



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, MARCH 22, 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 March 22, 2021 Regular Meeting Agenda, to be discussed at such meeting.
2. Presentation on Buxton Software Updates.
3. Refresh 50/50 Update.
4. Schneider Project Update.
5. Project Status Report through February 28, 2021.
6. Parks & Recreation Project Status Report.
7. Subdivision Monthly Report.
8. **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 collaboration with outside agencies. (Section 551.071, T.G.C.)
- B) Consultation with City Attorney regarding Economic Development Matters. (Section 551.087, 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 March 19, 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

MEETING DATE

3/22/2021

1. Agenda Item: Present questions to staff relating to the March 22, 2021 Regular Meeting Agenda, to be discussed at such meeting.
2. Party Making Request:
3. Nature of Request:
4. Routing:
Cindy Gonzalez
5. Staff Recommendation:
6. Advisory Board:
7. City Attorney:
8. Manager's Recommendation:

Created -

ITEM SUMMARY

BOARD:	AGENDA ITEM	2.
	DATE SUBMITTED	
	MEETING DATE	3/22/2021

1. Agenda Item: Presentation on Buxton Software Updates.

2. Party Making Request:

3. Nature of Request:

4. Routing:	
Yesenia Rodriguez	Created -

5. Staff Recommendation:

6. Advisory Board:

7. City Attorney:

8. Manager's Recommendation:



CITY OF
McALLEN

Office of Retail and Business Development



buxton®

Who is Buxton?

What do they do?

Why are they important?

How do they serve McAllen?

Buxton Software Updates

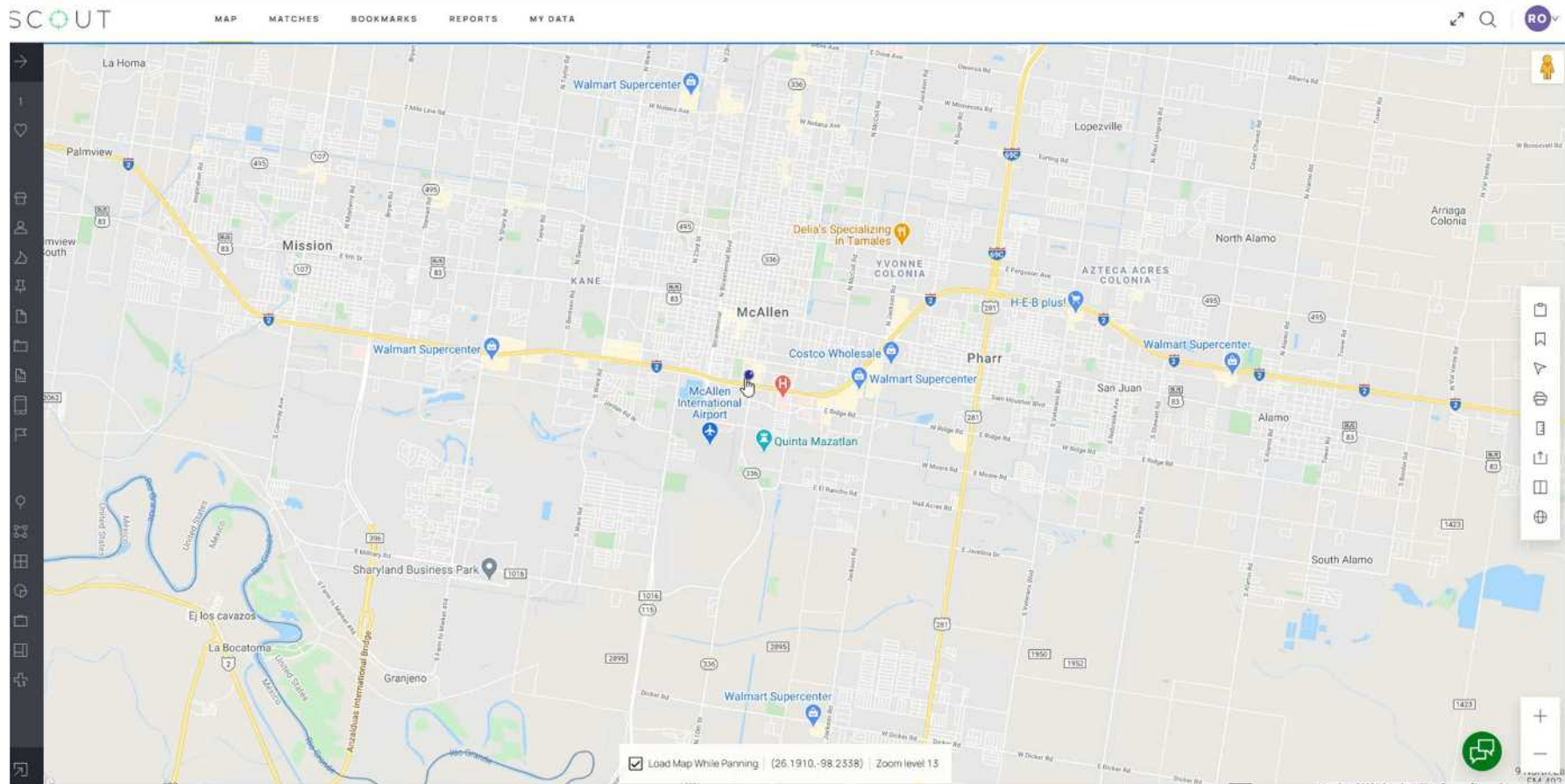
Easy to use

Branded

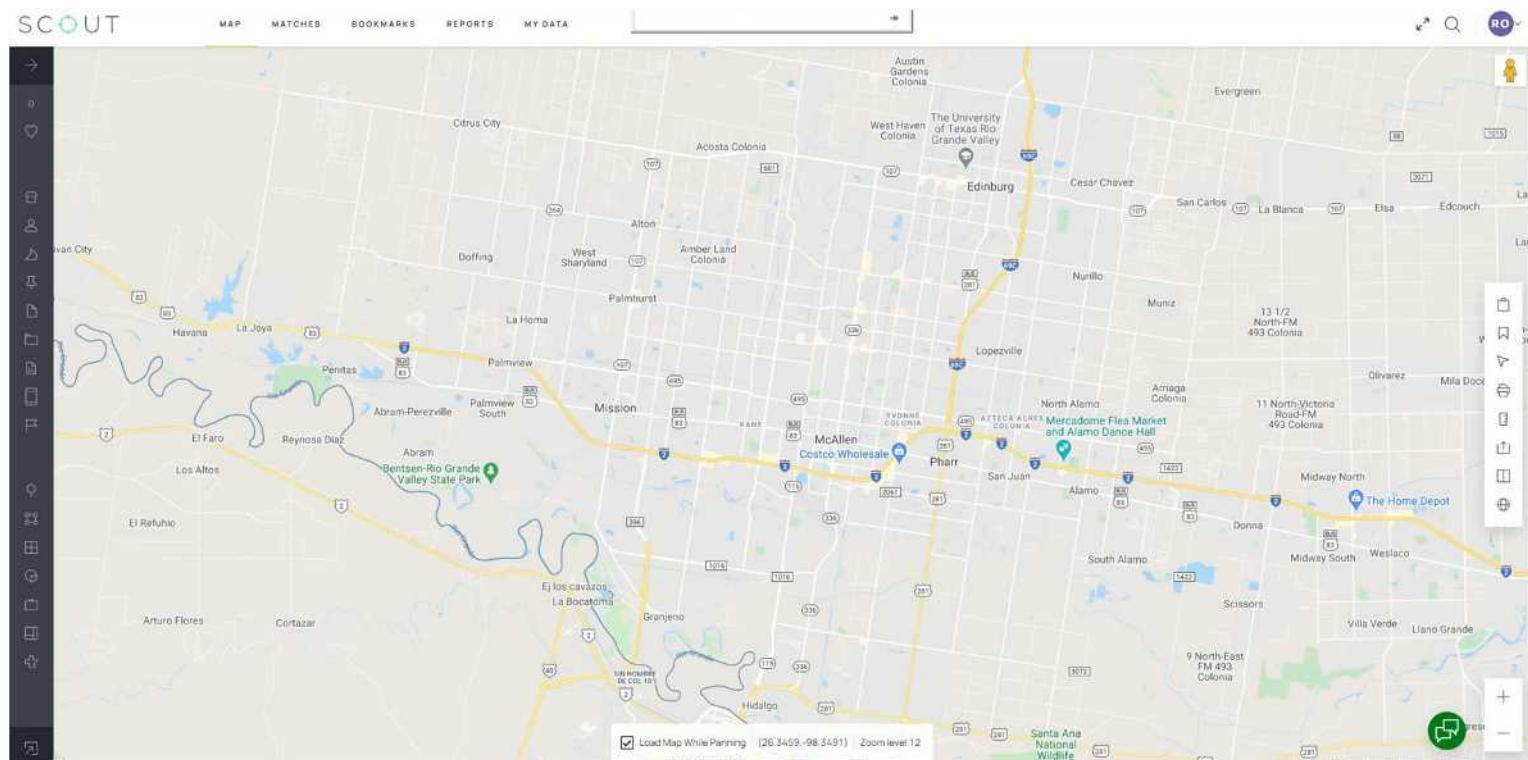
Developer friendly

Sourced

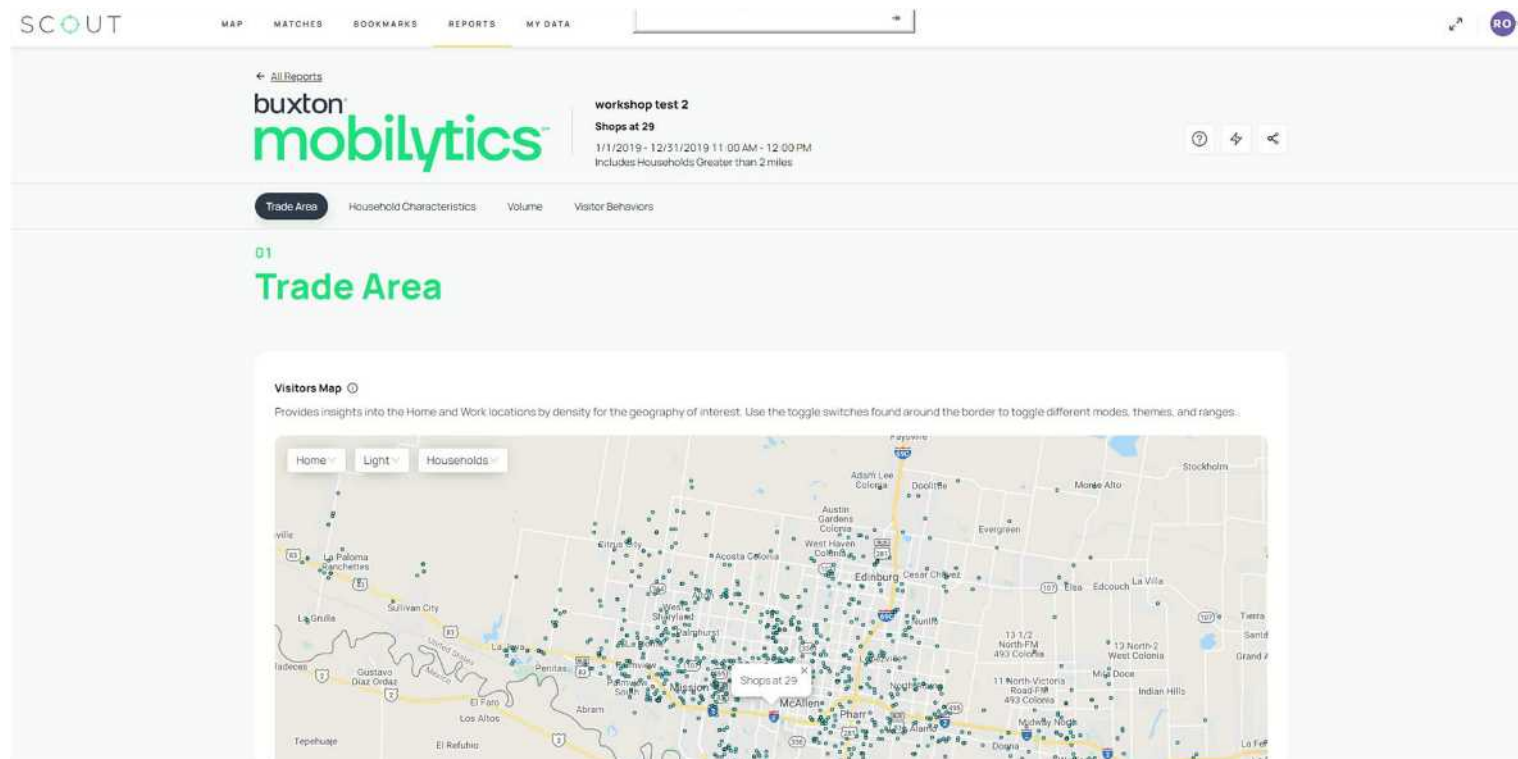
Buxton, Tour of Scout



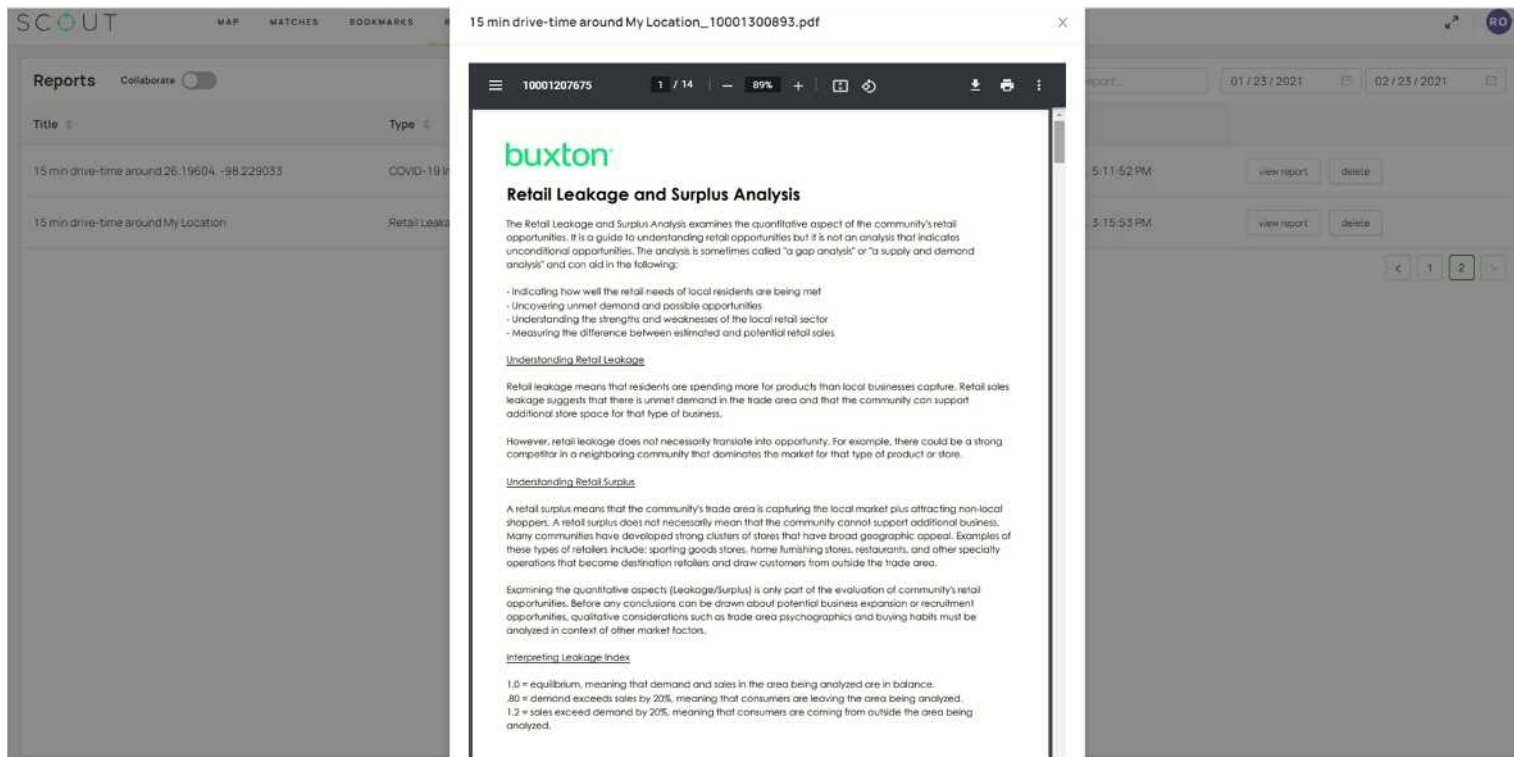
Buxton, Match List



Buxton Mobilytics



McAllen Gap Report



McAllen, Texas

Built for Business

Highest Retail Sales Tax Revenue in the MSA and Region

- State of Texas Comptroller's Office

#3 - Best Places to Live for Quality of Life in the U.S. in 2020-21

- US News, 2020

#17 - Safest Place to Live in the U.S. in 2020-21

- US News, 2020

#1 - Best Cities to Start a Home-Based Business

- JustBusiness.com, 2020

McAllen ranked among the top 20 cities in Texas for sales tax

- Texas State Comptroller

www.mcallenmeansbusiness.com



**CITY OF
McALLEN**
Office of Retail and Business Development

REBECCA M. OLAGUIBEL
Director of Retail and Business Development
rmolaguibel@mcallen.net (956) 681-1001



ITEM SUMMARY

BOARD: City Commission

AGENDA ITEM

3.

DATE SUBMITTED

MEETING DATE

3/22/2021

1. Agenda Item: Refresh 50/50 Update.

2. Party Making Request:

3. Nature of Request:

4. Routing:
Yesenia Rodriguez

Created -

5. Staff Recommendation:

6. Advisory Board:

7. City Attorney:

8. Manager's Recommendation:

REFRESH

50 / 50



Rebecca M Olaguibel
Retail & Business Development Director

**MATCHING GRANT UP TO
\$15,000**

**PROJECT'S QUALIFIED
FOR STORE
REVITALIZATION:**

- ✓ Facade improvement
- ✓ Fresh paint
- ✓ Repair and Replaces old signs
- ✓ Landscaping
- ✓ Repair parking lot



Angel's Auto Mart 2510 s 23rd St, McAllen, TX

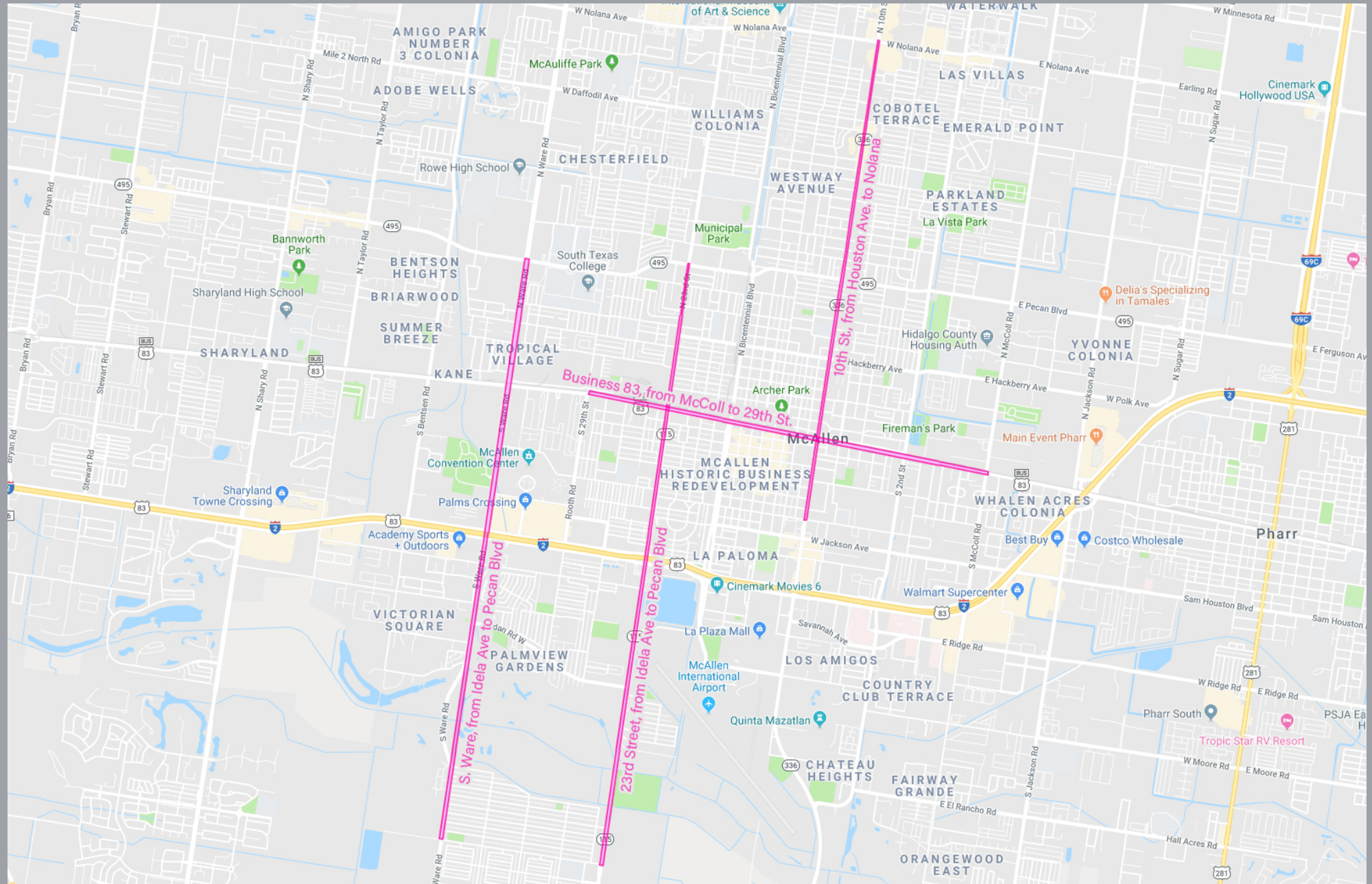
THE REFRESH GRANT PROCESS

- APPLICATION RECEIVED
- PRELIMINARY APPROVAL
- GRANT APPROVED
- WORK BEGINS ON PROJECT
- REIMBURSEMENT



Peralta's 2214 Austin Ave, McAllen, TX

REFRESH 50/50 ZONE



LEGENDS

PARTY
SWEETS
DECOR
for every party

REFRESH Projects Fiscal Year 2019-2021

12 Completed Projects

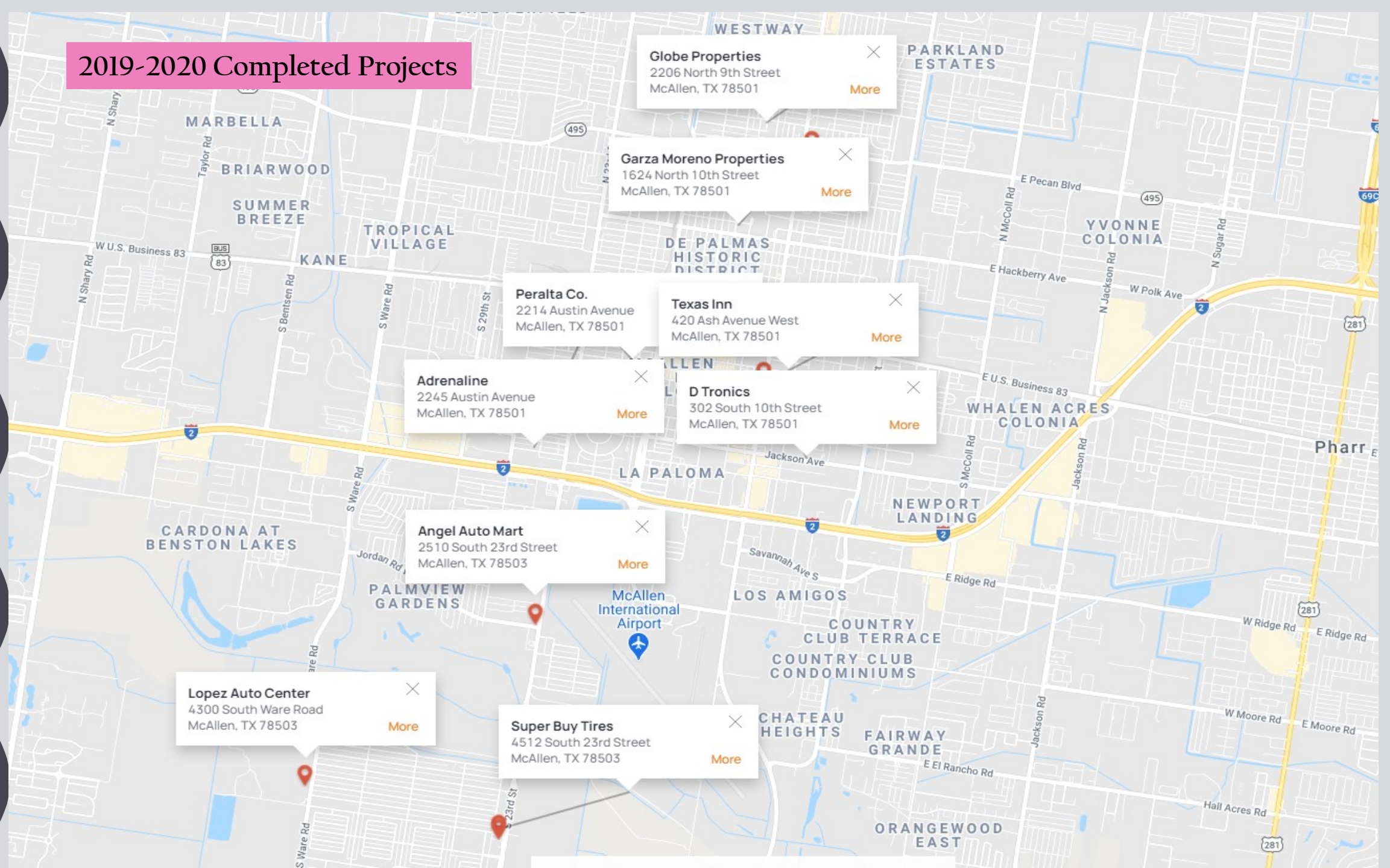
Project	Project Location	Amounts
D-Tronics, Ltd	302 S 10th St	\$ 15,000.00
Freddy Peralta	2214 Austin Ave	\$ 15,000.00
Garza Moreno Properties	1624 N 10th St	\$ 15,000.00
Globe Properties, Inc	2200 N 10th St	\$ 15,000.00
RADF Management, LLC	302 S 10th St	\$ 15,000.00
Super Buy Tires	4512 S 23rd St	\$ 15,000.00
Lopez Auto Center	4300 S Ware Rd	\$ 14,972.50
Adrenaline, LLC	2245 Austin Ave	\$ 14,508.49
Angel Auto Mart	2510 S 23rd St	\$ 14,412.50
M&A Paint	4506 S 23rd St	\$ 12,000.00
Texas Inn	420 Ash Ave	\$ 7,457.13
Trevino's Auto Mart	2409 S 23rd St	\$ 6,246.75
	Subtotal	\$ 159,597.37
Miscellaneous		
Marketing & Promotion, Website, & Materials		\$ 8,486.59
Photography		\$ 1,000.00
	Subtotal	\$ 9,486.59
		\$ 169,083.96

REFRESH Projects Fiscal Year 2020-2021

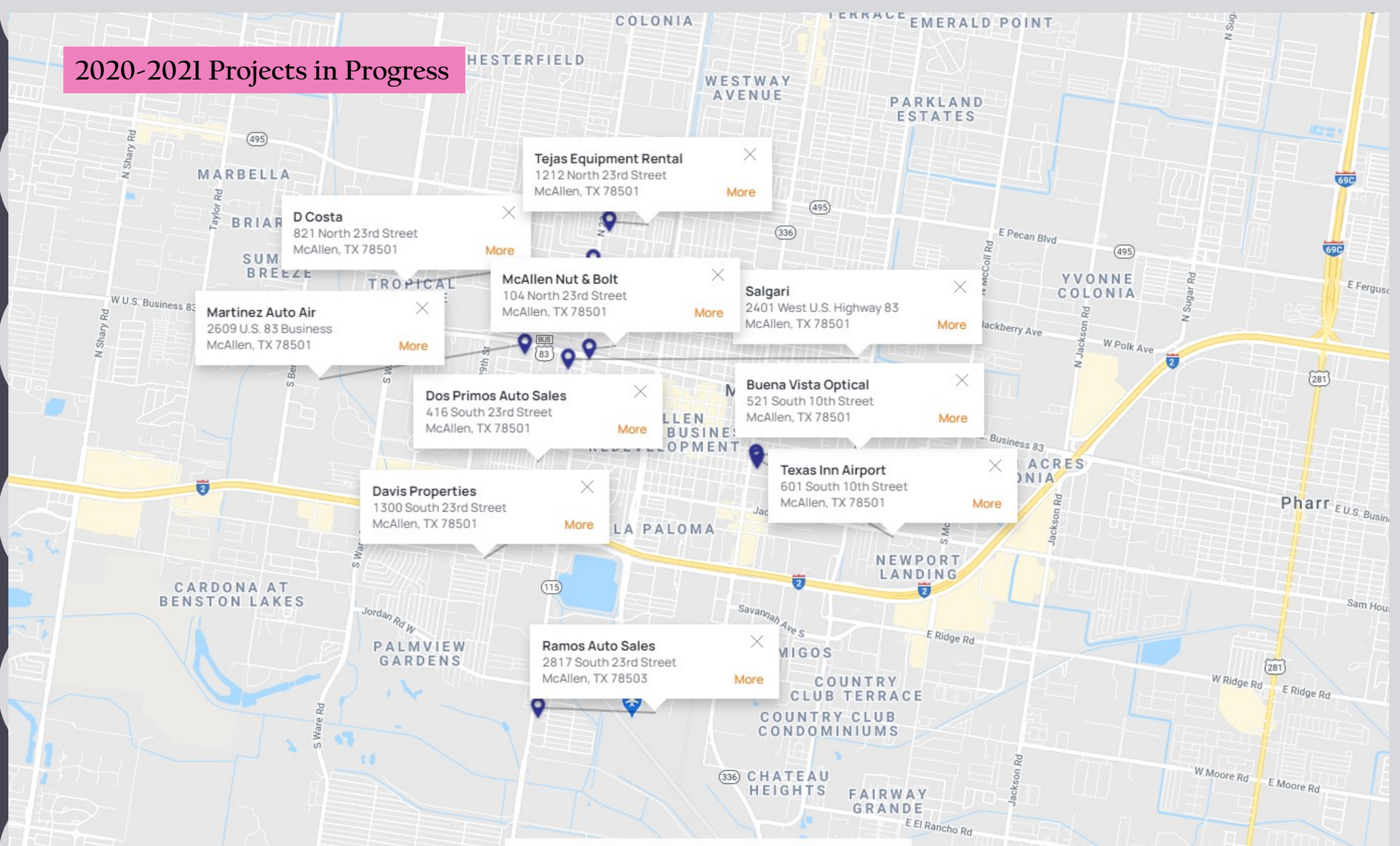
10 Projects in Progress

Project	Project Location	Amounts
Ramos Auto Sales, Inc	2817 S 23rd St	\$ 15,000.00
Eileen Davis	1300 S 23rd St	\$ 15,000.00
Martinez Auto Air	2613 W U.S. Bus Hwy 83	\$ 15,000.00
Buena Vista Optical, Inc	521 S 10th St	\$ 15,000.00
McAllen Nut & Bolt, LLC	104 N 23rd St	\$ 15,000.00
Texas Inn Airport	601 S 10th St	\$ 15,000.00
Tejas Equipment Rental	1212 N 23rd St	\$ 15,000.00
Salgari, LLC	2401 W Hwy 83	\$ 15,000.00
D Costa, Inc	821 N 23rd St	\$ 15,000.00
Dos Primos	416 S 23rd	\$ 15,000.00
		Subtotal
		\$ 150,000.00
Miscellaneous		
Marketing		\$ -
Photography		\$ 750.00
		Subtotal
		\$ 750.00
		Total
		\$ 150,750.00

2019-2020 Completed Projects



2020-2021 Projects in Progress



REFRESH

50 / 50

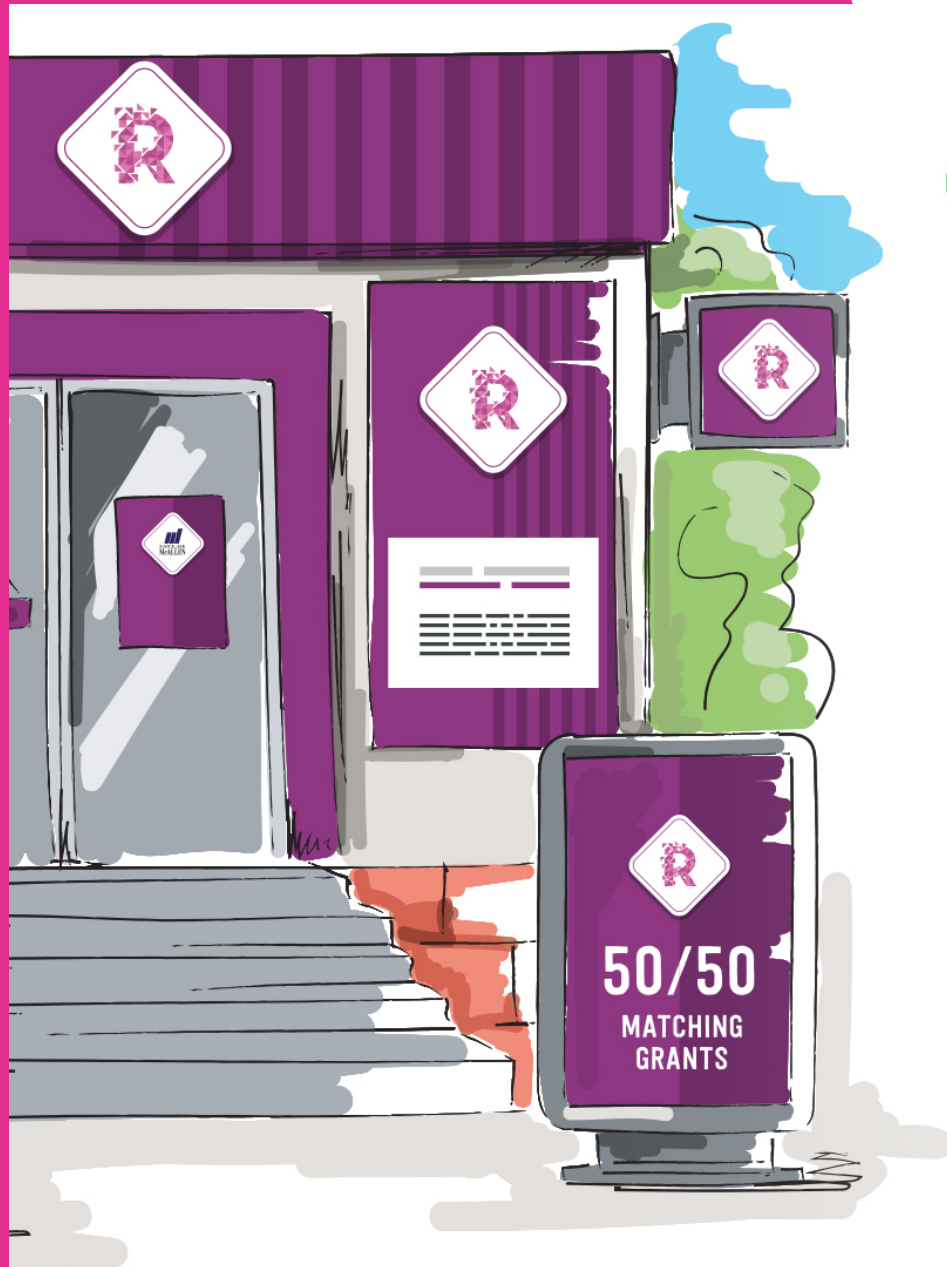
A STOREFRONT REVITALIZATION PROJECT

BY

THE  CITY OF
McALLEN RETAIL DIVISION

APPLY NOW

AT [REFRESH5050.COM](https://refresh5050.com)





ITEM SUMMARY

BOARD: City Commission

AGENDA ITEM

4.

DATE SUBMITTED

03/16/2021

MEETING DATE

3/22/2021

1. Agenda Item: Schneider Project Update.

2. Party Making Request:

3. Nature of Request:

4. Routing:

Cindy Gonzalez

Yvette Barrera

Michelle Rivera

Isaac Tawil

Created/Initiated - 3/16/2021

Approved - 3/16/2021

Approved - 3/17/2021

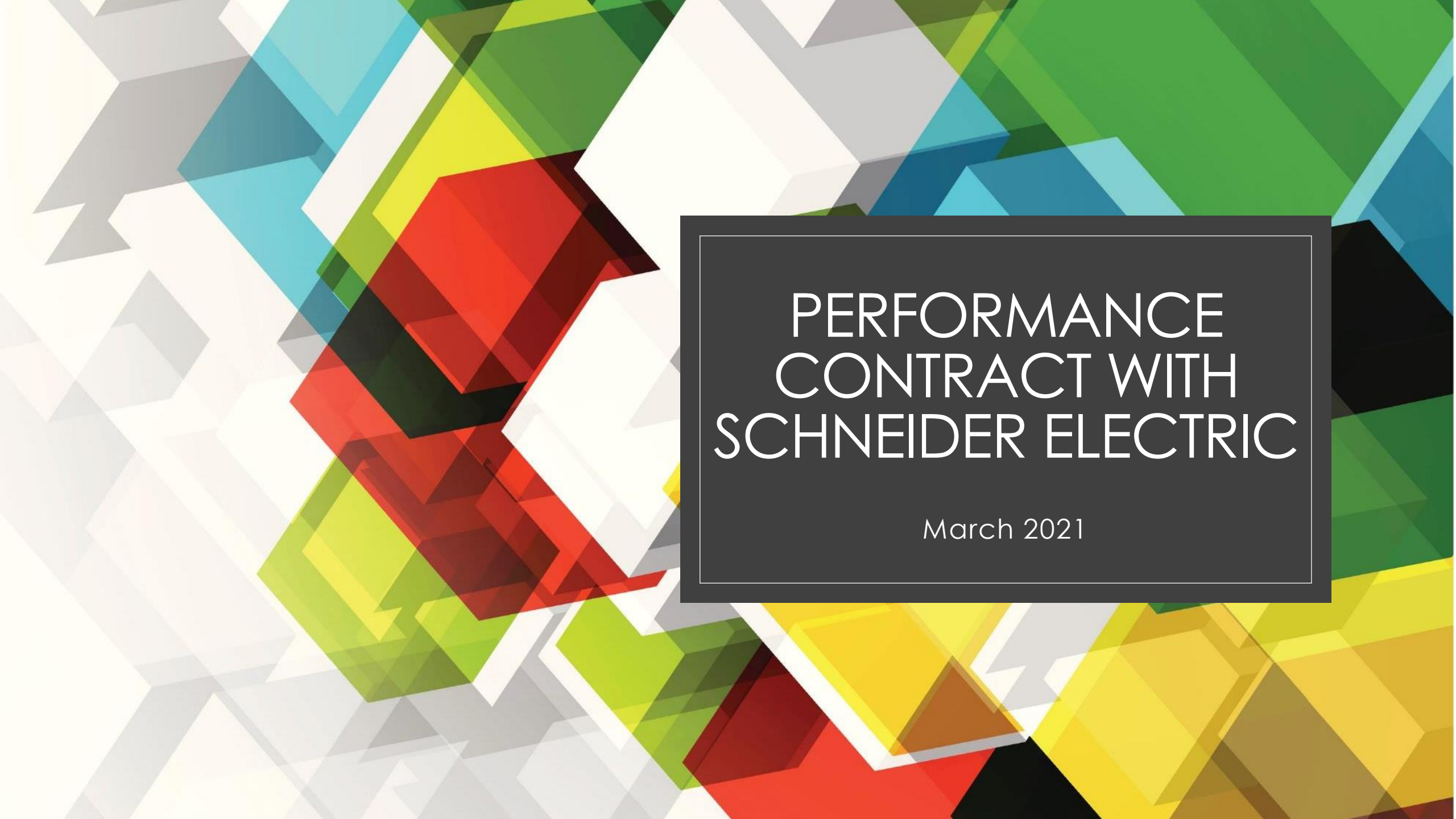
Final Approval - 3/17/2021

5. Staff Recommendation:

6. Advisory Board:

7. City Attorney:

8. Manager's Recommendation:



PERFORMANCE CONTRACT WITH SCHNEIDER ELECTRIC

March 2021

Schneider Electric Contract

Overview of Proposed Improvements

How to Pay for Costs of Improvements

Pros and Cons of Performance Contracting

City of McAllen - Opportunities by Site

Opportunity	Parking Garage & Passport Bldg	Convention Center	Performing Arts Center	Public Library	Airport Terminal	Airport Cargo Facility	Police Station	City Hall	Palm View Community Center	Lark Community Center	Las Palmas Community Center	Bus Terminal	Public Works Dept	Recycling Center	Traffic Signs and Signals	Development Center	Quinta Mazatlan	Discovery Center	City Parks	Fire Departments
Lighting																				
Interior LED Lighting																				19
Exterior LED Lighting																				20
Architectural Accent lighting																				6
Mechanical Upgrades																				
Replace Degraded HVAC units																				3
Replace Chiller & Boiler																				1
Replace Degraded Valves/Actuators																				2
Replace Boxes																				1
Mechanical Optimization																				
Central Plant Optimization																				2
Airside Distribution Optimization																				1
Automation and Control																				
Controls Re-commissioning & Optimization																				4
Controls replacement																				2
Install network thermostats																				4
Controls software upgrade/integration																				1
Behavioral & Ongoing Support																				
Client Services																				20
Marketing & Public Image																				20
Total No. per Site	5	5	4	6	6	3	6	6	4	4	5	6	3	3	3	3	3	3	3	3

■ = Savings opportunity
 ■ = Addresses Deferred Maintenance
 ■ = Enhance facility image

Proposed Improvements

Lighting

Mechanical Upgrades

Mechanical Optimization

Automation and Controls

LED Lighting – Citywide

- Interior LED Retrofits
- Exterior LED Retrofits –(Including Architectural Accent Lighting)
- Retrofit or replace over 13,000 LED fixtures



IMPACT

- **Modernize the Facilities** - improve the overall look & feel
- **Reduced Energy Spend** - through more efficient lighting
- **Reduced Maintenance** - extremely long-life LED products
- **Increase City Safety** - A brighter more natural lighting that offers the best illumination of details, colors, and contours, with fewer dark areas

Interior/Exterior Lighting

Replace interior and exterior at all facilities

Excludes interior at Performing Arts Center

\$4,237,594

Mechanical & HVAC Improvements

- Police Station - Replacement of roof mounted HVAC
- Airport - Replace a total of 134 terminal units that are 27+ yrs old
- City Hall - Replace chiller & boiler & 54 fan coil valves
- Convention Center - convert condenser water system to variable flow
- Library - convert chilled water system to variable flow
- Bus Terminal - convert chilled water system to variable flow
- Las Palmas Community Center - Replace two rooftop HVAC



IMPACT

- **Lower Maintenance Cost** – by replacing troublesome end of life equipment that are a constant burden to city resources
- **Reduced Utility Spend** – more efficient operation of mechanical equipment and new high efficiency equipment
- **Increase Occupant Comfort** – with new mechanical equipment and advanced sequence of operations

Mechanical Upgrades

Replace roof top HVAC

Replace fan coil valves

Convert
condenser/chilled water
system to variable flow

\$3,204,319

Building Automation & Control

- **Controls Re-commissioning & Optimization**
 - ✓ Convention Center, Performing Arts, Library, Police Station
- **Controls replacement**
 - ✓ City Hall, Bus Terminal
- **Controls software upgrade/integration**
 - ✓ Airport
- **Install network thermostats**
 - ✓ Parking Garage, Palm View CC, Lark CC, Las Palmas CC



IMPACT

- **Reduced Utility Spend** – by controlling all HVAC systems and implementing a setpoint and schedule control
- **Run Equipment Efficiently** – with advanced control strategies that improve comfort and reduce utility spend
- **Increase Maintenance Staff Effectiveness** – with alarms that can be set to notify key personnel when issues arise and the ability to remotely troubleshoot

Automation and Controls

\$1,634,270

Solutions		Project Cost (\$)	Volume %
Lighting			
All Sites	LED Lamp & Fixture Replacements	\$ 3,970,595	38%
City Hall, Airport, Police, Library, Bus Terminal, Parking Garage	Architectural Accent Lighting	\$ 266,999	3%
Building Automation & Mechanical Optimization			
Multiple Sites	Automation & Control	\$ 1,634,270	16%
Mechanical (HVAC) System Upgrades			
Police Station	Enhanced DX replacements	\$ 3,204,319	31%
Airport	VAV Box & Valve Replacements		
City Hall	Air Cooled Chiller, Boiler, Valve Replacements		
Multiple Sites	Chilled Water/Airside Optimization, Valve/Actuator Replacements		
	Subtotal	\$ 9,076,184	87.8%
Scope Development and Engineering			
Site Audits and Discovery		\$ 44,385	0.4%
Conceptual Design & Development		\$ 84,063	0.8%
MEP Engineering & Design Services		\$ 216,815	2.1%
BAS Engineering & Design Services		\$ 32,802	0.3%
Energy Modeling & Development		\$ 31,980	0.3%
Constructability and Structural Review		\$ 23,514	0.2%
Third Party Engineer Review		\$ 7,500	0.1%
Construction/Project/Site management, Validation & Quality		\$ 494,148	4.8%
Payment & Performance Bonds (Construction & 1st Year Savings)		\$ 244,393	2.4%
Year 1 of Performance Assurance Support Services, Measurement and Verification Setup		\$ 85,223	0.8%
PROJECT TOTALS		\$ 10,341,008	100.0%

Total Cost of Improvements

\$10,341,008

Schneider's Payment Proposal

Annual Tracked Utility Savings

Savings from Utility Bills

One Time AEP Rebate

\$350,000

Annual Non Measured Utility Savings

Anticipated reduction of electrical usage

Annual O&M Savings

Estimated savings from:
reduce labor costs
fewer repair hours,
reduced cost from outside contractors

Annual Repair and Replacement Savings

Estimated savings based on fewer Repairs due to new equipment



ANNUAL LOAN PAYMENTS PLUS M&V COSTS

Financing Options

Loan

Tax exempt Lease Purchase Agreement

Includes annual savings to Pay Debt Service

Local Advertisement

Allow for 2 weeks and published notices

City Commission authorizes Award of Contract

Certificates of Obligation

Bond Council advertises

City Commission approves

Why use a Performance Contract?

Project is done at one time

Firm, fixed price with no change orders to City

“Savings guarantee”

City does not have staff/resources to manage project at one time

Contract managed by one company who oversees design and manages construction.

Product selection based on product performance, not low bid

If used, selection may be based on RFP/RFQ process

Why use Traditional Procurement Methods?

AEP Rebate may no longer be available

City can choose to do all or partial work in one fiscal year

City can pick and choose which systems to purchase first

If not in multiple years, City does not incur additional debt

When done over several years, the end of life for equipment is also spread out, so replacement cost can also be spread out

City can realize the full savings at completion of each project, instead of at end of 15 year loan

Bidding is not controlled by the City, limited competition on types of equipment specified



ITEM SUMMARY

BOARD: City Commission

AGENDA ITEM

5.

DATE SUBMITTED

03/16/2021

MEETING DATE

3/22/2021

1. Agenda Item: Project Status Report through February 28, 2021.

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:

Sugey Perez

Created/Initiated - 3/16/2021

Yvette Barrera

Approved - 3/16/2021

Michelle Rivera

Approved - 3/17/2021

Isaac Tawil

Final Approval - 3/17/2021

8. Staff Recommendation:

9. Advisory Board:

10. City Attorney:

11. Manager's Recommendation:



ENGINEERING DEPARTMENT
MEMORANDUM

To: Roel "Roy" Rodriguez, P.E., City Manager
From: Yvette Barrera, PE, CFM, City Engineer
Date: March 22, 2021
Subject: Project Status Report through February 28, 2021.

Please find attached a list of various projects that are currently under construction and for which the Engineering Department performs Construction Management services. The work depicted is work performed through February 28, 2021.

The following projects are included:

1. Bicentennial Boulevard Extension (Trenton to SH107)
2. Kennedy Avenue Roadway and Drainage Improvements (Bentsen Road to Ware Road)
3. Taylor Road Widening (I2 to Daffodil Avenue)
4. Daffodil Avenue Widening (Taylor Road to Ware Road)
5. Dove Avenue Widening (Bentsen Road to 41st Street)
6. 2018 Bond Drainage Improvement Projects Cont.
7. 2018 Bond Traffic Fiber & Cabinet/ Controller Installation
8. TX DOT Update on IH-2/Bicentennial Project
9. TX DOT Update on I-2/ I-69C Interchange Project



PROJECT STATUS REPORT

Through February 28, 2021

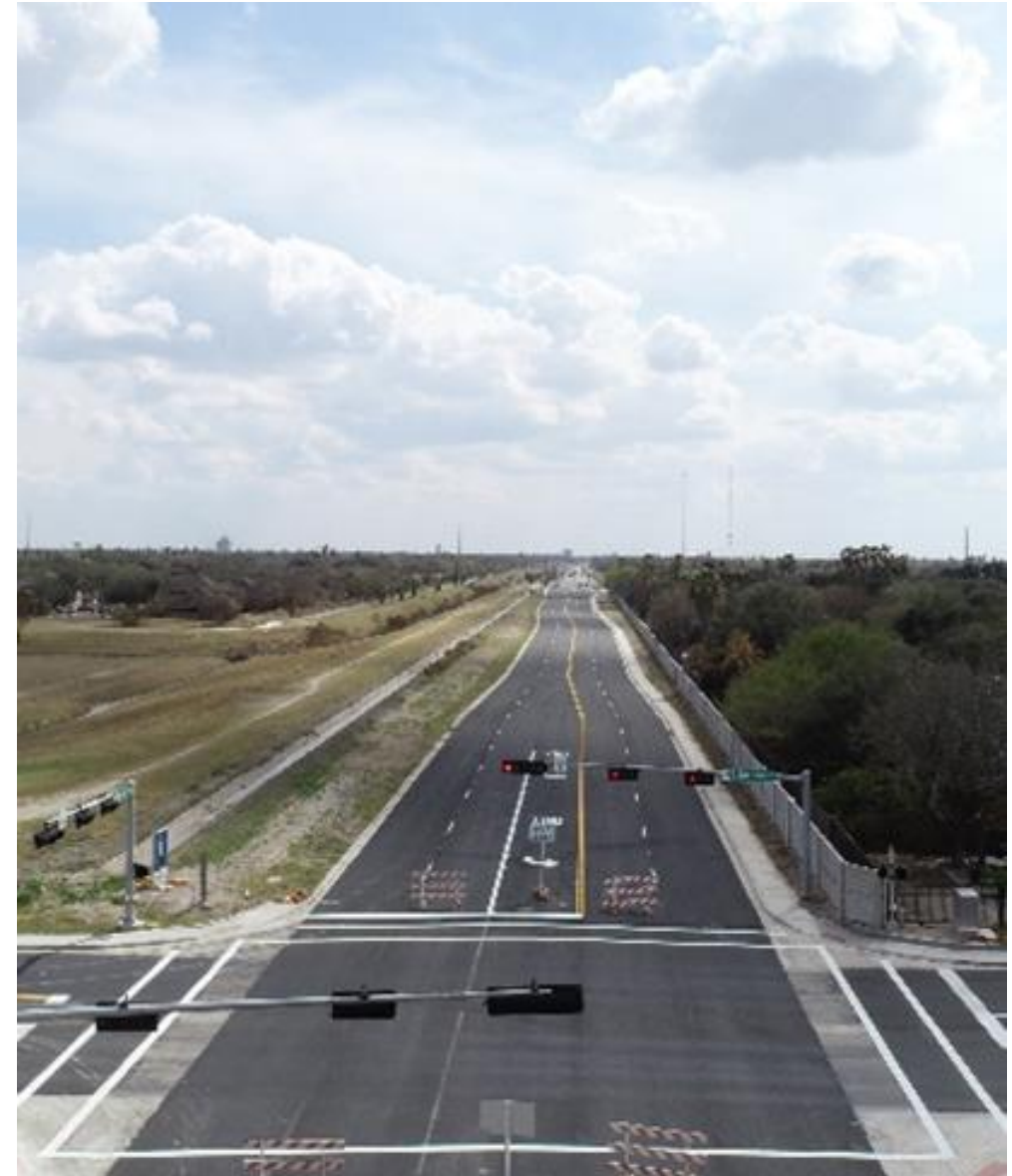
By Yvette Barrera, P.E., City Engineer

Bicentennial Boulevard Extension (Trenton to SH107)

2.8 mile extension of a 4 lane urban curb and gutter roadway

Construction Company:	Texas Cordia LLC
Original Contract:	\$12,796,830.45
Change Orders:	\$233,179.59
Contract End Date:	August 18, 2021

- Water, Sanitary sewer, roadway storm sewer, and raw water infrastructure is complete.
- Roadway intersection tie-in at Trenton Road, Auburn Avenue, Frontera, Northgate and Freddy Gonzalez complete.
- ½ of the roadway with first course of surface pavement from Frontera Roadway to Hobbs to Sprague road.
- Full roadway width has the first course of the pavement surface from Hobbs to SH107
- Noise attenuation barriers 1, 2, 3 and 4 are complete expecting erection of wall 5 mid-March.



Kennedy Avenue (Bentsen Rd to Ware Rd)

(0.5) mile extension of a 2 lane urban curb and gutter roadway

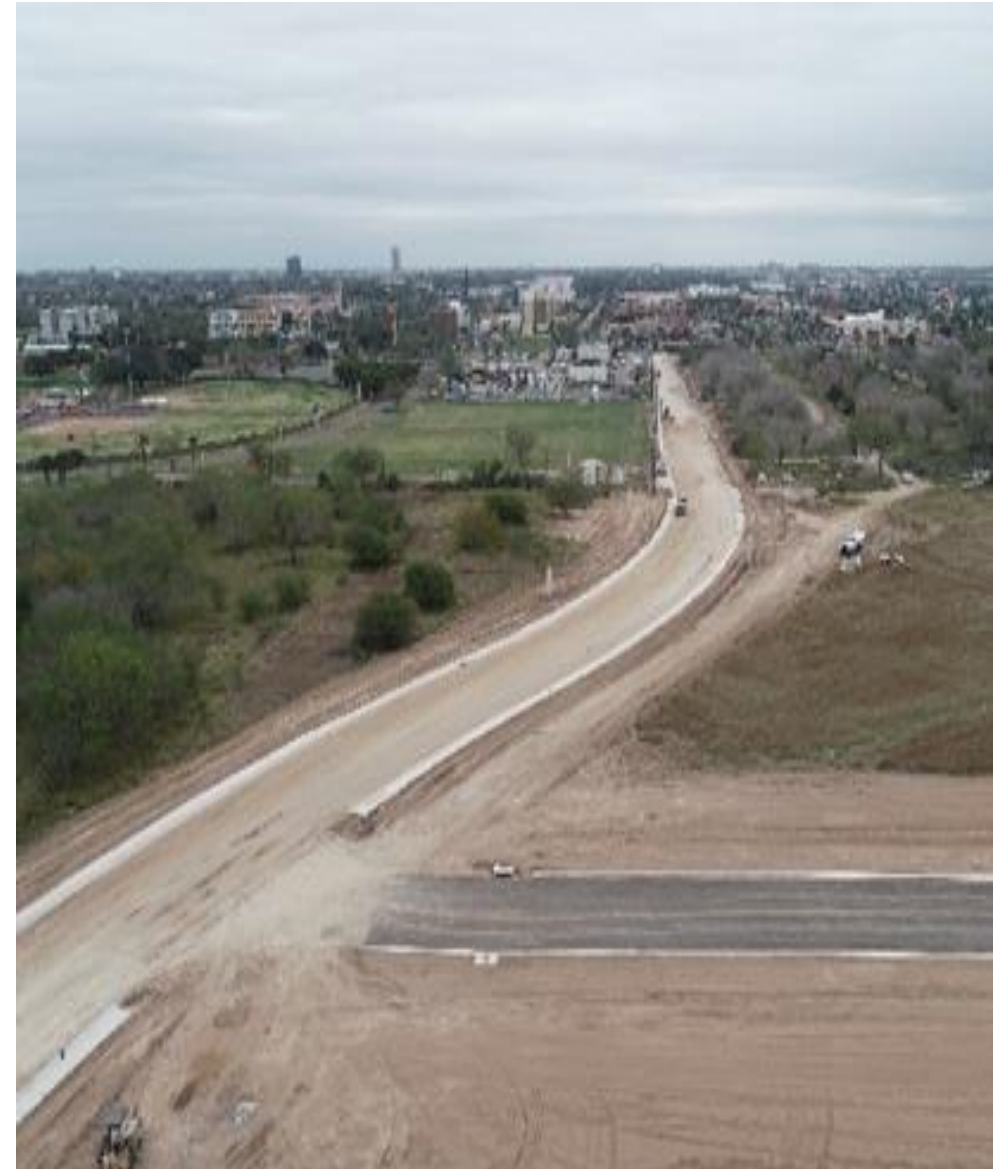
Construction Company: RDH Construction, LLC

Original Contract: \$ 1,551,708.50

Change Order to date: \$ 29,527.00

Contract End Date: October 19, 2020

- Storm sewer infrastructure 100% .
- Water and sanitary sewer 100% .
- Curb and gutter along with concrete flat work 100%
- Flex base ongoing.



Taylor Road Widening (I2 to Daffodil Avenue)

3.0 mile widening to a 4 lane urban curb and gutter section. Constructed in 2 phases.

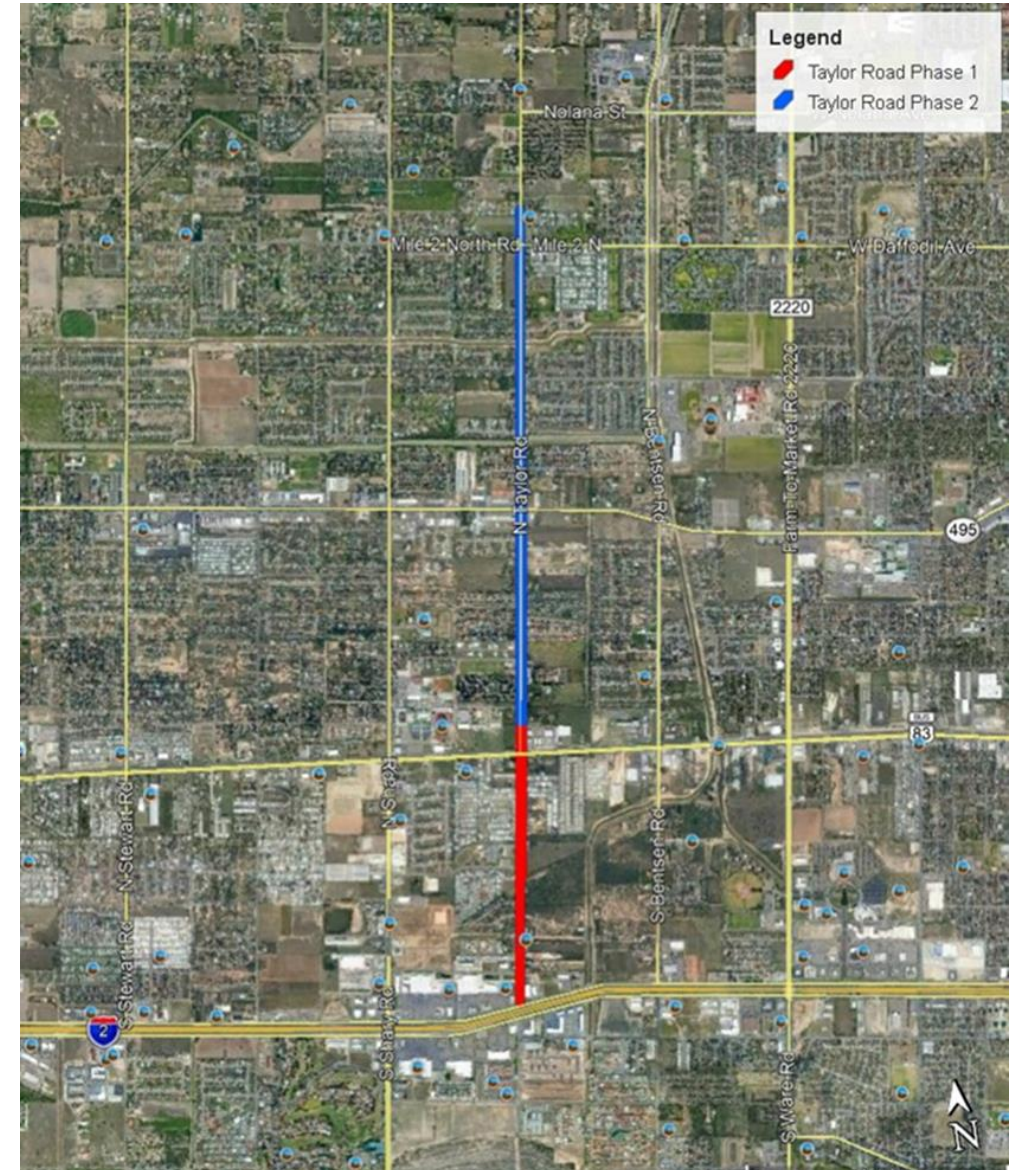
Funding	✓	TxDOT/MPO Mission, McAllen
Design	✓	L&G Engineers
Row	X	Pending
Construction	X	Pending

Phase 1. Widening from I2 to U.S. Business 83

- Construction plans are 95% complete, currently under review by TxDOT for final approval

Phase 2. Widening from U.S. Business 83 to 2 Mile Line.

- Construction plans are 75% complete

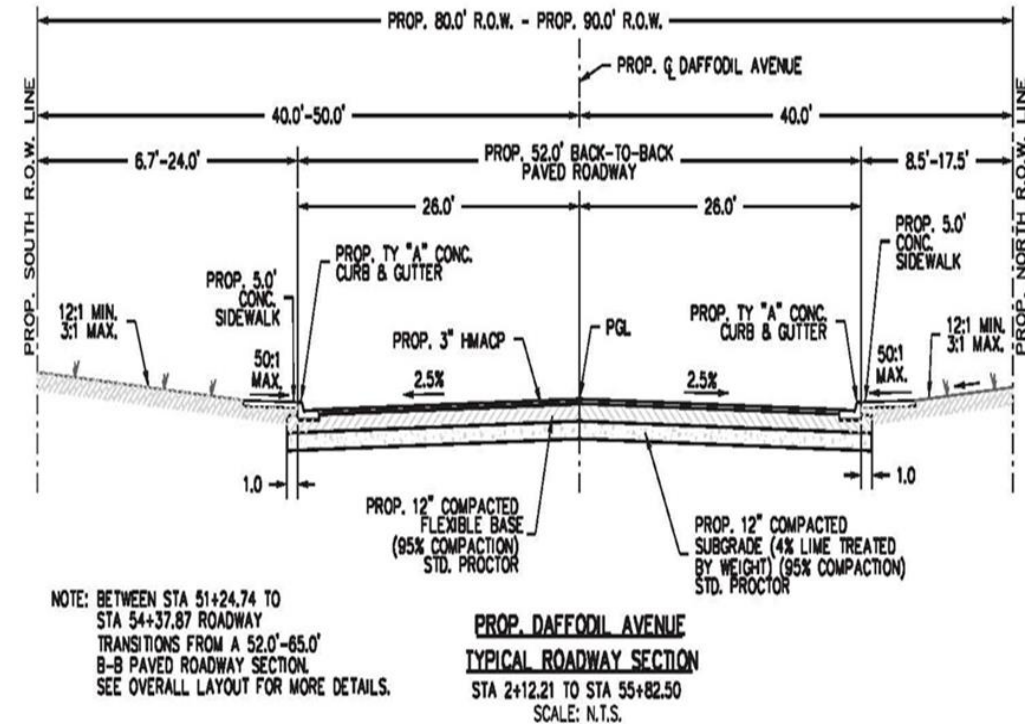


Daffodil Avenue Widening (Taylor Road to Ware Road)

0.65 mile roadway widening to a 4 lane curb and gutter section.

Funding	✓	CIP
Design	✓	Halff Associates
Row	X	5 Parcels Pending
Construction	X	Pending

- Schematic: Complete.
- Utility accommodation: A list of all potential conflicts within the right of way have been identified to coordinate relocation with utility companies.
- Right of Way: ROW will need to be acquired at 2 parcels along the project limits.
- Design Phase: Development of roadway plans is 90% complete.



Dove Avenue Extension (Bentsen Road to 41st Street)

0.25 mile extension of a 4 lane urban curb and gutter sector

Funding	✓	2013 Bond
Design	✓	Cruz-Hogan
Row	✓	Complete
Construction	X	Pending

- Roadway alignment and profile established based on existing right of way, topography and preliminary hydrology/hydraulics.
- Utility accommodation: potential conflicts within the right of way have been identified. Started process to acquire permits with HCID 1 and HCDD 1
- Right of Way: No ROW acquisition required.



2018 Bond Drainage Improvement Projects

COMPLETED PROJECT LIST	Contractor	Final Amount
7 ½ Street at Highland Avenue Drainage Improvements	Roth Excavating	\$ 161,543.00
Marigold Avenue (alley) Drainage Improvements	M.J.A. Construction	\$ 77,621.31
N. Main Street at Harvey Avenue Drainage Improvements	M.J.A. Construction	\$ 159,758.90
Iris Avenue at Cynthia Avenue Drainage Improvements	M.J.A. Construction	\$ 91,504.66
N 12 th Street at Esperanza Avenue Drainage Improvements	M.J.A. Construction	\$ 188,610.70
Vine Avenue at N 48 th Street Stormwater Bypass	Castle Enterprises	\$ 194,090.39
Gardenia Avenue at N 25 ½ Street Drainage Improvements	Castle Enterprises	\$ 106,793.74

2018 Bond Drainage Improvement Projects

N 43rd Street Storm water Bypass

This project consists of constructing a storm sewer bypass line.

Construction Company:	Castle Construction
Original Contract:	\$ 231,097.98
Change Order to date:	\$ 0
Original Contract End Date:	August 21,2020

- Delayed due to electrical utility line conflict.
- Electrical service provider to perform utility relocation ; awaiting revised schedule.



2018 Bond Drainage Improvement Projects

Dove Avenue (N 10th Street to N 2nd Street) Drainage

This project consists of installation of a new storm sewer line to supplement existing infrastructure along Dove Avenue as well as new infrastructure to serve the intersection of North 10th Street at Dove Avenue

Construction Company:	RDH Site & Concrete
Original contract:	\$ 679,820.00
Change Order to date:	\$ 0
Original Contract End date:	January 11,2021

- Approximately 1,740 linear feet of proposed storm sewer is installed.
- The storm sewer across N. 2nd Street was successfully installed.
- Preparation is underway to reconstruct pavement disturbed during construction between N. 2nd Street and the outfall immediately west of N. "C" Street.
- Work continues along Dove Avenue towards N. 6th Street.



2018 Bond Drainage Improvement Projects

N 4TH Street at Sunflower Avenue Drainage Improvements

This project consists of a new storm sewer line serving the area of N 4th street at Sunflower Avenue and vicinity.

Construction Company:	RDH Site & Concrete
Original contract:	\$ 348,766.00
Change Order to date:	\$ 0
Original Contract End date:	February 21, 2021

- Approximately 600-linear feet of storm sewer is installed from the outlet point at the Northeast Blueline ditch westward towards N. 2nd Street.



2018 Bond Drainage Improvement Projects

Northwest Blueline Regrade Trenton to Outfall

This project consists of excavation and grading of an upstream segment of the Northwest Blueline drainage channel, along with approximately 2700-linear feet of new storm sewer

Construction Company:	REIM Construction
Original contract:	\$ 2,028,251.50
Change Order to date:	\$ 0
Original Contract End date:	August 8, 2021

- All proposed storm sewer pipe is installed east of N. 29th Street. Crews are finalizing the construction of the outfall and remaining cast-in-place manholes.



2018 Bond Drainage Improvement Projects

Bicentennial Blueline (Harvey Ave to Tamarack Ave) Bridge Improvements (4 Locations)

Construction Company: GO Underground

1) La Vista Avenue Bridge Improvements

Original contract: \$ 1,272,271.14

Change Order to date: \$ 0

Original Contract End date: June 11, 2021

2) Highland Avenue Pedestrian Bridge Improvements

Original contract: \$ 351,640.40

Change Order to date: \$ 0

Original Contract End date: December 9, 2021

3) Tamarack Avenue Bridge Improvements

Original contract: \$ 1,518,796,.36

Change Order to date: \$ 0

Original Contract End date: August 7, 2022

4) Harvey Avenue Bridge Improvements

Original contract: \$ 1,550,222.84

Change Order to date: \$ 0

Original Contract End date: April 5, 2023

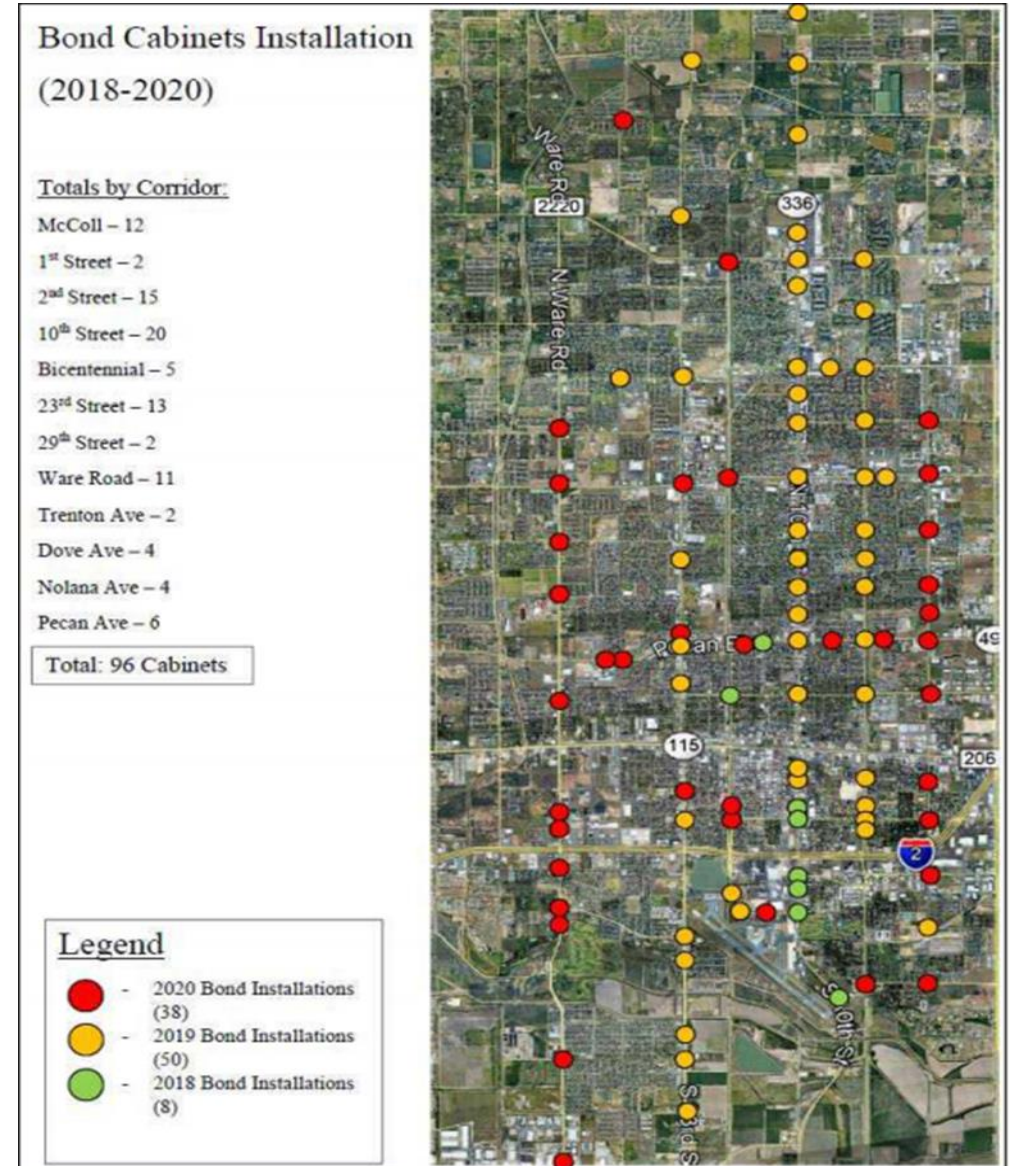


2018 BOND Traffic Fiber & Cabinet/Controller Installation

Completed Projects

Signal Cabinet Installations

- 96 new signal cabinets have been installed



2018 BOND Traffic Fiber & Cabinet/Controller Installation

Under Construction/Coordination

Fiber Installation

Fiber Installation has been completed fiber installation along 2nd Street and Bicentennial Road.

Traffic Department and IT are working on installing Wi-Fi at intersections where Fiber installation is too costly due to utility conflicts.

Comprehensive Traffic Signal Timing Study

Contract with Lee Engineering was Executed late March 2020

Construction Company:	Lee Engineering
Original Contract:	\$ 561,165.00
Change Order to date:	\$ 0
Original Contract End Date:	TBD

Traffic staff has been working with consultant to provide necessary information to start setting up the signal timing report. All information needed by the consultant has been provided. Study includes analyzing 155 signals, 26 Schools, 15 churches for traffic flows and signal coordination.

The consultant is on hold with regards to collection of data due to COVID-19 impacts



ITEM SUMMARY

BOARD: City Commission

AGENDA ITEM

6.

DATE SUBMITTED

03/16/2021

MEETING DATE

3/22/2021

1. Agenda Item: Parks & Recreation Project Status Report.

2. Party Making Request:

3. Nature of Request:

4. Routing:

Cristina Monroy

Mike Hernandez

Isaac Tawil

Created/Initiated - 3/16/2021

Approved - 3/16/2021

Final Approval - 3/17/2021

5. Staff Recommendation:

6. Advisory Board:

7. City Attorney:

8. Manager's Recommendation:

City Commission Update



McALLEN
Parks & Recreation



La Vista Park Land Zone 2 -CP1709

District: 6

Vendor: Various plus In House

Budget: \$207,000

Completion Date: March 2021

La Vista Park
McAllen, Texas

Existing
Playground



Date:
02.04.21

Notes:



La Vista Park Land Zone 2 -CP1709

District: 6 Vendor: Park Place Budget: \$65,894 Completion Date: August 2021



La Vista Park Land Zone 2 -CP1709

District: 6

Vendor: Various plus In House Budget: \$207,000

Completion Date: May 2021



Uvalde Ballfield Lighting Improvements CDBG ZA4517

District: 4

Vendor: Musco

Budget: \$280,000

Completion Date: March 2021



Uvalde Ballfield Lighting Connection CDBG ZA4517

District: 4

Vendor: In House Electricians and AEP Budget: \$280,000

Completion Date: May 2021



Suarez Sidewalk Installation CDBG-ZA4514

District: 4

Vendor: Artillery LLC

Budget: \$38,155

Completion Date: April 2021



La Floresta Park Land Zone 3- CP2101

District: 1 Vendor: TBD

Budget: \$180,000

Completion Date: December 2021



10 Oak Tree Relocation from Convention Center to Various Parks

Vendor: T&T Palm, Trees and More

Budget: \$13,000

Completion Date: May 2021



10 Oak Tree Relocation from Convention Center to Various Parks

Vendor: T&T Palm, Trees and More

Budget: \$13,000

Completion Date: May 2021



10 Oak Tree Relocation from Convention Center to Various Parks

Vendor: T&T Palm, Trees and More

Budget: \$13,000

Completion Date: May 2021

ITEM SUMMARY

BOARD: City Commission

AGENDA ITEM

7.

DATE SUBMITTED

03/15/2021

MEETING DATE

3/22/2021

1. Agenda Item: Subdivision Monthly Report.

2. Party Making Request: Edgar Garcia

3. Nature of Request: Subdivision Monthly Report

4. Routing:

Jessica Cavazos

Created/Initiated - 3/15/2021

Edgar Garcia

Approved - 3/15/2021

Michelle Rivera

Approved - 3/17/2021

Isaac Tawil

Final Approval - 3/17/2021

5. Staff Recommendation:

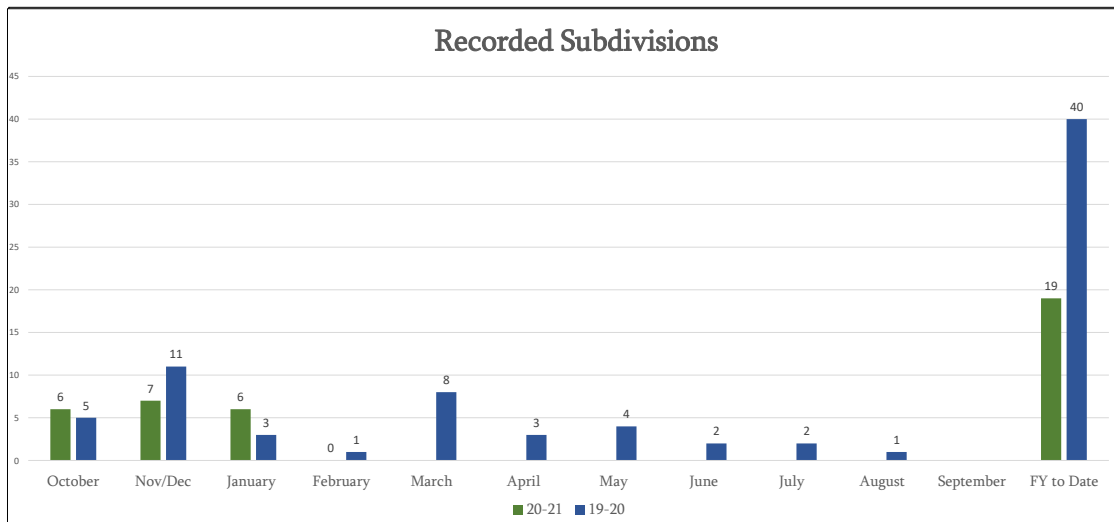
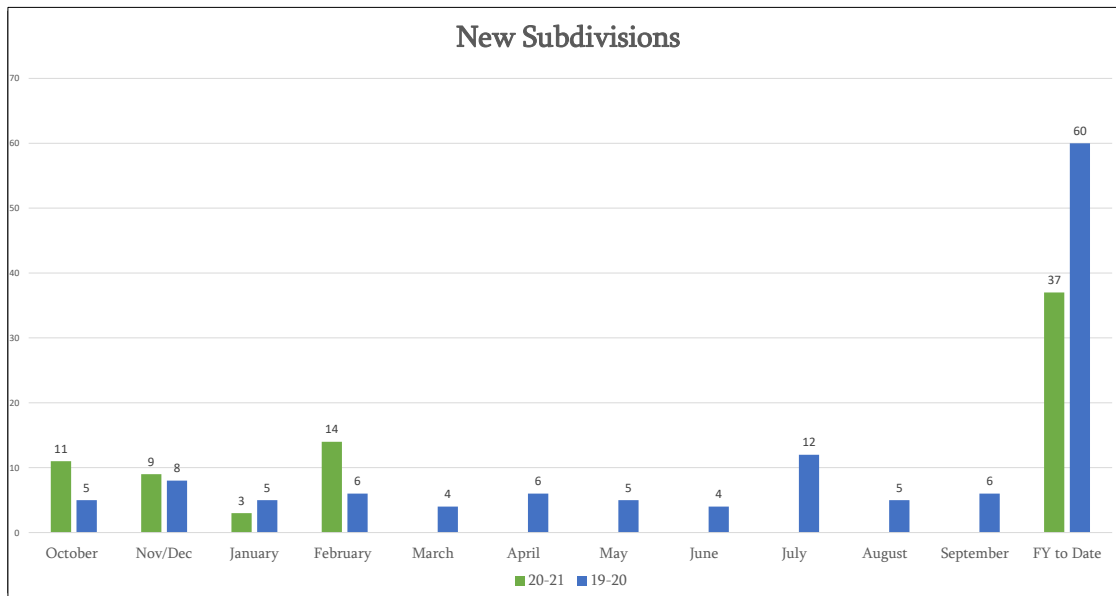
6. Advisory Board:

7. City Attorney:

8. Manager's Recommendation:



	Zoning	Type of Development	Number of Lots	Acres
New Subdivisions				
1. Acre II Subdivision	C-3	Commercial	1	2
2. Cedar Place Subdivision	R-3A	Residential	1	1
3. Donald Wade Best Subdivision	ETJ	Residential	1	1.15
4. Fullerton Subdivision	R-1	Residential	1	0.24
5. Hilda's Ropa Usada	R-2	Residential	3	0.53
6. Lakehurst Lots 6A, 7A & 7B Subdivision	ETJ	Residential	3	4.095
7. NACCU Lot 1A and 2A Subdivision	C-3	Commercial	2	4.27
8. Neuhaus Estates Subdivision	R-1	Residential	5	5.72
9. North Park on 107 Subdivision	C-3 & A-O	Residential	98	19.67
10. Oxford Homes Subdivision	R-1	Residential	49	14.28
11. Park Terrace Subdivision	A-O	Residential	63	20.983
12. Rubi Plaza Subdivision	C-3L & R-1	Commercial	1	2.28
13. Silver Valley Subdivision	R-1	Residential	2	2.01
14. World of 4 Subdivision	R-3A	Residential	1	1.724
Recorded Subdivisions				



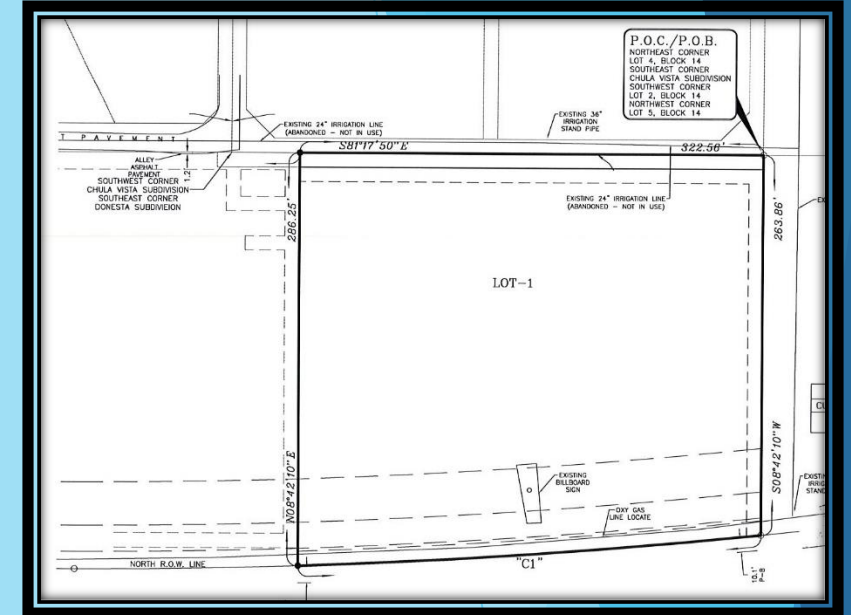
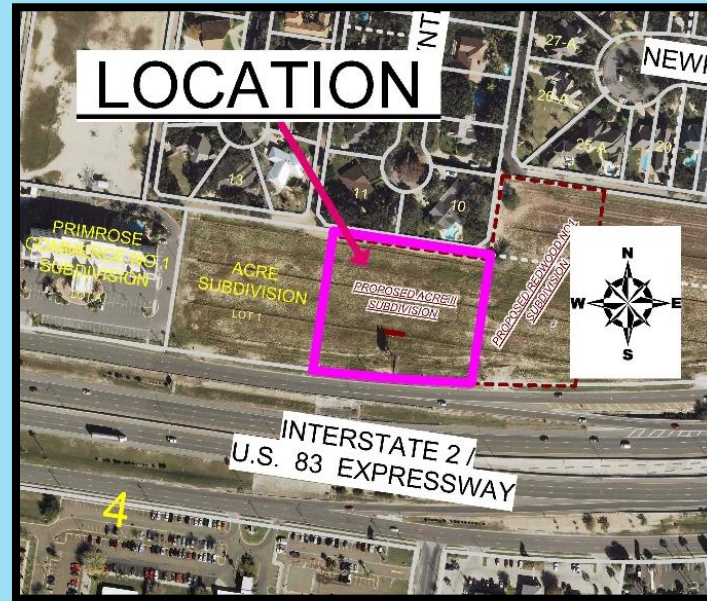
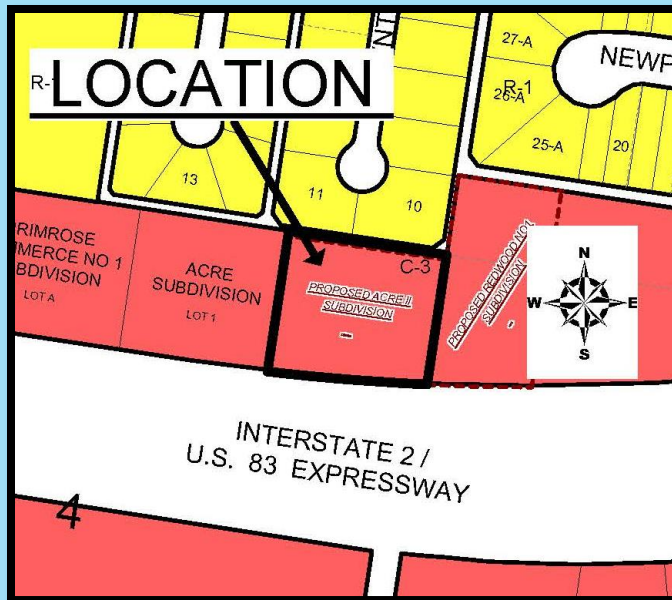
Acre II Subdivision

Zoning: C-3

Type of Development: Commercial

Lots: 1

Acres: 2



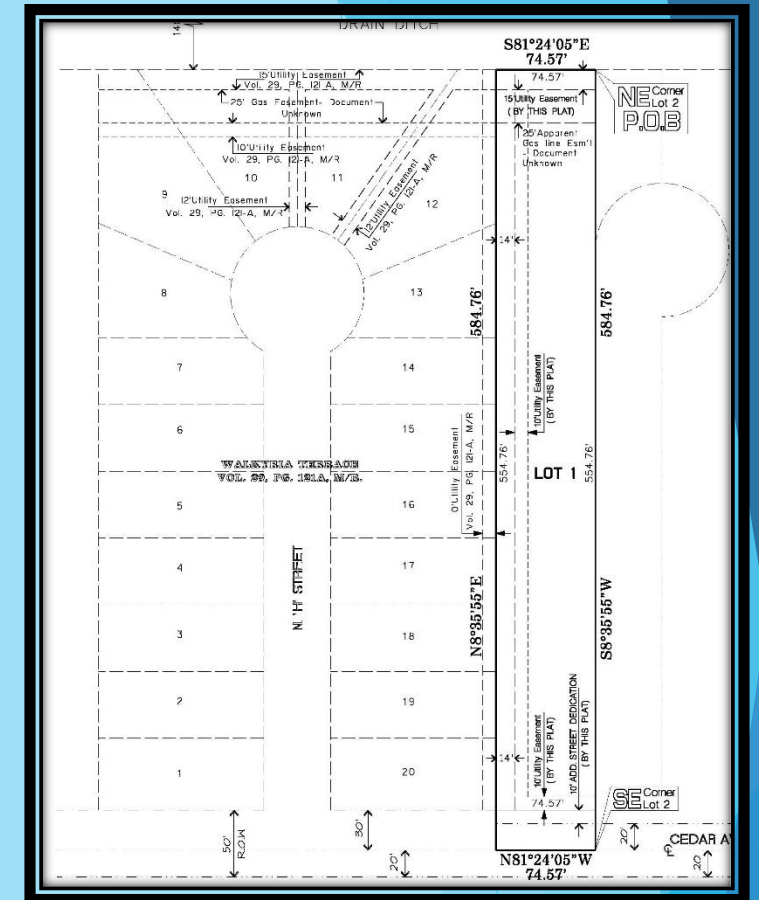
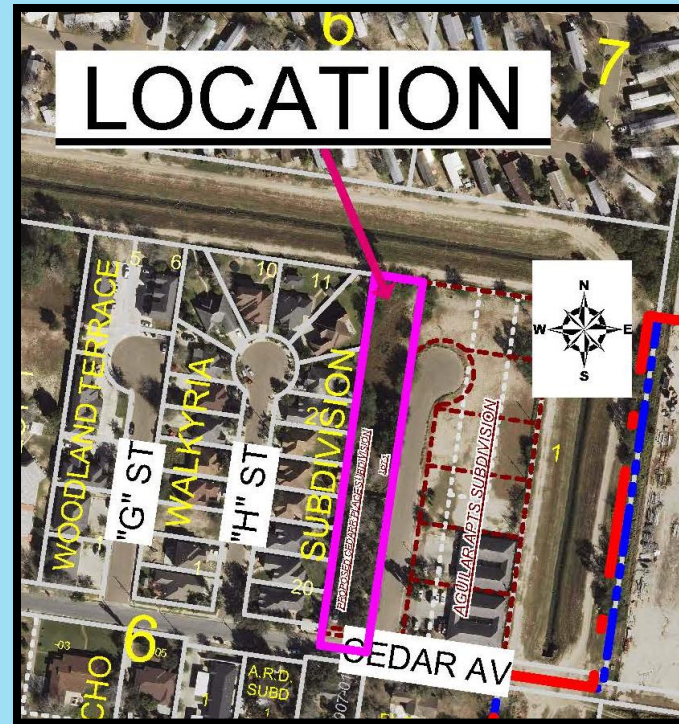
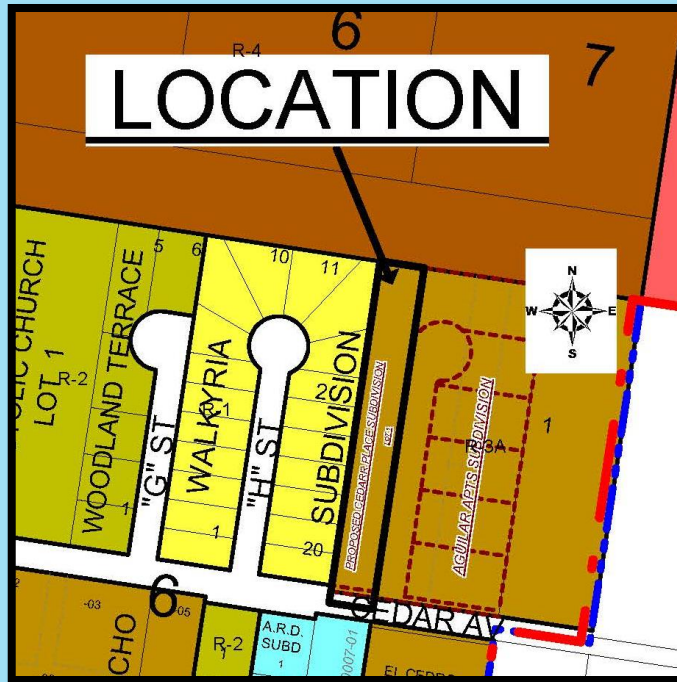
Cedar Place Subdivision

Zoning: R-3A

Type of Development: Residential

Lots: 1

Acres: 1



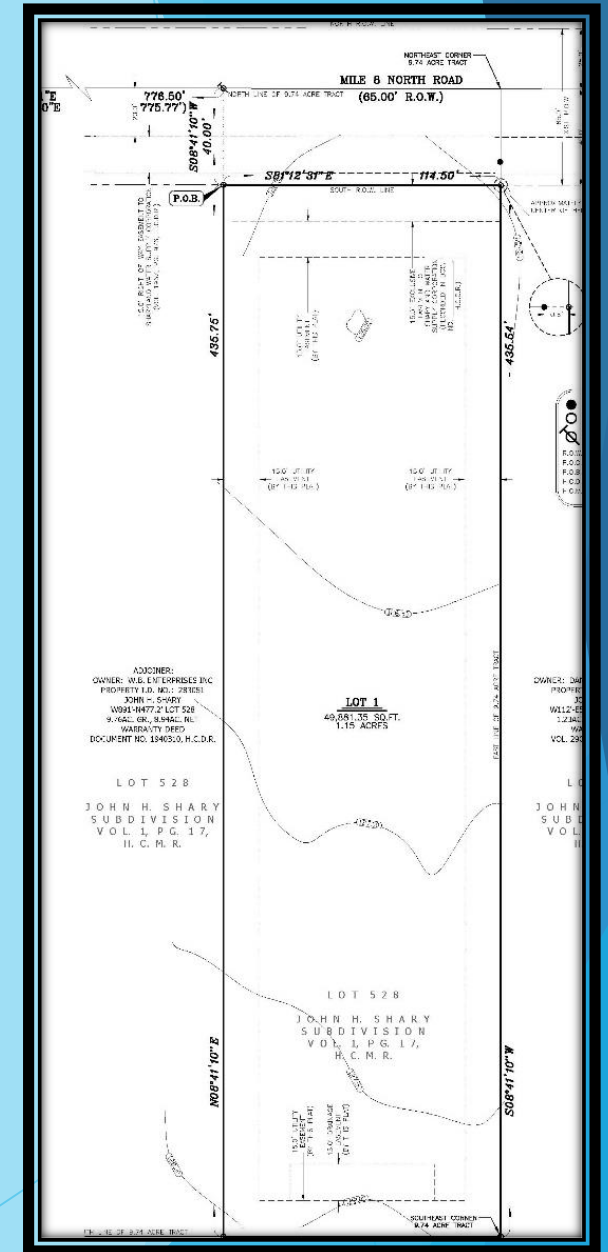
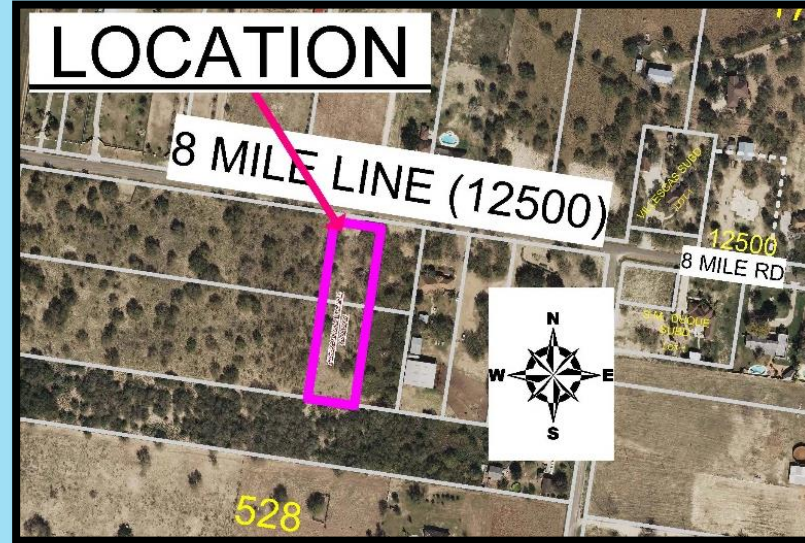
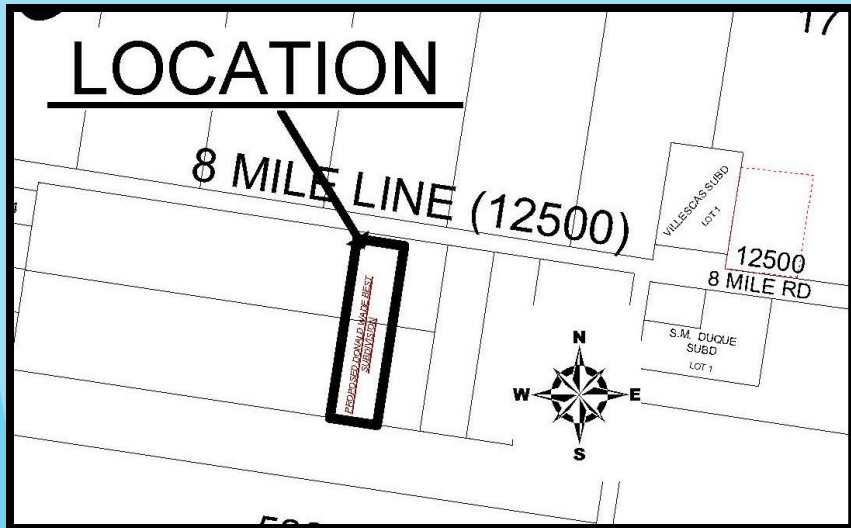
Donald Wade Best Subdivision

Zoning: ETJ

Type of Development: Residential

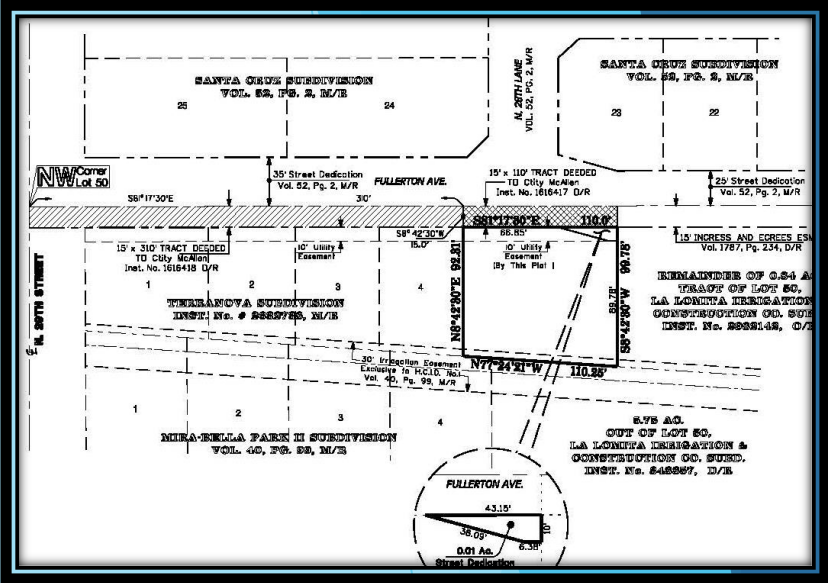
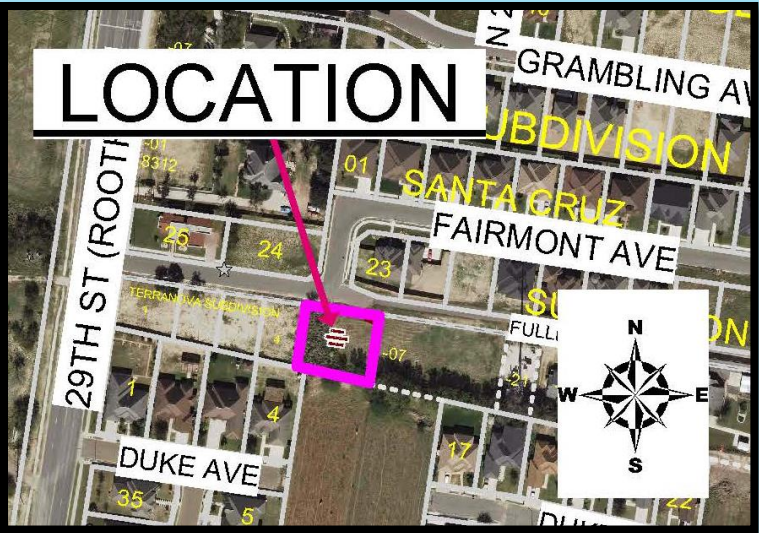
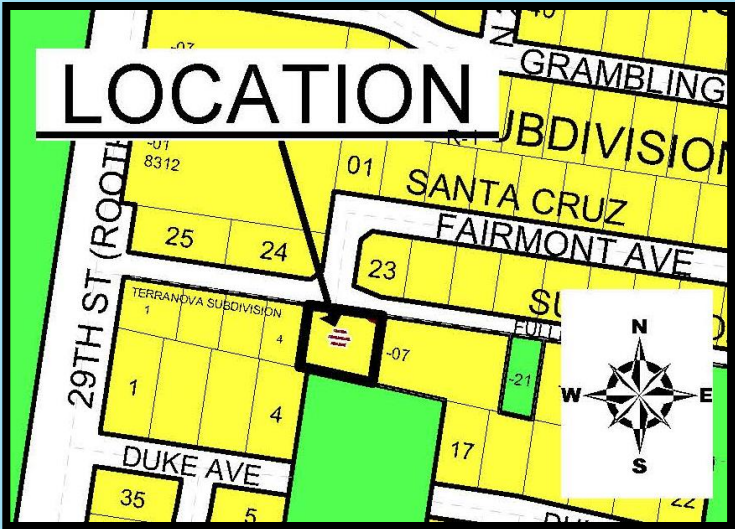
Lots: 1

Acres: 1.15



Fullerton Subdivision

Zoning: R-1
Type of Development: Residential
Lots: 1
Acres: 0.24



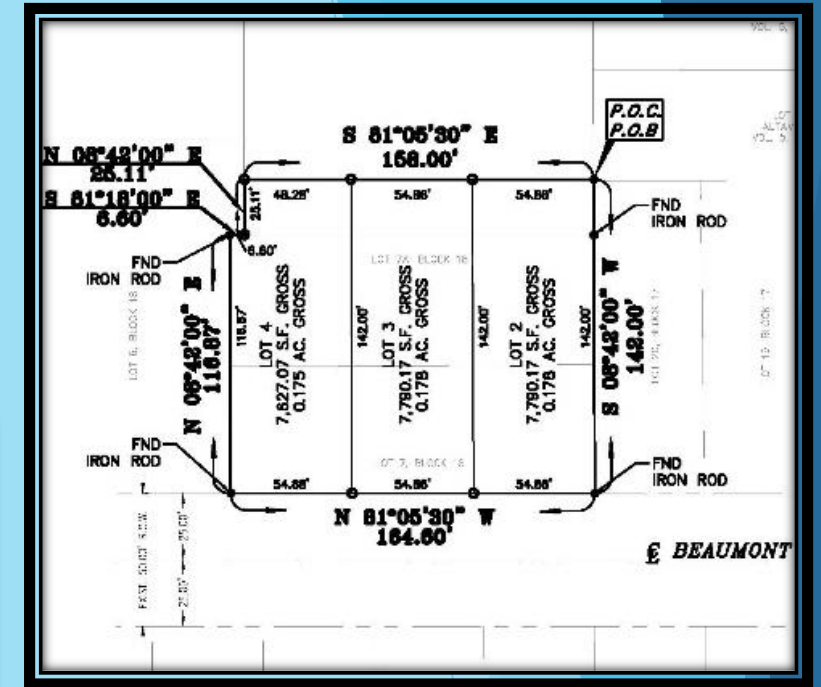
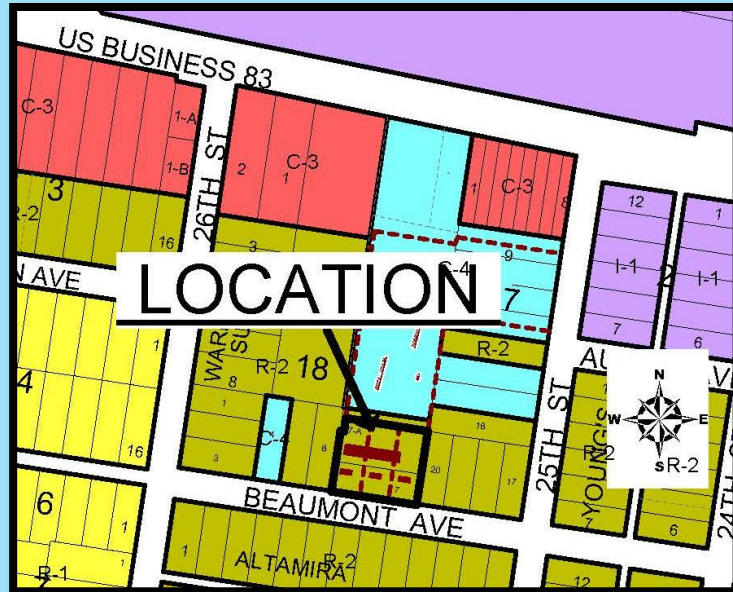
Hilda's Ropa Usada Subdivision

Zoning: R-2

Type of Development: Residential

Lots: 3

Acres: 0.53





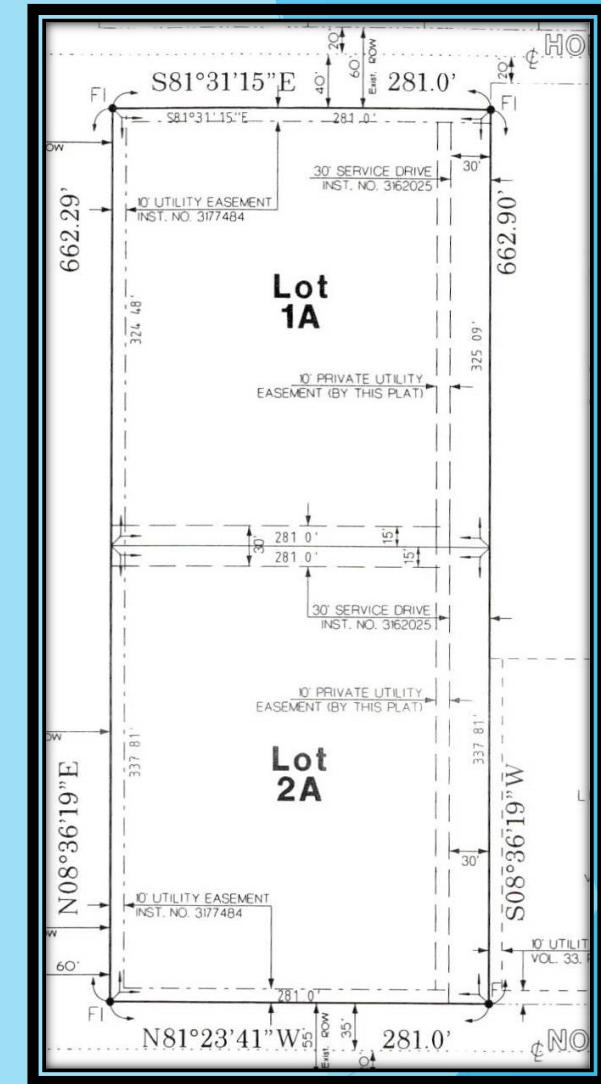
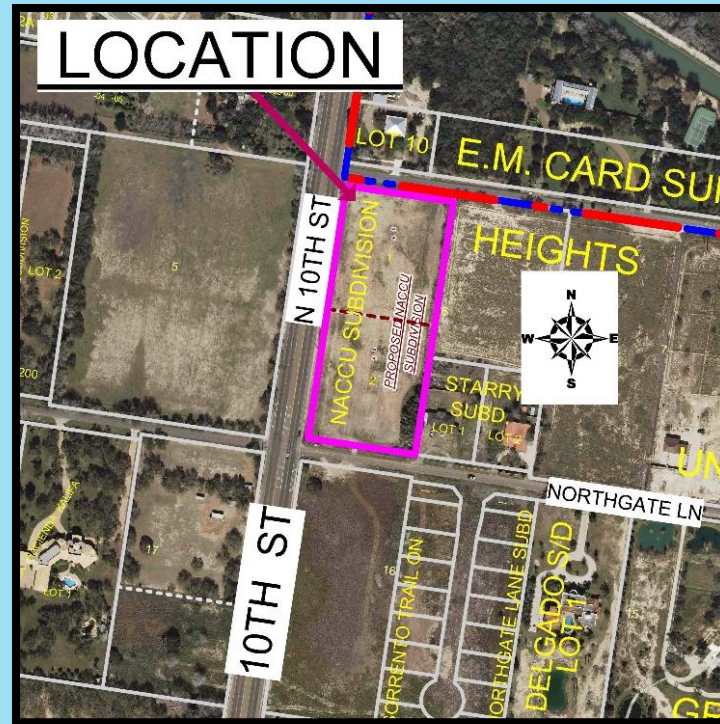
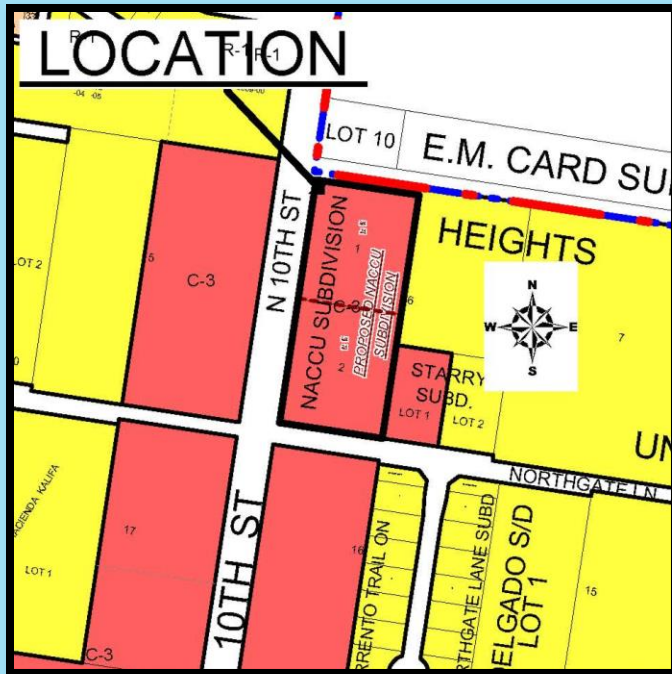
NACCU Lot 1A and 2A Subdivision

Zoning: C-3

Type of Development: Commercial

Lots: 2

Acres: 4.27



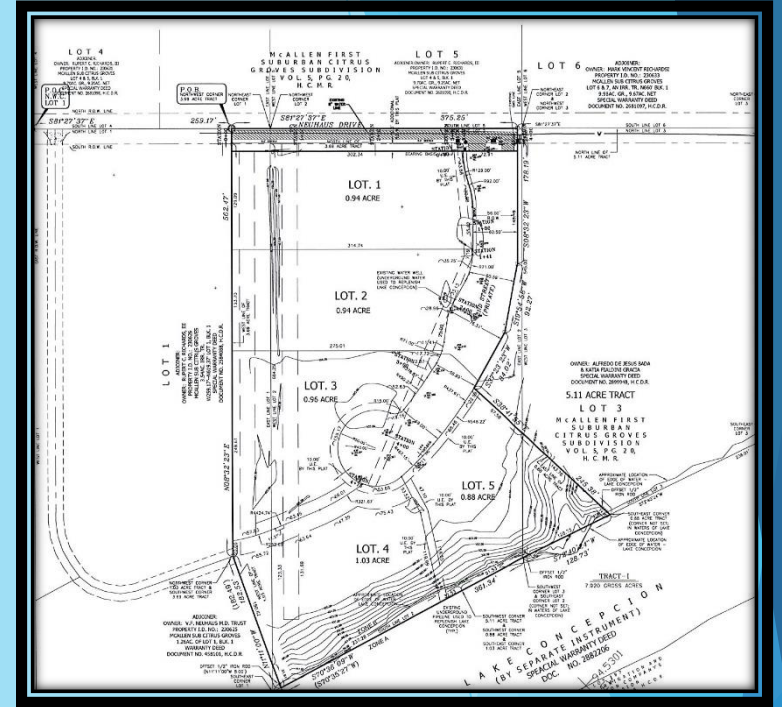
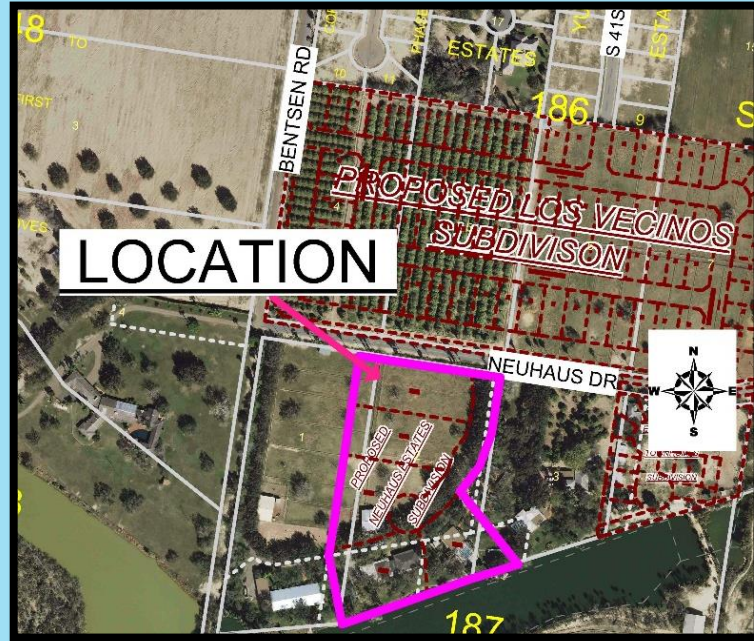
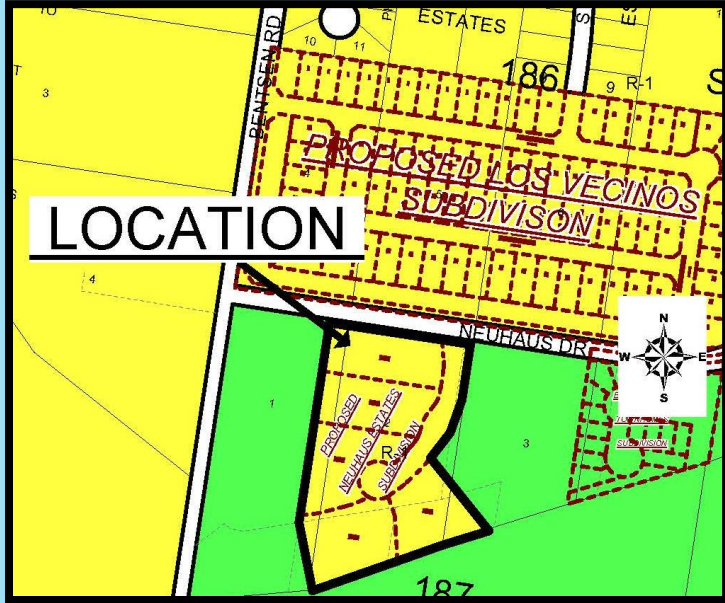
Neuhaus Estates Subdivision

Zoning: R-1

Type of Development: Residential

Lots: 5

Acres: 5.72



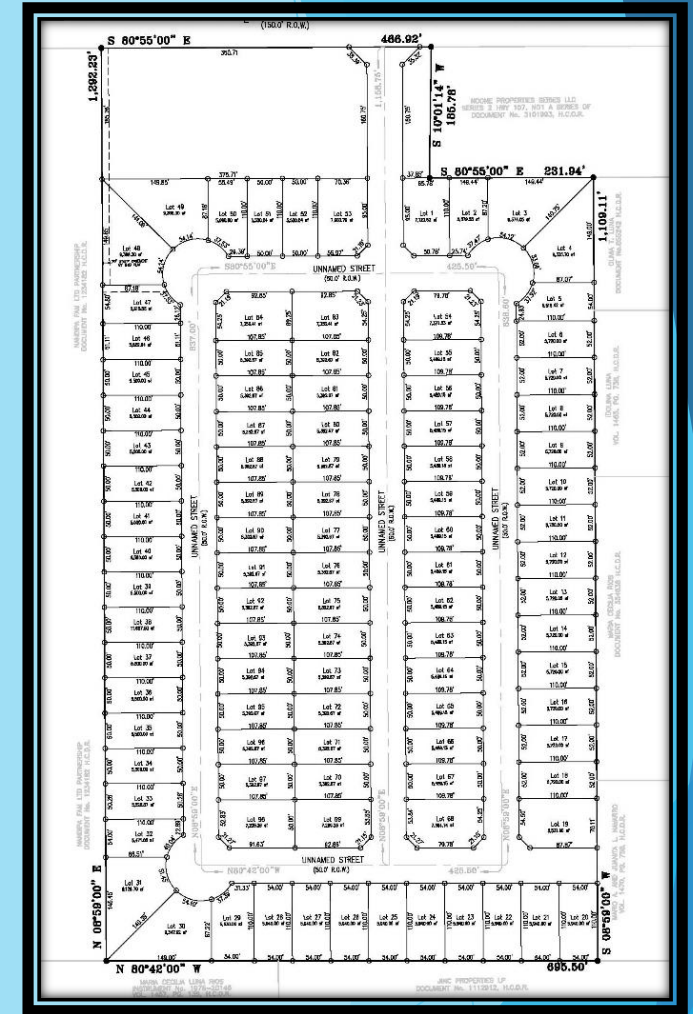
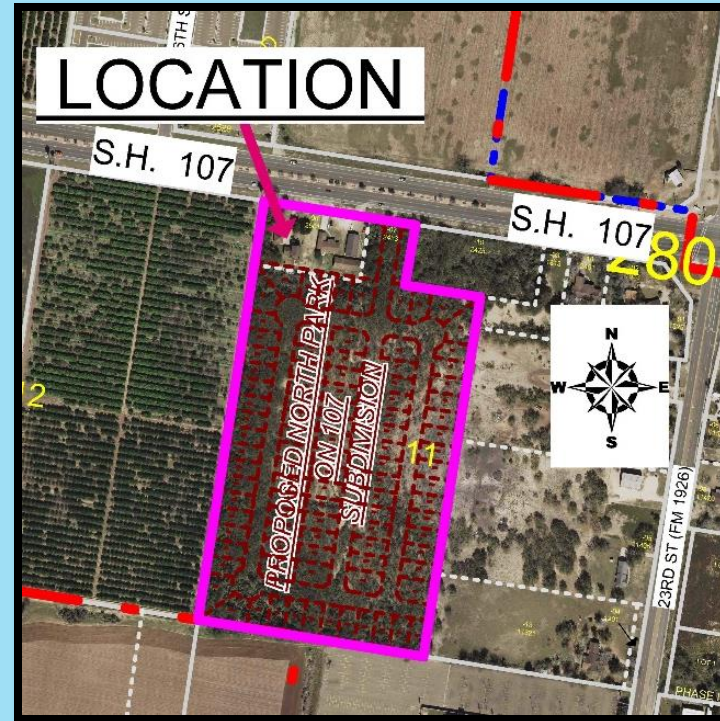
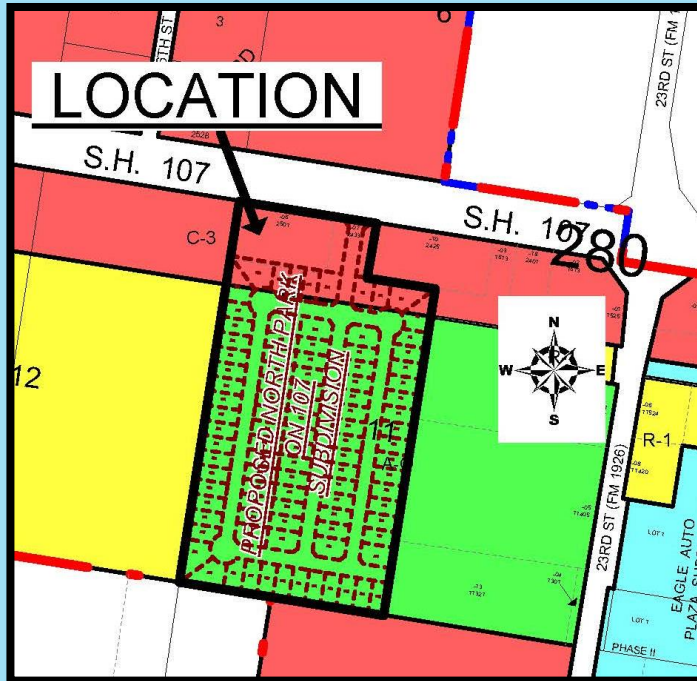
North Park on 107 Subdivision

Zoning: C-3 & A-O

Type of Development: Residential

Lots: 98

Acres: 19.67



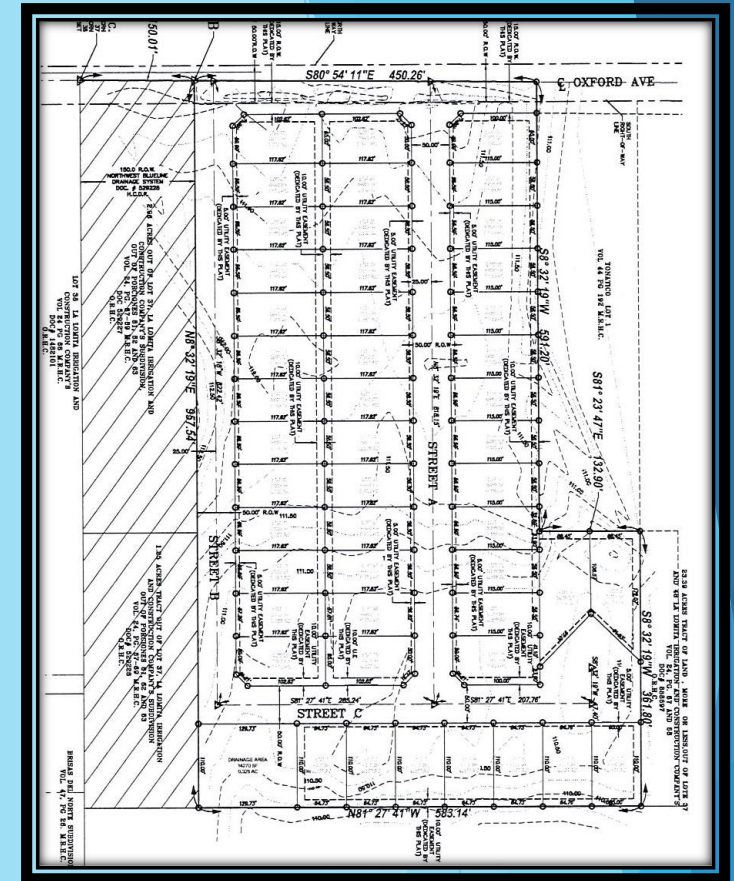
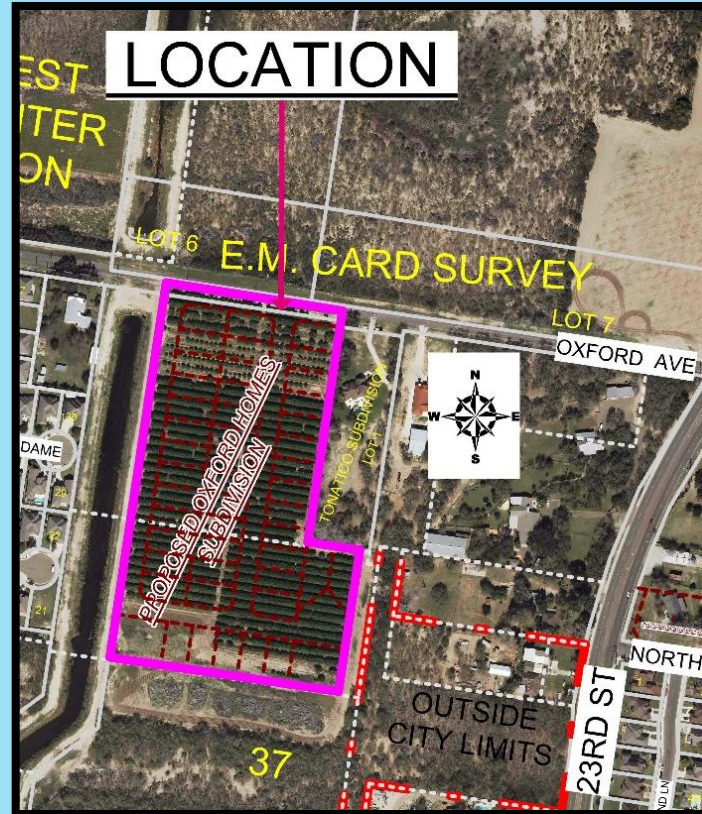
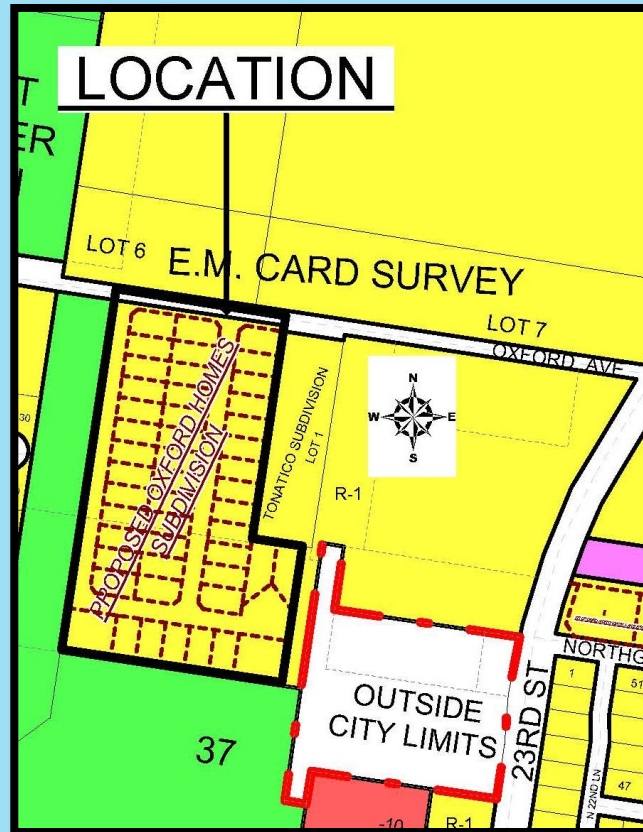
Oxford Homes Subdivision

Zoning: R-1

Type of Development: Residential

Lots: 49

Acres: 14.28



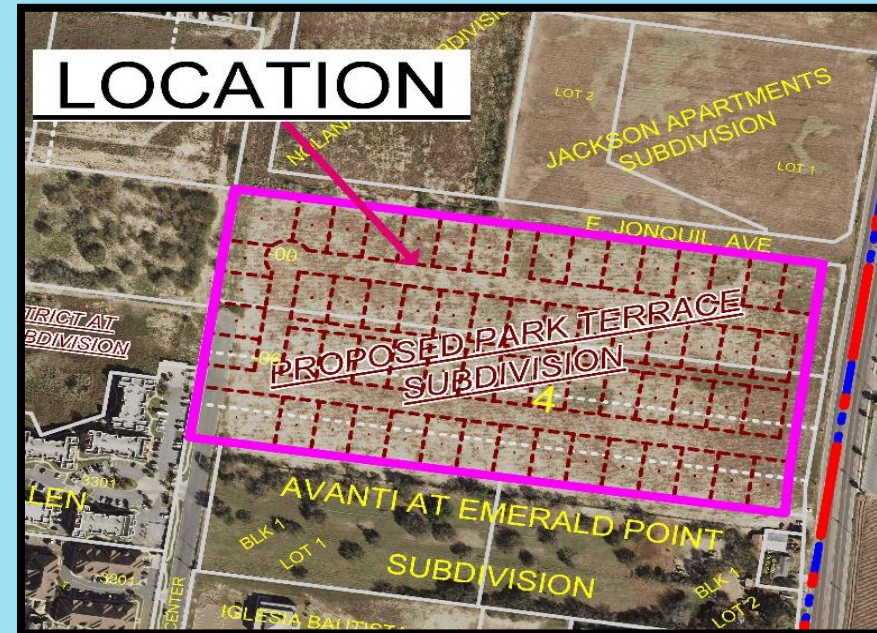
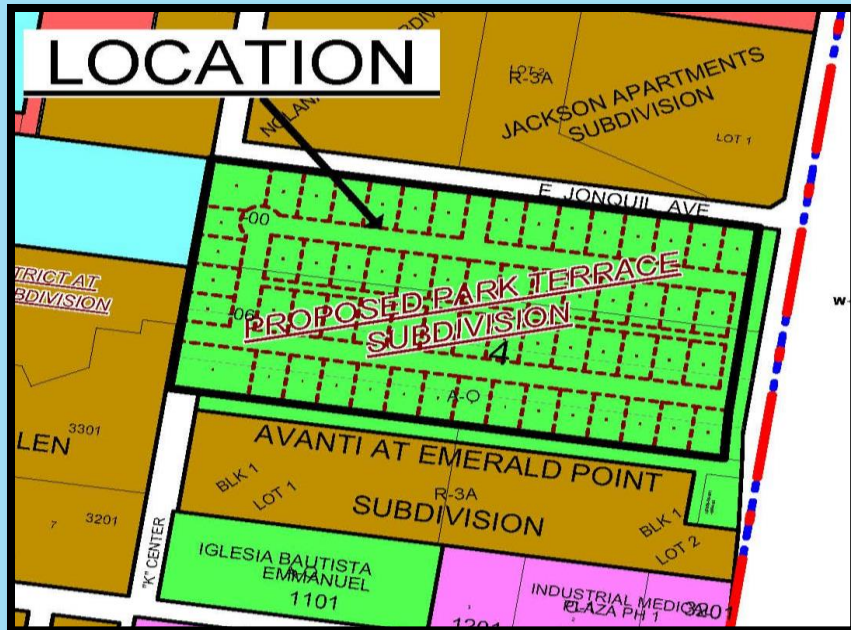
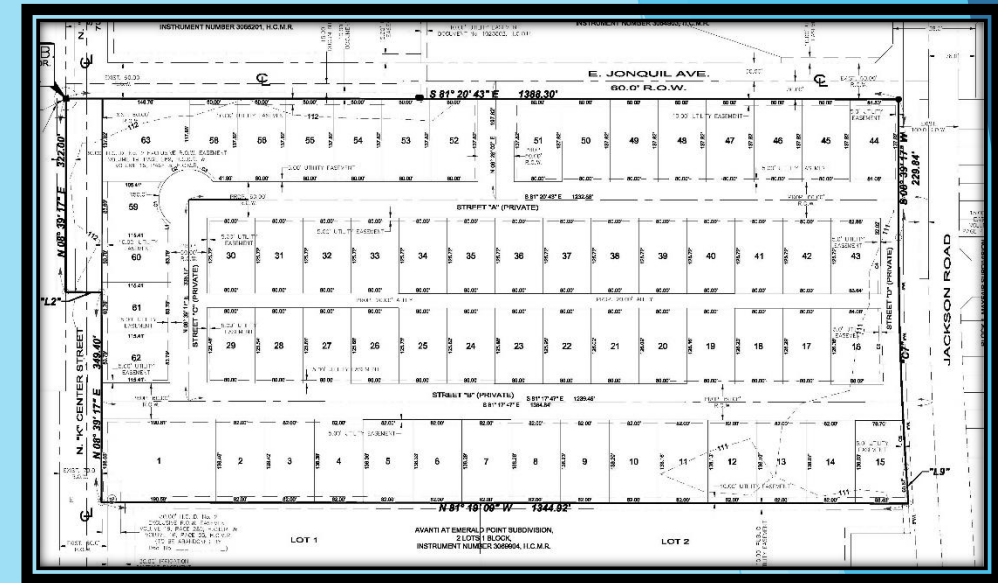
Park Terrace Subdivision

Zoning: A-O

Type of Development: Residential

Lots: 63

Acres: 20.983



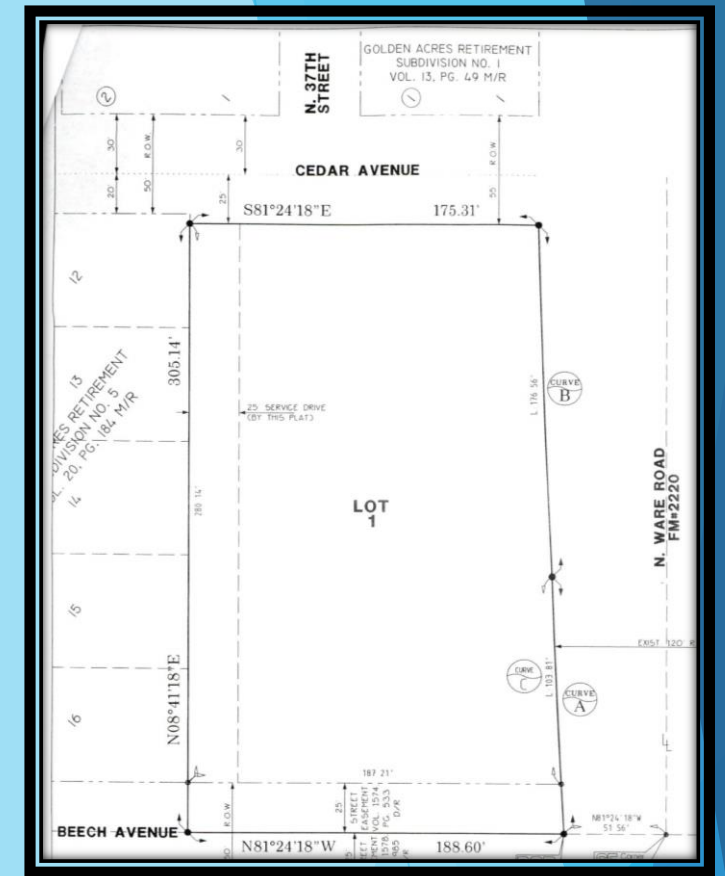
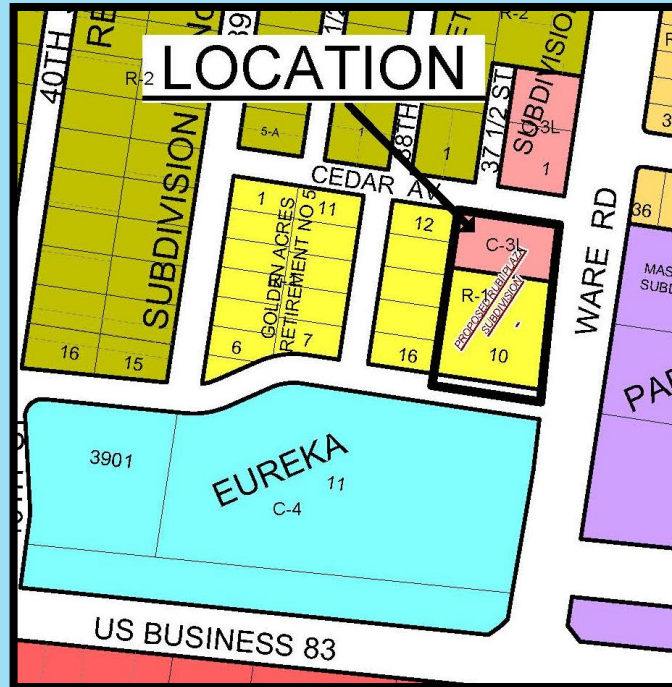
Rubi Plaza Subdivision

Zoning: C-3L & R-1

Type of Development: Commercial

Lots: 1

Acres: 2.28



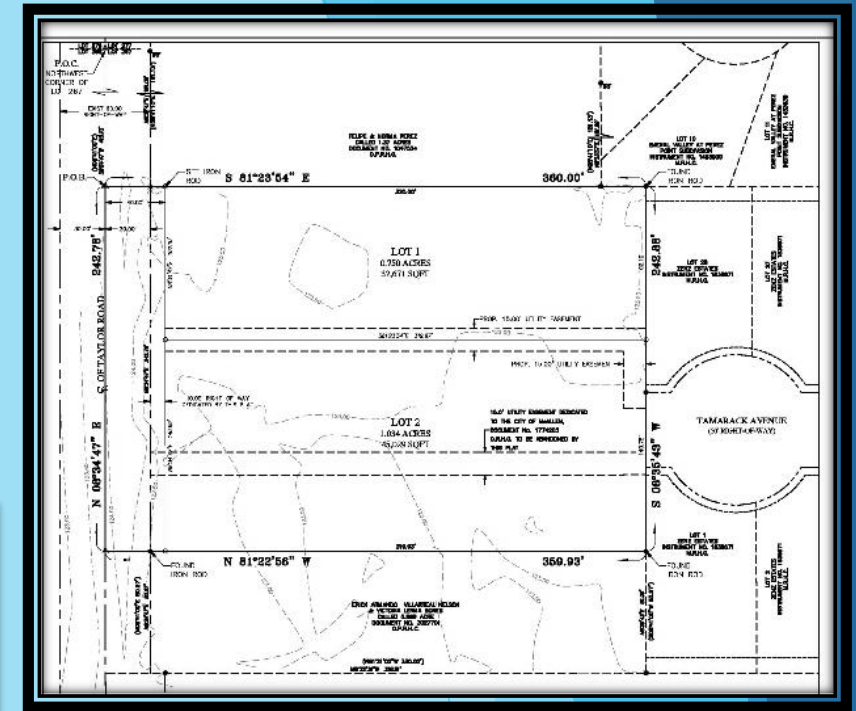
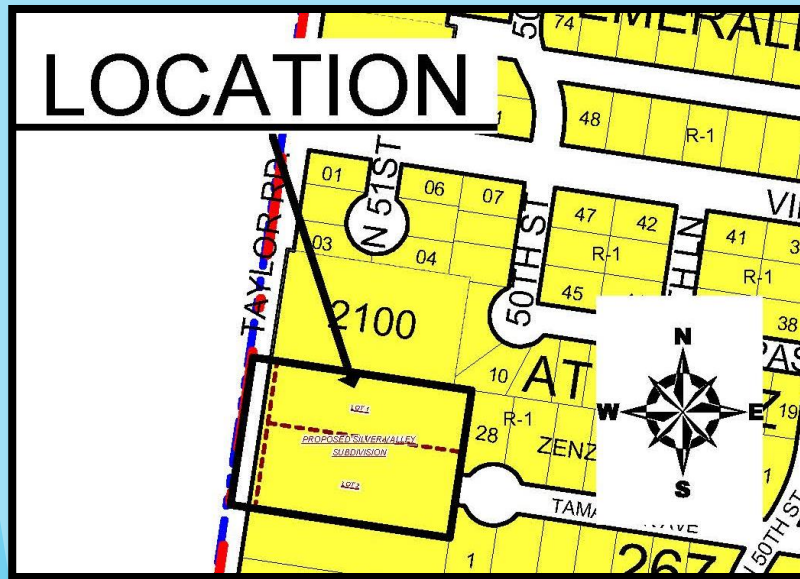
Silver Valley Subdivision

Zoning: R-1

Type of Development: Residential

Lots: 2

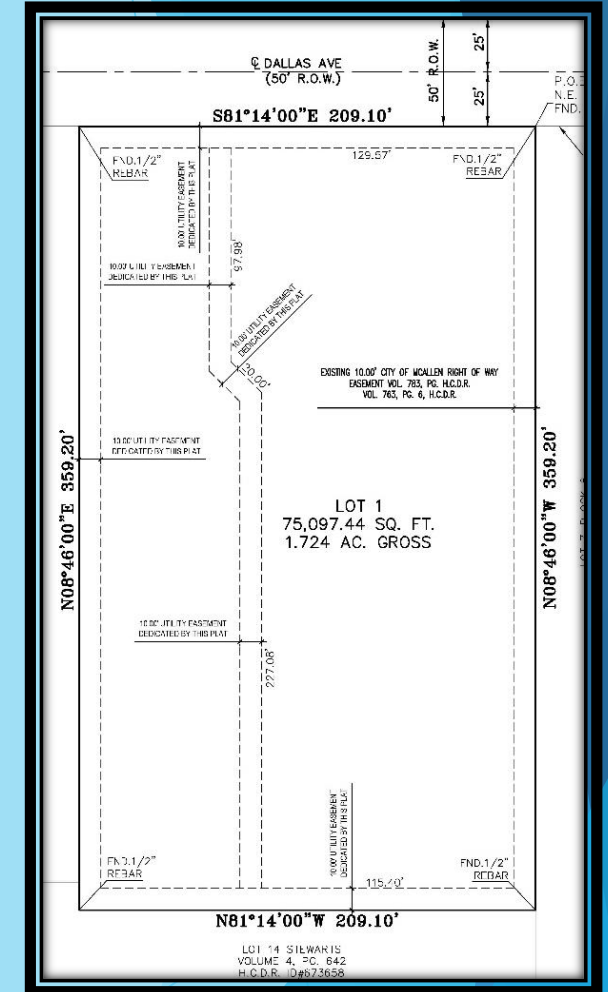
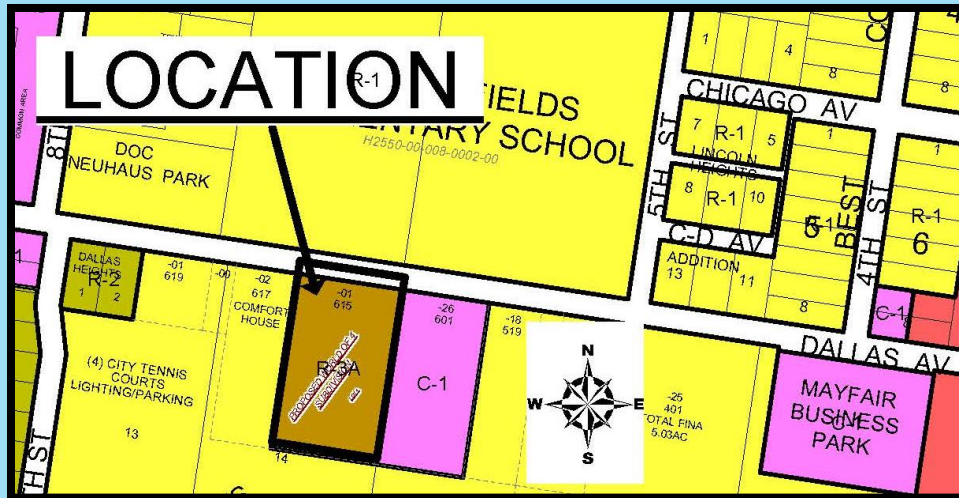
Acres: 2.01



Zoning: R-3A

Lots: 1

Acres: 1.724





ITEM SUMMARY

BOARD: City Commission

AGENDA ITEM

8.A.

DATE SUBMITTED

MEETING DATE

3/22/2021

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



ITEM SUMMARY

BOARD: City Commission

AGENDA ITEM

8.B.

DATE SUBMITTED

MEETING DATE

3/22/2021

1. Agenda Item: Consultation with City Attorney regarding Economic Development Matters. (Section 551.087, T.G.C.)
2. Party Making Request: Isaac Tawil
3. Nature of Request: Consultation with City Attorney regarding Economic Development Matters. (Section 551.087, T.G.C.)
4. Routing:
Leilani Estrada Colima Created -
5. Staff Recommendation:
6. Advisory Board:
7. City Attorney:
8. Manager's Recommendation: