



Mayor James "Jim" Darling
Mayor Pro Tem/Commissioner Veronica Whitacre
Commissioner Javier Villalobos
Commissioner Joaquin J. Zamora



Commissioner J. Omar Quintanilla
Commissioner Tania Ramirez
Commissioner Victor "Seby" Haddad
City Manager Roel "Roy" Rodriguez, P.E.

**NOTICE OF WORKSHOP TO BE HELD BY THE
MCALLEN BOARD OF COMMISSIONERS
MONDAY, JULY 27, 2020 – 4:00 PM
MCALLEN CITY HALL
CITY COMMISSION CHAMBERS; 3RD FLOOR
1300 HOUSTON AVENUE
MCALLEN TEXAS, 78501**

AGENDA

"At any time during the course of this meeting, the City Commission may retire to Executive Session under Texas Government Code 551.071(2) to confer with its legal counsel on any subject matter on this agenda in which the duty of the attorney to the City Commission under the Texas Disciplinary Rules of Professional Conduct of the State Bar of Texas clearly conflicts with Chapter 551 of the Texas Government Code. Further, at any time during the course of this meeting, the City Commission may retire to Executive Session to deliberate on any subject slated for discussion at this meeting, as may be permitted under one or more of the exceptions to the Open Meetings Act set forth in Title 5, Subtitle A, Chapter 551, Subchapter D of the Texas Government Code."

CALL TO ORDER

1. Present questions to staff relating to the July 27, 2020 Regular Meeting Agenda, to be discussed at such meeting.
2. Status Report on Parks & Recreation Projects.
3. Subdivision Monthly Report.
4. Project Status Report.
5. **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 legal issues related to the Schneider Electric Contract. (Section T.G.C. 551.071)
 - B) Consideration of Economic Development Matters. (Section 551.087, T.G.C.)

- C) Consultation with City Attorney regarding legal aspects of code enforcement at city property. (Section 551.071, T.G.C.)
- D) Consultation with City Attorney regarding legal issues to COVID-19 situation and response. (Section 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.

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 July 24, 2020 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/
Perla Lara, TRMC/CMC, CPM
City Secretary



ITEM SUMMARY

BOARD: City Commission

AGENDA ITEM	1.
DATE SUBMITTED	7/21/2020
MEETING DATE	7/27/2020

1. Agenda Item: Present questions to staff relating to the July 27, 2020 Regular Meeting Agenda, to be discussed at such meeting.
2. Party Making Request:
3. Nature of Request:
4. Routing:

Cindy Gonzalez	Created/Initiated - 7/21/2020
Perla Lara	Approved - 7/21/2020
Kevin Pagan	Final Approval - 7/22/2020
5. Staff Recommendation:
6. Advisory Board:
7. City Attorney:
8. Manager's Recommendation:



ITEM SUMMARY

BOARD: City Commission

AGENDA ITEM
DATE SUBMITTED
MEETING DATE

2.
7/21/2020
7/27/2020

1. Agenda Item: Status Report on Parks & Recreation Projects.

2. Party Making Request:

3. Nature of Request:

4. Routing:

Cristina Monroy
Mike Hernandez
Kevin Pagan

Created/Initiated - 7/21/2020
Approved - 7/21/2020
Final Approval - 7/22/2020

5. Staff Recommendation:

6. Advisory Board:

7. City Attorney:

8. Manager's Recommendation:

City Commission Update





Suarez Restroom Improvements—CDBG-ZA4514

District: 4

Vendor: In House Work

Cost: \$50,000

End Date:

Sept. 9, 2020



Suarez Restroom Improvements—CDBG-ZA4514

District: 4

Vendor: In House Work

Cost: \$50,000

End Date:

Sept. 9, 2020



Suarez East Playground –CDBG-ZA4514

District: 4

Vendor: Park Place Recreation Designs

Cost: \$74,578.48

End Date: September 2



Suarez West Playground –CDBG-ZA4514

District: 4

Vendor: Park Place Recreation Designs

Cost: \$50,932.40

End Date: September 2



CITY OF McALLEN
PARKS AND RECREATION DEPARTMENT

Retama Park Fitness Station & Half Basketball Court

REVISION	DATE	DESCRIPTION

SEAL

Aerial View

2

Retama Park Improvements –CDBG-ZA4514

District: 3 Budget: \$75,000 Elements: Fitness Station, Basketball Court, Playground End Date: Sept. 30



Municipal Pool Plaster –Culture & Recreation Improvements- CP2004

District: 5

Vendor: Hamlin Pools, LP

Total: \$193,740

Completed: July 6, 2020





Municipal Pool Heater Replacement –Recreation Improvements- CP1802

District: 5 Vendor: Leslie's Pool Supply Contract: \$43,193.88 Completed: July 24
Installation: Castro's Plumbing \$13,900



Morris Park Trail- Development Fund-CP1201

District: 1

Vendor: Artillery LLC

Contract: \$163,530.00

Contract Days: 60 Working Days



Morris Park Trail- Development Fund-CP1201

District: 1

Vendor: Artillery LLC

Contract: \$163,530.00

Contract Days: 60 Working Days





La Vista Restroom- Park Land Zone 2: CP1709

District: 6

Vendor: Various plus In House

Budget: \$98,000

Completion Date: December 30



La Vista Restroom- Park Land Zone 2: CP1709

District: 6

Vendor: Various plus In House

Budget: \$98,000

Completion Date: December 30



Retiree Haven Park

District: 4

Vendor: Various plus In house

Budget: \$83,000

Completion Date : September 30



Retiree Haven Park

District: 4

Vendor: Various plus In house

Budget: \$83,000

Completion Date : September 30



ITEM SUMMARY

BOARD: City Commission

AGENDA ITEM
DATE SUBMITTED
MEETING DATE

3.
7/17/2020
7/27/2020

1. Agenda Item: Subdivision Monthly Report.
2. Party Making Request: Edgar Garcia
3. Nature of Request: Subdivision Monthly Report
4. Routing:

Jessica Cavazos
Edgar Garcia
Michelle Rivera
Kevin Pagan

Created/Initiated - 7/17/2020
Approved - 7/20/2020
Approved - 7/20/2020
Final Approval - 7/20/2020

5. Staff Recommendation:
6. Advisory Board:
7. City Attorney:
8. Manager's Recommendation:

City of McAllen

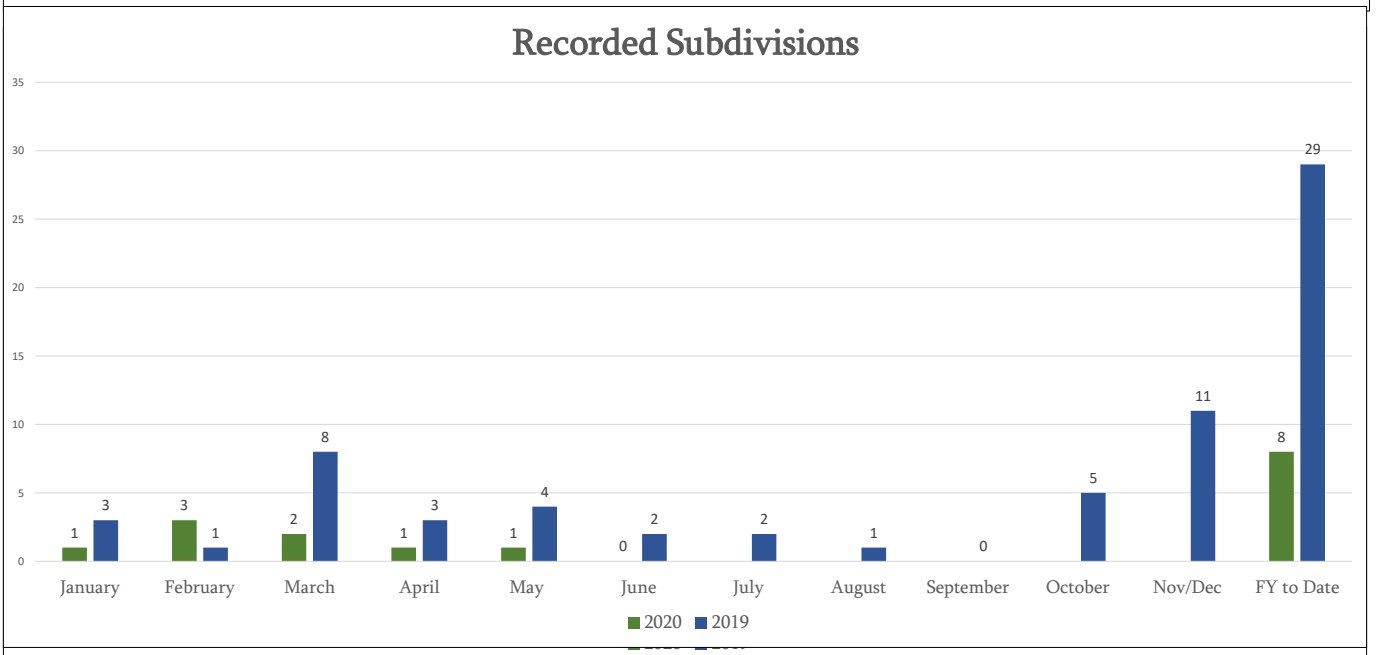
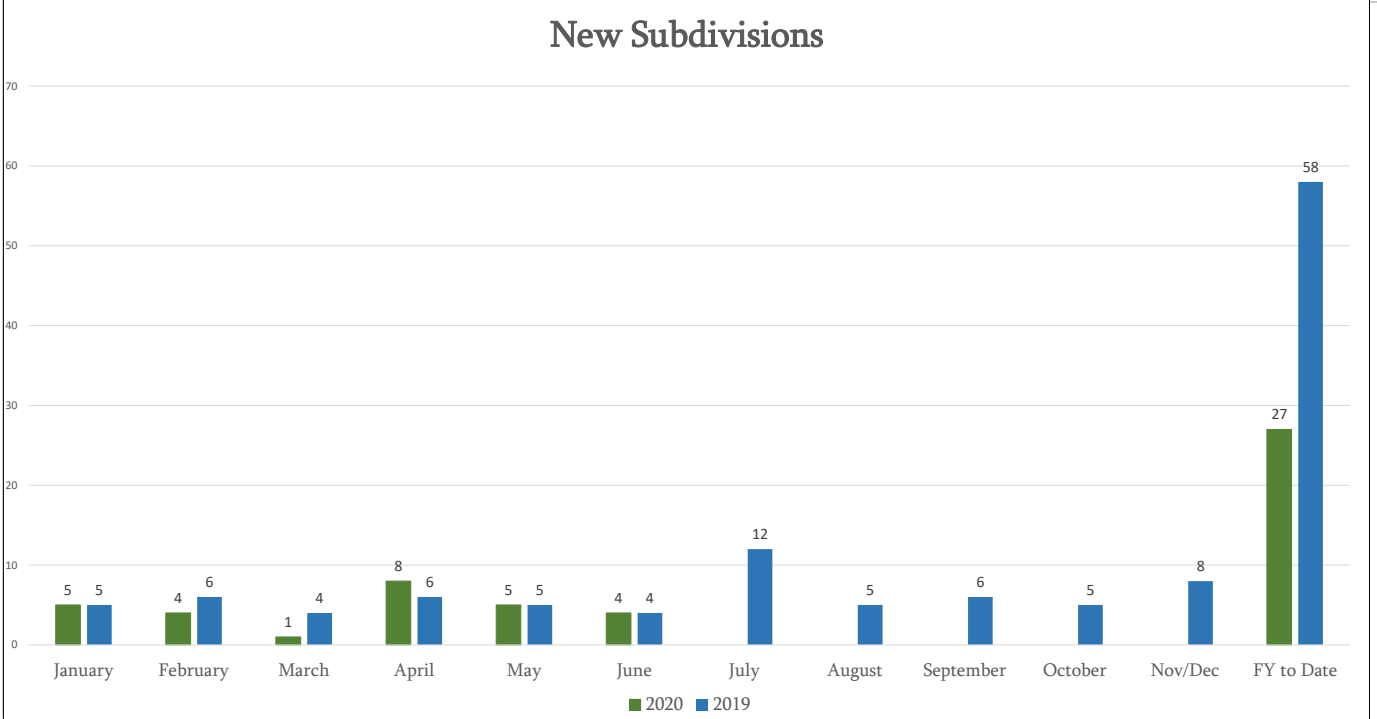
Subdivision Report Ending June 30, 2020

Planning Department



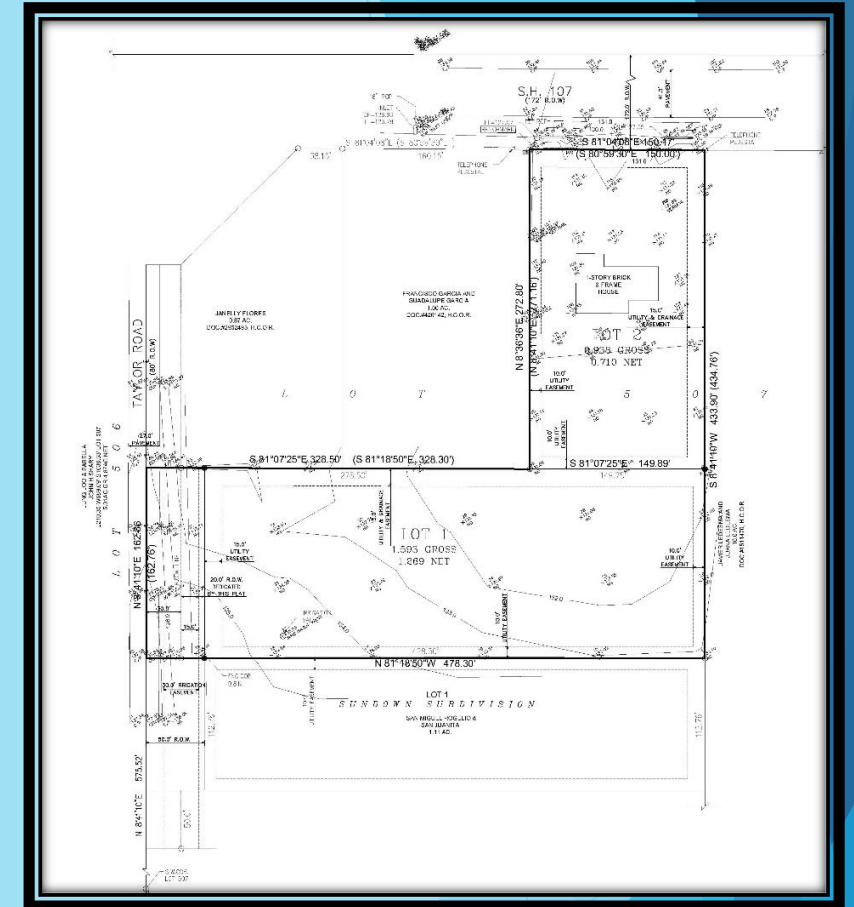
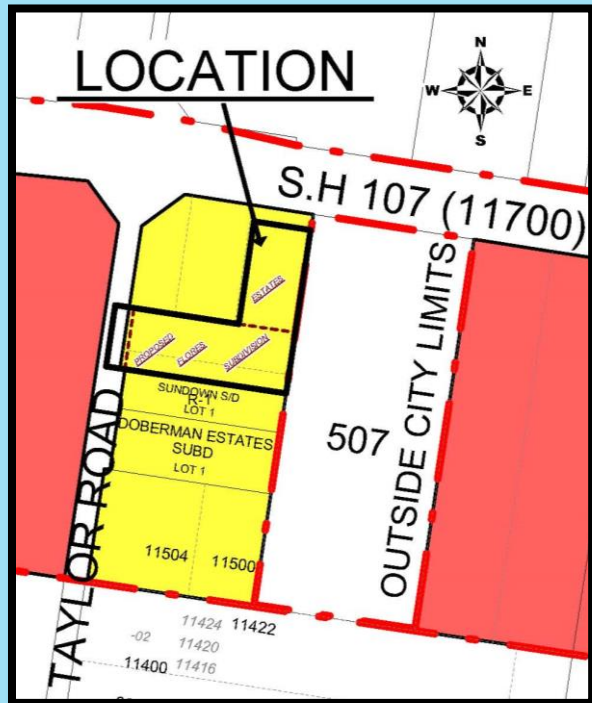
	Zoning	Type of Development	Number of Lots	Acres
New Subdivisions				
1. Flores Estates Subdivision	R-1	Residential	2	2.531
2. La Contessa Subdivision	R-1	Residential	4	0.86
3. LB MonteCristo Subdivision	ETJ	Commercial	2	10.14
4. Santoy Subdivision	C-2 & C-3	Commercial	1	1.27

Recorded Subdivisions				



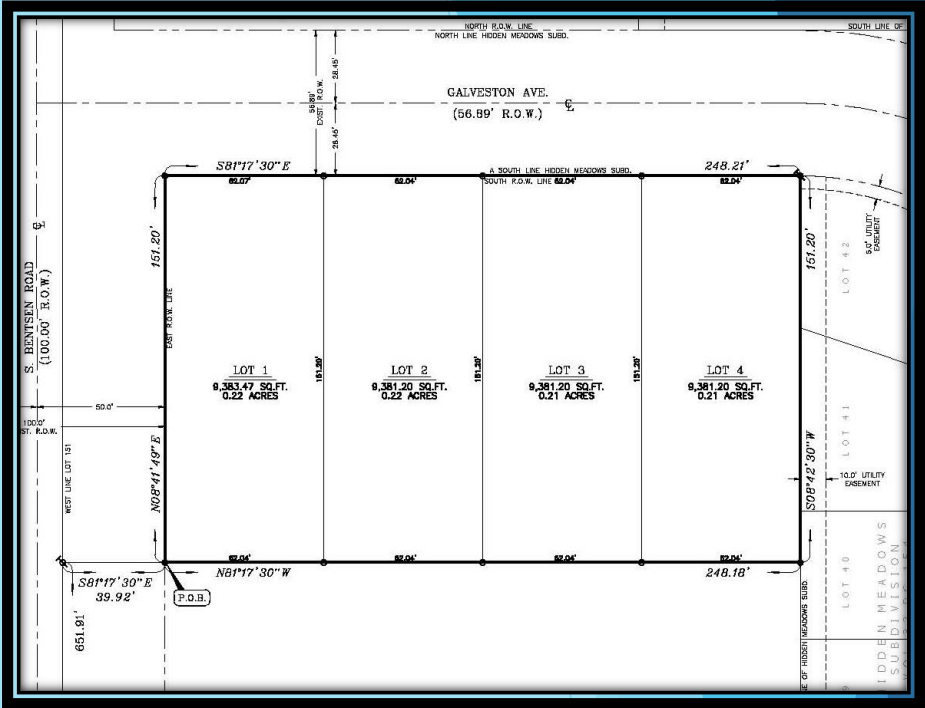
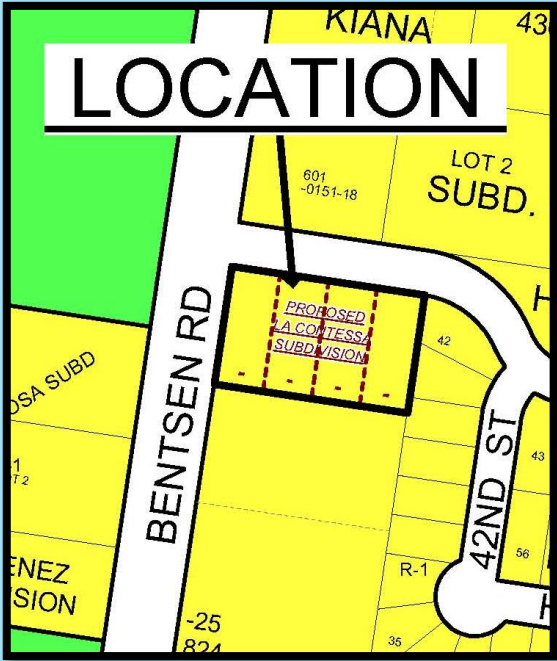
Flores Estates Subdivision

Zoning: R-1
Type of Development: Residential
Lots: 2
Acres: 2.531



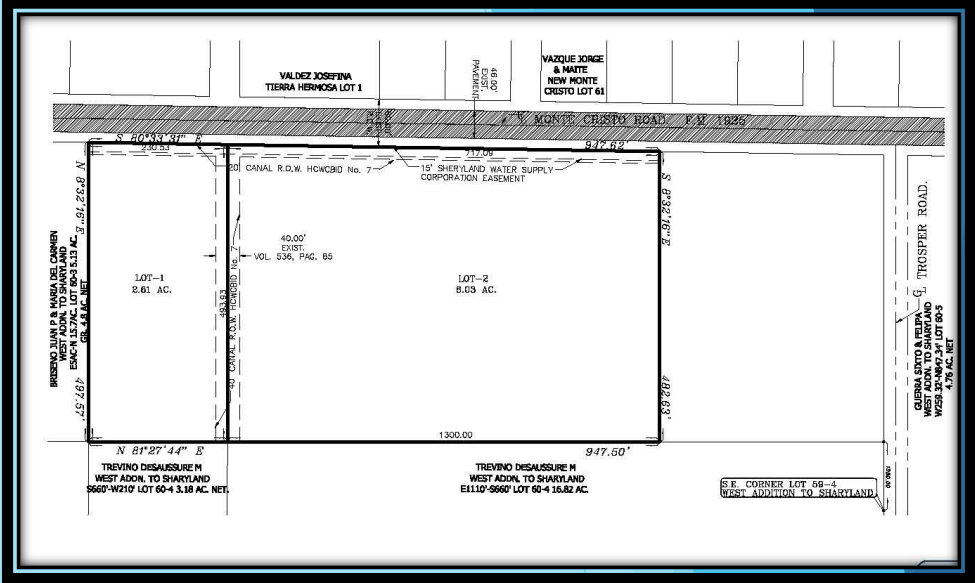
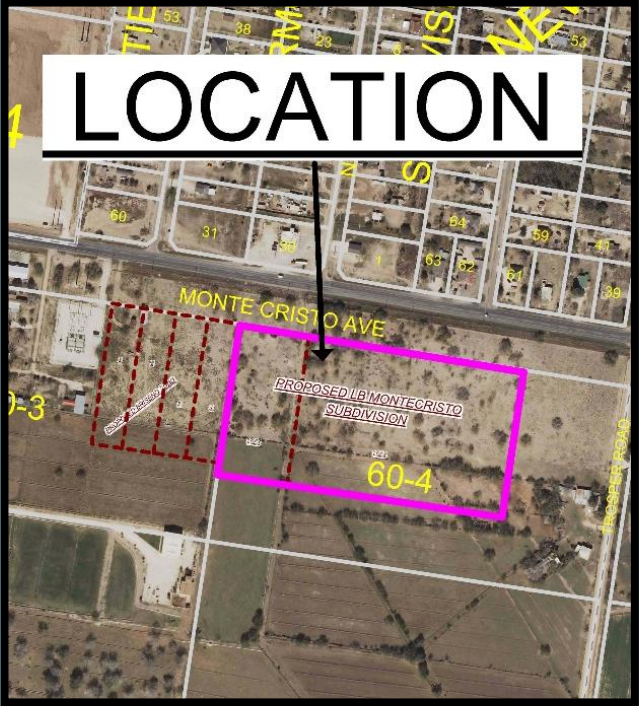
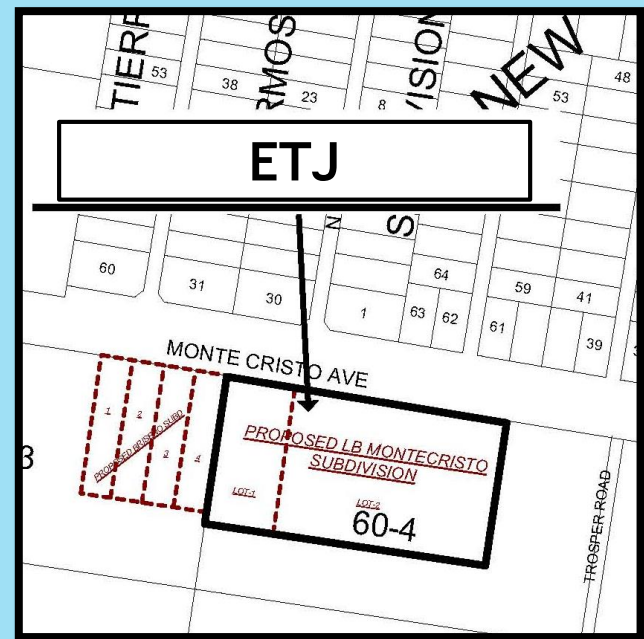
La Contessa Subdivision

Zoning: R-1
Type of Development: Residential
Lots: 4
Acres: 0.86



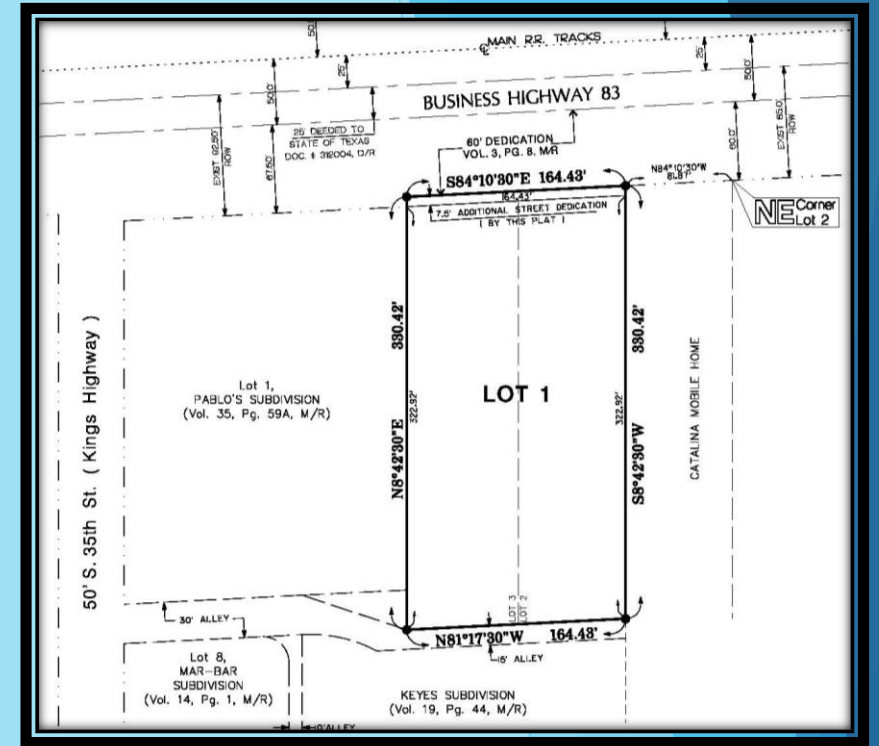
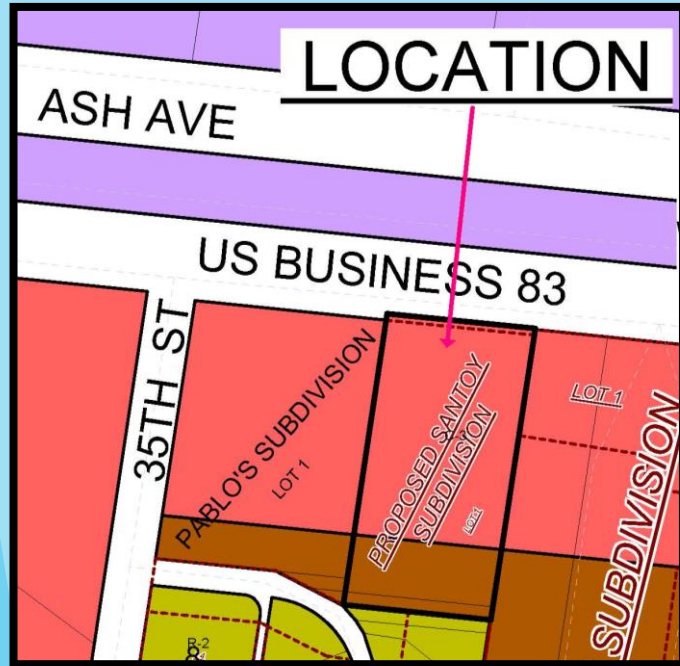
LB MonteCristo Subdivision

Zoning: ETJ
Type of Development: Commercial
Lots: 2
Acres: 10.64



Santoy Subdivision

Zoning: C-2 & C-3
Type of Development: Commercial
Lots: 1
Acres: 1.27





ITEM SUMMARY

BOARD: City Commission

AGENDA ITEM
DATE SUBMITTED
MEETING DATE

4.
7/21/2020
7/27/2020

1. Agenda Item: Project Status Report.
2. Party Making Request: Yvette Barrera
3. Nature of Request: Project Status Report.
4. Routing:

Grecia Martinez
Yvette Barrera
Michelle Rivera
Kevin Pagan

Created/Initiated - 7/21/2020
Approved - 7/21/2020
Approved - 7/21/2020
Final Approval - 7/22/2020

5. Staff Recommendation: Project Status Report.
6. Advisory Board:
7. City Attorney:
8. Manager's Recommendation:



ENGINEERING DEPARTMENT
MEMORANDUM

To: Roel "Roy" Rodriguez, P.E., City Manager
From: Yvette Barrera, PE, CFM, City Engineer
Date: July 27, 2020
Subject: Project Status Report through June 30, 2020.

Please find attached a list of various projects that are currently under construction and for which the Engineering Department performs Construction Management services. The work depicted is work performed through June 30, 2020.

The following projects are included:

1. Bond Projects: Intersection Improvements
2. Bicentennial Boulevard Extension (Trenton to SH107)
3. Dove (41st to Bentsen)
4. Kennedy Avenue Roadway and Drainage Improvements (Bentsen Road to Ware Road)
5. 29th Street (Oxford to 107)
6. Hidalgo International Bridge FMCSA Southern Border Program
7. McAllen Public Works Automotive Warehouse Expansion & Elevator
8. 2018 Bond Drainage Improvement Projects: Group E



PROJECT STATUS REPORT

Through June 30th, 2020

By Yvette Barrera, P.E., City Engineer

Bond Projects:

23rd & Jackson, Ebony, Hackberry, and Kendlewood and 10th & Bus.

Design status: ROW acquisition is complete. Design is being finalized to get utility relocation underway. Utility relocation phase must be complete before this project may be bid out. TxDOT is participating with 99% of the construction cost, the State process is required to be followed.

23rd Street & Ebony Avenue



23rd Street & Jackson Avenue



23rd St. & Hackberry Avenue

23rd Street & Kendlewood



10th Street & Business 83

Bicentennial Boulevard Extension (Trenton to SH107)

This project consist of the extension of a 4 lane urban curb and gutter paved roadway form Trenton Road to State Highway 107 (University Drive). The extension of Bicentennial Boulevard is 2.80 miles and includes storm water management system, potable water and sanitary sewer infrastructure, installation of two raw water underground mains for irrigation, sidewalks, and noise attenuation barriers along the right of way at existing residential subdivisions.

Construction Company:	Texas Cordia LLC, Edinburg Texas
Original Contract:	\$12,592,889.34
Change Orders Total:	\$29,094.00
Original Contract (Day's):	359 Working Days
Contract End Date:	June 25, 2021
Change Order (Day's):	10

Construction Status: Construction of water, irrigation and sanitary sewer infrastructure continues north of Frontera Road to SH 107. Construction of the roadway storm sewer infrastructure has begun north of HCIDN1 main canal crossing heading north to Sprague, installation of drainage canal headwalls underway along with final adjustments of manholes to final pavement elevation. First course of surface pavement construction completed from approximately 100 north of Trenton Road to 250 feet north of Auburn Avenue. Curb and Gutter along with flexible base installation is mostly complete between Auburn Road and HCIDN1 main Canal. Roadway excavation along subgrade stabilization taking place between HCIDN1 and Sprague Road. Noise barrier 1 foundation installation has commenced from Trenton Road heading north.



Bicentennial Blvd. Trenton Road to Auburn Ave.



Bicentennial Blvd. Frontera Road to Northgate Ln.

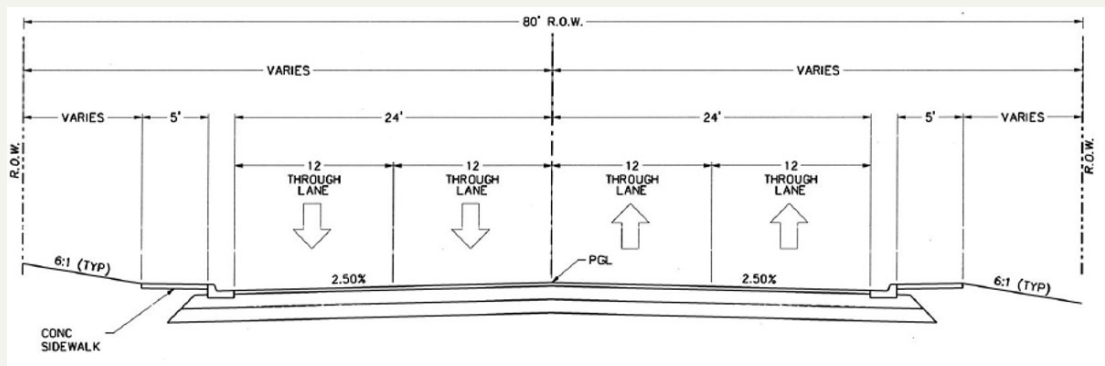
Dove Avenue Extension (41st to Bentsen)

This project consist of the extension of a 4 lane urban curb and gutter paved roadway form 41st Street to Bentsen Road. The extension of Dove Avenue is 0.25 miles and includes Bridge Class Culvert crossing at the Mission/McAllen Lateral Siphon Crossing of the HCIDN1 Main Irrigation Canal, potable water and sanitary sewer infrastructure adjustments, installation sidewalks, and intersection improvements at Bentsen Rd. to upgrade to a left and right turn lanes.

Engineering Consultant has been issued the notice to proceed with design services.



Dove Avenue General Location Map.



Roadway Typical Section

Project Location	ROW			Design			Construction			Notes
	Actual	Estimated	Status	Cost		Engineer	Cost		When	
				Actual	Estimated		Actual	Estimated		
Dove Avenue From Bentsen Rd. To 41st Street	\$ -	\$ -	Not Required	\$ 182,749.00	\$ 192,152.00	Cruz Hogan Consultants Inc.	TBD	\$ 1,921,519.00	TBD	NTP Issued Commencement of Study phase

Kennedy Avenue Roadway and Drainage Improvements (Bentsen Road to Ware Road)

The project consists of the construction of one-half (0.5) mile of new roadway consisting of an urban two-lane section with adjacent sidewalks, storm-water management system, bicycle lanes, water and sanitary sewer utilities. Upon completion, Kennedy Avenue will connect Bentsen Road to Ware Road.

Construction Company:	RDH Construction, LLC
Original Contract:	\$ 1,522,181.50
Change Order:	\$0
Original Contract (Day's):	180 Working Days
Contract End Date:	October 19, 2020
Change Order (Day's):	0

Construction Status: Clearing of roadway right is complete and roadway excavation has begun from Bentsen Rd. to Westside Park. Construction of storm sewer infrastructure 75% complete along with construction of water and sanitary sewer infrastructure. Deep sanitary sewer manholes to be installed in the upcoming weeks.



Top Left- Roadway Excavation from Bentsen to Westside Park.

Right- 8'X8' Storm Sewer Manholes at West Side Park



29th Street Widening (Oxford Ave to SH 107)

Project design by Dannenbaum Engineering. The project was awarded by City Commission on October 23, 2017 to 2GS, LLC. Notice to proceed with construction was issued on January 19, 2018.

Construction Company: 2GS LLC (DBA Earthworks)
Original Contract: \$ 3,082,191.22
Change Order: CO#1-#8 Total- \$566,283.52
Original Contract Days: 275 Working Days
Change Order (Days): 329 days (Jan. 22, 2018 –August 2020)
Contract End Date: August 12, 2020

Construction Status: Roadway along 29th Street between the limits of Oxford Avenue and Sprague has been completely paved and striped; this area of pavement is open to the public. Currently, a road closure is being implemented north of Sprague Avenue to SH 107. Final preparation for roadway paving is under way. Most utility construction has been completed.



Top Center- Phased construction status

Bottom Right- 29th Street construction, Final roadway preparation and sidewalk installation



Hidalgo International Bridge FMCSA Southern Border Program

The project site encompasses 1.0 acre in the northeast corner of the existing port which is located at 1026 South International Blvd., Hidalgo, Texas. The site is approximately .5 miles north of the McAllen-Hidalgo-Reynosa International Bridge on the Rio Grande River and is bordered to the north Bridge Street and to the west by South International Blvd (US Hwy 281), both in the City of Hidalgo.

Project consists of a new Federal Motor Carrier Safety Administration (FMCSA) inspection canopy, support office and associated bus circulation for the Land Port of Entry (LPOE) at Hidalgo, Texas. The site is currently part of the developed Port of Entry. It has no significant topography. Site work to include reworking of a minimally used paved area for the new medium II admin. Building, single lane bus inspection canopy and inspection pit, a covered waiting canopy for bus passengers and a bus passenger restroom kiosk.

Construction Company: NM Contracting, LLC.

Original Contract: \$1,303,400.00

Change Order: 1, 3 & 4 \$162,501.65

Original Contract (Day's): 210 Working Days

Contract End Date: December 13, 2019 – August 31, 2020

Change Order (Day's): 50 Additional Days

Construction Status: The Notice to Proceed was issued on December 13, 2019. The project is 160 working days into construction. In addition, electrical finishes and the plumbing finishes is ongoing. The mechanical finish out is ongoing. Construction crews are continuing with electrical rough in and the plumbing rough in is ongoing in the restrooms. The brickwork is 100% complete. Crews continue erecting the steel canopies and trenching for concrete slab continues. New substantial completion date is November 10, 2020 this is mainly due to COVID-19.



McAllen Public Works Automotive Warehouse Expansion & Elevator

The existing public works facilities for the anticipated elevator implementation and regular vehicles maintenance garage expansion. The project provides an expansion and new addition to existing warehouse building. It also includes new site work, mechanical, plumbing, electrical, communications, and fire suppression with alarm system and wall accessories.

Architectural Firm:	Negrete & Kolar Architects
Construction Company:	Rigney Construction
Original Contract:	\$986,000.00
Change Order: 1-2	\$70,024.73
Original Contract (Days):	120 – Working Days
Contract End Date:	October 24, 2019- March 31, 2020
Change Order (Days)	210 Additional Days

Notice to Proceed was issued on October 10, 2019, project is 195 working days into construction. Original scope of work is 95% complete, only pending items are the completion of the elevator and the installation of the owner provided vehicle lifts. Change order #2 was for requested lubrication reels needed at this facility, along with requested elevator delays. Grading for new paving has commenced. New substantial completion date as of approved change order #2 is November 8, 2020. Delays days are mainly due to COVID-19.



2018 Bond Drainage Improvement Projects

Construction Company: Roth Excavating, Inc.
Original Contract: \$ 151,108.00
Change Order to date: \$ 0
Original Contract (Days): 60 - calendar Days
Original Contract End Date: February 13, 2020
Change Order (Days): 0

Completed Project

7 ½ at Highland Avenue Drainage Improvements

This project consist of replacing undersized catch basins and installing a new storm sewer trunk line to convey water to a larger downstream system.



Construction Company: M.J.A. Construction, LLC
Original Contract: \$ 466,083.67
Change Orders to date: \$ 0
Original Contract (Days): 150-calendar Days
Original Contract End Date: November 19, 2020
Change Order (Days): 0

Completed Projects

Marigold Avenue (alley) Drainage Improvements

This project consists of grading and paving improvements to convey runoff to a nearby storm sewer system.

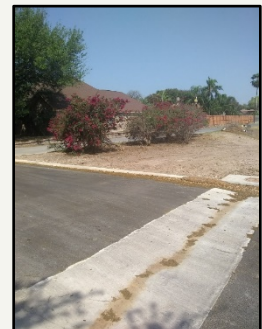


N. Main Street at Harvey Avenue Drainage Improvements

This project consists of upgrading undersized catch basins and related storm sewer lines.

Iris Avenue at Cynthia Avenue Drainage Improvements

The project consists of improving surface flows and replacing undersized catch basins.



2018 Bond Drainage Improvement Projects Cont.

Under Construction

N 12th Street at Esperanza Avenue Drainage Improvements

This project consists of upgrading existing catch basins and replacing undersized storm sewer lines.

All proposed storm sewer infrasture has been installed. Associated utility installations are in progress.





ITEM SUMMARY

BOARD: City Commission

AGENDA ITEM

5.A.

DATE SUBMITTED

7/20/2020

MEETING DATE

7/27/2020

1. Agenda Item: Consultation with City Attorney regarding legal issues related to the Schneider Electric Contract. (Section T.G.C. 551.071)
2. Party Making Request: Kevin Pagan
3. Applicant:
4. Nature of Request: Consultation with City Attorney regarding legal issues related to the Schneider Electric Contract. (Section T.G.C. 551.071).
5. Fiscal Impact Summary:
6. Budgeted:

Bid Amount:	_____	Budgeted Amount:	_____
Under Budget:	_____	Over Budget:	_____
		Amount Remaining:	_____
7. Routing:

Leilani Estrada Colima	Created/Initiated - 7/20/2020
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8. Staff Recommendation:
9. Advisory Board:
10. City Attorney: N/A - KDP
11. Manager's Recommendation: None. RR



ITEM SUMMARY

BOARD: City Commission

AGENDA ITEM

5.B.

DATE SUBMITTED

7/20/2020

MEETING DATE

7/27/2020

1. Agenda Item: Consideration of Economic Development Matters. (Section 551.087, T.G.C.)
2. Party Making Request: Kevin Pagan
3. Applicant:
4. Nature of Request: Consideration of Economic Development Matters. (Section 551.087, T.G.C.)
5. Fiscal Impact Summary:
6. Budgeted:

Bid Amount:	_____	Budgeted Amount:	_____
Under Budget:	_____	Over Budget:	_____
		Amount Remaining:	_____
7. Routing:

Leilani Estrada Colima	Created/Initiated - 7/20/2020
------------------------	-------------------------------
8. Staff Recommendation:
9. Advisory Board:
10. City Attorney:
11. Manager's Recommendation:



ITEM SUMMARY

BOARD: City Commission

AGENDA ITEM

5.C.

DATE SUBMITTED

MEETING DATE

7/27/2020

1. Agenda Item: Consultation with City Attorney regarding legal aspects of code enforcement at city property. (Section 551.071, T.G.C.)
2. Party Making Request: Kevin Pagan
3. Applicant:
4. Nature of Request: Consultation with City Attorney regarding legal aspects of code enforcement at city property. (Section 551.071, T.G.C.)
5. Fiscal Impact Summary:
6. Budgeted:

Bid Amount:	_____	Budgeted Amount:	_____
Under Budget:	_____	Over Budget:	_____
		Amount Remaining:	_____
7. Routing:

Leilani Estrada Colima

Created -
8. Staff Recommendation:
9. Advisory Board:
10. City Attorney:
11. Manager's Recommendation:



ITEM SUMMARY

BOARD: City Commission

AGENDA ITEM

5.D.

DATE SUBMITTED

7/23/2020

MEETING DATE

7/27/2020

1. Agenda Item: Consultation with City Attorney regarding legal issues to COVID-19 situation and response. (Section 551.071, T.G.C.)
2. Party Making Request: Kevin Pagan
3. Applicant:
4. Nature of Request: Consultation with City Attorney regarding legal issues to COVID-19 situation and response. (Section 551.071, T.G.C.)
5. Fiscal Impact Summary:
6. Budgeted:

Bid Amount:	_____	Budgeted Amount:	_____
Under Budget:	_____	Over Budget:	_____
		Amount Remaining:	_____
7. Routing:

Leilani Estrada Colima

Created/Initiated - 7/23/2020
8. Staff Recommendation:
9. Advisory Board:
10. City Attorney: N/A - KDP
11. Manager's Recommendation: None. RR