



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, SEPTEMBER 14, 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 September 14, 2020 Regular Meeting Agenda, to be discussed at such meeting.**
- 2. Report on IMAS Activities.**
- 3. Report on Cleaning City Properties and Right of Ways.**
- 4. 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 COVID-19 situation and response. (Section 551.071, T.G.C.)
- B) Consultation with City Attorney regarding legal issues related to personnel process. (Section 551.071, T.G.C.)
- C) Consultation with City Attorney regarding legal aspects of mobile home park leases. (Section 551.071, T.G.C.)
- D) Consultation with City Attorney regarding legal aspects of holiday events. (Section 551.071, T.G.C.)
- E) Consultation with City Attorney regarding legal aspects of retail development contract. (Section 551.071, T.G.C.)
- F) Consultation with City Attorney regarding legal issues related to Economic Development Contract. (Section 551.071, T.G.C.)
- G) Discussion and possible lease, sale or purchase of real estate property: Tract 1. (Section 551.072, 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 September 11, 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

9/14/2020

1. Agenda Item: Present questions to staff relating to the September 14, 2020 Regular Meeting Agenda, to be discussed at such meeting.
2. Party Making Request:
3. Nature of Request:
4. Routing:

Cindy GonzalezCreated -
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

9/14/2020

1. Agenda Item: Report on IMAS Activities.

2. Party Making Request:

3. Nature of Request:

4. Routing:

Michelle Rivera

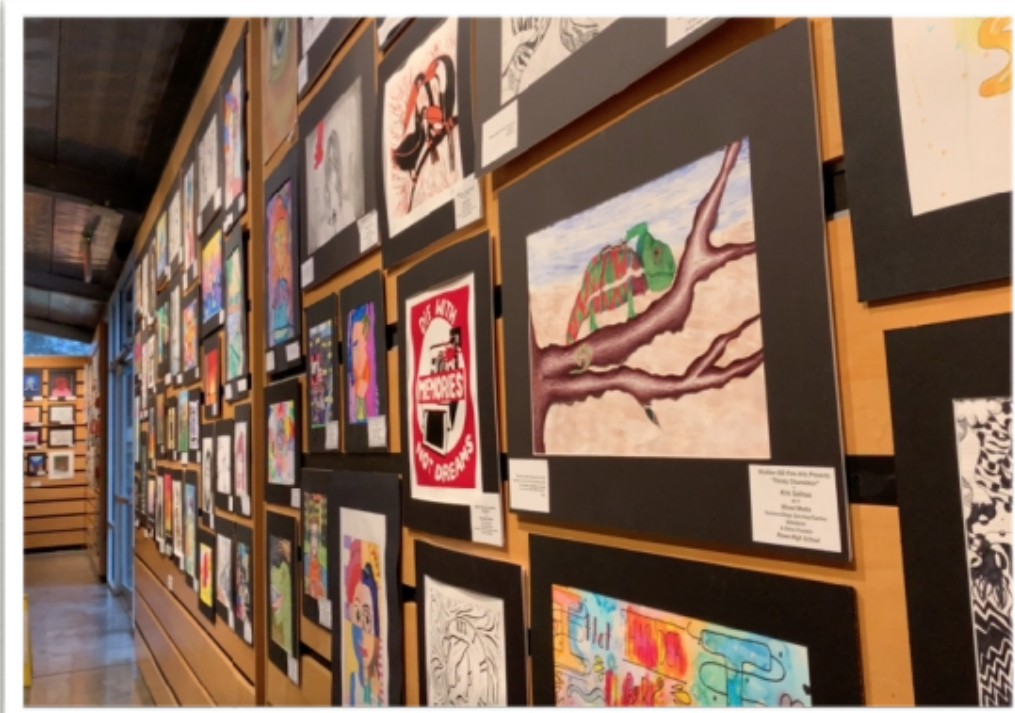
Created/Initiated - 8/18/2020

5. Staff Recommendation:

6. Advisory Board:

7. City Attorney:

8. Manager's Recommendation:



IMAS: Connecting with our
Community — onsite and
online

[August 2020 Update Video](#)

IMAS premiere gala and annual fundraiser

IMAS Collage



Postponed until 2021 with the health and safety of our gala guests due to the current state of health affairs with COVID-19 pandemic and its impact in the Rio Grande Valley.

Once our community can safely participate, plans will continue for this premiere fundraising event.

This fall the IMAS Board and staff leadership will focus its efforts on the Inaugural IMAS Day of Giving to be held on Wednesday, October 7, 2020.



October 7, 2020

IMAS Day of Giving

Celebrates two important anniversaries:

October 7, 1968

October 26, 1969

Opportunity to diversify fundraising for the IMAS

Nationally, 70% of all non-profit contributions come from individual donors. Currently individual and business contributions make up 5% of IMAS' contributed revenue.

IMAS Day of Giving, October 7, 2020, will mark the beginning on an online auction in support of the museum programs and exhibitions.

Saturday, October 24, 2020 - Brew-seum@Home will be rebroadcast and mark the conclusion of the online auction.



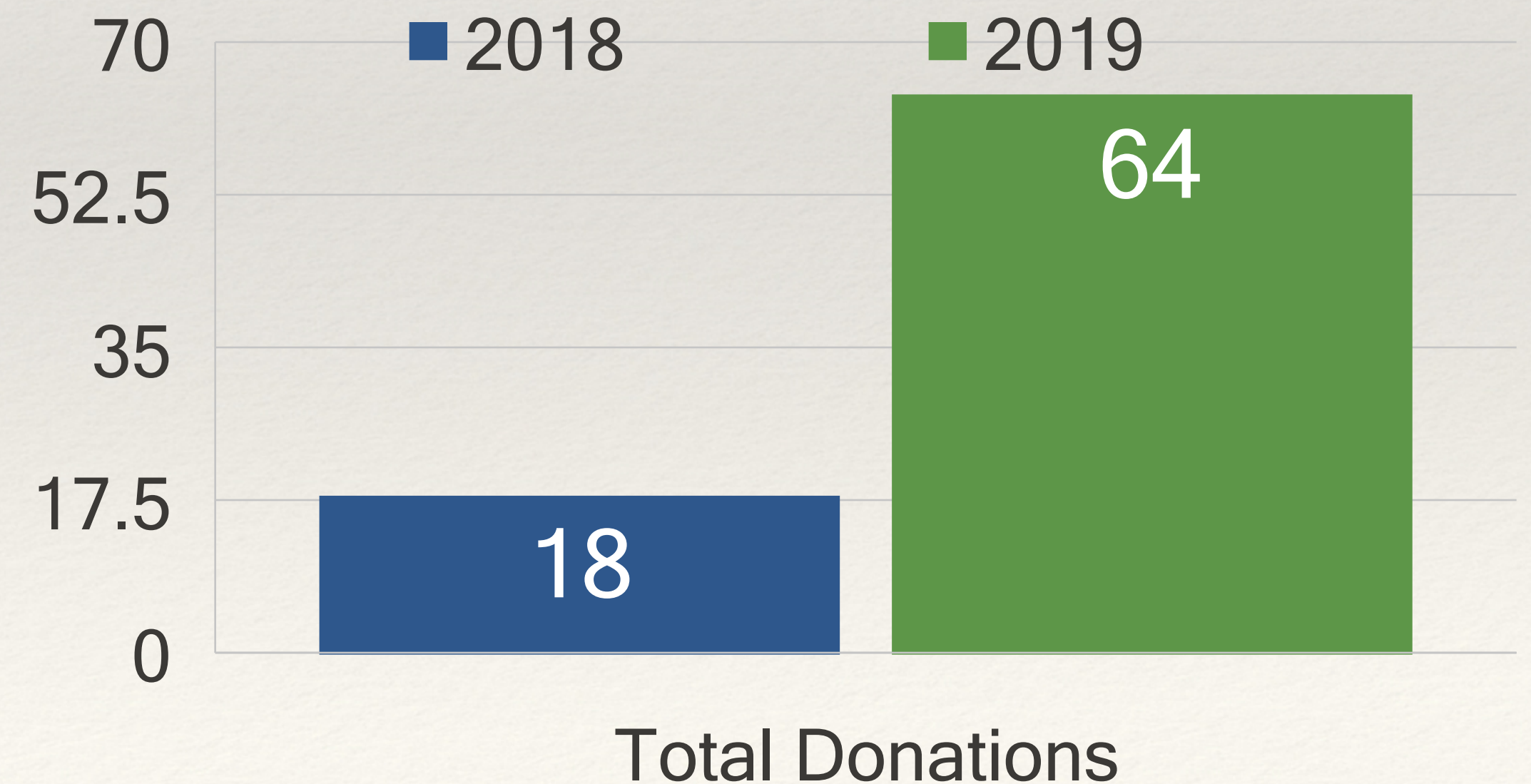
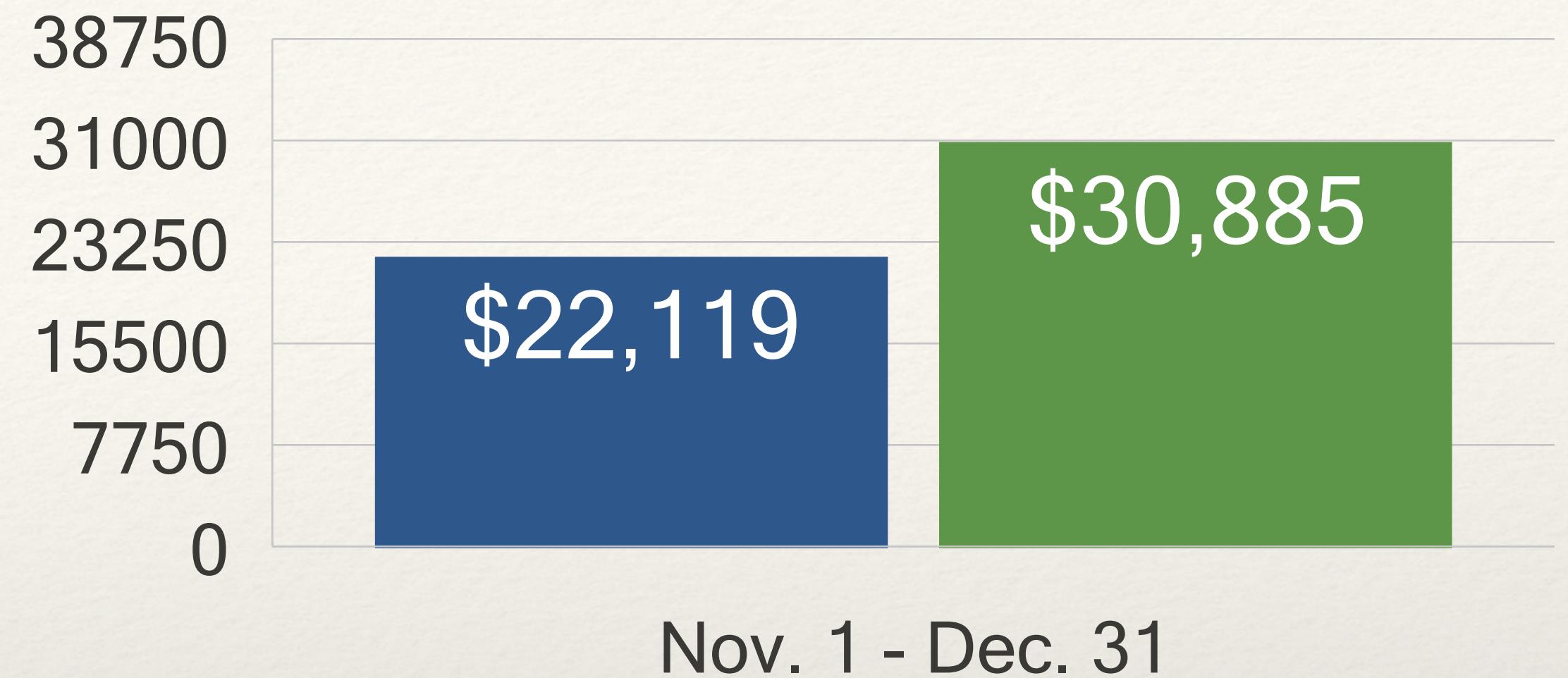
2018-2019

End of Year Giving

The 2019 End-of-year Campaign saw a 40% increase in the donations received compared to 2018.

Participation in the campaign was 3.5 times more than the previous year, growing from 18 individuals in 2018 to 64 in 2019.

Total Giving





\$40K

RAISED AT **BREW-SEUM@HOME**
ADAPTED LIVE VIRTUAL EVENT

FUNDRAISING

VIRTUAL EVENT RAISED

40% OF 2019 EARNINGS

74% OF 2018 EARNINGS

18% **FUNDRAISING** EXPENSE RATIO

12 **YEARS** OF BREW-SEUM EVENTS AT THE IMAS

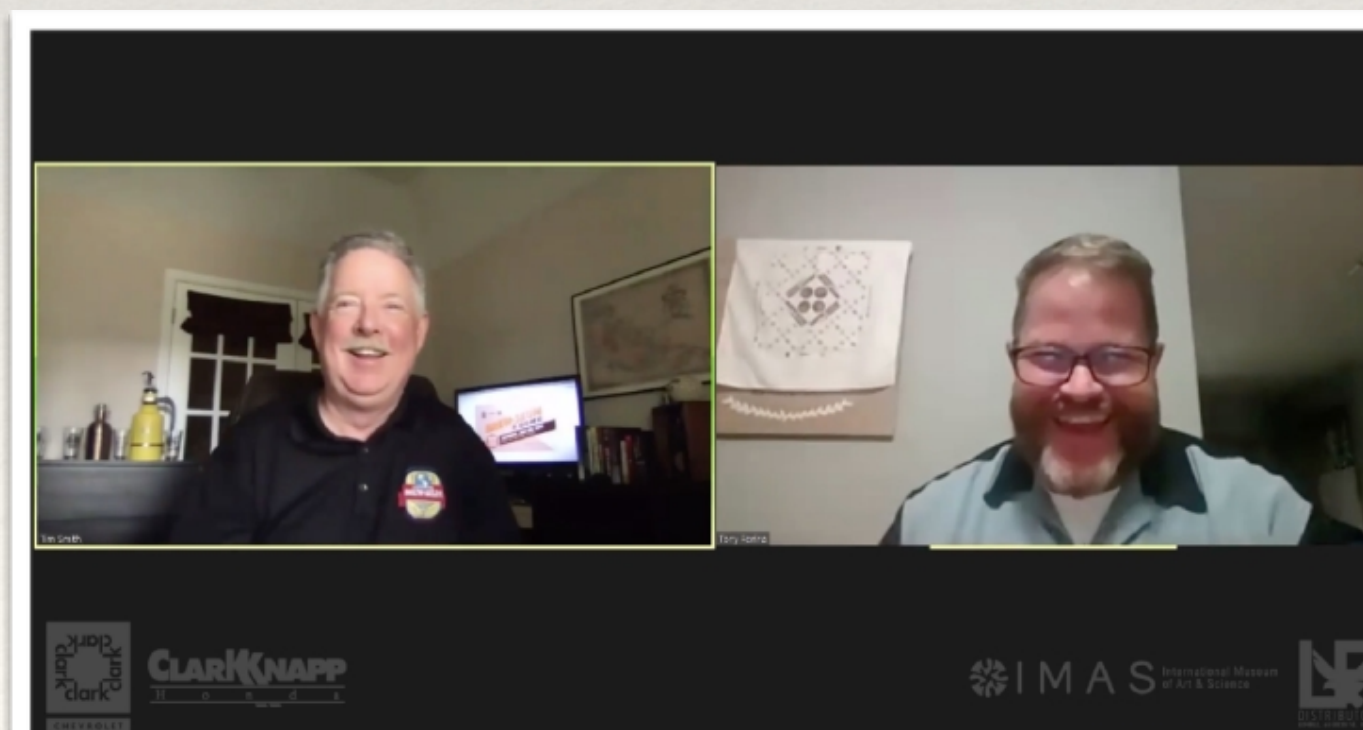
AUDIENCE

47% **INCREASE** IN BREW-SEUM ONLINE ENGAGEMENT

1,200+ **PEOPLE VIEWED LIVE** EVENT ON JUNE 6TH

3,800+ **VIEWS** THROUGH JULY 2020

8,200 **MINUTES** OF VIDEO WATCHED ONLINE



PROGRAMS



5.6

HOURS OF ORIGINAL ONLINE
PROGRAMMING AND VIDEO CONTENT

83 HOURS

COLLECTIVE
VIEWER
WATCH TIME

14

WORKSHOP
WEDNESDAY

12

TODDLER
TUESDAY

VIDEO EPISODES

PRODUCED BY
IMAS EDUCATORS

+730%

APR-JUN
INCREASE IN
ONLINE MEDIA
VIEWING FROM
JAN-MAR

+152%

APR-JUN
INCREASE IN
ONLINE
ENGAGEMENT
FROM JAN-MAR



DISCOVER H2O!

16 6TH-8TH GRADERS
SERVED **FREE** KITS

15 **TOTAL NUMBER OF LESSONS**
PREPARED FOR CAMPERS

2.5 **HOURS** OF VIRTUAL
CAMP SESSIONS WITH
IMAS EDUCATORS, MPU
AND CAMPERS



PRESENTED IN PARTNERSHIP WITH



68

FREE LESSONS

PROVIDED FOR
AT-HOME
CAMPERS ON
THE IMAS
WEBSITE

OPERATION IMAGINATION



COMMUNITY IMPACT

9 **WEEKLY VIRTUAL CAMPS** PRODUCED IN
JUNE & JULY 2020

65+ **HOURS** OF VIRTUAL CAMP SESSIONS
WITH IMAS EDUCATORS & CAMPERS

151 **TOTAL NUMBER OF LESSONS**
PREPARED FOR CAMPERS

162 **VIRTUAL SUMMER CAMP**
PARTICIPANTS IN WEBINARS

1,400+ CAMP **WEBSITE VISITS**
FOR FREE LESSONS

\$5,464 **RAISED** BY KIT SALES

BACK TO SCHOOL



180

FREE SUPPLY KITS

PROVIDED FOR TODDLERS
THROUGH 12TH GRADE

67 HOURS

COLLECTIVE
VIEWER
WATCH TIME

5

WORKSHOPS LIVE STREAMED
DAILY AT 10AM, AUGUST 3-7 TO
ONLINE AUDIENCE

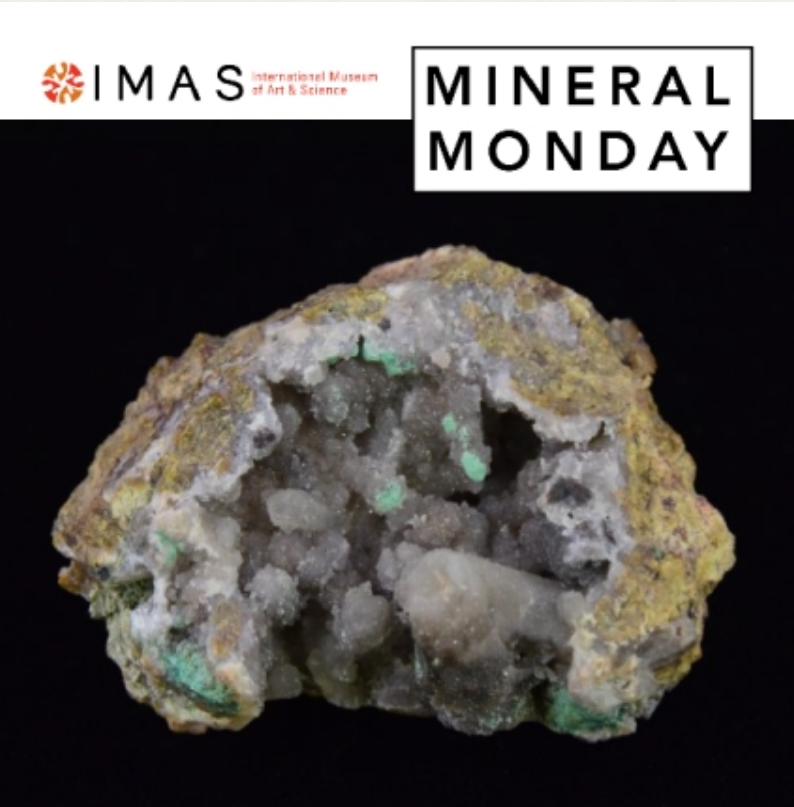
2K

INDIVIDUAL VIEWERS
ENGAGED ONLINE WITH THE
VIRTUAL WORKSHOPS

SUPPORTED BY

BBVA

Creating Opportunities



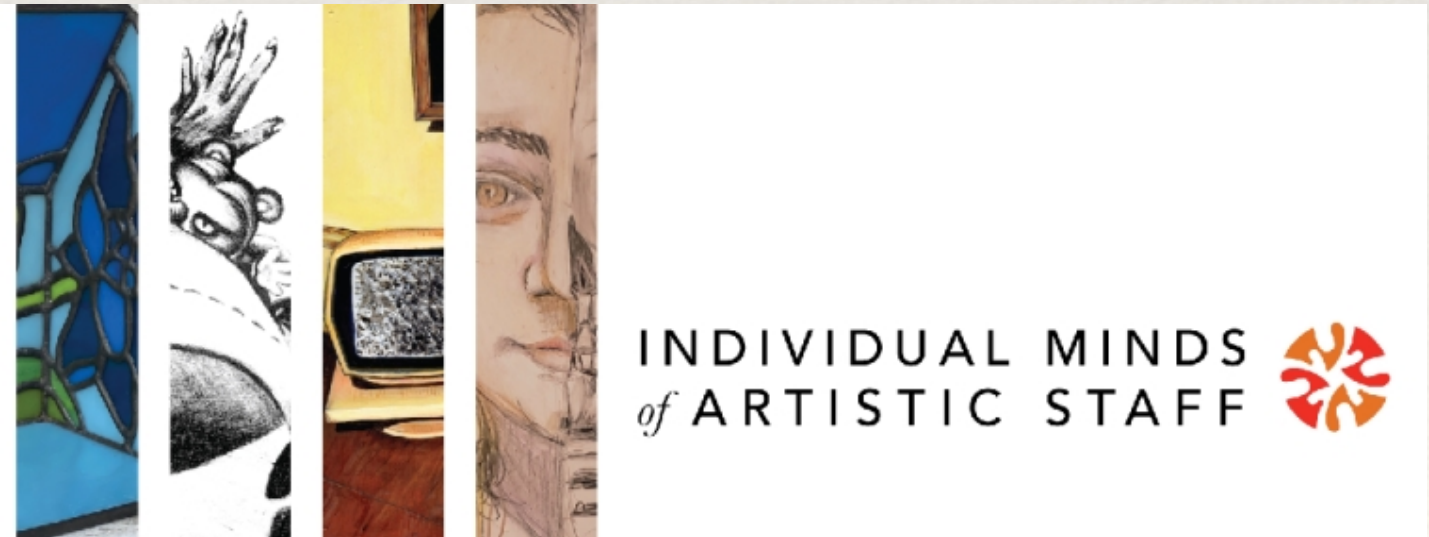
EXHIBITS

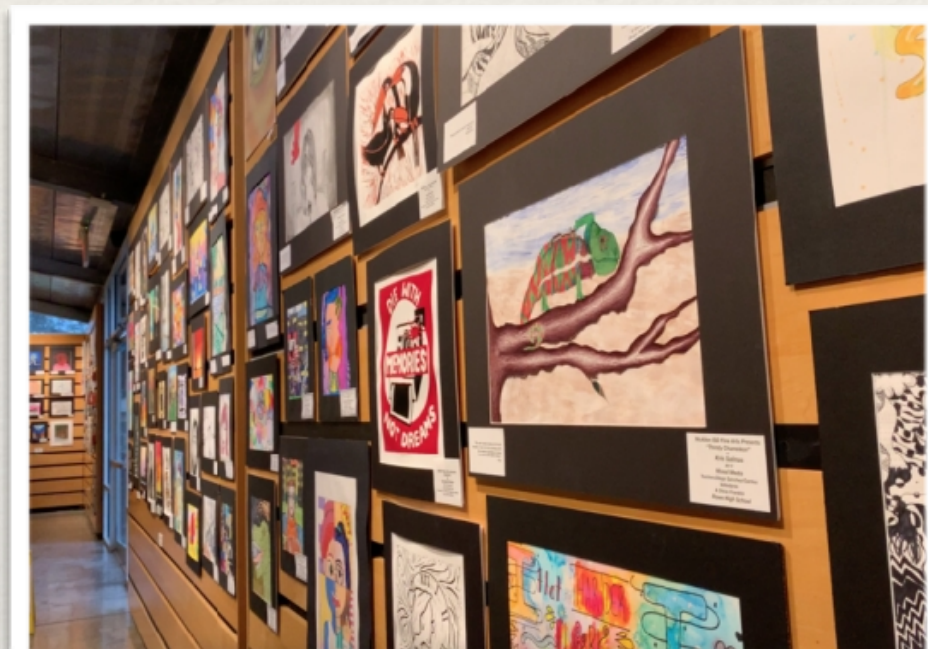
3 COMMUNITY EXHIBITIONS

3 ONLINE EXHIBITIONS

56 PIECES OF ART FROM IMAS PERMANENT COLLECTION
FEATURED THROUGH MINERAL MONDAY, FOLK ART FRIDAY & VIRTUAL EXHIBITIONS

2.8K ONLINE VIEWS OF VIRTUAL EXHIBITIONS & COLLECTIONS ON IMAS WEBSITE SINCE APRIL





IMAS: Connecting with our
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[August 2020 Update Video](#)

BY THE NUMBERS



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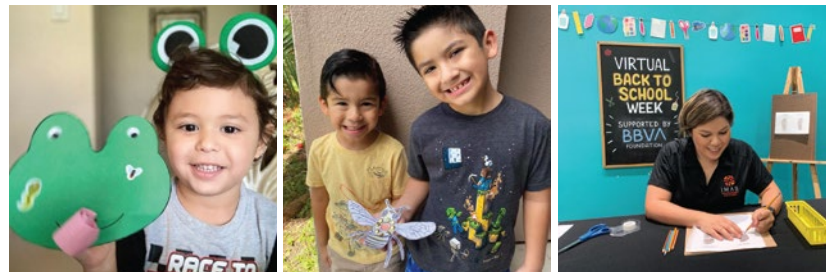
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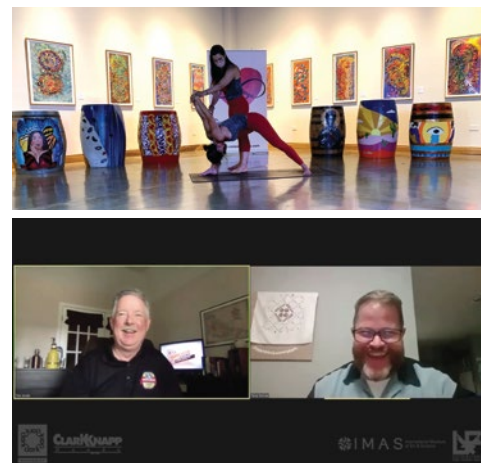
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ENGAGED ONLINE WITH THE
VIRTUAL WORKSHOPS

SUPPORTED BY



BY THE NUMBERS GOING VIRTUAL

APRIL-JUNE 2020



\$40K

RAISED AT **BREW-SEUM@HOME**
ADAPTED LIVE VIRTUAL EVENT

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VIRTUAL EVENT RAISED

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SINCE APRIL



ITEM SUMMARY

BOARD: City Commission

AGENDA ITEM

3.

DATE SUBMITTED

9/3/2020

MEETING DATE

9/14/2020

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 - 9/3/2020

5. Staff Recommendation:

6. Advisory Board:

7. City Attorney:

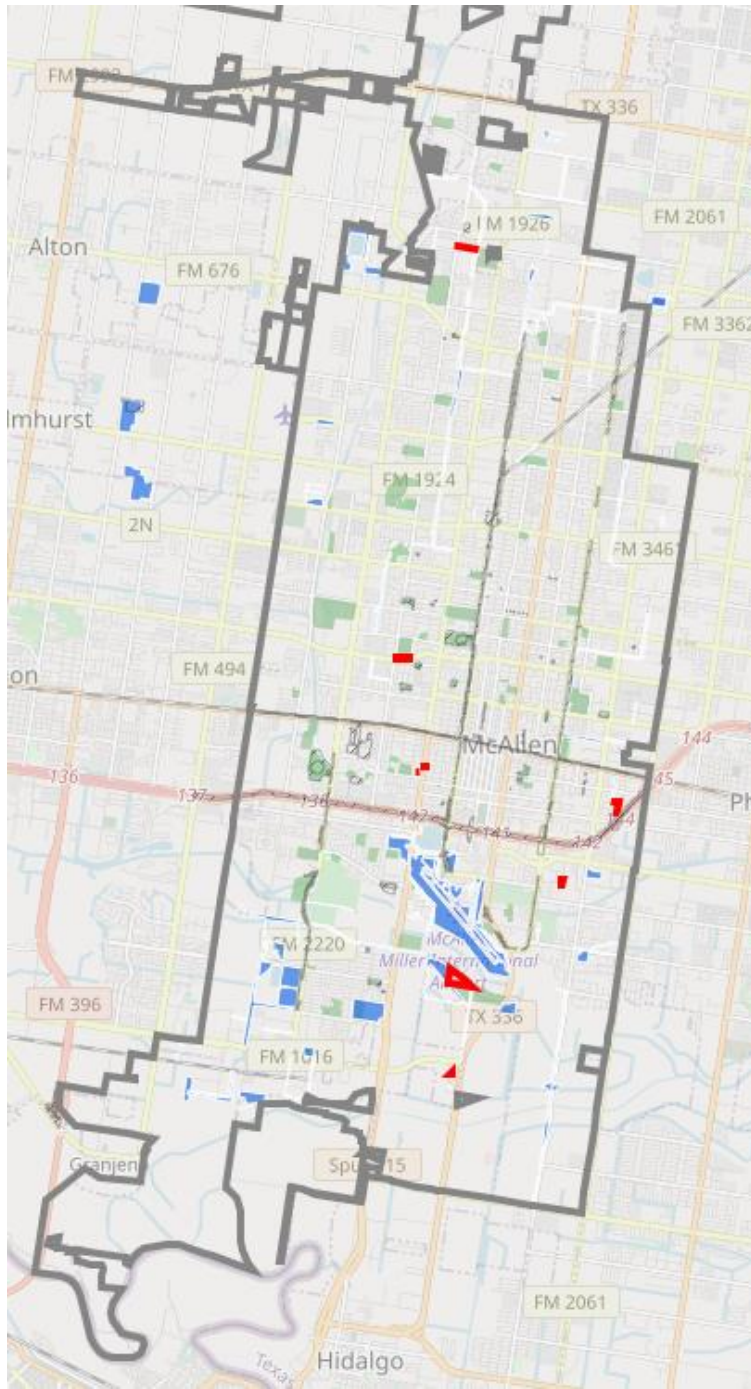
8. Manager's Recommendation:

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

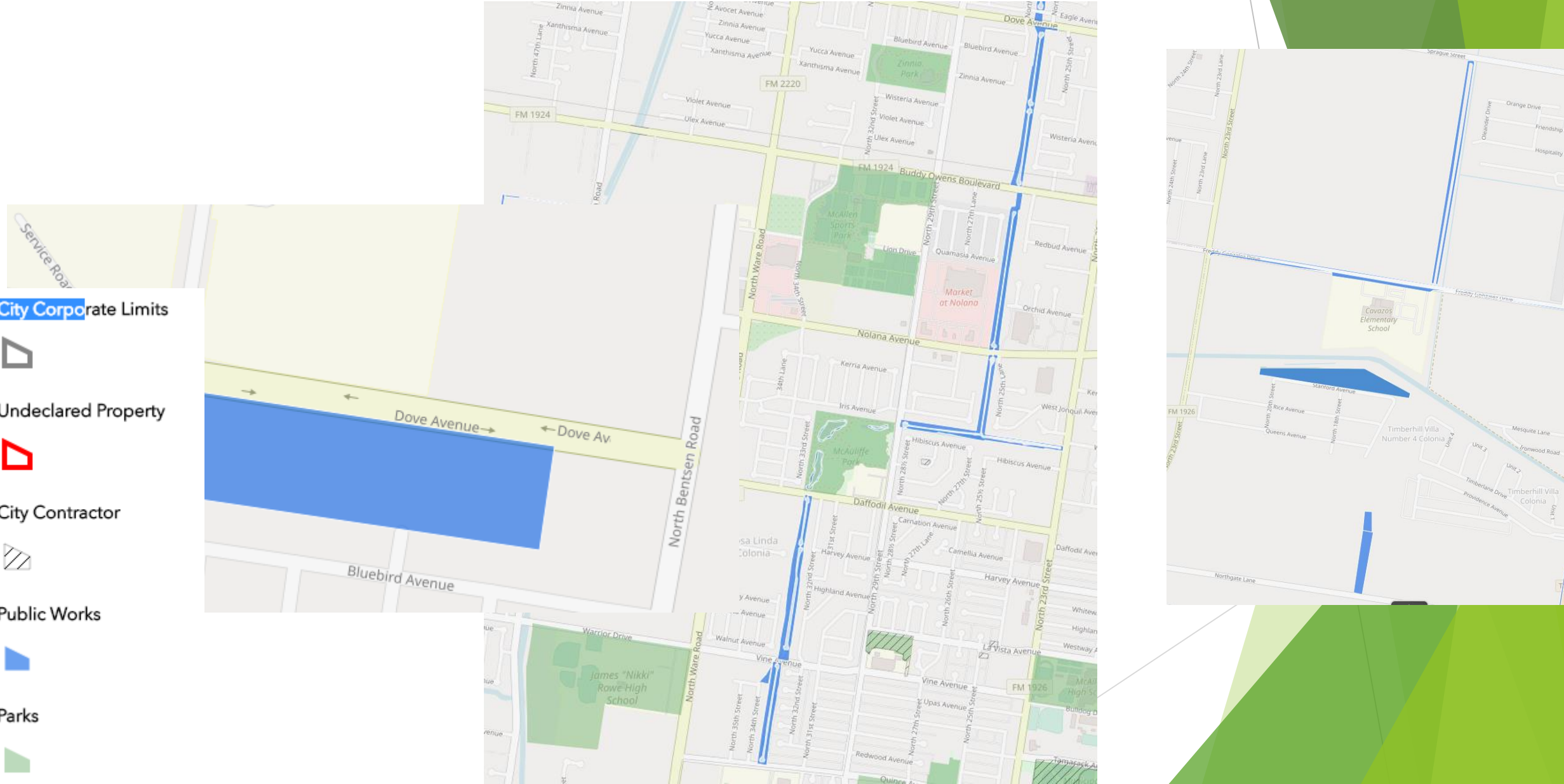


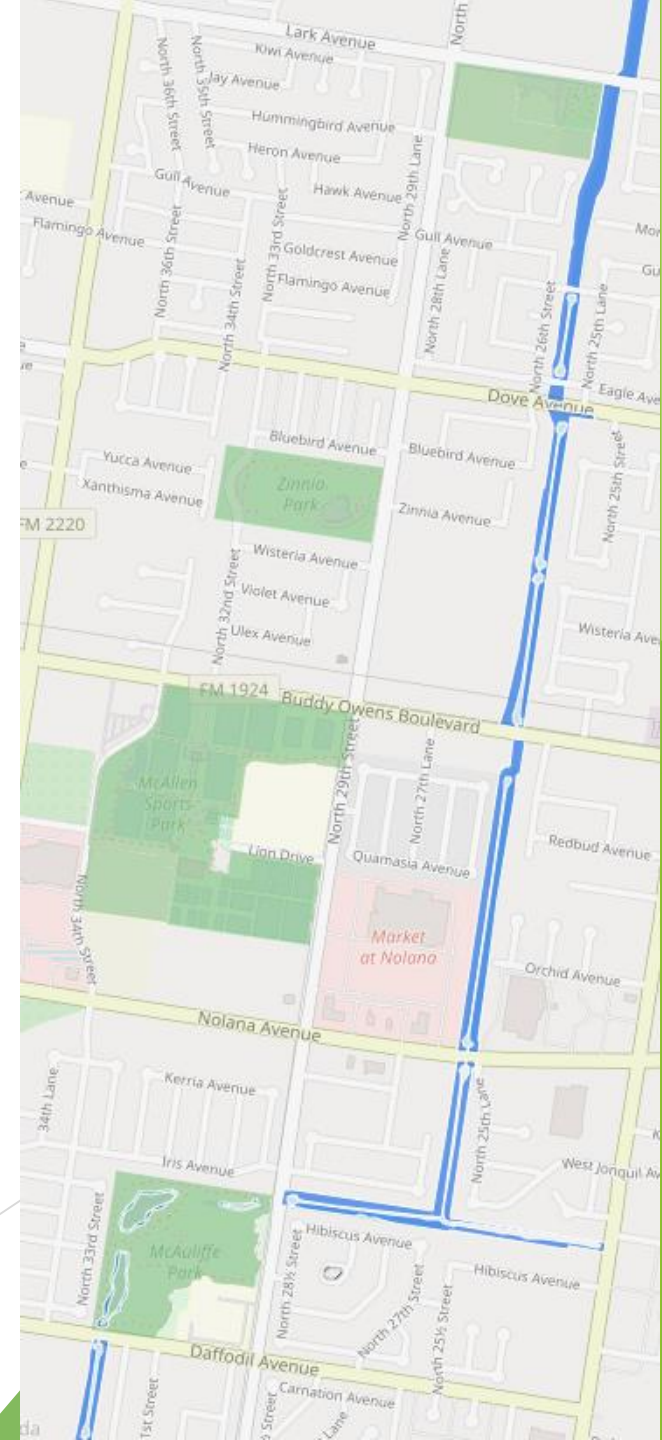
Parks



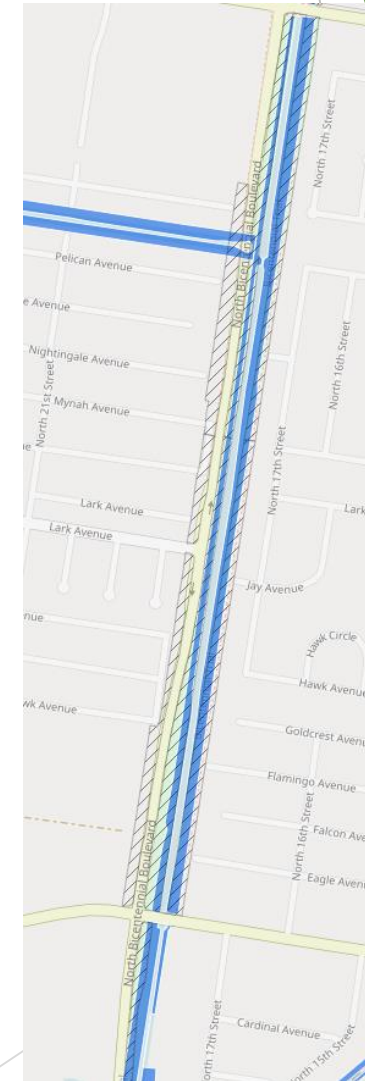
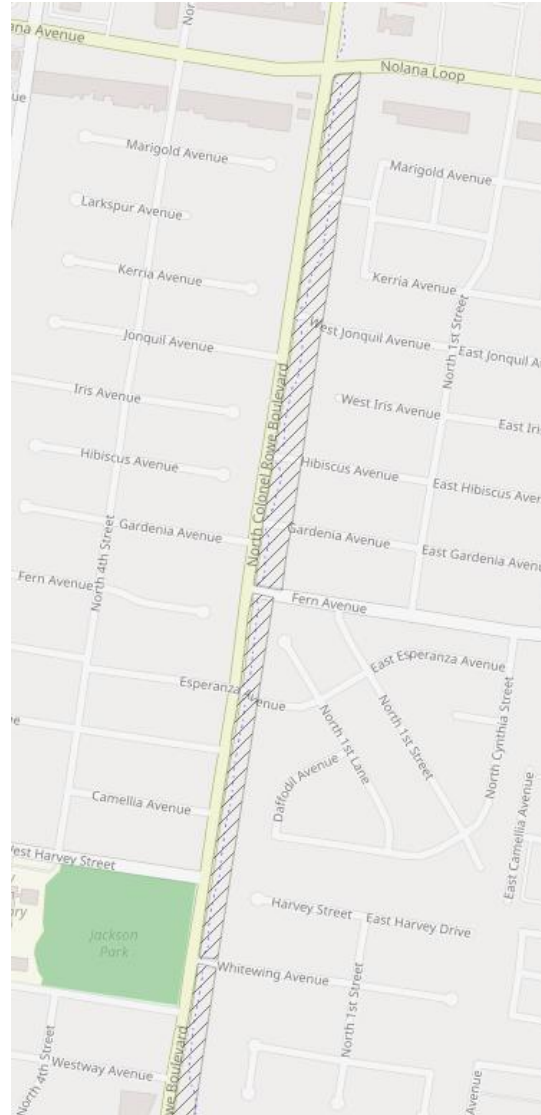
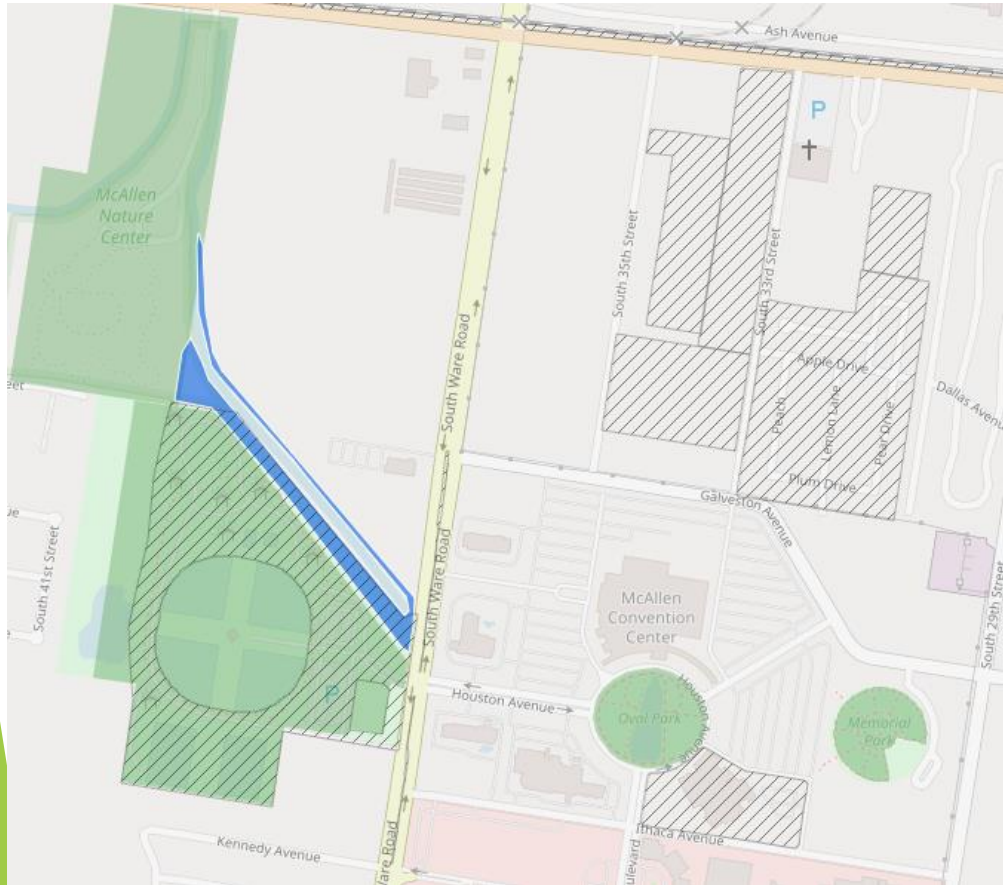
We identified areas of concern and who was the logical choice to maintain

Maintained by Public Works





Contractors hired by the Parks Dept.



City Corporate Limits



Undeclared Property



City Contractor



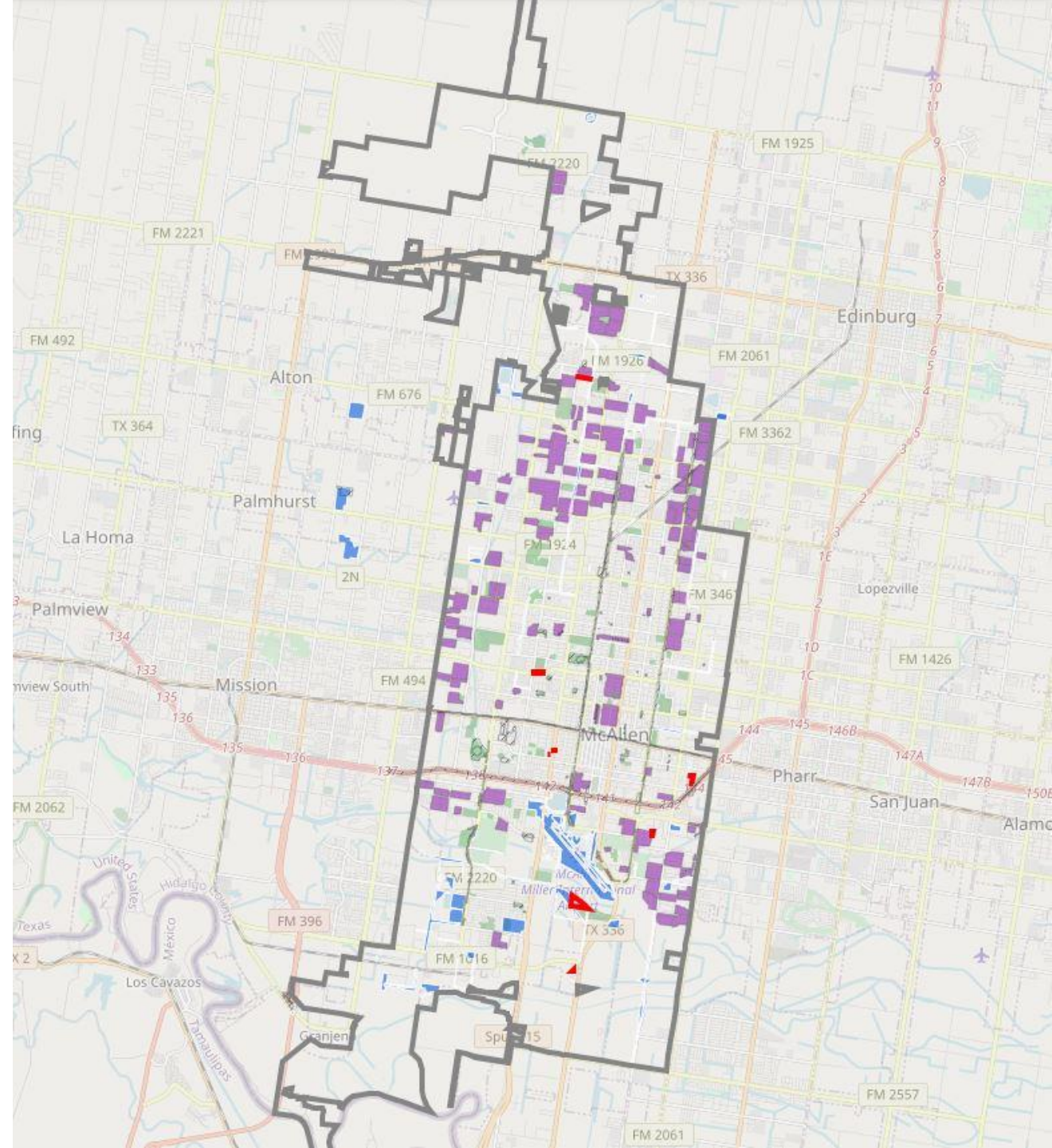
Public Works



Parks



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





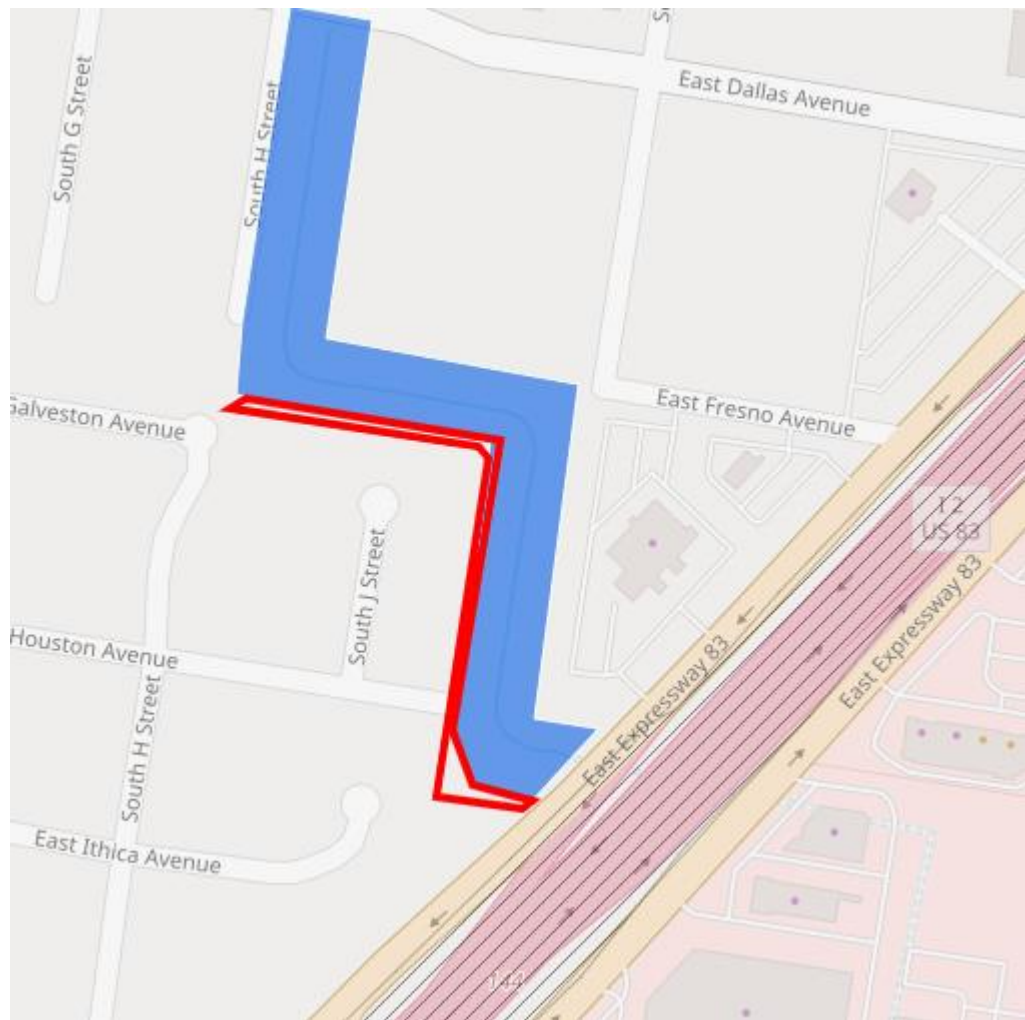
Fresno Avenue & S. 24th Street



S. 23rd St. Pedestrian Bridge

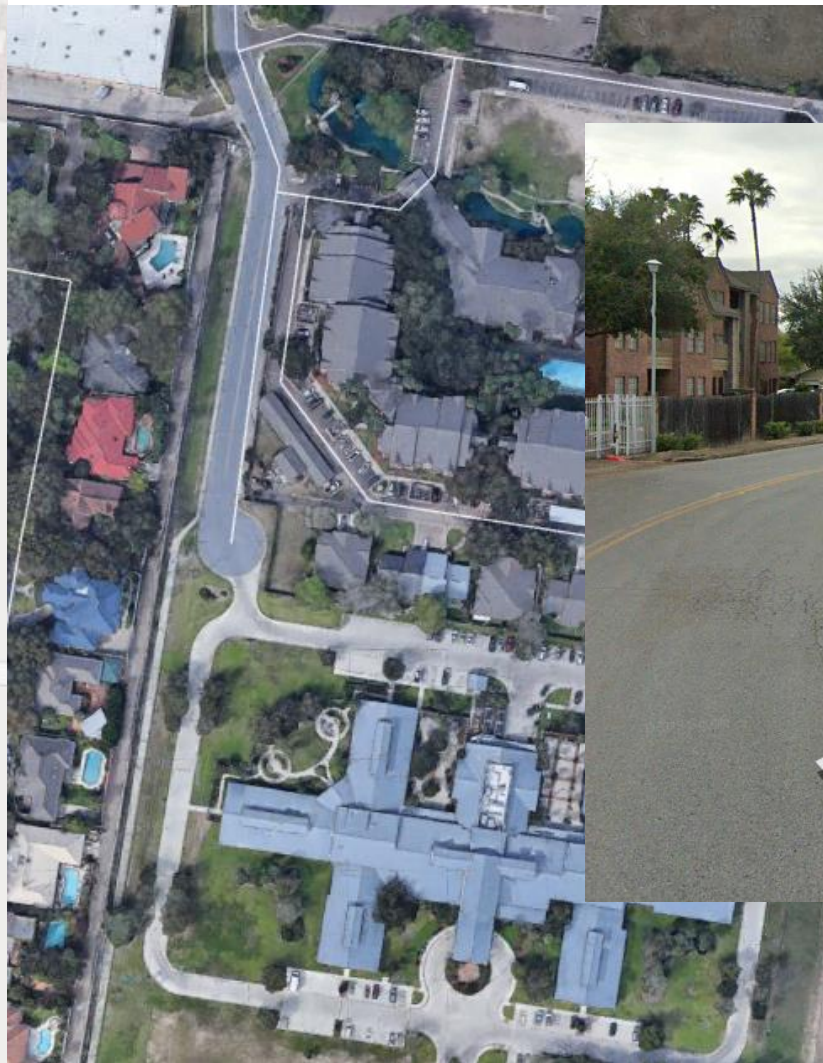
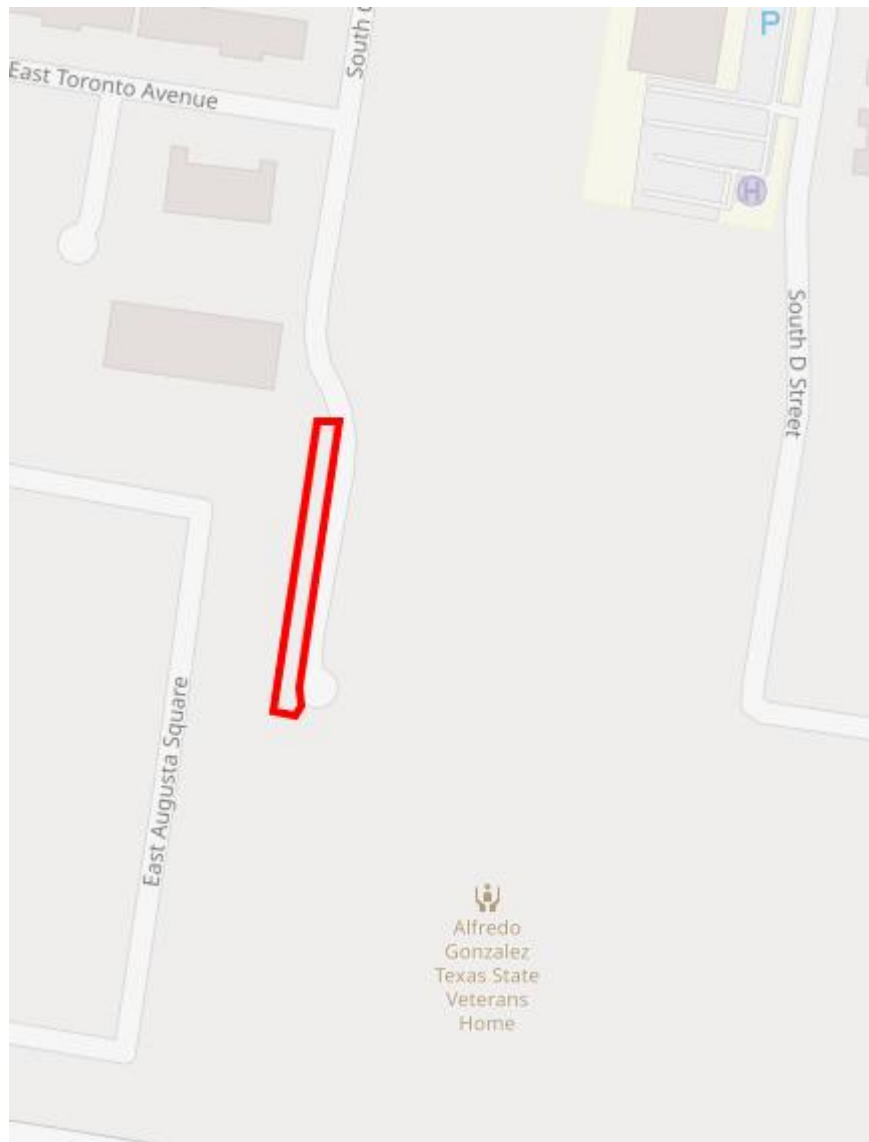


Retiree Haven

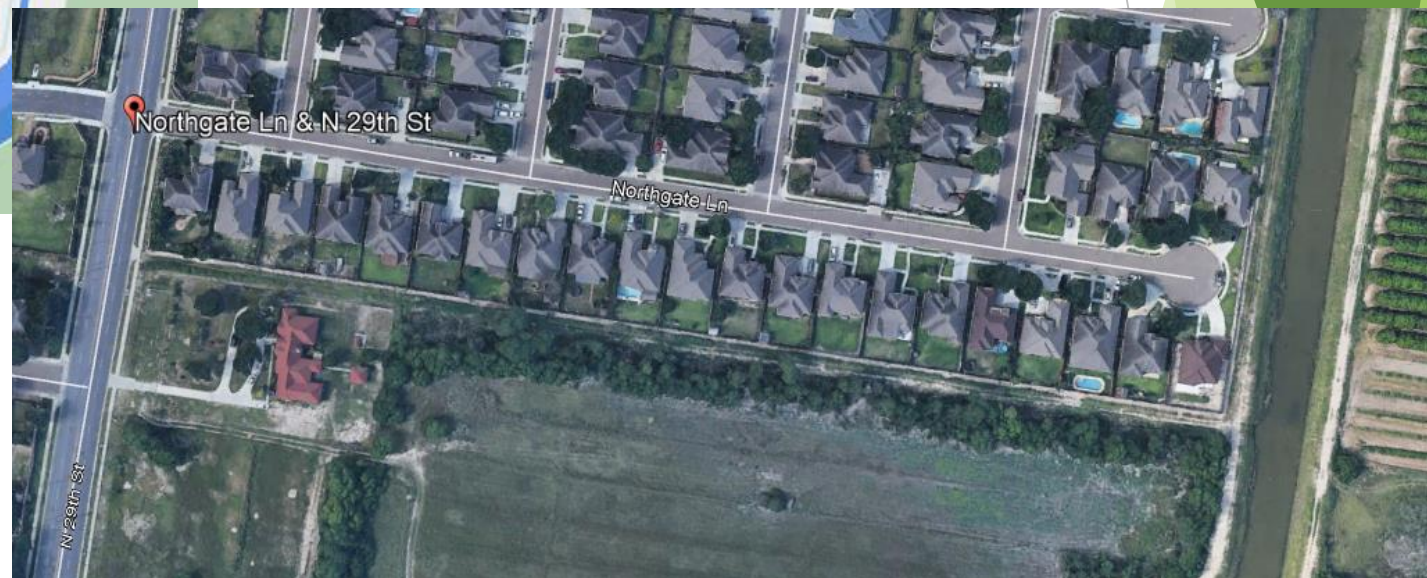
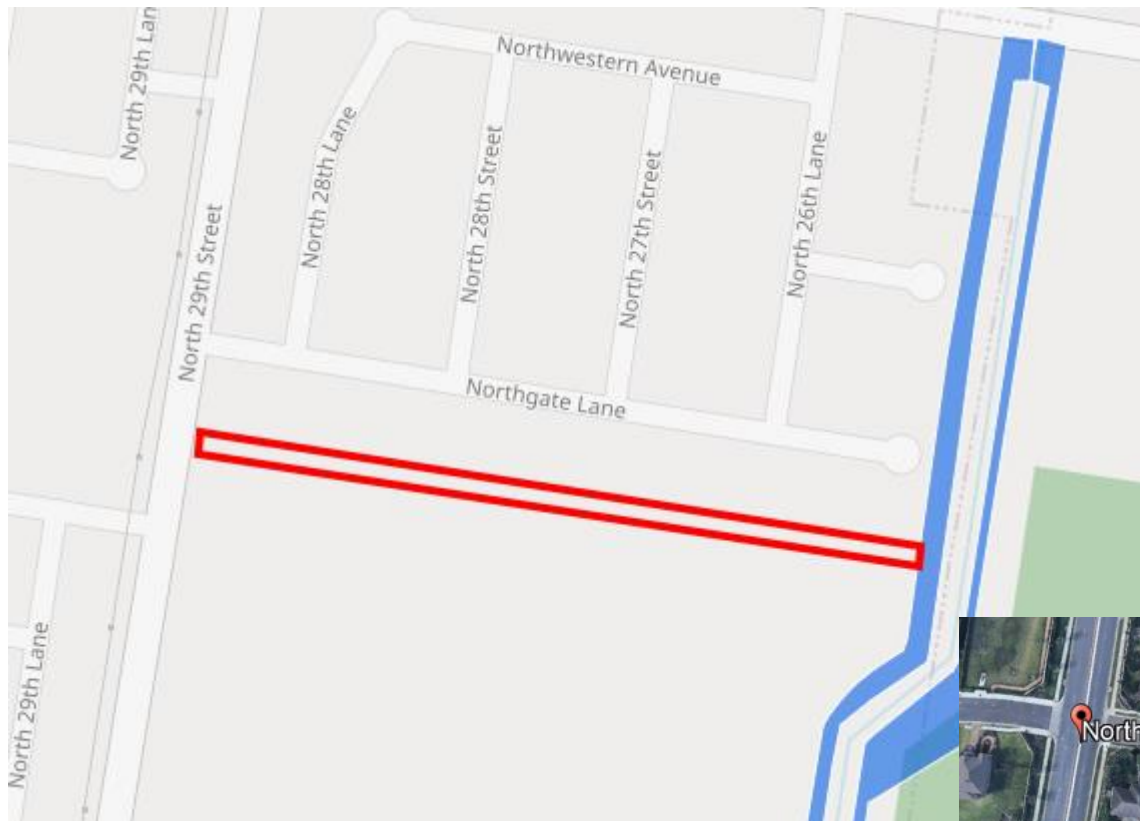


The Legends





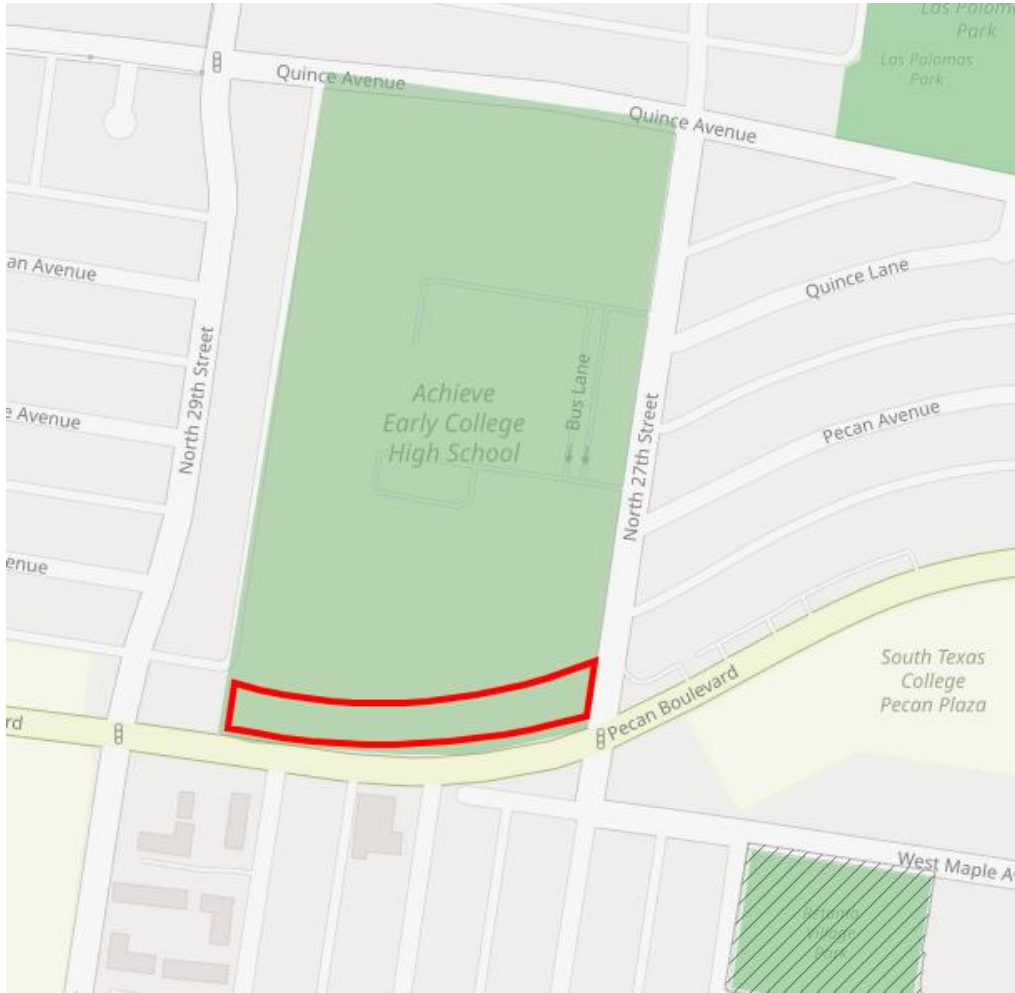
Westside Cul de sac on Cynthia St.



N. 29th St. - Brisas del Norte



S. Old 10th St. - North New Reservoir



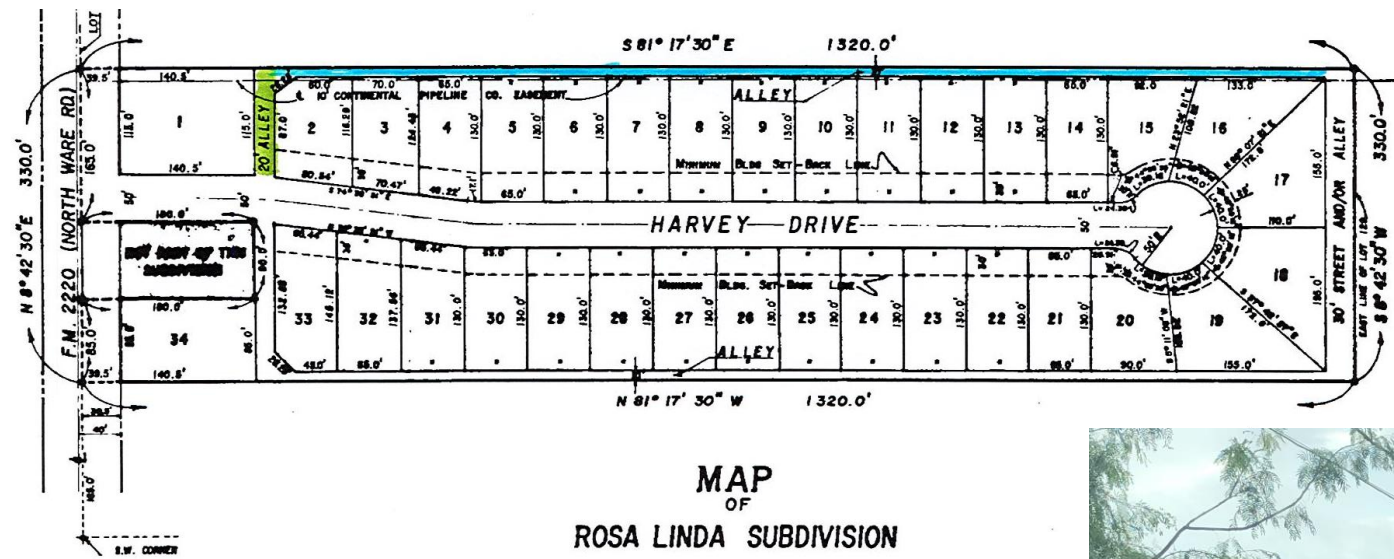
Old Lincoln Jr. High School

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.

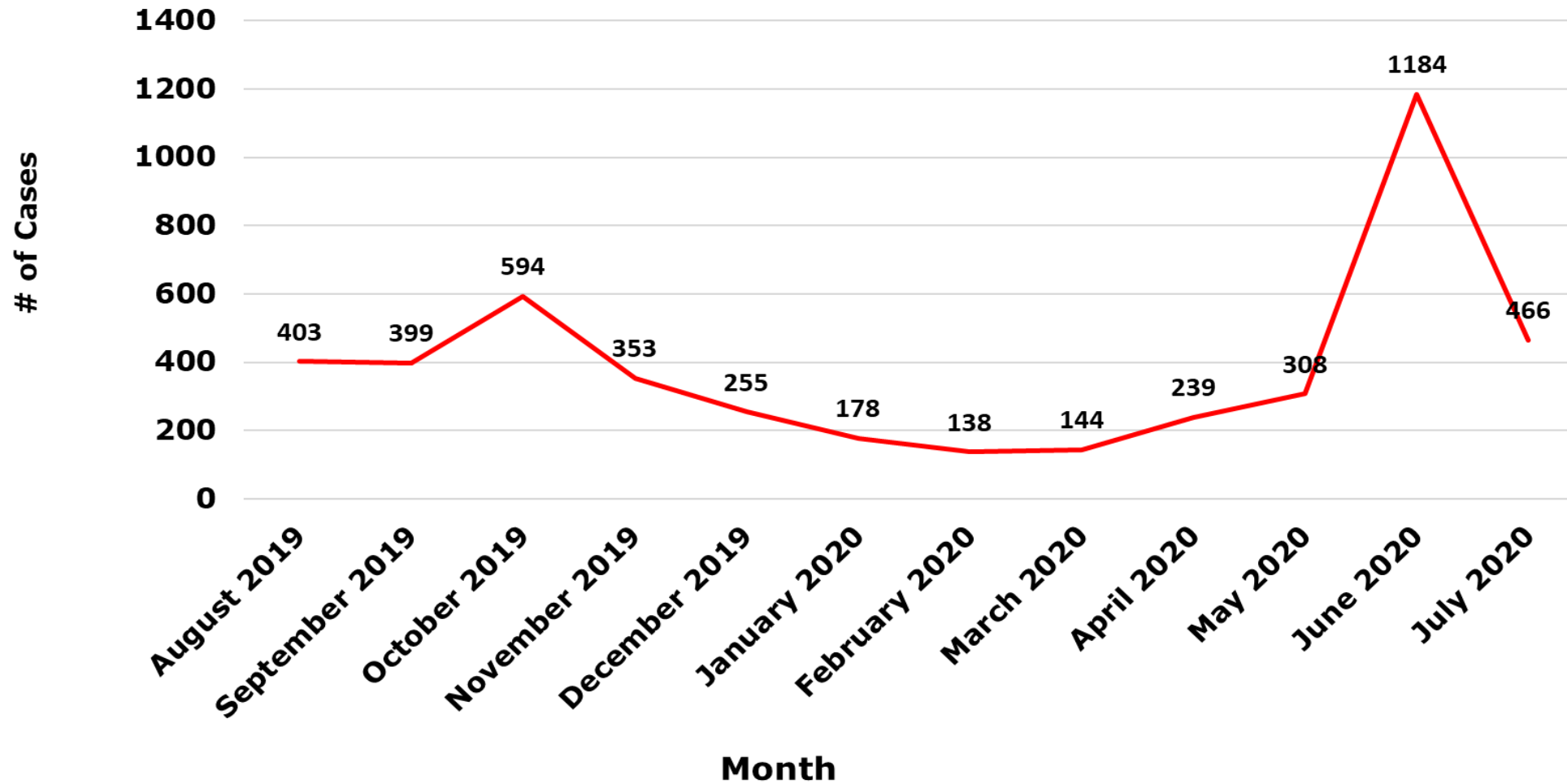
Type	Fee	Sq. Ft.
A	\$55.00	alleys & easements
B	\$65.00	5,000
C	\$70.00	5,001 – 7,000
D	\$75.00	7,001 – 10,000
E	\$90.00	10,001 – greater by acres

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.A.

DATE SUBMITTED

MEETING DATE

9/14/2020

1. Agenda Item: Consultation with City Attorney regarding legal issues related 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 related 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:

Yesenia Rodriguez

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



ITEM SUMMARY

BOARD: City Commission

AGENDA ITEM

4.B.

DATE SUBMITTED

8/26/2020

MEETING DATE

9/14/2020

1. Agenda Item: Consultation with City Attorney regarding legal issues related to personnel process.
(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 related to personnel process.
(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 - 8/26/2020
8. Staff Recommendation:
9. Advisory Board:
10. City Attorney:
11. Manager's Recommendation:

ITEM SUMMARY

BOARD: City Commission

AGENDA ITEM

4.C.

DATE SUBMITTED

9/3/2020

MEETING DATE

9/14/2020

1. Agenda Item: Consultation with City Attorney regarding legal aspects of mobile home park leases.
(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 mobile home park leases.
(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 - 9/3/2020
8. Staff Recommendation:
9. Advisory Board:
10. City Attorney:
11. Manager's Recommendation:



ITEM SUMMARY

BOARD: City Commission

AGENDA ITEM

4.D.

DATE SUBMITTED

9/9/2020

MEETING DATE

9/14/2020

1. Agenda Item: Consultation with City Attorney regarding legal aspects of holiday events. (Section 551.071, T.G.C.)
2. Party Making Request: Kevin Pagan
3. Nature of Request: Consultation with City Attorney regarding legal aspects of holiday parade. (Section 551.071, T.G.C.)
4. Routing:

Leilani Estrada Colima

Created/Initiated - 9/9/2020
5. Staff Recommendation:
6. Advisory Board:
7. City Attorney:
8. Manager's Recommendation:



ITEM SUMMARY

BOARD: City Commission

AGENDA ITEM

4.E.

DATE SUBMITTED

9/9/2020

MEETING DATE

9/14/2020

1. Agenda Item: Consultation with City Attorney regarding legal aspects of retail development contract. (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 retail development contract. (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 - 9/9/2020

8. Staff Recommendation:

9. Advisory Board:

10. City Attorney:

11. Manager's Recommendation:



ITEM SUMMARY

BOARD: City Commission

AGENDA ITEM

4.F.

DATE SUBMITTED

9/9/2020

MEETING DATE

9/14/2020

1. Agenda Item: Consultation with City Attorney regarding legal issues related to Economic Development Contract. (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 related to Economic Development Contract. (Section 551.071, T.G.C.)
5. Fiscal Impact Summary:
6. Budgeted:

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

Leilani Estrada Colima

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

ITEM SUMMARY

BOARD: City Commission

AGENDA ITEM

4.G.

DATE SUBMITTED

8/26/2020

MEETING DATE

9/14/2020

1. Agenda Item: Discussion and possible lease, sale or purchase of real estate property: Tract 1. (Section 551.072, T.G.C.)
2. Party Making Request: Kevin Pagan
3. Applicant:
4. Nature of Request: Discussion and possible lease, sale or purchase of real estate property: Tract 1. (Section 551.072, 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 - 8/26/2020
8. Staff Recommendation:
9. Advisory Board:
10. City Attorney:
11. Manager's Recommendation: