

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

The McAllen Board of Commissioners convened in a Workshop on **Monday, May 10, 2021** at 4:00 pm, at McAllen City Hall Third Floor (3rd) Commission Chambers, with the following present:

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

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

CALL TO ORDER

Mayor Jim Darling called the meeting to order.

1. PRESENT QUESTIONS TO STAFF RELATING TO THE MAY 10, 2021 REGULAR MEETING AGENDA, TO BE DISCUSSED AT SUCH MEETING.

There were no questions on the Regular Meeting Agenda.

2. FISCAL YEAR 2019-2020 FINANCIAL HIGHLIGHTS.

Staff reported on the FY 2021 financial highlights and noted that presentation was for information purposes only. A comparison of government-wide revenues and expenses for FY 2020 and FY 2019 was presented.

Discussion followed regarding financial highlights. Comments and concerns were shared by the Mayor and City Commission. Questions were answered.

3. DISCUSSION OF CLOSING OF ALLEY BETWEEN AUSTIN AVENUE TO BEAUMONT AVENUE AT RESPITE CENTER FROM 7 PM – 7 AM.

Ms. Yvette Barrera discussed the proposed closure of the alley between Austin and Beaumont Avenue. It was noted that this action is an effort to provide safety to the operations at the Respite Center. Staff recommended approval of closure of alley between Austin to Beaumont Avenue.

Discussion followed regarding closing of alley. Comments and concerns were shared by the Mayor and City Commission. Questions were answered.

4. DRAINAGE UTILITY FEE ANNUAL UPDATE.

Staff presented information regarding a drainage utility fee and reported on year three updates. The extent of adding new accounts and creating drainage only accounts was also discussed. Project status were discussed as follows:

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

Discussion followed regarding drainage utility fee annual update. Comments and concerns were shared by the Mayor and City Commission. Questions were answered.

5. DISCUSSION OF COMMUNITY TOOL SHED REQUEST.

Mr. Cesar Rodriguez discussed the community tool shed request and highlighted the application requirements, community impact, inventory protection, community partner sponsorships and structured options. He discussed neighborhood beautification and empowering citizens to do projects themselves.

Discussion followed with regards to the toolshed request. Comments and concerns were shared by the Mayor and City Commission. Questions were answered.

City Commission directed staff to proceed with the program.

6. DISCUSSION OF CARPORTS.

Mr. Edgar Garcia discussed carports and parking requirements. He briefly touched on the Zoning Ordinance noting it requires one off-street parking space be located beyond front yard setback. It was noted that building permits are required in order to ensure the safety of the work and its compliance with the adopted building codes and zoning ordinance. He discussed remedies as follows:

- Variances to City Ordinances go through Zoning Board of Adjustments
- Special Exceptions available if encroachment is only to front yard
- Variance is an option if there is encroachment to side yard (goes with land)
- ZBOA does not create precedents when approving carports

Discussion followed with regards to carports. Comments and concerns were shared by the Mayor and City Commission. Questions were answered.

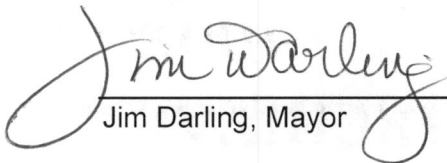
7. EXECUTIVE SESSION, CHAPTER 551, TEXAS GOVERNMENT CODE, SECTION 551.071 (CONSULTATION WITH ATTORNEY), SECTION 551.072 (DELIBERATION REGARDING REAL PROPERTY), SECTION 551.074 (PERSONNEL MATTERS) AND SECTION 551.087 (ECONOMIC DEVELOPMENT)

A) CONSULTATION WITH CITY ATTORNEY REGARDING ECONOMIC DEVELOPMENT MATTERS. (SECTION 551.087, T.G.C.)

PUBLIC COMMENT SESSION: No comments from the public.

ADJOURNMENT

Without objection, the meeting was adjourned at 5:00 p.m.


Jim Darling, Mayor

Attest:


Perla Lara, TRMC/CMC, CPM
City Secretary