

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

The McAllen Board of Commissioners convened in a Workshop on **Monday, February 8, 2021** at 4:00 pm, at McAllen City Hall Third Floor (3rd) Commission Chambers, with the following present:

Mayor Jim Darling, Mayor Pro Tem Veronica Whitacre, Commissioner Javier Villalobos, Commissioner Joaquin Zamora, Commissioner Omar Quintanilla, Commissioner Tania Ramirez and Commissioner Victor "Seby" Haddad

Staff: City Manager Roy Rodriguez, City Attorney Isaac Tawil, Assistant City Manager Michelle Rivera, Assistant City Manager Jeff Johnston, Assistant City Manager Joe Vera, City Engineer Yvette Barrera and City Secretary Perla Lara

CALL TO ORDER

Mayor Jim Darling called the meeting to order.

1. PRESENT QUESTIONS TO STAFF RELATING TO THE FEBRUARY 8, 2021 REGULAR MEETING AGENDA, TO BE DISCUSSED AT SUCH MEETING.

Questions were asked relating to items 1B and 4B of the regular meeting agenda.

2. TAX CREDIT DEVELOPMENTS REQUESTING RESOLUTIONS OF SUPPORT.

Staff gave a brief presentation on tax credit developments requesting resolutions of support. Staff briefly discussed existing and proposed developments as follows:

- Avanti Legacy – Violet Parc
- Uvalde Villas
- Jackson Street Apartments
- Potential for 294 units
- All need rezoning
- Two would require subdivision
- Resolutions of support
- March 4 deadline for applications

A discussion ensued. Comments and concerns were shared by the Mayor and City Commission. Questions were raised relating to: 1) Change in Zoning, 2) Applications and 3) Deadlines. Staff answered questions posed by the Mayor and City Commission.

Mayor Jim Darling thanked staff for their presentation.

3. OVERVIEW OF SCOPE OF WORK FOR A COMPREHENSIVE PLAN.

Staff gave a brief update of scope of work for a comprehensive plan. The scope of work and services were described as follows:

- Public Participation
- Plan Element
- Deliverables

Mrs. Nedra Kinerk spoke in favor of comprehensive plan and thanked the Mayor and City Commission for their decision to upgrade the Foresight McAllen Comprehensive Development Plan that monitors and guides the growth of the community.

A discussion ensued. Comments and concerns were shared by the Mayor and City Commission. Questions were asked relating to: 1) Zoning, 2) Priorities, 3) Multi Family, 4) Focus Groups, 5) County Makeup and 6) Retreat. Staff answered questions posed by the Mayor and City Commission.

Mayor Jim Darling thanked staff for their presentation.

4. DISCUSSION OF ABANDONED HOMES.

Staff gave a brief update of abandoned homes and informed the City Commission on the voluntary/involuntary demolition program. It was noted that the Code Enforcement Department has presented 13 properties to the BBOA since taking over the condemnation process of substandard vacant homes in 2019. Staff also noted that the department has provided home repair economic incentives via the project Imagine Tomorrow 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) and 4) Landscaping.

A discussion ensued. Comments and concerns were shared by the Mayor and City Commission. Questions were asked relating to: 1) Older Neighborhoods, 2) Weedy Lots, 3) Rotations vs waiting on complaints and 4) 90 day permits. Staff answered questions posed by the Mayor and City Commission.

Mayor Jim Darling thanked staff for their presentation.

5. DISCUSSION OF CODE ENFORCEMENT PANDEMIC OPERATIONS: DOWNTOWN AREA 2020-2021.

Staff gave a brief update of Code Enforcement Pandemic Operations of Downtown Area. Staff mentioned that the Code Enforcement Department has conducted 3,716+ Pandemic Inspections city since March 2020 to present Day. Inspection types include CDC Pandemic Guidance Delivery, Restaurant/Bar/Buffett complaint inspections, social distancing/sanitizing, essential/non-essential business, face mask/gym complaints and tattoo complaint inspections. Staff also added that specifically in the downtown area, from May 2020 to present 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.

A discussion ensued. Comments and concerns were shared by the Mayor and City Commission. Questions were asked relating to: 1) TABC Waivers, 2) Covid Citations, 3) List of Repeat Offenders Requested, 4) Non Critical Issues/Community, 5) Friday Memo Update and 6) Food Sales. Staff answered questions posed by the Mayor and City Commission.

Mayor Jim Darling thanked staff for their presentation.

6. DISCUSSION OF CITY COMMISSION DAIS RENDERING.

Said item was not addressed.

7. PRESENTATION OF DOWNTOWN SERVICES STRATEGIES.

Said item was not addressed.

8. REPORT ON CARES ACT FUNDING.

Said item was not addressed.

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)

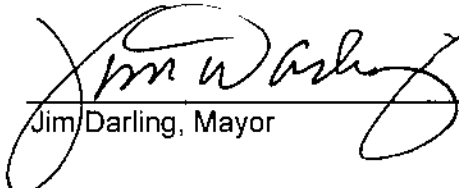
- A) CONSULTATION WITH CITY ATTORNEY REGARDING LEGAL ASPECTS OF PERSONNEL PROCESS. (SECTION 551.071, T.G.C.)
- B) CONSULTATION WITH CITY ATTORNEY REGARDING LEGAL ASPECTS OF INTERVENTION IN AEP APPLICATION WITH PUC FOR RECONCILIATION OF AMS. (SECTION 551.071, T.G.C.)
- C) CONSULTATION WITH CITY ATTORNEY REGARDING LEGAL ASPECTS OF NAMING CITY PARKS. (SECTION 551.071, T.G.C.)
- D) CONSULTATION WITH CITY ATTORNEY REGARDING LEGAL ISSUES RELATED TO QUINTA MAZATLAN. (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. HUGHS, TEXAS SECRETARY OF STATE. (SECTION 551071, T.G.C.)

G) DISCUSSION AND POSSIBLE LEASE, SALE OR PURCHASE OF REAL ESTATE PROPERTY: TRACT 1. (SECTION 551.071, T.G.C.)

PUBLIC COMMENT SESSION: 1) Nedra Kinerk, 2) Raul Cortina and 3) Manuel Pescador

ADJOURNMENT

There being no other business to come before the Commission, the meeting was adjourned at 5:00 p.m.


Jim Darling, Mayor

Attest:


Perla Lara, TRMC/CMC, CPM
City Secretary