CITY OF McALLEN

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, APRIL 26, 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 April 26, 2021 Regular Meeting Agenda, to be discussed at such meeting.

2. Classification and Compensation Study Report.

3. Discussion with CD Advisory Board regarding Outside Agency Funding.

4. Discussion of Micro Transit.

5. Fiscal Year 2019-2020 Financial Highlights.

6. Discussion of closing off alley between Austin Avenue to Beaumont Avenue at Respite Center from 7PM-7AM.

7. Drainage Utility Fee Annual Update.

8. Project Status Report through March 31, 2021

9. Subdivision Monthly Report.

10. Parks & Recreation Project Status Report.

11. 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 COVID testing. (Section 551.071, T.G.C.)

B) Consultation with City Attorney regarding legal aspects of social media. (Section 551.071, T.G.C.)

C) Consultation with City Attorney regarding legal issues related to Section 143.073 of the Texas Civil Service Act. (Section 551.071, T.G.C.)

D) Consultation with City Attorney regarding legal aspects of intervention in AEP application with PUC for reconciliation of AMS. (Section 551.071, T.G.C.)

E) Consultation with City Attorney regarding legal aspects of Legislative Process. (Section 551.071, T.G.C.)

F) Discussion and possible lease, sale or purchase of real property; Tract 1. (Section 551.072, T.G.C.)

G) 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 April 23, 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

CITY OF McALLEN

ITEM SUMMARY

BOARD: City Commission	AGENDA ITEM	1.
	DATE SUBMITTED	04/19/2021
	MEETING DATE	4/26/2021

1. Agenda Item: Present questions to staff relating to the April 26, 2021 Regular Meeting Agenda, to be discussed at such meeting.

2. Party Making Request:

3. Nature of Request:

4. Routing:

Cindy Gonzalez	Created/Initiated - 4/19/2021
Perla Lara	Approved - 4/20/2021
Isaac Tawil	New - 1/1/1900

5. Staff Recommendation:

6. Advisory Board:

7. City Attorney:

8. Manager's Recommendation:

CITY OF McALLEN

ITEM SUMMARY

BOARD: City Commission	AGENDA ITEM	2.
	DATE SUBMITTED	04/16/2021
	MEETING DATE	4/26/2021

1. Agenda Item: Classification and Compensation Study Report.

2. Party Making Request: Christina Flores

3. Nature of Request: Classification and Compensation Study Report

4. Routing:
   Christina Flores Created/Initiated - 4/16/2021

5. Staff Recommendation:

6. Advisory Board:

7. City Attorney:

8. Manager's Recommendation:

Classification & Compensation Study Report

City of McAllen, TX

April 26, 2021

Objectives

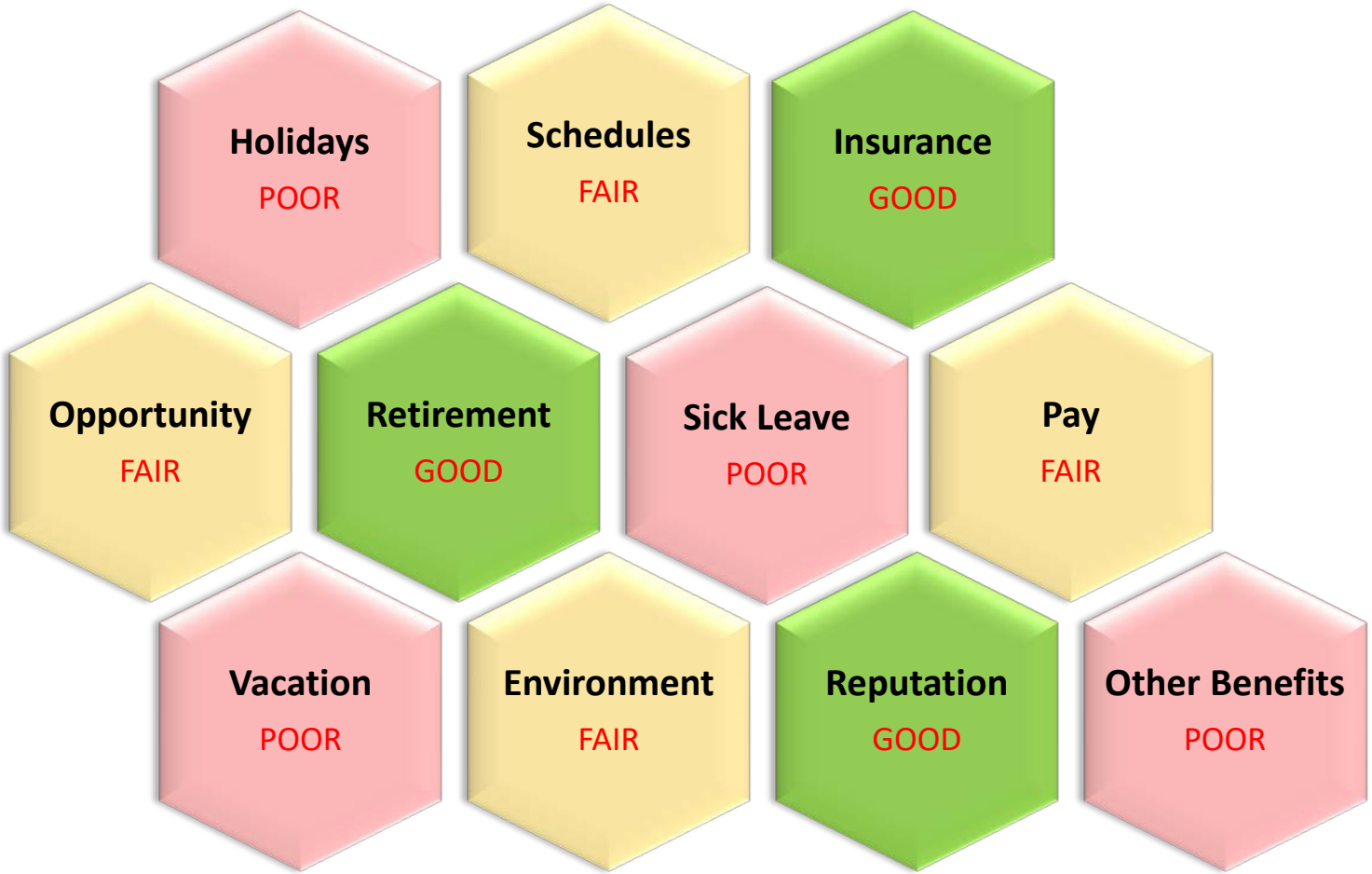
- Understand factors that led to decision to initiate a compensation study;
- Understand scope and results of compensation study;
- Consider implementation options

Employee Turnover Concern

Cost of Living Adjustments

City	2015	2016	2017	2018	Total
Brownsville	3%	0%	0%	0%	3%
Edinburg	3%	3%	3%	2%	11%
Harlingen	0%	2%	2%	2%	6%
Harlingen PU	0%	2%	2%	2%	6%
Hidalgo County	3%	0%	0%	3%	6%
McAllen	3%	0%	0%	3%	6%
Mission	0%	6%	0%	0%	6%
Pharr	0%	0%	0%	0%	0%
San Benito	0%	2%	2%	2%	6%
San Juan	1.5%	1.5%	1.5%	1.5%	6%

City of McAllen Ratings - 2018



7-Year Plan (As of August 2019)

	Year 1 FY 19-20	Year 2 FY 20-21	Year 3 FY 21-22	Year 4 FY 22-23	Year 5 FY 23-24	Year 6 FY 24-25	Year 7 FY 25-26
COLA	**2%**	-	**3%**	**3%**	**3%**	**3%**	**-**
Floating Day	**+3**	-	-	-	-	-	-
Vacation Day	-	**Adjust Scale** (+2-4 days)	-	-	-	-	-
Longevity Pay	**Study**	**Implement**	Yes	Yes	Yes	Yes	Yes
Sick Day	-	**-**	**-**	**-**	**-**	-	-
Salary Study	**Yes**	-	-	-	**-**	**Yes**	-
Salary Adjustments	-	**Yes**	**If Needed**	-	-	**-**	**Yes**

*** Commission Action**

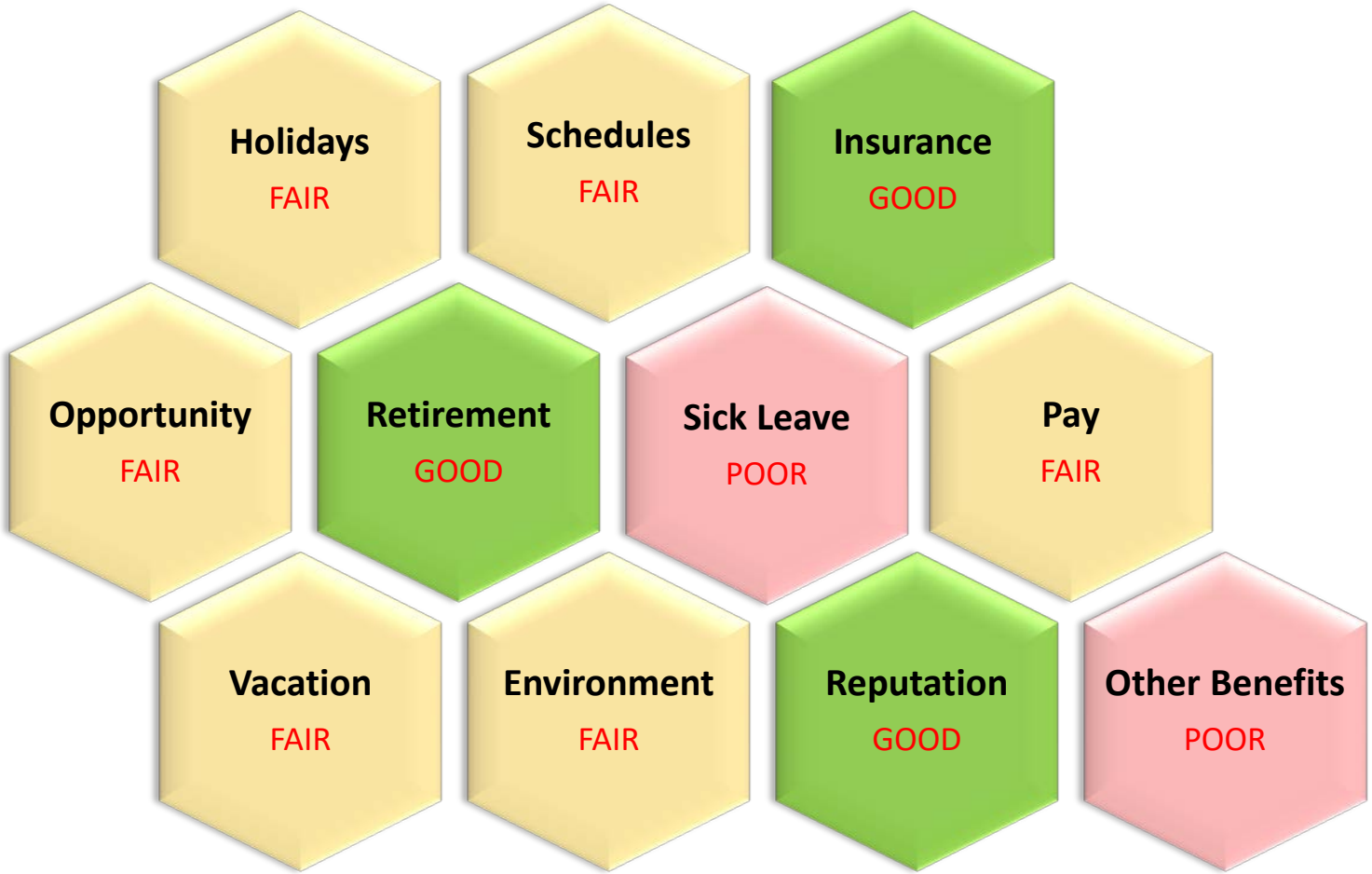
7-Year Plan (As of August 2020)

	Year 1 FY 19-20	Year 2 FY 20-21	Year 3 FY 21-22	Year 4 FY 22-23	Year 5 FY 23-24	Year 6 FY 24-25	Year 7 FY 25-26
COLA	**2%**	**2%**	**-**	**3%**	**3%**	**3%**	**-**
Floating Day	**+3**	**+1**	-	-	-	-	-
Vacation Day	-	**Adjust Scale** (+0-4 days)	-	-	-	-	-
Longevity Pay	**Study**	**Study**	**Implement**	Yes	Yes	Yes	Yes
Sick Day	-	-	-	-	-	-	-
Salary Study	**Approved**	**In Progress**	-	-	-	**Yes**	-
Salary Adjustments	-	-	**Yes**	**If Needed**	-	-	**Yes**

2019 Commission Action

Proposed 2020 Commission Action

City of McAllen Ratings - 2020



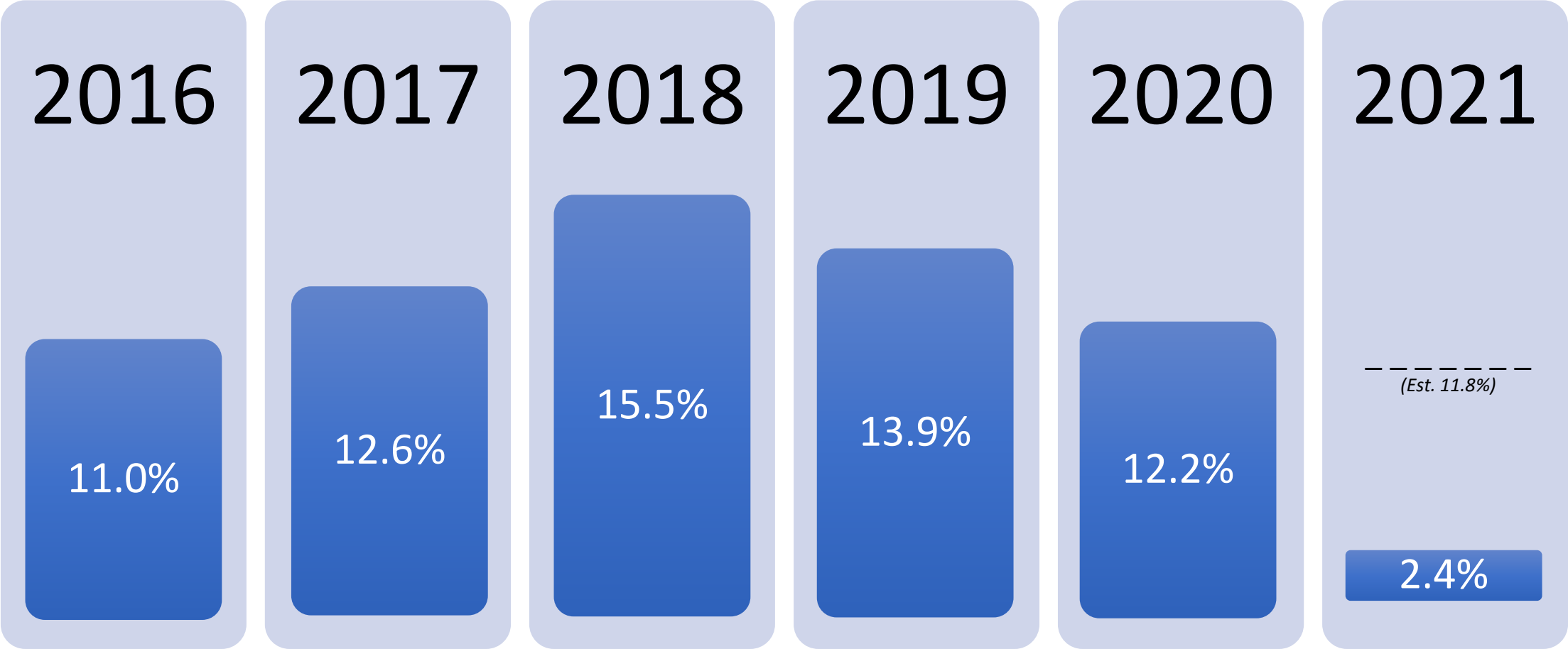
7-year Plan (As of October 2020)

	Year 1 FY 19-20	Year 2 FY 20-21	Year 3 FY 21-22	Year 4 FY 22-23	Year 5 FY 23-24	Year 6 FY 24-25	Year 7 FY 25-26
COLA	**2%**	**0%**	**2%**	**3%**	**3%**	**3%**	**-**
Floating Day	**+3**	**+1**	-	-	-	-	-
Vacation Day	-	**Adjust Scale** (+0-4 days)	-	-	-	-	-
Longevity Pay	**Study**	**Study**	**Study**	Implement	Yes	Yes	Yes
Sick Day	-	-	-	-	-	-	-
Salary Study	**Approved**	**In Progress**	**Implement**	-	-	**Yes**	-
Salary Adjustments	-	-	**Yes**	**If Needed**	-	**-**	**Yes**

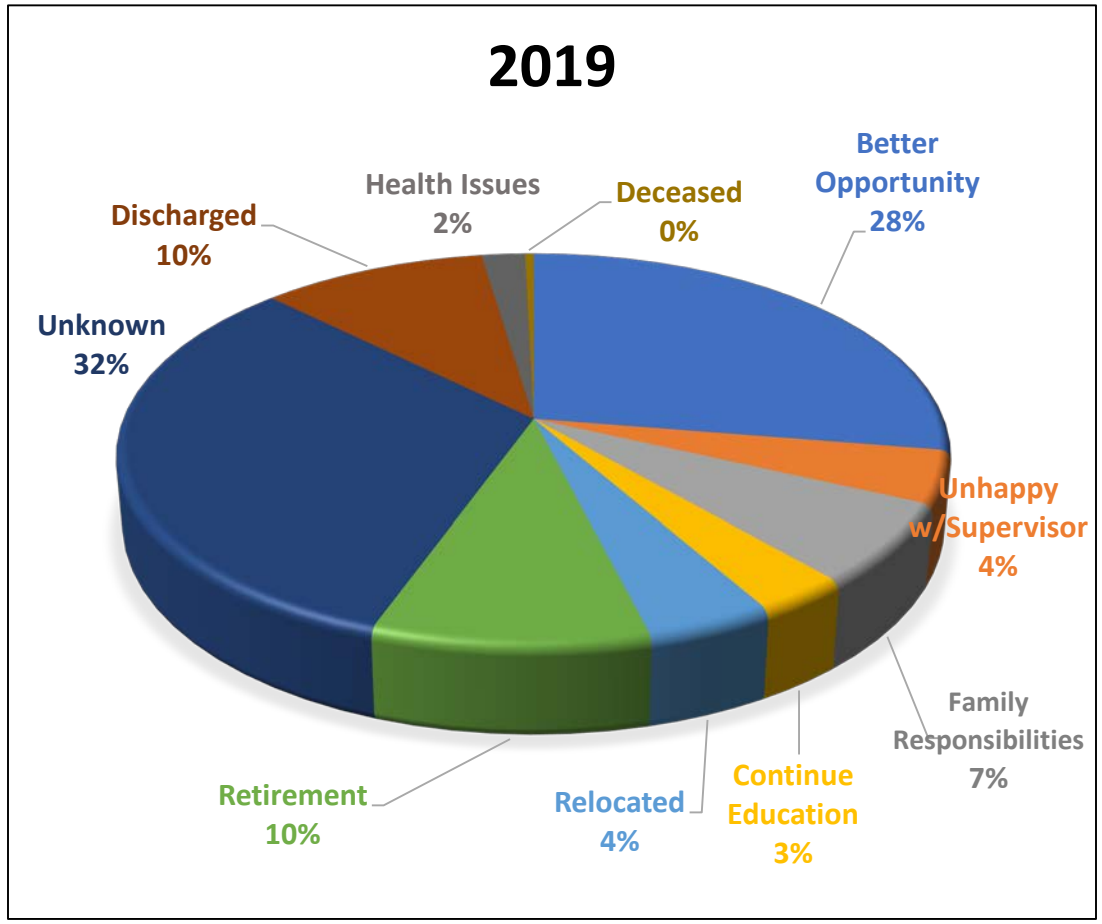
2020 Commission Action

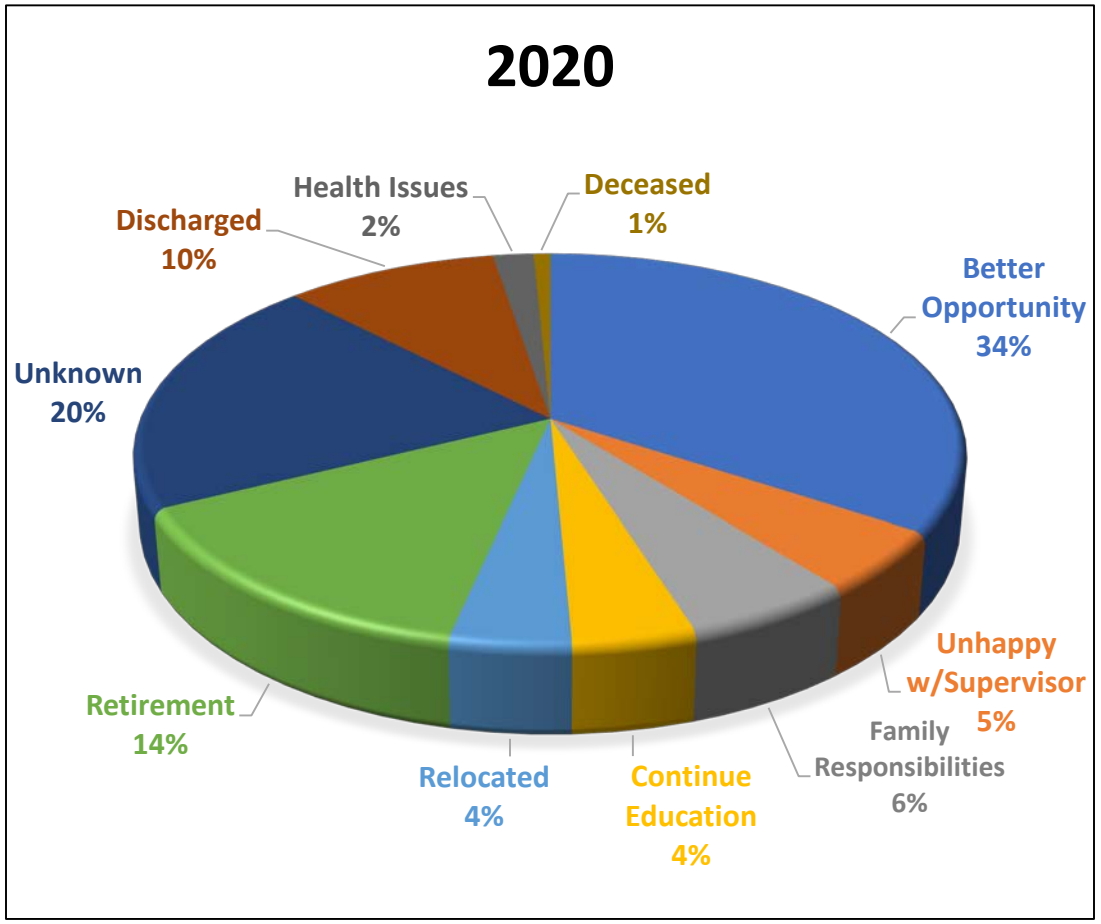
Proposed 2021 Commission Action

Year to Date Turnover

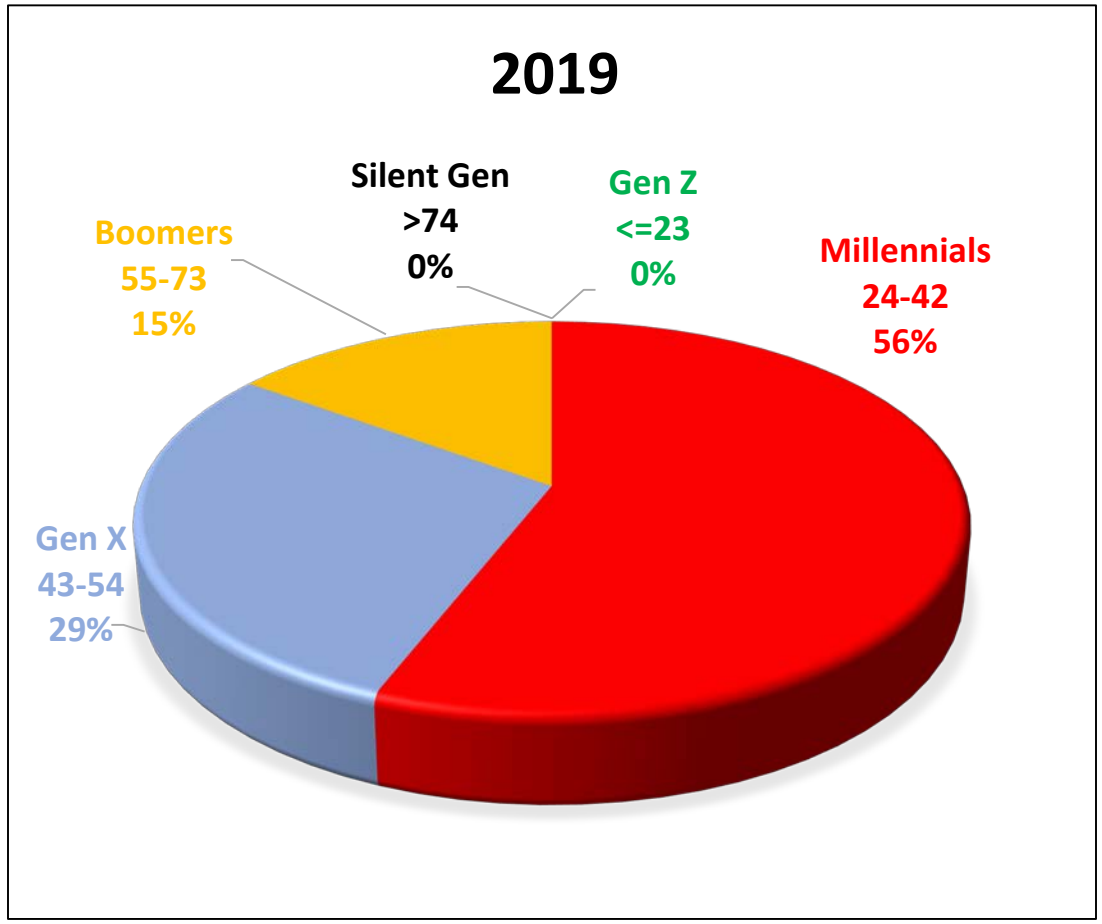


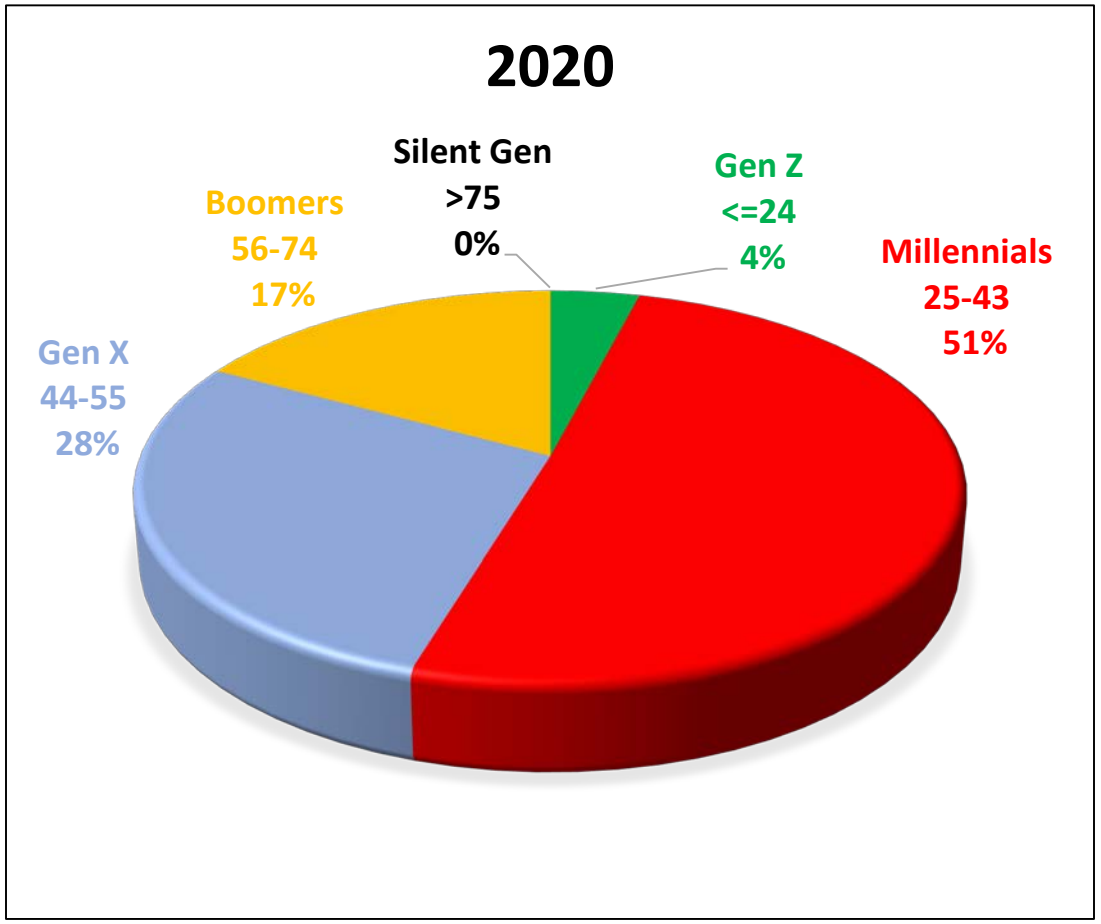
Reasons for Leaving





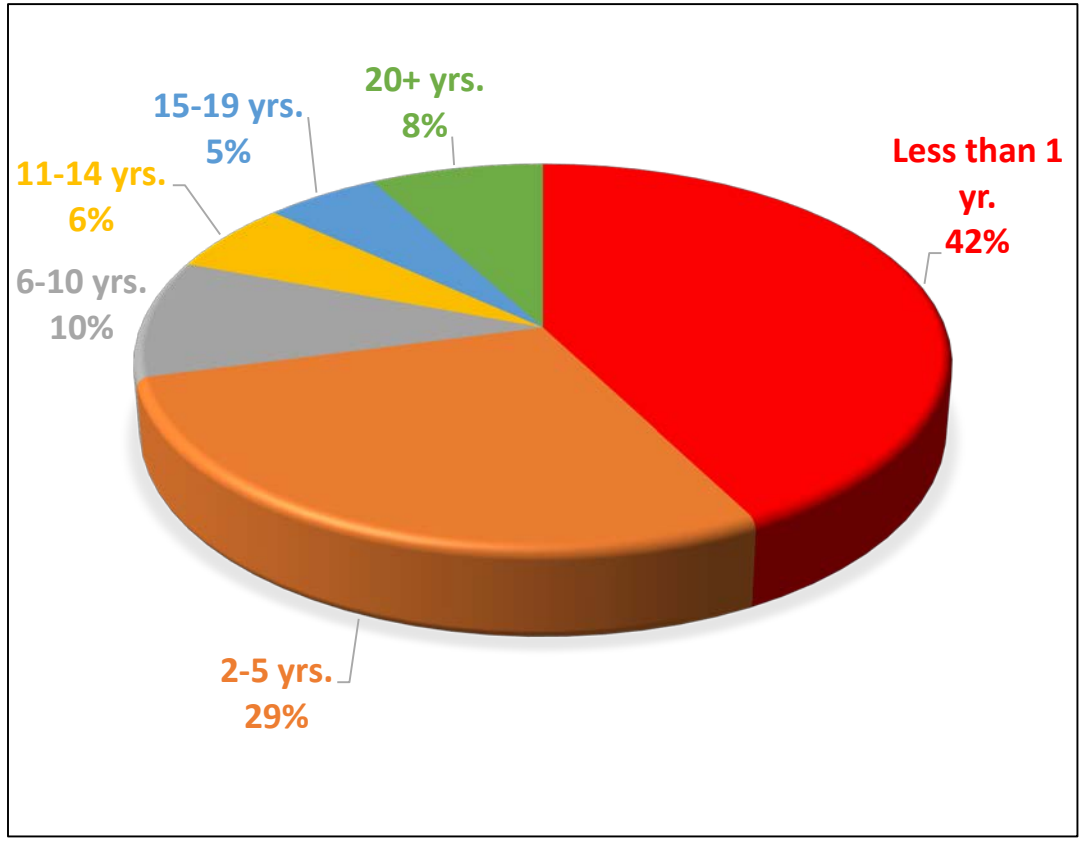
Separations by Generation



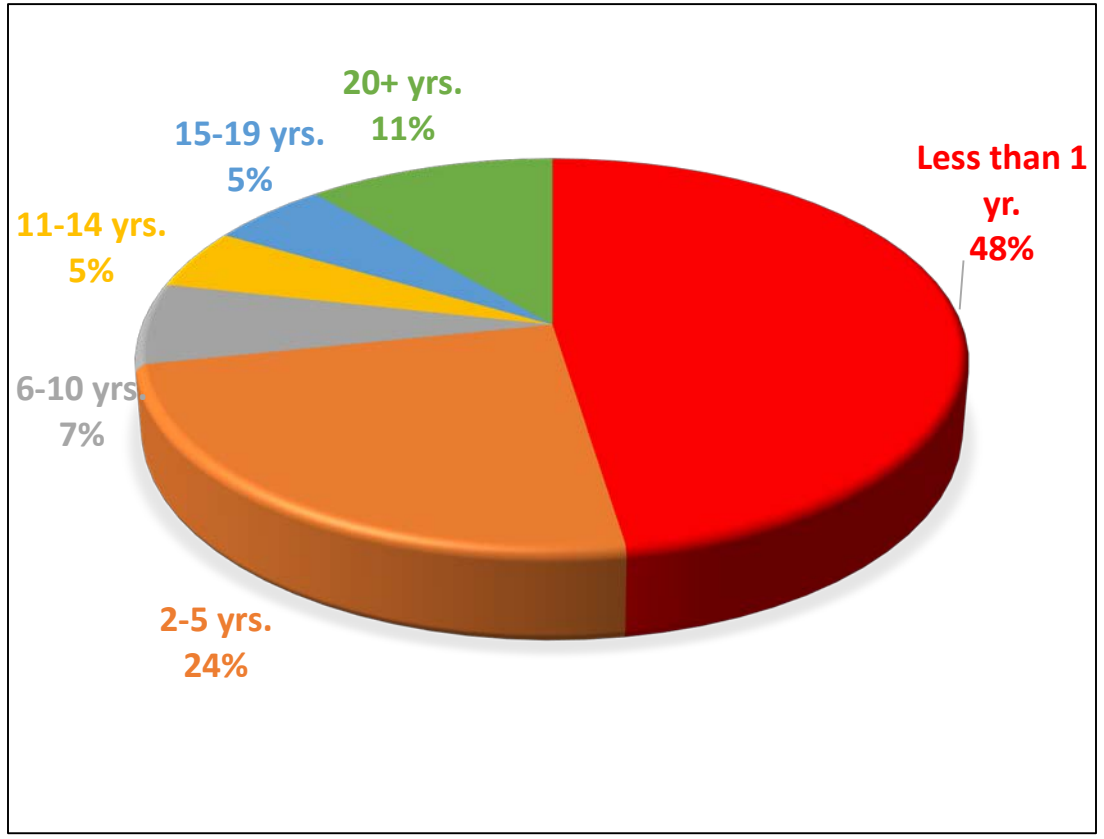


Separations by Years of Service

2019



2020



Compensation Study

Conducted by: Management Advisory Group

Project Focus

- Conduct a review of City job titles;
- Review salary and compensation information from similar/competitor organizations;
- Develop a revised classification and compensation plan;
- Provide an implementation plan that is affordable;
- Provide a process for future evaluation of positions.

Project Did Not…

- Reorganize departments or structure;
- Guarantee employee pay increases;
- Recommend pay decreases.

Scope

- Full Time and Part Time Regular, Non-Civil Service
  - City and McAllen Public Utility
  - Approx. 1,600 positions
  - Approx. 450 job class titles

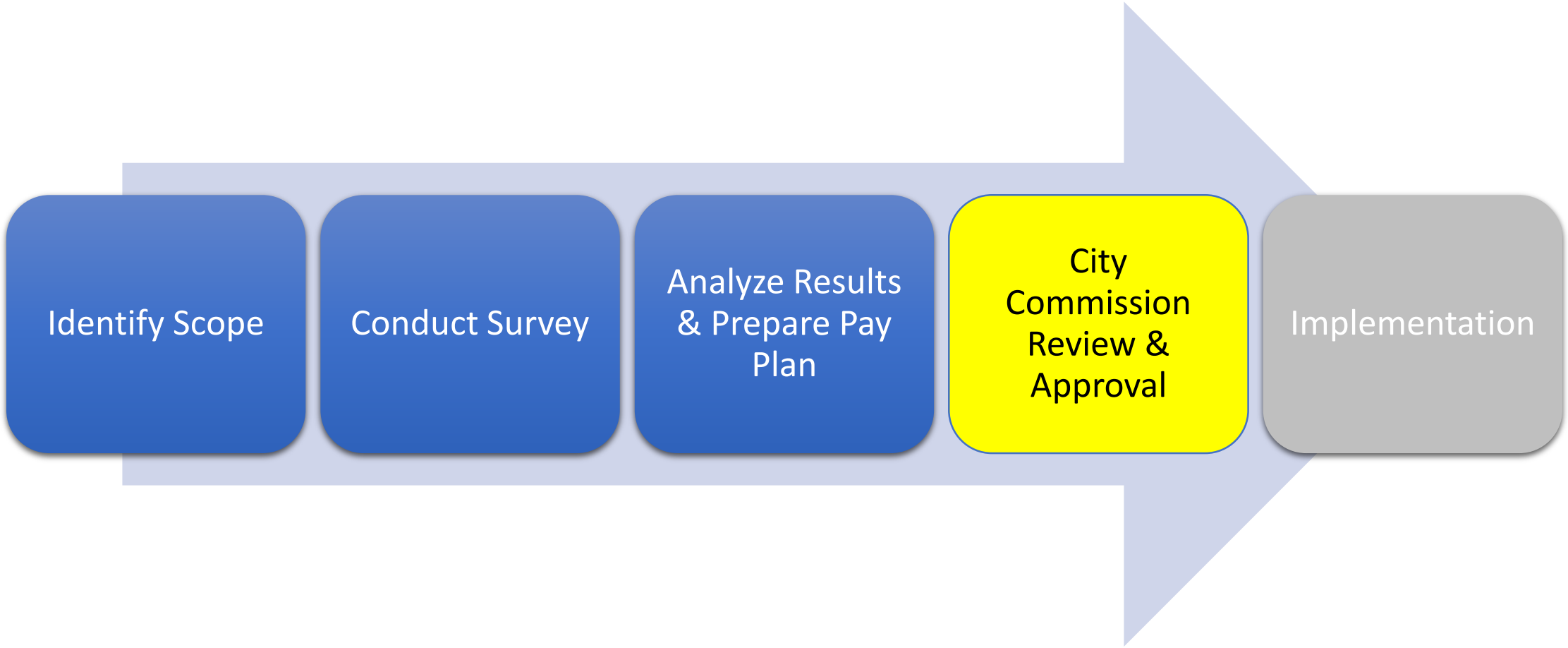
Methodology

- Captured key employee data.
- Identified jobs where recruitment and retention are concerns.
- Used Administrative Issues Forms for top management input.

Methodology Continued…

- Gathered salary and compensation data from competitor and comparable organizations;
- Reviewed job descriptions to evaluate classifications.
- Developed an internally equitable and externally competitive system.
- Provided suggested implementation/transition costs.

Process


Identify Scope
Conduct Survey
Analyze Results & Prepare Pay Plan
City Commission Review & Approval
Implementation

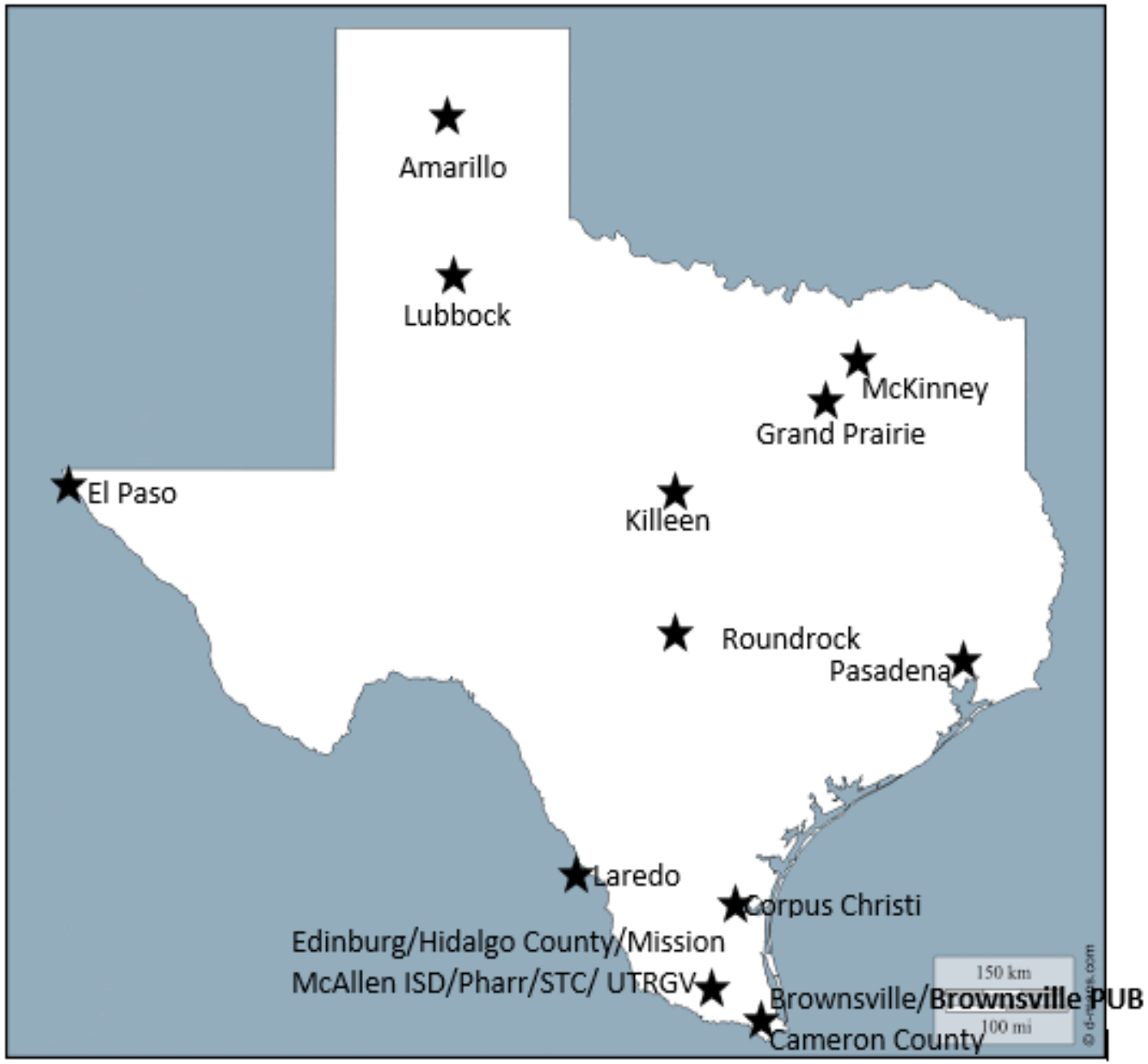
Target Agencies

AMARILLO	LAREDO*
BROWNSVILLE	LUBBOCK*
BROWNSVILLE PUBLIC UTILITIES*	MCALLEN ISD
CAMERON COUNTY	MCKINNEY
CARROLLTON*	MISSION
CORPUS CHRISTI*	PASADENA
EDINBURG	PHARR
EL PASO*	ROUND ROCK
GRAND PRAIRIE	SOUTH TEXAS COLLEGE
HIDALGO COUNTY	UNIVERSITY OF TEXAS – RIO GRANDE VALLEY
KILLEEN	

Local Target Agencies

- Brownsville
- Brownsville Public Utilities
- Cameron County
- Edinburg
- Hidalgo County
- McAllen ISD
- Mission
- Pharr
- South Texas College
- University of Texas - RGV

Statewide Target Agencies



Study Results

- Compression
  - Little to no pay difference regardless of experience on the job or level of education, skills or abilities.
  - Leads to low morale and turnover.

Salary Range	Comparison to Market
Minimum	-4.99%
Midpoint	-11.96%
Maximum	-16.93%

Key Takeaways

- Opportunity to:
  1. Align pay with the market
  2. Address compression
- Unified, “Open Range” Plan
  - Includes both City and McAllen Public Utility Positions

Recommended Implementation

TOTAL: $3,889,348

- 2% Across-the-Board
- Adjustments to Minimum
- Adjustments for Time in Position (Max of $3,500)

COMPENSATION STUDY IMPLEMENTATION	
General Fund (Civilians)	$1,967,800
Fire (2%)	$198,533
Police (3%)	$616,428
Enterprise Accts	$1,106,587
TOTAL	**$3,889,348 (Inc. benefits)**

2-year Implementation Option

Year 1

- 2% Across-the-Board
- Adj to min
- Adj for time in position (1/2 amt)

FY 21-22	
General Fund (Civilians)	$1,656,041
Fire (2%)	$198,533
Police (3%)	$616,428
Enterprise Fund	$923,018
TOTAL	**$3,394,020 (Including benefits)**

Year 2

- 2% Across-the-Board
- Adj for time in position (1/2 amt)

FY 22-23	
General Fund	$1,050,344
Enterprise	$558,803
Fire	Pending CBA
Police	Pending CBA
EST. TOTAL	**$1,609,147**

-OR-

Year 2

- 3% Across-the-Board
- Adj for time in position (1/2 amt)

FY 22-23	
General Fund	$1,360,540
Enterprise	$696,174
Fire	Pending CBA
Police	Pending CBA
EST. TOTAL	**$2,056,714**

Cost of Living Adjustments

City	2015	2016	2017	2018	2019	2020	Total
Edinburg	3%	3%	3%	2%	3%	3%	17%
Hidalgo	3%	Exempt -2%; Non-Exempt - 4%	3%	Exempt -2%; Non-Exempt - 4%	3%	0%	17%
San Juan	1.5%	1.5%	3%	1.5%	3%	2%	13%
San Benito	0%	2%	2%	2%	3%	3%	12%
Harlingen	0%	2%	2%	2%	2%	2%	10%
Harlingen WW	0%	2%	2%	2%	2%	2%	10%
Hidalgo County	3%	0%	0%	3%	0%	3.5%	9.5%
McAllen	3%	0%	0%	3%	2%	0%	8%
South Padre	1%	1%	1%	3%	1%	0%	7%
Brownsville PUB	0%	0%	3%	0%	0%	3%	6%
Mission	0%	6%	0%	0%	0%	0%	6%
Weslaco	0%	1.5%	0%	0%	2%	2%	5.5%
Brownsville	3%	0%	0%	0%	0%	0%	3%
Cameron County	0%	0%	0%	0%	0%	0%	0%
Pharr	0%	0%	0%	0%	0%	0%	0%

7-year Plan

	Year 1 FY 19-20	Year 2 FY 20-21	Year 3 FY 21-22	Year 4 FY 22-23	Year 5 FY 23-24	Year 6 FY 24-25	Year 7 FY 25-26
COLA	**2%**	**0%**	**2%**	**3%**	**3%**	**3%**	**-**
Floating Day	**+3**	**+1**	-	-	-	-	-
Vacation Day	-	**Adjust Scale** (+0-4 days)	-	-	-	-	-
Longevity Pay	**Study**	**Study**	**Study**	Implement	Yes	Yes	Yes
Sick Day	-	-	-	-	-	-	-
Salary Study	**Approved**	**In Progress**	**Implement**	-	-	**Yes**	-
Salary Adjustments	-	-	**Yes**	**If Needed**	-	**-**	**Yes**

2020 Commission Action

Proposed 2021 Commission Action

Questions

CITY OF McALLEN

ITEM SUMMARY

BOARD: City Commission	AGENDA ITEM	3.
	DATE SUBMITTED	04/20/2021
	MEETING DATE	4/26/2021

1. Agenda Item: Discussion with CD Advisory Board regarding Outside Agency Funding.

2. Party Making Request: Yvette Balderas

3. Nature of Request: Annually, the Community Development Advisory Board requests guidance on the General Fund Non-Profit/Outside Agency application process and priorities

4. Routing:

Yvette Balderas	Created/Initiated - 4/20/2021
Michelle Rivera	Approved - 4/20/2021
Isaac Tawil	New - 1/1/1900

5. Staff Recommendation: No Action

6. Advisory Board: N/A

7. City Attorney:

8. Manager's Recommendation:

CITY OF MCALLEN
GRANT ADMINISTRATION DEPARTMENT

MEMORANDUM

To: **Roel "Roy" Rodriguez, P.E., City Manager**
Through: **Michelle Rivera, Assistant City Manager**
From: **Yvette Balderas, Grant Administration Director**
Date: **April 20, 2021**
Subject: **FY 2021-2022 Non-Profit/Outside Agency Applications**

As you know, the CD Committee has been tasked with reviewing outside non-profit applications for General Fund projects. As in prior years, guidance is requested regarding:

- Whether the overall budget will be reduced; *if so, could an estimate be provided in advance of their decision-making, tentatively scheduled for June*

- Whether new applicants will be accepted; *please note that new applicants were not allowed last year; and,*

- Whether the 25% administrative cap will continue; *it is currently in-place for FY 2020-2021 awardees*

For your convenience, a total budget was made available in the amount of $2,267,350.00 in General Fund for non-profit agencies which include:

- Amigos Del Valle, Inc.
- Boys and Girls Club of McAllen
- Comfort House Services, Inc.
- International Museum of Arts and Science
- McAllen Chamber of Commerce
- McAllen Heritage Center
- McAllen Town Band
- Museum of South Texas History
- Rio Grande Valley Literacy Center
- Valley Symphony Orchestra
- Women Together Foundation, Inc.

Should you have any questions or require additional information, please advise.

Thank you,
YMB

CITY OF McALLEN

ITEM SUMMARY

BOARD: City Commission	AGENDA ITEM	4.
	DATE SUBMITTED	04/20/2021
	MEETING DATE	4/26/2021

1. Agenda Item: Discussion of Micro Transit.

2. Party Making Request: Mario Delgado

3. Nature of Request:

4. Routing:

Angela Cano	Created/Initiated - 4/20/2021
Mario Delgado	Approved - 4/20/2021
Jeff Johnston	Final Approval - 4/20/2021

5. Staff Recommendation:

6. Advisory Board:

7. City Attorney:

8. Manager's Recommendation:

Micro Transit Presentation

metro
McAllen, Texas

RIDECO

April 26, 2021

Agenda

- What is Micro Transit
- Route 8 Background
- Metro McAllen Opportunity
- Next Steps

What is Micro Transit

HIGHLIGHTS OF MICRO TRANSIT

- Flexible Transit Service via Zones
- Tech Enabled Shared Transportation
- Mesh of Fixed Route and Ride Hailing
- Integrates with Fixed Route Service
- Segway into Effective and Efficient Fixed Route

Route 8 Background

- Suspended service during COVID
- Provides service to Texas A&M/Tres Lagos
- Ridership <15 passengers/day
- Operating cost >$300.00/passenger

Route 8 needs to return to service cost-effectively

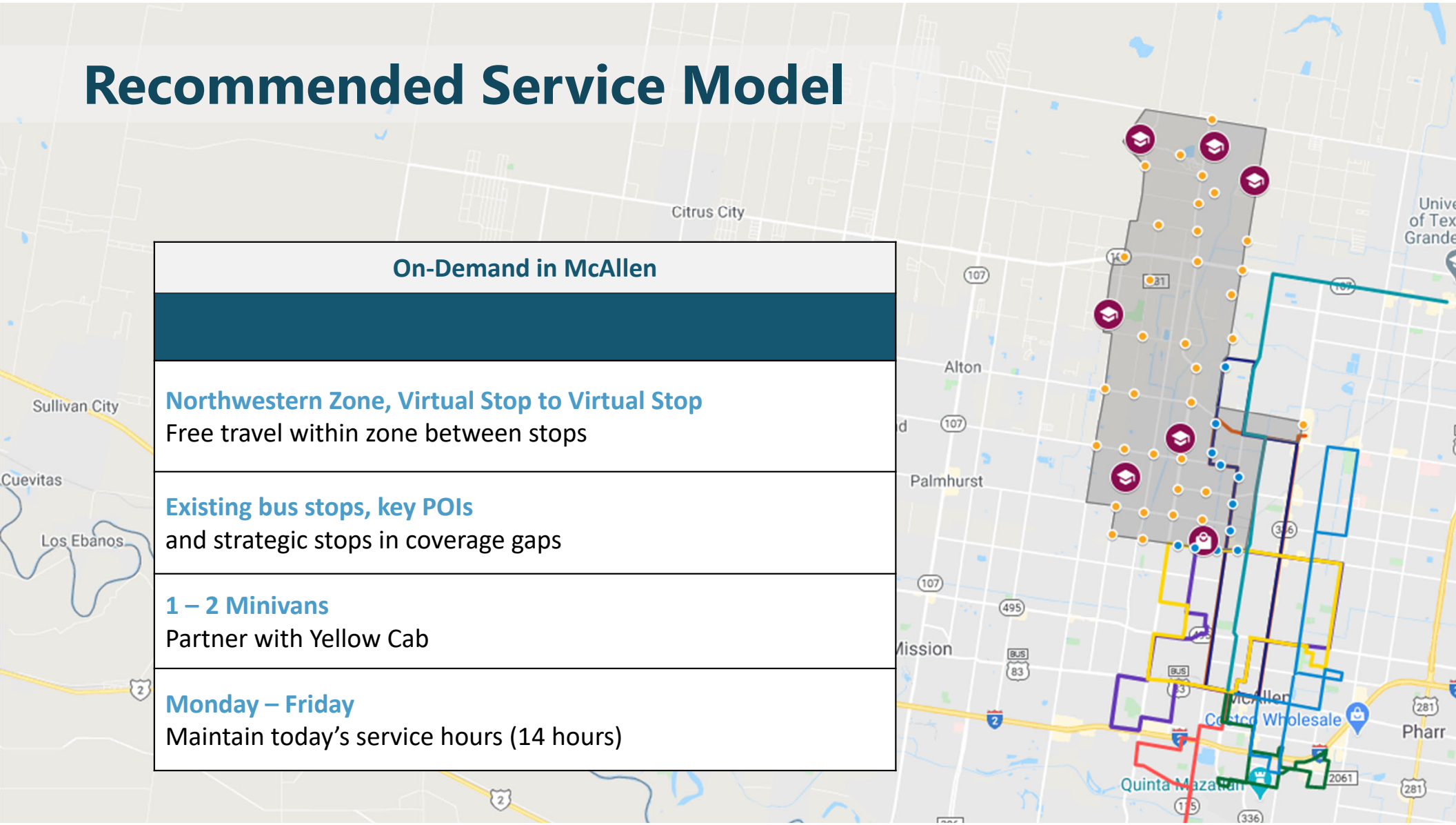
McAllen Opportunity

PROJECT OVERVIEW

- FTA Approved Sole Source Pilot with RideCo
- Replace Route 8 with on-demand service
- Provide expanded coverage area
- Complete turnkey service with Yellow Cab
- Increase efficiency & cost-effectiveness

Recommended Service Model

On-Demand in McAllen
Northwestern Zone, Virtual Stop to Virtual Stop Free travel within zone between stops
Existing bus stops, key POIs and strategic stops in coverage gaps
1 – 2 Minivans Partner with Yellow Cab
Monday – Friday Maintain today's service hours (14 hours)



RideCo Improvements

	Route 8 Fixed Bus	RIDECO	Improvement
Current Service	14 miles	18 square miles	Full connectivity across the zone
Ridership	10 – 15 *passengers/day*	30 – 60 *passengers/day*	2 – 6 x
Wait Times *Estimated Average*	1 – 2 hours	20 – 30 minutes *(on-demand)*	Reduction up to 75%
Annual Operating Cost	$198,000	$188,000 *(approximately)*	Savings of $10,000 *(Funded 100% thru Cares Act)*
Operating Cost/Passenger	$320	< $20	Savings of 94%

Project Timeline

Launch: Q1, 2021

metro
McAllen, Texas

4 Weeks to Launch	3 Weeks to Launch	2 Weeks to Launch	1 Week to Launch	Launch	Post Launch

DEVELOP & FINALIZE SERVICE PLAN
RideCo: Model demand; Validate KPIs, right-size vehicle count and schedule
RideCo & McAllen: Finalize service model: discuss zone and fare structure

DEVELOP & FINALIZE TRANSITION MARKETING PLAN
RideCo: Obtain branding assets from the City and provide transition marketing material templates
RideCo & McAllen: Build/edit FAQ & create campaign calendar, signage and print media as needed; procure & mount tablets

DEPLOY RIDECO PLATFORM
RideCo: Deploy backend dynamic routing system; White label & publish apps

TRAIN RESERVATIONISTS & ADMIN STAFF
RideCo: Train reservationists on passenger bookings, CRM and best practices;
Train admin staff on system overview and data analytics / dashboards

SOFT LAUNCH
RideCo: Provide additional City of McAllen staff / operator training as required
RideCo & McAllen: Mock go-live with a small user group; Begin media relations / pre-launch promotions

PUBLIC LAUNCH
RideCo & McAllen: Launch service to the public
RideCo: Post launch service model tuning

POST LAUNCH
RideCo & McAllen: Execute additional transition marketing activities per campaign calendar
RideCo: Review service performance, provide consistent updates and recommendations

Next Steps

- Negotiate Contract with RideCo

  The Transit Department would like to negotiate a contract with RideCo for Micro Transit Service in McAllen for future Commission Approval.

- Questions?

CITY OF McALLEN

ITEM SUMMARY

BOARD: City Commission	AGENDA ITEM	5.
	DATE SUBMITTED	04/20/2021
	MEETING DATE	4/26/2021

1. Agenda Item: Fiscal Year 2019-2020 Financial Highlights.

2. Party Making Request: Sergio Villasana

3. Nature of Request:

4. Routing:

Maggie Chavez	Created/Initiated - 4/20/2021
Sergio Villasana	Approved - 4/20/2021
Isaac Tawil	New - 1/1/1900

5. Staff Recommendation: For information purposes only.

6. Advisory Board:

7. City Attorney:

8. Manager's Recommendation:

CITY OF MCALLEN

MEMORANDUM

TO: Roel "Roy" Rodriguez, P.E., City Manager

FROM: Sergio Villasana, CPA, Finance Director

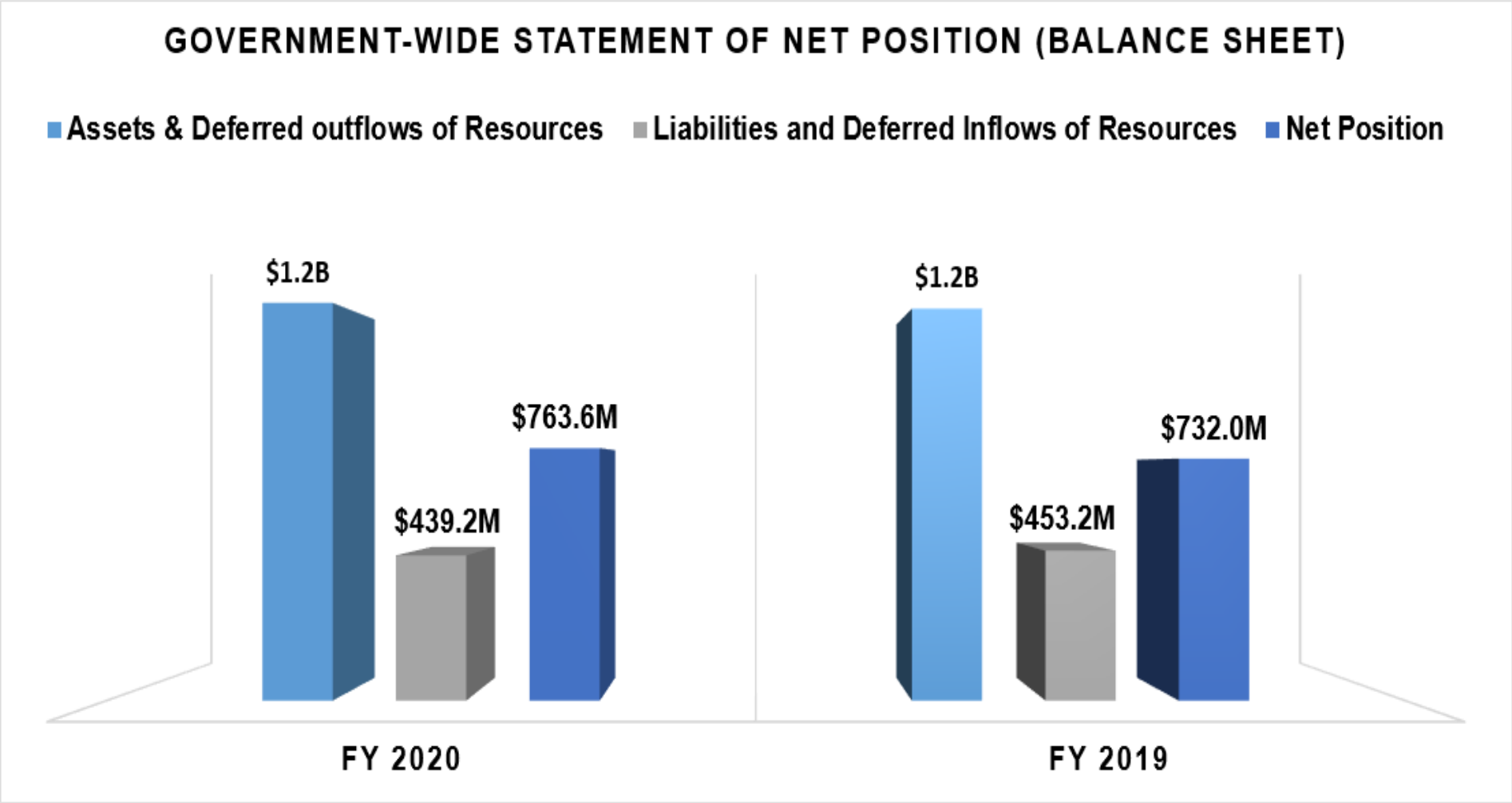
DATE: April 20, 2021

SUBJECT: FY19-20 Financial Highlights

The purpose of the presentation is to report FY 2020 financial highlights. The presentation provides a comparison of government-wide revenues and expenses for FY 2020 and FY 2019 on a full accrual basis. A government-wide statement of net position is also presented on a full accrual basis. The presentation is for information purposes only.

FINANCIAL HIGHLIGHTS

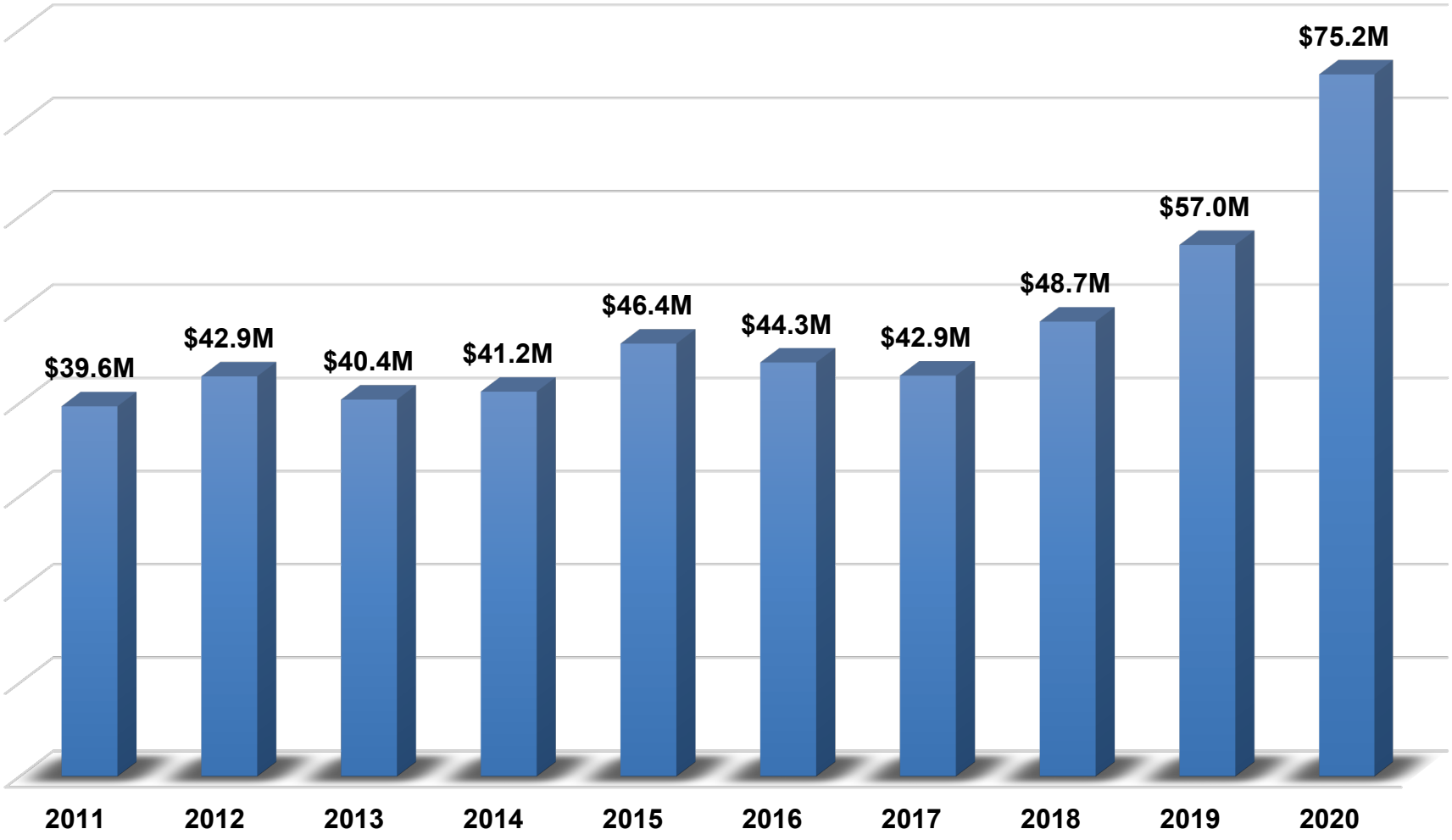
FY 2019 - 2020


GOVERNMENT-WIDE STATEMENT OF NET POSITION (BALANCE SHEET)
Assets & Deferred outflows of Resources
Liabilities and Deferred Inflows of Resources
Net Position
$1.2B
$439.2M
$763.6M
$1.2B
$453.2M
$732.0M
FY 2020
FY 2019

Rating Agencies

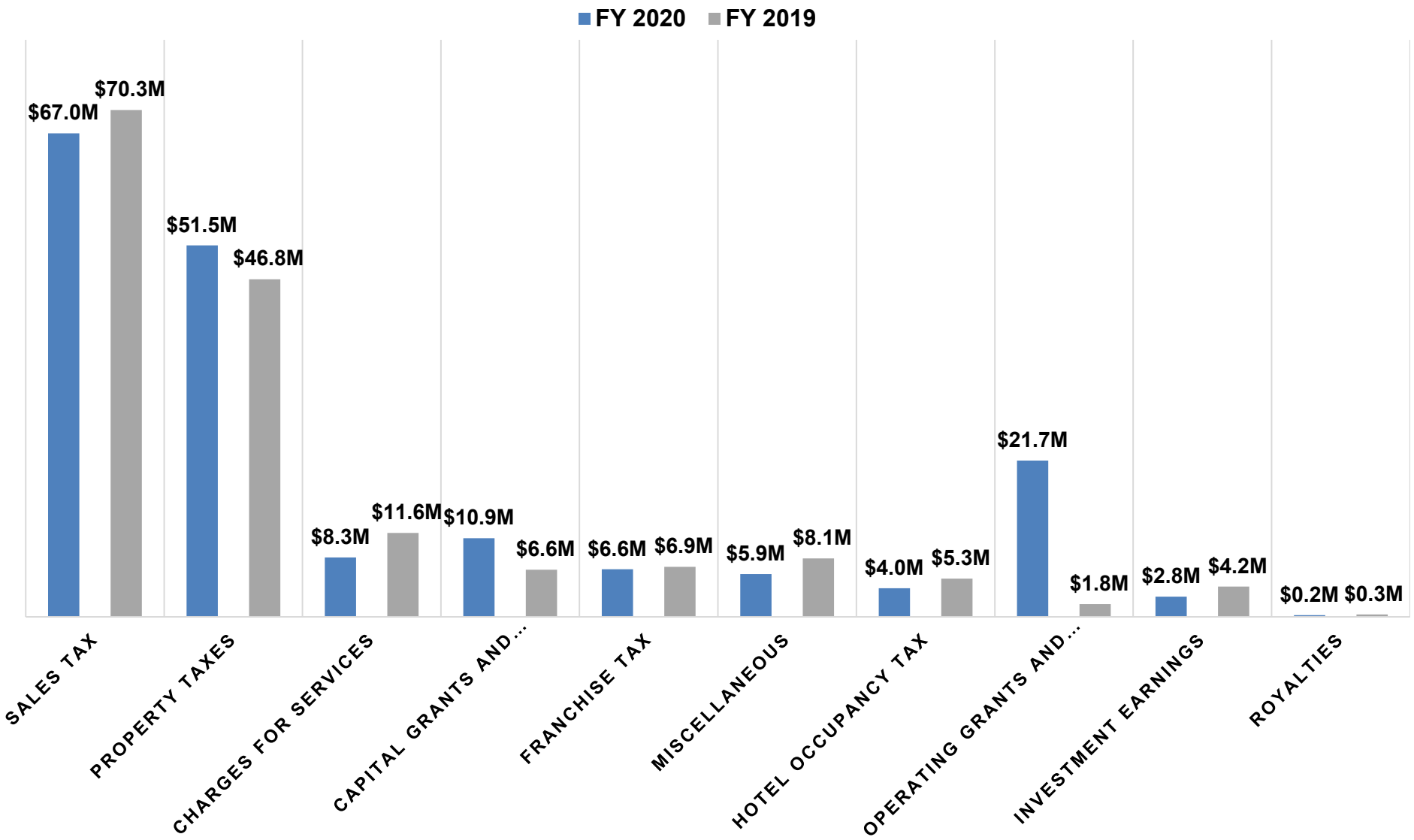
- City of McAllen
  - Jan 2021: Fitch AA+
  - Jan 2021: S&P AA+
- Development Corporation of McAllen, Inc.
  - Jan 2021: S&P AAA
- Toll Bridge System
  - Feb 2021: Fitch A

General Fund Unassigned Fund Balance History

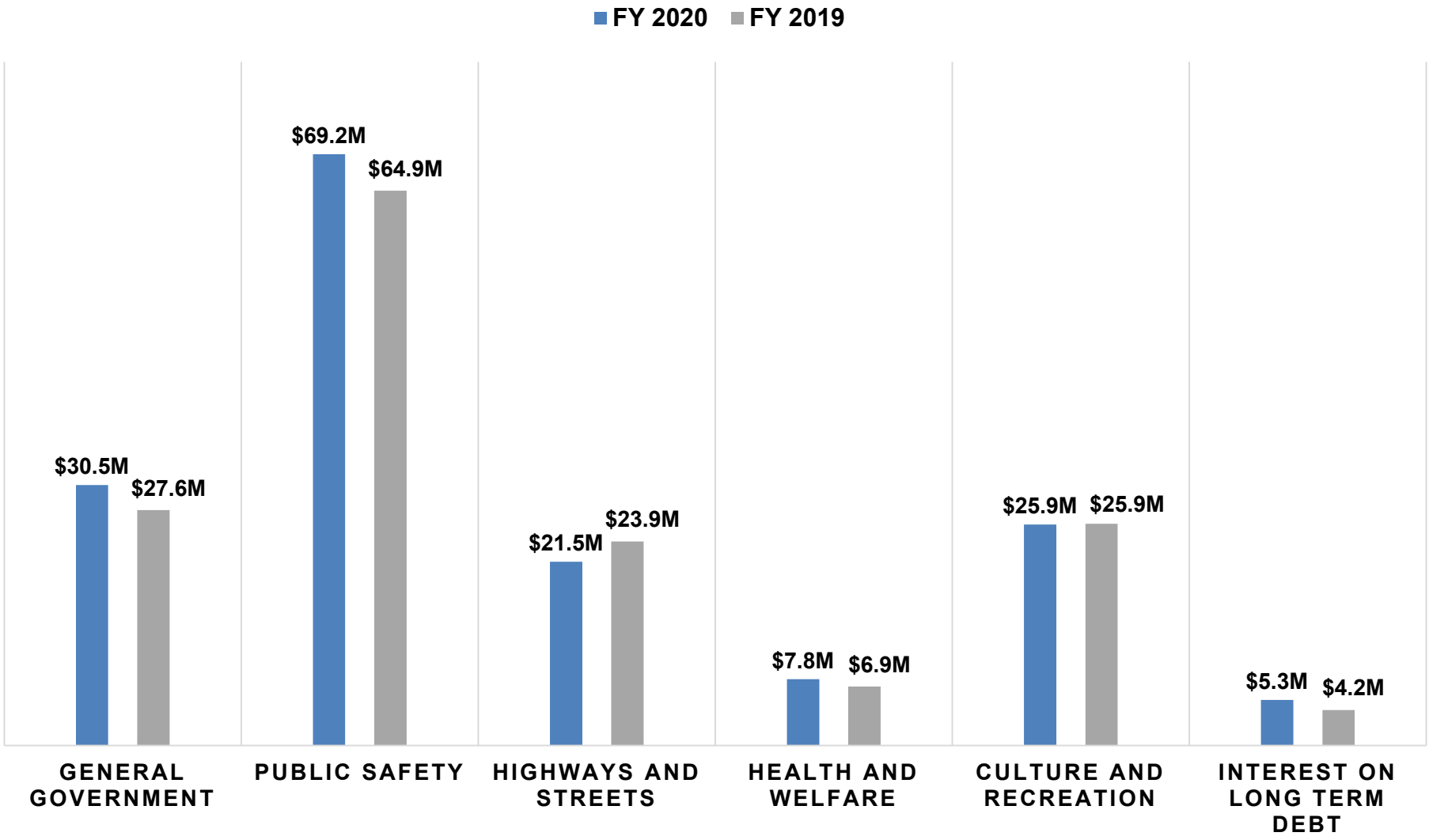


211 Days of operation

GOVERNMENTAL ACTIVITIES REVENUE SOURCES

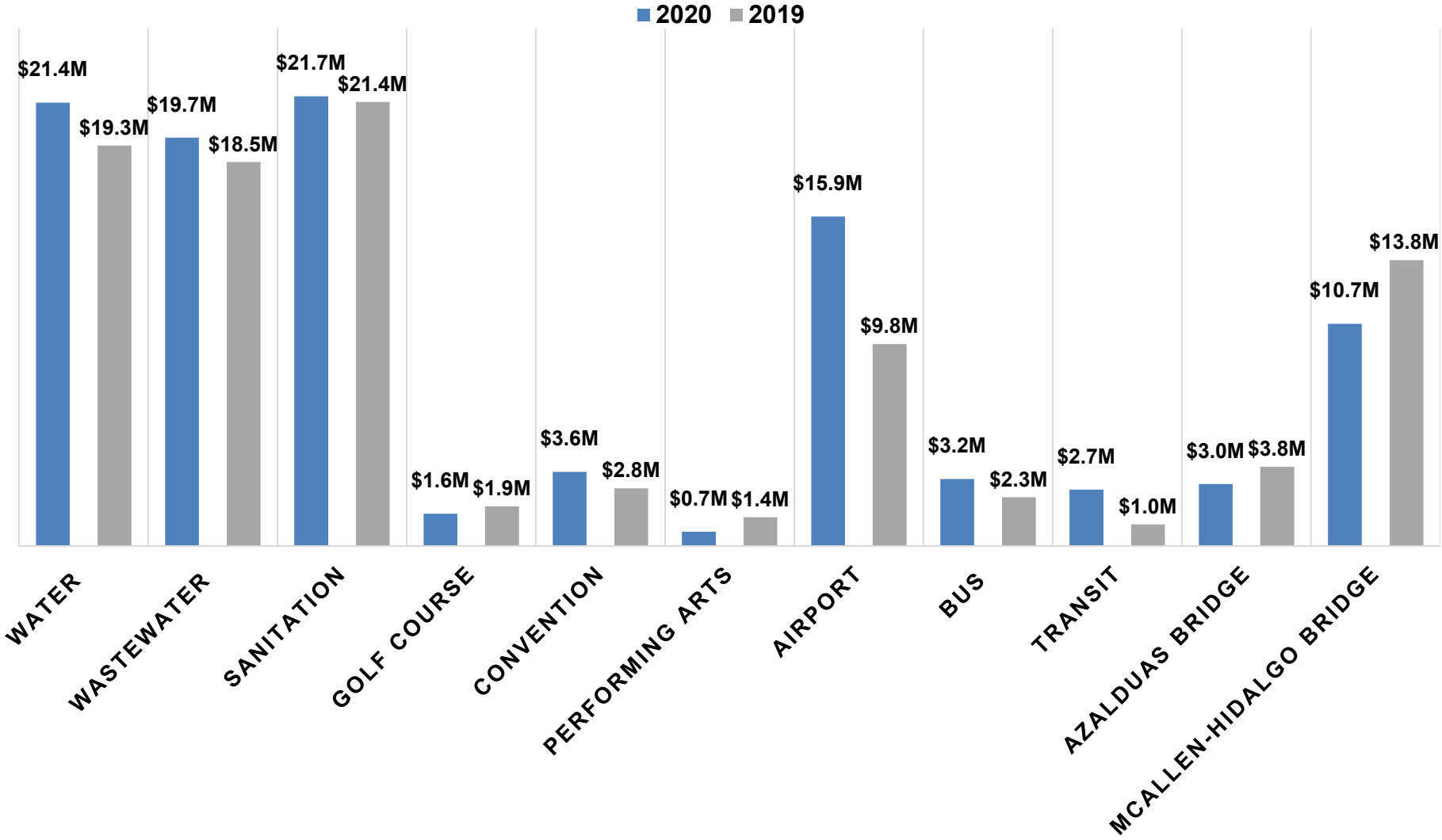


GOVERNMENT ACTIVITY EXPENSES

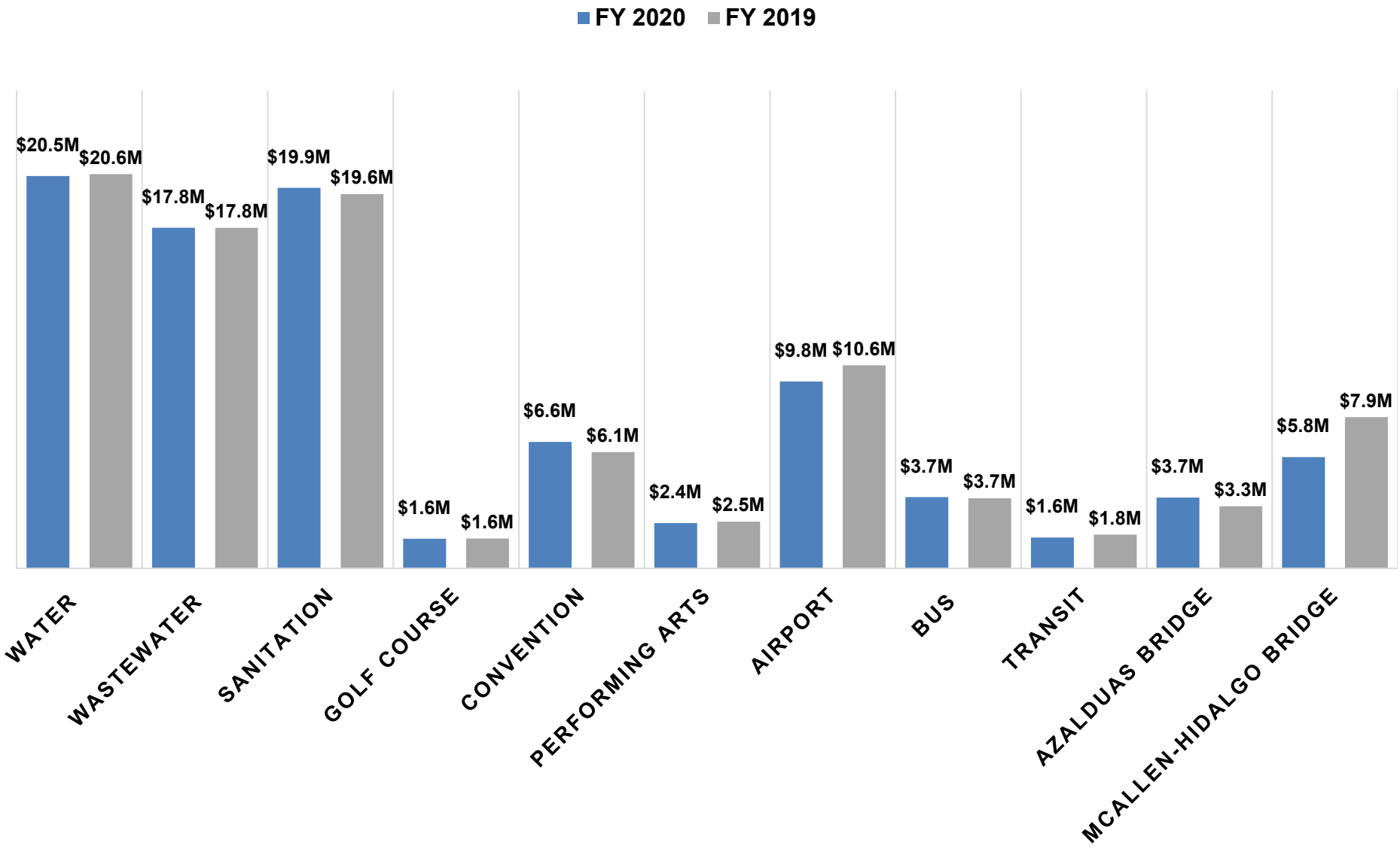


ENTERPRISE FUND REVENUES:

CHARGES FOR SERVICES, OPERATING AND CAPITAL GRANTS, AND CONTRIBUTIONS



ENTERPRISE FUND EXPENSES



CITY OF McALLEN

ITEM SUMMARY

BOARD: City Commission	AGENDA ITEM	6.
	DATE SUBMITTED	04/20/2021
	MEETING DATE	4/26/2021

1. Agenda Item: Discussion of closing off alley between Austin Avenue to Beaumont Avenue at Respite Center from 7PM-7AM.

2. Party Making Request: Marlen Garza

3. Applicant:

4. Nature of Request: Consideration and approval for closure of alley between Austin Avenue to Beaumont Avenue at the Respite Center from 7PM-7AM.

5. Fiscal Impact Summary:

6. Budgeted:

Bid Amount:	_____	Budgeted Amount:	_____
Under Budget:	_____	Over Budget:	_____
		Amount Remaining:	_____

7. Routing:

Marlen Garza	Created/Initiated - 4/20/2021
Yvette Barrera	Approved - 4/20/2021
Michelle Rivera	Approved - 4/20/2021
Isaac Tawil	Final Approval - 4/21/2021

8. Staff Recommendation: Staff recommends approval of closure of alley between Austin Avenue to Beaumont Avenue at the Respite Center from 7PM-7AM.

9. Advisory Board:

10. City Attorney:

11. Manager's Recommendation:

CITY OF McALLEN

ENGINEERING DEPARTMENT

MEMORANDUM

To: Roel "Roy" Rodriguez, P.E., City Manager

From: Yvette Barrera, PE, CFM, City Engineer

Date: April 26, 2021

Subject: Request to close off alley between Austin Avenue to Beaumont Avenue at Respite Center from 7PM-7AM

Goal
Consideration and approval for closure of alley between Austin Avenue to Beaumont Avenue at the Respite Center from 7PM-7AM.

Explanation
Proposed closure of the alley between Austin Avenue to Beaumont Avenue at the Respite Center from 7PM- 7AM. This action is an effort to provide safety to the operations at the Respite Center.

Options
Approve or disapprove the closure of alley between Austin Avenue to Beaumont Avenue at the Respite Center from 7PM-7AM.

Recommendation
Staff recommends approval of closure of alley between Austin Avenue to Beaumont Avenue at the Respite Center from 7PM-7AM.

CITY OF McALLEN

ITEM SUMMARY

BOARD: City Commission	AGENDA ITEM	7.
	DATE SUBMITTED	04/20/2021
	MEETING DATE	4/26/2021

1. Agenda Item: Drainage Utility Fee Annual Update.

2. Party Making Request: Yvette Barrera

3. Nature of Request: Third Annual Update for Drainage Utility Fee

4. Routing:

Yvette Barrera	Created/Initiated - 4/20/2021
Michelle Rivera	Approved - 4/20/2021
Isaac Tawil	New - 1/1/1900

5. Staff Recommendation: Staff recommends consideration of the annual update.

6. Advisory Board:

7. City Attorney:

8. Manager's Recommendation:

ENGINEERING DEPARTMENT MEMORANDUM

To: Roel Rodriguez, P.E., City Manager

From: Yvette Barrera, PE, CFM, City Engineer

Date: April 20, 2021

Subject: **Annual Review of Drainage Utility Fee**

Goal
Consideration and Review of Drainage Utility Fee for year 3.

Explanation
The City adopted the drainage utility fee in 2018, with billing commencing in March 2018. As part of the process, an annual review by City Commission is required. Attached is the annual presentation for your review.

3nd Annual Update Drainage Utility Fee

April 26, 2021

Drainage Utility Fee
$11.21 million

PROJECT NAME	COST
Lark Ave. Drainage Improvements	$60,000
N Main at Jay St. Drainage Improvements	$450,000
N 8th at Camellia Ave Drainage Imp.	$185,000
Gardenia at N 12th Drainage Imp.	$316,000
Quince at N 8th Drainage Imp.	$175,000
Torres Acres Drainage improvements	$680,000
Harvey Stormwater Pump Station	$600,000
NW Blueline Hibiscus Tributary	$300,000
Trade Zone Pump Station Improvements	$180,000
Balboa Ditch Sluice Gates	$325,000
NE McAllen/Edinburg Lateral	$6,000,000
McAllen Lateral Channel Improvements	$2,000,000

City adopted a Drainage Utility Fee in March 2018, paid through monthly utility bill

Fee is based on average impervious cover for residential properties (2,700 sf = 1 ERU)

Monthly fee of $1.50 per ERU (min. $1.00 / max $75.00)

Approximately 8 years to collect $11.21 million

Projects awarded throughout the term

Year 3 Revenue Update

Year 1: March 2018 – March 2019

Fiscal Year 17-18	$	685,495
Fiscal Year 18-19	$	617,702
Total Revenue:	**$**	**1,303,196**

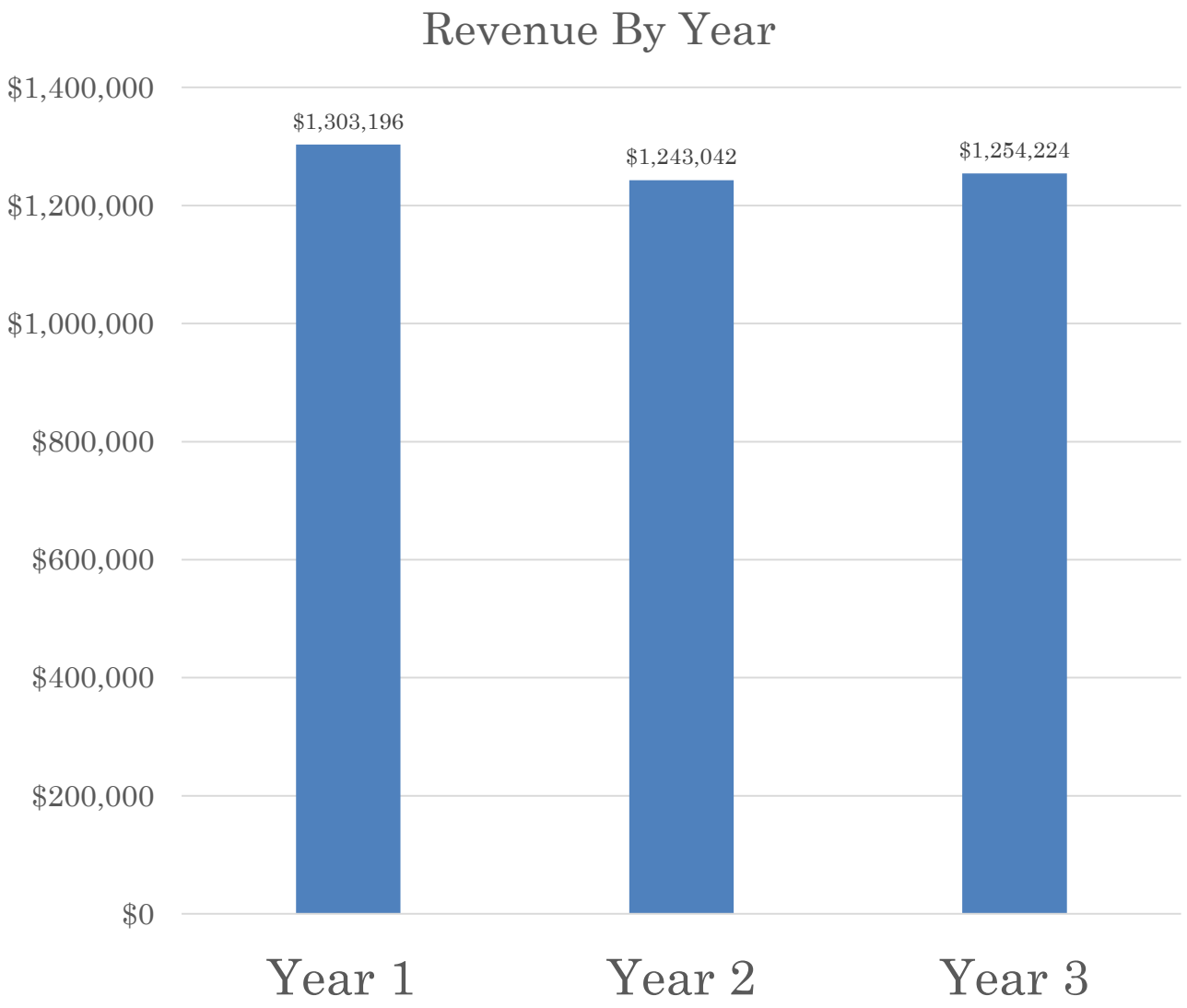
Year 2: April 2019 – March 2020

Fiscal Year 18-19	$	619,673
Fiscal Year 19-20	$	623,370
Total Revenue:	**$**	**1,243,042**

Year 3: April 2020 – March 2021

Fiscal Year 19-20	$	626,579
Fiscal Year 20-21	$	627,645
Total Revenue:	**$**	**1,254,224**

Total to Date: $3,800,462



Year 3 Updates

Adding New Accounts

- New construction and Recently annexed (about 697)
- Accounts billed $0.99 until assessment is completed
- Assessment in progress utilizing available appraisal district data
- Projecting an additional $4,000 - $5,000 Annual Revenue

Create Drainage Only Accounts

- Send out letters to Property Owner per HCAD to notify of Account Creation
- Sign and Return Forms w/ Deadline
- Account Activation

Drainage Utility Fee: Project Status

6 projects Under design

2 projects; (finalizing scope of services)

1 project Awaiting next funding cycle

3 projects Awarded for Construction

1 project; prepared for

advertising

Project Name	Status
Lark Ave. Drainage Imp.	Finalizing Scope of Services
N Main at Jay St. Drainage Imp.	Under Design
N 8th at Camellia Ave Drainage Imp.	Preparing for Advertisement
Gardenia at N 12th Drainage Imp.	Awarded for Construction
Quince at N 8th Drainage Imp.	Under Design
Torres Acres Drainage Imp.	Design Complete/ Coordinating ROW
Harvey Stormwater Pump Station	Awarded for Professional Services
NW Blueline Hibiscus Tributary	Under Design
Trade Zone Pump Station Imp.	Finalizing Scope of Services
Balboa Ditch Sluice Gates	Under Design
NE McAllen/Edinburg Lateral	Hold Next Funding Cycle
McAllen Lateral Channel Imp.	Under Design
Sarah Avenue Bypass	Awarded for Construction
Balboa Acres Storm Infrastructure & Pump Station Improvements	Under Design

Questions?

CITY OF McALLEN

ITEM SUMMARY

BOARD: City Commission	AGENDA ITEM	8.
	DATE SUBMITTED	04/20/2021
	MEETING DATE	4/26/2021

1. Agenda Item: Project Status Report through March 31, 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 - 4/20/2021
Yvette Barrera	Approved - 4/20/2021
Michelle Rivera	Approved - 4/20/2021
Isaac Tawil	New - 1/1/1900

8. Staff Recommendation:

9. Advisory Board:

10. City Attorney:

11. Manager's Recommendation:

CITY OF McALLEN

ENGINEERING DEPARTMENT

MEMORANDUM

To: Roel "Roy" Rodriguez, P.E., City Manager

From: Yvette Barrera, PE, CFM, City Engineer

Date: April 26, 2021

Subject: Project Status Report through March 31, 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 March 31, 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. 2018 Bond Drainage Improvement Projects Cont.
4. 38th Street at Russel Rd. Roadway Improvement
5. Single Machine Repaving Project
6. Pavement Preservation Project
7. TX DOT Update on I-2/ I-69C Interchange Project

PROJECT STATUS REPORT

Through March 31, 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, 2021

- Storm sewer infrastructure 100% .
- Water and sanitary sewer 100% .
- Curb and gutter along with concrete flat work 100%
- Roadway intersection tie-ins at Bentsen Road and Ware Road are complete.
- Roadway was completed March 14, 2021and the road is now open to the public.

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

- Electrical utility conflicts are resolved.
- The contractor is proceeding with completing the storm sewer installation.

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

- Storm sewer system improvements between N 6th Street and the drainage channel are complete.
- Pavement reconstruction between N 2nd Street and North “C” street are complete.
- The contractor is scheduling overnight work at N 10 and Dove.

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 1,200-linear feet of the 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

- Approximately 1300-LF of proposed storm sewer pipe is installed east of N. 29th Street.
- Approximately 250-LF of proposed storm sewer is installed west of 29th Street. Crossing of N. 29th Street at Auburn Avenue is underway scheduled to cross the second week of April.

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 Bride 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

38th Street at Russel Rd. Roadway Improvement

38th St at Russel Roadway Improvement-(Various Types of Concrete)

This project consists of connecting 38th St to Existing Russel Rd.

Construction Company:	Artillery Construction
Original contract:	$ 69,848
Change Order to date:	$ 0
Original Contract End date:	March 30, 2021

- Curb & Gutter and sidewalk is in place. Roadway has been prepared, MC 30 has been applied. Paving scheduled for 04/19/2021. Expected Completion: 04/22/2021

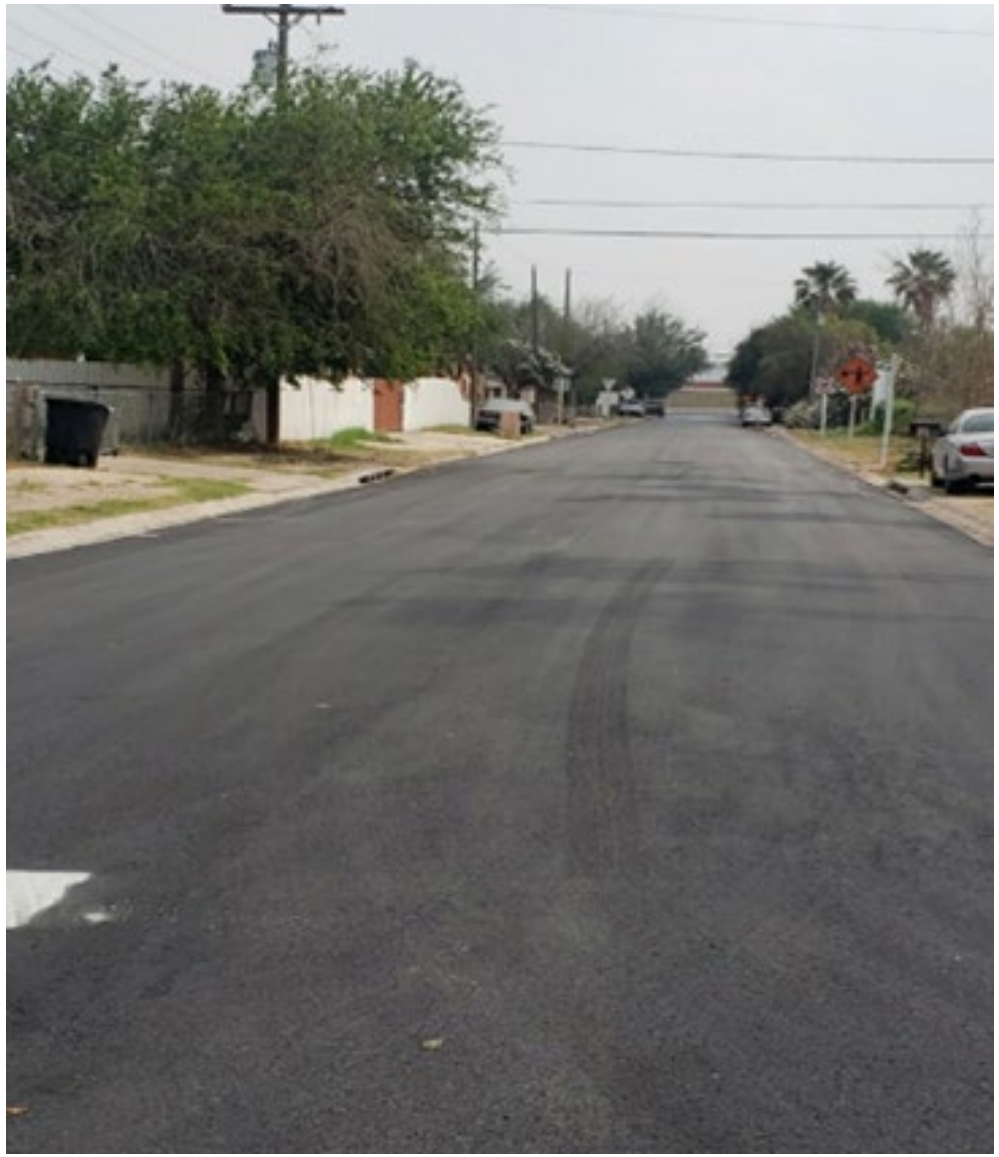
SINGLE MACHINE ANNUAL REPAVING PROJECT

21st and Kennedy and Colbath and 38th street

This project includes the annual repaving of McAllen Roadways. The scope of work includes milling and hot in place recycling, followed by a new one inch asphalt mat.

Construction Company:	Cutler Repaving, Inc.
Original contract:	$ 1,145,725.60
Change Order to date:	$ 0
Original Contract End date:	

- During the month of April, the project reached 30% Completion.



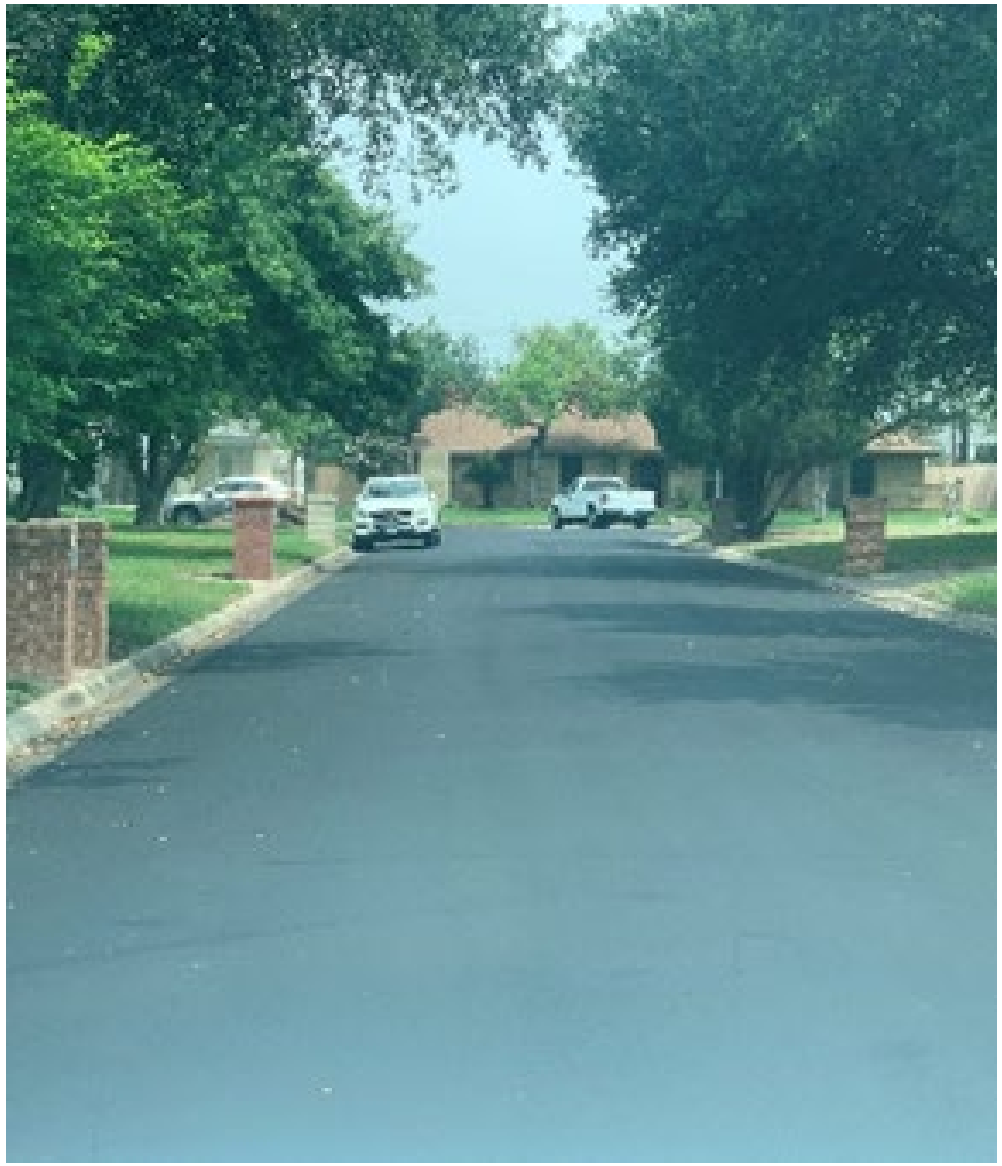
PAVEMENT PRESERVATION HA-5 PROJECT

3rd and Shasta and 4th and Primrose

The proposed project will help to preserve the exists asphalt for approximately 90,446 square yards or 4.3 miles of 36 foot wide roadways throughout the City using a spray application of a High Density Mineral Bond.

Construction Company:	Andale Construction
Original contract:	$ 320,029.42
Change Order to date:	$ 0
Original Contract End date:	March 30, 2021

- During the month of April, the project reached 100% Completion.



TX DOT Update on I-2/ I-69C Interchange Project

DRAGADOS-PULICE
JOINT VENTURE
I-2 / I-69C Interchange Project

PROJECT STATUS UPDATE FOR THE CITIES

We've been busy!

Construction activities continue taking place through the project corridor.

At the heart of the interchange, DPJV crews and subcontractors have been working simultaneously on structures for three-of-the-four direct connectors. The most visible progress continues to be on DC4. Crews have also been working on drilling operations and the construction of footings for the foundation of DC2 and DC3.

Drilling for the soon-to-be braided ramps on eastbound I-2 has been completed. The braided ramps will be located on eastbound and westbound I-2 between Veterans Boulevard and Raul Longoria Road/Nebraska Avenue.

Temporary striping and barrier installation have been an ongoing process throughout the project corridor. Lane closures have been necessary to safely complete the operations. As striping and barriers are installed, lane reductions are put in place.

What's coming next?

Nightly closures will continue to take place through the end of the month for the installation of striping and concrete barriers in McAllen, Pharr, and San Juan. Traffic Advisory Notices will continue to be distributed with details on the closure schedule. Additional long-term lanes reductions will be implemented beneath the McColl Road overpass and the I-2 westbound main lanes between U.S. Business 83 and 8th Street in McAllen.

The Sioux Road underpass on I-69C in Pharr will be fully closed nightly, weekdays, till the end of April for the removal of bridge rails. The intersections will function as two-way stops while operations are in progress.

Construction activities will continue for DC4, DC3 and DC2. DPJV crews and subcontractors will also begin working on drilling for the braided ramps on westbound I-2 between Raul Longoria Road and Veterans Boulevard.

Please keep in mind, construction activities are subject to change due to inclement weather or other unforeseen events that may occur.

April 19, 2021

TX DOT Update on I-2/ I-69C Interchange Project

CITY OF McALLEN

ITEM SUMMARY

BOARD: City Commission	AGENDA ITEM	9.
	DATE SUBMITTED	04/16/2021
	MEETING DATE	4/26/2021

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 - 4/16/2021
Edgar Garcia	Approved - 4/20/2021
Michelle Rivera	Approved - 4/20/2021
Isaac Tawil	New - 1/1/1900

5. Staff Recommendation:

6. Advisory Board:

7. City Attorney:

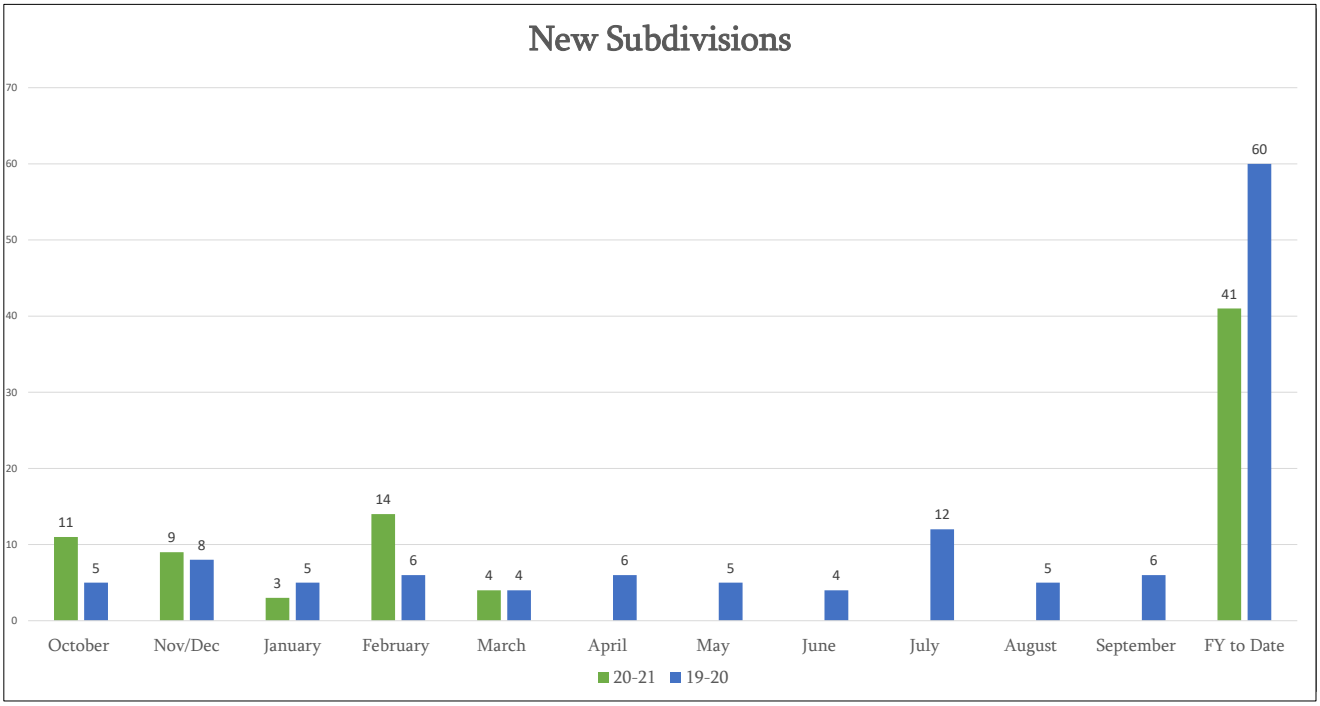
8. Manager's Recommendation:

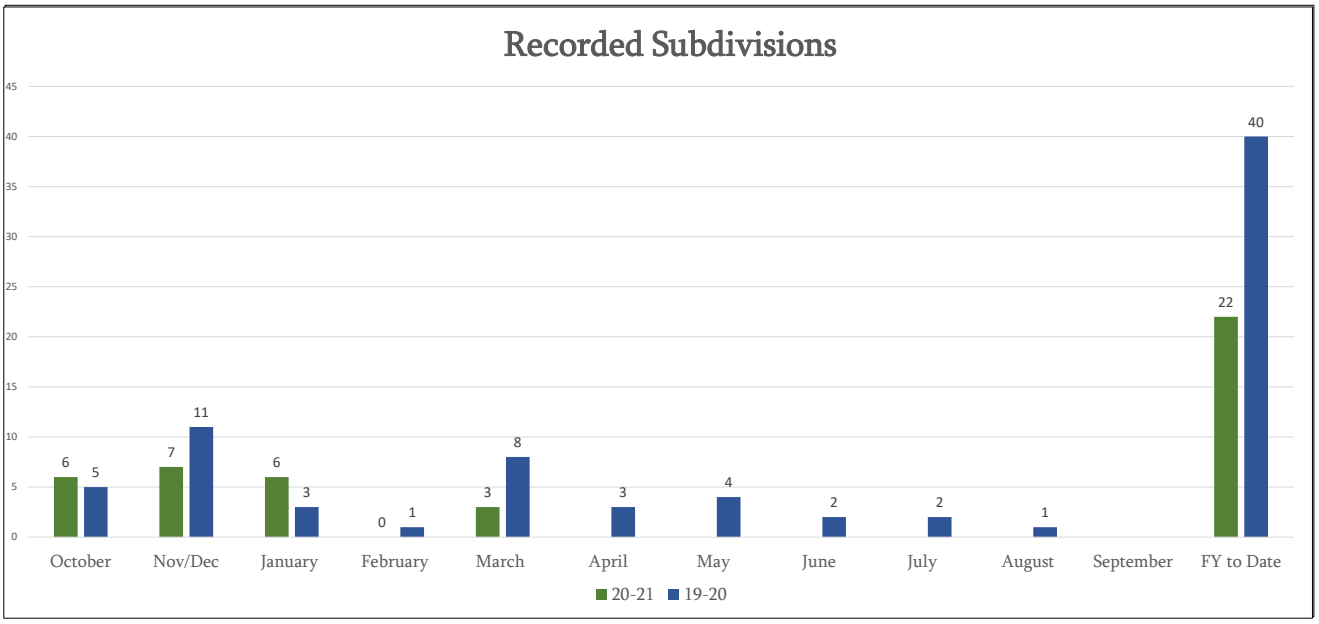
City of McAllen

Subdivision Report Ending March 31, 2021

Planning Department

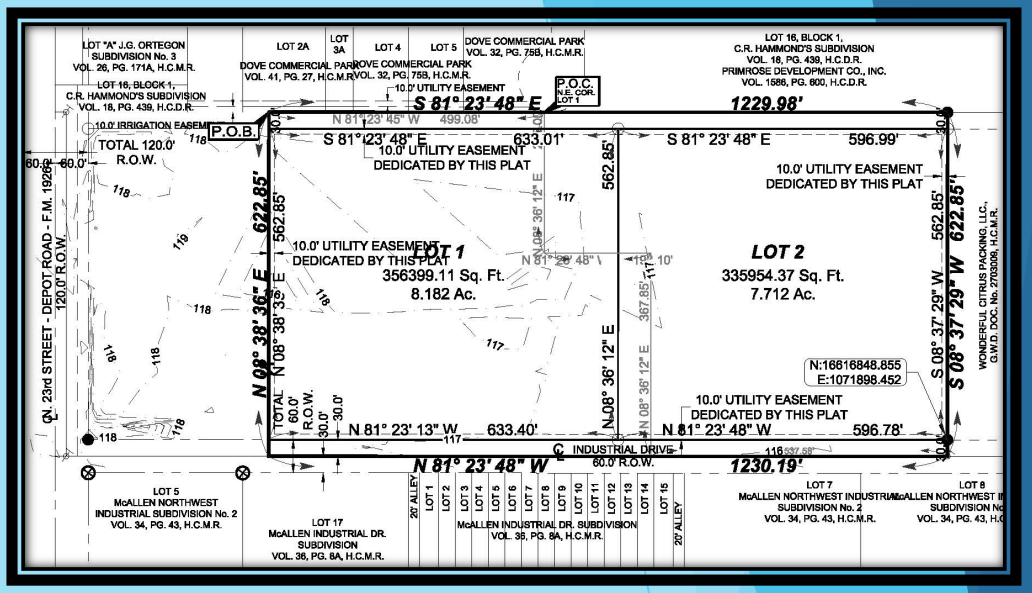
	Zoning	Type of Development	Number of Lots	Acres
New Subdivisions				
1. BH Industrial Subdivision	I-1	Industrail	2	17.589
2. Taylor Creek Villages Subdivision	R-1 & A-O	Residential	48	15.639
3. BEJ Subdivision	C-3	Commercial	1	1.36
4. Mcallen Public Works Subdivision	R-1 & C-4	Industrail	1	35.38
Recorded Subdivisions				
1. Gumwood Commerce Subdivision	C-3	Commercial	1	0.85
2. Just a Closet #1 Phase 2 Subdivision	C-3L	Commercial	1	6.13
3. Stone Ridge Subdivision	R-1	Residential	32	6.96

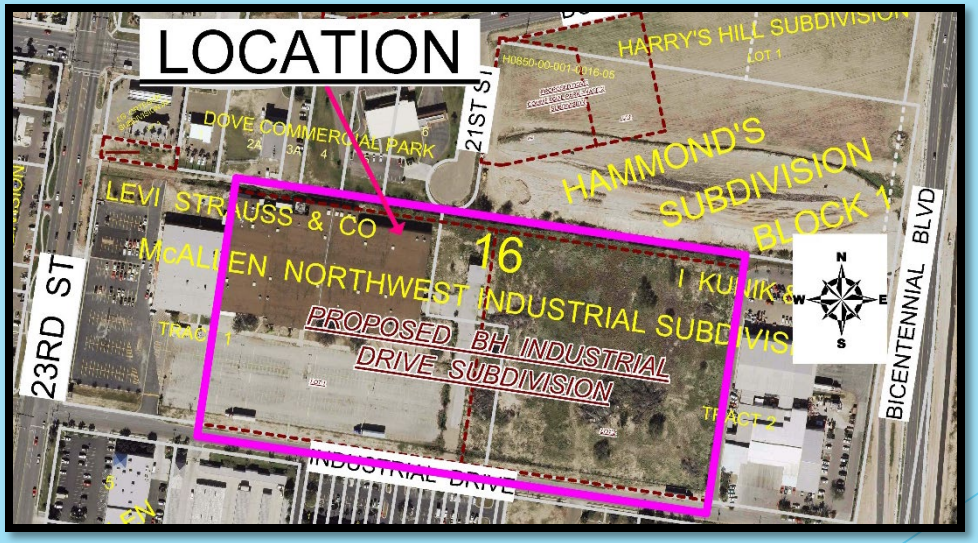


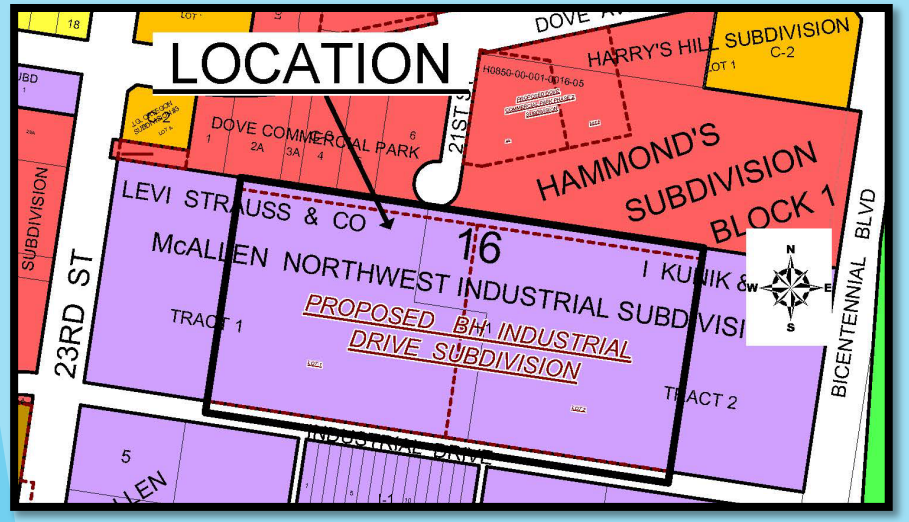


BH Industrial Subdivision

Zoning: I-1
Type of Development: Industrial
Lots: 2
Acres: 17.589



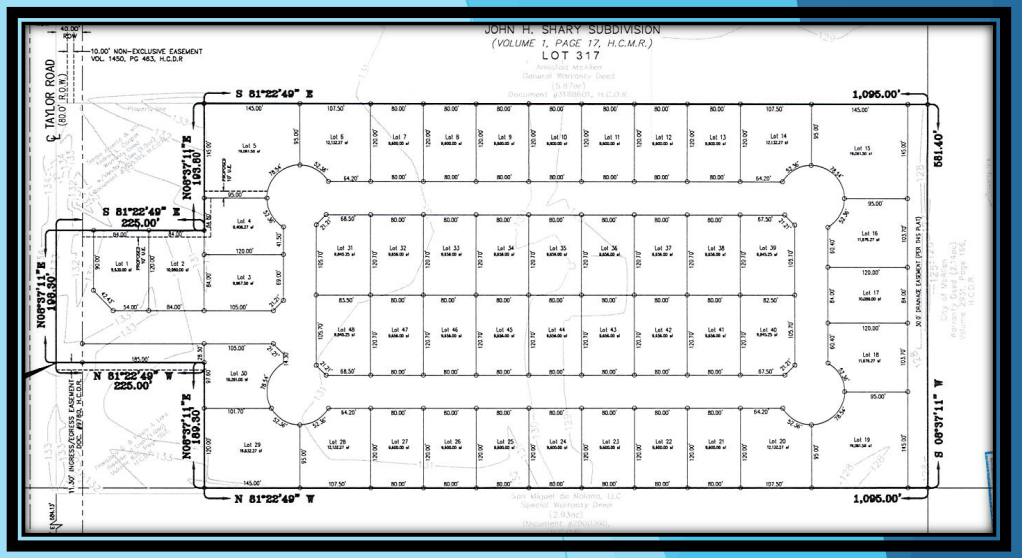


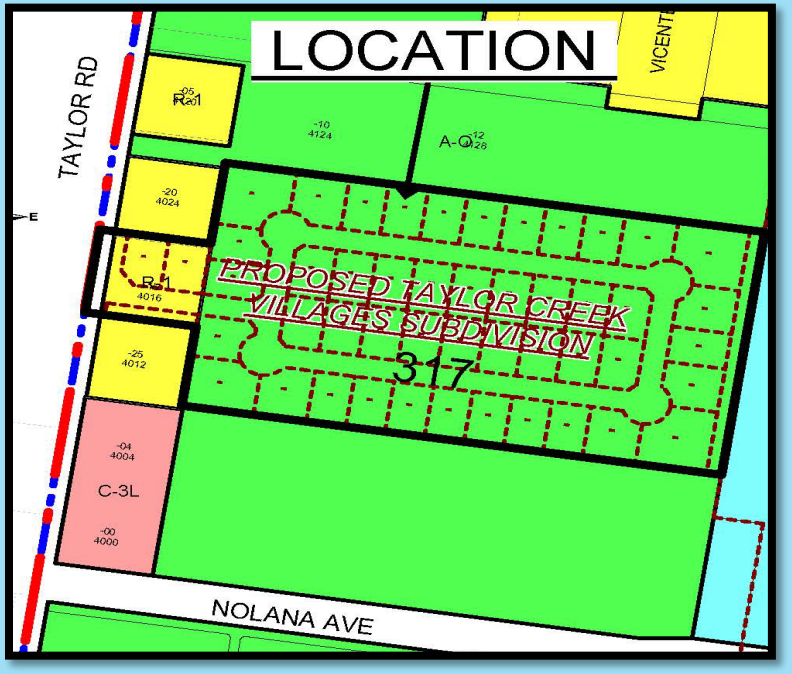


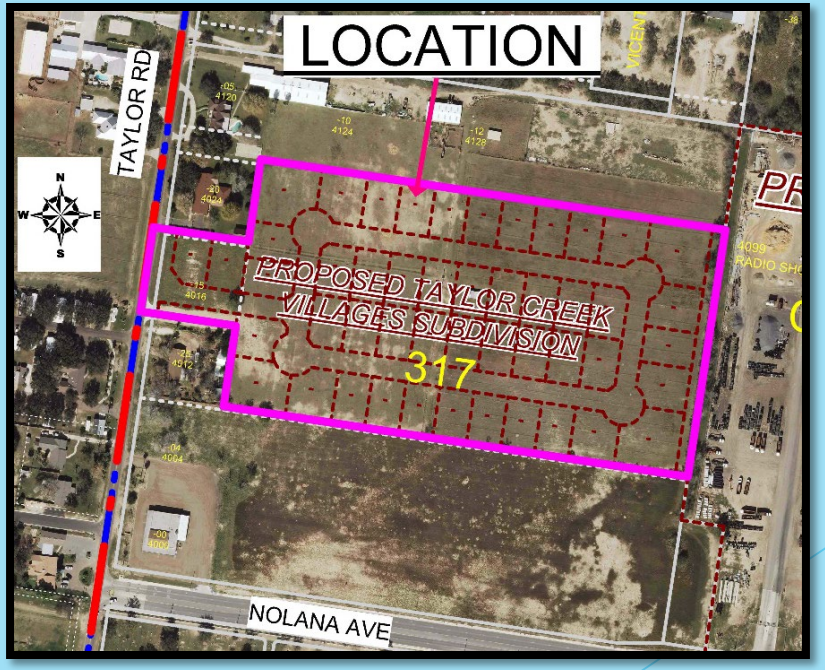
Taylor Creek Villages Subdivision

Zoning: R-1 & A-O
Type of Development: Residential

Lots: 48
Acres: 15.639

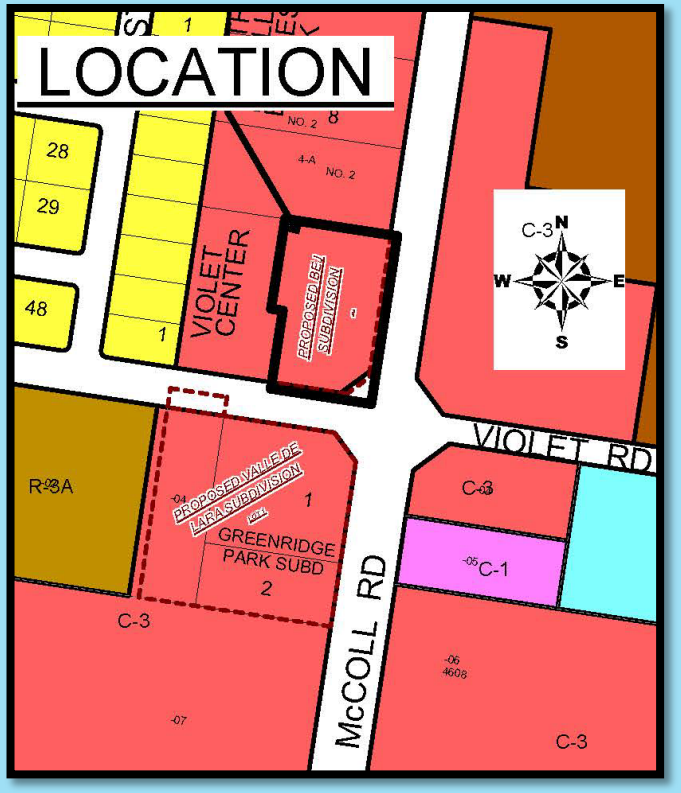


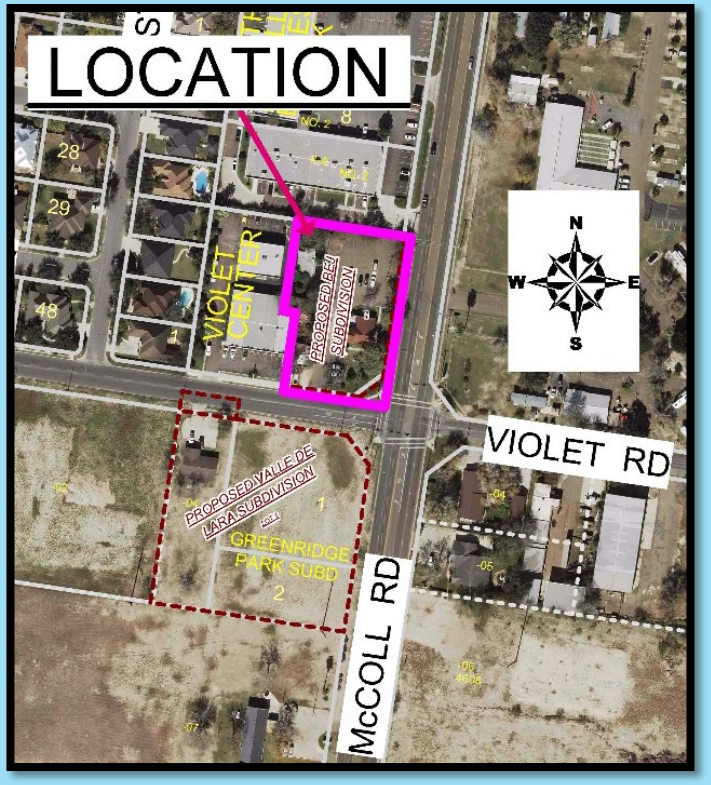


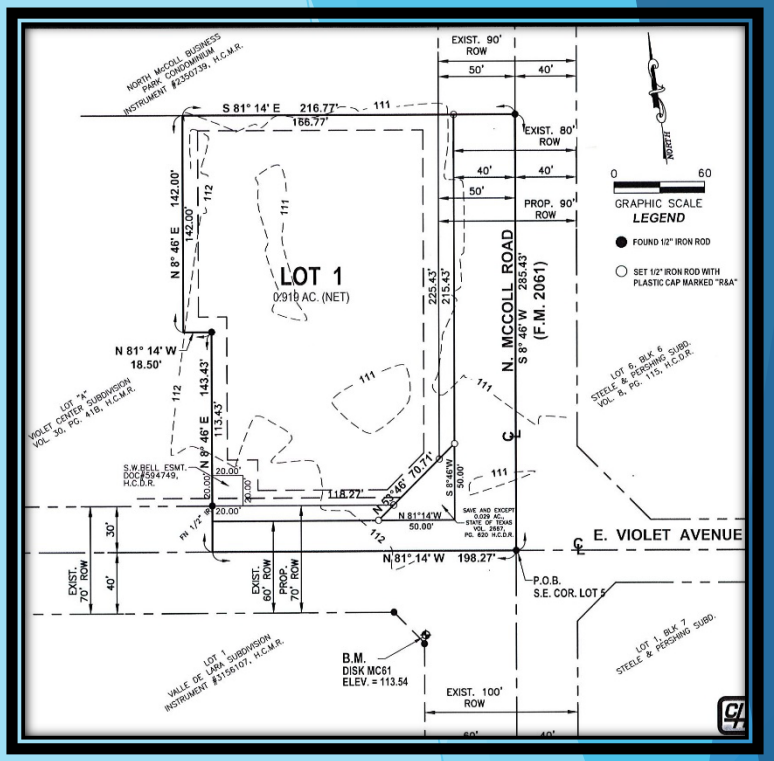


BEJ Subdivision

Zoning: C-3
Type of Development: Commercial
Lots: 1
Acres: 1.36

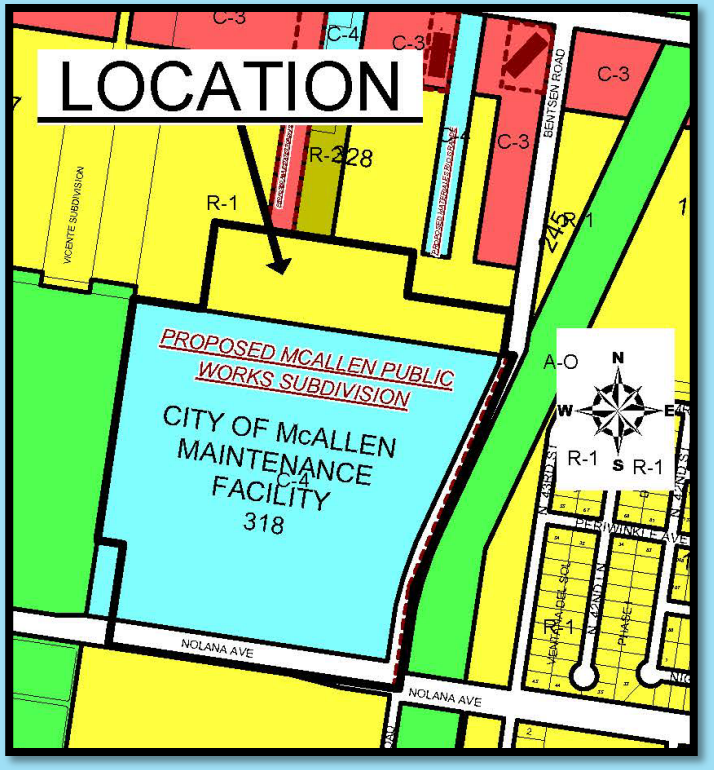


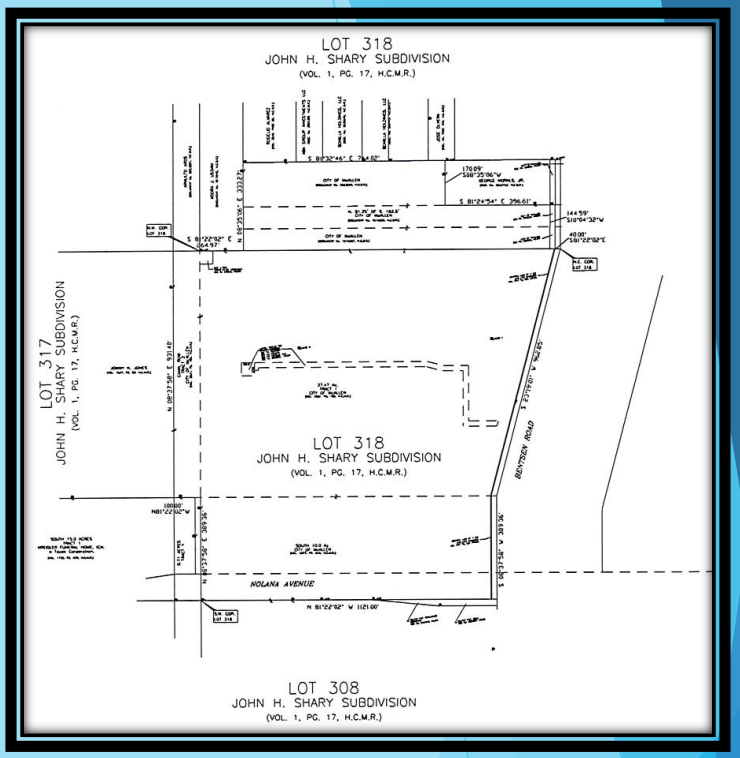




McAllen Public Works Subdivision

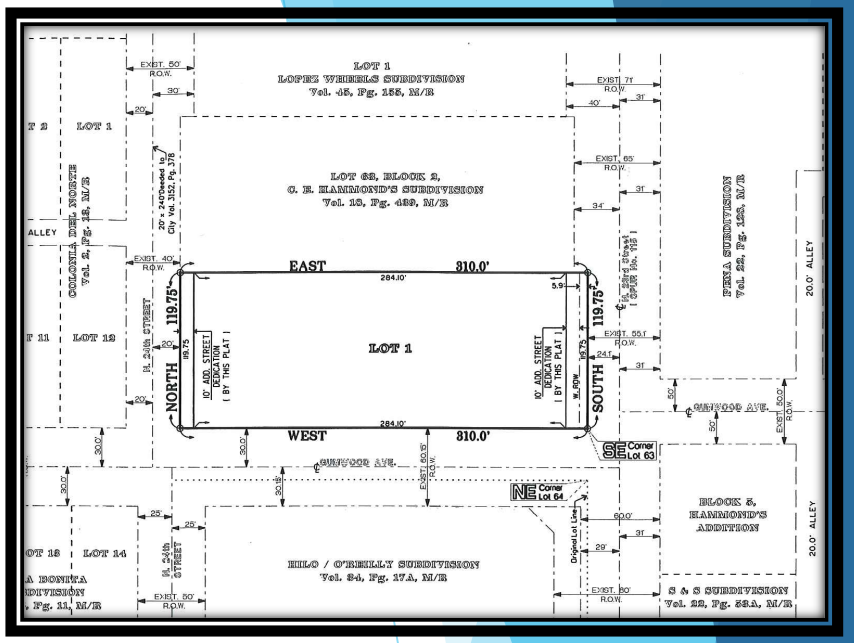
Zoning: R-1 & C-4
Type of Development: Industrial
Lots: 1
Acres: 35.38

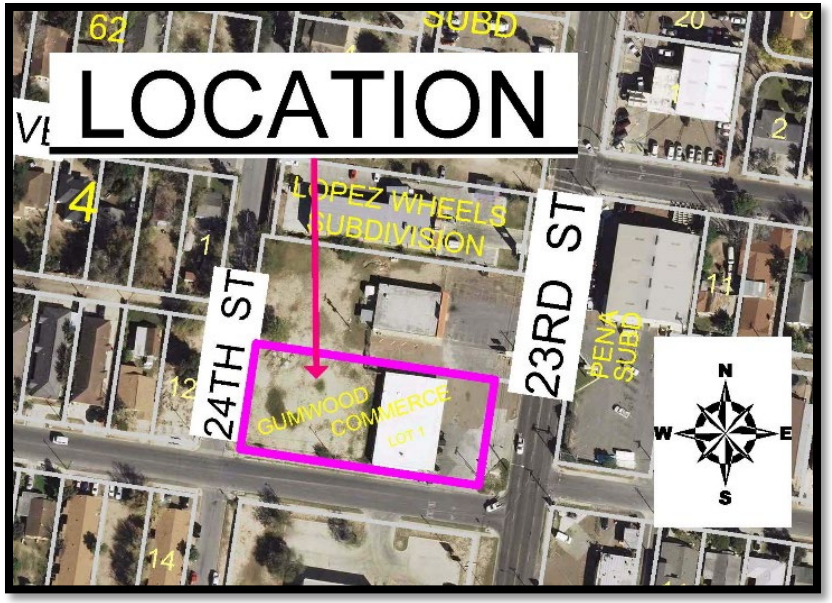


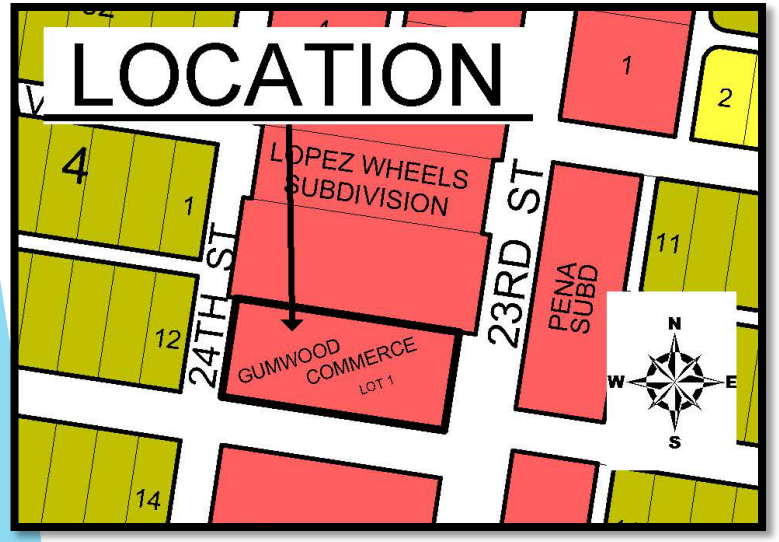


Gumwood Commerce Subdivision

Zoning: C-3
Type of Development: Commercial
Lots: 1
Acres: 0.85

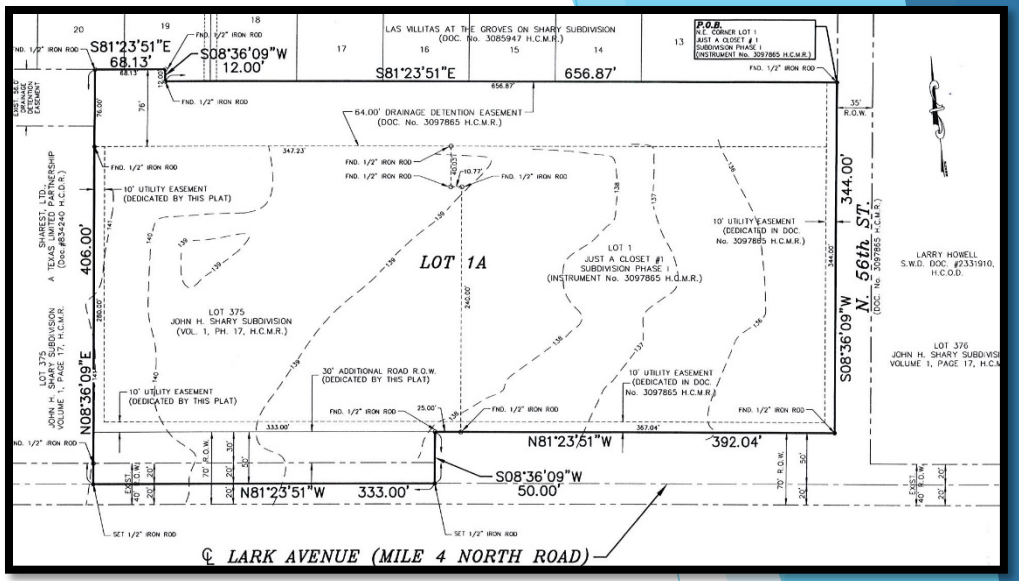


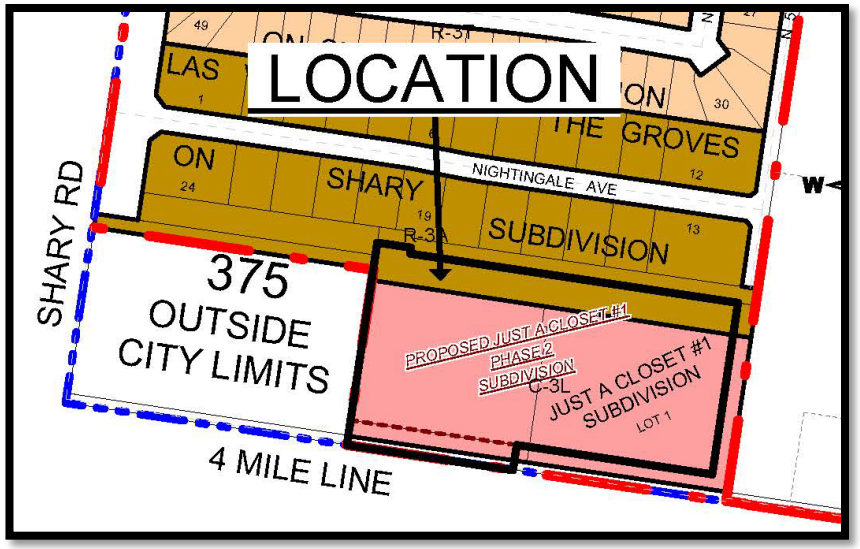




Just a Closet #1 Phase 2 Subdivision

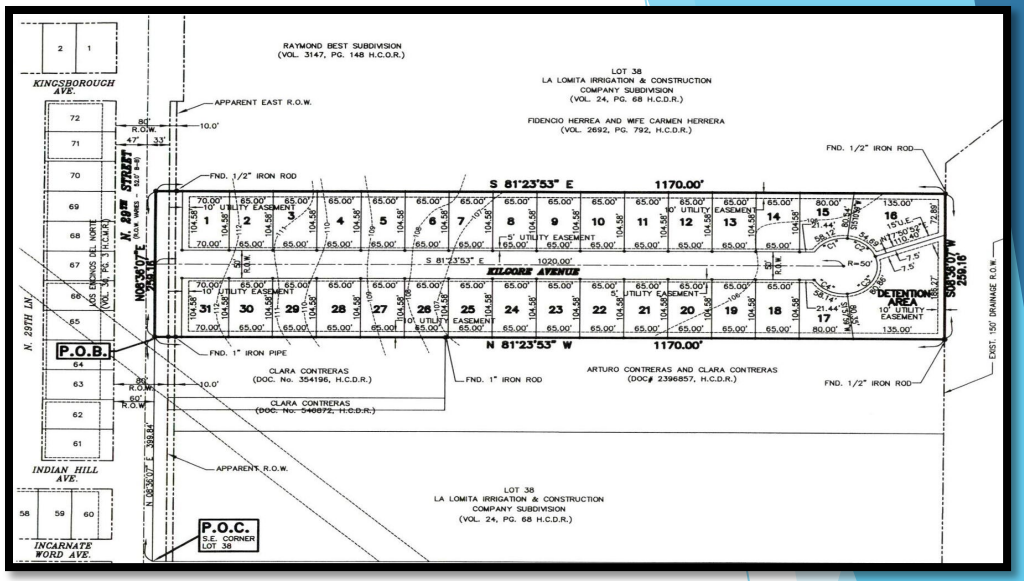
Zoning: C-3L
Type of Development: Commercial
Lots: 1
Acres: 6.13

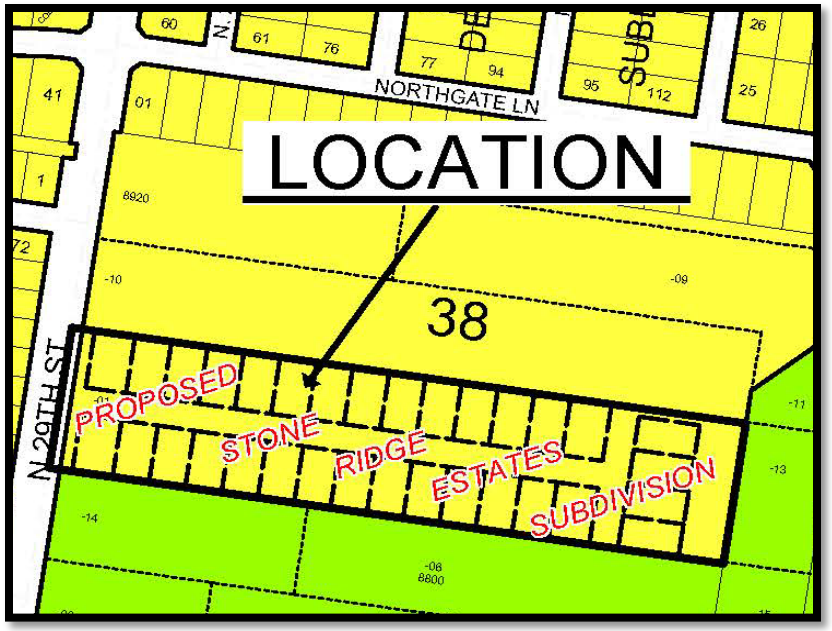




Stone Ridge Subdivision

Zoning: R-1
Type of Development: Residential
Lots: 32
Acres: 6.96





CITY OF McALLEN

ITEM SUMMARY

BOARD: City Commission	AGENDA ITEM	10.
	DATE SUBMITTED	04/20/2021
	MEETING DATE	4/26/2021

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

2. Party Making Request:

3. Nature of Request: Parks & Recreation Project Status Report.

4. Routing:
   Cristina Monroy — Created/Initiated - 4/20/2021
   Mike Hernandez
   Isaac Tawil

5. Staff Recommendation:

6. Advisory Board:

7. City Attorney:

8. Manager's Recommendation:

City Commission Update

McALLEN
Parks & Recreation

La Vista Restroom

District: 6 Vendor: Various plus In House Budget: $207,000 Completion Date: April 2021

Cascade Restroom

District: 6 Vendor: Various plus In House Budget: $207,000 Completion Date: June 2021

La Placita

District: 5 Vendor: In House Completion Date: August 2021

La Placita

District: 5 Vendor: In House Completion Date: April 2021

Oval Park Restrooms

District: 4 Vendor: In House installations: electrical, sewer, plumbing Completion Date: April 2021

Oval Park Restrooms

District: 4 Vendor: In House installations: electrical, sewer, plumbing Completion Date: April 2021

Uvalde Ballfield Lighting Improvements CDBG

District: 4 Vendor: AEP Utility Connection Completion Date: April 2021

Tree Relocaiton

District: 4 Vendor: T&T Palms Completion Date: May 2021

CITY OF McALLEN

ITEM SUMMARY

BOARD: City Commission	AGENDA ITEM	11.A.
	DATE SUBMITTED	
	MEETING DATE	4/26/2021

1. Agenda Item: Consultation with City Attorney regarding legal aspects of COVID testing. (Section 551.071, T.G.C.)

2. Party Making Request: Isaac Tawil

3. Nature of Request: Consultation with City Attorney regarding legal aspects of COVID testing. (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:

CITY OF McALLEN

ITEM SUMMARY

BOARD: City Commission	AGENDA ITEM	11.B.
	DATE SUBMITTED	
	MEETING DATE	4/26/2021

1. Agenda Item: Consultation with City Attorney regarding legal aspects of social media. (Section 551.071, T.G.C.)

2. Party Making Request: Isaac Tawil

3. Nature of Request: Consultation with City Attorney regarding legal aspects of social media. (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:

CITY OF McALLEN

ITEM SUMMARY

BOARD: City Commission	AGENDA ITEM	11.C.
	DATE SUBMITTED	
	MEETING DATE	4/26/2021

1. Agenda Item: Consultation with City Attorney regarding legal issues related to Section 143.073 of the Texas Civil Service Act. (Section 551.071, T.G.C.)

2. Party Making Request: Isaac Tawil

3. Applicant:

4. Nature of Request: Consultation with City Attorney regarding legal issues related to Section 143.073 of the Texas Civil Service Act. (Section 551.071, T.G.C.)

5. Fiscal Impact Summary:

6. Budgeted:

Bid Amount:	_____	Budgeted Amount:	_____
Under Budget:	_____	Over Budget:	_____
		Amount Remaining:	_____

7. Routing:
   Leilani Estrada Colima Created -

8. Staff Recommendation:

9. Advisory Board:

10. City Attorney:

11. Manager's Recommendation:

CITY OF McALLEN

ITEM SUMMARY

BOARD: City Commission

AGENDA ITEM 11.D.
DATE SUBMITTED
MEETING DATE 4/26/2021

1. Agenda Item: Consultation with City Attorney regarding legal aspects of intervention in AEP application with PUC for reconciliation of AMS. (Section 551.071, T.G.C.)

2. Party Making Request: Isaac Tawil

3. Applicant:

4. Nature of Request: Consultation with City Attorney regarding legal aspects of intervention in AEP application with PUC for reconciliation of AMS. (Section 551.071, T.G.C.)

5. Fiscal Impact Summary:

6. Budgeted:

Bid Amount:	_____	Budgeted Amount:	_____
Under Budget:	_____	Over Budget:	_____
		Amount Remaining:	_____

7. Routing:
Leilani Estrada Colima Created -

8. Staff Recommendation:

9. Advisory Board:

10. City Attorney:

11. Manager's Recommendation:

CITY OF McALLEN

ITEM SUMMARY

BOARD: City Commission

AGENDA ITEM 11.E.
DATE SUBMITTED
MEETING DATE 4/26/2021

1. Agenda Item: Consultation with City Attorney regarding legal aspects of Legislative Process. (Section 551.071, T.G.C.)

2. Party Making Request: Isaac Tawil

3. Applicant:

4. Nature of Request: Consultation with City Attorney regarding legal aspects of Legislative Process. (Section 551.071, T.G.C.)

5. Fiscal Impact Summary:

6. Budgeted:

Bid Amount:	_____	Budgeted Amount:	_____
Under Budget:	_____	Over Budget:	_____
		Amount Remaining:	_____

7. Routing:
Leilani Estrada Colima Created -

8. Staff Recommendation:

9. Advisory Board:

10. City Attorney:

11. Manager's Recommendation:

CITY OF McALLEN

ITEM SUMMARY

BOARD: City Commission	AGENDA ITEM	11.F.
	DATE SUBMITTED	
	MEETING DATE	4/26/2021

1. Agenda Item: Discussion and possible lease, sale or purchase of real property; Tract 1. (Section 551.072, T.G.C.)

2. Party Making Request: Isaac Tawil

3. Nature of Request: Discussion and possible lease, sale or purchase of real property; Tract 1. (Section 551.072, T.G.C.)

4. Routing:
   Leilani Estrada Colima Created -

5. Staff Recommendation:

6. Advisory Board:

7. City Attorney:

8. Manager's Recommendation:

CITY OF McALLEN

ITEM SUMMARY

BOARD: City Commission	AGENDA ITEM	11.G.
	DATE SUBMITTED	
	MEETING DATE	4/26/2021

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: