

**STATE OF TEXAS
COUNTY OF HIDALGO
CITY OF MCALLEN**

The McAllen Board of Commissioners convened in a Workshop on **Monday, September 25, 2017** at 4:00 pm, at McAllen City Hall Third Floor (3rd) Commission Chambers, with the following present:

Mayor Jim Darling, Mayor Pro Tem Aida Ramirez, Commissioner Richard Cortez, Commissioner Joaquin Zamora, Commissioner Omar Quintanilla, Commissioner John Ingram, Commissioner Veronica Whitacre

Staff: City Manager Roy Rodriguez, City Attorney Kevin Pagan, Assistant City Manager Jeff Johnston, Assistant City Manager Joe Vera, City Secretary Perla Lara, Planning Director Juli Rankin

CALL TO ORDER

Mayor Jim Darling called the meeting to order.

**1. PRESENT QUESTIONS TO STAFF RELATING TO THE SEPTEMBER 25, 2017
REGULAR MEETING AGENDA, TO BE DISCUSSED AT SUCH MEETING.**

Questions were asked on items 2A and 2F of the regular city commission agenda.

**2. CONDUCT INTERVIEW FOR TOP RANKED FIRMS FOR ARCHITECTURAL DESIGN
SERVICES FOR QUINTA MAZATLÁN.**

Staff reported that three firms would each make a ten (10) minute presentation to the City Commission over their team/partnerships, qualifications, experience and accomplishments/projects/clients related to the architectural design services for Quinta Mazatlán. The interview for the firms were conducted as follows:

The Halff Team

A brief presentation was made and representatives outlined the firm's qualifications and past work experience involving projects as follows:

A presentation was shown via Power Point and the team commitment was highlighted:

- Experience in all key areas
- Strong Understanding of Quinta Mazatlán
- Specific Team Expertise
- Emphasis on Creating an Economically Sustainable Plan for Quinta
- Majority Local Presence
- Able to meet your short-term and long-term timelines

Firms Experience was highlighted as follows:

- Locals
- Strong Environmental Design
- Destination Specialists
- Economic Sustainability
- Education/Teaching Facility Expertise
- Experience with McAllen
- Understanding of Local Construction Methods & Materials/Costs
- Commitment/Availability
- Partnerships (UTRGV, Others)
- Low Impact Development/LEED

Projects:

- McAllen Convention Center
- Administration Building, Phoenix Zoo
- Southwest Nature Preserve
- Mercer Gardens Master Plans
- Interactive destination water area and sustainability features, Corpus Christi

A question and answer session followed. Questions were asked as to: 1) what others jobs the firm had done similar to this one, 2) what ideas to incorporate to make it a destination place and 3) the flexibility the team displayed. Questions were answered for the Mayor and City Commission.

There being no other questions, Mayor Jim Darling thanked the representatives for their presentations.

Overland Partners

A brief presentation was made and representatives outlined the firm's qualifications and past work experience involving projects as follows:

At this time Commissioner Richard Cortez walked in.

A presentation was shown via Power Point and the team commitment was highlighted as follows:

- Experienced and familiar with the area
- Team Expertise
- Sustainable
- Unlocking Embedded Potential
- Services in Architectural Design, Urban Design and Master Planning
- Environmental and Aesthetic Projects
- National and Local Awards
- Create a Unique Story

Projects

- Chickasaw Cultural Center
- Lady Bird Johnson Wildflower Center
- Herman Park Lake Plaza

A question and answer session followed. Questions were asked as to: 1) City having sufficient real estate, 2) was the project within budget and 3) what could the firm bring to this project. Questions were answered for the Mayor and City Commission.

There being no other questions, Mayor Jim Darling thanked the representatives for their presentations.

Lake Flato Architects

A brief presentation was made and representatives outlined the firm's qualifications and past work experience involving projects as follows:

A presentation was shown via Power Point and the team commitment was highlighted as follows:

- Experienced
- Environmentally responsible
- Sustainable Design Process for Projects
- Design Process

Projects

- World Birding Center-Mission
- Idea Scholl Headquarters
- Naples Botanical Garden Visitor Center
- Arboretum
- Shangri La Nature Center

A question and answered session followed. Questions were asked as to: 1) City having sufficient real estate, 2) was the project within budget and 3) what the firm recommended will draw citizens to come back. Questions were answered for the Mayor and City Commission.

There being no other questions, Mayor Jim Darling thanked the representatives for their presentations.

3. PRESENTATION BY HIDALGO COUNTY PRECINCT 4 ON RAYMONDVILLE DRAIN.

Judge Palacios gave a brief update on the Hidalgo County Precinct 4 on Raymondville Drain. The following was touched on:

Raymondville Drain Project will provide storm water management on a regional basis by:

- Providing a new channel that connects to existing channels
- Widening of existing channels
- Additional improvements to the 63-mile drainage system of in-line and off-line detention
- Control structures that stretch from Edinburg Lake to the Laguna Madre

A question and answer session followed. Comments were shared by the Mayor and City Commission.

Commissioner Palacios thanked the Mayor and City Commission and invited the City Commission to the October 6, 2017 Groundbreaking Ceremony on the Hidalgo County Raymondville Drain Project.

4. SUBDIVISION MONTHLY REPORT ENDING AUGUST 31, 2017.

Said item was not addressed.

5. PROJECT STATUS REPORT THROUGH AUGUST 31, 2017.

Said item was not addressed.

6. STATUS REPORT ON PARKS & RECREATION PROJECTS.

Said item was not addressed.

7. 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).

A) CONSULTATION OF ECONOMIC DEVELOPMENT MATTERS. (SECTION 551.087, T.G.C.)

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

ADJOURNMENT

There being no other business to come before the Commission, the meeting was adjourned at 5:05 p.m.

Attest:


Perla Lara, TRMC/CMC, CPM
City Secretary


Jim Darling, Mayor