 Simon Saucedo  
2012 Earl Scott  
2011 Viola Jimenez De Reyna  
2010 Roberto Lugo  
2008 Ricardo V. Rios  
2007 Estela Villegas  
2006 Adan Hernandez  
2005 Hilda R. Adame

### *Delta Area Chamber of Commerce*

2005 Los Hermanos Layton

### ***City of Edinburg***

2013 Richard H. Garcia  
2012 Noe Garza +  
2011 Alfonso Rene Ramirez +  
2010 Ciro Trevino  
2009 Shawn M. Snider  
2005 Charlie Rankin

### ***Edinburg Chamber of Commerce***

2013 Bob & Janet Vackar  
2012 Cris M. Torres  
2011 Doug Martin  
2010 Lionel Aron Pena Sr.  
2009 Cullen R. Looney  
2008 Elva Jackson Garza  
2007 Robert Gandy III  
2006 Alfred Andrew Martin  
2005 Lucille De La Garza

### ***City of Elsa***

2009 Dr. Rene Rodriguez  
2008 Arturo C. Trevino

### ***Edcouch, Elsa, La Villa Chamber of Commerce***

2010 Frances S. Rocha  
2009 Robert Capello Sr.  
2008 Mary Pena Moreno  
2007 Jose Borrego  
2006 Dr. Ricardo R. Gonzalez

### ***City of Granjeno***

2013 Alberto "Maga" Magallan Sr.  
2012 Gloria Garza  
2011 Manuel Olivarez Sr. +  
2010 Maria Isabel Garza  
2010 Santos Graciela Garza  
2009 Vicente Garza Sr.  
2008 Yvette Cabrera Prevot  
2007 Manuel Olivarez Jr.  
2006 Rafael Garza  
2005 Lupita Segura

### ***City of Harlingen***

2009 Jim Solis  
2007 David E. Allex  
2006 Matt E. Gorges  
2005 Col. H. William (Bill) Card

### ***Harlingen Chamber of Commerce***

2010 Ruthie Ewers  
2008 Alan Johnson  
2007 R.K. (Randy) Whittington  
2006 Salomon Maldonado  
2005 Frank N. Boggus

### ***City of Hidalgo***

2013 Ricardo Ortiz  
2012 Siglinde Franz  
2011 Elliott & Adelle Bottom  
2010 Ester Franz Rodriguez+  
2009 Concepcion Franz +  
2008 Josefina Fonseca  
2007 Mr. & Mrs. Paul & +Anita Henderson  
2006 Mr. & Mrs. Pedro Cisneros  
2006 Olaf Frandsen  
2005 Mayor Eduardo C. Vela  
2005 Mayor Eduardo Vela +  
2005 Mayor J.P. Baker +  
2005 Mayor Enedina F. Garza  
2005 Mayor Thomas Perez Jr. +  
2005 Mayor John David Franz  
2005 Joe Vera III

### ***City of La Feria***

2008 Sunny K. Philip

### ***City of La Joya***

2013 Victorio Salinas Jr.  
2013 Roberto Jackson Jr.  
2012 Mike Alaniz  
2012 Mary A. Salinas  
2011 Lee Roy Alaniz  
2011 Jose A. "Fito" Salinas  
2010 Martha E. Trevino  
2010 Gonzalo Gonzalez  
2009 Rodolfo "Fito" Farias  
2009 Socorro Garza  
2008 Alicia Montes  
2007 William "Billy" Leo  
2007 Dr. Javier Andres Saenz  
2006 Mari Gonzalez  
2006 Angelica "Angie" Garza  
2005 Filomena Leo

### ***City of Los Fresnos***

2013 Luis Romero+  
2012 James A. Keillor  
2011 Eduardo "Eddie" Cantu +  
2009 F. Feliberto Pereira  
2008 Harry H. Whipple +  
2007 Carmen Silva

### ***Hidalgo Chamber of Commerce***

2013 Joe & Gloria Vera Jr. +  
2012 Martin+ & Tina Vazquez  
2011 Calvin Bentsen  
2010 Ramon Garcia  
2009 Henry + & Elsie Kawahata  
2008 Jud & Gloria Brady  
2007 Mr. & Mrs. Abel & Alicia Longoria +  
2006 Dr. Daniel King

### ***Linn-San Manuel***

2005 Rafael Guerra Sr.

### ***Los Fresnos Chamber of Commerce***

2013 Mark W. Milum  
2012 Gene Daniels  
2011 Mercedes Vicinaiz Cantu  
2010 Don R. Badeaux Sr.  
2008 Antonio Rivas  
2007 Erwin W. Scott Jr. "Scottie" +  
2006 Dora Romero +

### ***City of McAllen***

2013 Veronica Gonzalez  
2012 Elva M. Cerda  
2011 Alida Salinas Hernandez +  
2010 Representative Roberto Gutierrez Sr.  
2009 Dr. Lauro Guerra  
2008 Lucile Hendricks +  
2007 Mr. Jan M. Klinck  
2005 Othal Brand Sr. +

### ***McAllen Chamber of Commerce***

2013 Ruben R. Cardenas  
2012 Frank Birkhead  
2011 Paul Moxley  
2010 Dora Brown  
2009 Kirk Clark  
2008 Robert L. Lozano  
2007 Rick D. Guerra  
2006 Tony Aguirre  
2005 Leo Montalvo

### ***City of Mercedes***

2011 Ricardo Garcia  
2008 Joel Quintanilla  
2005 Liborio Hinojosa

### ***Mercedes Chamber of Commerce***

2007 Congressman Ruben Hinojosa  
2005 Frances R. Cooper

### ***City of Mission***

2013 James Joseph Schroeder+  
2012 Ricardo Martinez  
2011 Ricardo A. Perez  
2010 Tomas Tijerina  
2009 Father Roy Snipes OMI  
2008 Pat Townsend Jr.  
2007 Jo Beth (J.B.) Townsend  
2006 June K. Brann +  
2005 Leonel "Leo" Pena +

### ***Mission Chamber of Commerce***

2013 Sandra Vecchio  
2012 Sylvia Wolf  
2011 Julio Cerda  
2010 Yvonne Salinas  
2009 Ruben Dario Plata  
2008 Joseph (Joe) Roseland  
2007 Norberto "Beto" Salinas  
2006 Ben A. Cavazos  
2005 Linda Z. Castaneda

### ***City of Palmhurst***

2013 Mark Richards  
2013 Ruben De Leon  
2012 Robert A. Salinas  
2012 Irma Garcia  
2011 Jose E. Garza  
2010 Alicia C. Sandoval +  
2010 Maria G. Leal  
2008 Will Klement  
2007 Elton Key +  
2006 Ramiro J. Rodriguez Jr.

### ***City of Palmview***

2013 Alfredo Rodriguez  
2012 Noe Ruben Munoz  
2011 Aida Rivas  
2008 Alderwoman Graciela S. Flores  
2007 Irene M. Garcia  
2006 Gerardo "Jerry" Perez  
2005 Jorge G. Garcia

### ***City of Penitas***

2013 Servando Ramirez  
2013 Armando Garza  
2012 Jerry Bell  
2012 Roberto Cardenas Jr.  
2011 Jose Roel Cardenas  
2011 Efren Garza  
2010 Vidal G. Loya +  
2005 Dr. Mauro L. Reyna Jr.

### ***Palmview Chamber of Commerce***

2013 Leonel Julian Lopez

### ***City of Pharr***

2013 Fred Sandoval  
2012 Adan Farias  
2011 Leopoldo "Leo" Palacios  
2010 Cris S. Vela  
2009 Elva I. Michal  
2005 A.C. "Beto" Jaime

### ***Pharr Chamber of Commerce***

2012 Gary Lewis Rodriguez  
2011 Gene & Gracie Williams  
2010 Quentin Newcomb Jr.  
2007 Anna Mae Kelly  
2006 Quentin Newcomb  
2005 Dr. Tully Mayer

### ***City of Progresso Lakes***

2007 John Trainor Evans  
2006 Sam Sparks  
2005 William C. Cain

### ***City of Port Isabel***

2012 Scott Friedman  
2011 Benito Ochoa III  
2010 Donald Raymond Guillot  
2009 Juan Castillo  
2005 Eliseo Vega +

### ***Port Mansfield Chamber of Commerce***

2009 Betty Glaze

### ***City of Raymondville***

2013 Eleazar Garcia Jr.  
2012 Hector Ramirez  
2011 Paul E. Whitworth  
2010 Father Richard MacDonald, SCJ  
2009 SSG Hector Leija +  
2008 Albert Tijerina +  
2007 Ezequiel A. (Zeke) Martinez  
2006 Anna Gause Smith (Mrs. Gene)  
2005 Katheryn Hanshaw

### ***Raymondville Chamber of Commerce***

2013 Albert Marshall Pickard  
2012 Mary Casillas  
2011 Virginia Torres  
2010 Elma Chavez  
2009 Frank Torres  
2008 Mary Gutierrez  
2007 Viola Franks  
2006 Winifred Raymond Wetegrove  
2005 Glenn Harding

### ***City of Roma***

2005 Arnulfo Guerra +

### ***City of Rio Grande City***

2013 Roel A. Gonzalez  
2012 Ruben D. Saenz  
2011 Basilio D. Villarreal Jr.  
2010 Representative Ryan Guillen  
2009 Albert Barrera  
2008 Mayor Basilio Villarreal Sr. +  
2007 Ernestina C. Trevino  
2006 Baldemar Garza  
2005 Sam Vale

### ***Rio Grande City Chamber of Commerce***

2013 Rosa E. Gonzalez  
2012 Ruben O. Villarreal  
2010 U. David Gonzalez  
2009 Ruben Saenz  
2007 Manuel Benavidez Jr.  
2005 Judge Ricardo Hinojosa

### ***Rio Grande Valley Partnership Chamber of Commerce***

2013 Sergio Contreras  
2012 Obidio C. "Billy" Canales  
2011 H. William "Bill" Card III  
2009 Representative Armando Martinez

### ***City of San Benito***

2013 Charlie & Bertha Wilson  
2012 Victor Garza  
2011 Manuel Lara  
2010 Lupita Passement  
2009 Joe Hodges Hernandez  
2008 Mark Moody  
2007 San Benito Montalvo +  
2005 Cesar Gonzalez

### ***San Benito Chamber of Commerce***

2013 Dulce Maria America Madrigal  
2010 Hector Jalomo  
2005 Freddy Fender +

### ***City of Santa Rosa***

2005 Pedro Garza

### ***City of San Juan***

2013 CWO-2 Jose Luis Montenegro Jr.+  
2012 Rick Diaz  
2011 Roberto F. Loreda  
2010 Commission Hector "Tito" & Bertha Palacios  
2009 Juan Pedro Contreras  
2008 Roel Garza  
2007 Raul Yzaguirre  
2006 Arnoldo Cantu Sr.  
2005 Jorge Arcuate

### ***San Juan Chamber of Commerce***

2010 Leon & Velma Sue De Leon  
2007 Estela Salazar  
2006 James C. Shawn  
2005 Eleazar Romero



### ***Town of South Padre Island***

2013 Shane Wilson  
2012 Robert Nixon  
2011 Leslie Ruth Blasing  
2010 Paul Y. Cunningham Jr.  
2009 Peggy Trahan  
2008 Lucinda "Sandy Feet" Wierenga  
2007 Minnie Solomonson +  
2006 John L. Tompkins +  
2005 Ila Loetscher +

### ***South Padre Island Chamber of Commerce***

2013 Bill Donahue  
2012 Lynne Tate  
2011 David Friedman  
2010 Dan Stanton  
2009 Darrell Mangham  
2008 Jake Falgout  
2007 Robert N. Pinkerton Jr.  
2006 Richard Franke  
2005 Troy W. Giles

### ***City of Sullivan City***

2009 Rosendo "Cheno" Benavides +  
2007 Guillermina "Ginger" Villarreal  
2006 Reynaldo Ruiz  
2005 Gumaro "Maro" Flores

### ***City of Weslaco***

2013 Charles & Christine Warren  
2012 Eloy R. Alaniz  
2011 Robert A. McAllen  
2010 Eugene Richard Vaughn Jr.  
2009 Dr. Robert Sepulveda  
2008 Mayor Hector "Buddy" de la Rosa  
2007 Dr. Benigno (Ben) Villalon  
2006 Isaac D. Rodriguez  
2005 Joe V. Sanchez

### ***Weslaco Chamber of Commerce***

2013 Ramon "Monse" Montalvo  
2012 Margaret Looney McAllen  
2011 Noble C. Allen  
2010 Robert W. Vanderveer  
2009 Patti Dittburner  
2008 Ruben Cardenas  
2007 Fred McCaleb  
2006 Dr. Armando Cuellar +  
2005 Gene A. Braught +

## *United States Ambassador's of International Goodwill*

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2013 Dra. Ana Maria Polo  
2012 Diana Reyes  
2011 Lazaro G. Megret  
2010 Maria Antonietta Collins  
2009 Raul De Molina "El Gordo"  
2008 Yolanda De La Cruz  
2007 Raul Gonzalez  
2006 Raul Brindis  
2005 Joe Morales  
2004 Fernando Arau  
2003 Alberto Kreimerman  
2002 Tony De La Rosa  
2001 Intocable  
2000 Ana Maria Canseco  
1999 Freddy Martinez  
1998 Roberto Pulido  
1997 Carlos Guzman  
1996 Hugo De La Cruz  
1995 Rogelio Botello Rios  
1994 Johnny Canales  
1993 Nano Ramirez  
1992 Othal Brand Jr.

### ***Border Texan of the Year***

- 2013 Sam L. Susser
- 2012 Senator Juan J. "Chuy" Hinojosa
- 2011 Lt. Gov. David Dewhurst
- 2010 Frank N. Boggus
- 2009 Mayor John David Franz
- 2008 Lt. Gen. (Ret.) Ricardo Sanchez
- 2007 Dr. Shirley Reed
- 2006 Michael Allen
- 2005 Senator John Cornyn
- 2004 Joe La Mantia Jr.
- 2003 Tony Garza
- 2002 Senator Phil Gramm
- 2001 Governor Rick Perry
- 2000 Senator Kay Bailey Hutchinson
- 1999 Charles C. Butt
- 1998 Governor George W. Bush
- 1997 Lt. Governor Bob Bullock +
- 1996 Wayne W. Showers
- 1995 Dr. Mario Ramirez
- 1994 Lloyd M. Bentsen +
- 1993 Dr. Miguel Nervarez
- 1992 Congressman Enrique "Kika" De La Garza
- 1991 Morris Atlas
- 1990 Glen E. Roney
- 1989 Celia Hare Martin +

### ***Federal and State Leaders***

- 2012 Francisco "Paco" Valentin Jr.
- 2007 Senator Juan "Chuy" Hinojosa
- 2006 Bill Summers +
- 2005 Bryan Daniels
- 2005 Pedro Garza
- 2005 Amadeo Saenz

### ***Outstanding Community Supporters***

- 2007 Charles Chuck Snyder
- 2006 Bob Roux
- 2006 Dr. Robert + & Mrs. Vi Norton
- 2005 Representative Ismael "Kino" Flores

## *Mexico Ambassador's of International Goodwill*

2013 Mariachi Vargas de Tecalitlan  
2012 Gabriel Soto  
2011 Beatriz Adriana  
2010 El Comediante – Teo Gonzalez  
2009 Gilberto Gless  
2008 Sergio Sendel  
2007 Sergio Goyri  
2006 Ninel Conde  
2006 Eric Del Castillo  
2005 Bronco El Gigante De America  
2004 Pablo Montero  
2003 Laura Flores  
2002 Alicia Villarreal y Limite  
2001 Veronica Castro  
2000 Lupita D'Alesio  
1999 Maribel Guardia  
1998 Laura Leon  
1997 Martin Urieta  
1996 Carlos Cuevas  
1995 Jorge Vargas  
1994 Lucila Mariscal "Dona Lencha"  
1993 Angeles Ochoa  
1992 Queta Jimenez "La Prieta Linda"  
1991 Ramon Ayala y Los Bravos  
1990 Rosenda Bernal  
1989 Maria De Lourdes  
1988 Arianna  
1987 Prisma  
1986 Aida Cuevas  
1985 Francisco "Charro" Avitia

### ***Outstanding Entertainers***

- 2012 Estudiantina Guadalupana Cesar Cervantes
- 2012 Charo
- 2011 Bill & Helen Dillard +
- 2011 Rene Sandoval
- 2011 Tina Compean
- 2010 Edwin M. Bigsby +
- 2010 Roland Garcia
- 2006 Joseph "German Joe" Sakulenzki
- 2006 Doria Avila +
- 2005 Myron Floren
- 2005 Jimmy Gonzalez y Grupo Mazz
- 2005 Wiley Hutchinson

### ***At Large Inductee***

- 2013 Rev. Msgr. Juan Nicolau
- 2013 Consul Erasmo Martinez
- 2013 Senior Pastor Aaron De La Torre
- 2012 United Way Hero Jenise Diaz
- 2012 Judy Anderson
- 2012 Jim Deuser
- 2009 Dr. Bert D. Levine +



Mayor James "Jim" Darling  
 Mayor Pro-Tem/Commissioner Hilda Salinas  
 Mayor Pro-Tem/Commissioner Aida Ramirez

Commissioner Scott C. Crane  
 Commissioner Trey Pebley  
 Commissioner John J. Ingram  
 Commissioner Veronica Vela Whitacre

### ITEM SUMMARY

BOARD: City Commission

AGENDA ITEM	9.A.
DATE SUBMITTED	12/31/2013
MEETING DATE	January 13, 2014

1. Agenda Item: Consultation with City Attorney regarding Cause No. CL-13-3670-A; Margarita Salazar and Josefa Chavez vs. City of McAllen. (Section 551.071, T.G.C.)

2. Party Making Request:

Kevin Pagan, City Attorney

3. Nature of Request: Consultation with City Attorney regarding Cause No. CL-13-3670-A; Margarita Salazar and Josefa Chavez vs. City of McAllen. Attachments: No

4. Policy Implication:

5. Budgeted: No

Bid Amount: \_\_\_\_\_  
 Under Budget: \_\_\_\_\_

Budgeted Amount: \_\_\_\_\_  
 Over Budget: \_\_\_\_\_  
 Amount Remaining: \_\_\_\_\_

6. Alternate option costs:

7. Routing:

Stocker, Mary Ellen  
 Pagan, Kevin  
 Perez, Mike

Created/Initiated - 12/31/2013  
 Approved - 12/31/2013  
 Final Approval - 01/03/2014

8. Staff Recommendation: N/A

9. Advisory Board:

10. City Attorney: N/A (New lawsuit)

11. Manager's Recommendation:



Mayor James "Jim" Darling  
 Mayor Pro-Tem/Commissioner Hilda Salinas  
 Mayor Pro-Tem/Commissioner Aida Ramirez

Commissioner Scott C. Crane  
 Commissioner Trey Pebley  
 Commissioner John J. Ingram  
 Commissioner Veronica Vela Whitacre

### ITEM SUMMARY

BOARD: City Commission

AGENDA ITEM 9.B.  
 DATE SUBMITTED 01/02/2014  
 MEETING DATE January 13, 2014

1. Agenda Item: 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.)

2. Party Making Request:

Kevin Pagan, City Attorney

3. Nature of Request:

Discussion and Possible Action on award of bid proposal for the sale of Lot 11B, McAllen Convention Center. (Section 551.072 and 551.071, T.G.C.)

Attachments: No

4. Policy Implication:

5. Budgeted: No

Bid Amount: \_\_\_\_\_  
 Under Budget: \_\_\_\_\_

Budgeted Amount: \_\_\_\_\_  
 Over Budget: \_\_\_\_\_  
 Amount Remaining: \_\_\_\_\_

6. Alternate option costs:

7. Routing:

Stocker, Mary Ellen  
 Pagan, Kevin  
 Perez, Mike

Created/Initiated - 01/02/2014  
 Approved - 01/02/2014  
 Final Approval - 01/03/2014

8. Staff Recommendation:

9. Advisory Board:

10. City Attorney: N/A - KDP

11. Manager's Recommendation:



Mayor James "Jim" Darling  
 Mayor Pro-Tem/Commissioner Hilda Salinas  
 Mayor Pro-Tem/Commissioner Aida Ramirez

Commissioner Scott C. Crane  
 Commissioner Trey Pebley  
 Commissioner John J. Ingram  
 Commissioner Veronica Vela Whitacre

### ITEM SUMMARY

BOARD: City Commission

AGENDA ITEM 9.C.  
 DATE SUBMITTED 01/02/2014  
 MEETING DATE January 13, 2014

1. Agenda Item: Discussion and Possible Action on entering into a sales contract and authorizing the City Manager to complete the transaction to acquire a tract of land out of Lot 3, Block 3, A.J. McColl Subdivision, Hidalgo County, Texas.(Sections 551.072 and 551.071, T.G.C.)

2. Party Making Request:

Kevin Pagan, City Attorney

3. Nature of Request:

Discussion and Possible Action on entering into a sales contract and authorizing the City Manager to complete the transaction to acquire a tract of land out of Lot 3, Block 3, A.J. McColl Subdivision, Hidalgo County, Texas.

Attachments: No

4. Policy Implication:

5. Budgeted: No

Bid Amount: \_\_\_\_\_  
 Under Budget: \_\_\_\_\_

Budgeted Amount: \_\_\_\_\_  
 Over Budget: \_\_\_\_\_  
 Amount Remaining: \_\_\_\_\_

6. Alternate option costs:

7. Routing:

Stocker, Mary Ellen  
 Pagan, Kevin

Created/Initiated - 01/02/2014  
 Final Approval - 01/06/2014

8. Staff Recommendation: N/A

9. Advisory Board:

10. City Attorney: N/A - KDP

11. Manager's Recommendation:





Mayor James "Jim" Darling  
 Mayor Pro-Tem/Commissioner Hilda Salinas  
 Mayor Pro-Tem/Commissioner Aida Ramirez

Commissioner Scott C. Crane  
 Commissioner Trey Pebley  
 Commissioner John J. Ingram  
 Commissioner Veronica Vela Whitacre

### ITEM SUMMARY

BOARD: City Commission

AGENDA ITEM	9.D.
DATE SUBMITTED	01/02/2014
MEETING DATE	January 13, 2014

1. Agenda Item: Consideration of economic development matters. (Section 551.087, T.G.C.)

2. Party Making Request:

Kevin Pagan, City Attorney

3. Nature of Request: Consideration of economic development matters. (Section 551.087, T.G.C.)  
 Attachments: No

4. Policy Implication:

5. Budgeted: No

Bid Amount: \_\_\_\_\_  
 Under Budget: \_\_\_\_\_

Budgeted Amount: \_\_\_\_\_  
 Over Budget: \_\_\_\_\_  
 Amount Remaining: \_\_\_\_\_

6. Alternate option costs:

7. Routing:

Stocker, Mary Ellen  
 Pagan, Kevin

Created/Initiated - 01/02/2014  
 Final Approval - 01/06/2014

8. Staff Recommendation:

9. Advisory Board:

10. City Attorney: N/A - KDP

11. Manager's Recommendation:



Mayor James "Jim" Darling  
 Mayor Pro-Tem/Commissioner Hilda Salinas  
 Mayor Pro-Tem/Commissioner Aida Ramirez

Commissioner Scott C. Crane  
 Commissioner Trey Pebley  
 Commissioner John J. Ingram  
 Commissioner Veronica Vela Whitacre

**ITEM SUMMARY**

BOARD: City Commission

AGENDA ITEM 9.E.  
 DATE SUBMITTED 01/02/2014  
 MEETING DATE January 13, 2014

1. Agenda Item: Discussion and Consideration of award of contract for the sale of Lot 6(B) for a hotel project (Convention Center Subdivision). (Sections 551.072 and 551.071, T.G.C.)

2. Party Making Request:

Kevin Pagan, City Attorney

3. Nature of Request: Discussion and Consideration of award of contract for the sale of Lot 6(B) for a hotel project (Convention Center Subdivision). Attachments: No

4. Policy Implication:

5. Budgeted: No

Bid Amount: \_\_\_\_\_  
 Under Budget: \_\_\_\_\_

Budgeted Amount: \_\_\_\_\_  
 Over Budget: \_\_\_\_\_  
 Amount Remaining: \_\_\_\_\_

6. Alternate option costs:

7. Routing:

Stocker, Mary Ellen  
 Pagan, Kevin

Created/Initiated - 01/02/2014  
 Final Approval - 01/06/2014

8. Staff Recommendation:

9. Advisory Board:

10. City Attorney: N/A - KDP

11. Manager's Recommendation:



Mayor James "Jim" Darling  
 Mayor Pro-Tem/Commissioner Hilda Salinas  
 Mayor Pro-Tem/Commissioner Aida Ramirez

Commissioner Scott C. Crane  
 Commissioner Trey Pebley  
 Commissioner John J. Ingram  
 Commissioner Veronica Vela Whitacre

### ITEM SUMMARY

BOARD: City Commission

AGENDA ITEM 9.F.  
 DATE SUBMITTED 01/02/2014  
 MEETING DATE January 13, 2014

1. Agenda Item: Discussion and Possible Action on entering into a sales contract and authorizing the City Manager to complete the transaction to acquire three (3) tracts of land out of Lots 51 and 46, La Lomita Irrigation and Construction Company Subdivision, Hidalgo County, Texas.

2. Party Making Request:

Kevin Pagan, City Attorney

3. Nature of Request: Discussion and Possible Action on entering into a sales contract and authorizing the City Manager to complete the transaction to acquire three (3) tracts of land out of Lots 51 and 46, La Lomita Irrigation and Construction Company Subdivision, Hidalgo County, Texas Attachments: No

4. Policy Implication:

5. Budgeted: No

Bid Amount: \_\_\_\_\_  
 Under Budget: \_\_\_\_\_

Budgeted Amount: \_\_\_\_\_  
 Over Budget: \_\_\_\_\_  
 Amount Remaining: \_\_\_\_\_

6. Alternate option costs:

7. Routing:

Stocker, Mary Ellen  
 Pagan, Kevin

Created/Initiated - 01/02/2014  
 Final Approval - 01/06/2014

8. Staff Recommendation:

9. Advisory Board:

10. City Attorney: N/A - KDP

11. Manager's Recommendation: