



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, FEBRUARY 8, 2021 – 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 February 8, 2021 Regular Meeting Agenda, to be discussed at such meeting.
- 2.** Workshop on Tax Credit Developments Requesting Resolutions of Support.
- 3.** Overview of Scope of Work for a Comprehensive Plan.
- 4.** Discussion of Abandoned Homes.
- 5.** Discussion of Code Enforcement Pandemic Operations: Downtown Area 2020-2021.
- 6.** Discussion of City Commission Dais Rendering.
- 7.** Presentation of Downtown Services Strategies.
- 8.** Report on CARES Act Funding.
- 9.** **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 possible litigation against video service providers. (Section 551.071, T.G.C.)
- B)** Consultation with City Attorney regarding legal aspects of intervention in AEP application with PUC for reconciliation of AMS. (Section 551.071, T.G.C.)
- C)** Consultation with City Attorney regarding legal aspects of naming city parks. (Section 551.071, T.G.C.)
- D)** Consultation with City Attorney regarding legal issues related to Quinta Mazatlán. (Section 551.071, T.G.C.)
- E)** Consultation with City Attorney regarding professional services contract. (Section 551.071, T.G.C.)
- F)** Consultation with City Attorney regarding pending litigation - Cause No. D-1-GN-21-000489; City of McAllen v. The State of Texas, Hon. Ruth R. Hughes, Texas Secretary of State. (Section 551.071, T.G.C.)
- G)** Discussion and possible lease, sale or purchase of real estate property: Tract 1. (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 February 8, 2021 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

02/01/2021

MEETING DATE

2/8/2021

1. Agenda Item: Present questions to staff relating to the February 8, 2021 Regular Meeting Agenda, to be discussed at such meeting.
2. Party Making Request: Perla Lara
3. Nature of Request:
4. Routing:
Cindy Gonzalez
Perla Lara
Isaac Tawil
Created/Initiated - 2/1/2021
Approved - 2/1/2021
New - 1/1/1900
5. Staff Recommendation:
6. Advisory Board:
7. City Attorney:
8. Manager's Recommendation:



ITEM SUMMARY

BOARD: City Commission

AGENDA ITEM

2.

DATE SUBMITTED

02/01/2021

MEETING DATE

2/8/2021

1. Agenda Item: Workshop on Tax Credit Developments Requesting Resolutions of Support.
2. Party Making Request: Edgar Garcia
3. Nature of Request:
4. Routing:

Jessica Cavazos	Created/Initiated - 2/1/2021
Edgar Garcia	Approved - 2/2/2021
Michelle Rivera	Approved - 2/2/2021
Isaac Tawil	New - 1/1/1900
5. Staff Recommendation:
6. Advisory Board:
7. City Attorney:
8. Manager's Recommendation:

2021 Low-Income Housing Tax Credit Proposals

City Commission Workshop

February 08, 2021

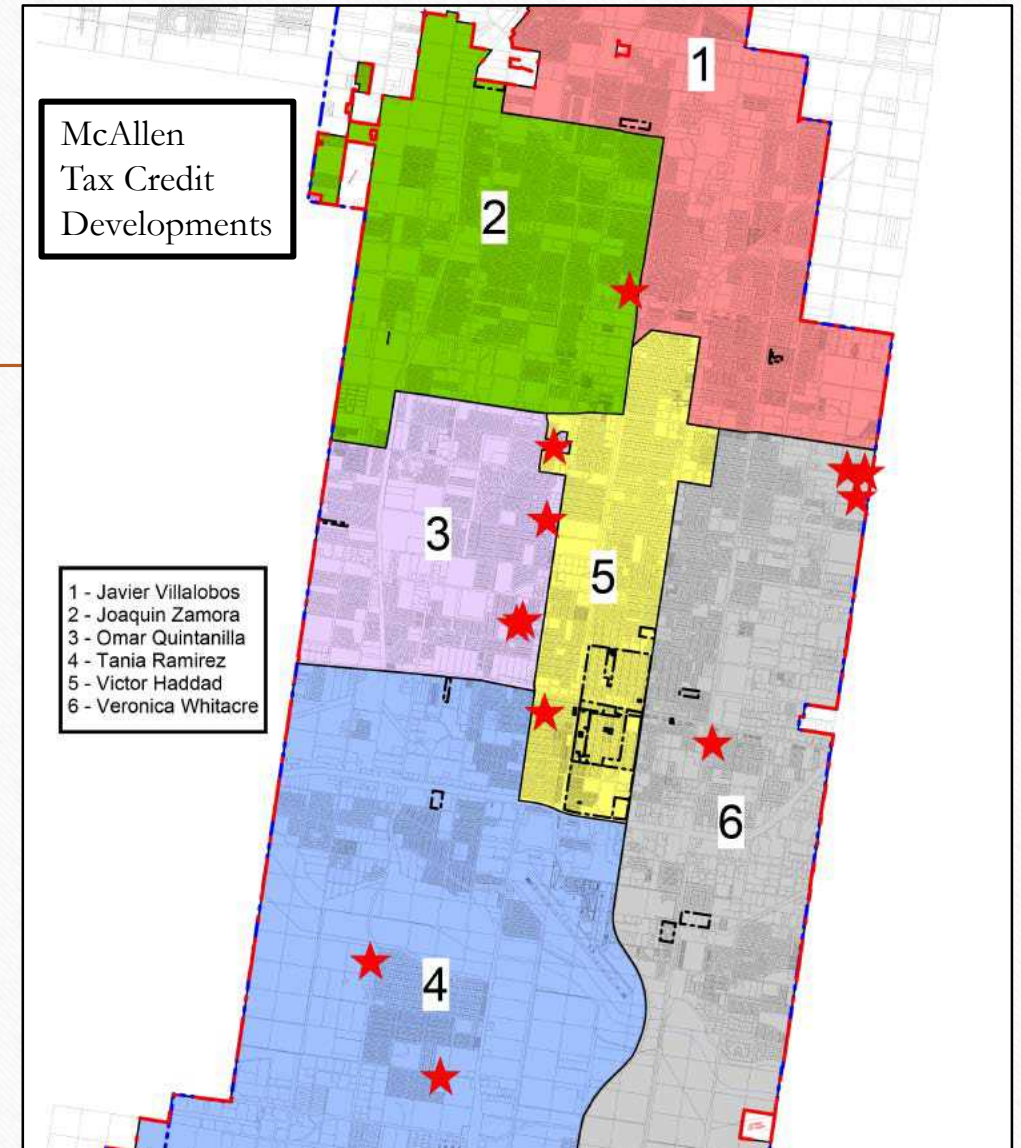
Tax Credits Overview

- Authorized by U.S. Treasury, administered by TDHCA
- Competitive & Non-competitive programs
- Awarded based off points matrix
- \$81 million awarded in 2020
- 2021 awards made in July



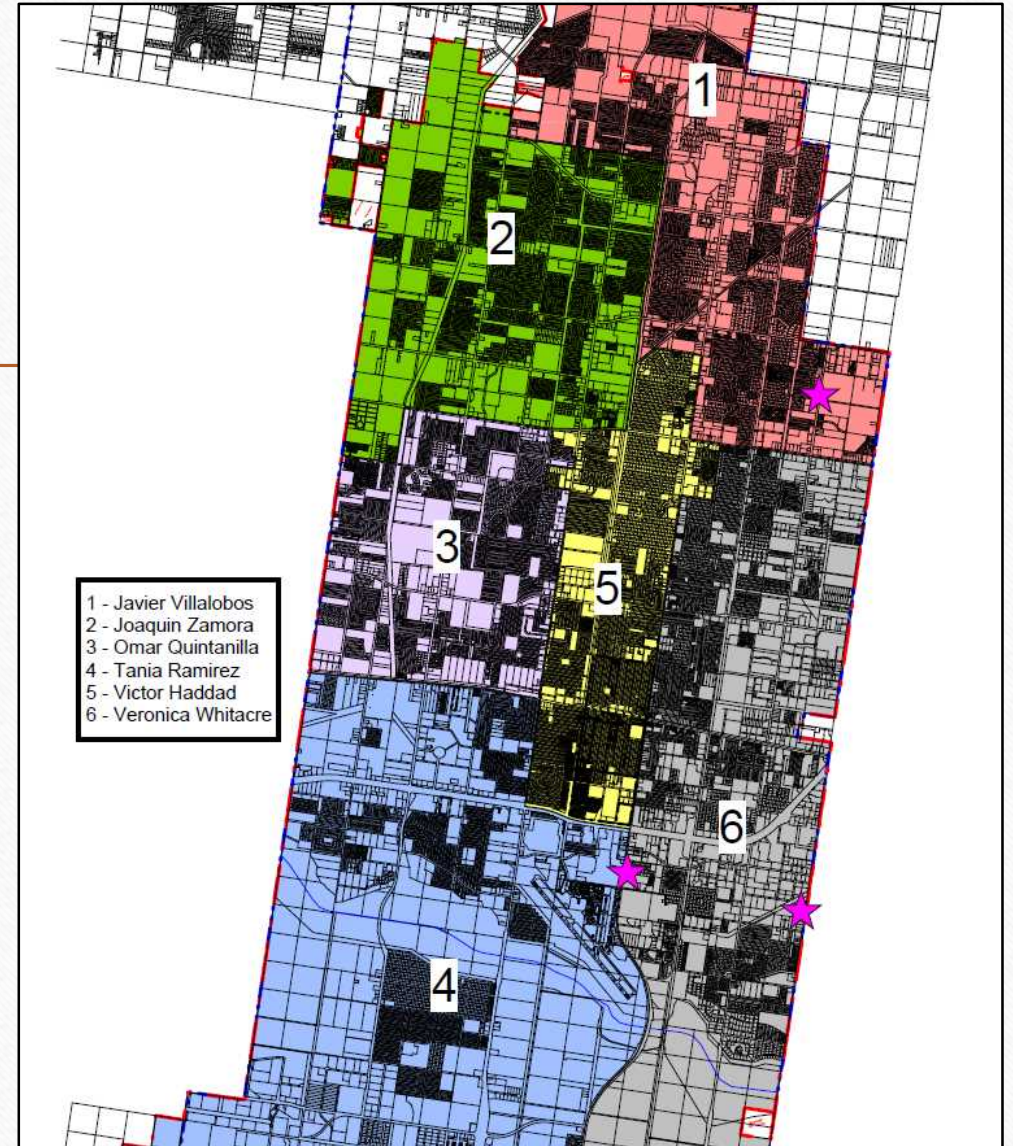
Existing Developments

- Seven existing
- Four under construction
- Contributing over 1,300 units
- Private and public developments



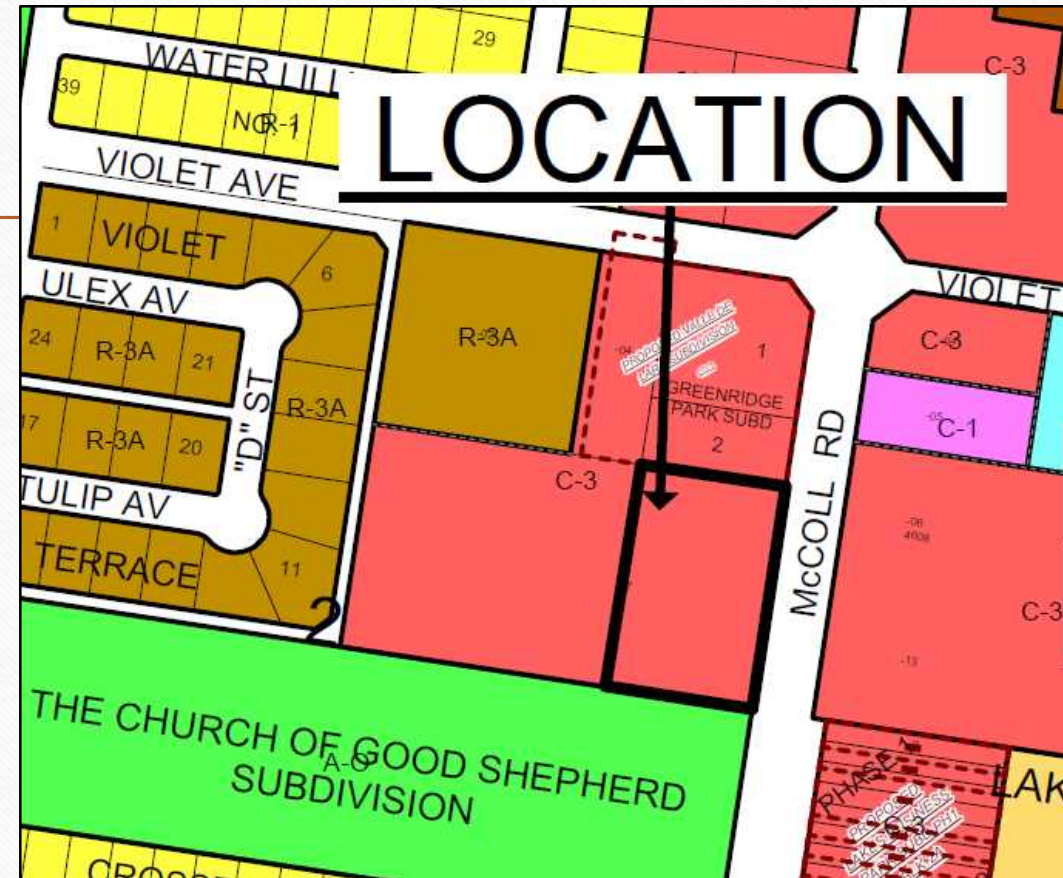
Proposed Developments

- Three proposed
- Potential for 294 Units
- One Senior Development
- Two Family Developments



Avanti Legacy- Violet Parc

- Madhouse Developments
- Located in District 1
- 84 units
- Would require rezoning
- Senior development



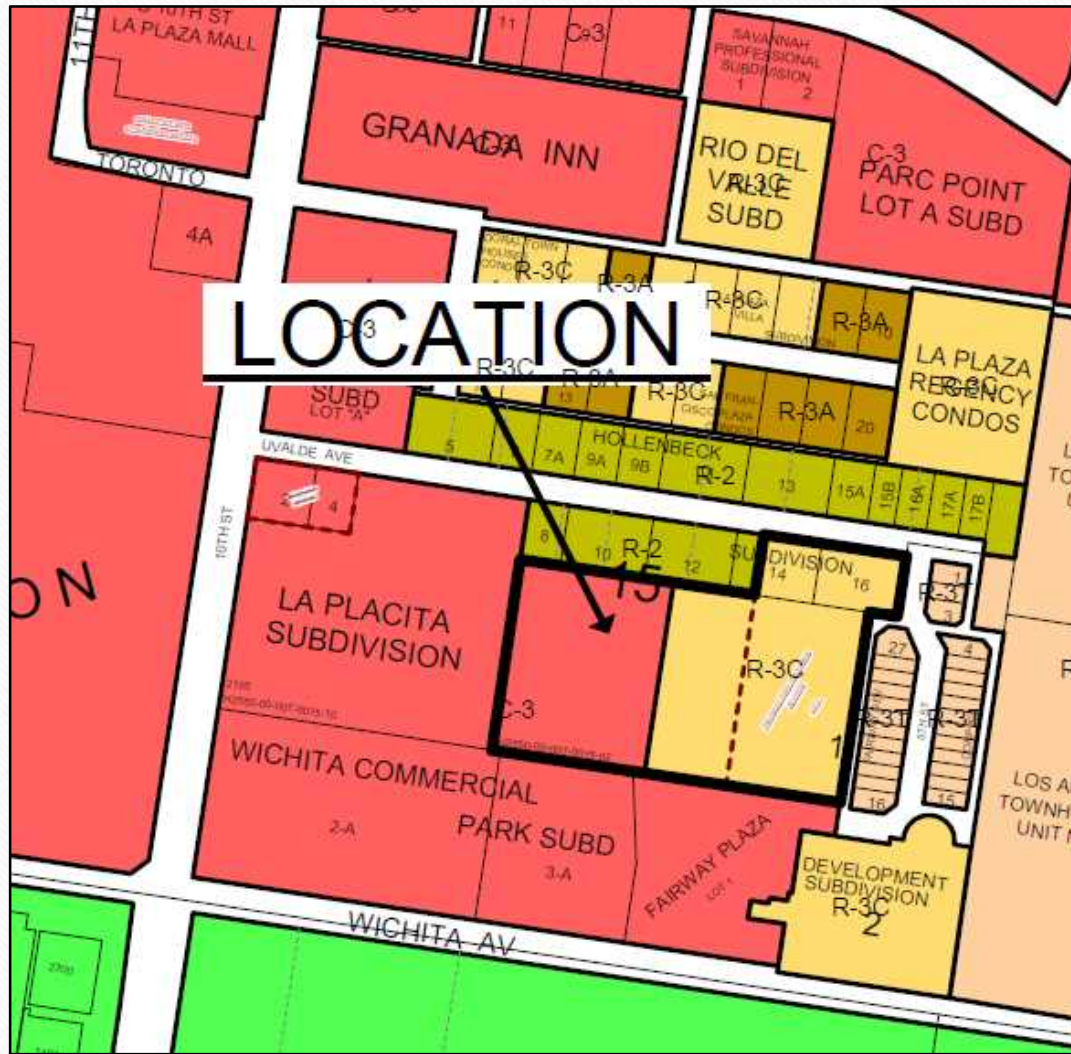
Avanti Legacy – Violet Parc



Avanti Legacy – Violet Parc



Uvalde Villas



- Texas Grey Oaks
- Located in District 6
- 130 units
- Would require rezoning & subdivision
- Family Development

Uvalde Villas



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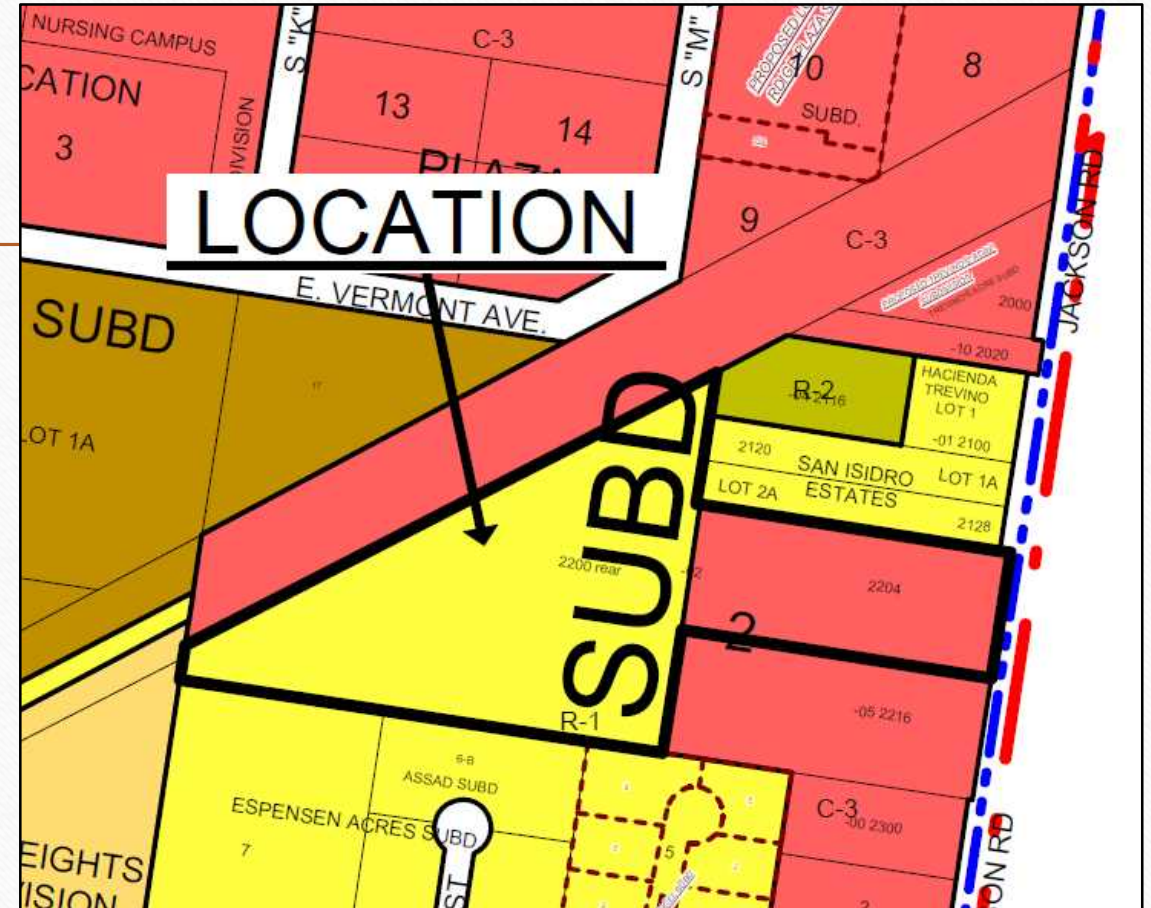
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Uvalde Villas



Jackson Street Apartments

- Hidalgo County Housing Authority
- Located in District 6
- 80 units
- Would require rezoning & subdivision
- Family Development



Jackson Street Apartments



Jackson Street Apartments



Proposed Developments Recap

- Potential for 294 units
- All need rezoning
- Two would require subdivision
- Resolutions of support (Feb. 22)
- Deadline for applications (Mar. 4)





ITEM SUMMARY

BOARD: City Commission

AGENDA ITEM

3.

DATE SUBMITTED

02/01/2021

MEETING DATE

2/8/2021

1. Agenda Item: Overview of Scope of Work for a Comprehensive Plan.
2. Party Making Request: Edgar Garcia
3. Nature of Request: Overview of Scope of Work for a Comprehensive Plan.
4. Routing:
Jessica Cavazos
Edgar Garcia
Michelle Rivera
Isaac Tawil
Created/Initiated - 2/1/2021
Approved - 2/1/2021
Approved - 2/2/2021
New - 1/1/1900
5. Staff Recommendation:
6. Advisory Board:
7. City Attorney:
8. Manager's Recommendation:

Memo

TO: Roel “Roy” Rodriguez, P.E., City Manager

FROM: Edgar I. Garcia, AICP, CNU-A, Director

DATE: January 14, 2021

SUBJECT: PROPOSED SCOPE OF WORK FOR FORESIGHT MCALLEN

The scope of work detailed below is in line with the Request for Statement of Qualifications advertised last year. The selected consultant shall be tasked with fulfilling the scope of services described below.

Public Participation

The selected firm shall develop procedures to provide for and encourage public participation in the planning process. Such procedures shall include the following:

- Provisions assuring property owners and the general public are put on notice of the Plan’s development and to keep the general public informed
- Ensure there are multiple opportunities to encourage public comments on the plan
- A minimum of five public meetings be held
- Provisions for virtual participation in case in-person gatherings continue to be limited

Plan Elements

The final comprehensive plan document will be expected to contain and address the following elements:

- *Introduction/Background Information* – a brief history of the development of the City and its geography.
- *Goals & Objectives* – a review and evaluation of existing goals and objectives with recommended modifications, additions, or deletions.
- *Urban Form Element* – this element includes recommendations on the urban form of the City including compact development, corridors, centers, and open space.
- *Population & Housing Element* – this element will serve as an analysis of demographics and housing conditions. Element will also provide guidance on appropriate plans, policies, and recommendations to meet identified or projected

deficits.

- *Economic Development Element* – this element will analyze economic conditions of the city and provide policies and recommendations as may be applicable.
- *Environmental & Cultural Characteristics Element* – this element serves to analyze the natural and building environment characteristics of the City and promote conservation, appropriate use, and protection of both natural and cultural resources.
- *Community Facilities Element* – the purpose of this element is to provide for necessary community facilities and services (police, fire, parks, etc.) correlated to future land use projections
- *Infrastructure Element* – the purpose of this element is to provide for necessary public facilities and services correlated to future land use. This element addresses sanitary sewer facilities, solid waste facilities, storm water management, regional detention facilities, as well as potable water facilities and services.
- *Transportation Element* – this element evaluates the existing Thoroughfare Plan against the Metropolitan Planning Organization's Long Range and Thoroughfare Plans to make recommendations for any changes. Plans for city-funded transportation improvement projects from the Capital Improvement Plan shall be listed.
- *Land Use Element* – the purpose of this element is the designation of future land use patterns as reflected in the goals, objectives, and policies of the plan's other elements. Land use patterns shall be depicted on the future land use map and approximate acreage and density/intensity shall be provided in tabular form.
- *Downtown Sustainability Element* – this element will be an assessment of current downtown conditions and the development of policies and recommendations to maintain viability of downtown.
- *Historic Preservation Element* – this element will assess the City's ongoing efforts on historic preservation and include plans for future surveys.
- *Neighborhood Planning Element* – this element will contain a map depicting the location of all homeowner's and neighborhood associations within the city. Likewise, this element will make reference to the city's matching grant program and its impact on the community
- *Overlay Districts Element* – this element will analyze and propose where the use of overlay districts can be used to accomplish certain directed objectives. Specific policies and boundaries for proposed districts shall be outlined.
- *Implementation Element* – this element will describe how the City's programs, activities, and land development regulations will be initiated, modified, or continued to implement proposed policies and recommendations found throughout the

comprehensive plan. This element will also identify and resolve incompatible policies.

Deliverables

The adopted comprehensive plan shall consist of items listed under the Plan Elements section; other documentation may be considered as support documents. All or part of these documents may be adopted as part of the comprehensive plan at the option of the City. The comprehensive plan document will be expected to include maps along with supporting tabular data when applicable. Ultimately, the consultant will provide 25 paper copies of the comprehensive plan along with an electronic version in Adobe Acrobat (PDF) format. The overall comprehensive plan shall include an executive summary as well as a camera-ready brochure with maps and policies.

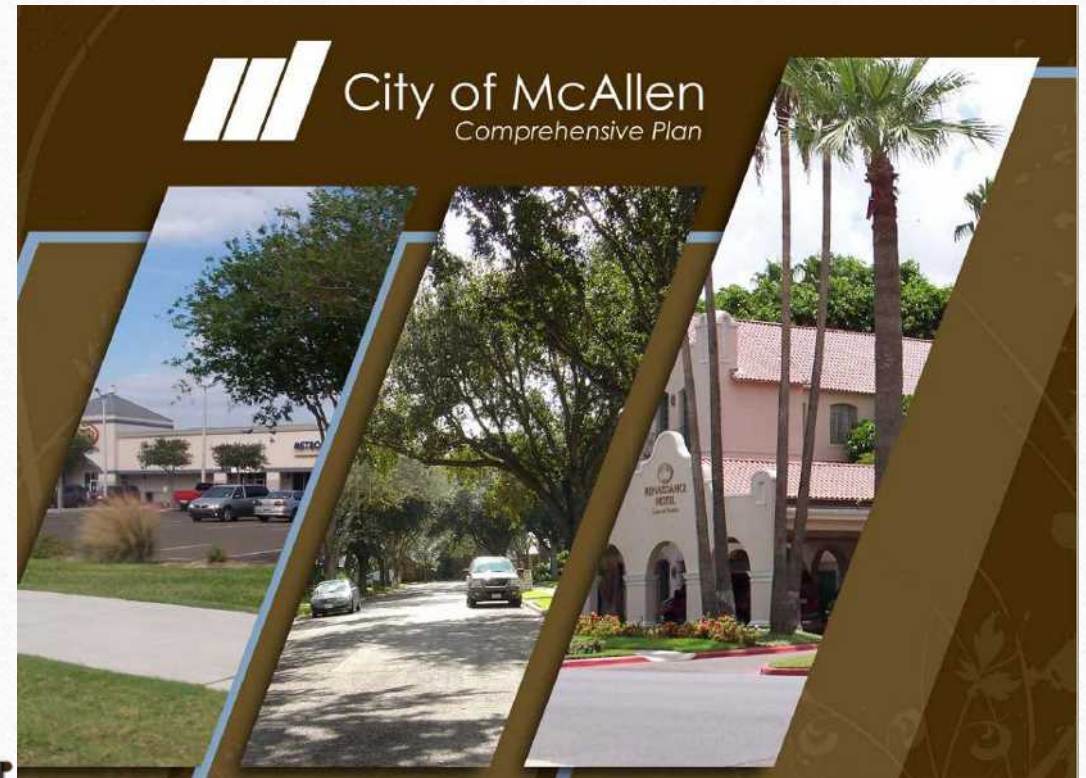
Proposed Foresight McAllen Scope of Work

City Commission Workshop

January 25, 2021

Scope of Work Overview

- In line with SOQ advertised last year
- Discusses public participation, plan content, and deliverables expected
- Scope will serve as point for negotiations



Foresight Plan Elements

- Introduction & Background Info
- Goals & Objectives
- Urban Form
- Population & Housing
- Economic Development
- Environmental & Cultural Characteristics
- Community Facilities
- Infrastructure
- Transportation
- Land Use
- Downtown Sustainability
- Historic Preservation
- Neighborhood Planning
- Overlay Districts
- Implementation

Foresight Plan Elements

- Intro & Background
 - Brief history of development
 - Describes geography & its impact on development
- Goals & Objectives
 - Review & evaluation of existing goals
 - Recommendations on goal modification, additions, or deletions

Foresight Plan Elements

- Urban Form Element

- Recommendations on urban form of the City
- To include compact development, corridors, centers, and open space

- Population & Housing Element

- Analysis of demographics and housing conditions
- Includes projections of both
- Guidance on meeting projected deficits

Foresight Plan Elements

- Economic Dev. Element
 - Analysis of economic conditions
 - Provides recommendations as may be applicable
- Environmental & Cultural Characteristics
 - Analyzes natural and building environment characteristics
 - Focused on conservation, use, and protection of natural resources

Foresight Plan Elements

- Infrastructure Element

- Analysis of necessary public facilities & services
- Addresses sewer, storm water, and potable water facilities

- Transportation Element

- Evaluates City's Thoroughfare Plan against MPO's long range plans
- Assesses Capital Improvement Plan
- Makes recommendations for changes to City's plan

Foresight Plan Elements

- Land Use Element

- Looks at designation of future land use patterns
- Reflects on recommendations from other elements
- Leads to new Future Land Use Map

- Downtown Sustainability Element

- Assessment of current downtown conditions
- Develops policies to maintain viability of downtown

Foresight Plan Elements

- Historic Preservation Element
 - Assesses ongoing efforts on historic preservation
 - Recommends future surveys as applicable
- Neighborhood Planning Element
 - Identification of HOAs & NOAs
 - Assess matching grant's impact on community

Foresight Plan Elements

- Overlay Districts Element

- Analysis of current overlay district use
- Propose new overlay districts to accomplish certain directed objectives

- Implementation Element

- Covers implementation of plan & recommended policies
- Resolves incompatible policies (new or existing)

Plans for Public Participation

- Provisions to ensure general public is put on notice
- Ensure multiple opportunities for public comments
- At least five (5) public meetings
- Virtual opportunities as needed



Deliverables

- Items listed under Plan Elements & all supporting documentation
- Executive Summary document
- Maps & tabular data as applicable
- Paper & electronic copies
- Virtual opportunities as needed
- Camera-ready brochure



ITEM SUMMARY

BOARD: City Commission

AGENDA ITEM

4.

DATE SUBMITTED

02/03/2021

MEETING DATE

2/8/2021

1. Agenda Item: Discussion of Abandoned Homes.

2. Party Making Request: Steven Kotsatos

3. Nature of Request:

4. Routing:

Melissa Islas

Steven Kotsatos

Michelle Rivera

Isaac Tawil

Created/Initiated - 2/3/2021

Approved - 2/3/2021

Approved - 2/3/2021

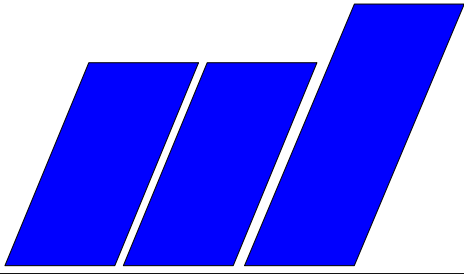
New - 1/1/1900

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

Through: Steven M. Kotsatos, R.S., CPM, Environmental Health and
Code Enforcement Director

From: Cesar N. Rodriguez, CPM, Environmental Health and
Code Enforcement Assistant Director

Date: January 18, 2021

Subject: Abandoned Homes Workshop

GOAL: To inform the City of McAllen Commission on the Voluntary/Involuntary Demolition Program.

BRIEF EXPLANATION: The City of McAllen's Environmental Health & Code Enforcement Department has presented 13 properties to the Building Board of Adjustments since taking over the Condemnation process of Substandard, Vacant homes in the Fall of 2019. These abandoned homes pose structural, health, and safety hazards to the public due to not meeting various minimum occupancy standards. In addition, these homes act as a magnet to crime, vandalism, and other illicit activities.

The Department has used a mix of Voluntary/Involuntary means of helping and encouraging the property owners of such structures to bring them into compliance. As of 01/17/2021, 60 such Homes are on radar with a 48% reduction from 116 identified homes in 2013.

In addition, the Department has provided Home Repair Economic Incentives via the Project Imagine Tomorrow program to help encourage:

- (1) New construction of empty lots for single family homes and Duplex-Fourplex structures
- (2) Rehabilitation of Substandard Single Family and Duplex-Fourplex Structures (Includes Demolition followed by New Construction)
- (3) Renovation of Single Family Homes (50+ years)
- (4) Landscaping

CITY OF MCALLEN: ABANDONED HOMES

WORKSHOP PRESENTATION: 02/08/2021

**BY: CESAR N. RODRIGUEZ, ASSISTANT DIRECTOR OF
ENVIRONMENTAL HEALTH & CODE ENFORCEMENT
CITY OF MCALLEN**

CITY OF MCALLEN: ABANDONED HOMES

I. Voluntary/Involuntary Demolition Program

Fall 2019-Present Day

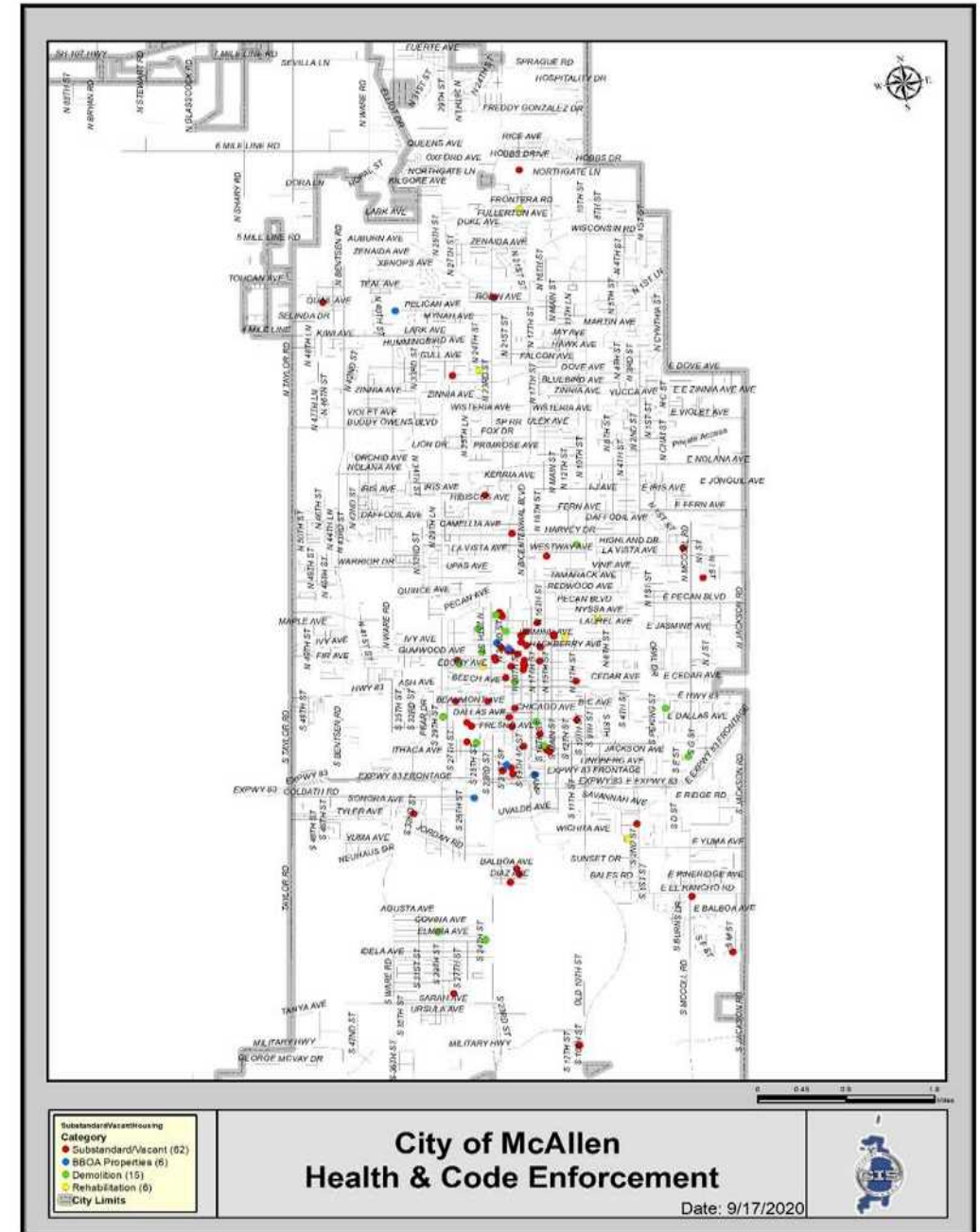
I. Building Board of Adjustments Timeline for Abatement

II. Minimum Housing Standards

III. Ranking Criteria for Condemnation Procedure

IV. Use of Incentives—Development Corporation.

I. VOLUNTARY/INVOLUNTARY DEMOLITION PROGRAM



VOLUNTARY/INVOLUNTARY DEMOLITION DATA

Environmental Health & Code Enforcement: Involuntary/Voluntary Demolition Program					
BBOA Meeting	#	Location	Status	Cost (Actual/Projected)	Lien Status
10/23/2019	1	620 E. Jackson Avenue (1000 S. McColl Road)	Voluntary Demolition - Imagine Customer# 148	Imagine Roll-off Assistance	N/A
11/20/2019	2	2125 El Rancho Road	Involuntary Demolition Date 07/13/2020	Contractor Invoice- \$5,780	Pending
2/19/2020	3	217 N. 16th Street	Involuntary Demolition Date 09/01/2020	Contractor Invoice- \$5,500	Customer on Payment Plan
6/17/2020	4	6800 N. Ware Road	Involuntary Demolition-Bids Pending	Pending RFP	Pending
8/19/2020	5	801 N. 21st Street	Voluntary Rehabilitation- Imagine Tomorrow Contract	Pending Imagine Incentive Check	N/A
8/19/2020	6	2228 Ivy Avenue	Voluntary Rehabilitation- Imagine Tomorrow Contract	Pending Imagine Incentive Check	N/A
8/19/2020	7	2100 Lindberg Circle	Involuntary Demolition-Bids Pending	Pending RFP	Pending
8/19/2020	8	1330 S. 17th 1/2 Street	Involuntary Demolition-Bids Pending	Pending RFP	Pending
8/19/2020	9	2521 Colbath Road	Involuntary Demolition-Bids Pending	Pending RFP	Pending
10/21/2020	10	816 N. 19th Street	Voluntary Demolition - Imagine Customer# 176	Imagine Roll-off Assistance	N/A
10/21/2020	11	2029 Cortez Avenue	Voluntary Demolition - Imagine Customer# 177	Imagine Roll-off Assistance	N/A
11/18/2020	12	516 E. Westway Avenue	Voluntary Demolition - Imagine Customer# 175	Imagine Roll-off Assistance	N/A
11/18/2020	13	1918 Fir Avenue	Voluntary Demolition -Own Account	Customer Demolished without Assistance	N/A

VOLUNTARY/INVOLUNTARY DEMOLITIONS CONTINUED



VOLUNTARY/INVOLUNTARY DEMOLITION ACTIVITY



II. BUILDING BOARD OF ADJUSTMENTS (BBOA) TIMELINE

- 1) Initial Notice of Violation Letter (Outlining Minimum Standards in Violation) gives Owner 10 days to apply for Building Permit (Either Demolish/Rehabilitate). Building Permits for these cases have a 90 day expiration. –Sent Certified & Regular Mail
- 2) After 10 days, if No Building Permit, then Order to Demolish Posted at property-Sent Certified & Regular Mail.
- 3) Property owner has 90 days from initial notice of violation date to demolish/rehabilitate structure at this point.
- 4) BBOA Agenda Letter sent to Owner and adjacent Homes 200 feet from property setting Meeting Date. BBOA Meets every Third Wednesday of Month. –Sent Certified & Regular Mail 10 days before BBOA Meeting.

6-9 Month Abatement Process

BUILDING BOARD OF ADJUSTMENTS- CONTINUED

- 5) BBOA Meeting-Board may Table item for following month allowing the property owner time to provide a clearer path for rehabilitation/demolition (Contractor quotes) or at same meeting decide to uphold Staff Recommendation to Demolish Structure. Outcome Letter is sent to Owner within 2 days of Meeting. –Sent Certified & Regular
- 6) Owner has 15 days to file Appeal with Hidalgo County District Court.
- 7) If no Appeal, City may move forward with Request for Bids (RFP) for City Contracted Demolition no sooner than 90 days from Initial Notice of Violation Letter.
- 8) Owner might wait until 90th day to get Building Permit (Permit Itself Good for 90 days) and extend process with very little progress. In such cases, RFP will be delayed until owner exhaust Demolition Permit time limit.
- 9) Any Permit Extensions require that Owner sign a Hold Harmless Agreement for City Contracted Demolition.

III. MINIMUM STANDARDS-HOUSING CODE SEC. 22-245

No structure may be occupied, unless it meets these minimum requirements:

- (1) Sanitary facilities required
- (2) Location of sanitary facilities
- (3) Hot and cold water supply
- (4) Water heating facilities
- (5) Electric lights and outlets required
- (6) Minimum requirements for electrical systems

MINIMUM HOUSING STANDARDS-CONTINUED

No structure may be occupied, unless it meets these minimum requirements:

- (7) Foundation
- (8) Exterior walls
- (9) Roofs
- (10) Means of egress
- (11) Stairs, porches and appurtenances
- (12) Windows and doors
- (13) Interior floor, walls and ceilings
- (14) Structural supports



IV. RANKING CRITERIA (60 ON RADAR AS OF 01/17/2021, **DOWN 48%** FROM 116 IN 2013)

Priority Method		Weight Factor	Points	Total Score
I.	Structural Integrity (Exterior)	10	0-4	 Highest Points are Priority
II.	Proximity to School or Park	8	0-3	
III.	# of Complaints (Code & Police)	6	0-4	
IV.	Size of Structure-Square Footage (Cost for Demolition)	4	1-4	
V.	Part of Major Street or Corner Lot (Visibility)	6	1-3	
VI.	Time since first Condemnation	2	1-4	
				Highest Points are Priority

V. USE OF INCENTIVES–DEVELOPMENT CORPORATION

Development Corporation Fiscal Year (2020-2021)		
Project Imagine Tomorrow Incentive (380) Contracts	# of Applications	Commitment
Duplex-Fourplex Demolition with New Construction of Duplex Fourplex	3	\$ 25,500.00
New Duplex-Fourplex Construction	2	\$ 14,489.33
New Single Family Construction	17	\$ 90,500.00
Renovation of Single Family Home (50+ Years)	3	\$ 16,500.00
Single Family Demolition with New Construction of Single Family Home	7	\$ 37,500.00
Single Family Rehabilitation of Substandard Home	7	\$ 37,867.80
TOTAL	39	\$ 222,357.13



INCENTIVES-IMPROVEMENT PROJECTS CONTINUED



INCENTIVES—IMPROVEMENT PROJECTS CONTINUED



Health & Code Enforcement
311 N. 15th Street
McAllen, TX 78501
(956) 681-1900

For more information Contact:
Health & Code Enforcement
(956) 681-1900



311 N. 15th Street
McAllen, TX 78501
(956) 681-1900

EMPTY LOT CATEGORY

For New Construction of R-1 Single Family Residential Structure:

- **10% Rebate Incentive Capped at \$5,000 For Investment**
- **Waiving of Administrative Building Permit Fees**
- **Waiving of City Park Development Fees**
- **Release of City of Mcallen Mowing Liens**
- **Landscape/irrigation Reimbursment up to \$500**

For New Construction of R-2 Duplex-Fourplex Residential Structure:

- **10% Rebate Incentive Capped at \$7,500 For Investment**
- **Release Of City Of Mcallen Mowing Liens**
- **Landscape/irrigation Reimbursement Up To \$1,000**



RENOVATION OF R-1 SINGLE FAMILY 50+ YEARS CATEGORY

For Exterior Renovation of R-1 Single Family Structure with more than 50 years since initial construction.

- **25% Rebate Incentive Capped At \$5,000 For Investment**
- **Landscape/irrigation Reimbursement Up To \$500**



REHABILITATION OF SUBSTANDARD STRUCTURE CATEGORY

*For Rehabilitation of Substandard R-1 Single Family Residential Structure including *Case where there is Full Demolition followed by New Construction.*

- **10% Rebate Incentive Capped At \$5,000 For Investment (*note: Rebate Calculation Will Include Total Cost Of Demolition For Such Cases)**
- **Waiving Of Administrative Building Permit Fees**
- **Free Roll-off Containers**
- **Release Of City Of Mcallen Mowing Liens**
- **Landscape/irrigation Reimbursement Up To \$500**

*For Rehabilitation of Substandard R-2 Duplex-Fourplex Residential Structure including *Case where there is Full Demolition followed by New Construction.*

- **10% Rebate Incentive Capped At \$7,500 For Investment (*note: Rebate Calculation Will Include Total Cost Of Demolition For Such Cases)**
- **Free Roll-off Containers**
- **Release Of City Of Mcallen Mowing Liens**
- **Landscape/irrigation Reimbursement Up To \$1,000**



ITEM SUMMARY

BOARD: City Commission

AGENDA ITEM

5.

DATE SUBMITTED

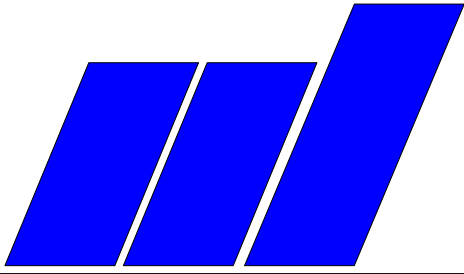
02/03/2021

MEETING DATE

2/8/2021

1. Agenda Item: Discussion of Code Enforcement Pandemic Operations: Downtown Area 2020-2021.
2. Party Making Request: Steven Kotsatos
3. Nature of Request:
4. Routing:

Melissa Islas	Created/Initiated - 2/3/2021
Steven Kotsatos	Approved - 2/3/2021
Michelle Rivera	Approved - 2/3/2021
Isaac Tawil	New - 1/1/1900
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 Kotsatos, R.S., CPM, Environmental Health and
Code Enforcement Director

Date: January 18, 2021

Subject: Code Enforcement Pandemic Operations Workshop

GOAL: To inform the City of McAllen Commission on the Pandemic operations for Downtown Bar/Restaurants conducted by the Environmental Health & Code Enforcement Department.

BRIEF EXPLANATION: The City of McAllen Environmental Health & Code Enforcement Department has conducted 3,716+ Pandemic Inspections City Wide since March 2020-Present Day. Inspection types include CDC Pandemic Guidance Delivery, Restaurant/Bar/Buffer Complaint Inspections, Social Distancing/Sanitizing, Essential/Non-Essential Businesses, Face Mask Complaints, Gym Complaints, and Tattoo Complaint Inspections.

Specifically in the Downtown Area, from May 2020-Present Day the Department has conducted 373 Inspections which precipitated 37 Citations for No Social Distancing, Over Capacity, Warnings for No Facemask Use for Employees, No Occupancy Placard, among other Non-Pandemic violations (No Alcohol Permit, No Food Permit, Smoking Violation, and No CUP Permit Posted).

**By: Steven M. Kotsatos, R.S., CPM,
Director of Environmental
Health & Code Enforcement
&
Cesar N. Rodriguez, CPM,
Assistant Director of Environmental
Health & Code Enforcement**

02.08.2021

CODE ENFORCEMENT PANDEMIC OPERATIONS: DOWNTOWN AREA 2020-2021

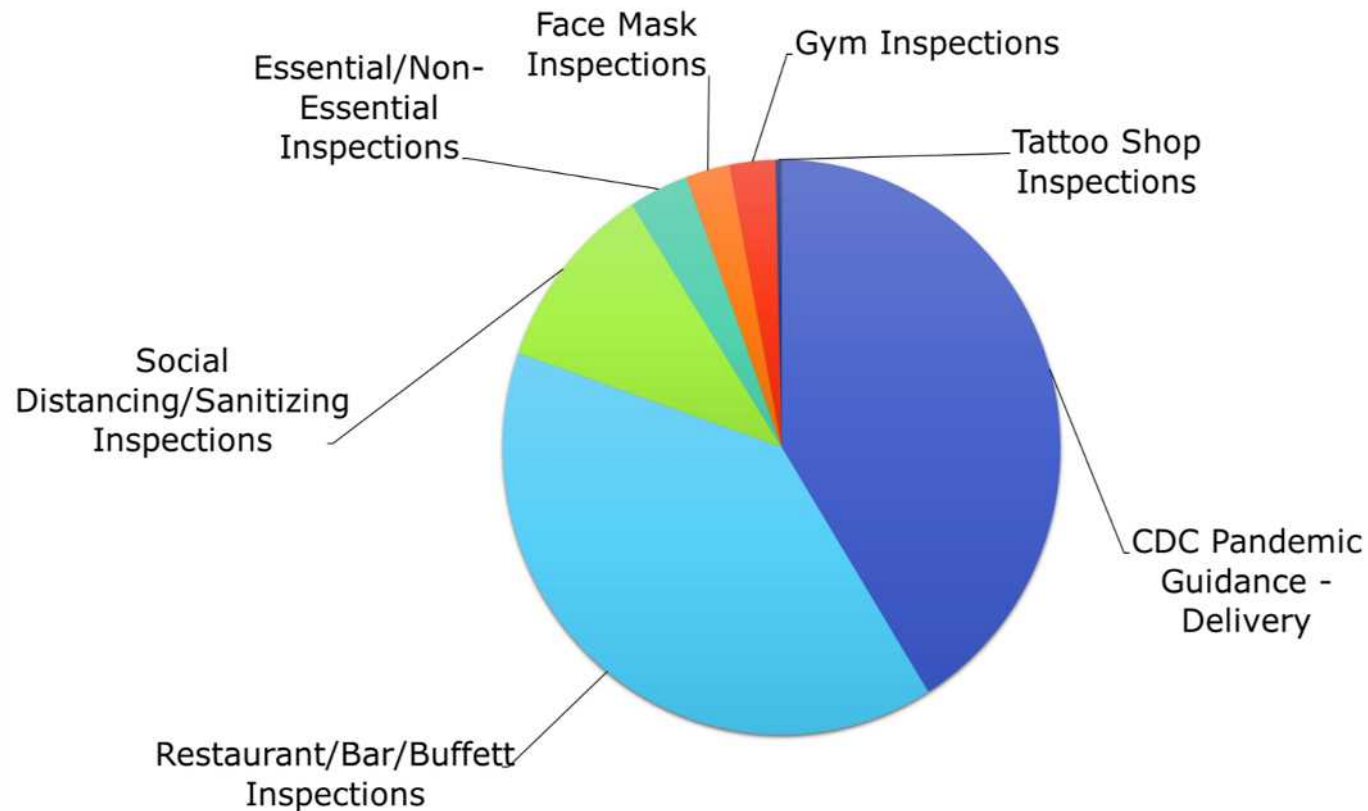
2/2/2021

WORKSHOP: PANDEMIC OPERATIONS

- I. City Wide Pandemic Inspections**
- II. City Wide Pandemic-
Restaurant/Bar Inspections**
- III. Downtown Pandemic Specific-
Restaurant/Bar Inspections**
- IV. Citation Data & Pictures**

CITY WIDE PANDEMIC INSPECTIONS³

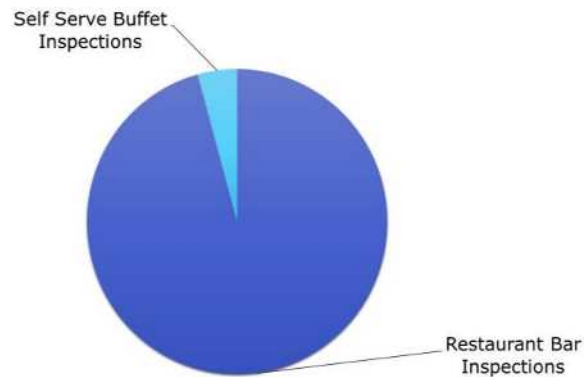
PANDEMIC INSPECTIONS 2020-2021



Pandemic Inspections 2020-2021	Total
CDC Pandemic Guidance -Delivery	1617
Restaurant/Bar/Buffett Inspections	1536
Social Distancing/Sanitizing Inspections	419
Essential/Non-Essential Inspections	136
Face Mask Inspections	100
Gym Inspections	104
Tattoo Shop Inspections	14
Total	3926

CITY WIDE⁴ RESTAURANT/BAR INSPECTIONS

Restaurant/Bar Inspections 2020-2021



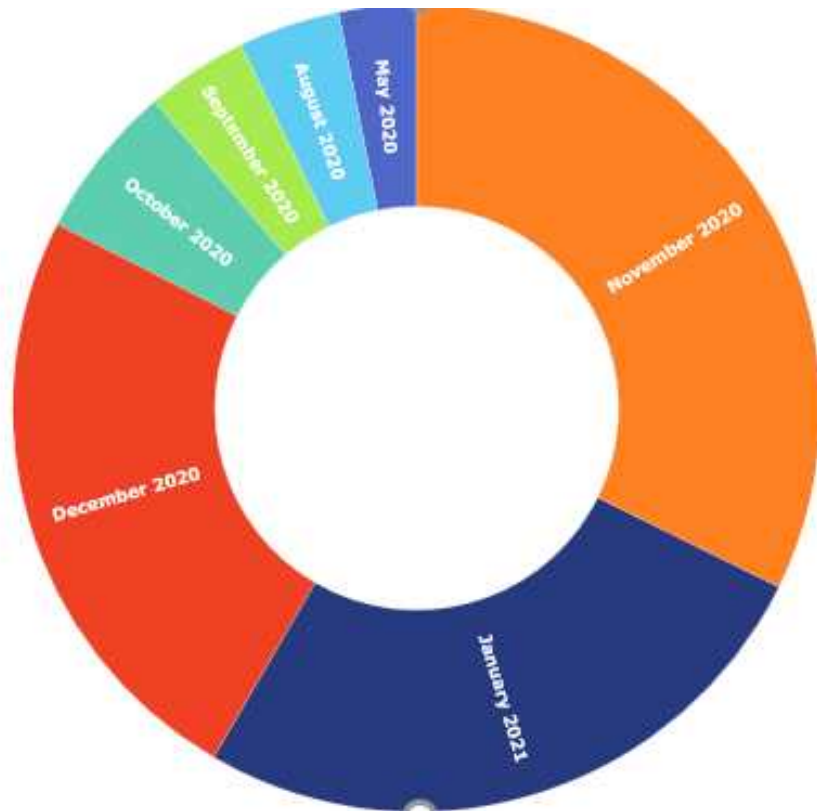
- **1536 Restaurant/Bar**
- **3926 Total Covid-19**
- **39% of all Pandemic Inspections**
- **97 Citations-City Wide**

Restaurant/Bar Inspections 2020-2021	Total
Restaurant Bar Inspections	1475
Self Serve Buffet Inspections	61
Total	1536

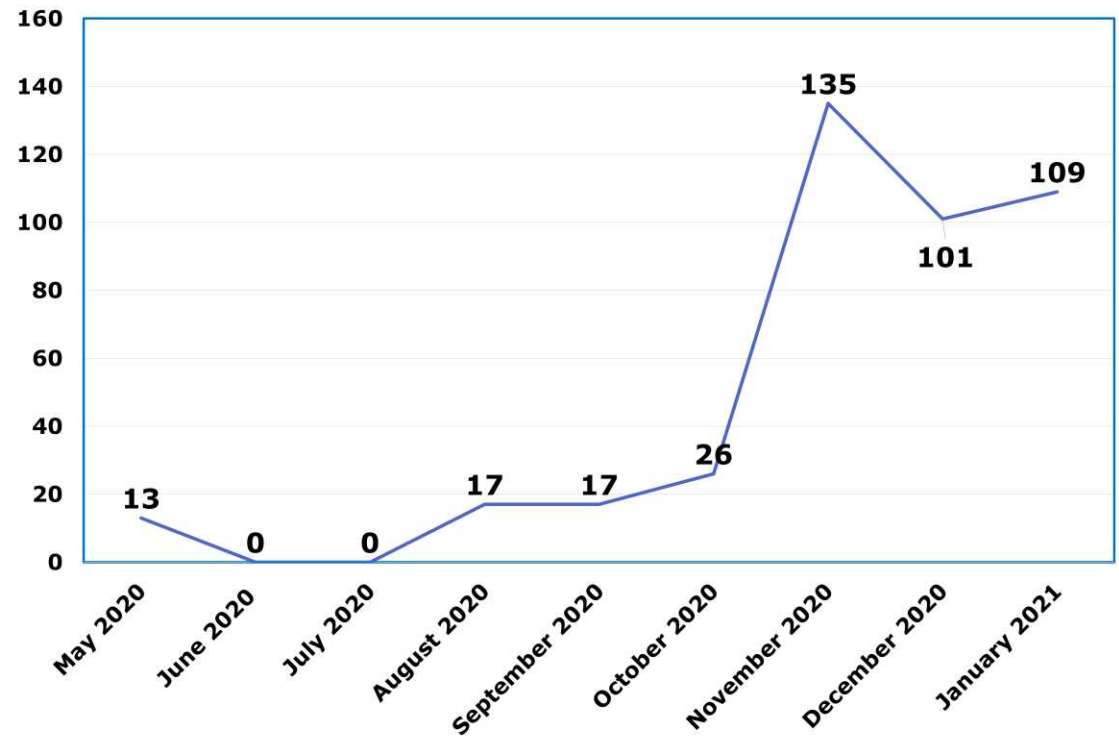
Overall Restaurant/Bar Inspection-97 Citations	
Covid Related Citations	Tally by Type
No Social Distancing	34
Over Capacity	7
Face Mask Employee	7
Warning No Facemask-Employees	4
Face Mask Customer	2
Warning Over Capacity	1
Total	55
Non-Covid Related Citations	Tally by Type
No Alcohol Permit	17
No Food Permit	10
Smoking Violation	8
No Occupancy Placard	5
Cross/Contamination/Unsanitary Condition Food	1
No Posted CUP Permit	1
Total	42

DOWNTOWN⁵ RESTAURANT/BAR INSPECTIONS 2020-2021

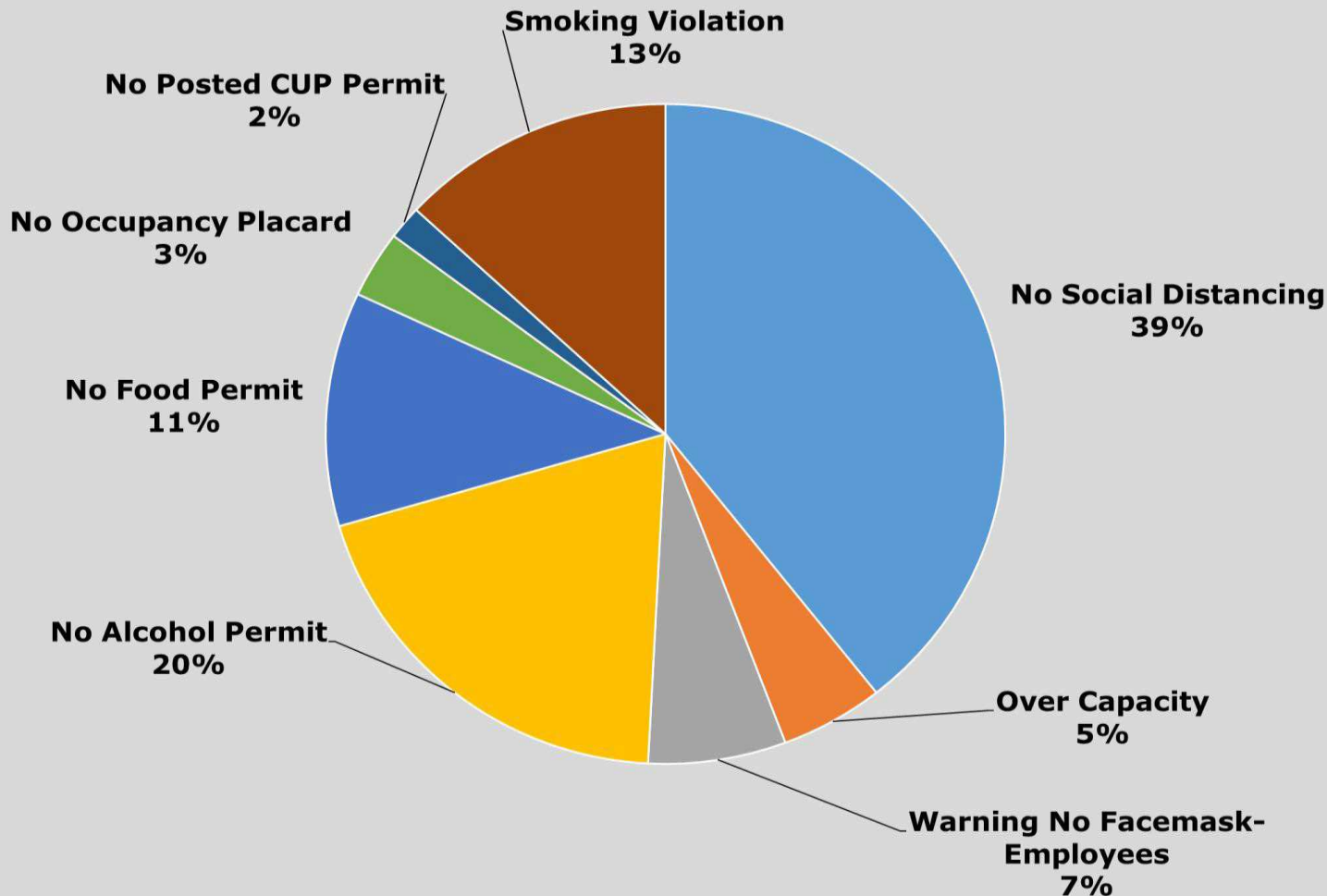
418 Inspections



Downtown: Restaurant Bar Complaint Inspections 2020 -2021

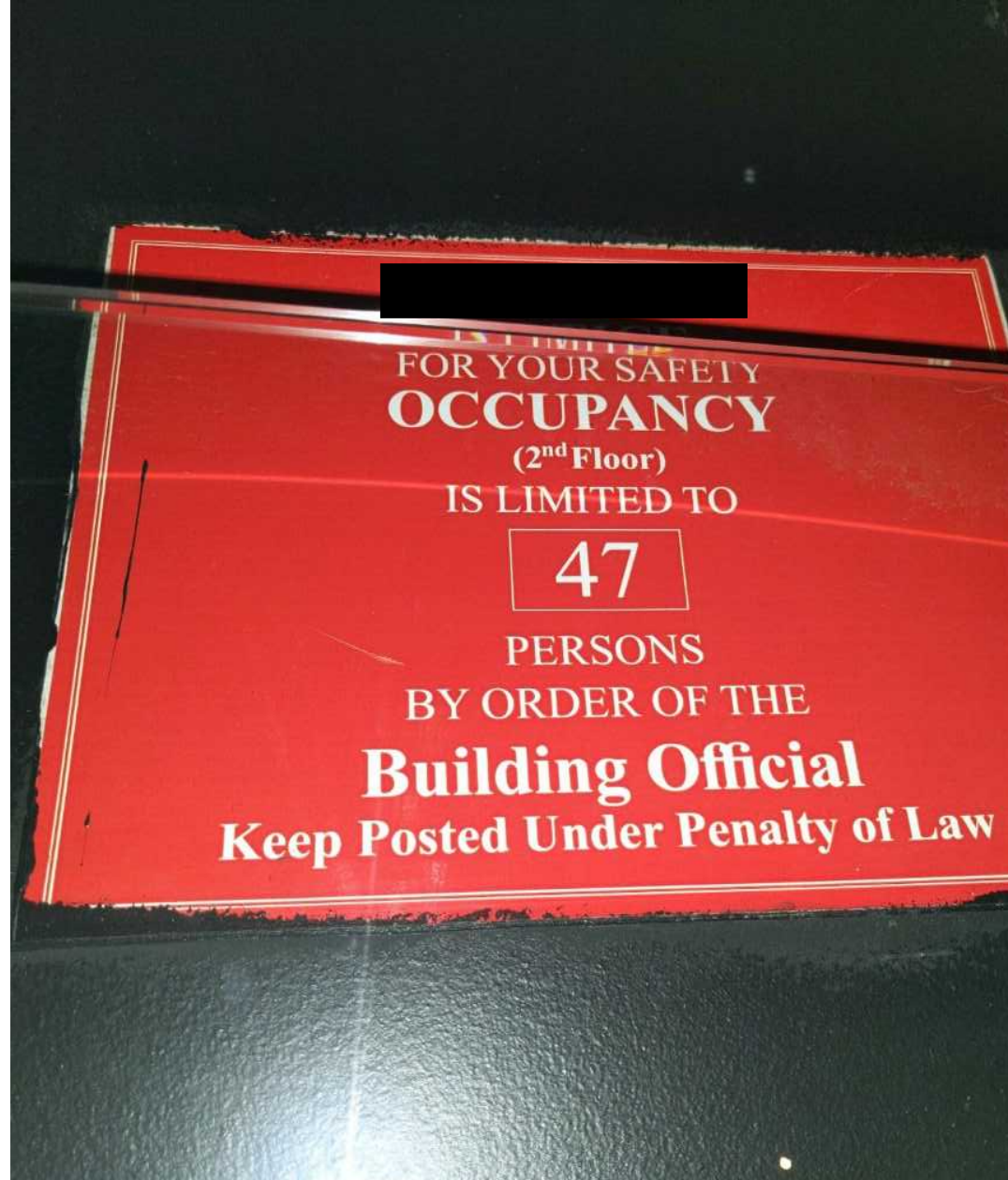


61 Citations

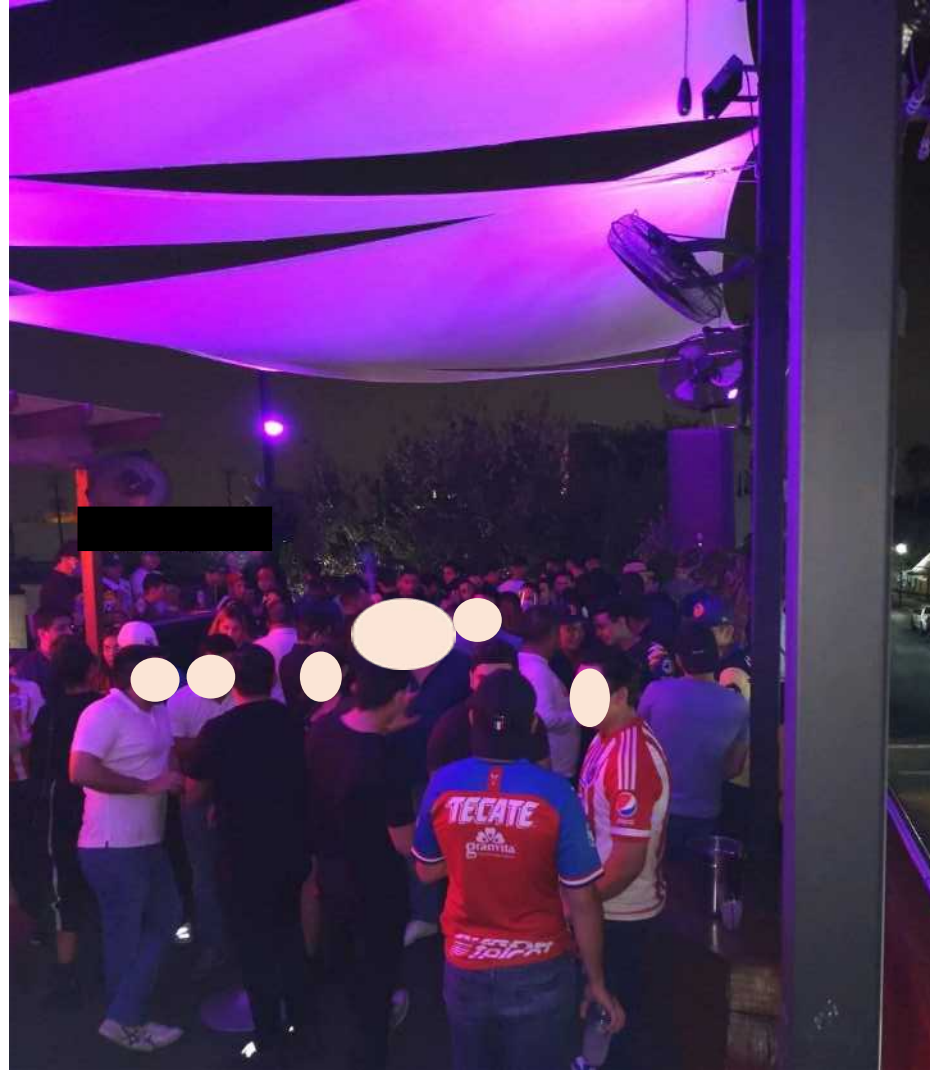


DOWNTOWN⁶ CITATION DATA

Downtown Restaurant/Bar Inspection-61 Citations	
Covid Related Citations	Tally by Type
No Social Distancing	24
Warning No Facemask-Employees	4
Over Capacity	3
Total	31
Non-Covid Related Citations	Tally by Type
No Alcohol Permit	12
Smoking Violation	8
No Food Permit	7
No Occupancy Placard	2
No Posted CUP Permit	1
Total	30



**Citation issued for
GA32 over occupancy.
Occupancy 47 (2nd floor)
75% is 35 and occupancy
was 89.
GA32 Social Distancing.
11.26.2020**



**Over occupancy and no social distancing
11.26.2020**



**Citation issued for
GA32 – Not meeting Social Distancing
11.28.2020**



**Citation issued for
GA32 – Not meeting Social Distancing
11.29.2020**



**Complaint and Summons
filed on 11/30/2020. Refused to sign citation.
Violation GA32 - Not social distancing. 11.29.2020**



**Citation issued for
GA32 – not social distancing. 11.28.2020**

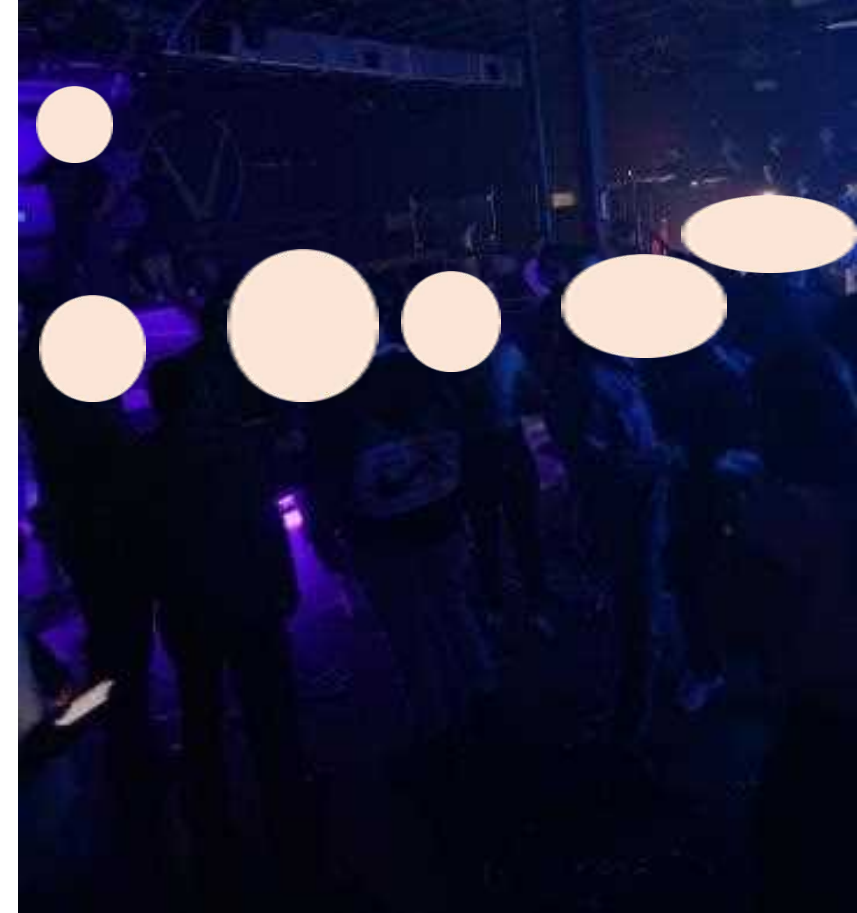
Citation issued for GA 32 - Not Social Distancing 01.31.21



Citation issued for GA 32 - Not Social Distancing 01.30.21



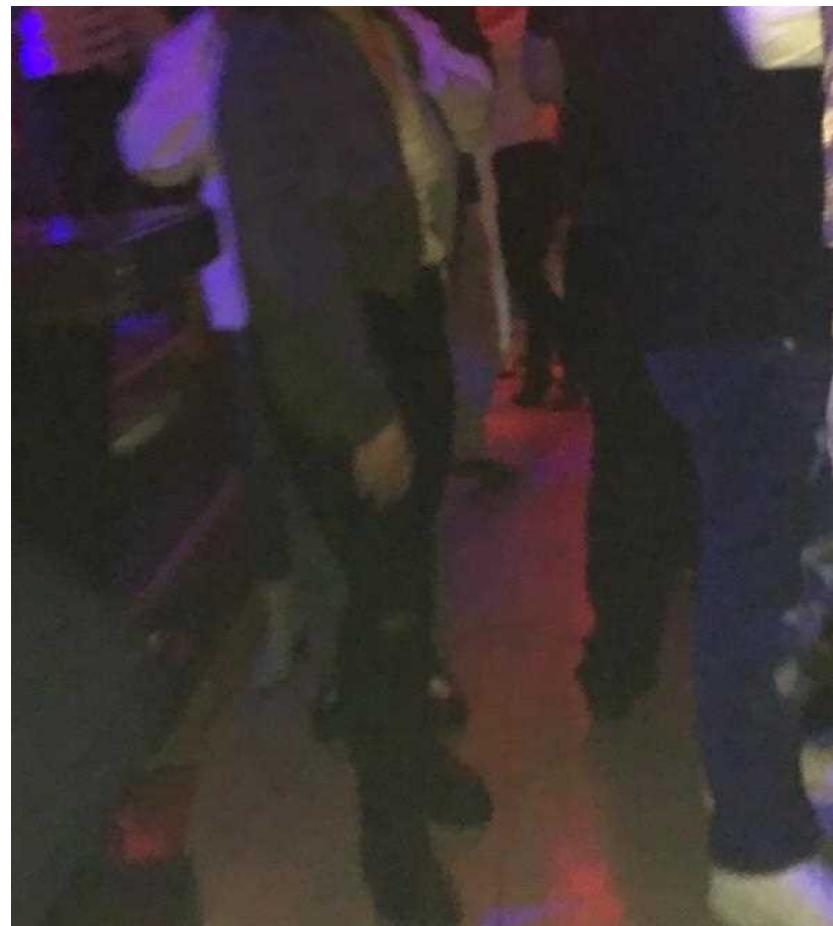
Citation issued for GA 32 - Not Social Distancing 01.30.21



Citation issued for GA 32 - Not Social Distancing 01.30.21 & No Smoking Citation



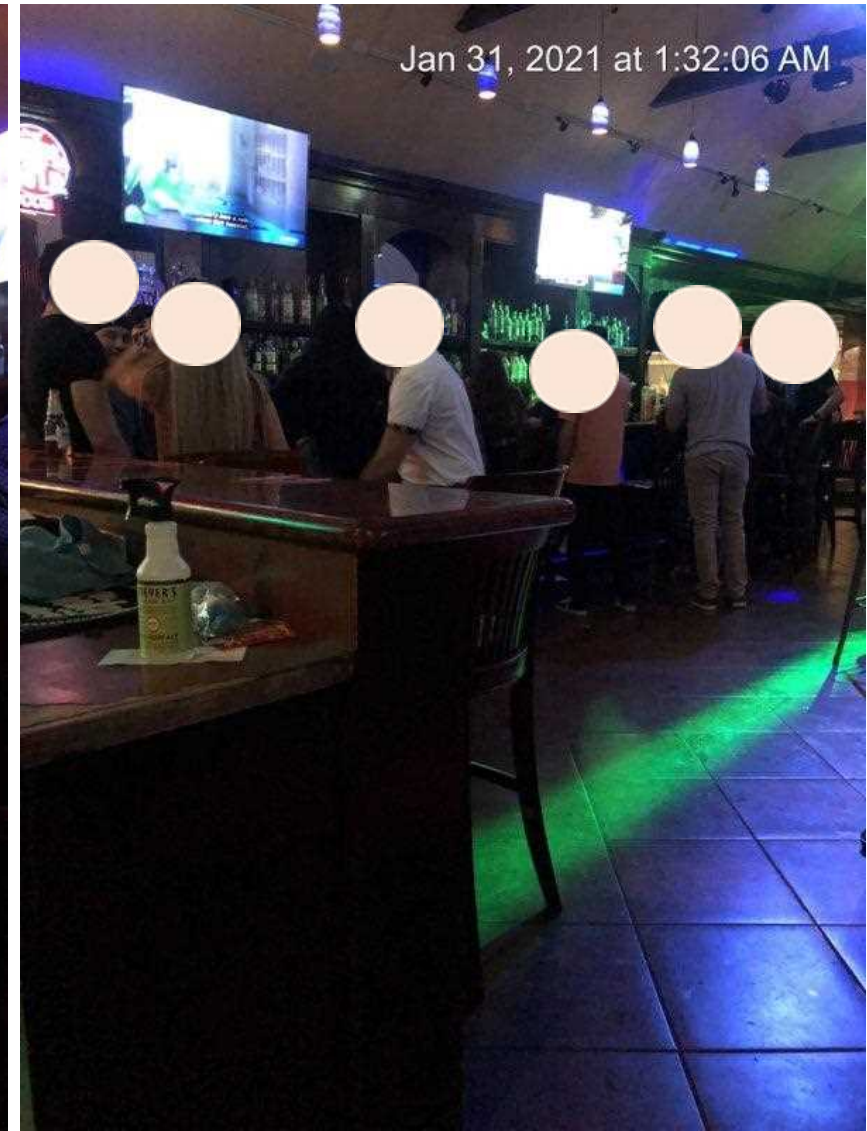
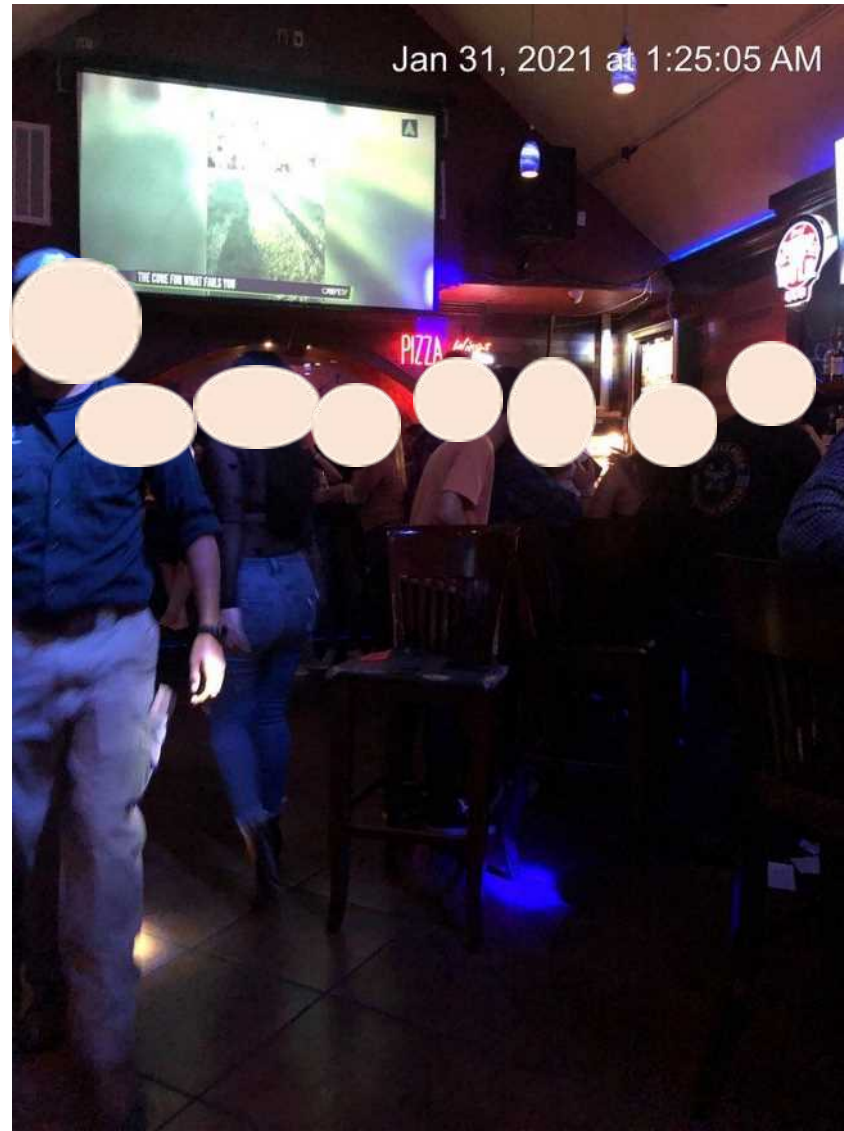
**Citation issued for no Social Distancing,
Over Occupancy and Smoking inside
establishment. 01.30.21**



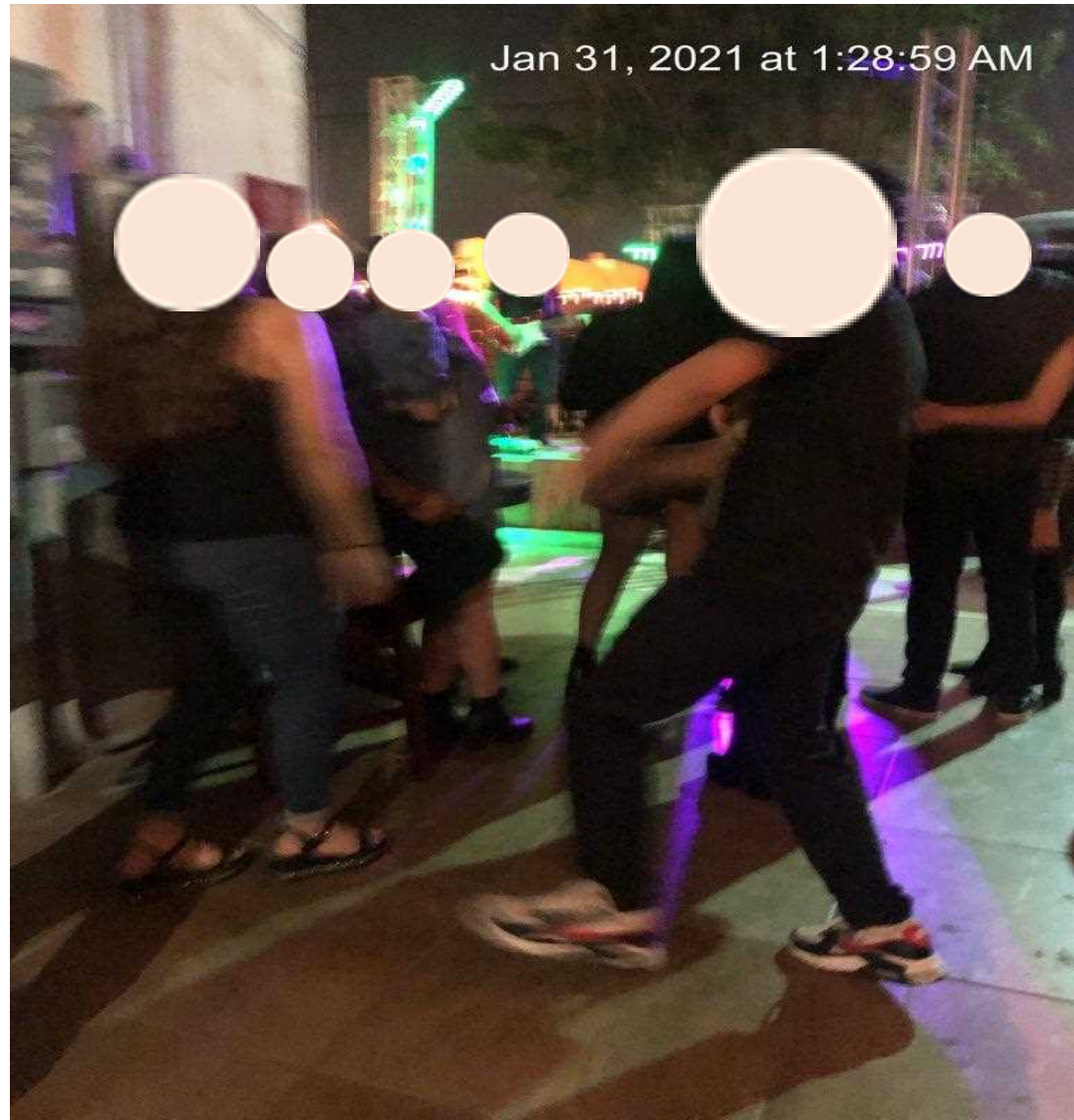
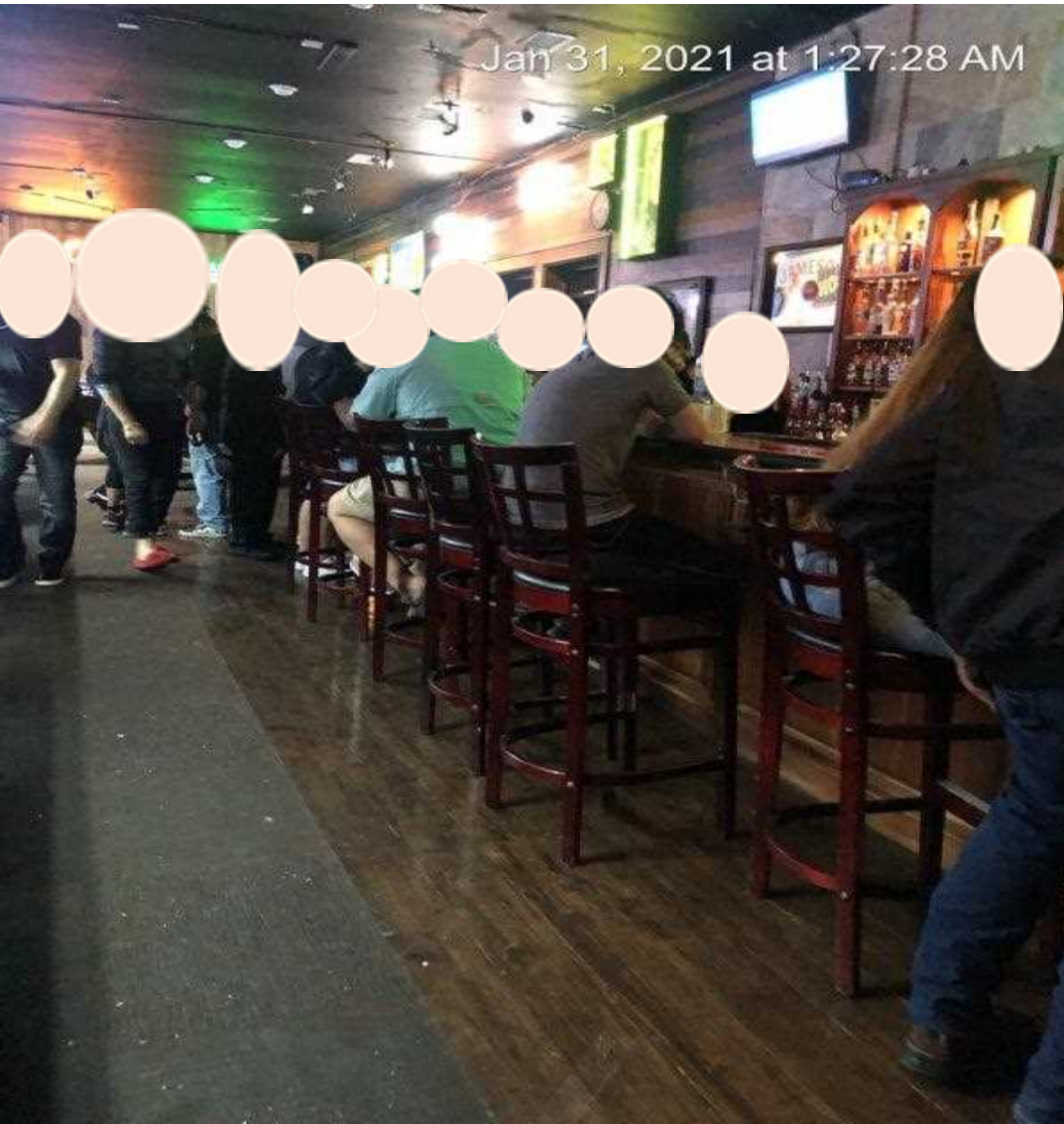
**Citation issued for GA 32 –
No Social Distancing
01.31.2021**



Citation issued for GA 32 – No Social Distancing 01.31.2021

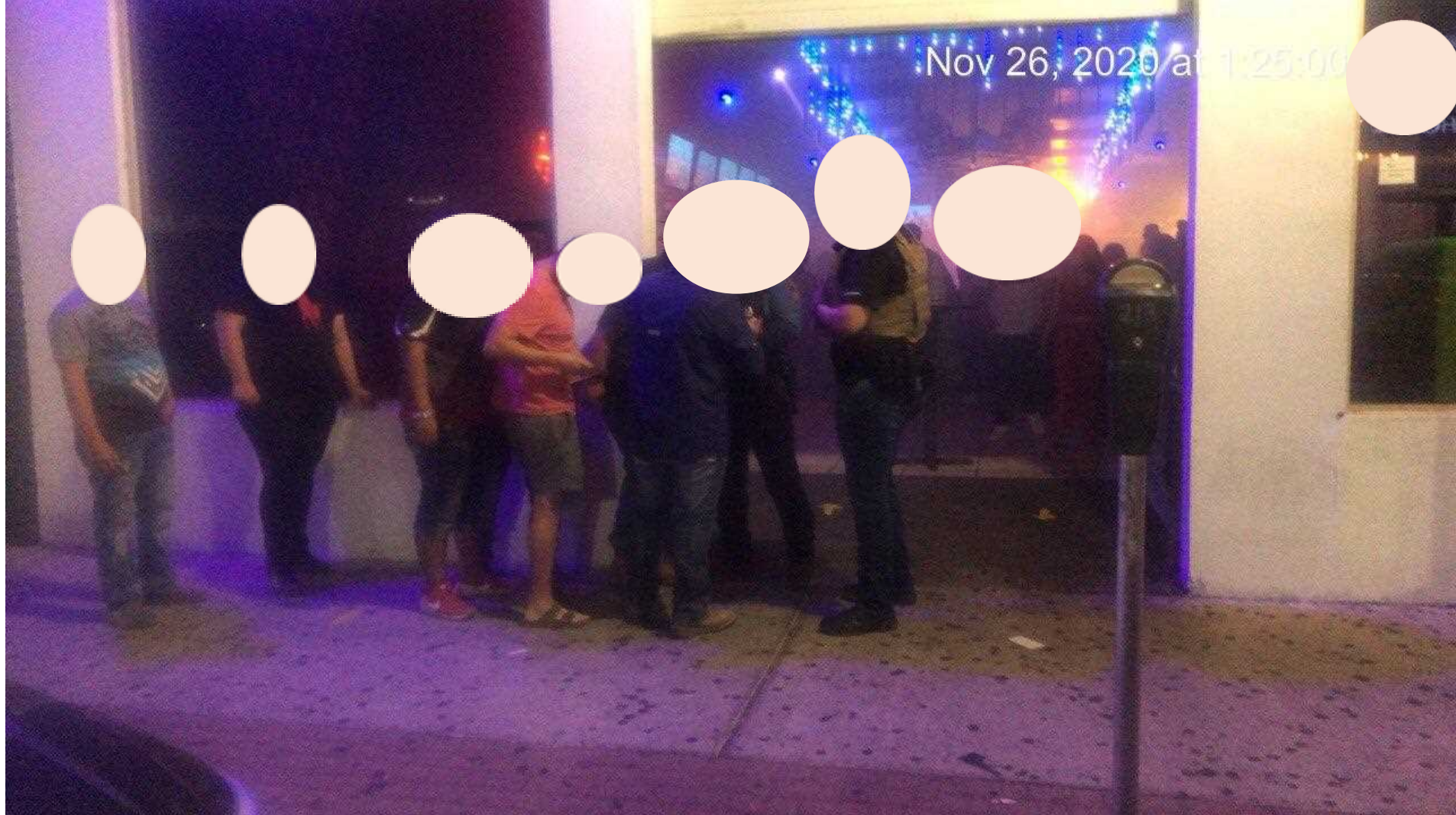


Citation issued for GA 32 – No Social Distancing 01.31.2021





**Citation issued for
GA32 – Not meeting Social Distancing
11.26.2020**



**Citation issued for
GA32 - Not Social Distancing
11.26.2020**



**Not Social
Distancing
& no food seen at
tables.
11.26.2020**





**No food seen on Tables
11.26.2020**



ITEM SUMMARY

BOARD: City Commission

AGENDA ITEM

6.

DATE SUBMITTED

02/02/2021

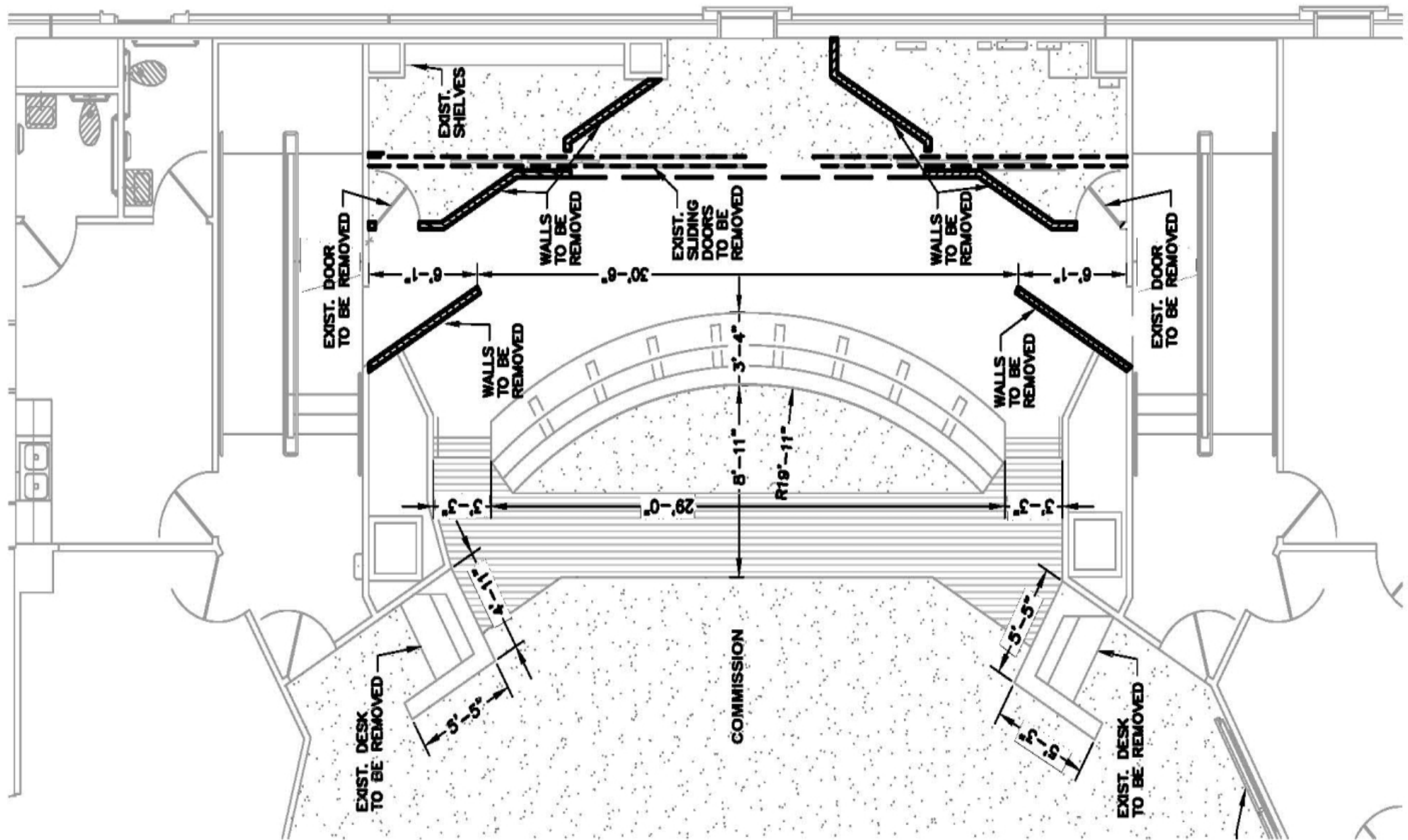
MEETING DATE

2/8/2021

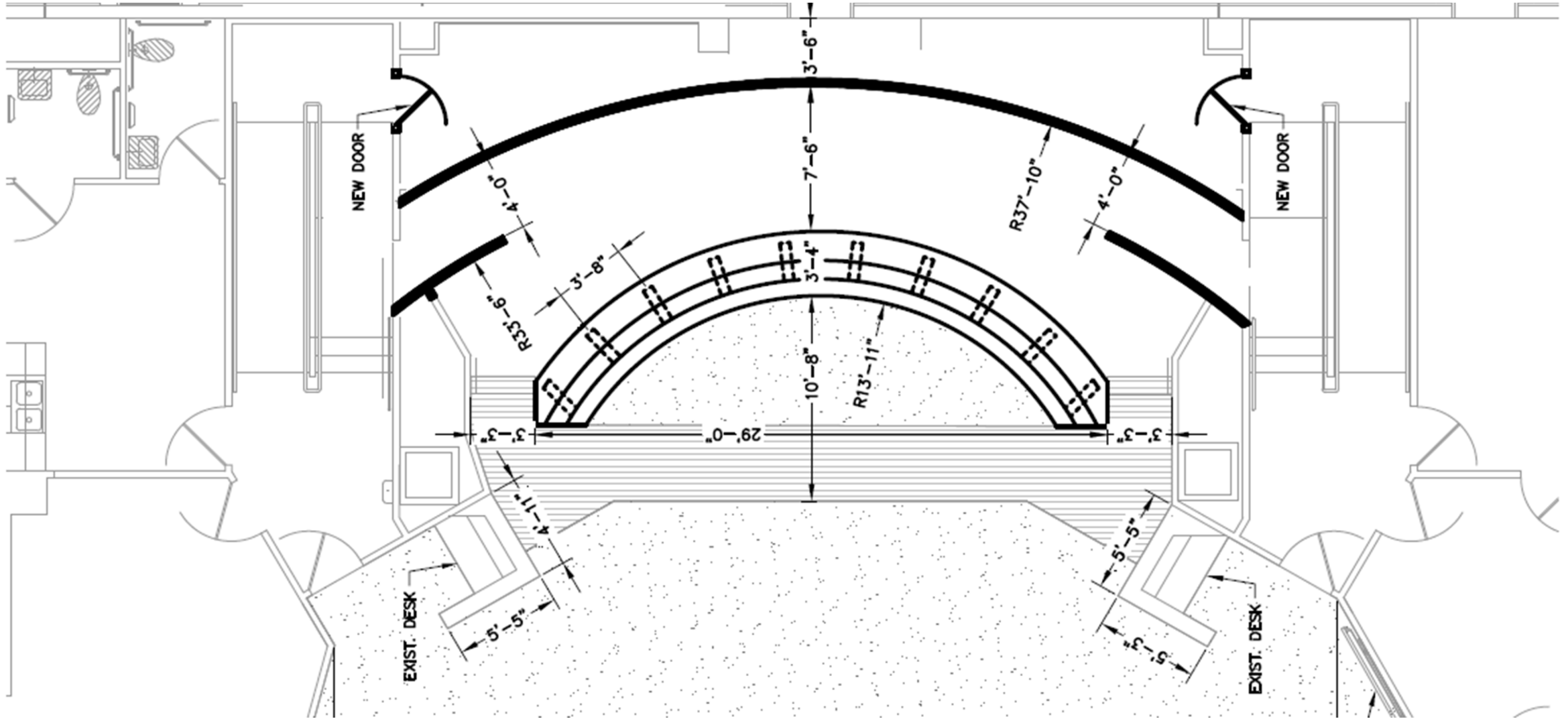
1. Agenda Item: Discussion of City Commission Dais Rendering.
2. Party Making Request: Yvette Barrera
3. Applicant:
4. Nature of Request: Consideration and Approval of City Commission Dais Rendering
5. Fiscal Impact Summary:
6. Budgeted:

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

Zeferino Mendoza	Created/Initiated - 2/2/2021
Eduardo Mendoza	Approved - 2/2/2021
Michelle Rivera	Approved - 2/2/2021
Isaac Tawil	Final Approval - 2/2/2021
8. Staff Recommendation: Engineering staff recommends approval of design for City Commission Dais.
9. Advisory Board:
10. City Attorney:
11. Manager's Recommendation:



Existing Floor Plan



Floor Plan B

Cost Estimate Floor Plan B:	\$119,000
Alt A Back Wall Renovation:	\$18,000
Alt B Upgrade Lighting Dias Area:	\$30,000



NAME NAME NAME NAME NAME NAME NAME NAME NAME

CITY OF McALLEN





ITEM SUMMARY

BOARD: City Commission

AGENDA ITEM

7.

DATE SUBMITTED

02/02/2021

MEETING DATE

2/8/2021

1. Agenda Item: Presentation of Downtown Services Strategies.

2. Party Making Request: Mario Delgado

3. Nature of Request:

4. Routing:

Angela Cano

Mario Delgado

Jeff Johnston

Created/Initiated - 2/2/2021

Approved - 2/2/2021

Final Approval - 2/2/2021

5. Staff Recommendation:

6. Advisory Board:

7. City Attorney:

8. Manager's Recommendation:



Downtown Services Strategies

Transit Director, Mario Delgado

CITY COMMISSION MEETING | February 8, 2021

Presentation Overview

Demonstrate the need to shift strategies during and after the COVID-19 pandemic. The McAllen Parking Garage caters to customers daily who are visiting our facility for various reasons like:

- Daily / Overnight Parking
- Visiting the Passports / Vitals & Statistics Division
- Food Court
- Public Restrooms
- Downtown Dining / Shopping

While the Parking Garage has remained open and serves the general public daily, parking enforcement in downtown McAllen was halted in FY2020. Today, we will propose immediate action strategies we hope to implement in FY2021.



IMMEDIATE ACTION STRATEGIES

The immediate strategies represent low-hanging fruit that could be easily implemented relatively quickly and in a very low cost manner:

Strategy	Implementation Timeline	Cost	Benefits
1. Promote parking garage and on/off street parking spaces / lots across digital and print media.	Ongoing	\$2,000 Budgeted in FY 20-21	<u>Low to Medium</u> Helps create visibility
2. Add wayfinding signage in downtown McAllen / Create and add Parking Guide in mcallen.net.	TBD	TBD / \$500	<u>Medium to High</u> Inform public of their surroundings.
3. Lease available spaces in Food Court.	Ongoing	\$0 Using signs printed FY19	<u>High</u> Spaces have gained interest from various vendors.
4. Utilize the public parking garage top floor for special events, photography, etc...	Develop / Implement FY 20-21	\$0	<u>High</u> Make use of underutilized space.

IMMEDIATE ACTION STRATEGIES

STRATEGY #1: PROMOTE

It is important to note that this strategy is designed to promote the parking garage.

The McAllen Parking garage is centrally located and within walking distance to Main St., the McAllen Heritage Center, 17th St. Entertainment District, McAllen Central Station and so much more.

We will to continue to utilize free and / or paid digital / print media to inform the general public of the parking garage.



The graphic features a photograph of the McAllen Downtown Parking Garage, a modern multi-story building with a distinctive orange and yellow facade and a large 'PARK' sign. The building is situated on a city street with trees and a clear blue sky. Overlaid on the image are several informational elements:

- Green Callout Box:** Contains a car icon and the word 'PARK'. Text: "Enjoy easy and convenient parking in downtown at the McAllen Parking Garage located at 221 S 15th St. The five-story facility is open 24 hours and includes a food court, currency exchange services, City of McAllen Department offices, public restrooms and 437 parking spaces."
- Vertical Icons:** On the left side, there are three circular icons: a car, a building, and a map of the city.
- Top Right Logo:** The 'McAllen DOWNTOWN Parking Garage' logo.
- Bottom Bar:** A dark grey bar containing the address '221 S 15th St. | (956) 681-3525', the slogan 'LET'S BE FRIENDS', and social media icons for Facebook, Instagram, and Twitter with the handle '@mcallenparking'.

IMMEDIATE ACTION STRATEGIES

STRATEGY #1: PROMOTE (Cont'd)



Public Parking | 221 S 15th St. | OPEN 24 HOURS | (956) 681-3525



McAllen
DOWNTOWN
Parking Garage

IMMEDIATE ACTION STRATEGIES

STRATEGY #2: WAYFINDING

Helps deliver a better experience [and look] by aiding navigation and orientation for all users and / or visitors of the parking garage and Downtown McAllen.

[Static] Wayfinding information in the immediate downtown area could help direct visitors to the parking garage.

Wayfinding improvements at the parking garage can also help guide visitors to key points of interests and / or local landmarks.

Note: The design of any signage that is installed should be in keeping with downtown's character



TEXT: "It's a two-minute walk to McAllen Central Station.
Head north on S. 15th St. toward Austin Ave.



IMMEDIATE ACTION STRATEGIES

STRATEGY #3: LEASE AGREEMENTS

Our goal is to provide patrons an exceptional mix of dining and / or retail options at the McAllen Parking Garage.

Occupied / Available Spaces

- A-1: Taco Zone
- A-2: Available 1169 SF
- A-3: Texas Money Exchange (Casa de Cambio)
- A-4: Available 655 SF
- B-1: Available 469 SF
- B-2: Under Contract (The Healing Factory)
- C-1: Available 297 SF

Interest in the spaces has increased recently. Our team continues to promote the available spaces in the Parking Garage.

Note: 5-year Lease Agreement at \$27 per SF

SPACES AVAILABLE

for lease in prime location,
Historic Downtown McAllen.

For more info about this exciting
leasing opportunity, contact us today!

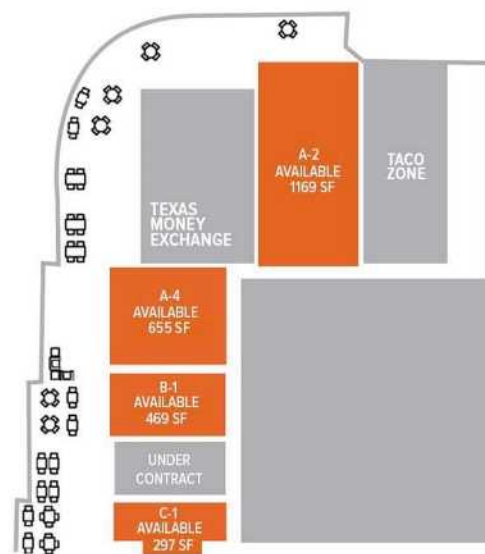
P: (956)681-3525

E: robert.deleon@mcallen.net

221 S. 15th St.



McAllen, TX



IMMEDIATE ACTION STRATEGIES

STRATEGY #4: USE OF UNDERUTILIZED AREAS

The public parking garage is underutilized, especially on the top floor. Even as public parking spaces / lots in the downtown core fill to capacity during the peak hour daily there is generally still capacity available on the top floor (roof) of the public parking garage.

Staff recommends the use of the parking garage rooftop to be made available for reservations for Special Events, Video Production, Community Events, and Photography.



IMMEDIATE ACTION STRATEGIES

STRATEGY #4: USE OF UNDERUTILIZED AREAS (Cont'd)



IMMEDIATE ACTION STRATEGIES

STRATEGY #4: USE OF UNDERUTILIZED AREAS (Cont'd)

Description	Rental Rate	Minimum	Example(s)
Special Events	\$250 per hour	2	Galas, Awards Ceremonies, Company Functions, etc...
Video Production	\$125 per hour	2	Commercial shoot, Music Videos, Movies, etc..
Community Events	\$75 per hour	2	Farmer's Markets, Fitness: Yoga, Spin Classes, etc...
Photography	\$50 per hour	2	Portraits: Individual, family, wedding, prom etc...



QUESTIONS?

Thank you!



CITY OF MCALLEN
DOWNTOWN SERVICES (DTS)

FACILITIES USE REQUEST

I. Rental Facilities Available for Private and Non-Profit Agencies

Description	Rate(s)	Minimum	Total Hours	Office Use Only
Special Event	\$250 hour	2		
Video	\$125 hour	2		
Community Events	\$75 hour	2		
Photography	\$50 hour	2		

II. Applicant Information

Date Requested: _____

Time Requested: _____

Number of Attendees: _____

Requested Date(s): _____

Requested Time(s): _____

Purpose of Event: _____

Requesting Organization: _____

Contract Person: _____

Phone: _____

Email: _____

Name and address of individual designated to receive billings:

Name: _____

Address: _____

State / ZIP: _____

Phone: _____

Email: _____

Contact person regarding damage claims:

Name: _____

Phone: _____

Email: _____

III. Food and Beverages

Will food and / or beverages be served during this reservation?

(Coffee and water are considered beverages.)

☐

YES

☐

NO

When food is served please ensure that all necessary health permits are in place whether by the caterer or by others preparing/serving the food.

If yes, will this be a catered event or will participants bring their own?

☐

Catered (Food / Beverages)

☐

Bring Their Own

i.e. coffee, bottled water, sodas, etc...

The serving and / or consumption of ALCOHOL is NOT ALLOWED during this reservation.

IV. Fees / Refunds & Cancellations

Additional hours beyond maximum time block hours listed will be charged for an additional time block. **Renter must leave a credit card or check on file with DTS for additional cost and/or time block overage.**

A. Fee Payment

The payment must be made no later than 30 days before the event in order for the rental application to be confirmed. If payment is not made in full by the 30-day deadline, then the space will be released and become available for others to lease.

B. Refunds & Cancellations

Cancellations must be received in writing.

21 Days Out - FULL REFUND

14 Days Out - 50% REFUND

7 Days Out - 25% REFUND

Less than 7 Days - NON REFUNDABLE

The City of McAllen or McAllen Parking Garage shall not be held responsible or liable for any damages caused as a result of the cancellation of the event.

Email this Facilities Use Request and Application to Robert de Leon, Assistant Transit Director, at robert.deleon@mcallen.net.

Use of the facilities at the McAllen Parking Garage CANNOT BE CONFIRMED until the rental fee has been paid in full within the 30 day deadline.

Payments can be made in person at the McAllen Parking Garage administrative office, payment window or by mail.

In Person: 221 S. 15th St. (Monday through Friday, 8am-5pm).

Payment Window: 221 S. 15th St. Monday through Saturday, 9am-6pm.

Mail to: McAllen Parking Garage

Attn: Robert de Leon

221 S. 15th St.

McAllen, TX 78501

MAKE CHECKS PAYABLE TO: CITY OF MCALLEN



ITEM SUMMARY

BOARD: City Commission

AGENDA ITEM

8.

DATE SUBMITTED

MEETING DATE

2/8/2021

1. Agenda Item: Report on CARES Act Funding.

2. Party Making Request: Sergio Villasana

3. Nature of Request:

4. Routing:
Cindy Gonzalez

Created -

5. Staff Recommendation:

6. Advisory Board:

7. City Attorney:

8. Manager's Recommendation:



CITY OF MCALLEN
GRANT ADMINISTRATION OFFICE
MEMORANDUM

To: Roel “Roy” Rodriguez, P.E., M.P.A., City Manager
Through: Michelle Rivera, Assistant City Manager
From: Yvette M. Balderas, Director of Grant Administration
Date: February 2, 2021
Subject: COVID -19 Pandemic Project Updates

Summary of Awards

Awarding Entity	Implementing Department	Award Amount
Hidalgo County – CARES Act	Police and Fire Departments	\$18,911,376
U.S. Department of Transportation – Federal Transit Administration	Transit Department	9,572,032
U.S. Department of Transportation – Federal Aviation Administration	Airport	4,016,251
U.S. Department of Housing and Urban Development*	Grant Administration - Community Development Division	2,091,833
U.S. Department of Commerce – EDA*	Quinta Mazatlán	1,800,000
State of Texas – Texas Department of Housing and Community Affairs*	Grant Administration - Community Development Division	439,775
Office of the Governor (Homeland Security) *	Police Department	93,024
FEMA – Assistance to Firefighters Grant*	Fire Department	54,546
U.S. Department of Justice – Bureau of Justice Assistance*	Police Department	44,531
TOTAL		\$37,023,368

*Grant Department Submission

To follow is a brief description of the activities and project statuses for COVID-19-related grants/programs; Significant updates are highlighted.

Hidalgo County CARES Act

- **TOTAL ALLOCATION: \$18,911,376**, comprised of original per capita allocation of \$16,332,552 plus \$2,578,824 (\$18 per capita set-aside)
- Eight Requests for Reimbursement were remitted; the first six submission included salaries and fringe for Police and Fire Departments dated March 1st through August 23, 2020.
- **All funds (\$18,911,376) have been received**
 - Total requested was \$23,497,063.16; last two reimbursement requests included Small Business Grants and WIFI costs have not been reimbursed

Federal Transit Administration

- Project shows continuous operational expenses

Federal Aviation Administration

- Project shows continuous operational expenses

CDBG-CV Round I (\$1,005,274)

- **Affordable Homes of South Texas, Inc. – Job Retention and Assistance** **\$585,000**
Funds will be used to provide working capital to support economic enterprises in retaining jobs held by low-income persons
 - **Project Balance: \$308,000**
 - **Project Expenditures: \$147,000**
 - **Seventeen businesses have requested assistance; seven approved**
- **Affordable Homes of South Texas, Inc.–Microenterprise Job Retention/Assistance** **\$315,000**
Funds will be used to provide working capital to support economic enterprises in retaining jobs held by low-income persons where business employ 5 or fewer persons
 - **Project Balance: \$0**
 - **Project Expenditures: \$175,000**
 - **Nine businesses have requested assistance; seven approved**
- **University of Texas Rio Grande Valley (UTRGV) – Testing** **\$100,000**
Funds will be used to provide support services, staffing and testing equipment and supplies to identify markers of COVID-19 in efforts to stymy outbreaks of the pandemic
 - **No activity**
- **COM – Grant Administration Department/AHSTI** **\$30,000**
Funds will be used to provide short-term rental and utility assistance including deposits to qualifying households
 - **No funds expended; project underway**
- **COM- Parks and Recreation Department/Amigos Del Valle, Inc.** **\$190,000**
Funds will be used for staffing, food, food preparation and related activities in order to facilitate the Meals on Wheels onsite or home-delivery programs.
 - **Funds will be used to reimburse personnel costs for staff who transitioned to providing food/meals for seniors**
 - **Project is underway; costs incurred estimated at \$150,000**

- **COM – Emergency Management/Legal Department** **\$45,000**
Funds will be used to produce a Non-Specific Infectious Disease Plan to prepare for future situational responses
 - Funds will be used to reimburse personnel costs for the development of the Contract Tracing Plan; additional expenses will be used to finalize/expand the plan
 - Project is underway
- **COM – Emergency Management /Grant Administration** **\$75,000**
Funds will be used to purchase and install air filtration systems in eligible city buildings/areas that are open to the general public
- **COM – Emergency Management** **\$40,000**
Funds will be used to purchase two illuminated mobile message/informational boards
- **COM – Emergency Management /Grant Administration** **\$75,000**
Funds will be used to produce a Non-Specific Infectious Disease Plan to prepare for future situational responses
 - Funds will be used to reimburse personnel costs for the development of the Contract Tracing Plan; additional expenses will be used to finalize/expand the plan
 - Project is underway
- **COM – McAllen Public Library** **\$120,000**
Funds will be used to purchase a mobile unit to deliver and retrieve loaned library books and supplies to vulnerable populations
- **COM – Grant Administration/McAllen Housing Authority** **\$250,000**
Funds will be used to acquire and rehabilitate, or construct a group living facility to centralize patients undergoing treatment
- **COM – Grant Administration** **\$241,833**
Funds will be used to administer the CDBG-CV projects
- **Affordable Homes of South Texas, Inc. – Project Administration** **\$100,000**
Funds will be used to administer the CDBG-CV Economic Development projects
 - Project Balance: \$67,800
 - Project Expenditures: \$32,200

Economic Development Administration

- FY 2020 Public Works and Economic Adjustment Assistance CARES Act funds for Quinta Mazatlan's Center for Urban Ecology Construction: Received notification of award on 11/12/20

Texas Department of Housing and Community Affairs

- Received \$439,775.03 funds from the Texas Department of Housing and Community Affairs for a rental assistance/homeless prevention program; target beneficiaries are 84 households; project is scheduled to begin mid-February

Office of the Governor – Homeland Security

- Police Department received an award of \$93,024 for purchase of 12 HazMat suits for the Special Unit Team; project underway

FEMA: Assistance to Fire Fighters Grant – Supplemental

- Fire Department received an award of \$54,545.72 for the purchase of personal protective equipment; project underway

Department of Justice: Bureau of Justice Assistance

- Police Department received an award of \$44,531 for purchase of HazMat suits and a communication system for the Special Unit Team; project underway

COVID-Related Funding Opportunities

- Submitted request to Federal Transit Administration for FY 2020 Public Transportation COVID-19 Research Demonstration Grant Program to improve operational efficiencies and provide COVID mitigation. Project would be implemented by McAllen Transit Department; pending award/non-award notification

Texas Department of Emergency Management

- Submitted two requests for PPE purchases, some sanitation costs and other related expenses such as plexiglass have been submitted
 - o Request for Reimbursement # 1 remitted on 7/6/20 for \$142,339.37
 - o Request for Reimbursement #2 was remitted on 8/8/20 for \$180,319.07
 - Approximately \$300K has been requested with respect to Wi-Fi Costs
 - \$2,500,000 is estimated
 - 1,000 poles used for installation
- Request #3 was submitted on 9/8/20 (\$186,339.14) and includes:
 - o MPU Convenience Fees, Personnel, PPE expenses
 - o Department purchases for small sanitation/protective measures
 - o On 12/21/20, FEMA authorized payment of \$10,040.92 for materials and overtime; all other costs were deemed ineligible due to FEMA considering them “increases to general operations” or duplicative (FEMA only authorized buildings to be sanitized once)
- Salaries/Fringe of City Personnel are currently being compiled for Request #4

Provided by Development Corporation of McAllen, Inc.

- Affordable Homes of South Texas received \$800,000 for homeless prevention
 - o Approximately \$401,000 has been expended
 - o Anticipate additional need as unemployment assistance and payments lessen

CARES Funding

Tentatively Approved Hidalgo County Funding	\$	18,911,376
FY 19-20 - 1st Advanced 20% Received - Public Safety - July 9, 2020		(3,266,510)
FY 19-20- 2nd Advanced 20% Received - Public Safety - September 22, 2020		(3,266,510)
FY 19-20 Request MCA03 Received - Public Safety - November 17, 2020		(2,032,078)
FY 19-20 Request MCA04 Received - Public Safety - November 24, 2020		(3,105,875)
FY19-20 Request MCA05 Received - Public Safety - December 01, 2020		(4,582,158)
FY 19-20 Request MCA06(partial) Received - Public Safety - December 08, 2020		(79,421)
FY 19-20 Request MCA06(partial) Received - Public Safety - January 05, 2021		(2,578,824)
Balance due to City	\$	(0)

* Application #1 - \$2,415,579 has been approved.

* Application #2 - \$3,122,112 has been approved.

* Application #3 - \$3,027,407 has been approved.

* Application #4 - \$3,105,875 has been approved.

* Application #5 - \$4,582,158 has been approved.

* Application #6 - \$79,421 has been approved.

* Application #6 - \$2,578,824 has been approved.

Total Approved by County Auditor \$18,911,376

Last Updated: 01-05-2021



ITEM SUMMARY

BOARD: City Commission

AGENDA ITEM

9.A.

DATE SUBMITTED

01/19/2021

MEETING DATE

2/8/2021

1. Agenda Item: Consultation with City Attorney regarding possible litigation against video service providers. (Section 551.071, T.G.C.)
2. Party Making Request: Isaac Tawil
3. Nature of Request: Consultation with City Attorney regarding possible litigation against video service providers. (Section 551.071, T.G.C.)
4. Routing:
Leilani Estrada Colima
Created/Initiated - 1/19/2021
5. Staff Recommendation:
6. Advisory Board:
7. City Attorney:
8. Manager's Recommendation:



ITEM SUMMARY

BOARD: City Commission

AGENDA ITEM

9.B.

DATE SUBMITTED

02/03/2021

MEETING DATE

2/8/2021

1. Agenda Item: Consultation with City Attorney regarding legal aspects of intervention in AEP application with PUC for reconciliation of AMS. (Section 551.071, T.G.C.)
2. Party Making Request: Isaac Tawil
3. Nature of Request: Consultation with City Attorney regarding legal aspects of intervention in AEP application with PUC for reconciliation of AMS. (Section 551.071, T.G.C.)
4. Routing:
Leilani Estrada Colima
Created/Initiated - 2/3/2021
5. Staff Recommendation:
6. Advisory Board:
7. City Attorney:
8. Manager's Recommendation:



ITEM SUMMARY

BOARD: City Commission

AGENDA ITEM

9.C.

DATE SUBMITTED

02/03/2021

MEETING DATE

2/8/2021

1. Agenda Item: Consultation with City Attorney regarding legal aspects of naming city parks.
(Section 551.071, T.G.C.)
2. Party Making Request: Isaac Tawil
3. Nature of Request: Consultation with City Attorney regarding legal aspects of naming city parks.
(Section 551.071, T.G.C.)
4. Routing:
Leilani Estrada Colima
Created/Initiated - 2/3/2021
5. Staff Recommendation:
6. Advisory Board:
7. City Attorney:
8. Manager's Recommendation:



ITEM SUMMARY

BOARD:	AGENDA ITEM	9.D.
	DATE SUBMITTED	02/03/2021
	MEETING DATE	2/8/2021

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

Bid Amount:	_____	Budgeted Amount:	_____
Under Budget:	_____	Over Budget:	_____
		Amount Remaining:	_____
7. Routing:
Leilani Estrada Colima
Created/Initiated - 2/3/2021
8. Staff Recommendation:
9. Advisory Board:
10. City Attorney:
11. Manager's Recommendation:



ITEM SUMMARY

BOARD:	AGENDA ITEM	9.E.
	DATE SUBMITTED	02/03/2021
	MEETING DATE	2/8/2021

1. Agenda Item: Consultation with City Attorney regarding professional services contract. (Section 551.071, T.G.C.)
2. Party Making Request:
3. Applicant:
4. Nature of Request:
5. Fiscal Impact Summary:
6. Budgeted:

Bid Amount:	_____	Budgeted Amount:	_____
Under Budget:	_____	Over Budget:	_____
		Amount Remaining:	_____
7. Routing:
Leilani Estrada Colima
Created/Initiated - 2/3/2021
8. Staff Recommendation:
9. Advisory Board:
10. City Attorney:
11. Manager's Recommendation:



ITEM SUMMARY

BOARD:	AGENDA ITEM	9.F.
	DATE SUBMITTED	02/03/2021
	MEETING DATE	2/8/2021

1. Agenda Item: Consultation with City Attorney regarding pending litigation - Cause No. D-1-GN-21-000489; City of McAllen v. The State of Texas, Hon. Ruth R. Hughs, Texas Secretary of State. (Section 551.071, T.G.C.)
2. Party Making Request:
3. Applicant:
4. Nature of Request:
5. Fiscal Impact Summary:
6. Budgeted:

Bid Amount:	_____	Budgeted Amount:	_____
Under Budget:	_____	Over Budget:	_____
		Amount Remaining:	_____
7. Routing:
Leilani Estrada Colima
Created/Initiated - 2/3/2021
8. Staff Recommendation:
9. Advisory Board:
10. City Attorney:
11. Manager's Recommendation:



ITEM SUMMARY

BOARD: City Commission

AGENDA ITEM

9.G.

DATE SUBMITTED

02/04/2021

MEETING DATE

2/8/2021

1. Agenda Item: Discussion and possible lease, sale or purchase of real estate property: Tract 1. (Section 551.071, T.G.C.)
2. Party Making Request: Isaac Tawil
3. Applicant:
4. Nature of Request: Discussion and possible lease, sale or purchase of real estate property: Tract 1. (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 - 2/4/2021
8. Staff Recommendation:
9. Advisory Board:
10. City Attorney: None. IJT
11. Manager's Recommendation: None. RR