



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, OCTOBER 26, 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 October 26, 2020 Regular Meeting Agenda, to be discussed at such meeting.**
- 2. Presentation by the University of Texas Rio Grande Valley.**
- 3. Retail Food Permit Trends.**
- 4. Subdivision Monthly Report.**
- 5. Status Report on Parks & Recreation Projects.**

6. Project Status Report.
7. **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) Consideration of possible lease of city property. (Section 551.072, T.G.C.)
 - B) Consultation with City Attorney regarding possible litigation related to code enforcement. (Section 551.071, T.G.C.)
 - C) Consultation with City Attorney regarding legal issues related to election procedures. (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 October 23, 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	10/19/2020
MEETING DATE	10/26/2020

1. Agenda Item: Present questions to staff relating to the October 26, 2020 Regular Meeting Agenda, to be discussed at such meeting.
2. Party Making Request:
3. Nature of Request:
4. Routing:

Cindy Gonzalez	Created/Initiated - 10/19/2020
Perla Lara	Approved - 10/20/2020
Kevin Pagan	Final Approval - 10/21/2020
5. Staff Recommendation:
6. Advisory Board:
7. City Attorney:
8. Manager's Recommendation:



ITEM SUMMARY

BOARD: City Commission

AGENDA ITEM

2.

DATE SUBMITTED

MEETING DATE

10/26/2020

1. Agenda Item: Presentation by the University of Texas Rio Grande Valley.

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:



Leader in COVID-19 Testing in the RGV

October 8, 2020

**UT Health RGV
Clinical Laboratory**

60,758
*Samples Tested
to Date*

24-Hour
Turnaround Time

3
*Drive-Thru testing
sites across the RGV*



New UT Health RGV Clinical Laboratory

- UT Health RGV and the UTRGV School of Medicine established the UT Health RGV Clinical Laboratory in response to the COVID-19 pandemic and the long wait times our region was experiencing to receive COVID-19 test results.
- The UT Health RGV Clinical Laboratory has been far and away the leader in COVID-19 testing in the Valley, with more than **60,758 samples tested** to date.
- An average Turnaround Time of **24 hours** helps the community stay ahead of managing patients.
- Approximately 25 personnel, including UTRGV graduate students, are running 2 shifts a day, 7 days a week.
- The lab started with 150 samples per day in April/May. The current volume is between 500 - 1,200 per day, with a capacity of up to 2,200 samples per day.
- We receive samples from our **3 drive-thru screening sites**, as well as serving as a reference laboratory for other testing sites and the majority of the hospitals in the Valley.
- The goal is to go live with a fully functioning clinical diagnostic laboratory, offering a complete menu of testing and a laboratory information system by early Fall 2020.





Patient Communication Center

- Established COVID-19 screening center as an extension of our Patient Communications Center (PCC) normally used for clinical appointments.
- Since March 30, the team has been managing thousands of calls and online inquiries daily for COVID-19 screening.
- Approximately 30 full-time employees are assigned to the PCC daily. Student-workers and volunteers also help at the PCC during the pandemic.
- Current daily volume is between 500 - 1,000 inquiries, with over 200,000 calls/forms received to date.



Three Drive-Thru Testing Sites & Mobile Testing Service

- UT Health RGV operates 3 drive-thru testing sites and offers mobile testing services across the Rio Grande Valley:
 - 1 in Hidalgo County (Edinburg)
 - 2 In Cameron County (Harlingen and Brownsville)
- Patients are screened and registered for appointments through the Patient Communications Center, with the capacity of 300 patients per day.
- **23,893** patients tested to date at UT Health RGV drive-thru locations.



Supporting Texas Contact Tracing Efforts

- UTRGV School of Medicine contracted with the Texas Department of State Health Services (DSHS) for contact tracing.
- A total of 200 contact tracers, investigators, and epidemiology leads are available to help with state efforts to stop the spread of COVID-19.

Using Telemedicine to Care for Patients

- In April, we launched telemedicine capability across our 25 clinical sites to improve access to healthcare across the county and region.
- Services are targeted to the entire population of the Rio Grande Valley who seek services across our primary and specialty care services.
- From April 1, we have had 8,500 Telemedicine encounters to date.



2020 Enrollment & Student Success



FALL ENROLLMENT

32,618

(+11.4%)

Record High



ENTERING FRESHMEN
FALL ENROLLMENT

5,350

(+11.5%)

Record High



GRADUATE STUDENTS
FALL ENROLLMENT

5,122

(+38.2%)

Record High



SUMMER
ENROLLMENT

17,582

(+27.8%)

Record High



1ST YEAR
RETENTION RATE

81%

(+4.2%)

Record High



4-YEAR
GRADUATION RATE

29%

(+4.3%)

Record High



DEGREES
AWARDED

5,876

(+10%)

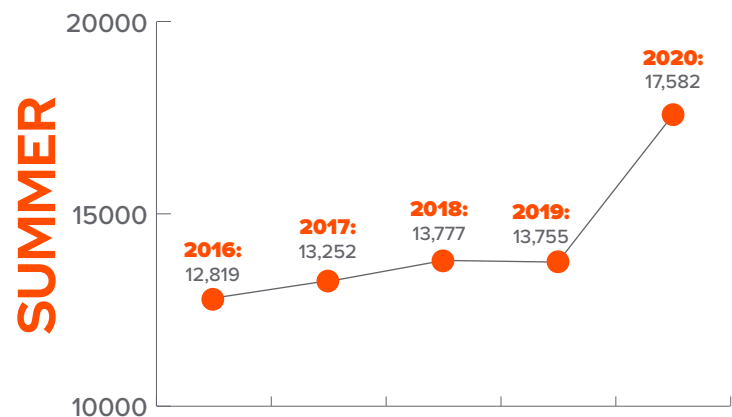
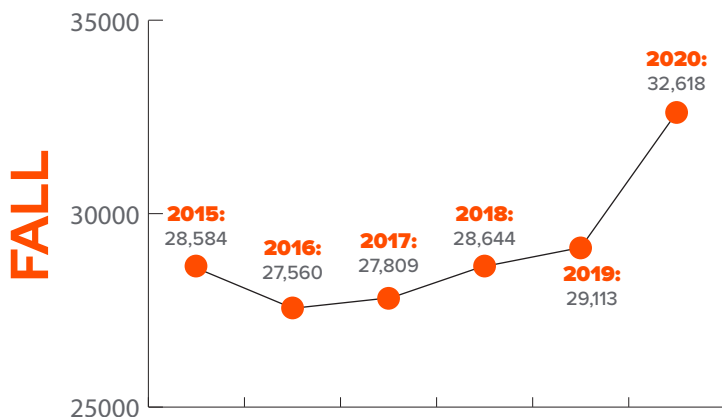
Record High

30,000
Enrollment Club

UTRGV is now 1 of 9 Texas four-year public institutions with enrollment over 30,000, joining Texas A&M, UT Austin, Houston, UT Arlington, Texas State, North Texas, Texas Tech and UT San Antonio.

All data as of Sept. 14, 2020

Enrollment Through The Years



2020 Rankings and Recognitions

Washington Monthly



PERFORMANCE OF PELL-ELIGIBLE STUDENTS

1st
in Texas

5th
nationally



PERFORMANCE OF FIRST-GENERATION STUDENTS

1st
in Texas

11th
nationally



SOCIAL MOBILITY

2nd
in Texas

29th
nationally

TOP NATIONAL UNIVERSITY & 3RD BEST IN TEXAS

12.	Texas A&M (College Station)
77.	UT Austin
86.	UTRGV
95.	Rice
103.	UT Arlington
112.	UTEP
115.	Sam Houston State
136.	UTSA

NET PRICE OF ATTENDANCE (AFTER FINANCIAL AID)

1st
in Texas

6th
nationally

1.	Stanford \$1,875
2.	Harvard \$2,433
3.	Duke \$2,646
4.	Princeton \$3,233
5.	CUNY City College \$3,235
6.	UTRGV \$3,298

2020 Rankings and Recognitions

U.S. News and World Report



TOP NATIONAL UNIVERSITY

144th

Among National
Public Universities

8th

Among Texas
Public Universities



LEAST STUDENT DEBT

1st

Among National Public Universities



SOCIAL MOBILITY

2nd
in Texas

36th
nationally

Recognitions



COMMUNITY ENGAGEMENT

For the first time in school history, UTRGV received the coveted **Carnegie Community Engagement Classification for 2020.**



WHITE HOUSE PRESIDENTIAL AWARD FOR EXCELLENCE

Dr. Cristina Villalobos, Myles and Sylvia Aaronson Endowed professor in the UTRGV School of Mathematical and Statistical Sciences, associate dean for the College of Sciences, and founding director of the Center of Excellence in STEM Education, became the second straight UTRGV professor to earn this award.



Dr. Feria



Dr. Reyes

REGENTS' OUTSTANDING TEACHING AWARDS

Teresa (Paty) Feria, Ph.D., associate professor, Department of Biology, College of Sciences, Tenured/Tenure-Track Category

Monica Reyes, Ph.D., lecturer, Department of Writing & Language Studies, College of Liberal Arts, Contingent Faculty Category

Student Success & Services to the Community

Commitment to Safety and Success

As we plan for the Fall semester, our top priority is to keep our students, faculty and staff safe from the ongoing COVID-19 pandemic. Protocols have been put in place to ensure safety including:



Daily self checks/
screenings



Reporting
Symptoms



Social Distancing and
face coverings required



Single occupancy
for student housing



Enhanced Cleaning/
Hand Sanitizer machines



Telework and returning only
essential staff to campus

Helping students progress towards a degree



Summer Relief Package

UTRGV is committed to our students successfully working toward the completion of their educational goals. To mitigate some of the financial burden and enable student success, we are offering a big package of relief and incentives for enrolling in Summer classes. We are gearing up across the board for the Summer session to be a well-planned, focused, seamless learning experience and hope that this relief package allows you to make your summer as rewarding and productive as possible.

Helping students progress towards a degree



Student Emergency Fund

The Student Emergency Fund provides students with direct cash payments to stay afloat and continue pursuing their long-term academic goals. Specifically for currently-enrolled students facing a sudden financial hardship.



Fall Relief Package

UTRGV is sending all eligible students a total of \$1,000 in cash grants for Fall 2020. Non-CARES eligible students may still qualify for up to \$500 in UTRGV Tuition Relief for Fall 2020 (excluding fees)



Tuition Advantage

The UTRGV Tuition Advantage grant is the university's commitment to making higher education more accessible. Starting Fall 2020, students who qualify for this program will have tuition and mandatory fees fully covered. UTRGV understands the importance of providing financial assistance for students with unmet financial need. UTRGV strives to provide transparency and facilitate mutual understanding regarding all awards and responsibilities involved through assured financial aid assistance.



Online Asynchronous Classes

These courses will be delivered fully online. There will be no designated class meeting time for real-time instructor/student interaction, which gives you the flexibility to engage with the course materials as best fits your daily schedule. Your learning will be guided by the digital presentation of the course content (e.g., recorded lectures, presentations, outlines, notes) and scheduled assignments. Your instructors will provide you with feedback on assigned work, communicate with you electronically, and be available to meet as defined on the course syllabus.

Helping students progress towards a degree (cont.)



Online Synchronous Classes

These courses will be delivered fully online. There will be a designated class meeting time for real-time instructor/student interaction, which will be conducted remotely via online platforms from the safety of your home. This real-time interaction may be supplemented by the digital presentation of course content. Your instructors will provide you with feedback on assigned work, communicate with you electronically, and be available to meet as defined on the course syllabus.



Hybrid/Reduced Seating Classes

These courses will combine online delivery and on-campus instruction. This mode of delivery is particularly well suited for the type of learning that requires in-person instructional methods or the use of specialized equipment (e.g., practicums or hands-on science laboratory work). Because part of the course will be delivered online, you will spend much less time on-campus than in a traditional face-to-face course. Your instructor will provide the details in the course syllabus. During the limited time that you will spend on campus all present course participants will be following all health and safety guidance from the Return to Campus Task Force, which includes greatly reduced numbers of students at any given time to allow for social distancing, use of face coverings, and other measures as appropriate during all on-campus activities. Exact procedures for these classes will vary depending on the course, on-campus space, instructor, and across disciplines.



Traditional Face-to-Face Classes

This is the course format that most students are already familiar with. Students enrolled in traditional face-to-face courses will attend class in person, on-campus, and on set schedules – the traditional way. Safety will be maintained through conducting classes in spaces that allow for proper social distancing, the usage of face coverings, and other measures as appropriate at all times.



Accelerated Online Programs

Accelerated Online Courses: These fully online courses in the Graduate College will continue as normal and follow their own academic calendar.



Interactive Video Classes

These classes are administered via live video feed and combine aspects of Online Synchronous and Traditional Face-to-Face modalities. Students in Interactive Video Classes attend in-person and follow a set schedule with real-time instruction from faculty. Instructors can interact simultaneously with students in specially equipped classrooms across UTRGV campus facilities throughout the Rio Grande Valley.

UTRGV Economic Development Offices: Providing Assistance to businesses throughout the RGV

UTRGV's Centers for Business Development (CBDs) implemented virtual advising and training to support businesses across the RGV during the COVID-19 pandemic. The CBDs include the Small Business Development Center (SBDC), Procurement Technical Assistance Center (PTAC), and the Veterans Business Outreach Center (VBOC)

CBDs Related Assistance:



654
Clients



2147
Advising Hours



41
Webinars



291
Jobs created/
detained



24
Fed'l, State or
local contracts
and subawards



\$4.6 million
Contracts



\$1.1 million
Investments (owner's
equity and loans)



\$1.4 million
Investments (owner's
equity and loans)

UTRGV's Entrepreneurship & Commercialization Center (ECC) initiated virtual incubation at the start the pandemic and transitioned its development programs to an online format, in partnership with the Brownsville Community Improvement Corporation. Together they provided services to small businesses in the region and to international clients resulting in:



\$300,425
Amount awarded
to businesses



\$5, 149, 900
Small Business
Financial Assistance Applications



220
Small Business
Financial Assistance Applications



10
Entrepreneurs
graduated



23
Jobs created

Nonprofit Organizations

UTRGV's Nonprofit Resource Center (NRC) has offered a virtual webinar to 12 nonprofit leaders to discuss and inform the participants about the CARES ACT and the Paycheck Protection Program (PPP), and continues to help adjust their operations to current State, County, or City Orders, offering consultation to expert resources in the region to 75 nonprofit organizations.

NRC has also helped nonprofits form partnerships with cities, chambers, and other entities to provide trainings and other resources, and facilitated an information webinar with La Union del Pueblo Entero (LUPE) and the School of Medicine about COVID-19 and safe practices in the community.

The University of Texas
Rio Grande Valley
Procurement Technical
Assistance Center



South-West Texas Border
**Small Business
Development Center Network**

The University of Texas Rio Grande Valley SBDC

U.S. SMALL BUSINESS ADMINISTRATION



VETERANS BUSINESS OUTREACH CENTERS

Inspiring the Community During the Pandemic with...

Patron of the Arts Online Concert



13 Concerts



14,700 Views

UTRGV Story Time

In collaboration with UTRGV Athletics

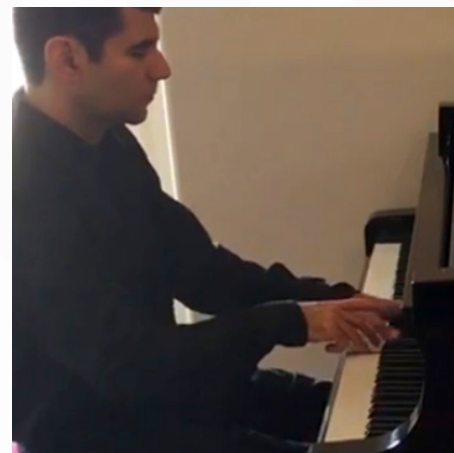


21 Stories



15,000 Views

Live from the Living Room



6 Performances



1,500 Views

Visit Patron.UTRGV.edu for more

UTRGV Office of Public Art in Collaboration with the UTRGV College of Fine Arts
(Numbers from April 8 through July 24, 2020)



ITEM SUMMARY

BOARD: City Commission

AGENDA ITEM

3.

DATE SUBMITTED

10/20/2020

MEETING DATE

10/26/2020

1. Agenda Item: Retail Food Permit Trends.

2. Party Making Request:

3. Nature of Request:

4. Routing:

Melissa Islas
Steven Kotsatos
Angie Rodriguez
Michelle Rivera
Kevin Pagan

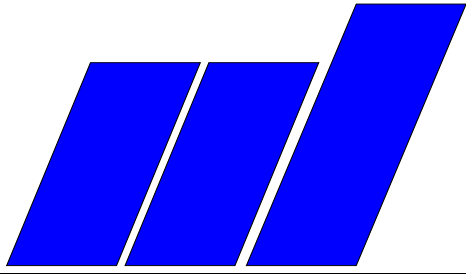
Created/Initiated - 10/20/2020
Approved - 10/20/2020
Approved - 10/20/2020
Approved - 10/20/2020
Final Approval - 10/21/2020

5. Staff Recommendation:

6. Advisory Board:

7. City Attorney:

8. Manager's Recommendation:



CITY OF MCALLEN
HEALTH & CODE ENFORCEMENT
MEMORANDUM

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

From: Steven M. Kotsatos, RS Health and Code Enforcement Director

Date: October 19, 2020

Subject: Retail Food Program Permits and Revenue Trends

GOAL: To inform City Commission and City Management of the retail food permit inventory and revenue trends from 2018, 2019, 2020 and gain direction for unpaid 2020 accounts.

BRIEF EXPLANATION: Due to the ongoing pandemic, the Department would like to brief City Commission and City Management of the retail food establishments (restaurants and food trucks) permit inventory and explain in detail the 2020 revenue trends. As of 2018 and 2019, the City had an excess of 1,000+ establishment permits with revenues of \$154,700 and \$245,500. In 2020, permit revenue was \$347,100, and the Department experienced 66 delinquent accounts with a balance of \$22,500.

RECOMMENDATION:

Staff recommends enforcement options for nonpayment.
Late Fee of \$50 for Expired Permit (Over 30 days) starting January 1, 2021 for Retail Food Establishment Permits.



Workshop: Retail Food Permit Trends

City of McAllen: Health & Code
Enforcement Department

10.26.2020

By: Steven M. Kotsatos, R.S., CPM, Director
Cesar N. Rodriguez, CPM, Assistant Director
Melissa Islas, Administrative Supervisor

Calendar Year Comparisons

Category	2018	2019	2020
**Renewals of Food Establishments	971	1093	1187
New Food Establishments	132	134	99
**Renewals of Food Trucks	44	77	98
New Food Trucks	12	31	21
Net Revenue	\$154,700	*\$245,500	\$347,100

***Note: Effective January 1, 2019, Food Permit Fees changed from a Two-Tier Schedule (\$150 & \$200) to a Three Tier Schedule (\$300, \$500, & \$700). ** New Establishments is included in Renewals Tally.**

Calendar Year 2020 Trends

Category	January 2020 - September 2020
Food Establishments	1187
Food Trucks	98
Out of Business	90
*Prepackaged	24
Payment Arrangements (Commitment Letter)	7
Actual Net Revenue	\$347,100

***Note: Per Governor, Prepackaged Establishments are no longer to be regulated by Municipalities.**

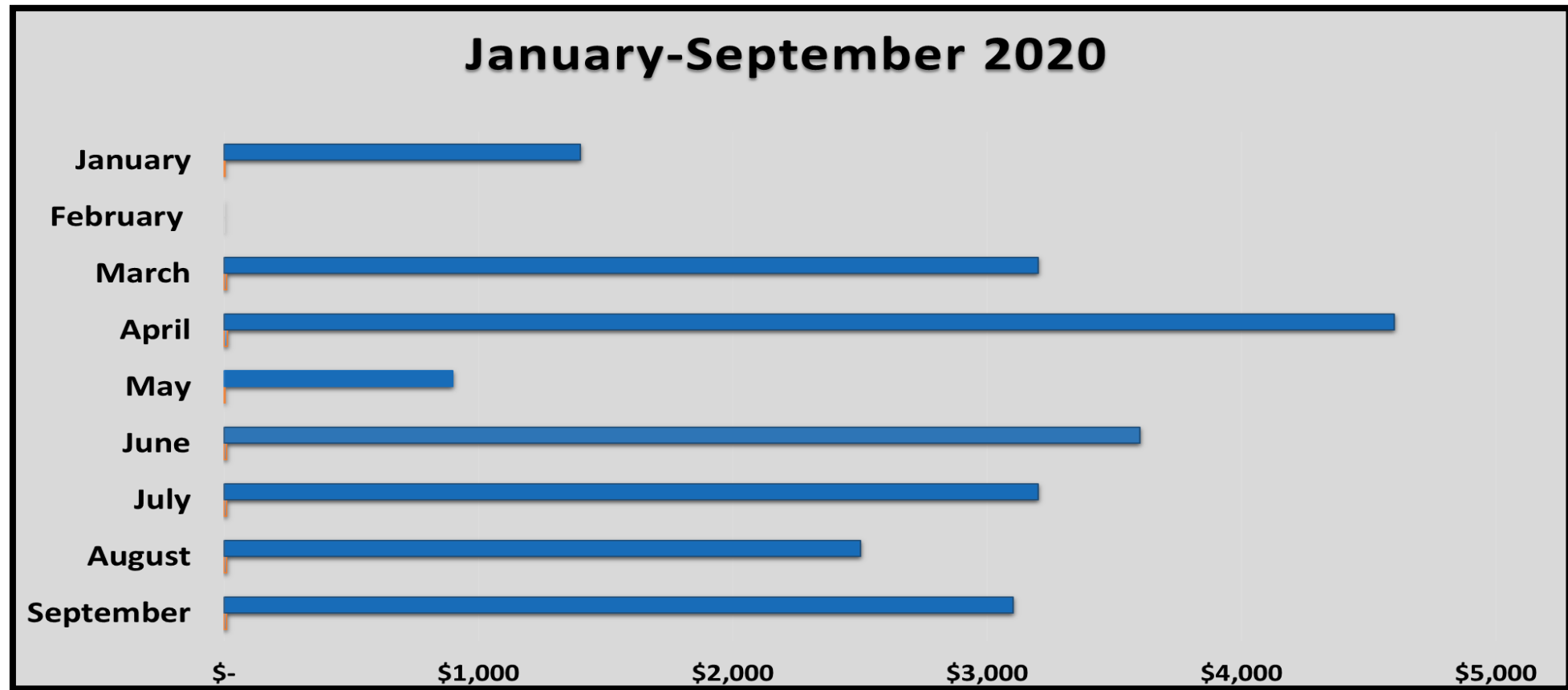
Calendar Year 2018, 2019, 2020

Food Truck Trends

Year	Food Truck Permit Count	Food Truck Permit Revenue
2018	44	\$6,600
2019	77	*\$23,100
2020	98	\$29,400

***Note: Effective January 1, 2019, Food Truck Permit
Fees were increased from \$150 to \$300.**

66 Delinquent Food Permits (\$22,500)



	January	February	March	April	May	June	July	August	September
Revenue	\$1,400.00	\$-	\$3,200.00	\$4,600.00	\$900.00	\$3,600.00	\$3,200.00	\$2,500.00	\$3,100.00
# of Permits	4	0	10	14	3	10	8	8	9

Commitment Letter Template

September 3, 2020

Re: _____

Dear Business Owner/Manager:

Our records show that the establishment _____ permit number _____, has a pending balance of \$_____ for this year's food permit renewal. This letter serves as a commitment between the establishment listed above, and the City of McAllen, Health & Code Enforcement Department. By signing below, you are in agreement of providing full payment within three (3) monthly installments, or have made a different payment arrangement with Melissa Islas via email at codecompliance@mcallen.net.

We appreciate your effort in complying with the City of McAllen. If you have further questions regarding this matter, please contact Melissa Islas at (956) 681-1900.

Thank you,


Steven Kotsatos, R.S.
Director of Health & Code Enforcement

☐ Check here if the above address is out of business.

Owner/Representative Name (Print)	Contact Number	Email
_____	_____	_____
Owner/Representative Signature	Date	
_____	_____	

Please return this completed form to the City of McAllen Health & Code Enforcement Department within 10 days of posted date. If mailing this in, only accepting checks. If paying in person, checks, cash, and credit cards accepted.

 Page 1 of 2



City of McAllen
HEALTH & CODE ENFORCEMENT
P.O. BOX 220 78505-0220
311 N. 15TH STREET
MCALLEN, TEXAS 78501 OFFICE:(956)681-1900



For Office Use Only

Establishment Name _____

Food Permit Number _____

Installment Agreement

1st Installment
Date _____ Amount Paid: _____ Staff Initials: _____

2nd Installment
Date _____ Amount Paid: _____ Staff Initials: _____

3rd Installment
Date _____ Amount Paid: _____ Staff Initials: _____

Collection Effort Results

- 203 Number of Commitment Letters Mailed (March to July)
- 332 Number of follow-up Calls (January to September)
- 332 Health Inspector Visits For Verification Purposes
- 7 Signed Commitment Letters
- 98 Permits-Paid Revenue Collected **+\$42,925**
- 66 Delinquent Permits for Revenue Loss **(\$22,500)**
- 90 Confirmed Out of Business Establishments
(Letter Check Box, Inspector Verified and/or Phone Call)
(\$33,600)

Discussion & Recommendation

- **Direction on 66 Delinquent Accounts:**
 - Option#1-Citations**
 - Option#2-Send Certified Commitment Letter**
 - Option#3-Shut-Off Water**
- **Recommendation: Late Fee of \$50 for Expired Permit (Over 30 days) starting January 1, 2021 for Retail Food Establishment Permits.**



ITEM SUMMARY

BOARD: City Commission

AGENDA ITEM

4.

DATE SUBMITTED

10/20/2020

MEETING DATE

10/26/2020

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

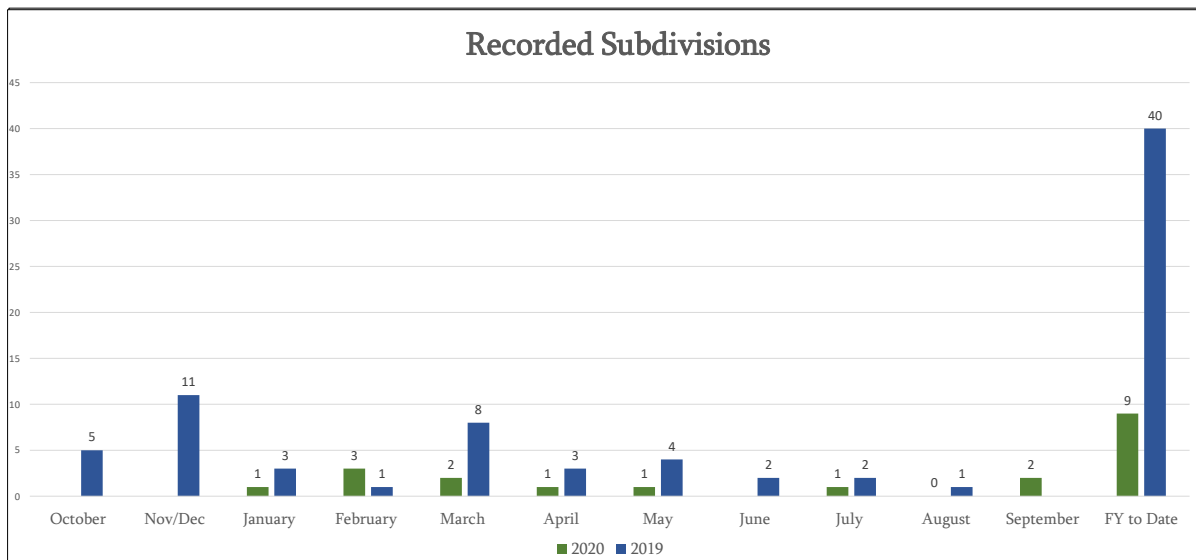
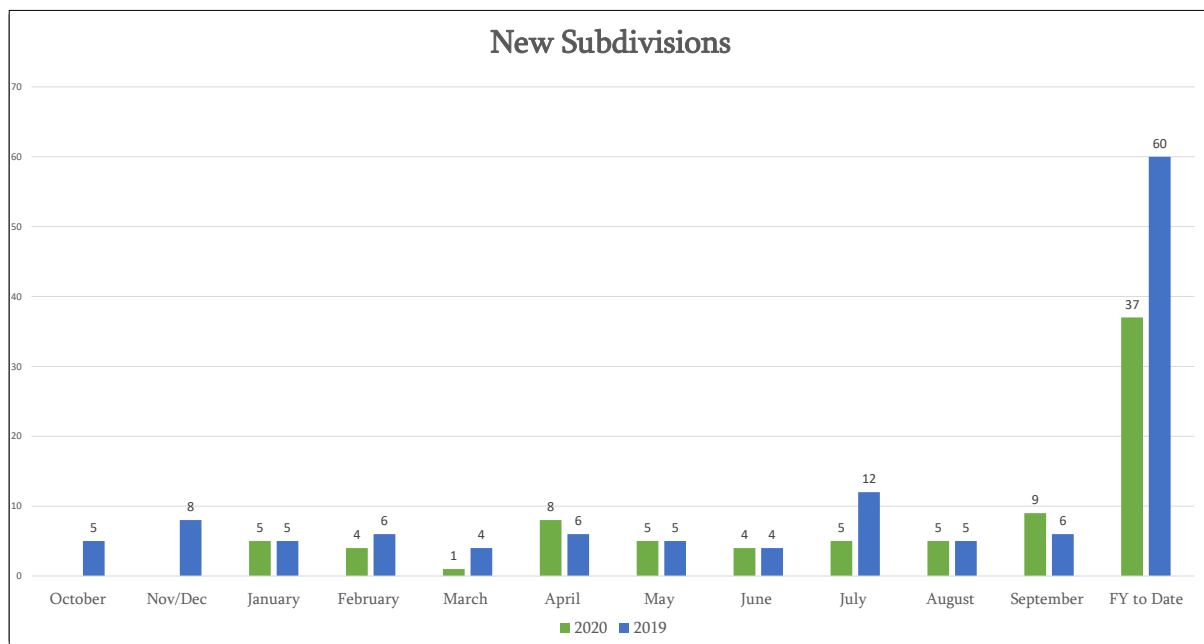
Jessica Cavazos
Edgar Garcia
Michelle Rivera
Kevin Pagan

Created/Initiated - 10/20/2020
Approved - 10/20/2020
Approved - 10/20/2020
Final Approval - 10/21/2020

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

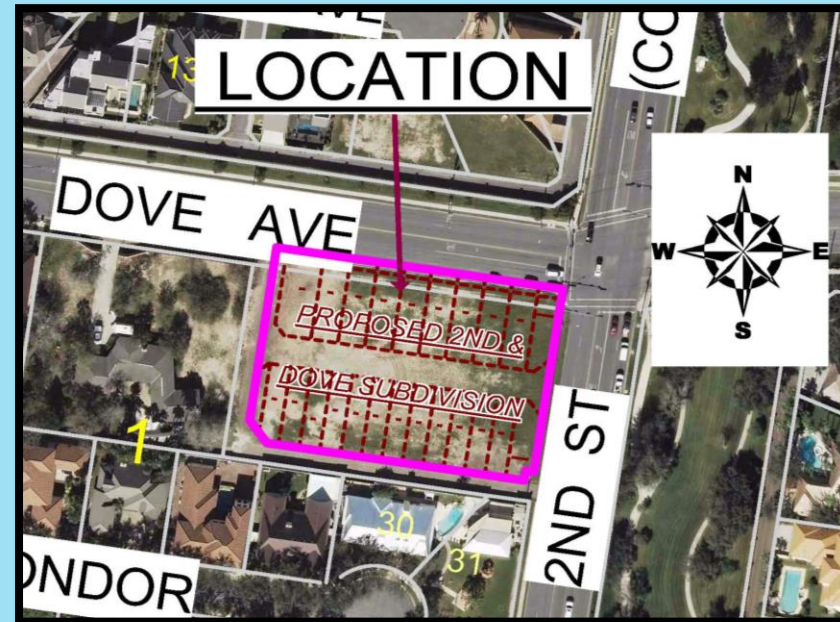
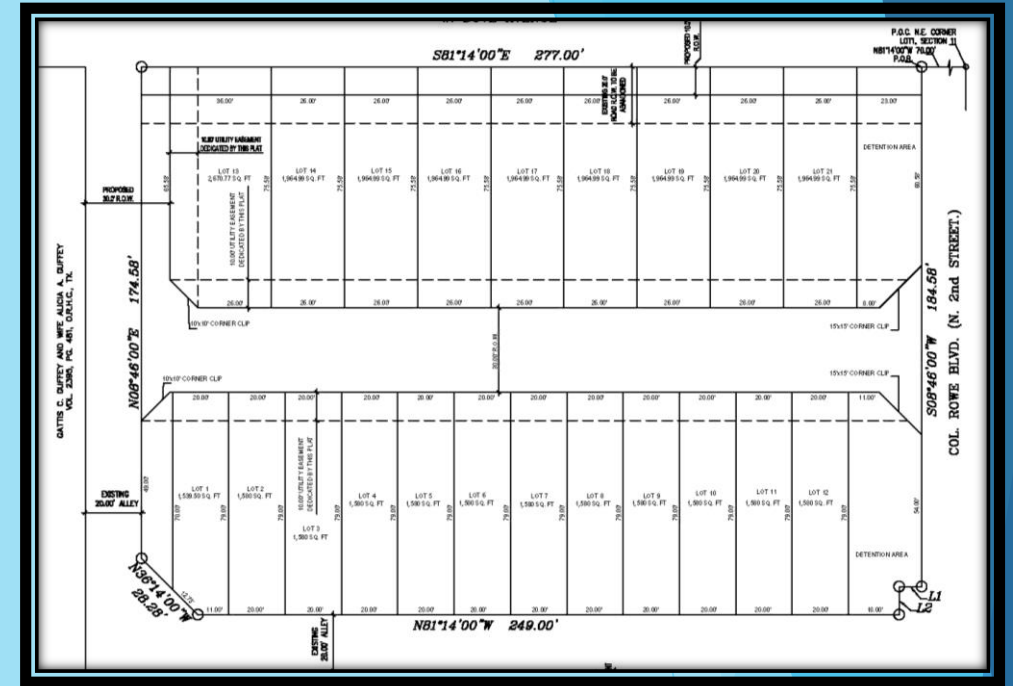
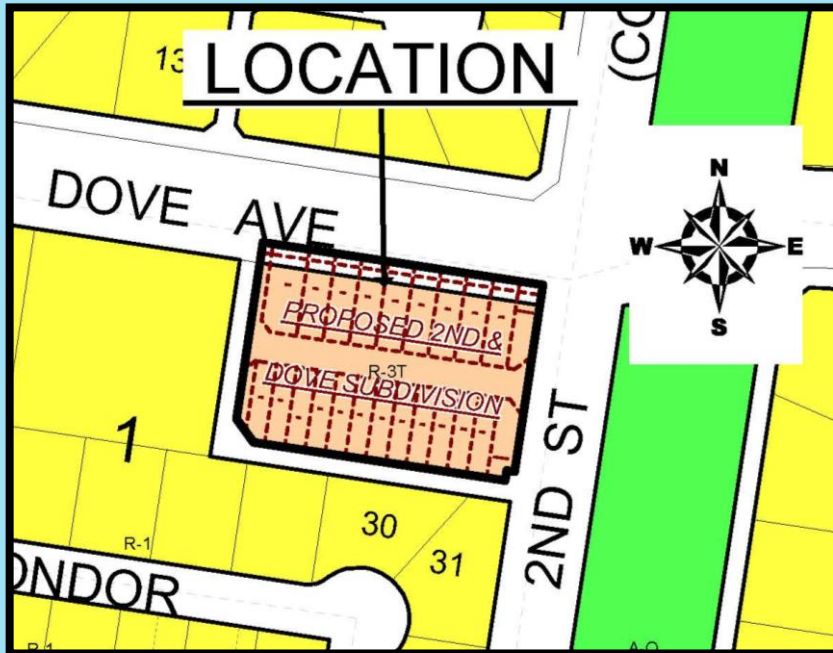


	Zoning	Type of Development	Number of Lots	Acres
New Subdivisions				
1. 2nd and Dove Subdivision	R-3T	Residential	21	1.231
2. 1712 Cedar Subdivision	C-3	Commercial	1	0.1071
3. Campos de Suenos Phase II Subdivision	ETJ & R-1	Residential	47	9.486
4. Campos de Suenos Phase III Subdivision	ETJ & R-1	Residential	64	13.491
5. Depot Estates Subdivision	R-3A	Residential	1	1.427
6. Newmont Estates Subdivision	ETJ	Residential	49	10.04
7. Replat of Red Rose Subdivision	R-1	Residential	2	2.23
8. Up North on Ware Road Apartment and Business Center	ETJ	Residential & Commercial	2	10.45
9. Verdin Heights	A-O	Residential	101	17
Recorded Subdivisions				
1. Kendlewood Pointe Subdivision	R-1	Residential	3	0.335
2. Sorrento Trail On Northgate	R-1	Residential	16	5.22



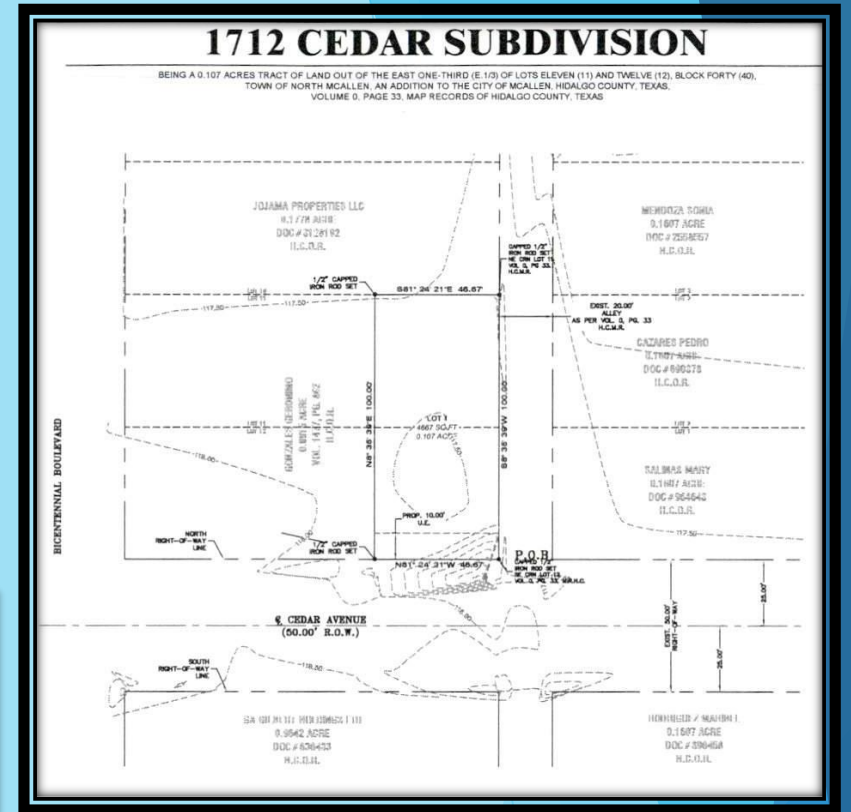
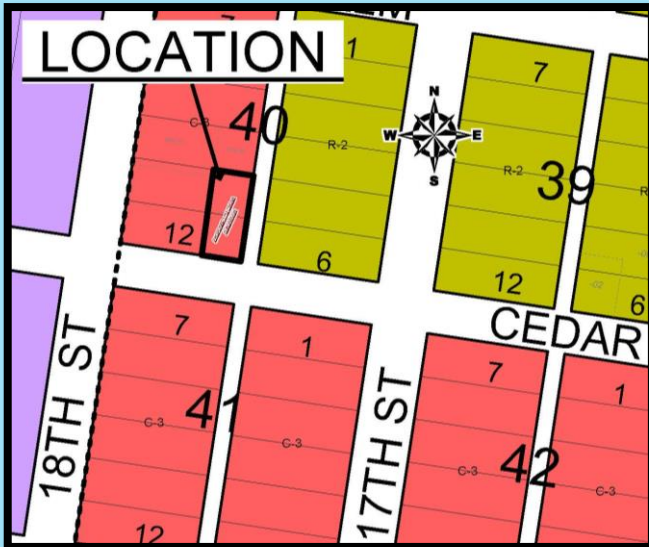
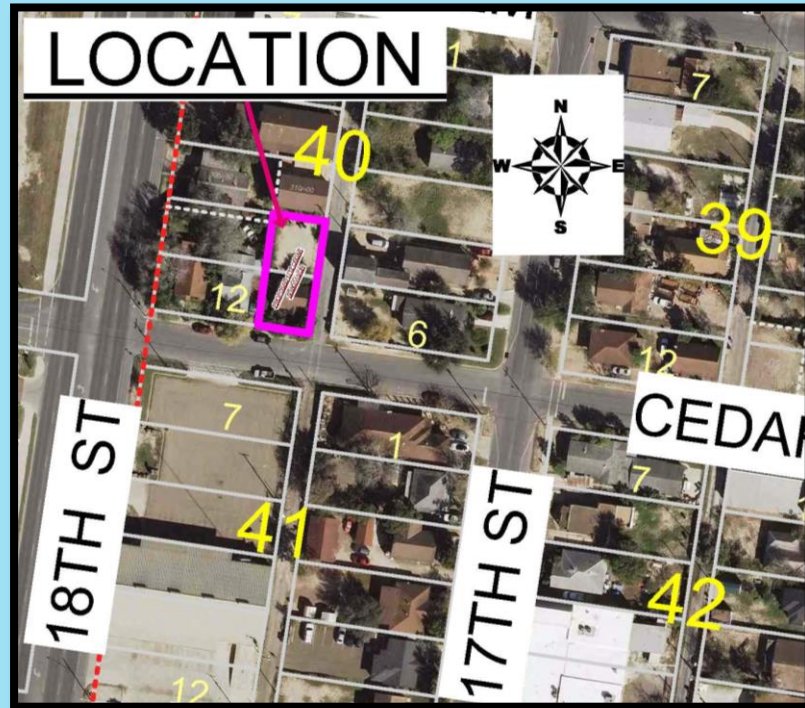
2nd and Dove Subdivision

Zoning: R-3T
Type of Development: Residential
Lots: 21
Acres: 1.231



1712 Cedar Subdivision

Zoning: C-3
Type of Development: Commercial
Lots: 1
Acres: 0.1071



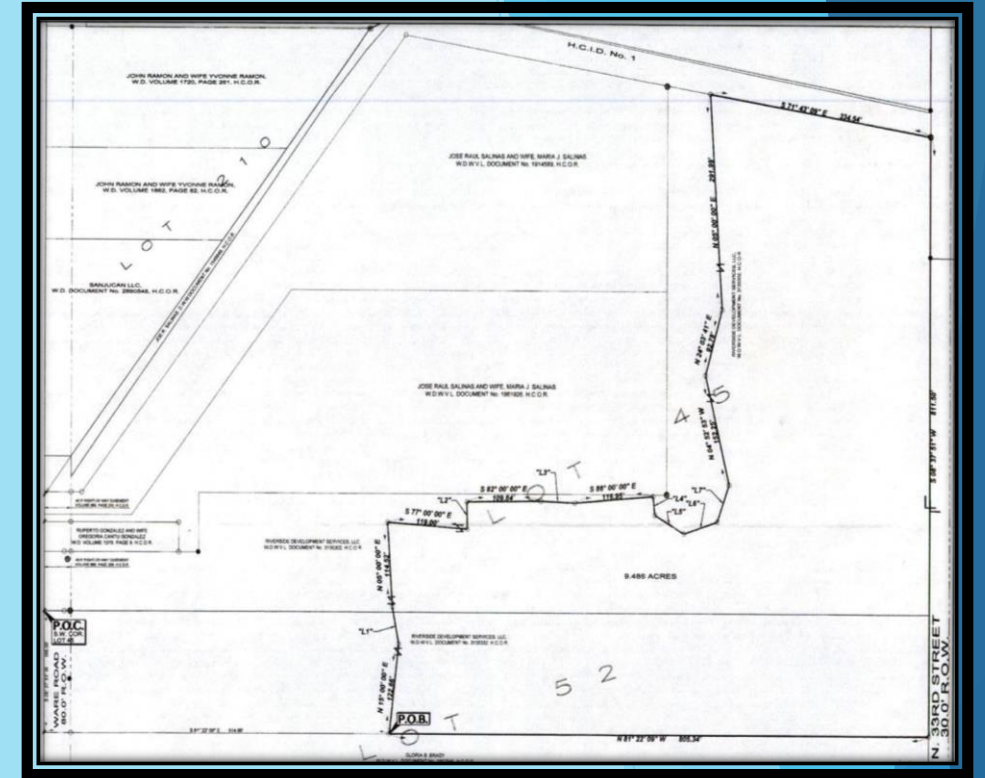
Campo de Suenos Phase II Subdivision

Zoning: ETJ

Type of Development: Residential

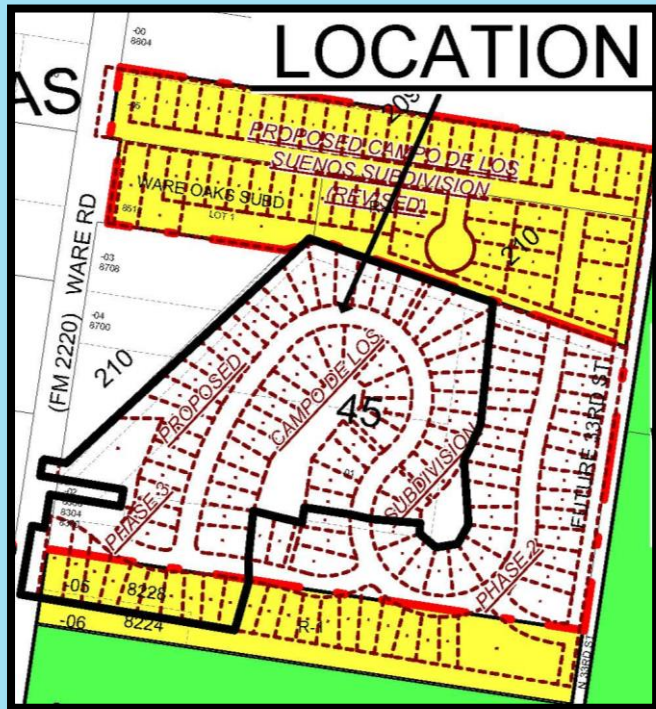
Lots: 47

Acres: 9.486



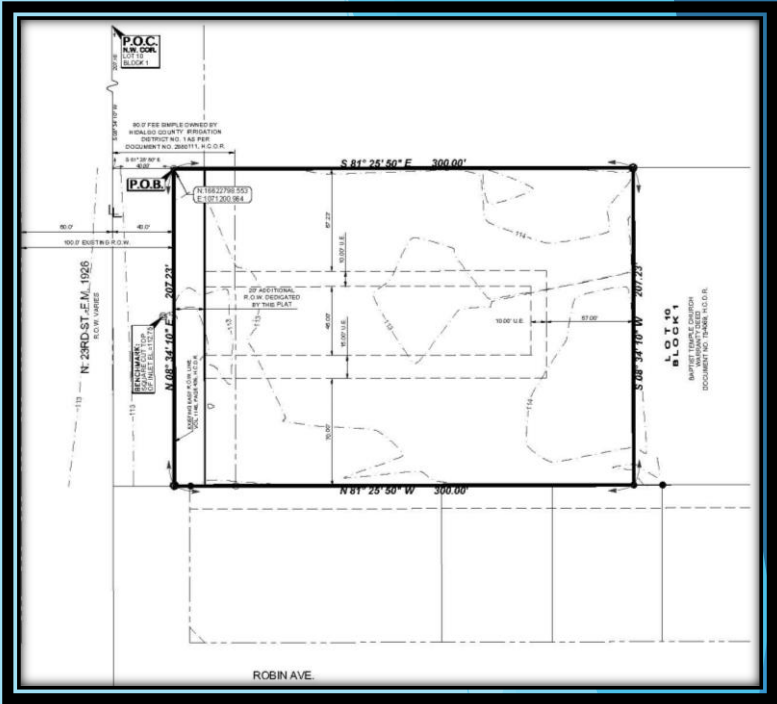
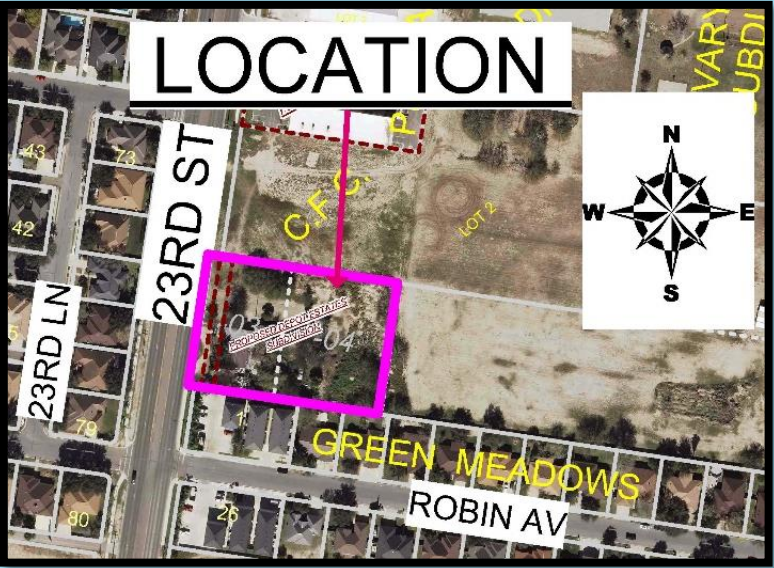
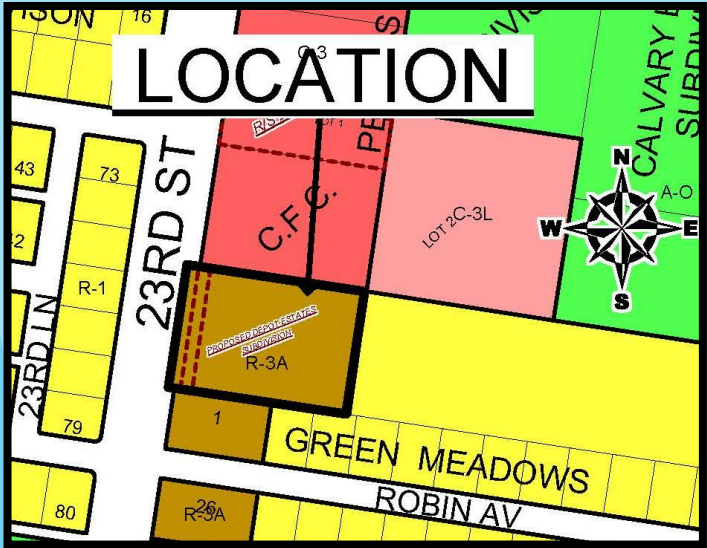
Campo de Suenos Phase III Subdivision

Zoning: ETJ & R-1
Type of Development: Residential
Lots: 64
Acres: 13.496



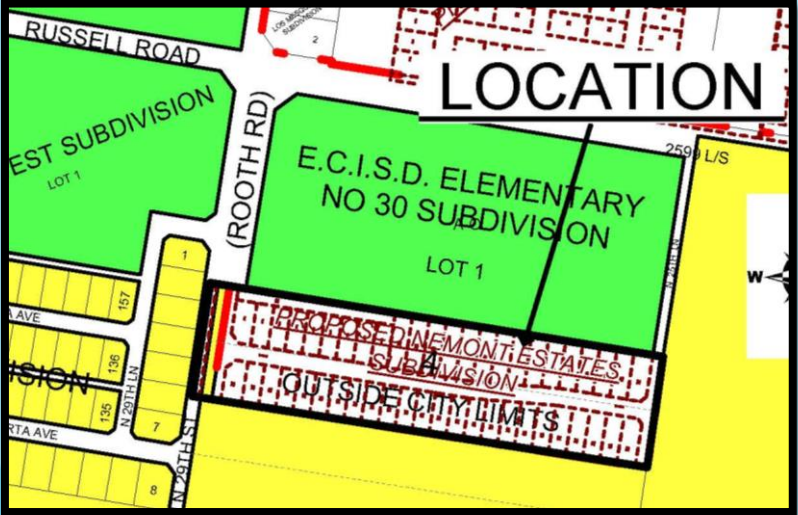
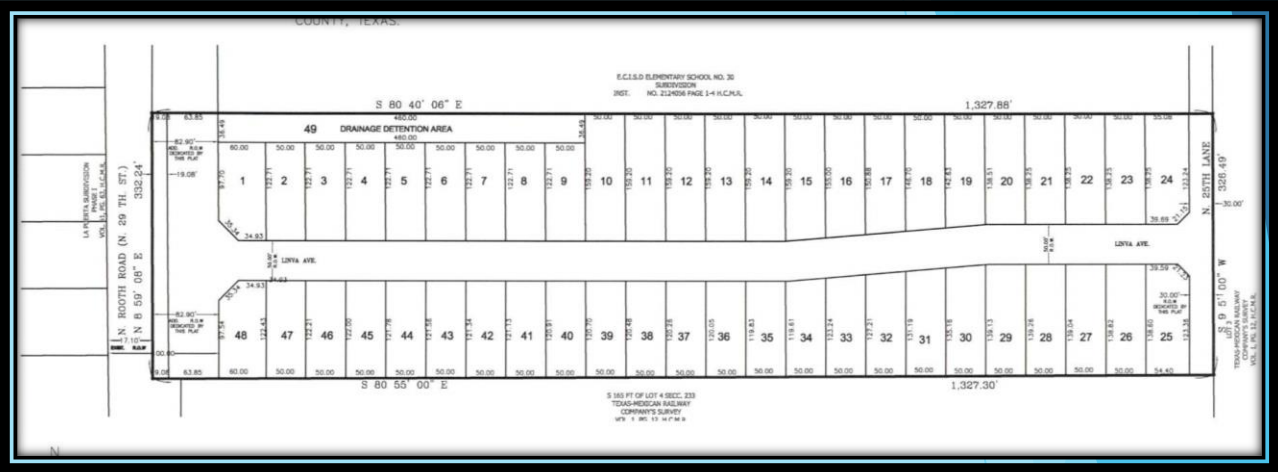
Depot Estates Subdivision

Zoning: ETJ & R-1
Type of Development: Residential
Lots: 1
Acres: 1.427



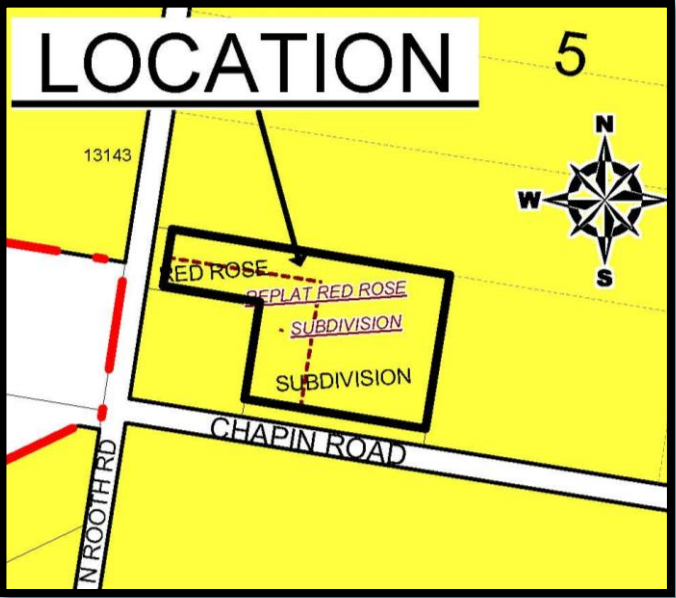
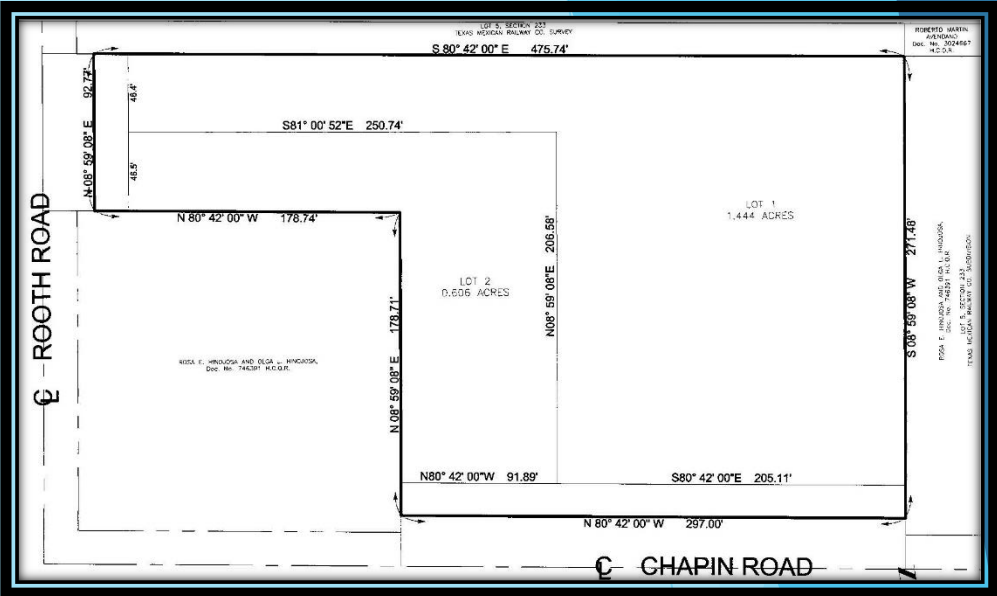
Nemont Estates I Subdivision

Zoning: ETJ
Type of Development: Residential
Lots: 49
Acres: 10.04



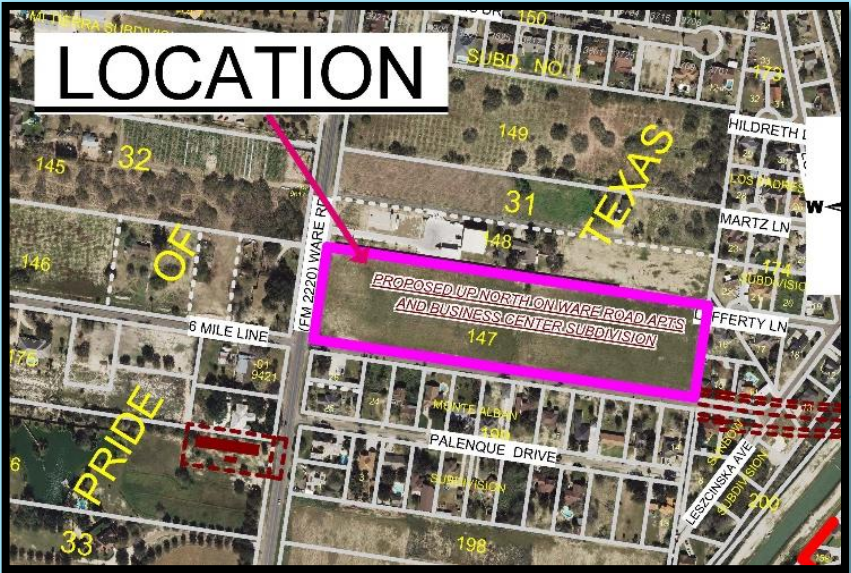
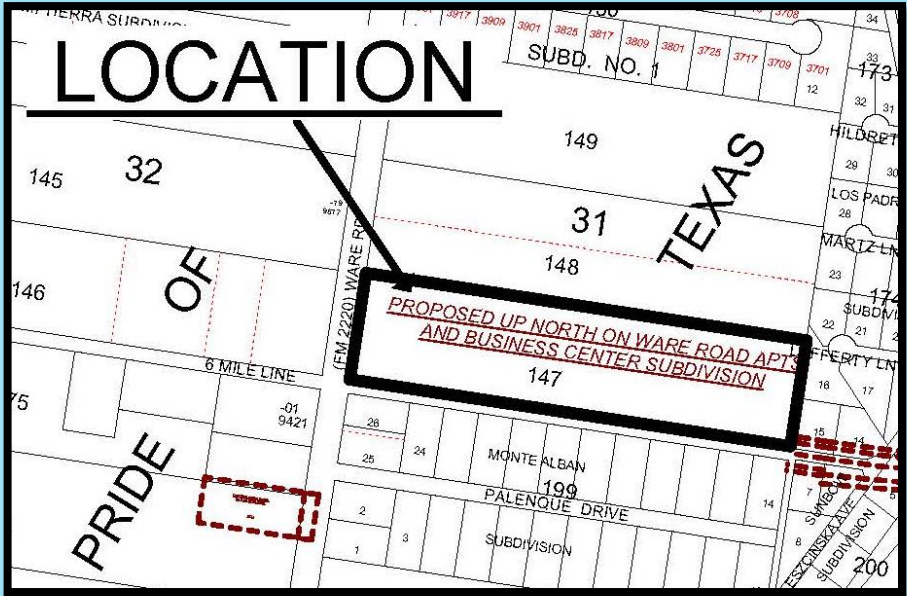
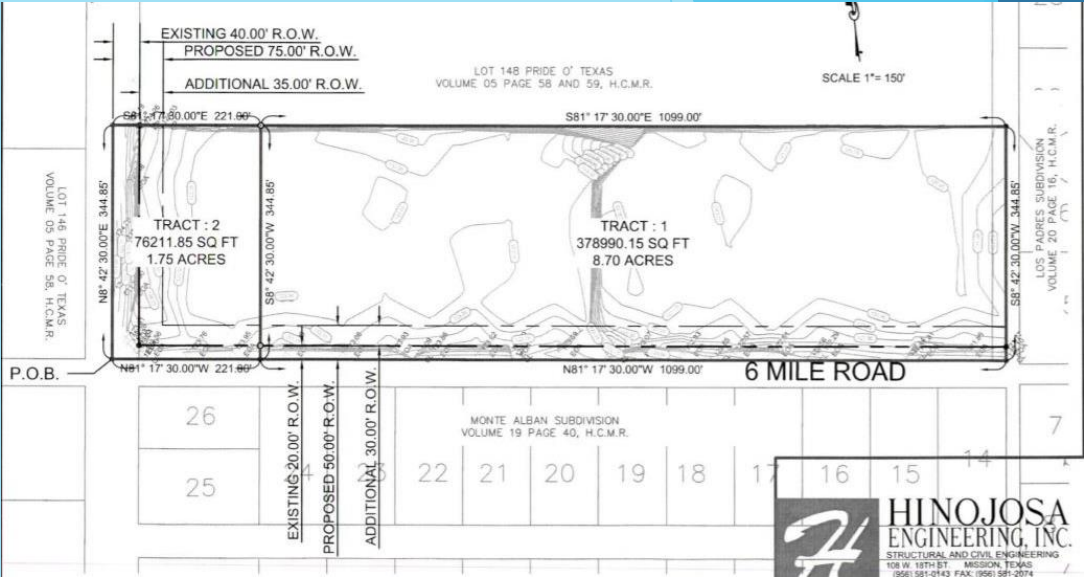
Replat of Red Rose Subdivision

Zoning: R-1
Type of Development: Residential
Lots: 2
Acres: 2.23



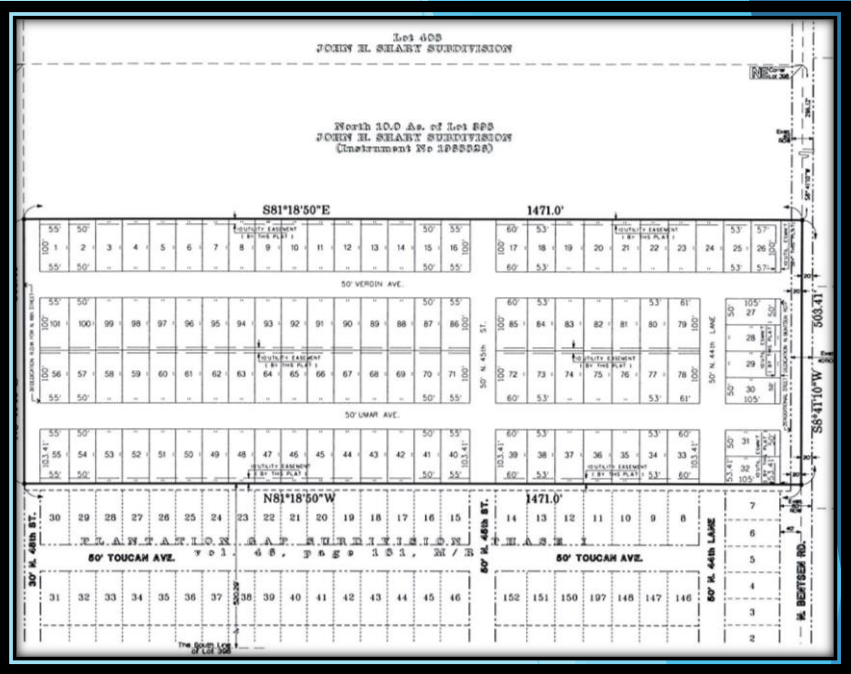
Up North on Ware Rd Apartments Subdivision

Zoning: ETJ
Type of Development: Residential & Commercial
Lots: 2
Acres: 10.45



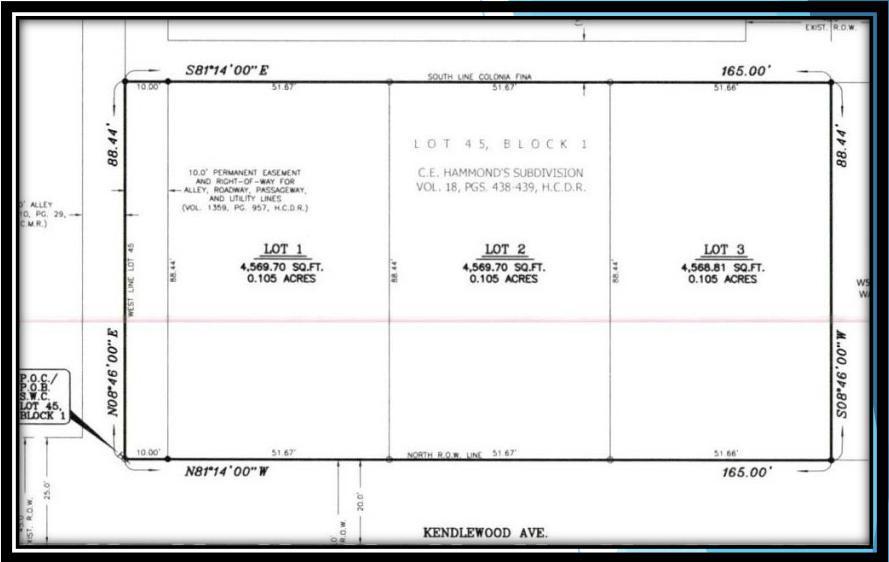
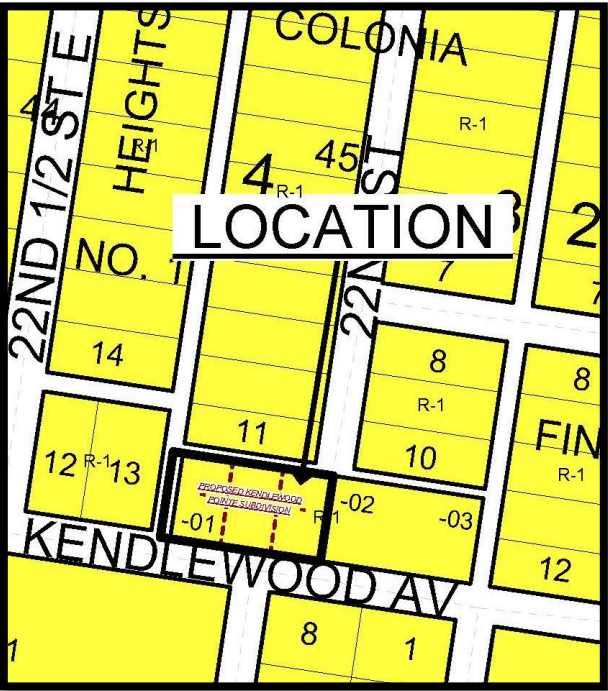
Verdin Heights Subdivision

Zoning: A-O
Type of Development: Residential
Lots: 101
Acres: 17



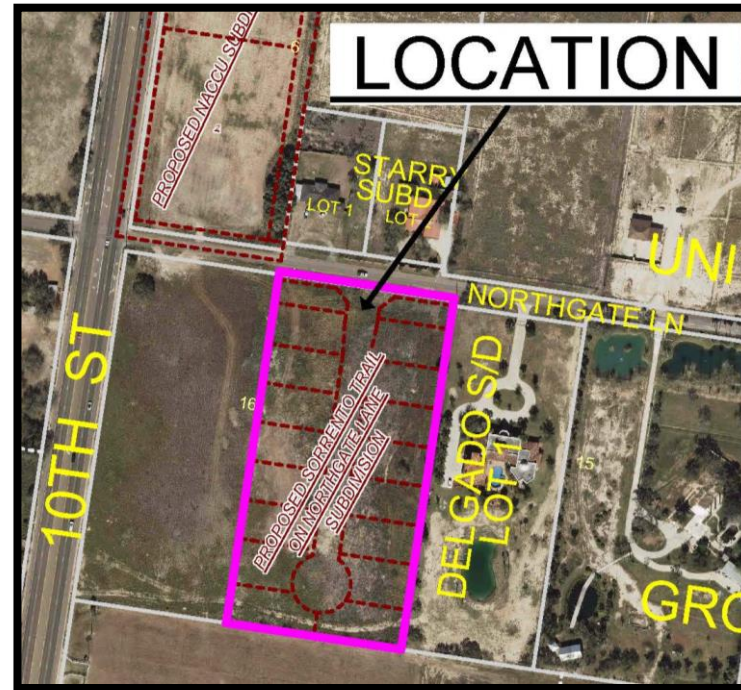
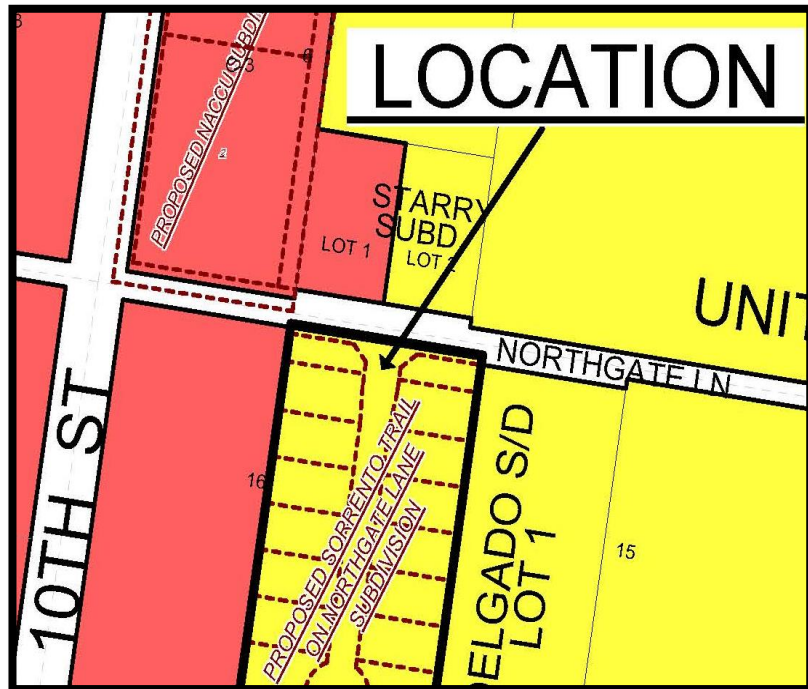
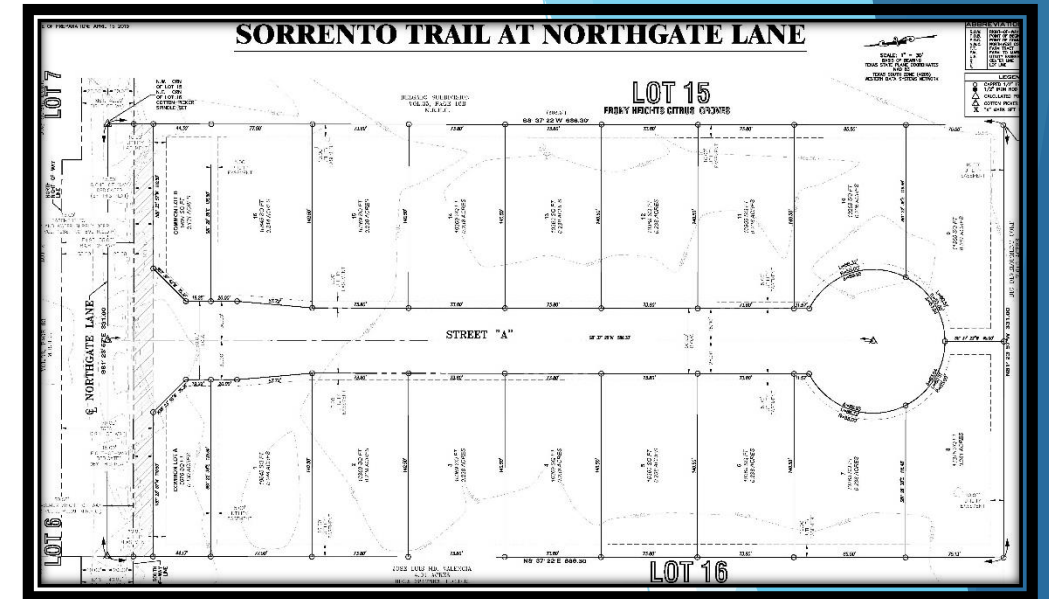
Kendlewood Pointe Subdivision

Zoning: R-1
Type of Development: Residential
Lots: 3
Acres: 0.335



Sorrento Trail on Northgate Lane Subdivision

Zoning: R-1
Type of Development: Commercial
Lots: 16
Acres: 5.22





ITEM SUMMARY

BOARD: City Commission

AGENDA ITEM

5.

DATE SUBMITTED

10/20/2020

MEETING DATE

10/26/2020

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

2. Party Making Request:

3. Nature of Request:

4. Routing:

Janie Garcia
Mike Hernandez
Kevin Pagan

Created/Initiated - 10/20/2020
Approved - 10/20/2020
Final Approval - 10/21/2020

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:

Oct 30, 2020



La Vista Restroom Park Land Zone 2 -CP1709

District: 6

Vendor: Various plus In House

Budget: \$98,000

Completion Date: December 30



Cascade Restroom Park Land Zone 1- CP1707

District: 4

Vendor: Various plus In House

Budget: \$98,000

Completion Date: December 30



Park at Retiree Haven Park Land Zone 1- CP2006

District: 4

Vendor: Various plus In house

Budget: \$83,000

Completion Date : September 30



Retama Park Improvements CDBG ZA4513

District: 3

Vendor: Various Vendors

Budget: \$75,000

Completion Date: Feb 2020



Oval Park Restrooms BB1902

District: 4

Vendor: Wallis Concrete

Contract: \$138,302.00

Completion Date: December 2020





ITEM SUMMARY

BOARD: City Commission

AGENDA ITEM

6.

DATE SUBMITTED

10/20/2020

MEETING DATE

10/26/2020

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

Grecia Martinez

Created/Initiated - 10/20/2020

Yvette Barrera

Approved - 10/20/2020

Michelle Rivera

Approved - 10/20/2020

Kevin Pagan

Final Approval - 10/21/2020

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: October 26, 2020
Subject: Project Status Report through September 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 September 30, 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. Daffodil Avenue Widening (Taylor Road to Ware Road)
6. Dove Avenue Widening (Bentsen Road to 41st Street)
7. Hidalgo International Bridge FMCSA Southern Border Program
8. McAllen Public Works Automotive Warehouse Expansion & Elevator
9. 2018 Bond Drainage Improvement Projects
10. 2018 Bond Traffic Fiber & Cabinet/Controller Installation
11. TX DOT Update on FM 2220 Ware Road Project
12. TX DOT Update on IH-2/Bicentennial Project
13. TX DOT Update on I-2/ I-69C Interchange Project



PROJECT STATUS REPORT

Through September 30, 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 almost complete, subgrade stabilization has begun. Construction of storm sewer infrastructure 90% complete along with construction of water and sanitary sewer infrastructure.



Top Left- Roadway
Excavation.

Right- Roadway subgrade
treatment from Bentsen to
Westside Park.



29th Street Widening (Oxford Ave to SH 107)

Project design by Dannenbaum Engineering. 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 is paved and open to the public. In addition, this month, 29th Street was paved with first lift from Sprague Avenue to SH 107. Pending is the intersection of Sprague & 29th Street. Contractor is set to finish before the end of September.



Top Center- Phased construction status

Bottom Right- 29th Street construction, 1st lift of asphalt placement. There are a total of 2 lifts for roadway



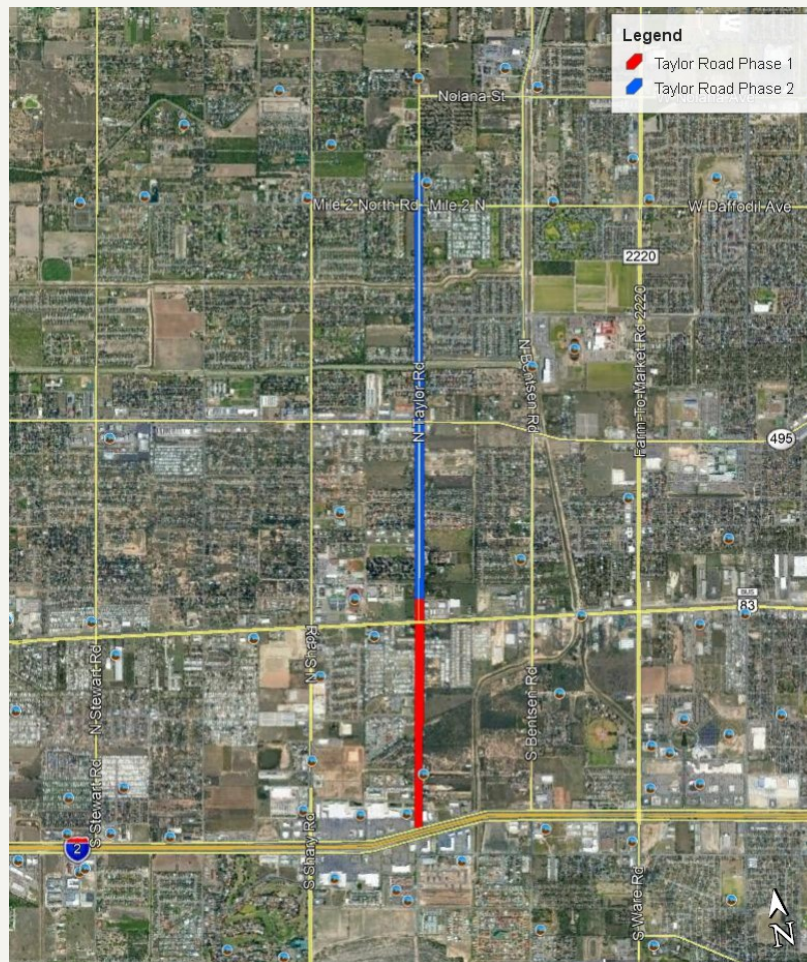
Taylor Road Widening (I2 to Daffodil Avenue)

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.



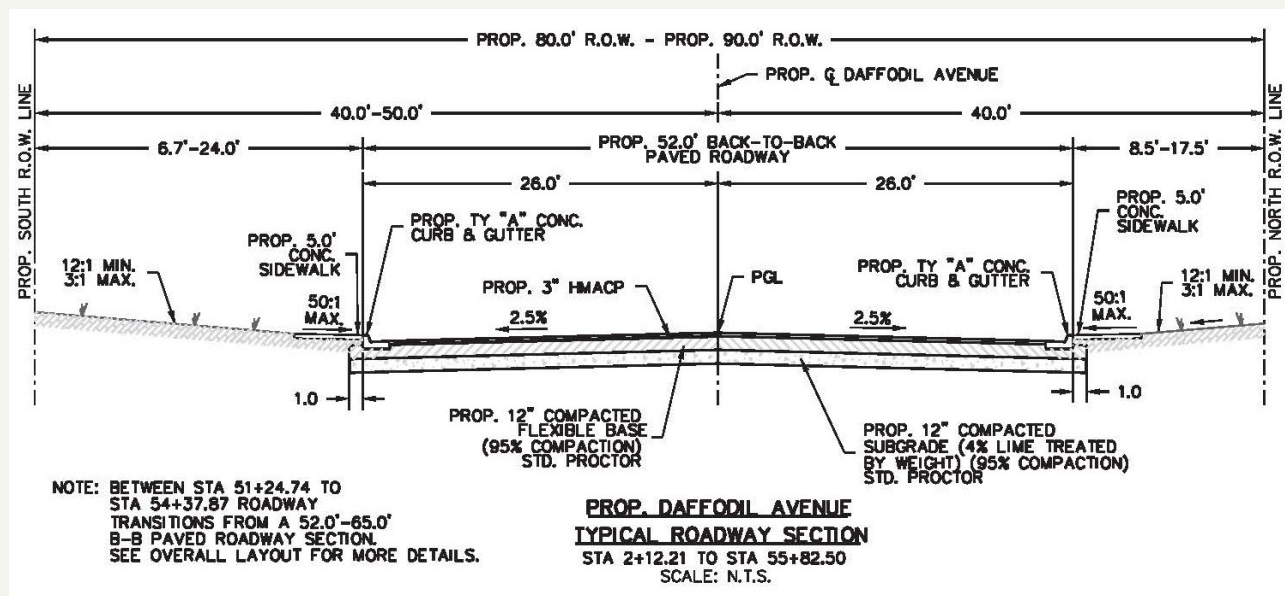
Daffodil Avenue Widening (Taylor Road to Ware Road)

The project consists of widening the existing road to a 4 lane urban curb and gutter paved roadway from Taylor Road to Ware Road. The total widening of Daffodil Avenue is 0.65 miles and includes storm water management system and dedicated left turn lanes at all major intersections. Project design is managed through Halff Associates Inc. Consultants

Project Development Status:

Preliminary Study Phase: Covers roadway schematic, utility accommodation and right of way acquisition.

- Schematic. Roadway alignment along with profile have been established based on the existing right of way, topography of the site and preliminary hydrology/hydraulics of the site.
- Utility accommodation. A list of all potential conflicts within the right of way have been identified to coordinate relocation with utility companies.
- Right of Way. ROW will need to be acquired at 5 parcels along the project limits.



Dove Avenue Widening (Bentsen Road to 41st Street)

The project consists of widening the existing road to a 4 lane urban curb and gutter paved roadway from Bentsen Road to 41st street. The total widening of Dove Avenue is 0.25 miles and includes storm water management system, bridge class culvert crossing at Mission/McAllen Lateral Drainage Canal, siphon at Hidalgo County Irrigation District 1 main canal and dedicated left turn lanes at all major intersections. Project design is managed through Cruz-Hogan Consultants, Inc.

Project Development Status:

Preliminary Study Phase: Covers roadway schematic, utility accommodation and right of way acquisition.

- a. Schematic. Roadway alignment along with profile have been established based on the existing right of way, topography of the site and preliminary hydrology/hydraulics of the site.
- b. Utility accommodation. A list of all potential conflicts within the right of way have been identified to coordinate relocation with utility companies. Have begun with process to acquire a crossing permit with Hidalgo County Irrigation District Number 1 main canal and Hidalgo County Drainage District Mission/McAllen Lateral drainage canal.
- c. Right of Way. No ROW acquisition required.



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 242 working days into construction. Original scope of work is 75% complete. In addition, Painting, electrical finishes and plumbing finishes are ongoing. The mechanical finish out is ongoing. Contractor has started the installation of the plumbing fixtures in the public restroom. 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 234 working days into construction. Original scope of work is 96% complete. Only pending item is the completion of the elevator finish out, elevator has been tested and is almost ready for inspection. Paving on the North side has been completed. 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.

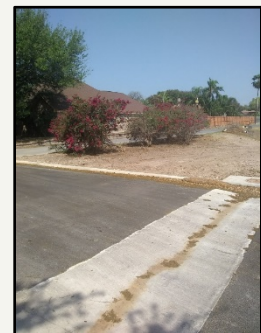


N. Main Street at Harvey Avenue Drainage Improvements

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.

2018 BOND Traffic Fiber & Cabinet/Controller Installation

Completed Projects

Signal Cabinet Installations

A total of 96 new signal cabinets have been installed within the 2018-2020 time frame. Below is the map showing the locations of the new signal cabinets. New signal cabinet installations locations coincide with some of the signal locations that were part of the Comprehensive Traffic Signal Timing Study.

Bond Cabinets Installation (2018-2020)

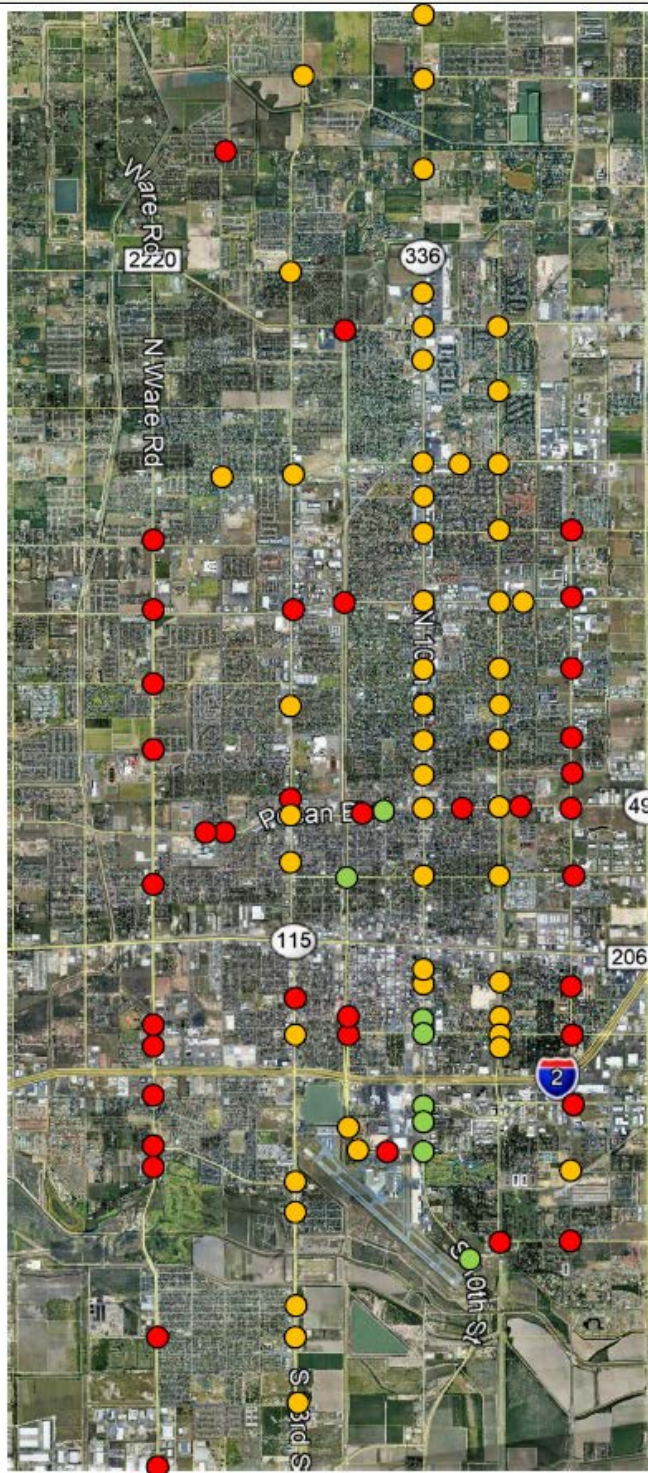
Totals by Corridor:

McColl – 12
1st Street – 2
2nd Street – 15
10th Street – 20
Bicentennial – 5
23rd Street – 13
29th Street – 2
Ware Road – 11
Trenton Ave – 2
Dove Ave – 4
Nolana Ave – 4
Pecan Ave – 6

Total: 96 Cabinets

Legend

- - 2020 Bond Installations (38)
- - 2019 Bond Installations (50)
- - 2018 Bond Installations (8)



2018 BOND Traffic Fiber & Cabinet/Controller Installation

Under Construction/Coordination

Fiber Installation

Fiber Installation

Comprehensive Traffic Signal Timing Study

Contract with Lee Engineering was executed late March 2020.

Construction Company:	Lee Engineering
Original Contract:	\$ 561,165.00
Change Order to date:	\$ 0
Original Contract (Days):	365 - calendar days
Original Contract End Date:	TBD
Change Order (Days):	0

Traffic staff has been working with consultant to provide the consultant with necessary information to start setting up the signal timing report. All information needed by the consultant has been provided. Study includes analyzing 155 signals, 26 Schools, 15 churches for traffic flows and signal coordination.

The consultant is pending direction from the City of McAllen with regards to collection of data due to COVID-19 impacts.

TX DOT Update on FM 2220 Ware Road Project

CSJ 2094-01-038

Progress of work:

Phase I

- Complete

Phase II

- Complete

Phase III

- Contractor continue with the construction of the project-raised median.

Upcoming Changes in Traffic (Update):

- No Upcoming Changes in Traffic.



TX DOT Update on IH-2/Bicentennial Project

WBFR

- Traffic has been switched to the outside lane.
- Pavement and base have been removed from 10th to Bicentennial.

EBFR

- Base has been completed from Bicentennial to 10th St.
- Hotmix to be placed beginning on Wednesday.
- The ramps are scheduled to be opened October 30th.

10th St Turn Lane Expansion

- Weather delays has pushed back the pavement operations. This should be completed by the end of week and opened to traffic.

TX DOT Update on I-2/ I-69C Interchange Project

Drilling has begun on the northwest corner of the interchange for direct connect 4 (DC4.) Crews have been working on the drilled shafts that will support the bridge as part of the foundation needed for the new interchange.

Palm trees from near the interchange were recently relocated to I-69C and Owassa Road. Prior to transplant the palm trees were treated and prepared for relocation.

In the last month, various night closures took place for the installation of barriers around the interchange. The most prominent closure was the long-term closure of the Sugar Road exit ramp on westbound I-2. The ramp will remain closed for an estimated two years.

What's coming next?

Most construction activities taking place in the upcoming weeks will be along the DC4 area. Drilling efforts will continue in preparation for Stage I of the project.

Temporary restriping and barrier installation will also be taking place along the project corridor. Traffic advisory notices will be drafted and distributed to city representatives to inform them of activities taking place in their city.

Please keep in mind, construction activities are subject to change due to inclement weather or other unforeseen events that may occur





ITEM SUMMARY

BOARD: City Commission

AGENDA ITEM

7.A.

DATE SUBMITTED

10/14/2020

MEETING DATE

10/26/2020

1. Agenda Item: Consideration of possible lease of city property. (Section 551.072, T.G.C.)
2. Party Making Request: Kevin Pagan
3. Applicant:
4. Nature of Request: Consideration of possible lease of city property. (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 - 10/14/2020
8. Staff Recommendation:
9. Advisory Board:
10. City Attorney:
11. Manager's Recommendation:



ITEM SUMMARY

BOARD: City Commission

AGENDA ITEM

7.B.

DATE SUBMITTED

10/14/2020

MEETING DATE

10/26/2020

1. Agenda Item: Consultation with City Attorney regarding possible litigation related to code enforcement. (Section 551.071, T.G.C.)
2. Party Making Request: Kevin Pagan
3. Applicant:
4. Nature of Request: Consultation with City Attorney regarding possible litigation related to code enforcement. (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 - 10/14/2020
8. Staff Recommendation:
9. Advisory Board:
10. City Attorney:
11. Manager's Recommendation:



ITEM SUMMARY

BOARD: City Commission

AGENDA ITEM

7.C.

DATE SUBMITTED

10/14/2020

MEETING DATE

10/26/2020

1. Agenda Item: Consultation with City Attorney regarding legal issues related to election procedures. (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 election procedures. (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 - 10/14/2020
8. Staff Recommendation:
9. Advisory Board:
10. City Attorney:
11. Manager's Recommendation: