



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, AUGUST 24, 2020 – 4:00 PM
MCALLEN CITY HALL
CITY COMMISSION CHAMBERS; 3RD FLOOR
1300 HOUSTON AVENUE
MCALLEN TEXAS, 78501**

AGENDA

<https://zoom.us/j/5087553077?pwd=TjduYjR4U2l3cWU1NjlsZzlsM2hJUT09>

Members of the public that wish to listen to the meeting can log in to the virtual Zoom meeting or dial (346) 248-7799 US (Houston) Meeting ID: 508 755 3077 Passcode: 878576.

Individuals that wish to participate in the meeting or comment on an agenda item should call (956) 681-1020 by 3:30 pm. Any individual dialing in acknowledges his or her phone number may be visible to the public.

"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 August 24, 2020 Regular Meeting Agenda, to be discussed at such meeting.**
- 2. Discussion of Impacts of Hurricane Hanna.**
- 3. Report on Cleaning City Properties and Right of Ways.**
- 4. Presentation of Speed Hump Installation Policy.**
- 5. Project Status Report.**

6. Status Report on Parks & Recreation Projects.
7. Subdivision Monthly Report.
8. **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 to COVID-19 situation and response. (Section 551.071, T.G.C.)
 - B) Consultation with City Attorney regarding legal aspects of Cause No. CL-20-0784-D; Perla Leticia Salas Juarez v. City of McAllen. (Section 551.071, T.G.C.)
 - C) Consultation with City Attorney regarding legal issues on real estate matters. (Section 551.071, T.G.C.)
 - D) Consultation with City Attorney regarding legal issues related to Police Department. (Section 551.071, T.G.C.)
 - E) Consultation with City Attorney regarding possible donation of land to the City. (Section 551.071, T.G.C.)
 - F) Consideration of Economic Development Matters. (Section 551.087, 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.

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 August 21, 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

MEETING DATE

8/24/2020

1. Agenda Item: Present questions to staff relating to the August 24, 2020 Regular Meeting Agenda, to be discussed at such meeting.

2. Party Making Request:

3. Nature of Request:

4. Routing:

Cindy Gonzalez

Created -

5. Staff Recommendation:

6. Advisory Board:

7. City Attorney:

8. Manager's Recommendation:

ITEM SUMMARY

BOARD: City Commission

AGENDA ITEM

2.

DATE SUBMITTED

8/18/2020

MEETING DATE

8/24/2020

1. Agenda Item: Discussion of Impacts of Hurricane Hanna.

2. Party Making Request:

3. Applicant:

4. Nature of Request: Report on impacts of Hurricane Hanna

5. Fiscal Impact Summary:

6. Budgeted:

Bid Amount: _____

Budgeted Amount: _____

Under Budget: _____

Over Budget: _____

Amount Remaining: _____

7. Routing:

Veronica Sanchez

Created/Initiated - 8/18/2020

Yvette Barrera

Approved - 8/18/2020

Michelle Rivera

Final Approval - 8/18/2020

8. Staff Recommendation: Discussion on impacts of Hurricane Hanna

9. Advisory Board:

10. City Attorney:

11. Manager's Recommendation:



ENGINEERING DEPARTMENT
MEMORANDUM

To: Roel Rodriguez, P.E., City Manager

From: Yvette Barrera, PE, CFM, City Engineer

Date: August 18, 2020

Subject: Discussion of Impacts of Hurricane Hanna

Goal

Discussion of Impacts of Hurricane Hanna

Explanation

Hurricane Hanna made landfall on Saturday July 25th around 5 pm on the mid-Kennedy County coastline with sustained winds of 90 mph and gusts over 100 mph. The system made its way west/southwest before dissipating the evening of July 16th near Monterrey, Mexico. The storm left 18 inches to 4 feet of water in many areas between Cameron and Hidalgo County and had peak wind speeds in Hidalgo County between 65 to 75 mph.

In our area, rainfall data was estimated between 12 and 14 inches from July 24th through July 29th. In addition to the flooding that occurred during the rain event, there was also widespread impacts from the winds and City staff has confirmed 357 properties impacted by the event.

The attached presentation identifies the impacts of the rain event to various parts of the City.

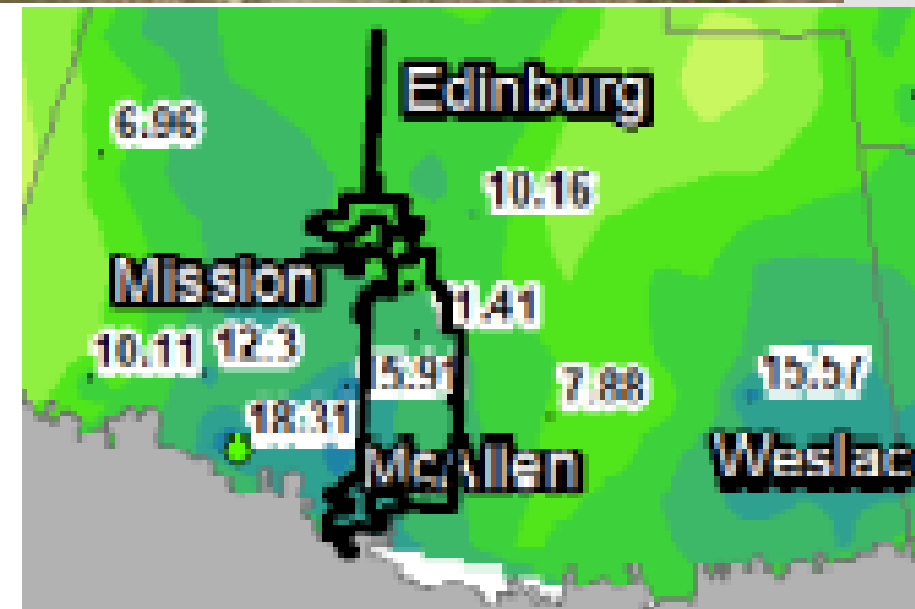
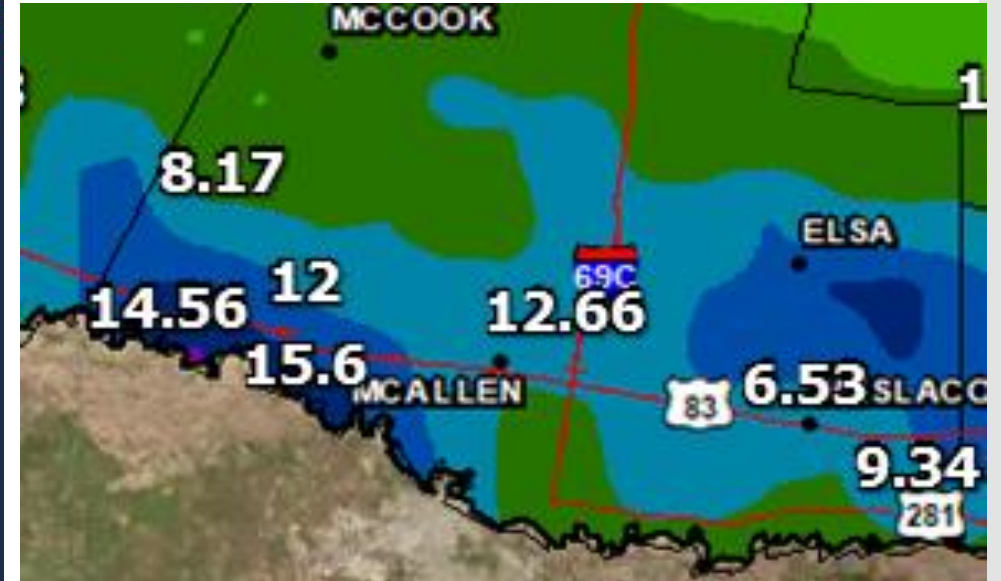
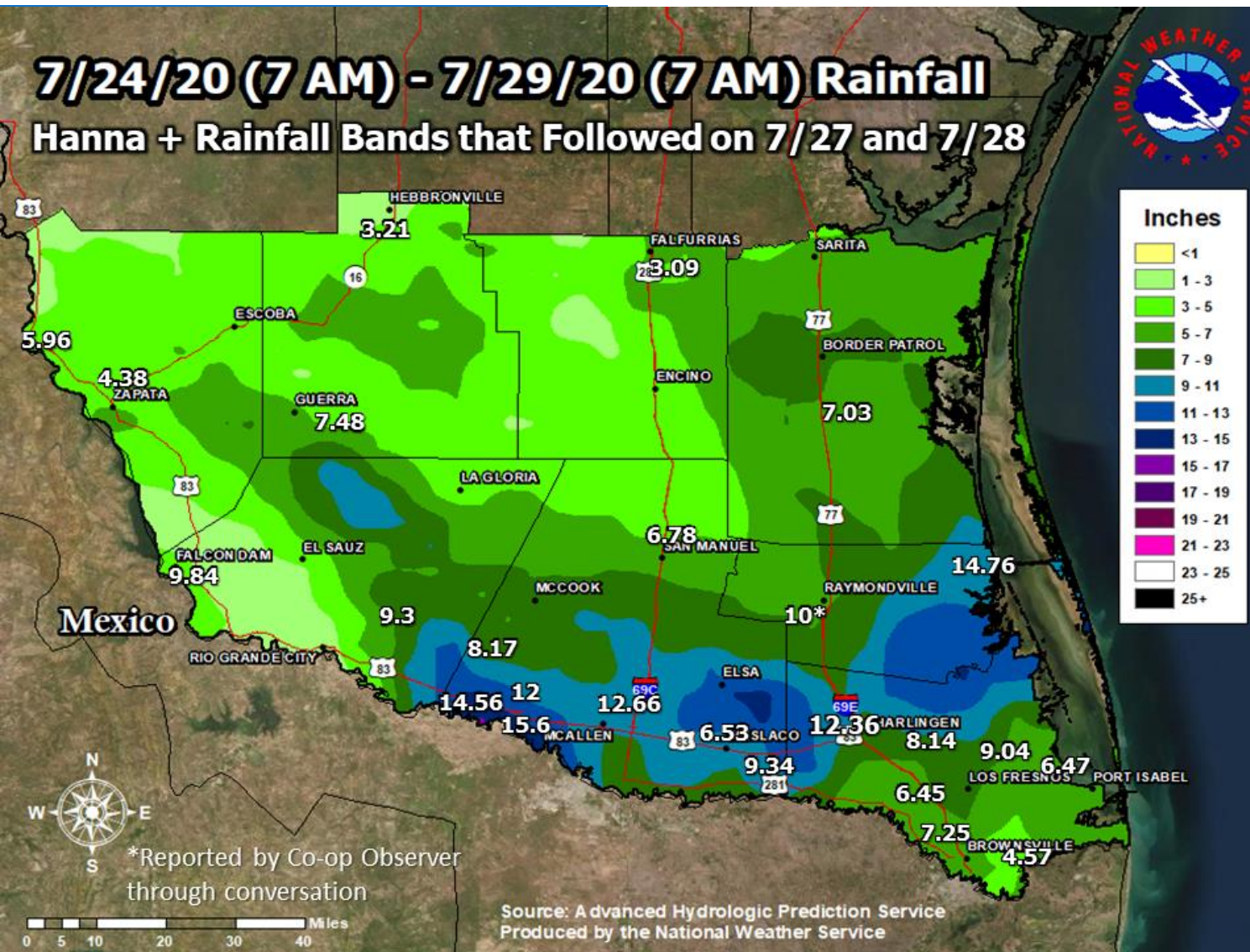
Hurricane Hanna

Impacted Areas

July 2020



Rainfall Totals



June 2018 Event

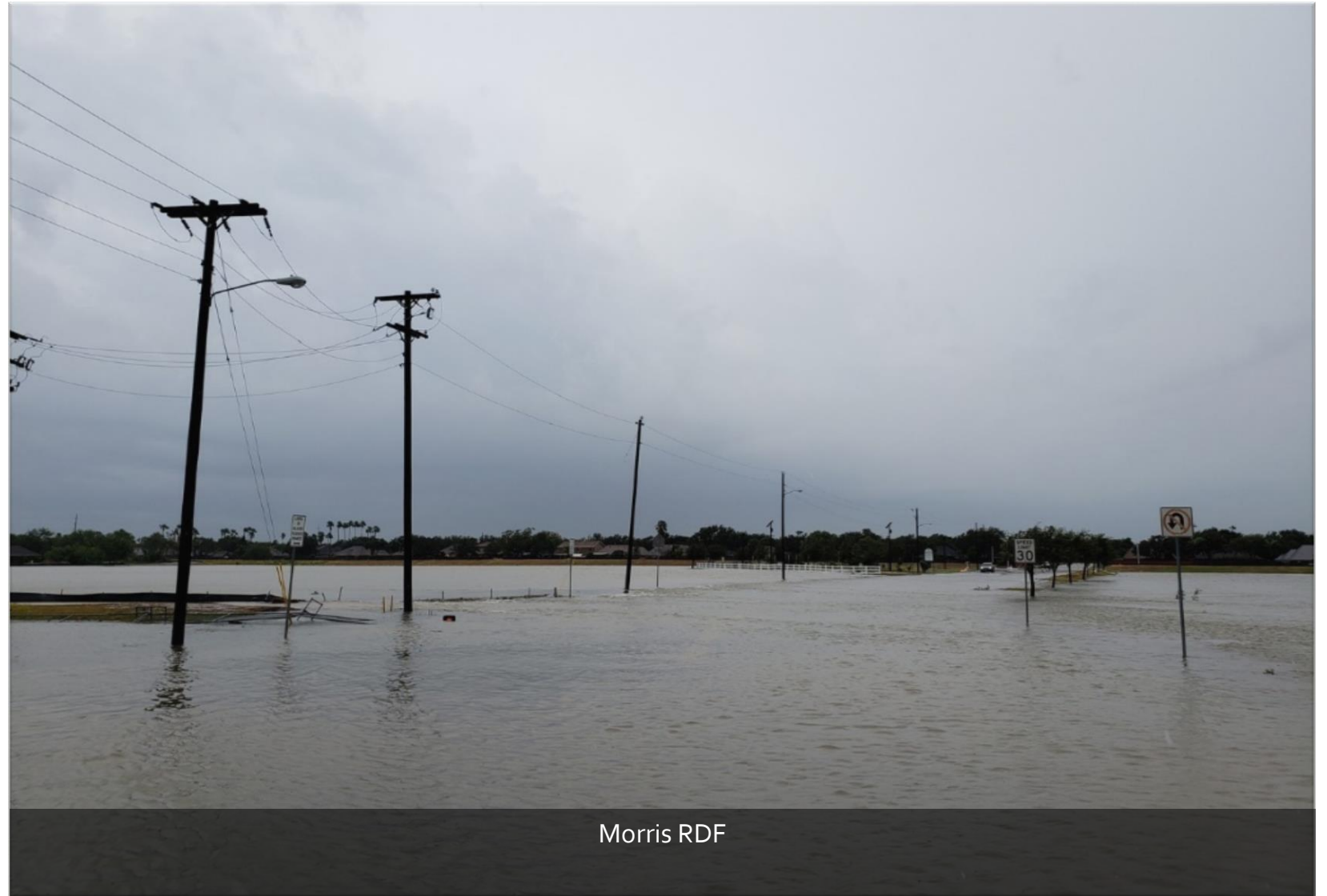
Stormwater Management System Response

Drainage Channels

Channels running
at/over capacity

Regional Stormwater Detention Facilities

RDF's at/over capacity



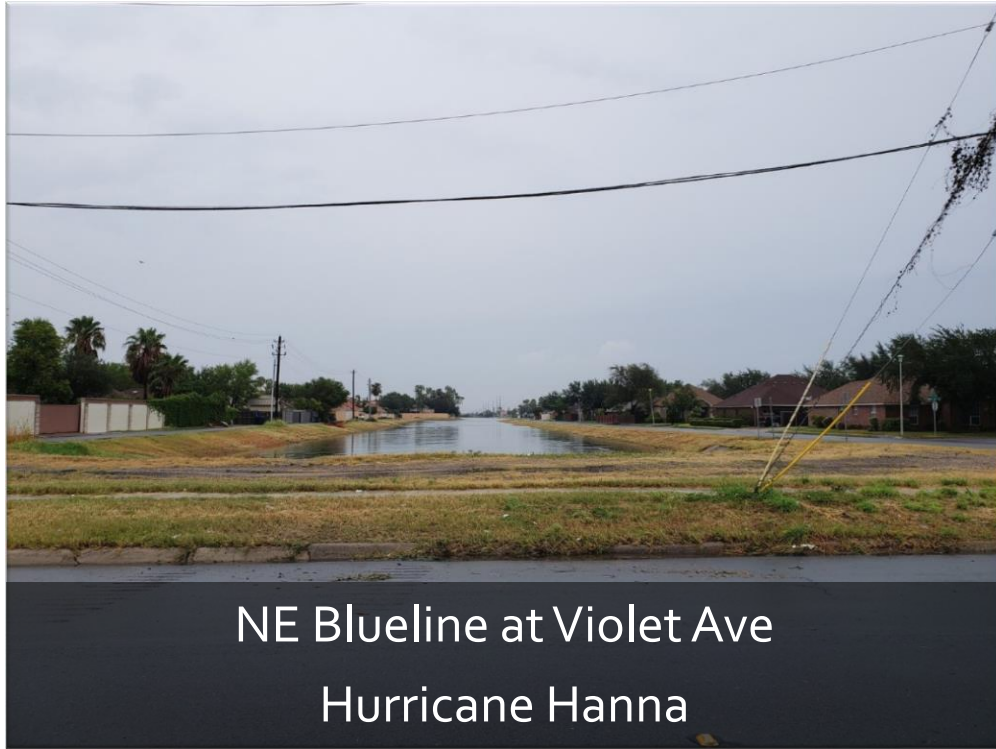
Morris RDF



Stormwater Management System Response



Stormwater Management System Response



Stormwater Management System Response



Morris RDF
Hurricane Hanna



Morris RDF
June 2018

Stormwater Management System Response

Stormwater Management System Response



Bicentennial Blueline at Dove Ave

Stormwater Management System Response

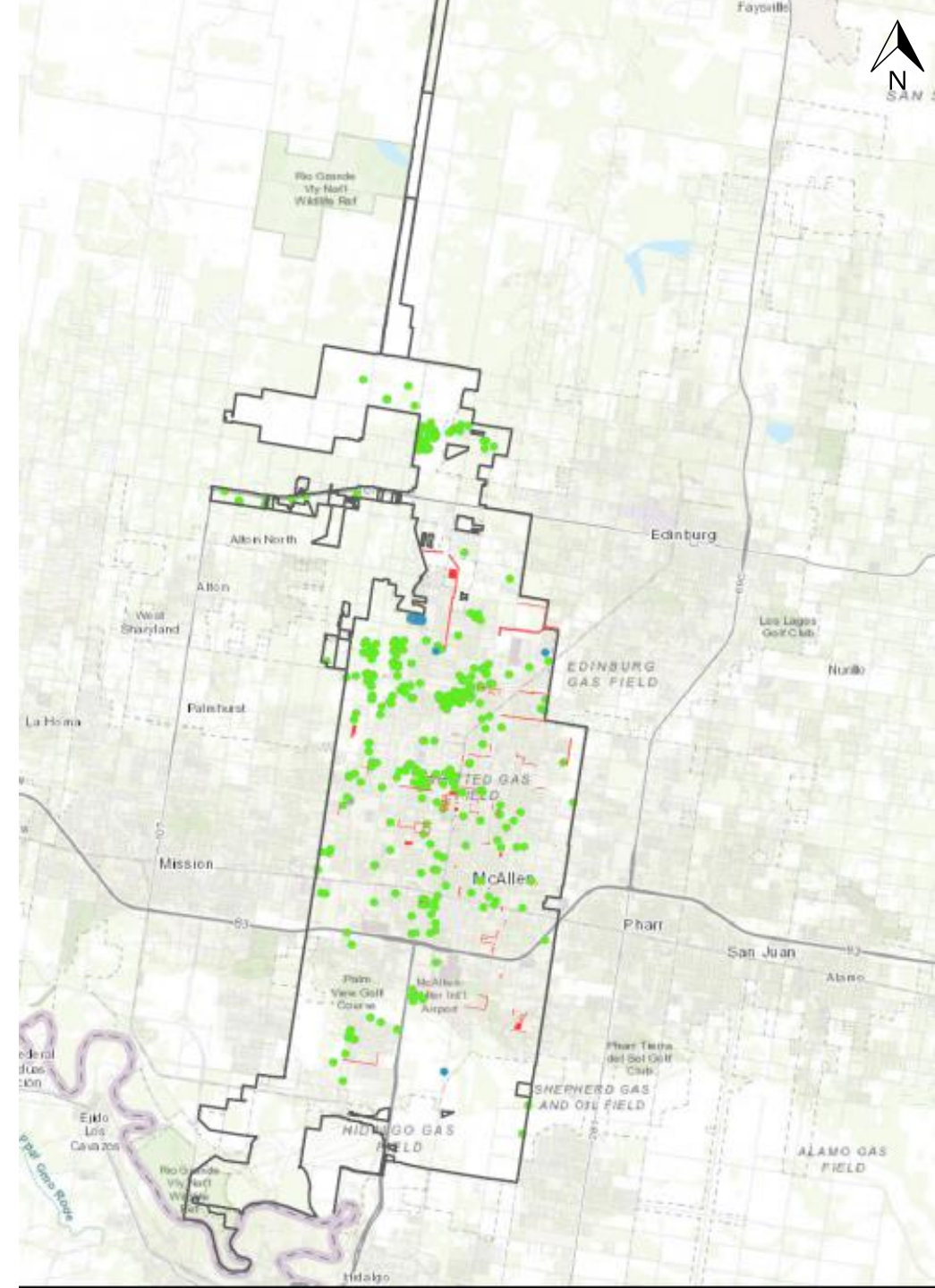


Northeast Central at Wisconsin

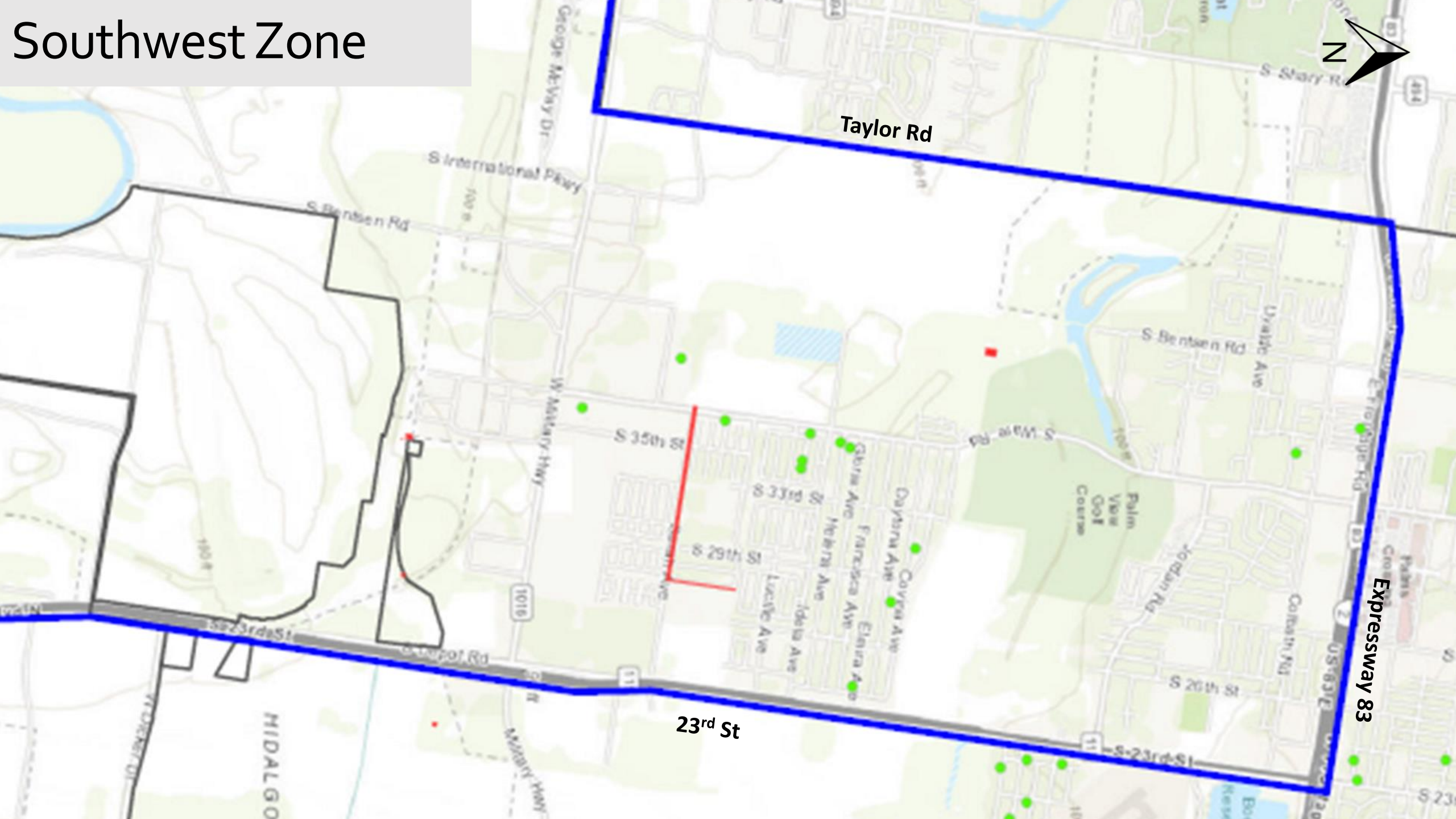
Damage Assessment Reports

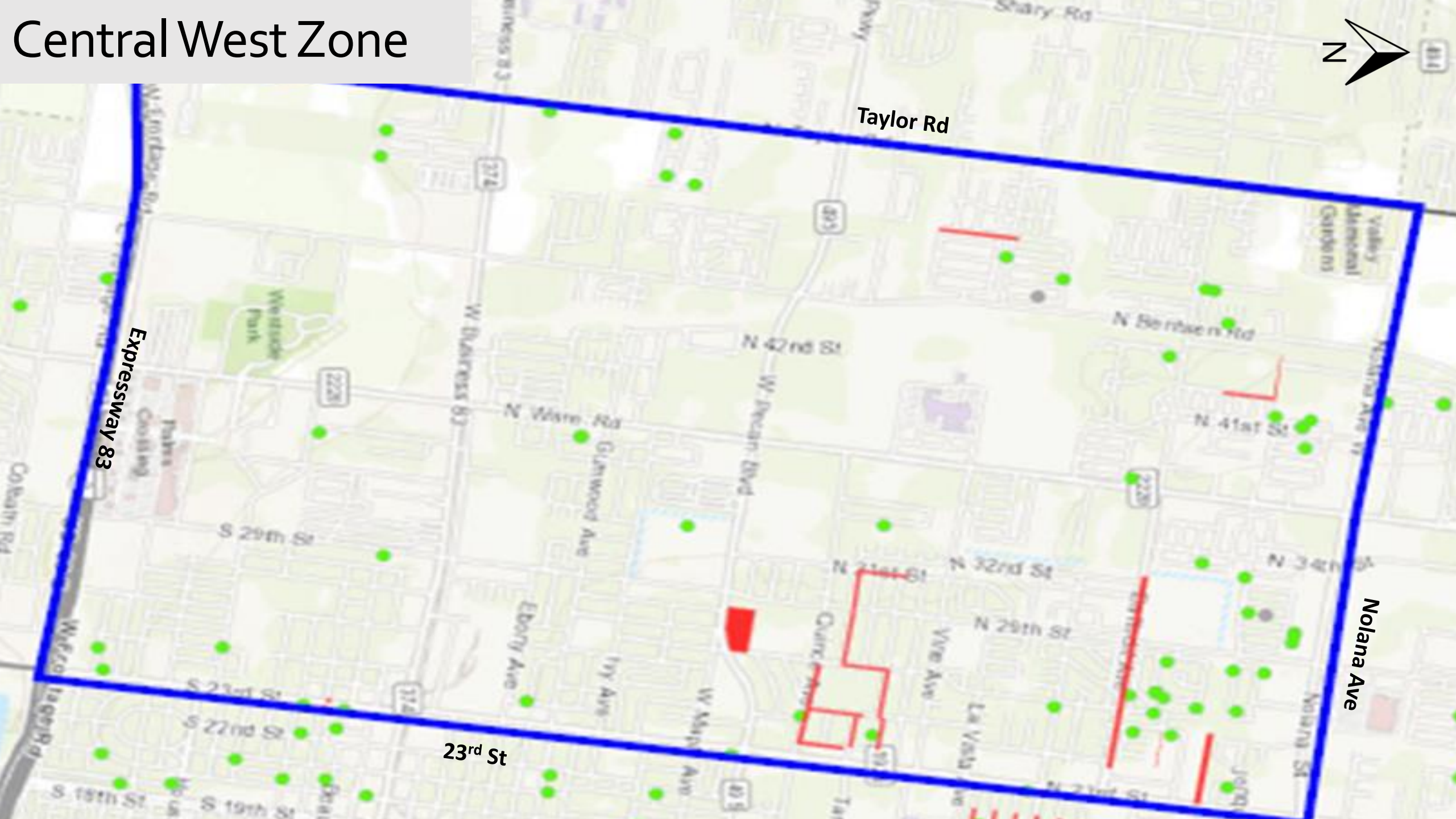
357 Total Damage Cases Confirmed by
Damage Assessment Teams

Divided the City into 6 sections to review
the damage assessments and proposed
projects



Southwest Zone







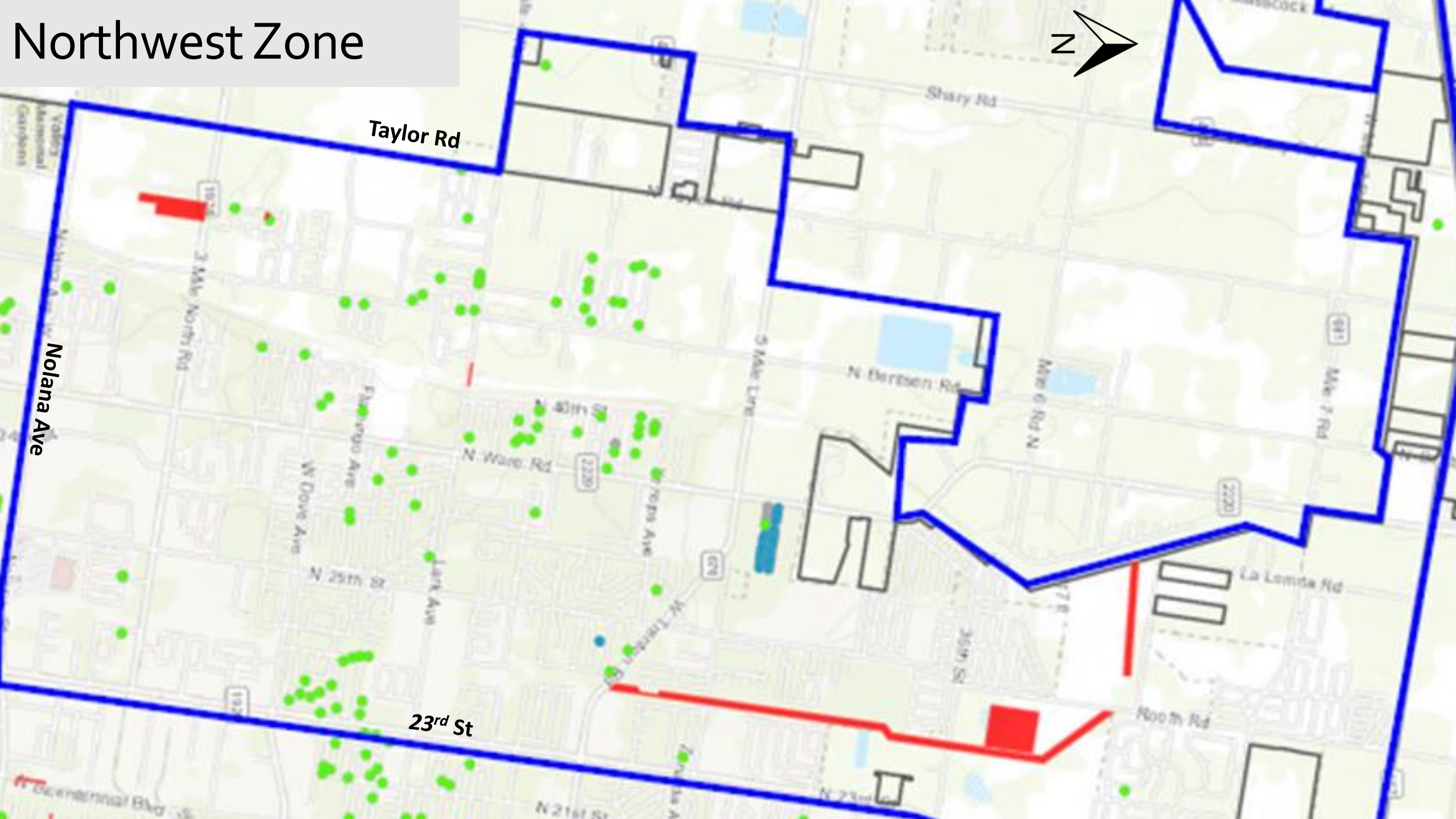
Nolana Ave

Expressway 83

Jackson Rd

Central East Zone

Northwest Zone



Northeast Zone

A map of the Northeast Zone, bounded by a thick blue line. The zone is situated between Nolana Ave to the west and McColl Rd to the south. Key streets within the zone include N 14th St, N 16th St, N 21st St, N 23rd St, N 25th St, N 27th St, N 29th St, N 31st St, N 33rd St, N 35th St, N 37th St, N 39th St, N 41st St, N 43rd St, N 45th St, N 47th St, N 49th St, N 51st St, N 53rd St, N 55th St, N 57th St, N 59th St, N 61st St, N 63rd St, N 65th St, N 67th St, N 69th St, N 71st St, N 73rd St, N 75th St, N 77th St, N 79th St, N 81st St, N 83rd St, N 85th St, N 87th St, N 89th St, N 91st St, N 93rd St, N 95th St, N 97th St, N 99th St, N 101st St, N 103rd St, N 105th St, N 107th St, N 109th St, N 111st St, N 113rd St, N 115th St, N 117th St, N 119th St, N 121st St, N 123rd St, N 125th St, N 127th St, N 129th St, N 131st St, N 133rd St, N 135th St, N 137th St, N 139th St, N 141st St, N 143rd St, N 145th St, N 147th St, N 149th St, N 151st St, N 153rd St, N 155th St, N 157th St, N 159th St, N 161st St, N 163rd St, N 165th St, N 167th St, N 169th St, N 171st St, N 173rd St, N 175th St, N 177th St, N 179th St, N 181st St, N 183rd 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a green building. A north arrow is located in the top right corner.





ITEM SUMMARY

BOARD: City Commission

AGENDA ITEM

3.

DATE SUBMITTED

8/18/2020

MEETING DATE

8/24/2020

1. Agenda Item: Report on Cleaning City Properties and Right of Ways.

2. Party Making Request:

3. Nature of Request:

4. Routing:

Michelle Rivera

Created/Initiated - 8/18/2020

5. Staff Recommendation:

6. Advisory Board:

7. City Attorney:

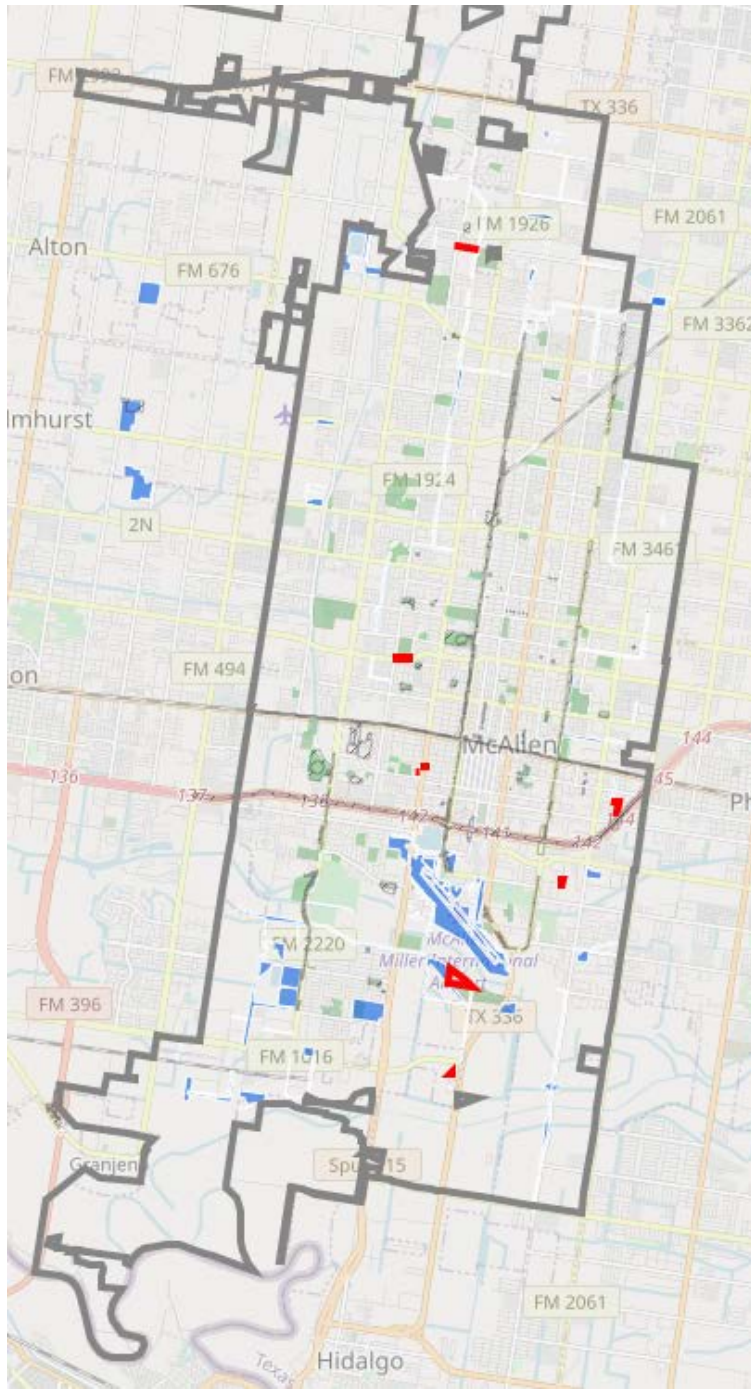
8. Manager's Recommendation:

Report on Cleaning City Properties and Right-of-Ways

City Commission Workshop - August 24, 2020

Taskforce included members from:

- Public Works
- Parks
- Code Enforcement
- Planning
- IT



City Corporate Limits



Undeclared Property



City Contractor



Public Works

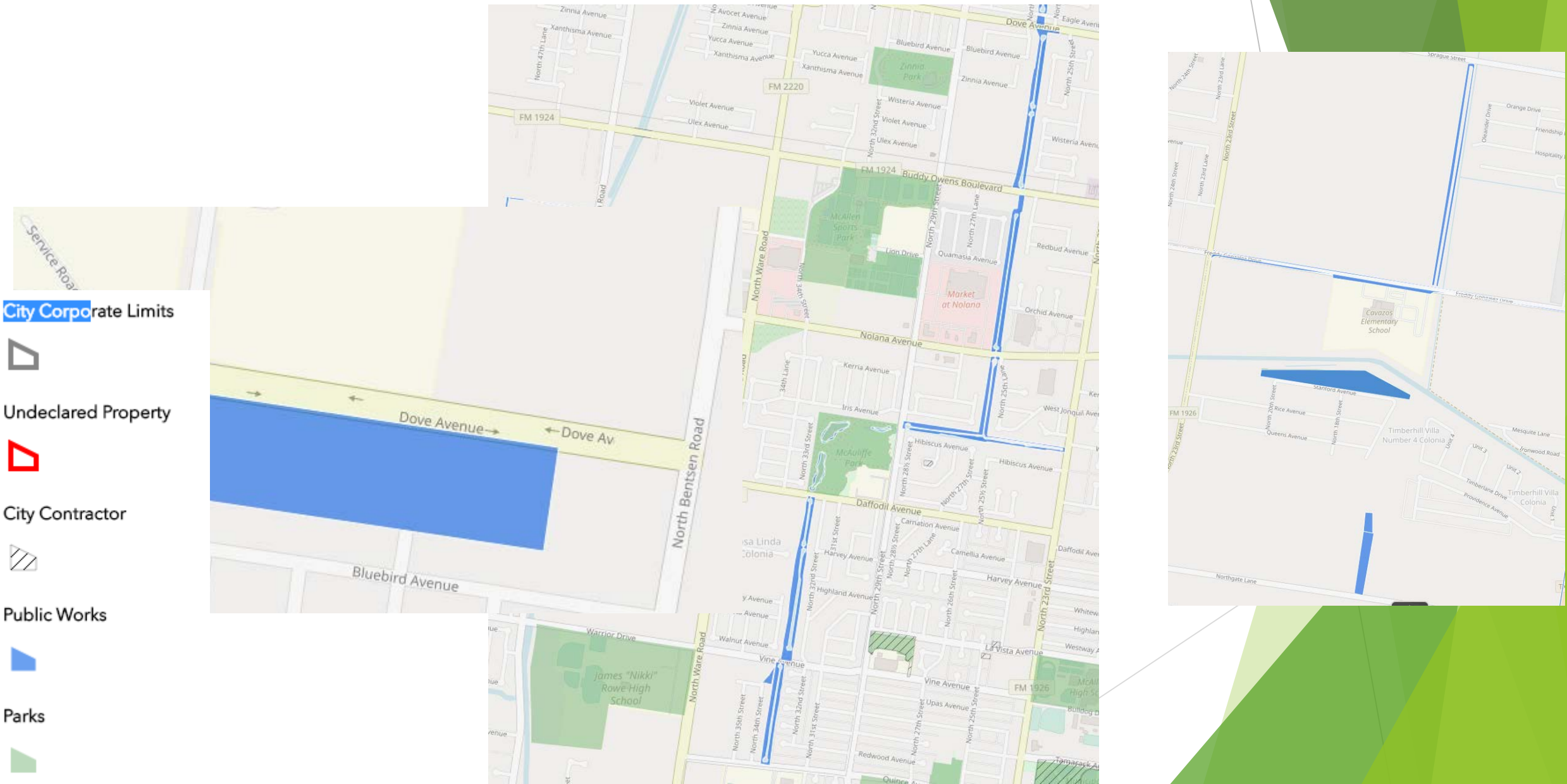


Parks

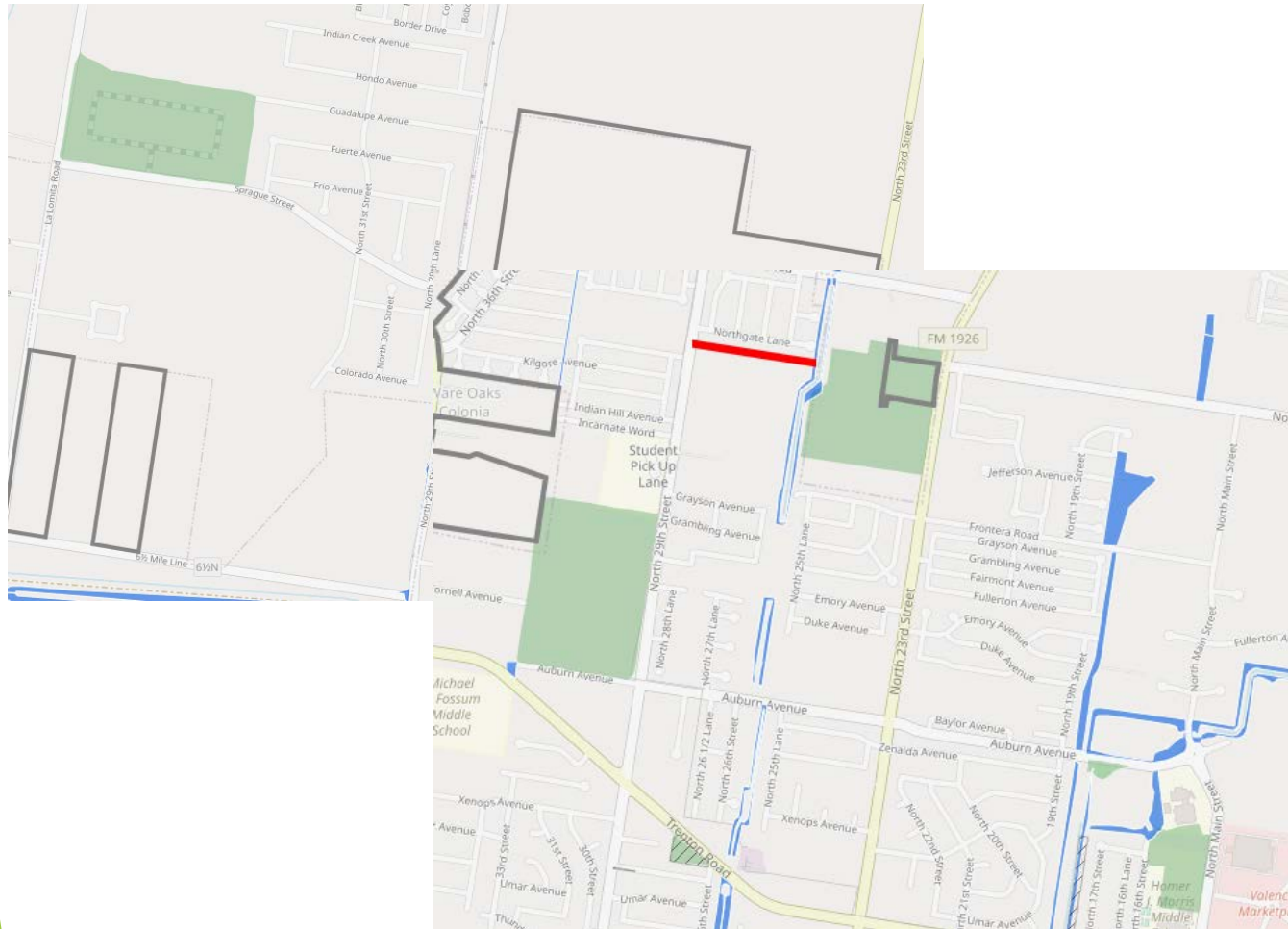


We identified areas of concern and who was the logical choice to maintain

Many other areas get maintained by Public Works



Other areas also get maintained by Parks



City Corporate Limits



Undeclared Property



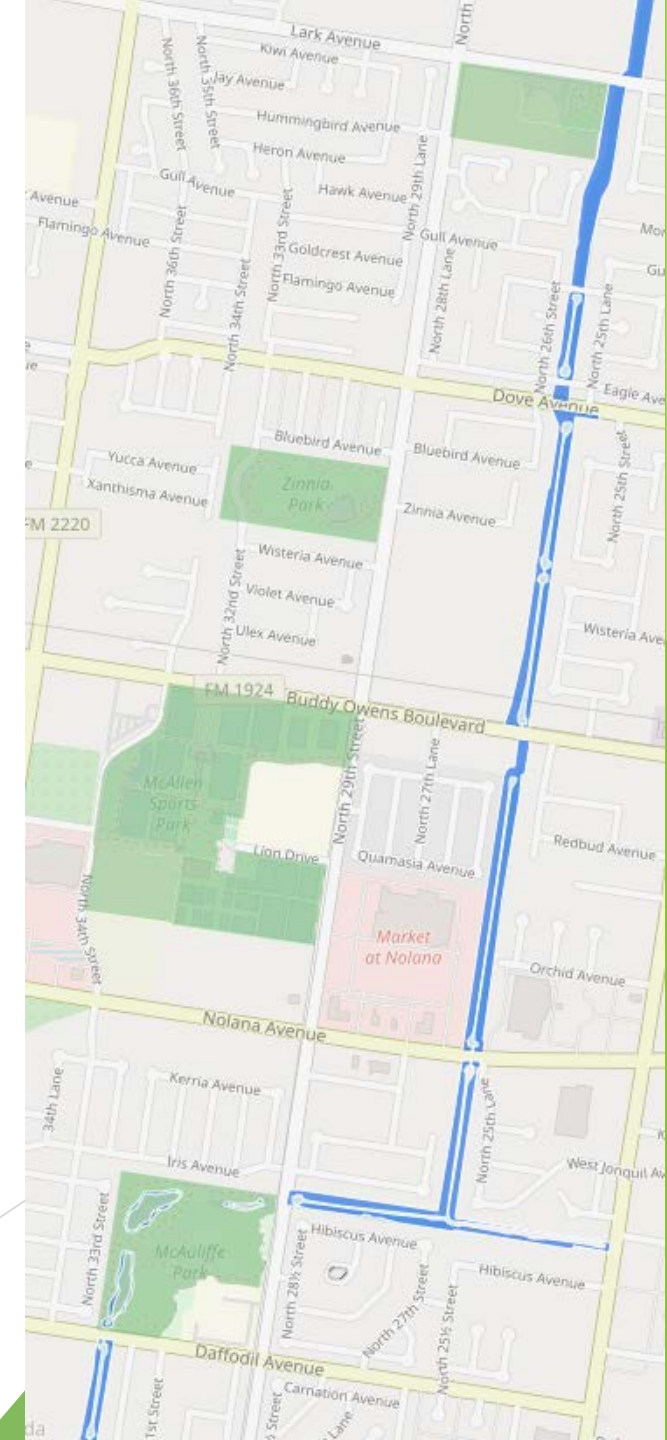
City Contractor



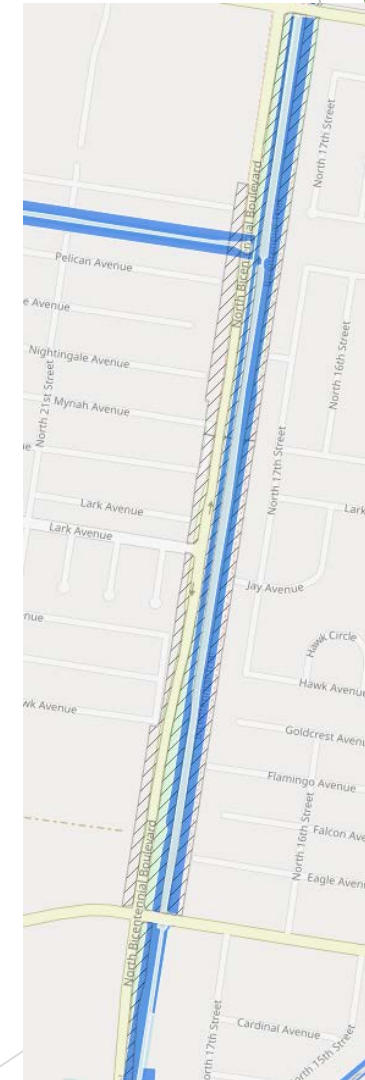
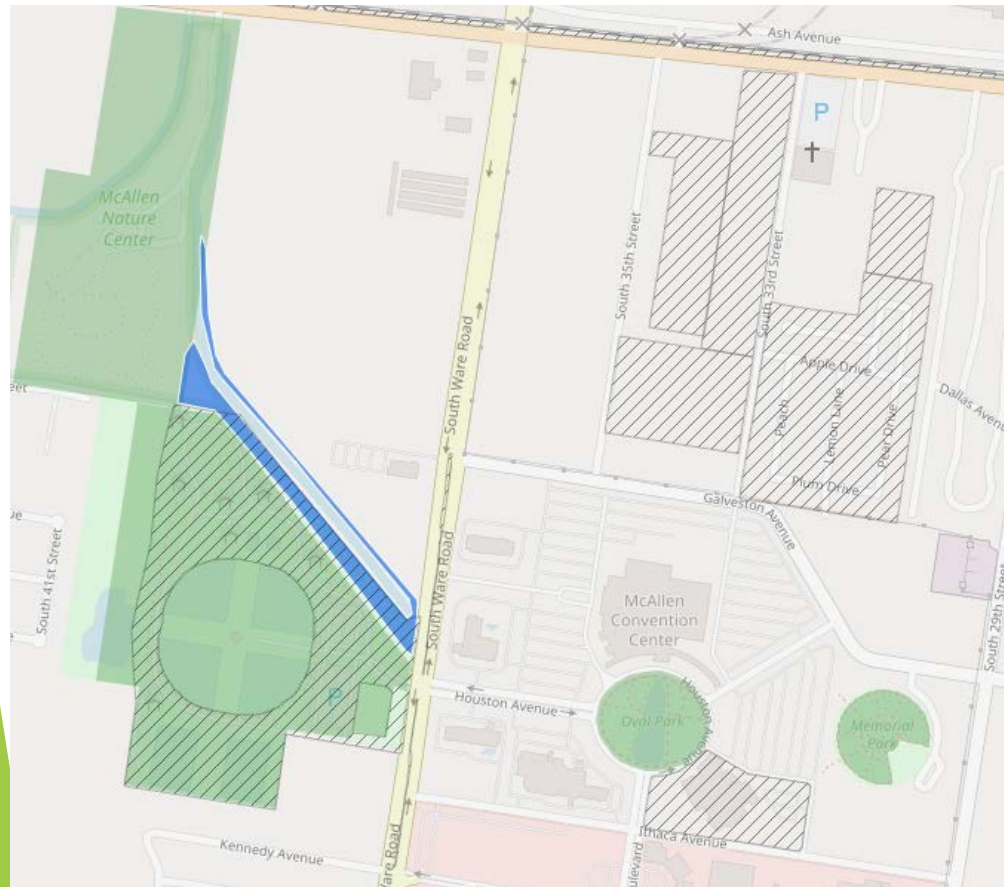
Public Works



Parks



Or by Contractors we hire through the Parks Dept.



City Corporate Limits



Undeclared Property



City Contractor



Public Works

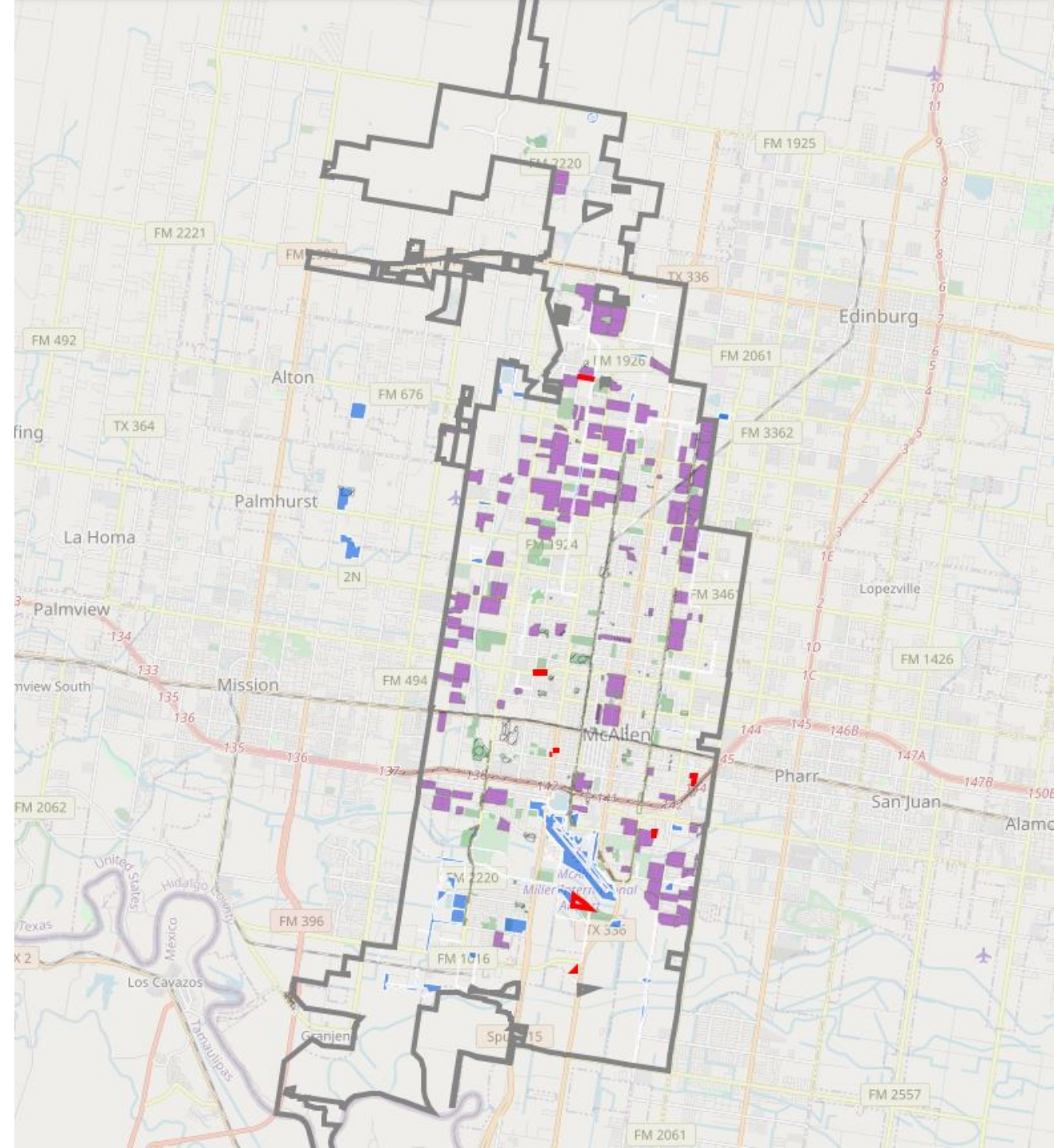


Parks



Planning

- Maintains a list of those common areas maintained by a Homeowner's Association





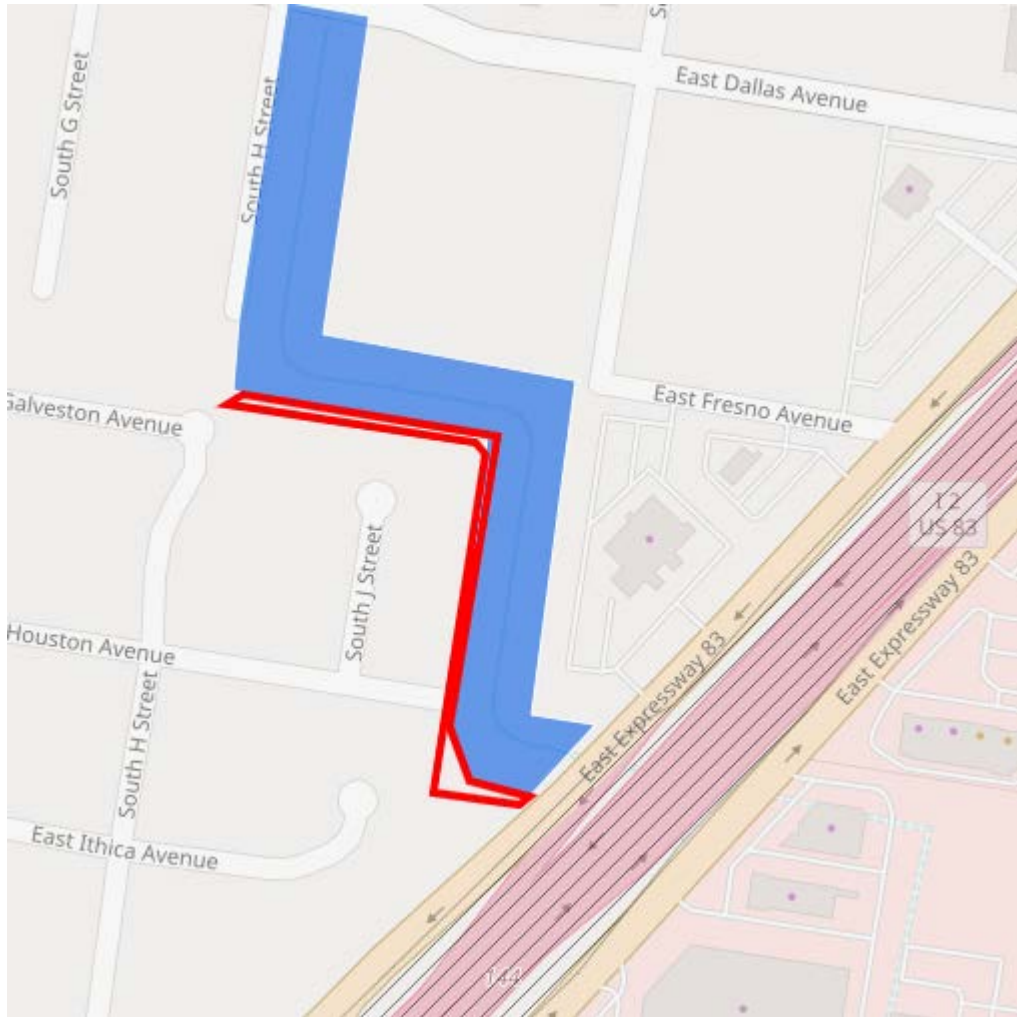
Fresno Avenue & S. 24th Street



S. 23rd St. Pedestrian Bridge

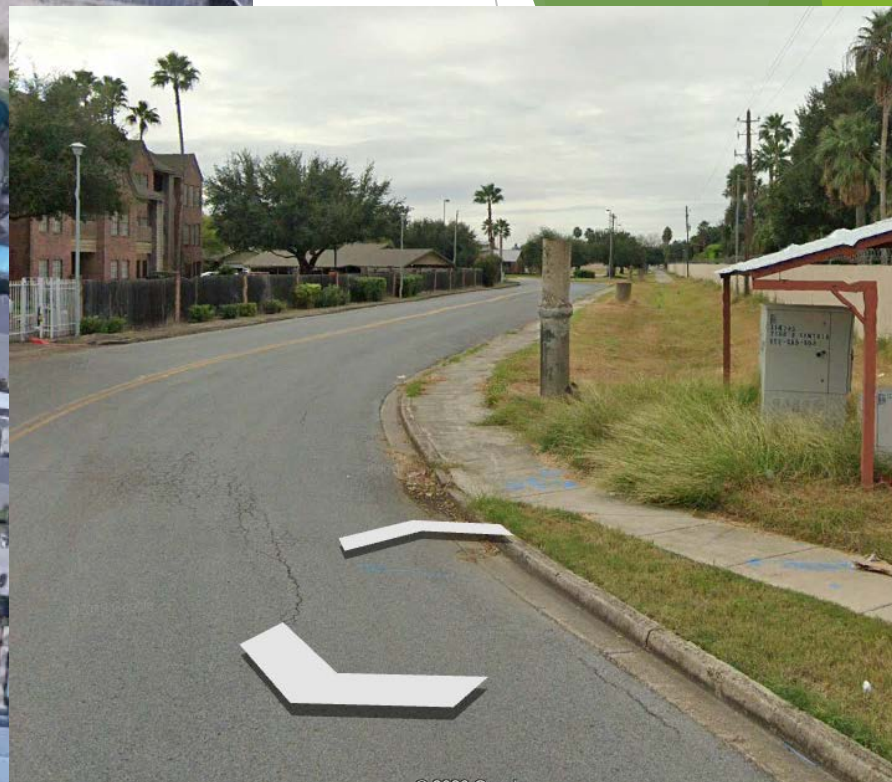
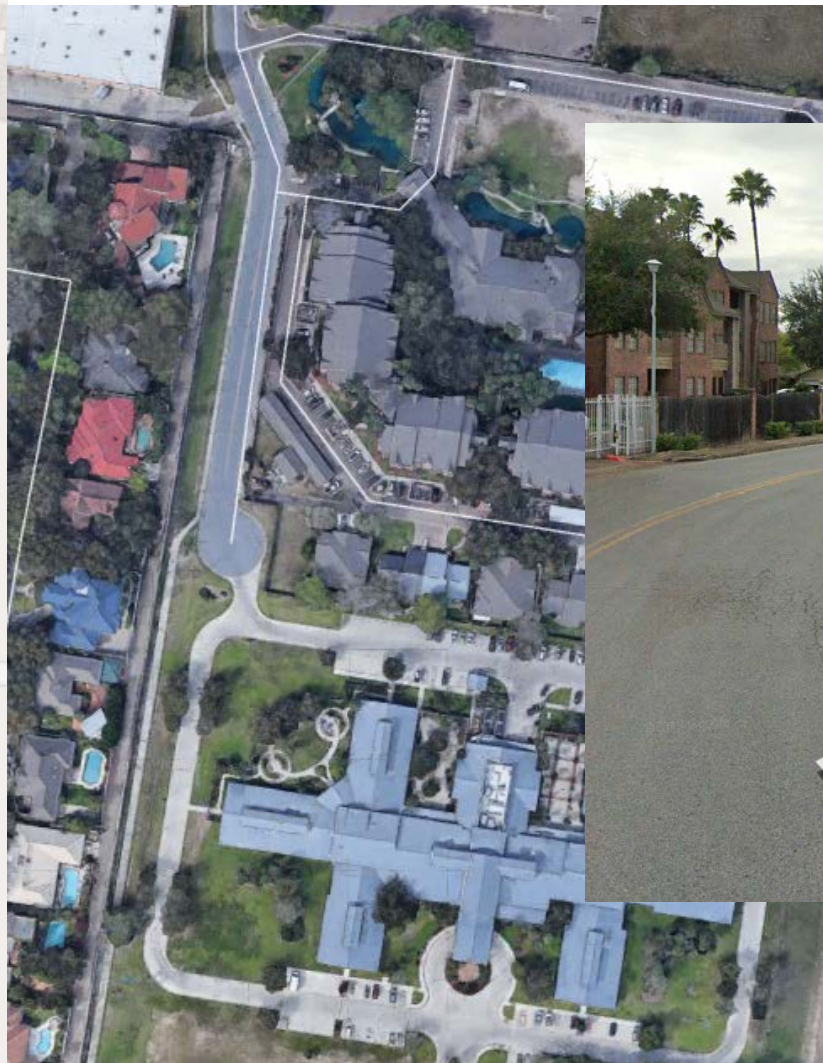
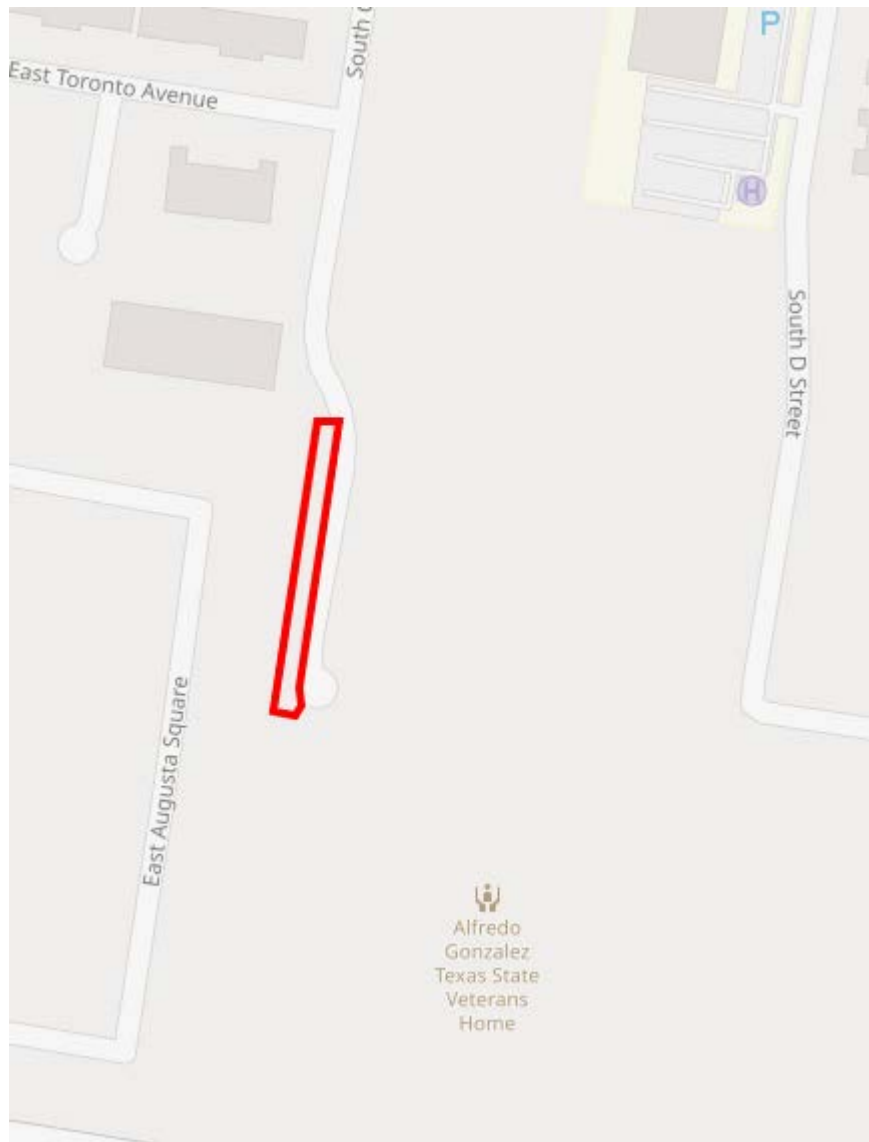


Retiree Haven

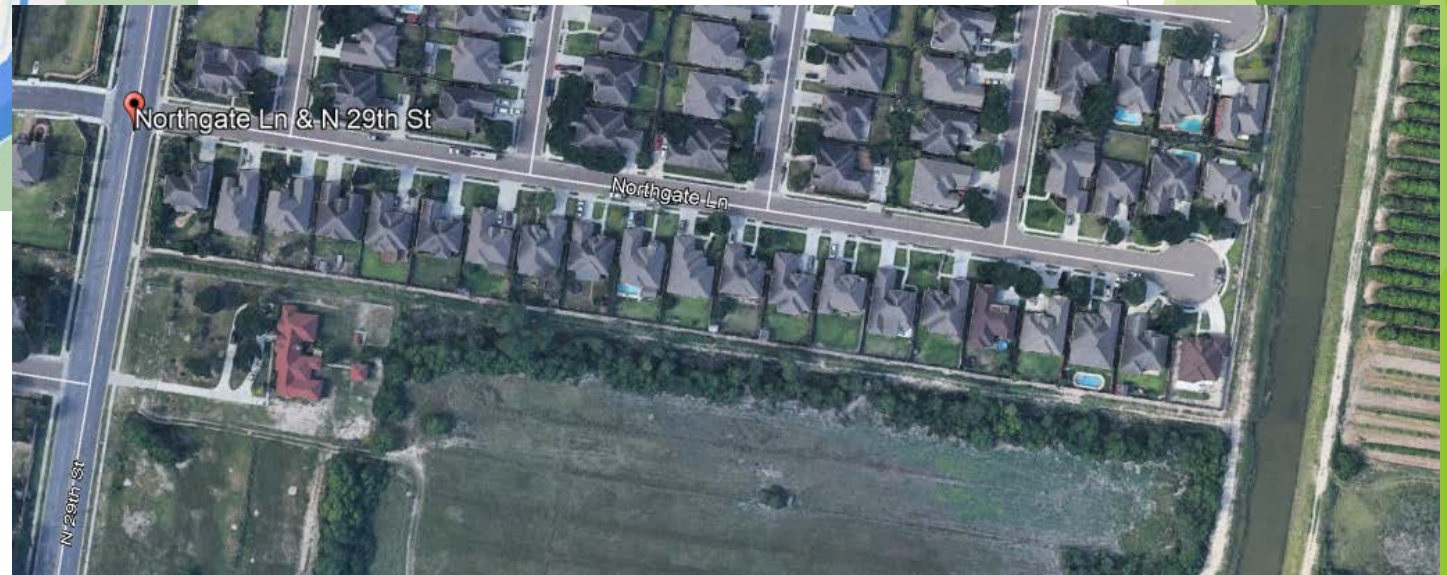
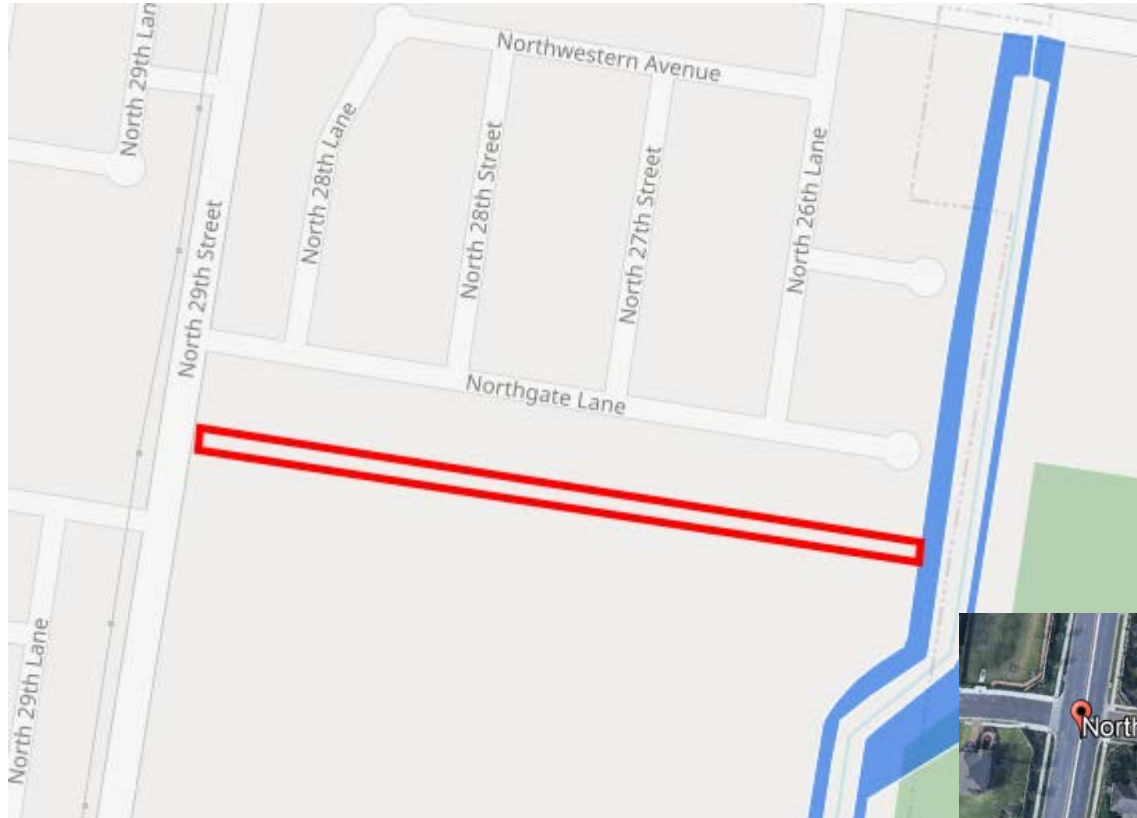


The Legends





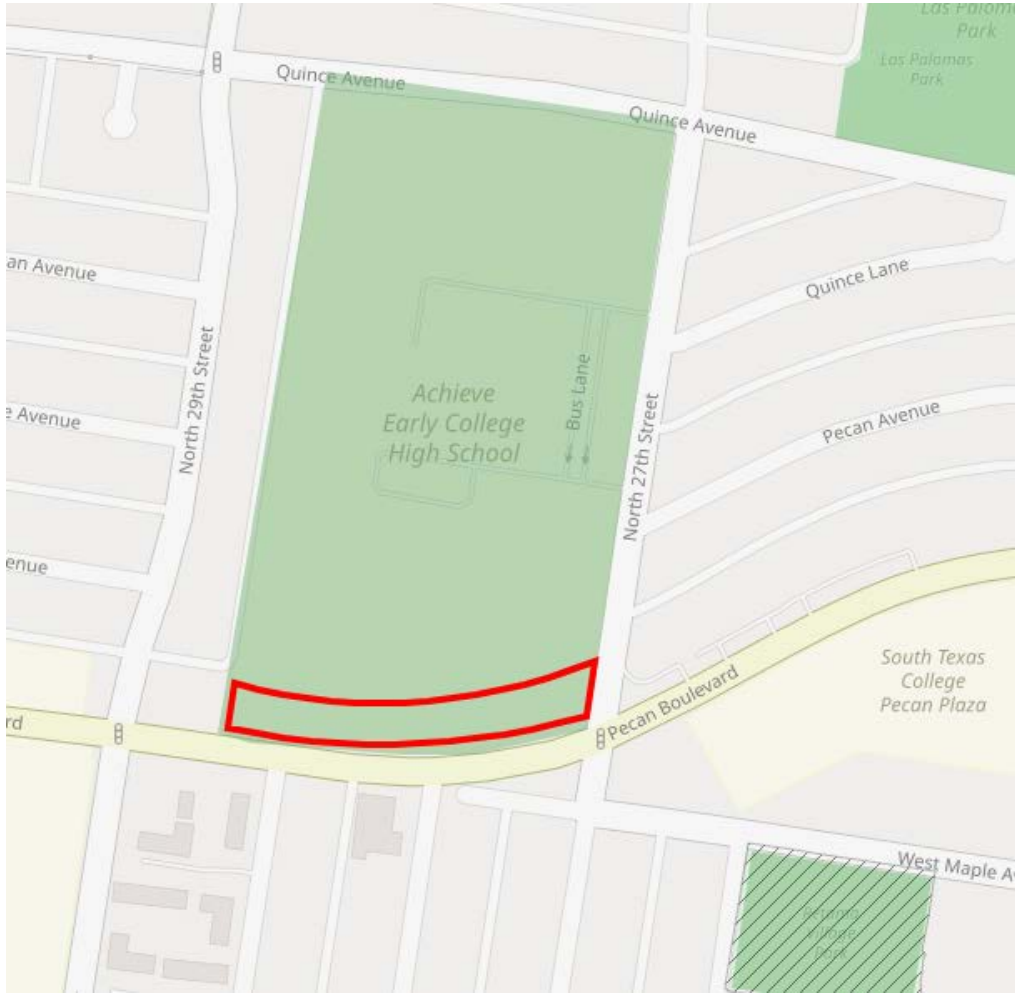
Westside Cul de sac on Cynthia St.



N. 29th St. – Brisas del Norte



S. Old 10th St. – North New Reservoir



Old Lincoln Jr. High School

Code Enforcement

- Comes in when areas outside of a fence that are supposed to be maintained by the homeowner but aren't



Overgrown right of way
N. 23rd St between
Eagle & Gull

Mowing of Weedy Lot Contract Fees by Contractors.

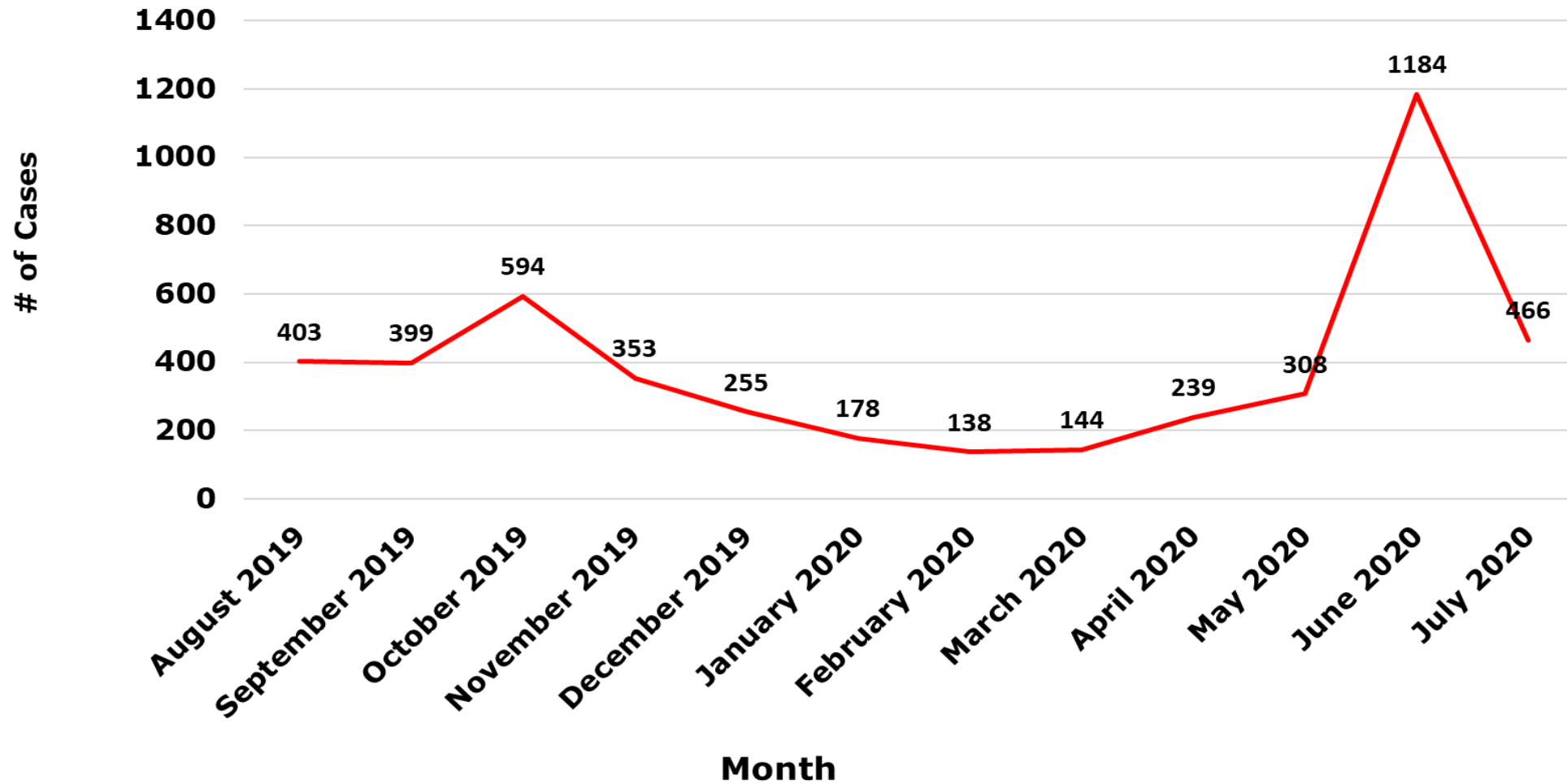
Type	Fee	Sq. Ft.
A	\$55.00	alleys & easements
B	\$65.00	5,000
C	\$70.00	5,001 – 7,000
D	\$75.00	7,001 – 10,000
E	\$90.00	10,001 – greater by acres

Date Range: 07/29/2019-08/04/2020	
Weedy Lot Contract Types	Amount Extended
MOWING OF WEEDY LOTS - CONTRACT LABOR - TYPE A (ALLEYS & EASEMENTS)	\$ 825.00
MOWING OF WEEDY LOTS - CONTRACT LABOR - TYPE B (5,000 SQ FT)	\$ 2,860.00
MOWING OF WEEDY LOTS- CONTRACT LABOR - TYPE C (5,001 - 7,000 SQ FT)	\$ 6,370.00
MOWING OF WEEDY LOTS - CONTRACT LABOR - TYPE D (7,001 - 10,000 SQ FT)	\$ 5,550.00
MOWING OF WEEDY LOTS - CONTRACT LABOR - TYPE E (10,001 & OVER BY ACRES)	\$ 11,880.00
Grand Total	\$ 27,485.00

* Not including debris removal

**City of McAllen: Environmental Health & Code Enforcement
(08/01/2019-08/15/2020)**

Total Weedy Lot Cases: 4,661



#	Weedy Lot Cases	Number
1	August 2019	403
2	September 2019	399
3	October 2019	594
4	November 2019	353
5	December 2019	255
6	January 2020	178
7	February 2020	138
8	March 2020	144
9	April 2020	239
10	May 2020	308
11	June 2020	1184
12	July 2020	466
	*Total	• 4661

Other Areas or Questions?

<https://gisportal.mcallen.net/portal/apps/webappviewer/index.html?id=51509094f97e494db989ebdf5a5263fe>

ITEM SUMMARY

BOARD: City Commission

AGENDA ITEM

4.

DATE SUBMITTED

8/18/2020

MEETING DATE

8/24/2020

1. Agenda Item: Presentation of Speed Hump Installation Policy.

2. Party Making Request: Yvette Barrera

3. Applicant:

4. Nature of Request: Presentation on Speed Hump Installation Policy

5. Fiscal Impact Summary:

6. Budgeted:

Bid Amount: _____

Under Budget: _____

Budgeted Amount: _____

Over Budget: _____

Amount Remaining: _____

7. Routing:

Veronica Sanchez

Yvette Barrera

Michelle Rivera

Kevin Pagan

Created/Initiated - 8/18/2020

Approved - 8/18/2020

Approved - 8/18/2020

Final Approval - 8/19/2020

8. Staff Recommendation:

9. Advisory Board:

10. City Attorney:

11. Manager's Recommendation:



SPEED HUMP INSTALLATION POLICY

Goals

- ✓ Effective and appropriate device for safely reducing vehicle speeds on certain types of streets when installed according to the policy.
- ✓ Make sure that speed humps are located strategically in accordance with proper transportation engineering criteria.
- ✓ Give the residents and property owners most affected by the driver activity within their neighborhood the opportunity to participate in a program that impacts the safety of their neighborhood.

Eligibility Requirements

- Low density residential dwellings only (Single family homes, townhouses, duplexes, triplexes and quadplexes)
- Minimum of 2/3 (67%) household participation along the street segment being affected.
- Street must have a speed limit of 30 mph.
- Vehicle speeds must be 5 mph or greater over the posted speed limit.
- Street segment must be 1000-ft segment.
- Traffic volumes must be more than 300 vehicles per day.
- Must be no more than one moving lane of traffic in each direction. Collector, Minor and Major Arterial roadways are not eligible under the policy.

Eligibility Requirements- Continued

- Street must have a minimum width of 30-ft and maximum width of 44-ft. (Maximum 60-ft of ROW)
- Street must not be any part of the **Thoroughfare Plan** as shown in the “FORESIGHT McALLEN” Growth Management Guide for the 21st Century. (Updated February 1998).
- Paved traveled ways that do not function as a street such as alleys, parking lots, commercial service drives are not eligible for the installation of speed humps, regardless of any identification signs, due to their operational characteristics.
- Streets must not have curves or grades that prevent safe placement of speed humps.
- Speed humps placement can only be with City ROW not private property.
- School zones not eligible due to potential pedestrian vehicle conflict movements.

COST SHARING

Residents' cost share for speed hump installation, based on traffic study, will be based on the following criteria:

COST SHARING TABLE

85 TH PERCENTILE SPEED	RESIDENTS' COST SHARE FOR CONSTRUCTION
35-36 mph	100%
37-38 mph	67%
39-40 mph	33%
>40 mph	0%

Speed Hump Removal & Alteration

- Speed hump removal or alteration by residents will require a petition that documents at a minimum of 2/3 participation of the adjacent property owners in support of the removal or alteration.
- Requestors bear the cost for the entire removal and/or alteration which will be determined based on current construction cost at the time of the request.

Future Changes

- If full payment for speed humps is not received within 6 months of signed final agreement, the street will be removed from the list of speed hump installation request. Current Policy references 1- year.
 - Requirements will be placed requiring the final agreement to be signed within 3 months of notification. Current Policy does not have restrictions on when this final agreement needs to be signed.
 - A processing fee of \$300 addition. Current Policy references a fee, but no actual monetary amount.
- 
- A solid blue horizontal bar spanning the width of the slide, located at the bottom.

City of McAllen - Traffic Operations Department

ESTIMATE

210 N 20th Street
McAllen, TX 78501
Ph: 956-681-2700 Fx: 956-681-2719

Subject:Speed Hump Processing Fee - Estimate

INVOICE NUMBER:#####
INVOICE DATE:August 17, 2020

QUANTITY	DESCRIPTION	UNIT PRICE	AMOUNT
2	Counter	\$ 5.46	\$ 10.92
4	50ft of Pneumatic Tube (2 Per Counter)	\$ 35.50	\$ 142.00
8	Figure 8 Clamps (2 Per Tube)	\$ 2.25	\$ 18.00
8	3 1/2" Nails (2 Per Tube)	\$ 0.34	\$ 2.72
2	Service truck (TR3000)	\$ 17.91	\$ 35.82
2	Installation of Counters, 30 minutes (2 Employees)	\$ 6.80	\$ 13.60
10	Daily Check, 15 minutes (2 Employees for 5 days)	\$ 3.40	\$ 34.00
2	Removal of Counters, 15 minutes (2 Employees)	\$ 3.40	\$ 6.80
1	Download of Data and Report, 1 hour	\$ 13.60	\$ 13.60
		SUBTOTAL	\$ 277.46
NOTE: Quantity of equipment and employee hours are subject to change dependant of length of street studied.			
		Total	\$ 277.46

DIRECT ALL INQUIRIES TO:
Marlen Garza Julio Sanchez
(956) 681-2700 (956)681-2715

ITEM SUMMARY

BOARD: City Commission

AGENDA ITEM

5.

DATE SUBMITTED

8/18/2020

MEETING DATE

8/24/2020

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 - 8/18/2020
Approved - 8/18/2020
Approved - 8/18/2020
Final Approval - 8/19/2020

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: August 24, 2020

Subject: Project Status Report through July 31, 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 July 31, 2020.

The following projects are included:

1. Bicentennial Boulevard Extension (Trenton to SH107)
2. Kennedy Avenue Roadway and Drainage Improvements (Bentsen Road to Ware Road)
3. 29th Street (Oxford to 107)
4. Taylor Road Widening (I2 to Daffodil Avenue)
5. Hidalgo International Bridge FMCSA Southern Border Program
6. McAllen Public Works Automotive Warehouse Expansion & Elevator
7. 2018 Bond Drainage Improvement Projects



PROJECT STATUS REPORT

Through July 31, 2020

By Yvette Barrera, P.E., City Engineer

Bicentennial Boulevard Extension (Trenton to SH107)

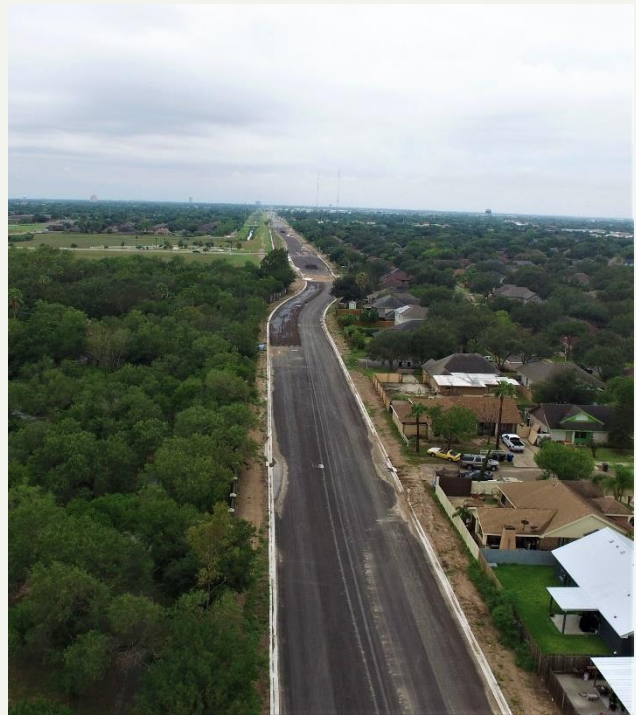
This project consist of the extension of a 4 lane urban curb and gutter paved roadway form Trenton Road to State Highway 107 (University Drive). The extension of Bicentennial Boulevard is 2.80 miles and includes storm water management system, potable water and sanitary sewer infrastructure, installation 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:	\$12,729,312.01
Change Orders Total:	\$165,661.15
Original Contract (Day's):	359 Working Days
Contract End Date:	August 10, 2021
Change Order (Day's):	44 Working Days

Construction Status: Construction of water, irrigation and sanitary sewer infrastructure continues north of Northgate Lane 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 North Frontera Road and 2/3 of the roadway width from Northgate Lane to the HCIDN1 main canal crossing. Roadway excavation, subgrade stabilization and flexible base taking place between HCIDN1 and Sprague Road. Noise barrier 1 foundation installation has commenced from Trenton Road heading north. Frontera Road intersection is complete.



Bicentennial Blvd. Trenton Road to Auburn Ave.



Bicentennial Blvd. Frontera Road to Auburn Ave.

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



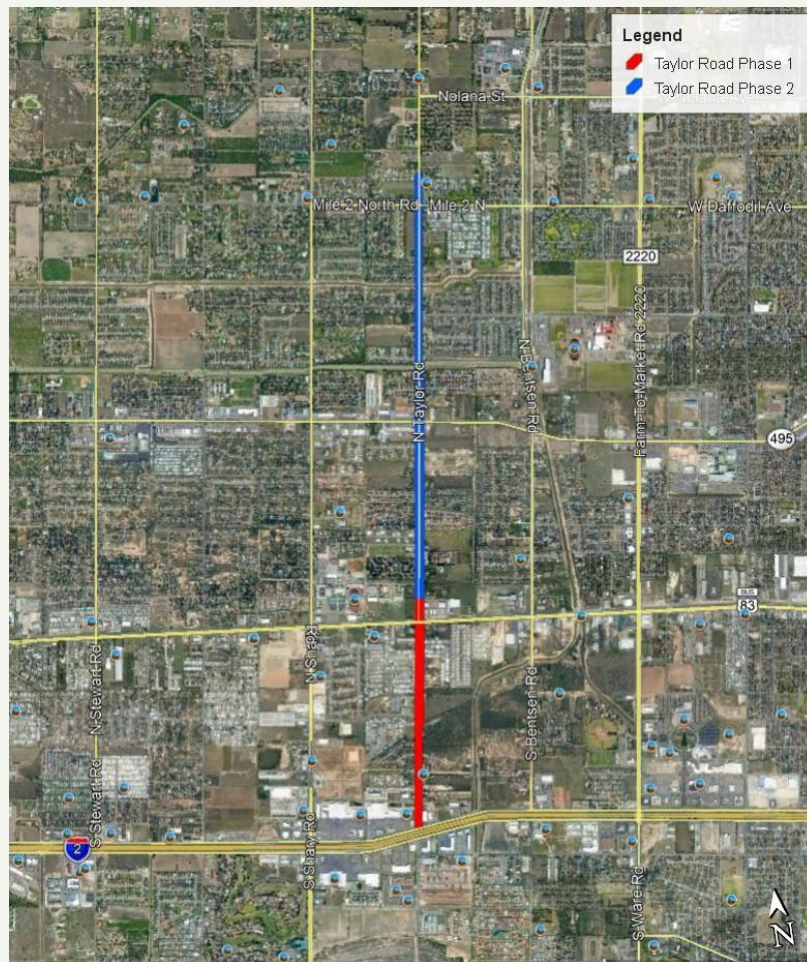
Taylor Road Widening (I2 to Daffodil Avenue)

The project consists of widening the existing road to a 4 lane urban curb and gutter paved roadway from I2 (US 83) to 2 Mile Line (Daffodil Avenue). The total widening of Taylor Road is 3.0 miles and includes storm water management system and dedicated left turn lanes at all major intersections. Project is managed through an interlocal agreement with the City of Mission in which the City of Mission is the fiduciary agent for the project development. The project is separated into 2 phases.

Project Development Status:

Phase 1. Widening from I2 to U.S. Business 83. Roadway alignment and Schematic are complete, right of way acquisition and utility accommodation is taking place and plans are under development.

Phase 2. Widening from U.S. Business 83 to 2 Mile Line (Daffodil Avenue). Right of way acquisition and utility accommodation are almost complete and plans are 90 percent complete.



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. Site work includes reworking of a minimally used paved area for the new 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 – November 10, 2020

Change Order (Day's): 50 Additional Days

Construction Status: The Notice to Proceed was issued on December 13, 2019. The project is 191 working days into construction. In addition, electrical finishes and plumbing finishes are ongoing. The mechanical finish out is ongoing. Contractor has started the tile work in the public restroom. Crews continue installation of fans on the canopies. Concrete crew has started placing the curb. Substantial completion date is November 10, 2020, 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- November 8, 2020
Change Order (Days)	210 Additional Days

Notice to Proceed was issued on October 10, 2019, the project is 195 working days into construction. Original scope of work is 95% complete. Only pending item is the completion of the elevator. The installation of the owner provided vehicle lifts is complete. Grading for new paving continues. 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

Completed Projects

Construction Company: Roth Excavating, Inc.
Original Contract: \$ 151,108.00
Final Contract: \$ 161,543.00

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 and utility adjustments are complete. Preparation for pavement reconstruction is in progress. Substantial completion is anticipated by mid-August.



Construction Company:	RDH Site & Concrete, LLC.
Original Contract:	\$ 679,820.00
Change Order to date:	\$ 0
Original Contract (Days):	180 - calendar days
Original Contract End Date:	January 11, 2021
Change Order (Days):	0

Under Construction

Dove Avenue (N 10th Street to N 2nd Street) Drainage Improvements

This project consists of installation of a new storm sewer line to supplement existing infrastructure along Dove Avenue as well as new infrastructure to serve the intersection of North 10th Street at Dove Avenue.

Project coordination for traffic control/street clousures are in progress.

2018 Bond Drainage Improvement Projects Cont.

Construction Company: Castle Construction, LLC.
Original Contract: \$ 149,847.34
Change Order to date: \$ 0
Original Contract (Days): 45 - calendar days
Original Contract End Date: August 21, 2020
Change Order (Days): 0

Vine Avenue at N 48th Street Stormwater Bypass

This project consists of the construction of a storm sewer bypass line.

Installation of of the 36-inch trunk line has begun.



Construction Company: Castle Enterprises, LLC.
Original Contract: \$ 106,793.74
Change Order to date: \$ 0
Original Contract (Days): 45 - calendar days
Original Contract End Date: August 21, 2020
Change Order (Days): 0

Gardenia Avenue at N 25 ½ Street Drainage Improvements

This project consists of the installation of a new storm sewer line and catch basins.

The project will commence upon substantial completion of the preceeding project.

Construction Company: Castle Enterprises, LLC.
Original Contract: \$ 231,097.98
Change Order to date: \$ 0
Original Contract (Days): 60 - calendar days
Original Contract End Date: September 5, 2020
Change Order (Days): 0

2018 Bond Drainage Improvement Projects Cont.

N 43rd Street Stormwater Bypass

This project consists of constructing a storm sewer bypass line.

This project is scheduled to begin upon substantial completion of the preceeding project.

Construction Company:	Castle Enterprises, LLC.
Original Contract:	\$ 365,283.99
Change Order to date:	\$ 0
Original Contract (Days):	180 - calendar days
Original Contract End Date:	January 8, 2021
Change Order (Days):	0

S 2nd Street at Byron Nelson Avenue Drainage Improvements

This project consists of the installation of new storm sewer infrastructure.

This project is scheduled to begin upon substantial completion of the preceeding project.



ITEM SUMMARY

BOARD: City Commission

AGENDA ITEM

6.

DATE SUBMITTED

8/18/2020

MEETING DATE

8/24/2020

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 - 8/18/2020
Approved - 8/18/2020
Final Approval - 8/19/2020

5. Staff Recommendation:

6. Advisory Board:

7. City Attorney:

8. Manager's Recommendation:

City Commission Update



McALLEN
Parks & Recreation



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 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



Suarez West Playground –CDBG-ZA4514

District: 4 Vendor: Park Place Recreation Designs Cost: \$50,932.40 End Date: September 2



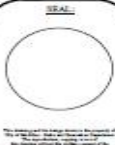


CITY OF McALLEN
PARKS AND RECREATION DEPARTMENT

PROJECT NAME: Retama Park Fitness Station & Half Basketball Court

REVISIONS:	
DATE	DESCRIPTION

SEAL



SHEET TITLE: Aerial View

SHEET NO.: 2

Retama Park Improvements –CDBG-ZA4514

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



Retama Park Improvements –CDBG-ZA4514

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



Travis Tennis Court Lights—CDBG ZA4510

District: 6

Vendor: In House Work

Cost: \$7,000

End Date: August 7, 2020



Travis Tennis Court Lights—CDBG ZA4510

District: 6

Vendor: In House Work

Cost: \$7,000

End Date: August 7, 2020



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



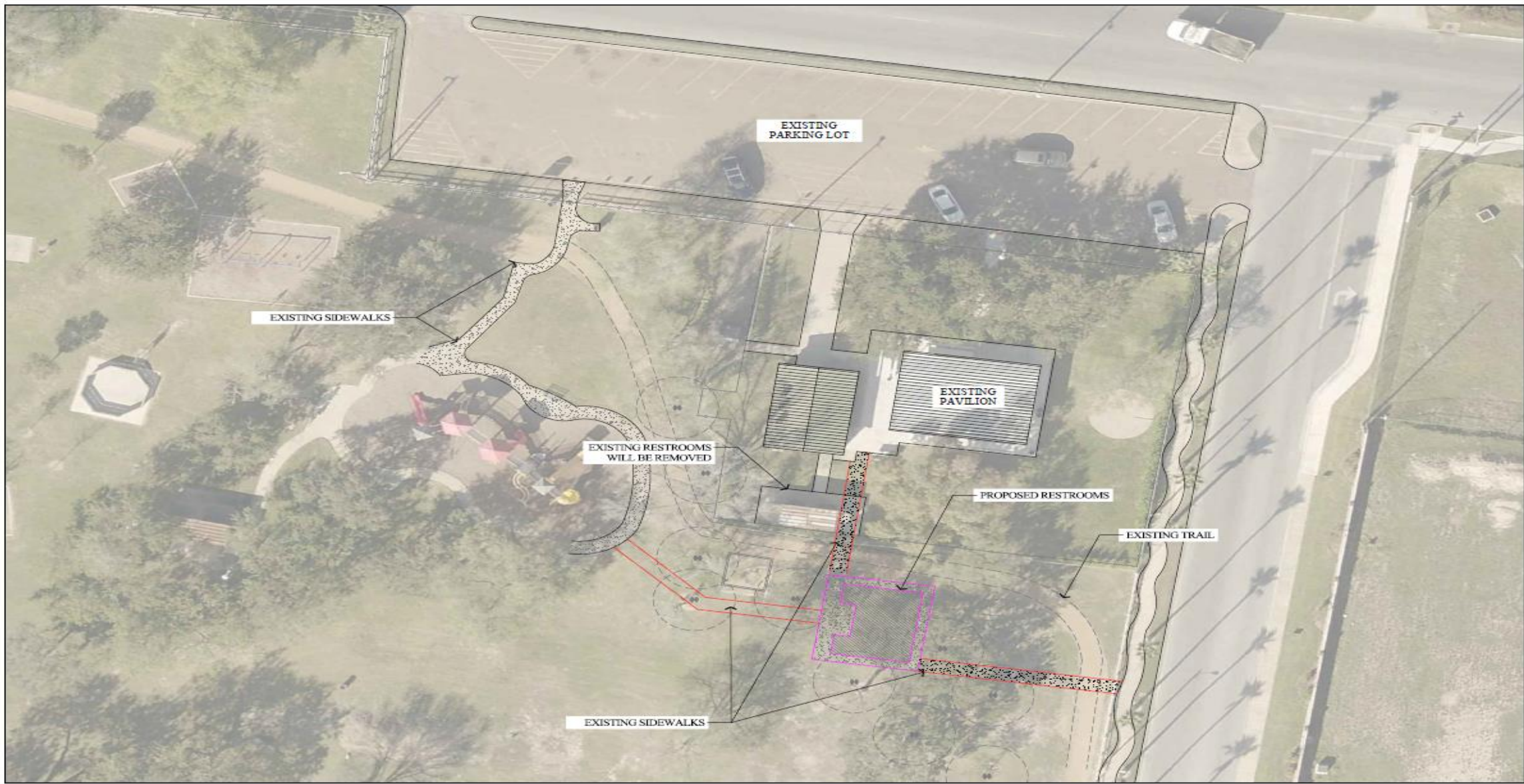
La Vista Restroom- Park Land Zone 2: CP1709

District: 6

Vendor: Various plus In House

Budget: \$98,000

Completion Date: December 30



REVISIONS:	
DATE	DESCRIPTION

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



Retiree Haven Park

District: 4

Vendor: Various plus In house

Budget: \$83,000

Completion Date : September 30



ITEM SUMMARY

BOARD: City Commission

AGENDA ITEM

7.

DATE SUBMITTED

8/18/2020

MEETING DATE

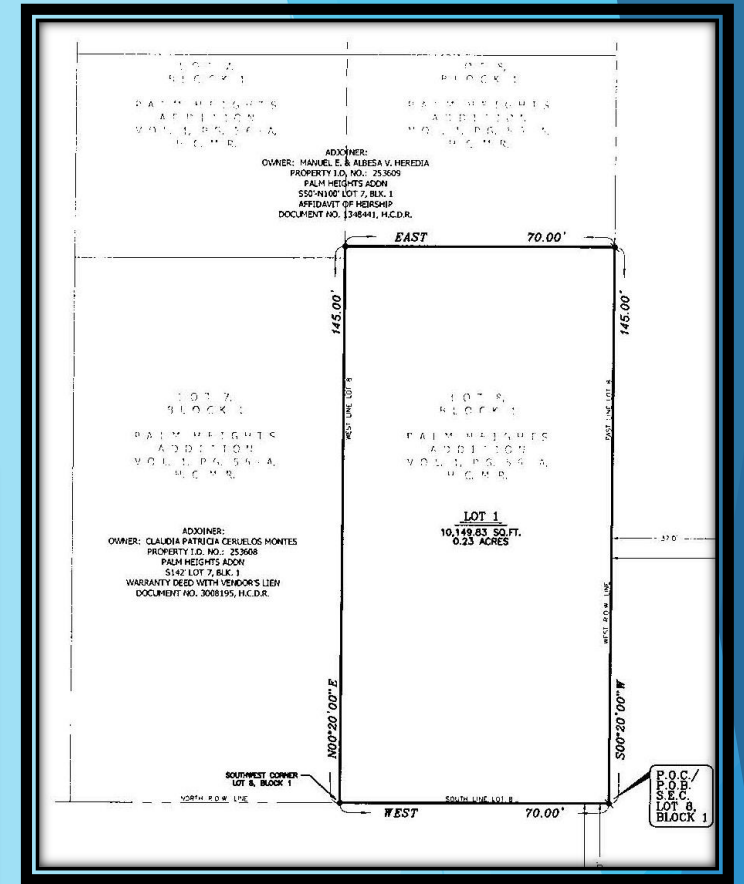
8/24/2020

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

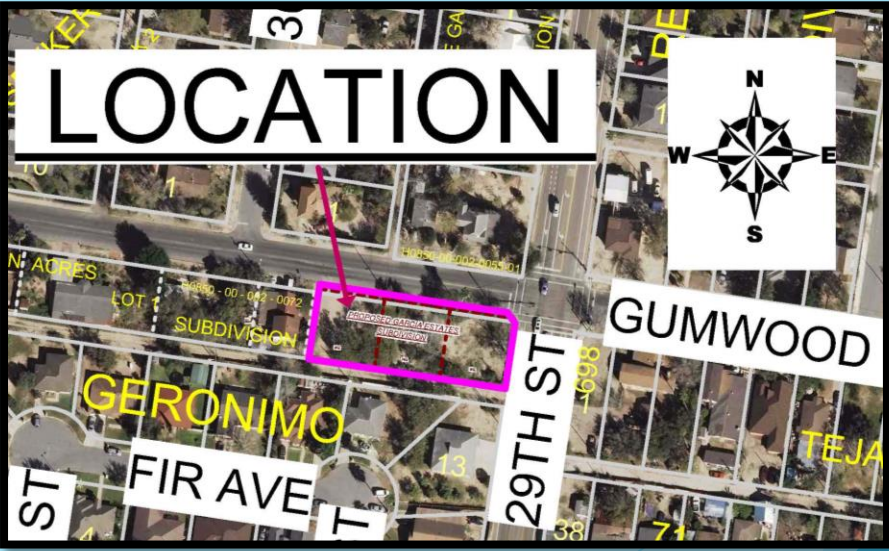
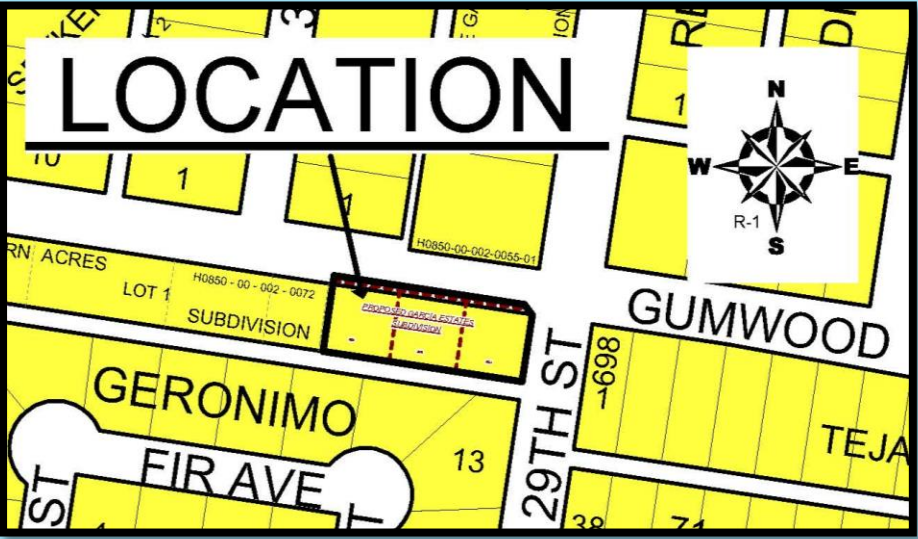
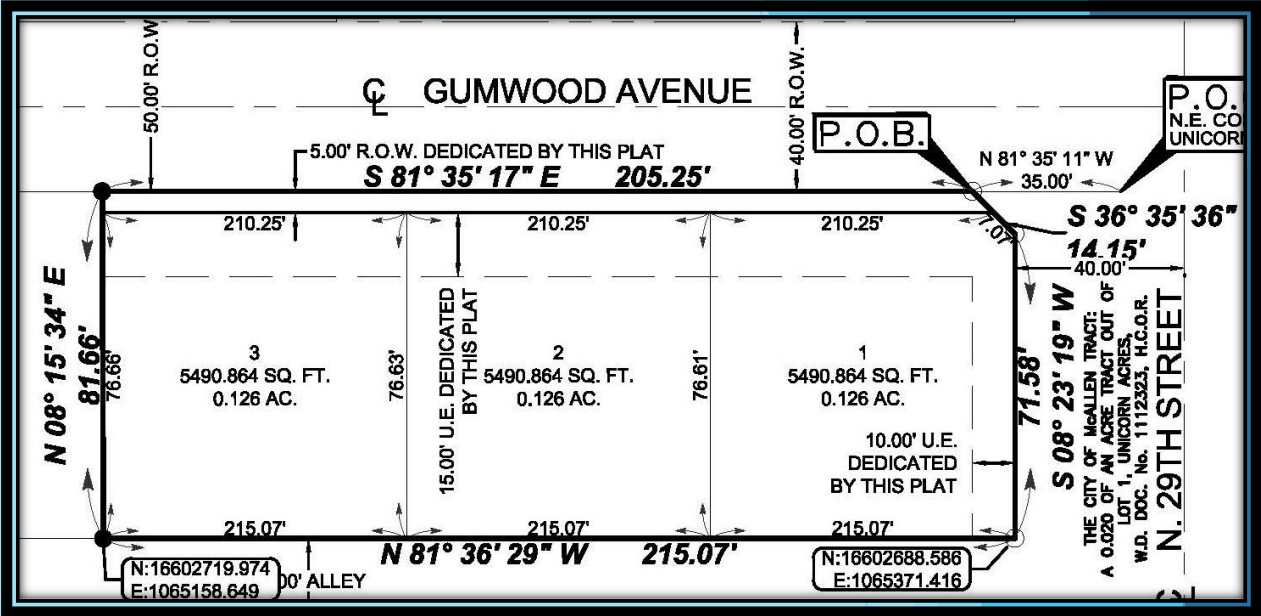
Created/Initiated - 8/18/2020
Approved - 8/18/2020
Approved - 8/18/2020
Final Approval - 8/19/2020

Zoning: R-1
Type of Development: Residential
Lots: 1
Acres: 0.23



Garcia Estates Subdivision

Zoning: R-1
Type of Development: Residential
Lots: 3
Acres: 0.40



Morales lots 1A,1B,1C &1D Subdivision

Zoning:

C4

Type of Development:

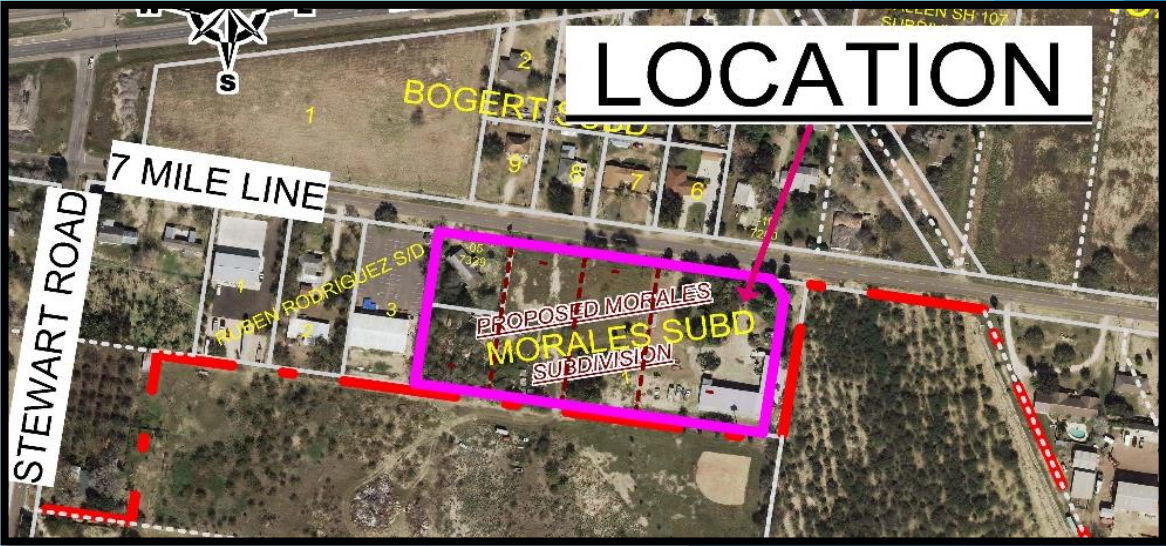
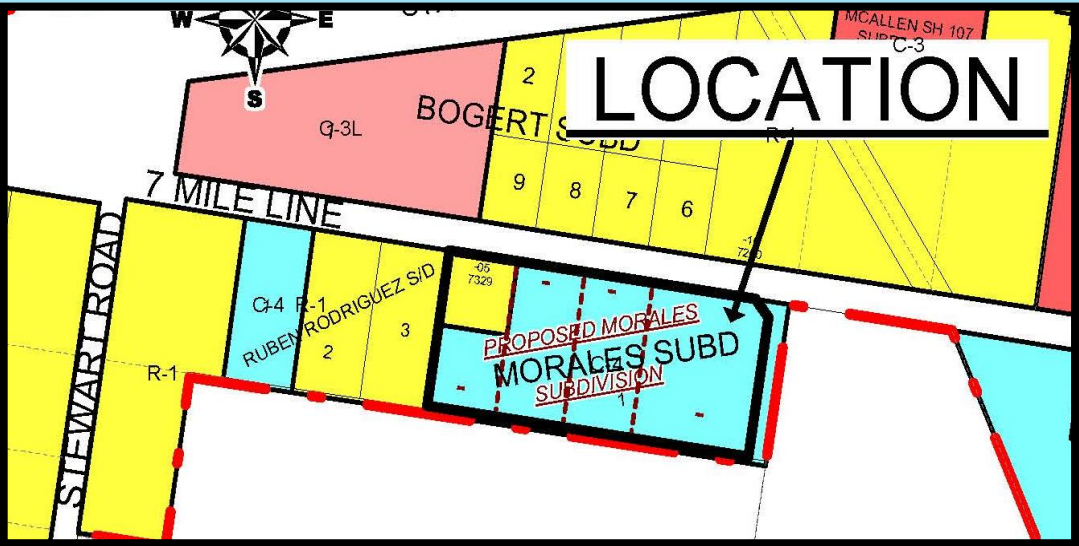
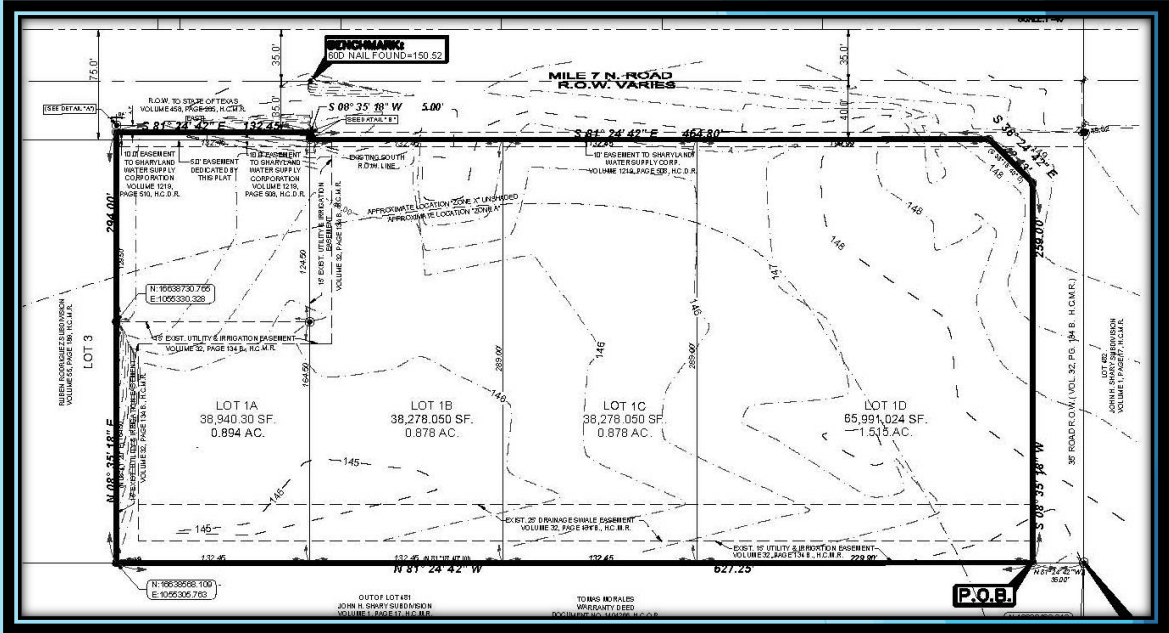
Commercial

Lots:

4

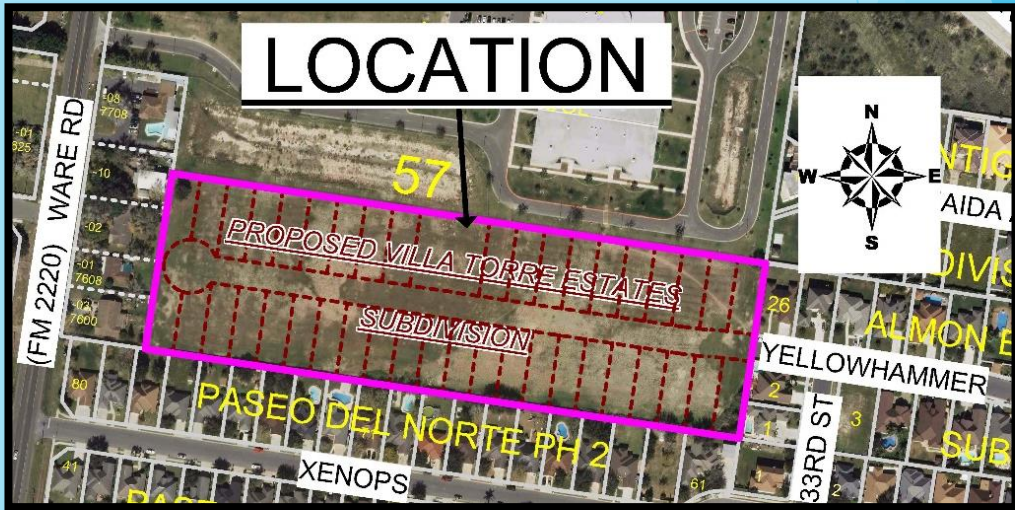
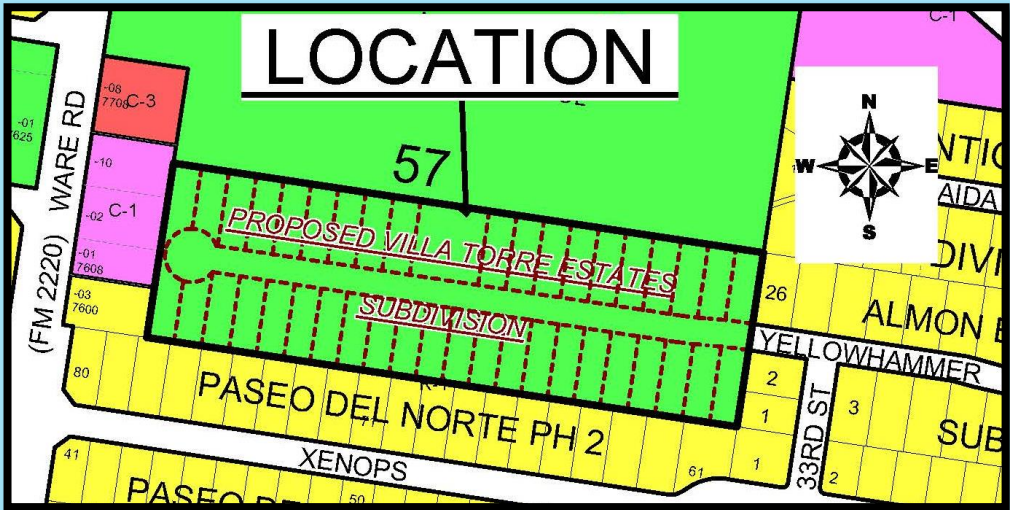
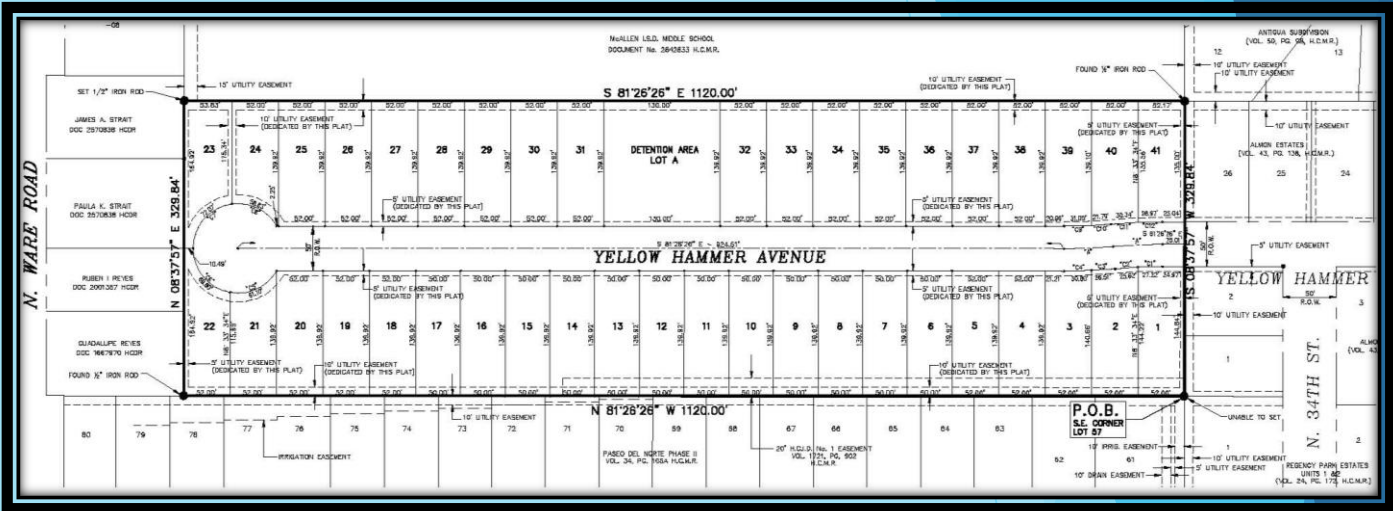
Acres:

4.167



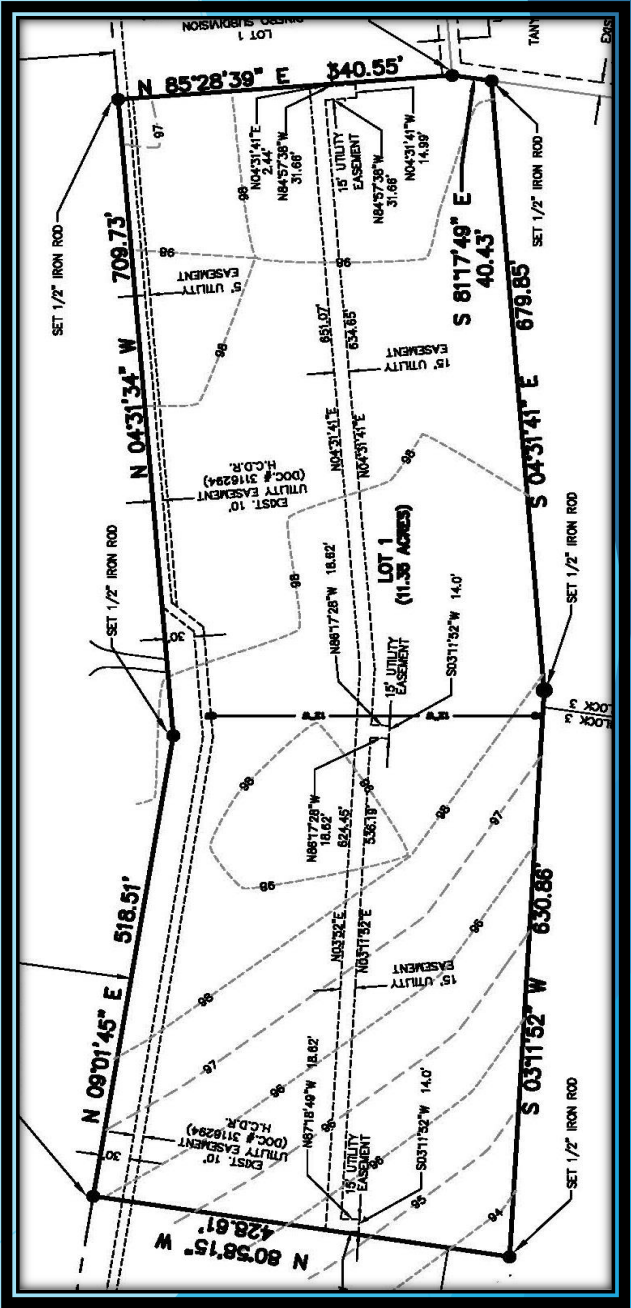
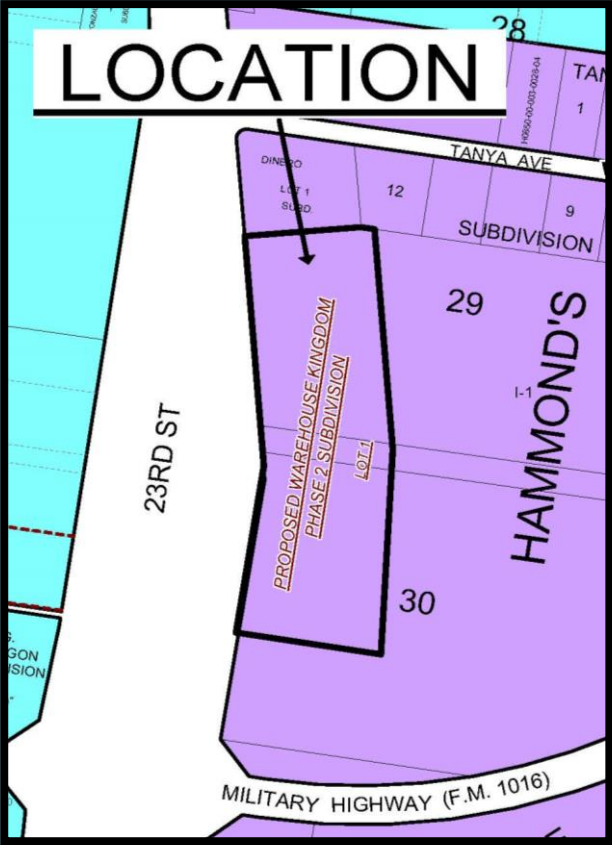
Villatorre Estates at Almon Subdivision

Zoning: A-O
Type of Development: Agricultural
Lots: 41
Acres: 8.48



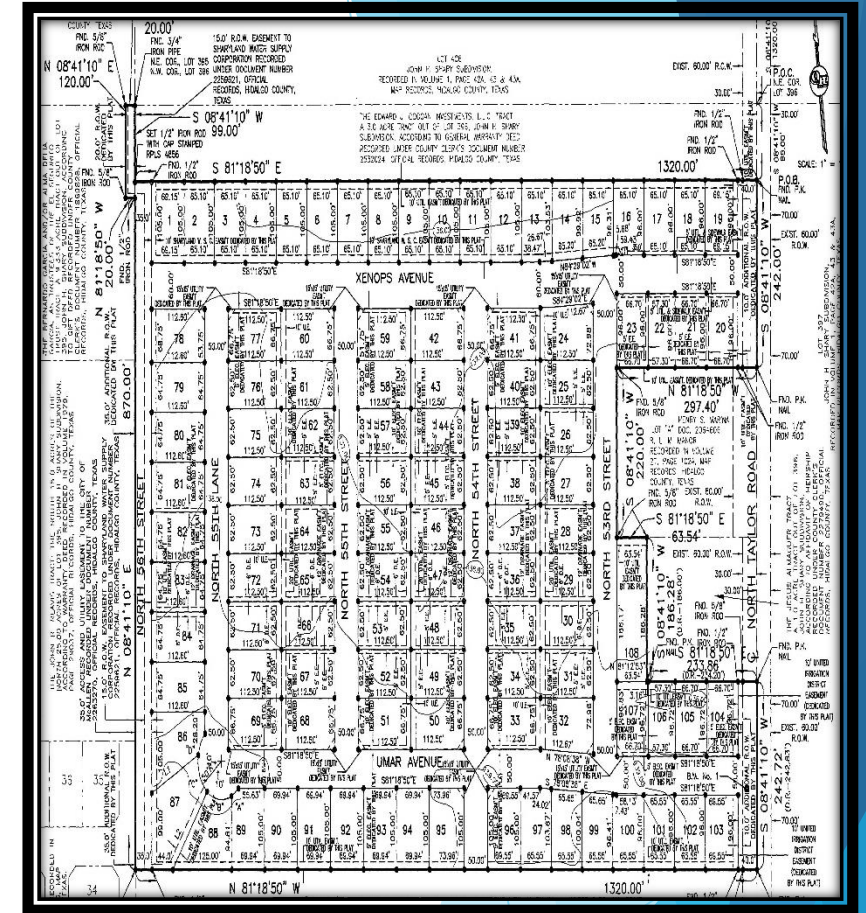
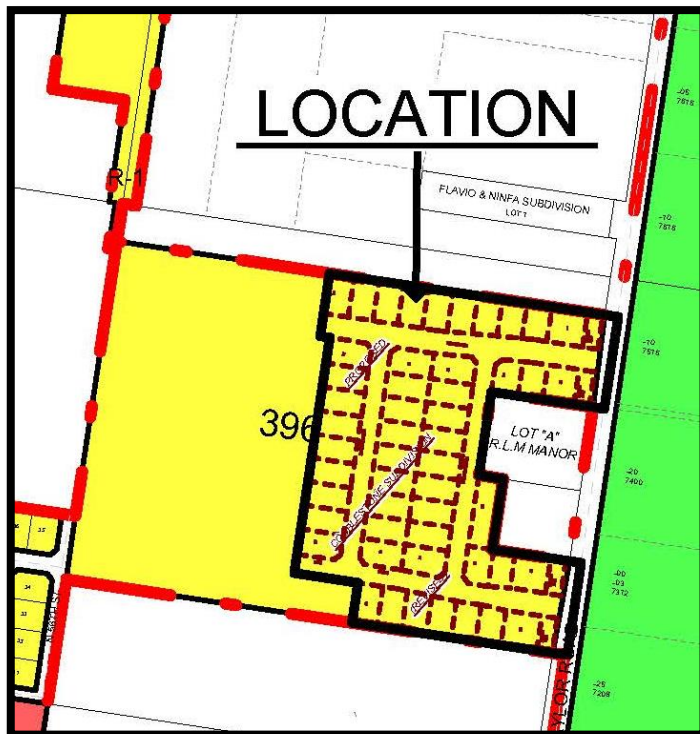
Warehouse Kingdom Subdivision Phase II

Zoning: I-1
Type of Development: Industrial
Lots: 1
Acres: 11.35



Cobblestone Subdivision Phase I

Zoning: R-1
Type of Development: Residential
Lots: 108
Acres: 24.56



City of McAllen

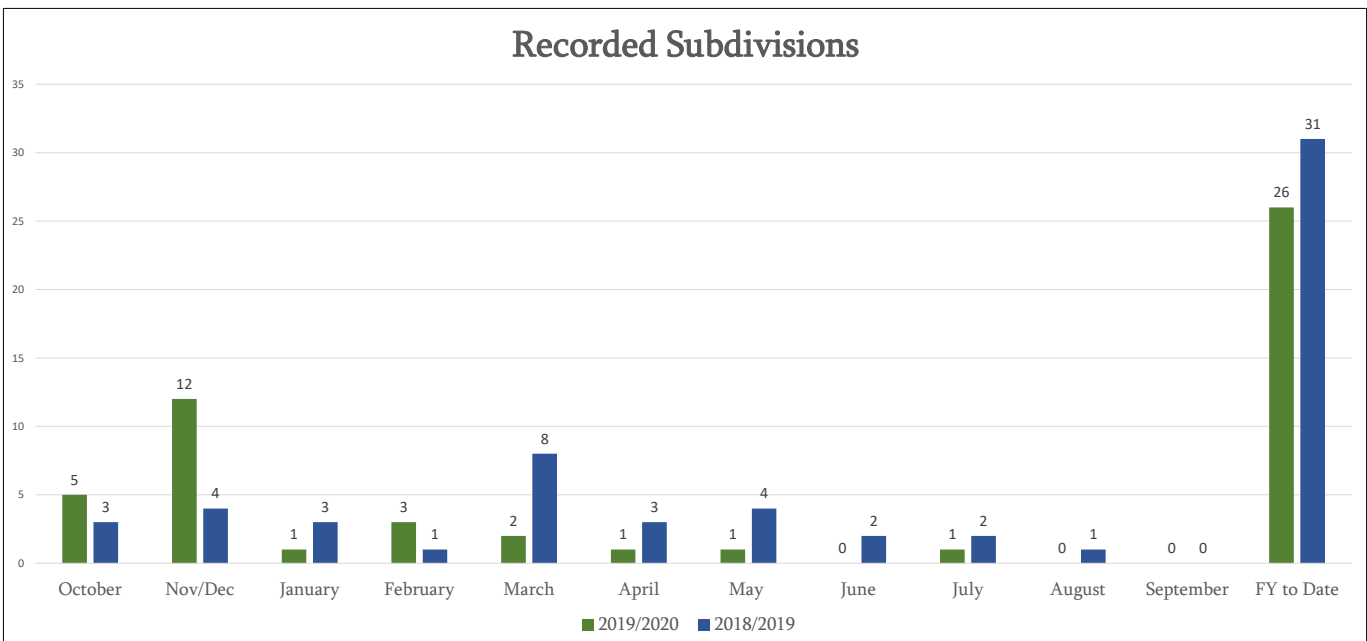
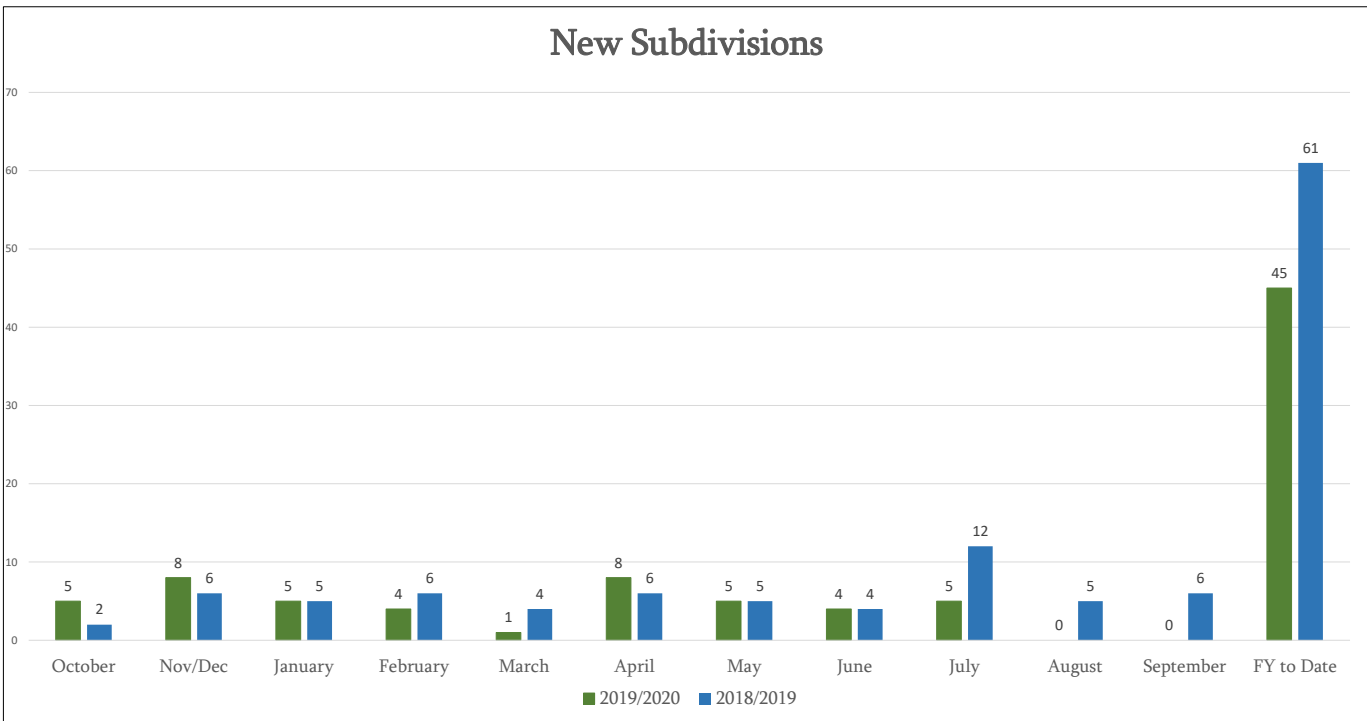
Subdivision Report Ending July 31, 2020

Planning Department



	Zoning	Type of Development	Number of Lots	Acres
New Subdivisions				
1. Esmeralda Heights Subdivision	R-1	Residential	1	0.23
2. Garcia Estates Subdivision	R-1	Residential	3	0.4
3. Morales Subdivision Lots 1A, 1B, 1C, & 1D	C-4	Commercial	4	4.167
4. Villa Torre Estates at Almon Subdivision	A-O	Residential	41	8.48
5. Warehouse Kingdom Subdivision Phase II	I-1	Industrial	1	11.35

Recorded Subdivisions				
1. Cobblestone Subdivision Phase I	R-1	Residential	108	24.56





ITEM SUMMARY

BOARD: City Commission

AGENDA ITEM

8.A.

DATE SUBMITTED

8/18/2020

MEETING DATE

8/24/2020

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:

Alma Villarreal

Created/Initiated - 8/18/2020
8. Staff Recommendation:
9. Advisory Board:
10. City Attorney:
11. Manager's Recommendation:



ITEM SUMMARY

BOARD: City Commission

AGENDA ITEM

8.B.

DATE SUBMITTED

8/18/2020

MEETING DATE

8/24/2020

1. Agenda Item: Consultation with City Attorney regarding legal aspects of Cause No. CL-20-0784-D; Perla Leticia Salas Juarez v. City of McAllen. (Section 551.071, T.G.C.)
2. Party Making Request: Kevin Pagan
3. Nature of Request: Consultation with City Attorney regarding legal aspects of Cause No. CL-20-0784-D; Perla Leticia Salas Juarez v. City of McAllen. (Section 551.071, T.G.C.)
4. Routing:

Alma Villarreal Created/Initiated - 8/18/2020
5. Staff Recommendation:
6. Advisory Board:
7. City Attorney:
8. Manager's Recommendation:



ITEM SUMMARY

BOARD: City Commission

AGENDA ITEM

8.C.

DATE SUBMITTED

8/18/2020

MEETING DATE

8/24/2020

1. Agenda Item: Consultation with City Attorney regarding legal issues on real estate matters. (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 on real estate matters. (Section 551.071)

5. Fiscal Impact Summary:

6. Budgeted:

Bid Amount: _____

Budgeted Amount: _____

Under Budget: _____

Over Budget: _____

Amount Remaining: _____

7. Routing:

Alma Villarreal

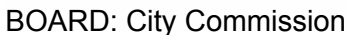
Created/Initiated - 8/18/2020

8. Staff Recommendation:

9. Advisory Board:

10. City Attorney:

11. Manager's Recommendation:



AGENDA ITEM

8.D.

DATE SUBMITTED

8/19/2020

MEETING DATE

8/24/2020

1. Agenda Item: Consultation with City Attorney regarding legal issues related to Police Department.
(Section 551.071, T.G.C.)
2. Party Making Request: Kevin Pagan
3. Nature of Request: Consultation with City Attorney regarding legal issues related to Police Department.
(Section 551.071, T.G.C.)
4. Routing:

Leilani Estrada Colima
Created/Initiated - 8/19/2020
5. Staff Recommendation:
6. Advisory Board:
7. City Attorney:
8. Manager's Recommendation:



ITEM SUMMARY

BOARD: City Commission

AGENDA ITEM

8.F.

DATE SUBMITTED

8/17/2020

MEETING DATE

8/24/2020

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: Economic Development Matters. (Section 551.087, T.G.C.)

5. Fiscal Impact Summary:

6. Budgeted:

Bid Amount: _____

Under Budget: _____

Budgeted Amount: _____

Over Budget: _____

Amount Remaining: _____

7. Routing:

Leilani Estrada Colima

Created/Initiated - 8/17/2020

8. Staff Recommendation:

9. Advisory Board:

10. City Attorney:

11. Manager's Recommendation: