

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

The McAllen Board of Commissioners convened in a Workshop on **Monday, October 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 Aida Ramirez, Commissioner Omar Quintanilla, Commissioner Joaquin Zamora, Commissioner Richard Cortez, Commissioner John Ingram and 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, City Architect Yvette Barrera

CALL TO ORDER

Mayor Jim Darling called the meeting to order.

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

Questions were asked on items 2C, 2E, 2J, 3A and 3E.

2. DISCUSSION ON ROOF SYSTEMS.

Staff gave a power point presentation on the roof systems and touched on the Pros and Cons:

Flat Roof Materials:

- **PROS:**
 - ✓ Completely Compatible with asphalt
 - ✓ White reflective cool roof surface
 - ✓ Resistant to UV light
 - ✓ Tough and resistant
 - ✓ Remains flexible and workable
 - ✓ Light Weight
- **CONS:**
 - ✓ Membrane thickness (39-60 mils)
 - ✓ Very difficult to repair
 - ✓ Easy to Puncture
 - ✓ Expensive for 30 years life cycle
 - ✓ Limited Foot Traffic

Staff noted that the city buildings with existing roofs were: 1) Airport (A), 2) International Museum of Art & Science, 3) Bus Station and 4) Incubator.

Built Up Roof

- **PROS:**
 - ✓ Classic (100 + years)
 - ✓ Durable
 - ✓ Withstand foot traffic
 - ✓ Multi-Ply Protection
 - ✓ Easy to repair
 - ✓ Protects the roof system from UV damage
- **CONS:**
 - ✓ Very heavy (specially for new lighter buildings)
 - ✓ Difficult to inspect due to gravel
 - ✓ Old technology

Staff noted that the city buildings with existing roofs were: 1) Airport (B), 2) Hidalgo Bridge A and 3) Fire Station #4.

Modified Bitumen Roofing

- **PROS:**
 - ✓ Multi-Ply Protection
 - ✓ Very Durable

- ✓ Based on BUR but with a polymer (modifier) to the bitumen
- ✓ High tensile strength
- ✓ Low temperature flexibility
- ✓ Different application methods
- CONS:
 - ✓ Higher initial cost
 - ✓ Black color (absorb heat)
 - ✓ Complex to install

Staff noted that the city buildings with existing roofs were: 1) Lark Community Center, 2) Library, 3) Palm View Community Center, 4) Police Department and 5) McAllen Performing Arts Center.

Spray Polyurethane Foam (SPF)

- PROS:
 - ✓ Seamless installation
 - ✓ Can be applied on top of the existing cleaned roof
 - ✓ Insulation with high thermal resistance
 - ✓ Excellent uplift resistance
- CONS:
 - ✓ Limited Installation (warm and dry with no wind)
 - ✓ Expensive
 - ✓ Constant recoating (every 3 to 5 years)
 - ✓ Prone to termites and ants

Staff also discussed what to consider when selecting a roof and highlighted on the following:

- Durability – Able to save more money if roof lasts longer
- Weather Resistance – Is the roof designed for our varying climate
- Cost – Some roofs may cost more but are more durable. Things to consider: Is this a short/long term investment.
- Type – Some materials have been discussed. Things to consider: Durability, price, energy efficiency and style all play a role.

Comments and questions were shared by the Mayor and City Commission. Staff answered questions posed by Mayor and City Commission.

3. REGIONAL MOBILITY AUTHORITY (RMA) STATUS REPORT.

Said item was not addressed.

4. DISCUSSION OF THE TEMPORARY MEDIAN ON TRENTON ROAD EAST OF 8th STREET.

Staff gave a brief report on the temporary median on Trenton Road east of 8th Street and discussed the following:

Proposed Median on Trenton on Road:

- Not enough area for U-Turns at 8th Street
- Low occurrence of accidents (correctable by media)
- Blue-Wave in opposition of the median

Raised Directional Median Intersection

- Delivery Truck Traffic: 30%
- Adjusting of the turning radius at 7th Street

A lengthy discussion ensued. Comments were shared by the Mayor and City Commission. Questions were raised with respect to: 1) Target and Blue Wave, 2) Number of Accidents and 3) Having a roundabout. Staff answered questions posed by the Mayor and City Commission and stated that the solution was to proceed without the median and directed staff to continue to monitor the traffic.

5. PROJECT STATUS REPORT THROUGH SEPTEMBER 30, 2017.

Staff gave a brief project status update of various projects that are currently under construction. Staff noted the work performed is through September 30, 2017 as follows:

- North 24th Street at La Vista Avenue Storm Sewer Bypass

- McAllen Public Safety Building Parking Garage
- McAllen City Hall Re-Roof (Re-Bid) Project
- 2017 Sidewalk and Bus Shelters Improvements
- 2017 Sidewalk Improvements
- McAllen Veterans War Memorial of Texas
- Yuma Avenue Extension
- 10th Street Traffic Loons
- Hazard Mitigation Grant DR 4223 Projects
- Quinta Mazatlán Re-Roof
- Convention Center Fountain Repairs
- Bond Projects: Intersection Improvements
- Bond Projects: Roadway Improvements

Discussion ensued and staff answered questions posed by the Mayor and City Commission. No action required. Report only.

6. SUBDIVISION MONTHLY REPORT ENDING SEPTEMBER 30, 2017.

Staff gave a brief subdivision presentation noting four (4) new subdivisions. No action required. Report only.

7. STATUS REPORT ON PARK & RECREATION PROJECTS.

Staff gave a brief project status update and highlighted on the following:

- McAllen Youth Baseball Complex
- Escandon Skateboard Park
- Houston Skateboard Park
- Nature Center Parking Lot
- Idela Park
- Bicentennial Hike & Bike Trail Corridor Beautification
- Municipal Park – Softball Field Additions

A discussion ensued and staff answered questions posed by the Mayor and City Commission. No action required. Report only.

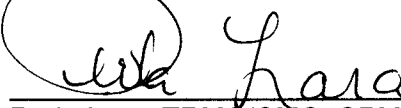
8. EXECUTIVE SESSION, CHAPTER 551, TEXAS GOVERNMENT CODE, SECTION 551.071 (CONSULTATION WITH ATTORNEY), SECTION 551.072 (DELIBERATION REGARDING REAL PROPERTY) AND SECTION 551.087 (ECONOMIC DEVELOPMENT).

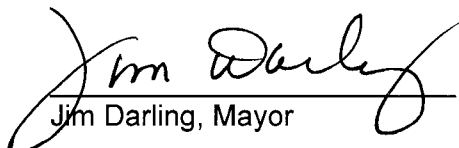
- A) CONSULTATION WITH CITY ATTORNEY REGARDING LEGAL ISSUES RELATED TO LA PIEDAD CEMETERY. (SECTION 551.071, T.G.C.)**
- B) CONSULTATION WITH CITY ATTORNEY REGARDING LEGAL ISSUES RELATED TO S.B. 4 AMICUS BRIEF. (SECTION 551.071, T.G.C.)**

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