



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
JANUARY 16, 2024
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 January 2024 as Crime Stoppers Month. [Clarice Y. Balderas, City Secretary]
- B. Presentation of Proclamation Recognizing Ricardo Peralez for his Impact in the Tejano Music Community and his Service to the City of Edinburg Community. [Clarice Y. Balderas, City Secretary]
- C. Present the Recipient for the Employee of the Month Award for the Month of November 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 REPORT

- A. Presentation on Status of Capital Improvement Projects. [Mardoqueo Hinojosa, P.E., CFM, City Engineer]

7. PUBLIC HEARINGS

- A. Hold Public Hearing and Consider the Ordinance Providing for the Rezoning Request from Residential Suburban (RS) District to Commercial, General (CG) District, Being 3.0 Acres Out of Lot 48, Santa Cruz Ranch Subdivision, Located at 4601 North I-69C, as Requested by YAY Holdings LLC. **(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 Suburban (RS) District to Industrial, General (IG) District, Being 5.61 Acres out of Lot 48, Santa Cruz Ranch Subdivision, Located at 4601 North I-69C, as Requested by YAY Holdings LLC. **(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 Commercial General (CG) District to Industrial General (IG) District, Being Lot 2, Tandy's Subdivision, Located at 6029 North I-69C, as Requested by CC Truckers 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 Agriculture and Open Space (AO) District to Residential, Suburban (RS) District, Being a 1.30 Acre Tract of Land Out of the East One-Half of Lot 15, Section 233, Texas Mexican Railway Company Survey, Located at 5505 W Schunior Road Unit A, as Requested by Roy Luna Jr. **(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 Agriculture and Open Space (AO) District to Residential, Primary (RP) District, Being 24.99 Acres of Lot 15, Section 248, Texas-Mexican Railway Company Survey Subdivision (Proposed Silverstone Heights Subdivision), Located at 3201 East Mile 17 ½ Road, as Requested by Carlos Gaytan. **(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 Special Use Permit for a Licensed Child Care Home, Being Lot 4, Block 199, Original Townsite of Edinburg, Located at 1112 East Kuhn Street, as Requested By Sabas Garcia on Behalf of Erica Garcia. [Jaime Acevedo, Director of Planning & Zoning]
- G. Consider Notifying Residents by Way of a Public Hearing of a Potential Increase in Water and Wastewater Rates that Could Go Into Effect March 1, 2024. [Myra L. Ayala, City Manager]

8. ORDINANCE

- A. Consider Ordinance Amending the Code of Ordinances of the City of Edinburg, Texas, at Title V. Public Works, Chapter 50 General Provisions to Provide for Changes to Rates and Charges. [Tomas D. Reyna, Assistant City Manager]

9. VARIANCE

- A. Consider Variance Request to the City's Unified Development Code, Article 5, Section 5.203-1, Right-of-Way & Paving Width, Highest Praise Church RGV Subdivision, Being a 0.84 Acre Tract of Land Out of Lot 18, M.L. Woods Tract No. 4 Subdivision, Located at 818 East Trenton Road, as Requested by Rio Delta Engineering. [Jaime Acevedo, Director of Planning and Zoning]

10. AWARDING OF BID

- A. Consider Awarding RFQ No. 2024-001, Project Management Services to Qualified Firm(s) and Authorize the City Manager or Designated Appointee to Enter Into a Professional Services Contract with Such Firm(s), as Projects Arise. [Mardoqueo Hinojosa, P.E., CFM, City Engineer]

11. RESOLUTION

- A. Consider Resolution Creating a Downtown District Steering Committee. [Clarice Y. Balderas, City Secretary]

12. 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 Disposition of Approximately 26 Cubic Feet (Boxes of Letter Size Records) of Non-Vital City Records in Accordance with City's Records Management Program and the Texas State Library and Archives Commission Local Records Retention Schedules. [Clarice Y. Balderas, City Secretary]
- B. Consider Approving the City Council Minutes for the following: 2023 Regular Meeting: November 02, 2023 and November 21, 2023 and 2023 Special Meeting: November 15, 2023. [Clarice Y. Balderas, City Secretary]
- C. Consider Authorizing the Purchase of a 20 Ton and a 50 Ton Air Conditioning Unit from Carrier Corporation for Edinburg City Hall through the Local Government Purchasing Cooperative (BuyBoard) Contract No. 720-23 in the Amount of \$229,700.00. [Tomas D. Reyna, Assistant City Manager]
- D. Consider Resolution Ratifying the City Manager's Submission of a Grant Application to the Texas Department of Transportation for the Fiscal Year 2024-2025 Selective Traffic Enforcement Program (STEP) – Commercial Motor Vehicle (CMV) Grant and Authorize City Manager to Execute Grant Documents Related Thereto. [Jaime Ayala, Chief of Police]
- E. Consider Resolution Ratifying the City Manager's Submission of a Grant Application to the Texas Department of Transportation for the Fiscal Year 2024-2025 Selective Traffic Enforcement Program (STEP) – Comprehensive Grant and Authorize City Manager to Execute Grant Documents Related Thereto. [Jaime Ayala, Chief of Police]
- F. Consider Awarding Bid No. 2024-03, Annual Pool Chemical Supplies to Valley Solvents & Chemical for Items 1, 3 and 6, in the Amount of \$54,786.60 and to Chemsol Services for Items 2, 4 and 5 in the Amount of \$25,907.50. [Javier Garza, Director of Parks & Recreation]

13. OTHER BUSINESS

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

14. 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 and Possible Action Regarding Reimbursement Agreement with Cuatro Noventa. (§551.071. Consultation with Attorney; Closed Meeting; §551.087 Deliberation Regarding Economic Development Negotiations; Closed Meeting.)
- B. 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.)
- C. Consultation with City Attorney and Possible Action Regarding Development Ordinances. (§551.071. Consultation with Attorney; Closed Meeting; §551.087).

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.

15. 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 January 12, 2024 at 11:15 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.