



AGENDA
CITY COMMISSION REGULAR MEETING
MONDAY, JUNE 25, 2007 – 4:00 PM
CITY COMMISSION CHAMBERS; 3RD FLOOR

- CALL TO ORDER** - Mayor Richard Cortez
PLEDGE - Mayor Richard Cortez
INVOCATION - Hilda Salinas, City Commissioner

1. **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 Workshop held April 9th, Special Meeting held April 23rd and Workshop and Regular Meetings held June 11, 2007.
- B) Authorization to renew the Library's Membership to OCLC through Amigos Library Services.
- C) Change Order No. 2 and Final Reconciliation of quantities for Single Machine Repaving/Recycling/Rejuvenate/Milling 2006-2007.
- D) Consideration of a one year extension to the supply contract for purchase of Playground Equipment.
- E) Award of Bid - Supply Contract for Swimming Pool Chemicals.
- F) Ordinance abandoning the west 4 ft. of the 10 ft. utility easement on the east side of Lot 14, The Village Subdivision; 4608 North 7th Street.
- G) Ordinance abandoning a 15 ft. alley easement along the north side of Lot 26 and a 10 ft. alley along the east side of Lots 26, 27, 28 & 29, Belaire Subdivision.
- H) Resolution authorizing the submission of a grant application to the U.S. Department of Justice for funding under the Edward Byrne Memorial Justice Assistance Grant Program for two Crime Deterrence and Surveillance Units.

2. **BIDS/CONTRACTS:**

- A) Renewal of *PeopleSoft* Software Maintenance Agreement with Oracle.
- B) Award of Contract - Purchase of One (1) Current Model Major Rescue and Firefighting Vehicle.
- C) Approval of Rural County Emergency Services Contract.
- D) Consider approval of Contract Amendment for Architectural Services for the North Police Community Network/Training Center.
- E) Award of Contract - GSA Utility Infrastructure at Anzalduas Bridge for Waterline Improvements.
- F) Award of Contract - Architectural Services for New Library.

3. RESOLUTIONS:

- A) Authorizing the submission of a grant application to the U.S. Department of Justice for funding under the COPS FY 2007 Technology Program (COPS TECH).
- B) Authorizing the submission of a matching grant application to the Texas Historical Commission for a Historic Preservation Plan.

4. MANAGER'S REPORT:

- A) Advisory Board Appointments.
- B) Report from Appraisal District relating to property reappraisals for 2007.
- C) Future agenda items.

5. TABLED ITEMS:

- A) Award of Bid – Purchase and Redevelopment of a Central Park.
- B) Ordinance amending the McAllen Code, Chapter 110, Article I, relating to Tree Preservation.
- C) Authorization to cease negotiations with L&G Engineers and begin negotiations with Broaddus Associates for Construction Management Services for the proposed Anzalduas International Bridge.

THE CITY COMMISSION HAS THE PREROGATIVE TO RECESS INTO EXECUTIVE SESSION PRIOR TO 6:00 PM

6. PUBLIC HEARING BEGINNING AT 6:00 PM:

A) REZONINGS:

TRACT ONE: Initial zoning to C-4 (commercial industrial) District:

35.611 acres out of Lot 1, Block 5, Rio Bravo Plantation Company's Subdivision; (A/K/A Lots 1-18, F1-9, R/S McAllen Produce Terminal Market Subdivision, Lots 3A & 4A, Amended Plat, Lots 5A, 5B & 5C, Amended Plat, Condominiums A1-36, B1-56, C1-56, D1-28 and E1-34); 2501 Military Highway.

TRACT TWO: Initial zoning to I-1 (light industrial) District:

42.85 acres out of Lots 1 and 2, Block 5, Rio Bravo Plantation Company's Subdivision; (A/K/A Botello Industrial Park Lots 1-29); 6400 South 28th Street.

TRACT THREE: Initial zoning to I-2 (heavy industrial) District:

10.61 acres out of Lot 7, Block 5, Rio Bravo Plantation Company's Subdivision; (A/K/A Lot 1, McAllen Southwest Industrial District Unit 6, Vacated and R/S as Lot 1, McAllen Southwest Industrial District Unit 7); 6801 South Bentsen Road.

TRACT FOUR: Initial zoning to I-1 (light industrial) District:

Lot 1, Sharyland Business Park Phase 1 Subdivision; 6801 South International Boulevard.

TRACT FIVE: Initial zoning to I-1 (light industrial) District:

7.40 acres out of Lots 57 and 67, John H. Shary Subdivision; (A/K/A Lot 9, Sharyland Business Park); 4900 George McVay Drive.

TRACT SIX: Initial zoning to I-1 (light industrial) District:

12.906 acres out of Lots 55, 56, 65 and 66, John H. Shary Subdivision; (A/K/A Lot 18, Sharyland Business Park Phase 2); 5601 Military Highway.

TRACT SEVEN: Initial zoning to I-1 (light industrial) District:

Lot 32, Block 3, C.E. Hammond Subdivision; 6601 South 23rd Street.

TRACT EIGHT: Initial zoning to I-1 (light industrial) District:

81.44 acres out of Lots 10-12, Block 5, Rio Bravo Plantation Company's Subdivision; 6800 South 23rd Street.

TRACT NINE: Rezone from A-O (agricultural-open space) District to C-3 (general business) District:

1.83 acres out of Lot 57, La Lomita Irrigation & Construction Company Subdivision; 7824 North Ware Road.

B) Adoption of Initial Zoning Ordinance.

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

D) CONDITIONAL USE PERMITS:

1) Request of Crown Castle International, for a conditional use permit, for life of the use, for a personal wireless service facility at 0.57 acres out of the south 442.8 feet of Lot 6-C, Westchester Plaza Shopping Center Subdivision; 2212 Fern Ave.

2) Request of The Diocese of Brownsville, for a conditional use permit, for life of the use, for a church parking facility at the east ½ of Lots 5 & 8 and all of Lots 4 & 9, Block 1, Doss Addition Subdivision; 1017 Jasmine Avenue.

3) Request of Thomas Phillips, for a conditional use permit, for life of the use, for a guest house at Lot 27, Pepper Tree Townhouses No. 5 Subdivision; 1312 Bluebird Avenue.

4) Request of Nextel Partners, for a conditional use permit, for life of the use, for a personal wireless service facility at Lot 38, Block 1, Hammond Subdivision; 1950 Maple Avenue. **TABLED**

E) Public Hearing to conclude the proposed Annexation proceedings and adopt the second and final reading of the ordinance and order publication of the caption of the ordinance for the following described tracts of land:

Tract 1: 35.611 acres out of Lot 1, Block 5, Rio Bravo Plantation Company's Subdivision, Hidalgo County, Texas; (A/K/A Lots 1-18, F1-9, R/S McAllen Produce Terminal Market Subdivision, Lots 3A & 4A, amended plat, Lots 5A, 5B & 5C, amended plat, condominiums A1-36, B1-56, C1-56, D1-28 and E1-34).

Tract 2: 42.85 acres out of Lots 1 and 2, Block 5, Rio Bravo Plantation Company's Subdivision, Hidalgo County, Texas; (A/K/A Botello Industrial Park Lots 1-29).

Tract 3: 10.61 acres out of Lot 7, Block 5, Rio Bravo Plantation Company's Subdivision, Hidalgo County, Texas; (A/K/A Lot 1, McAllen Southwest Industrial District Unit 6, Vacated and R/s as Lot 1, McAllen Southwest Industrial District Unit 7).

Tract 4: 12.045 acres out of Lot 1, Sharyland Business Park Phase 1 Subdivision, Hidalgo County

Tract 5: 7.40 acres out of Lot 9, Sharyland Business Park Subdivision, Hidalgo County, Texas.

Tract 6: 12.906 acres out of Lot 18, Sharyland Business Park Phase 2 Subdivision, Hidalgo County, Texas.

Tract 7: 30.606 acres out of Lot 32, Block 3, C. E. Hammond Subdivision, Hidalgo County, Texas.

Tract 8: 81.44 acres out of Lots 10, 11 and 12, Block 5, Rio Bravo Plantation Company Subdivision, Hidalgo County, Texas.

END OF PUBLIC HEARING

PUBLIC COMMENT SESSION

7. EXECUTIVE SESSION, CHAPTER 551, TEXAS GOVERNMENT CODE, SECTION 551.071 CONSULTATION WITH ATTORNEY, SECTION 551.072 DELIBERATIONS ABOUT REAL PROPERTY, SECTION 551.074 PERSONNEL MATTERS, SECTION 551.086 ECONOMIC DEVELOPMENT.

- A) Consultation with City Attorney regarding McAllen Firefighters' Union Collective Bargaining.
- B) Discussion and Possible Action relating to the purchase and redevelopment of a Central Park.
- C) Discussion and Possible Action relating to the sale of La Lomita, Lot 19.
- D) Discussion and Possible Action – Purchase Agreement for Lots 9 & 10, Convention Center Subdivision.
- E) Discussion and Possible Action – Consider the sale of Lots 12 & 13, McAllen Convention Center Subdivision.
- F) Discussion and Possible Action – Consider purchase of approximately 14 acres out of Lots 11 & 12, Section 6, Hidalgo Canal Company Subdivision, for Airport Expansion.
- G) Discussion and Possible Action – Worker's Comp/Loss Run Report as of May 31, 2007.
- H) Discussion and Possible Action – Consider the sale of property out of Lot 1, Block 15, Steele & Pershing Subdivision.

ADJOURNMENT

IF ANY ACCOMMODATION FOR A DISABILITY IS REQUIRED (OR INTERPRETERS FOR THE DEAF), NOTIFY THE CITY SECRETARY'S DEPARTMENT AT 681-1020 FORTY-EIGHT (48) HOURS PRIOR TO THE MEETING DATE. WITH REGARD TO ANY ITEM, THE BOARD OF COMMISSIONERS MAY TAKE VARIOUS ACTIONS INCLUDING BUT NOT LIMITED TO RESCHEDULING AN ITEM IN ITS ENTIRETY FOR A FUTURE DATE OR TIME. THE CITY COMMISSION MAY ELECT TO GO INTO EXECUTIVE SESSION ON ANY ITEM WHETHER OR NOT SUCH ITEM IS POSTED AS AN EXECUTIVE SESSION ITEM AT ANY TIME DURING THE MEETING WHEN AUTHORIZED BY THE PROVISIONS OF THE OPEN MEETINGS ACT.

C E R T I F I C A T I O N

I, the Undersigned Authority, do hereby certify that the attached agenda of the meeting of the McAllen Board of Commissioners is a true and correct copy and that I posted a true and correct copy of said notice on the bulletin board in the Municipal Building, a place convenient and readily accessible to the general public at all times, and said Notice was posted on the 22nd day of June, 2007 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
City Secretary