STATE OF TEXAS
COUNTY OF HIDALGO
CITY OF MCALLEN

The McAllen Board of Commissioners convened in a Workshop on **Monday, January 23, 2017** at 4:00 pm, at McAllen City Hall Third Floor (3rd) Commission Chambers, with the following present:

Mayor Jim Darling, Mayor Pro Tem Hilda Escochea Salinas, Mayor Pro Tem Aida Ramirez, Commissioner Richard Cortez, Commissioner Trey Pebley, Commissioner John Ingram and Commissioner Veronica Whitacre

CDBG: Karen Valdez, Piedad Martinez

Staff: City Manager Roel Rodriguez, City Attorney Kevin Pagan, Assistant City Manager Jeff Johnston, Assistant City Manager Joe Vera, City Secretary Perla Lara, Director of Engineering Yvette Barrera

CALL TO ORDER

Mayor Darling called the meeting to order.

1. PRESENT QUESTIONS TO STAFF RELATING TO JANUARY 23, 2017 REGULAR MEETING AGENDA, TO BE DISCUSSED AT SUCH MEETING.

There were no questions relating to the January 23, 2017 Regular Meeting Agenda.

2. PRESENTATION ON TRAFFIC MANAGEMENT PROGRAM.

Staff gave a brief presentation on the Traffic Management Program. The following were reviewed:

- Software Upgrade
- Controllers
- Cabinets
- Fiber (Communication)
- Comprehensive Traffic Study

The phases for controllers were reviewed as follows:

- Phase 1 – November 2016 – January 2017
- Phase 2 - February to April 2017
- Phase 3 – May to July 2017
- Phase 4 – August to September 2017

Discussion ensued and staff answered questions posed by the Mayor and City Commission. Concerns were expressed as it related to the fiber plan and opportunities to use it. A report was requested from the IT Director as to bringing back report on the timeline for the fiber.

Traffic Operations Signal objectives and in house work assignments were also reviewed. A discussion ensued as it related to traffic signals. A workshop was suggested and information on Expressway was requested.

3. PRESENTATION BY CASA LINDA DEVELOPMENT CORPORATION FOR PROPOSED PROJECT IN MCALLEN.

Ms. Linda Brown gave a brief development overview for the proposed project in McAllen. It was noted that the site was being proposed at 2800 N. McColl – 7.89 acres North of La Vista and South of Fern. Timeline was reviewed as follows:

- 1/9/17 – Pre-Applications Final Delivery Date
- 3/1/17 – Full Application Delivery Date
- 4/1/17- Market Analysis Delivery Date
- Mid-May Final Scoring Notices Issued for Majority of Applications
- 6/23/17 – Public Comment to be included in Board Presentation

- June – Release of eligible applications for consideration for award
- July – Final Awards

It was mentioned that at this time the developer's request was for 1) A Resolution of Support for the Oasis on McColl tax credit application to TDHCA; and 2) A letter signed by the City Manager for a financial commitment of $10.00 for a specific development expense.

A lengthy discussion ensued. Staff answered questions posed by the Mayor and City Commission. After due consideration, it was the consensus to bring back item along with the rest of the requestors and have them present at the next workshop.

4. UPDATE ON ORDINANCE REVIEW COMMITTEE ACTIVITIES.

Said item was not addressed.

5. UPDATE OF WELLNESS PLAN.

Said item was not addressed.

6. STATUS REPORT OF PARKS & RECREATION DEPARTMENT & PROJECTS.

Said item was not addressed.

7. PROJECT STATUS REPORT THROUGH DECEMBER 31, 2016.

Said item was not addressed.

8. SUBDIVISION REPORT ENDING DECEMBER 31, 2016.

Said item was not addressed.

9. REPORT ON CONVENTION ACTIVITIES BY MCALLEN CONVENTION AND VISITORS BUREAU.

Said item was not addressed.

4:30 PM JOINT MEETING WITH COMMUNITY DEVELOPMENT COUNCIL

10. ANNUAL JOINT MEETING TO DISCUSS CDBG PRIORITIES AND PROJECTS.

Mrs. Karen Valdez, CDBG Chair gave a brief presentation of the five year history of the CDBG Funded Construction Projects. A discussion was held. Staff answered questions posed by the Mayor and City Commission.

11. EXECUTIVE SESSION, CHAPTER 551, TEXAS GOVERNMENT CODE, SECTION 551.071 (CONSULTATION WITH ATTORNEY), SECTION 551.072 (DELIBERATION REGARDING REAL PROPERTY) AND SECTION 551.087 (ECONOMIC DEVELOPMENT).

On behalf of the Presiding Officer, the City Attorney recommended recessing into Executive Session pursuant to Chapter 551, Texas Government Code, Section 551.071 Consultation with Attorney on Items 11A, 11B, 11C and 11D; Section 551.072 Deliberation Regarding Real Property for item 11F; Section 551.087 Economic Matters for Items 11D and 11E.

Mayor Darling recessed the meeting at 4:00 pm to go into Executive Session. Mayor Darling reconvened the meeting at 5:00 pm and announced that any action would be taken at the Regular City Commission Meeting.

A) CONSULTATION WITH CITY ATTORNEY REGARDING LEGAL ISSUES RELATED TO THE PERFORMING ARTS CENTER. (551.071, T.G.C.)

B) CONSULTATION WITH CITY ATTORNEY REGARDING LEGAL ISSUES RELATED TO CAUSE NO. C-0024-17-a; FIDENCIO HERNANDEZ, ET AL VS. ROBERT A PENA., CITY OF MCALLEN, SPAWGLASS CONTRACTS, ET. AL. (SECTION 551.071, T.G.C.)

C) CONSULTATION WITH CITY ATTORNEY REGARDING LEGAL ISSUES RELATED TO THE YEARLY LITIGATION AUDIT REPORT. (SECTION 551.071, T.G.C.)

D) **CONSULTATION WITH CITY ATTORNEY REGARDING POSSIBLE, LAND TRANSACTION AND ECONOMIC DEVELOPMENT OF CITY OWNED LAND. (SECTION 551.071, T.G.C.) AND (SECTION 551.087, T.G.C.)**

E) **CONSIDERATION OF ECONOMIC DEVELOPMENT MATTERS. (SECTION 551.087, T.G.C.)**

F) **DISCUSSION AND POSSIBLE LEASE, SALE OR PURCHASE OF REAL PROPERTY; TRACT 1, TRACT 2, AND TRACT 3. (SECTION 551.072, T.G.C.)**

ADJOURNMENT

Jim Darling, Mayor

Attest:

Perla Lara, TRMC/CMC, CPM
City Secretary