



EDINBURG CITY COUNCIL
CITY OF EDINBURG, HIDALGO COUNTY, TEXAS

Location: City of Edinburg
City Hall-Council Chambers
415 West University Dr.
Edinburg, Texas 78539

REGULAR MEETING AGENDA
DECEMBER 5, 2023
6:00 PM

1. CALL TO ORDER, ESTABLISH QUORUM

- A. Prayer.
- B. Pledge of Allegiance.

2. CERTIFICATION OF PUBLIC NOTICE

3. DISCLOSURE OF CONFLICT OF INTEREST

4. PROCLAMATIONS/RECOGNITIONS

- A. Presentation of Proclamation Recognizing City of Edinburg Retiree, Ramiro Rodriguez, Lieutenant, Edinburg Fire Department for 20 Years of Service. [Belinda Torres, Director of Human Resources/Civil Service]
- B. Presentation of Proclamation Recognizing City of Edinburg Retiree, Ruben J. Lopez, Captain, Edinburg Fire Department for 20 Years of Service. [Belinda Torres, Director of Human Resources/Civil Service]
- C. Present the Recipient for the Employee of the Month Award for the Month of October 2023. [Belinda Torres, Director of Human Resources/Civil Service]

5. PUBLIC COMMENTS

The Mayor and City Council allow for a specific portion of the City Council Meeting to be dedicated to public comments. Public Comments are limited to three (3) minutes. Please note that this public comment period is not interactive. The City Council may not respond to public comments.

If a resident desires to make a public comment in person, please complete the Public Comments Form which will be located outside of the City Council Chambers and submit the completed form to the City Secretary prior to the commencement of the City Council Meeting. We ask for everyone's cooperation in following this procedure.

6. PRESENTATION AND REPORTS

- A. Presentation Regarding the Recount of the November 07, 2023, City of Edinburg Municipal General Election for City Councilmember Place 4. [Clarice Y. Balderas, City Secretary]
- B. Presentation Regarding Updates on the Utility Rate Study. [Gerardo Carmona Jr., P.E., Director of Utilities]

7. PUBLIC HEARINGS-SPECIAL ITEMS

SPECIAL ITEMS Special Planning and Zoning Commission Items are those items requiring a 4/5 vote by the City Council to overturn the Planning and Zoning Commission decision. A single hearing will be held for all such items and all will be enacted by One Motion. If any member of the Public opposes any item(s) or if any member of the Governing Body requests discussion on any item(s), such item(s) will be considered separately.

- A. Hold Public Hearing and Consider the Ordinance Providing for the Rezoning Request from Commercial Neighborhood (CN) District to Residential Multifamily (RM) District, Being a 6.415 Acres out of Lot 1, Block 2, Steele & Pershing Subdivision, Located at 2900 South McColl Road, as Requested by Nico Holdings, LTD. **(A 4/5 Vote is required by the City Council to overturn the Planning & Zoning Commission action.)** [Jaime Acevedo, Director of Planning & Zoning]
- B. Hold Public Hearing and Consider the Ordinance Providing for the Rezoning Request from Residential Primary (RP) District to Residential Multifamily (RM) District, Being Lot 4 and the West ½ of Lot No. 5, Block 336, Original Townsite of Edinburg, Located at 316 East Champion Street, as Requested by Samuel Saldana on Behalf of Alvaro & Melissa Luna. **(A 4/5 vote is required by the City Council to overturn the Planning & Zoning Commission action.)** [Jaime Acevedo, Director of Planning & Zoning]
- C. Hold Public Hearing and Consider the Ordinance Providing for the Rezoning Request from Residential Primary (RP) District to Commercial General (CG) District, Being Lot C1, Los Lagos Phase VII – B Subdivision, Located at 2708 Los Lagos Drive, as Requested by Rio Delta Engineering on Behalf of Los Lagos Development LLC. **(A 4/5 vote is required by the City Council to overturn the Planning & Zoning Commission action.)** [Jaime Acevedo, Director of Planning & Zoning]
- D. Hold Public Hearing and Consider the Ordinance Providing for the Rezoning Request from Residential, Primary (RP) District to Residential, Urban & Townhome (RU) District, a 1.00 Acre Tract Out of the North 10 Acres of Lot 5, Section 274, Texas-Mexican Railway Company's Survey Subdivision, Located at 1218 South Jackson Road Unit A, as Requested by Sheriff Muse-Ariyoh, on Behalf of Joe Hernandez. **(A 4/5 vote is required by the City Council to overturn the Planning & Zoning Commission action.)** [Jaime Acevedo, Director of Planning & Zoning]
- E. Hold Public Hearing and Consider the Ordinance Providing for the Rezoning Request from Residential, Primary (RP) District to Residential, Urban & Townhome (RU) District, a 1.00 Acre Tract Out of the North 10 Acres of Lot 5, Section 274, Texas-Mexican Railway Company's Survey Subdivision, Located at 1218 South Jackson Road Unit B, as Requested by Sheriff Muse-Ariyoh, on Behalf of Teresa P. Hernandez. **(A 4/5 vote is required by the City Council to overturn the Planning & Zoning Commission action.)** [Jaime Acevedo, Director of Planning & Zoning]
- F. Hold Public Hearing and Consider the Ordinance Providing for the Rezoning Request from Commercial, Neighborhood (CN) District to Residential, Urban & Townhome (RU) District, a 1.00 Acre Tract of Land Being a Portion of Lot 5, Section 274, Texas-Mexican Railway Company's Survey Subdivision, Located at 1210 South Jackson Road, as Requested by Sheriff Muse-Ariyoh, on

Behalf of Maria Guadalupe Longoria. **(A 4/5 vote is required by the City Council to overturn the Planning & Zoning Commission action.)** [Jaime Acevedo, Director of Planning & Zoning]

8. PUBLIC HEARINGS

- A.** Hold Public Hearing and Consider the Ordinance Providing for the Rezoning Request from Residential, Primary (RP) District to Commercial, General (CG) District, Being Lot 10, 281 Estates Subdivision, Located at 614 West Orange Avenue, as Requested by Jontue Echavarria and Veronica Villarreal. [Jaime Acevedo, Director of Planning & Zoning]
- B.** Hold Public Hearing and Consider the Ordinance Providing for the Renewal of the Special Use Permit for a Licensed Child Care Home, Being Lot 2, Las Villas at Autumn Ridge Subdivision, Located at 3511 Monette Street, as Requested by Yadira P. Casillas Leonel. [Jaime Acevedo, Director of Planning & Zoning]

9. ORDINANCES

- A.** Consider Ordinance Providing for the Voluntary Annexation of 18.334 Acres, More or Less, Out of Lots 14 and 15, Block 59, Alamo Land and Sugar Company Subdivision, Volume 1, Page 24-26, Hidalgo County Map Records, City of Edinburg, Texas and is Located at 3661 East Canton Road, as Requested by Melden & Hunt, Inc. [Jaime Acevedo, Director of Planning & Zoning]
- B.** Consider Amending the Code of Ordinances of the City of Edinburg, Texas at Title XV, Land Usage, Chapter 150, General Provisions Regarding Enforcement, Possible Amendment, or Possible Repeal. [Omar Ochoa, City Attorney]

10. VARIANCE

- A.** Consider Variance Request to the City's Unified Development Code as Follows: Table 3.102-4 Duplex and Multiplex Lot and Building Standards, Lot Width Lot and Building Standards, Lot Width, for Oakview Center Subdivision, Being a 28.352 Acre Tract of Land Out of Lots 1, 2, & 3, Poco Bueno Subdivision, and a Part of Lot 15, Section 270, Texas-Mexican Railway Company's Survey's Subdivision, Located at 2300 South I-69C US Expressway 281, as Requested by Quintanilla, Headley & Associates, Inc. [Jaime Acevedo, Director of Planning & Zoning]
- B.** Consider Variance Requests to the City's Unified Development Code as follows: 1) Table 4.204-1 Bufferyard Classification, Class A and 2) Table 3.102-4 Duplex and Multiplex Lot and Building Standards, Lot and Building Standards, Lot Width, for Canton Hills Subdivision, Being 18.334 Acres Tract of Land Out of Lot 14 & 15, Block 59, Alamo Land & Sugar Company Subdivision, Located at 3661 East Canton Road, as Requested by Melden & Hunt, Inc. [Jaime Acevedo, Director of Planning & Zoning]

11. AWARDING OF BIDS

- A.** Consider Awarding RFP No. 2023-017, Employment Screenings to Choice Screening, Inc. and Authorize the City Manager to Enter Into an Agreement and Execute Any Documents Related Thereto. [Belinda Torres, Director of Human Resources/Civil Service].
- B.** Consider Awarding RFP No. 2024-003, Police Department Uniform Cleaning and Pressing Service to \$1.50 Cleaners Based on Unit Prices as Listed and Authorize the City Manager to Enter Into an Agreement Related Thereto. [Jaime Ayala, Police Chief]
- C.** Consider Authorizing the Purchase of Various Ammunition from GT Distributors Through the Texas

Local Government Purchasing Cooperative (BuyBoard) Contract No. 698-23 in the Amount of \$59,380.55. [Jaime Ayala, Chief of Police].

- D.** Consider Authorizing the Purchase of Truck Equipment from Metro Fire Apparatus Specialists, Inc. Through the Texas Local Government Purchasing Cooperative (BuyBoard) Contract No. 698-23, in the Amount Not to Exceed \$38,918.00. [Omar Garza, Fire Chief]
- E.** Consider Authorizing the Purchase of One (1) New Pothole Patch Truck Through the Texas Local Government Purchasing Cooperative (TIPS) Contract No. 200802 from H.D. Industries Inc, in the Amount of \$229,705.00 and Authorize the City Manager to Execute Any Documents Related thereto. [Vince Romero, Director of Public Works]
- F.** Consider Awarding Bid No. 2024-05, Purchase of City Vehicles to SAMES FORD of McAllen, Texas, in the Total Amount of \$136,499.00 and Authorize the City Manager to Execute Any Documents Related thereto. [Vincent A. Romero, CPM, Public Works Director]
- G.** Consider Awarding Bid No. 2023-29, City Wide Pavement Markings to Valley Striping Corp., Per Unit Prices as Listed and Authorize the City Manager to Enter Into an Agreement Related Thereto. [Vincent Romero, Public Works Director]
- H.** Consider Rejecting Bid No. 2023-27, Annual Concrete Services. [Vincent A. Romero, CPM, Director of Public Works]
- I.** Consider Authorizing the Purchase of One (1) Gorman Rupp Diesel Driven Pump from Precision Pump Systems Through the Local Government Purchasing Cooperative (BuyBoard) Contract No. 672-22 in the Amount Not to Exceed \$83,475.26. [Gerardo Carmona Jr., P.E., Director of Utilities]
- J.** Consider Awarding Bid No. 2024-04, New Tires, Retread, and Flat Repair Services to Goodyear Tire & Rubber Company, Based on Unit Prices as Listed and Authorize the City Manager to Execute Any Documents Related thereto. [Ramiro L. Gomez, Director of Solid Waste Management]
- K.** Consider Authorizing the Purchase of a Security System from SHI GS through the Department of Information Resources (DIR) Contracts, DIR-TSO-4288 in the Annual Amount of \$78,459.50, for a 36 Month Term for a Total Amount of \$235,378.50. [Daniel Vera, Director of Information Technology].

12. CONTRACTUALS

- A.** Consider Authorizing the City Manager to Execute a Participation Agreement Between the City of Edinburg and City of San Antonio's Alamo Region Security Operation Center (ARSOC) Regarding Improvements and Sharing of Cybersecurity Information and Resources. [Daniel Vera, Director of Information Technology]
- B.** Consider Authorizing the Purchase of EnCORE Routing, Accounting and Cloud Hosting Software from Routeware, Inc. Through the Houston Galveston Area Council (H-GAC) Cooperative, in the Amount of \$227,958.48 and Authorize the City Manager to Enter Into an Agreement Related Thereto. [Ramiro L. Gomez, Director of Solid Waste Management]
- C.** Consider Authorizing the City Manager to Enter into an Agreement with Hanson Professional Services, Inc. Based on RFQ No. 2021-001, in the Amount of \$315,228.00 for FY2024 Semi-Annual Compliance Monitoring and Reporting for the Edinburg Regional Sanitary Landfill Facility in Accordance with the Current Operational Permit Obligations and Authorize the City Manager to Execute any Documents Related Thereto. [Ramiro L. Gomez, Director of Solid Waste Management]

- D.** Consider Change Order No. 1 for RBM Contractors, LLC for the Alberta Road Reconstruction Phase 2 for an Amount Not to Exceed \$247,640.83, and Authorize the City Manager to Execute Any Documents Related Thereto. [Mardoqueo Hinojosa, P.E., CFM, City Engineer]
- E.** Consider the Approval of Change Order No. 1 for RFP No. 2023-02 to for the Edinburg ACE Building for an Amount Not to Exceed \$221,604.26 and Authorize the City Manager to Execute Any Documents Related Thereto. [Mardoqueo Hinojosa, P.E., CFM, City Engineer]
- F.** Consider Authorizing the City Manager to Enter into Job Task Order No. 1 with Milnet Architectural Services, Inc. for the New Restrooms at the Bicentennial, Memorial & Frontier Parks for an Amount Not to Exceed \$63,000 or 6% of Construction Cost and Authorize the City Manager to Execute any Documents Related Thereto Pursuant to the City's Ordinances and Procurement Policies. [Tomas Reyna, Assistant City Manager]
- G.** Consider Authorizing the City Manager to Enter into a Professional Services Agreement with Pathfinder Public Affairs, Legislative Advocacy Services for the City of Edinburg. [Myra L. Ayala, City Manager]

13. APPOINTMENTS

- A.** Consider Appointments to the Following City Advisory Boards, Councils, Commissions and Committees: Community Development Council, One Member; Edinburg Economic Development Corporation, One Member; Edinburg Golf Board, One Member; Edinburg Housing Authority, Two Members. [Clarice Y. Balderas, City Secretary]

14. 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. If Discussion Is Desired, That Item Will Be Removed From The Consent Agenda And Will Be Considered Separately. With Regard To Any Item, The City Council May Take Various Actions; Including But Not Limited To Rescheduling An Item In Its Entirety For A Future Date Or Time. The City Council 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.

- A.** Consider Authorizing the City Manager to Enter Into a Waterline Access Agreement with Sharyland Water Supply Corporation to Provide Fire Protection Services to Brownwood Subdivision Phase 3. [Gerardo Carmona, Jr, P.E., Director of Utilities]

15. OTHER BUSINESS

- A.** Future Items Requested by City Council. [Myra L. Ayala, City Manager]

16. EXECUTIVE SESSION

The City Council will convene in Executive Session, in accordance with the Texas Open Meetings Act, Vernon's Texas Statutes and Codes Annotated, Government Code, Chapter 551, Subchapter D, Exceptions to Requirement that Meetings be Open. The City Council 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.

- A.** Consultation with City Attorney Regarding Conflict of Interest Laws. (§551.071. Consultation with Attorney; Closed Meeting; §551.087)
- B.** Consultation with City Attorney and Possible Action Regarding Construction Contract. (§551.071.

Consultation with Attorney; Closed Meeting; §551.087)

- C. Discussion and Possible Action Regarding the Conveyance, Exchange, or Lease of Real Property related to Project Swap. (§551.071 Consultation with Attorney; §551.072 Deliberation Regarding Real Property; Closed Meeting.; §551.087 Deliberation Regarding Economic Development Negotiations; Closed Meeting.)
- D. Discussion and Possible Action Regarding Ratification of EEDC Agreement regarding Project Born Again. (§551.071 Consultation with Attorney; §551.072 Deliberation Regarding Real Property; Closed Meeting.; §551.087 Deliberation Regarding Economic Development Negotiations; Closed Meeting.)
- E. Discussion and Possible Action Regarding Ratification of EEDC Agreement regarding Project Health. (§551.071 Consultation with Attorney; §551.072 Deliberation Regarding Real Property; Closed Meeting.; §551.087 Deliberation Regarding Economic Development Negotiations; Closed Meeting.)
- F. Consultation with City Attorney and Possible Action Regarding Agreement with Palm Valley Animal Society for the Operation of an Animal Shelter. (§551.071. Consultation with Attorney; Closed Meeting; §551.087)
- G. Discussion Regarding Employment Matters. (§552.074 Personnel Matters; §551.071 Consultation with Attorney; Closed Meeting.)

OPEN SESSION

The City Council will convene in Open Session to take necessary action, if any, in accordance with Chapter 551, Open meetings, Subchapter E, Procedures Relating to Closed Meeting, §551.102, Requirement to Vote or Take Final Action in Open Meeting.

17. ADJOURNMENT

I hereby certify this Notice of a City Council Meeting was posted in accordance with the Open Meetings Act, at the City Offices of the City of Edinburg, located at the 415 West University entrance outside bulletin board, visible and accessible to the general public during and after regular working hours. This notice was posted on December 01, 2023 at 5:50 p.m.

By: /s/ Clarice Y. Balderas
Clarice Y. Balderas, City Secretary
City of Edinburg, Texas

Disability Access Statement

Persons with disabilities who plan to attend this meeting and who may need auxiliary aid or services are requested to contact the City Secretary Department at (956) 388-8204 at least two business days prior to the meeting so that appropriate arrangements can be made. The accessible entrance and accessible parking spaces are located at Edinburg City Hall, 415 West University.