



Mayor Javier Villalobos
Mayor Pro Tem/Commissioner Joaquin Zamora
Commissioner Tony Aguirre, Jr.
Commissioner J. Omar Quintanilla

Commissioner Tania Ramirez
Commissioner Victor "Seby" Haddad
Commissioner Pepe Cabeza de Vaca
City Manager Roel "Roy" Rodriguez, P.E.

**NOTICE OF WORKSHOP TO BE HELD BY THE
MCALLEN BOARD OF COMMISSIONERS
MONDAY, OCTOBER 11, 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 October 11, 2021 Regular Meeting Agenda, to be discussed at such meeting.
2. Re-Naming of Palm View Golf Course.
3. Update on Refresh 50/50.
4. Discussion of funding for Center for Urban Ecology at Quinta Mazatlan.
5. **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 potential litigation. (Section 551.071, T.G.C.)

- B)** Consultation with City Attorney regarding pending litigation; City of McAllen, et al. v. State of Texas; Cause No. D-1-GN-17-004766 in Travis County, Texas. (Section 551.071, T.G.C.)
- C)** Consultation with City Attorney regarding potential litigation to enforce various aspects of the city zoning ordinance. (Section 551.071, T.G.C.)
- D)** Consideration of 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 October 8, 2021 at 3:30 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

09/29/2021

MEETING DATE

10/11/2021

1. Agenda Item: Present questions to staff relating to the October 11, 2021 Regular Meeting Agenda, to be discussed at such meeting.
2. Party Making Request:
3. Nature of Request:
4. Routing:
Cindy Gonzalez
Perla Lara
Isaac Tawil
Created/Initiated - 9/29/2021
Approved - 9/29/2021
Final Approval - 10/1/2021
5. Staff Recommendation:
6. Advisory Board:
7. City Attorney:
8. Manager's Recommendation:



ITEM SUMMARY

BOARD: City Commission

AGENDA ITEM

2.

DATE SUBMITTED

MEETING DATE

10/11/2021

1. Agenda Item: Re-Naming of Palm View Golf Course.
2. Party Making Request: Carlos Espinosa
3. Nature of Request: Staff seeks City Commission input on a new name for Palm View Golf Course.
4. Routing:
Carlos Espinosa
Created -
5. Staff Recommendation: Staff recommends consideration of the names listed in the attached Memo.
6. Advisory Board:
7. City Attorney:
8. Manager's Recommendation:

Memo

To: Mr. Roy Rodriguez, City Manager
From: Carlos Espinosa, Director of Golf 
Date: September 1, 2021
Re: Re-Naming of Palm View Golf Course

GOAL:

Staff seeks City Commission input on possible new names for Palm View Golf Course.

BRIEF EXPLANATION OF THE ITEM(S):

As directed at the recent Workshop, Golf Course Staff gathered input on possible new names from members of the Golf Course Advisory Board as well as golfers that frequently play at Palm View Golf Course. Following please find the names containing the words mentioned the most; please note the word "McAllen's" could precede all the names and the words "at McAllen" could also follow them all; the names are not listed in any order.

1. Champions Lakes Golf Course
2. Champions Crossing Golf Course
3. Escondido Lakes Golf Course
4. Escondido Crossing Golf Course
5. Lake View Golf Course

HISTORY:

Palm View has been the name of the City's Golf Course for over 52 years; in recent years, this name has often been connected or linked to the City of Palmview. Renaming the Golf Course should avert such link or connection.

OPTIONS:

The names listed above offer 5 different name options that will not yield connections to the City of Palm View.

RECOMMENDATION:

Staff recommends consideration of the names listed above.

ITEM SUMMARY

BOARD: City Commission

AGENDA ITEM

3.

DATE SUBMITTED

MEETING DATE

10/11/2021

1. Agenda Item: Update on Refresh 50/50.

2. Party Making Request:

3. Nature of Request:

4. Routing:
Cindy Gonzalez

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



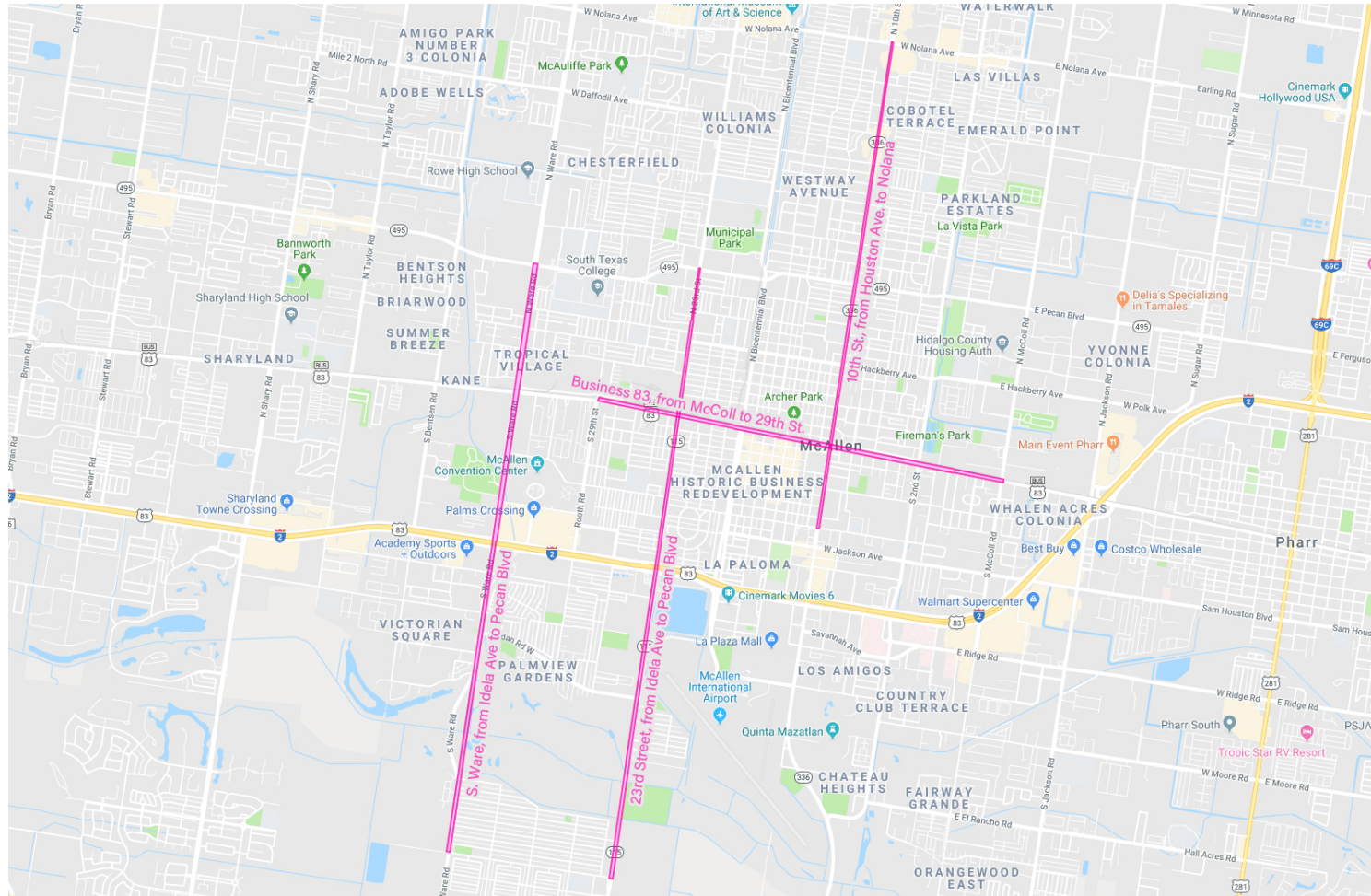
Peralta's 2214 Austin Ave, McAllen, TX

Fiscal Year Activity Report (2020 - 2021)
As of October 4, 2021
Priority Corridor Revitalization: 110-8702-416-66-99-NP1907

Project	Project Location	Total Fees
Martinez Auto Air	2613 W U.S. Hwy 83	\$ 15,000.00
Salgari, LLC	2401 W Hwy 83	\$ 15,000.00
Samson Properties	1621 N 10th St	\$ 15,000.00
Palm Valley Properties	100 N Bicentennial	\$ 15,000.00
Carwash Carwash	3001 N 10th St	\$ 15,000.00
Grill Street	419 US_83 Bus	\$ 15,000.00
Pamm Property	600 N 10th St	\$ 15,000.00
Ramos Auto Sales	2817 S 23rd	\$ 15,000.00
The Little Food Park	4300 S Ware Rd	\$ 15,000.00
NA Auto Service	1301 N 23rd St	\$ 14,993.29
Dos Primos Auto Sales	416 S 23rd St	\$ 13,209.74
Elite Auto Service	1000 Ash Ave	\$ 10,000.00
Eileen Davis	1300 S 23rd St	\$ 6,622.00
Ash Auto Service	600 Ash Ave	\$ 6,498.88
Buena Vista Optical, Inc	521 S 10th St	\$ 2,625.00
D' Costa, Inc	821 N 23rd St	\$ 2,000.00
Safe Stop Insurance	309 N Ware Rd, Suite A	\$ 1,800.00
Flamingo	1700 N 10th St	\$ 1,575.31
Texas Inn Airport	601 S 10th St	\$ 1,500.00
Freddy Peralta FY 19-20	2214 Austin Ave	\$ 97.93
Subtotal		\$ 195,922.15
Miscellaneous Expenses		2,198.34
Total		\$ 198,120.49

*Projects highlighted in yellow remain in progress

EXISTING REFRESH 50/50 ZONE



10th Street, from Houston to Nolana
Business 83, from McColl to 29th Street
23rd Street, from Idela Ave to Pecan Blvd
Ware Road, from Idela Ave to Pecan Blvd

Proposed New REFRESH 50/50 ZONE

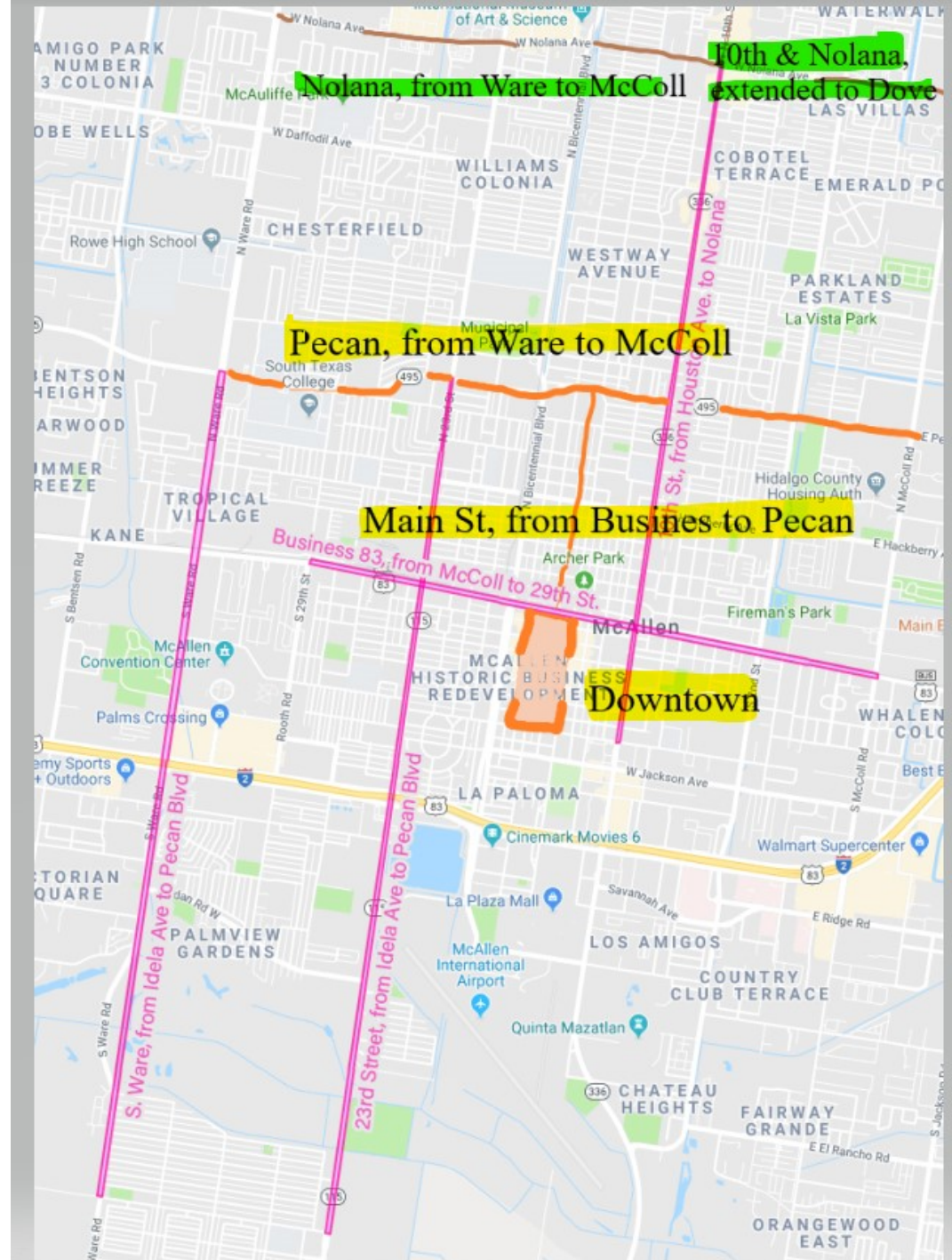
- Pecan (495) from Ware to McColl
- Main Street from Galveston to Pecan
- Downtown, 16th street, Business 83 to Houston Ave
- Downtown, 15th street, Business 83 to Houston Ave
- Downtown, Main street, Business 83 to Houston Ave
- Downtown, Broadway, Business 83 to Houston Ave

Future REFRESH 50/50 Zone Recommendations highlighted in Green

- 10th Street, from Houston to Dove
- Nolana, from Ware to McColl

**Downtown Grants increase to \$15,000

**Total Budget: \$425,000



REFRESH

50 / 50



Rebecca M Olaguibel
Retail & Business Development Director



ITEM SUMMARY

BOARD: City Commission

AGENDA ITEM

4.

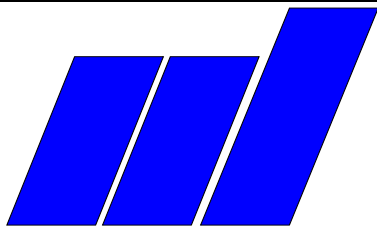
DATE SUBMITTED

MEETING DATE

10/11/2021

1. Agenda Item: Discussion of funding for Center for Urban Ecology at Quinta Mazatlan.
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 -



CITY OF MCALLEN
MEMORANDUM

TO: Roel “Roy” Rodriguez, P.E., City Manager
FROM: Sergio Villasana, CPA, Director of Finance
DATE: October 4, 2021
SUBJECT: Center for Urban Ecology Funding at Quinta Mazatlán

Attached is a worksheet summarizing the funding needs for the Center for Urban Ecology (CUE) at Quinta Mazatlán.

Funding in the amount of \$7,630,915 is needed for the project. A total of \$28,634,548 has been committed to the project. The total estimated cost of the project is \$36,265,463.

In order to meet the project funding needs, a 10% reduction to six stimulus projects and utilizing other funding sources for three other stimulus projects is presented on the worksheet for your consideration. This would result in savings of \$4,930,000.

The \$4,930,000 would be transferred to the CUE project leaving a funding need of \$2,700,915. Funding from the Development Corporation can be considered to complete the CUE’s funding needs.

The attached worksheet also reports pledged donations of \$3,015,000. As of September 30, 2021, the Friends of Quinta have transferred donations totaling \$1,762,150 to the CUE project leaving \$1,252,850 of pledged receivables. The City may need to consider an inter-fund loan in order to meet cash flow needs until all pledged donations are collected.

CITY OF MCALLEN
Center for Urban Ecology at Quinta Mazatlan
10-04-2021

PROJECT SUMMARY	
Sources of Funds	Amount
TPWD Grant	\$ 5,000,000
CIP-Land	752,825
CIP-Prog. / Schematic	238,394
CIP-master plan	374,120
FTA- federal grant	3,954,209
Economic Dev Admin(EDA)	1,800,000
2021 TPWD Grant	3,500,000
<i>Friends of Quinta</i>	
Donations (pledged)	3,015,000
UTRGV	5,000,000
McAllen ISD	4,000,000
McAllen Public Utility	1,000,000
	<u>\$ 28,634,548</u>
Uses of Funds	Amount
Land Acquisition	2,299,000
Design	4,187,970
Survey/CMT	201,000
Construction	28,716,289
FFE	861,204
	<u>\$ 36,265,463</u>
Revenues over (under)	<u>\$ (7,630,915)</u>

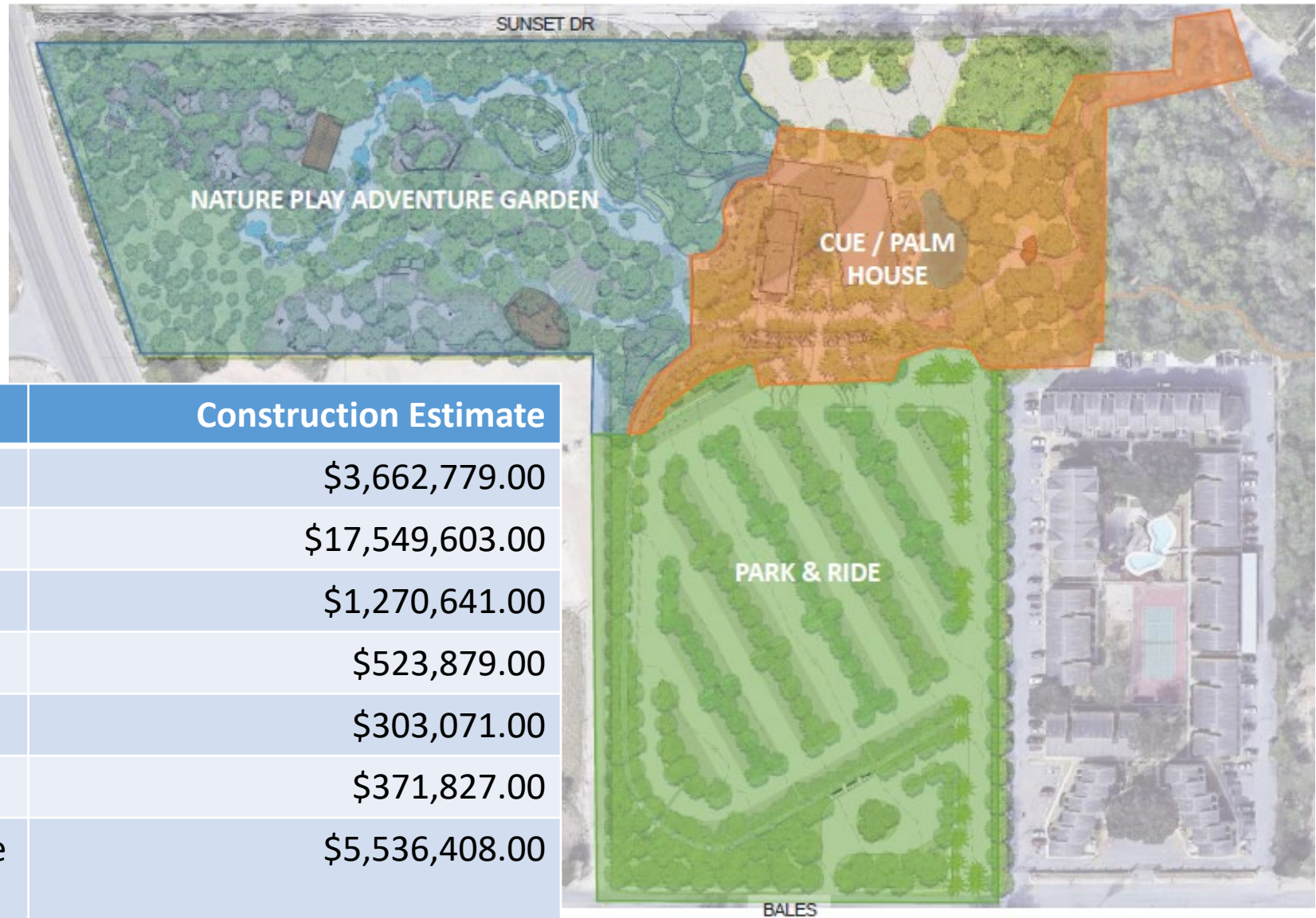
FUNDING OPTION			
10% Reduction to Stimulus Projects			
Stimulus Projects	Amount	Revised Budget	Reductions
Alleys	\$ 4,000,000	\$ 3,600,000	\$ 400,000
Campgrounds	5,600,000	5,040,000	560,000
Trails along Irrigation ROW	2,000,000	1,800,000	200,000
Real Estate Purchases *	5,000,000	4,500,000	500,000
New Parks and Rec.	2,600,000	2,340,000	260,000
Tennis Center	2,600,000	2,340,000	260,000
Total	<u>\$ 21,800,000</u>	<u>\$ 19,620,000</u>	<u>\$ 2,180,000</u>
<i>* Reduce real estate purchases to \$4.0m to save an additional \$500K?</i>			
Other Funding For Stimulus Projects			
Stimulus Projects	Amount	Funding Source	Savings
Electric Surcharge	\$ 1,000,000	Various funds	\$ 1,000,000
Surveillance cameras	150,000	Sanitation Fund	150,000
MPU ERP contribution	1,600,000	MPU Fund	1,600,000
	<u>\$ 2,750,000</u>		<u>\$ 2,750,000</u>
Funding Option Summary			
Total Deficit	\$ (7,630,915)		
Stimulus project reductions	2,180,000		
Stimulus project savings	2,750,000		
Develop Corp Funding	<u>\$ (2,700,915)</u>		



Quinta Mazatlan Palm House

WP VISIONS LLC

Paul Whitman '18



Component	Construction Estimate
Quinta Park & Ride	\$3,662,779.00
Quinta CUE / Palm House	\$17,549,603.00
Add Alternate 1 West Wing	\$1,270,641.00
Add Alternate 2 Amphitheater	\$523,879.00
Add Alternate 3 Skywalk	\$303,071.00
Add Alternate 4 Palm House Roof	\$371,827.00
Add Alternate 5 West Site Landscape (Nature Play Adventure Garden)	\$5,536,408.00
Architect's Estimate	\$29,218,208.00

Total Project cost

Description	Amount
Land	\$1,507,072
Design	\$4,387,547
Construction / FFE	\$30,370,844
Total	\$36,265,463

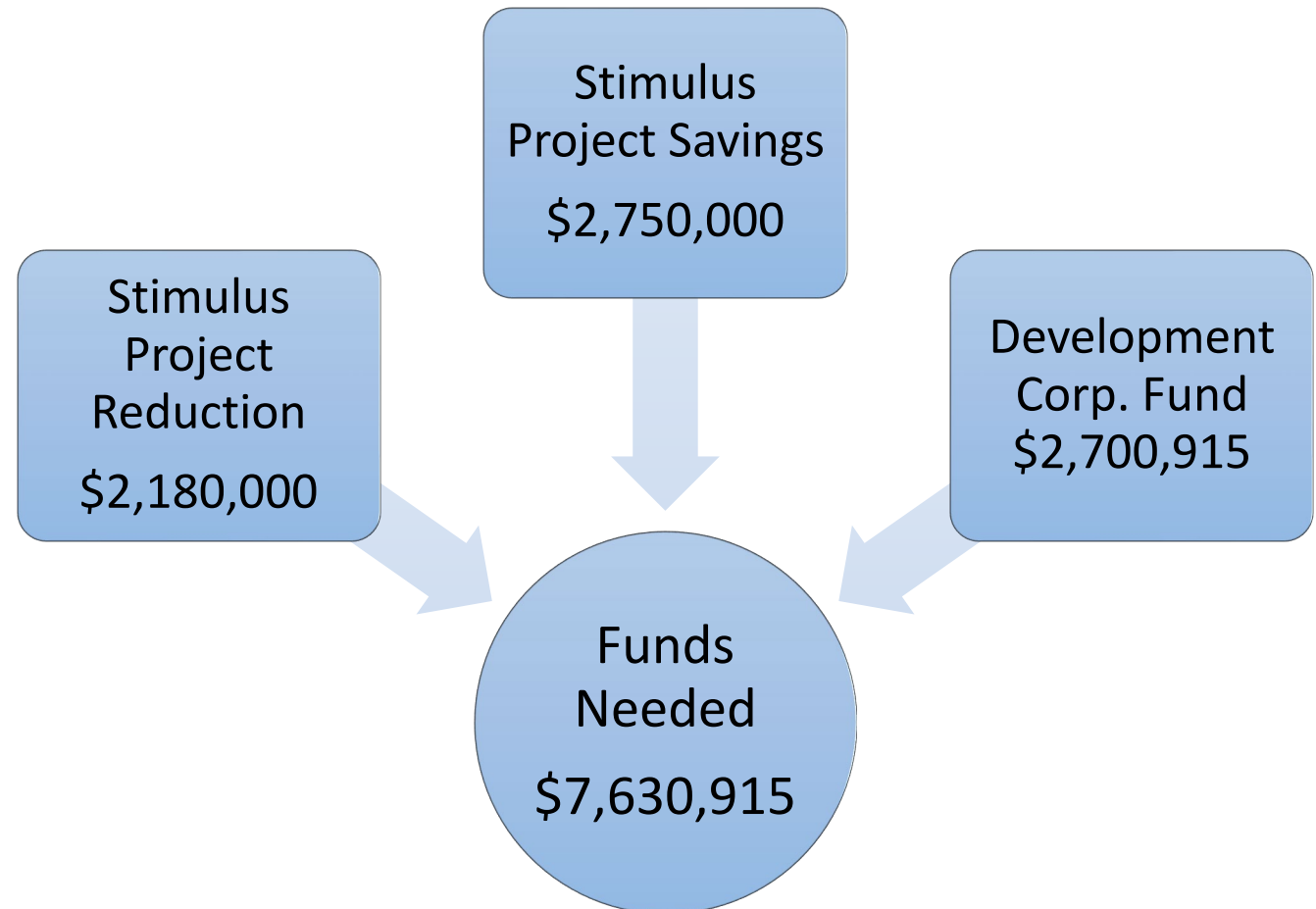
Current Funding Balance

PROJECT SUMMARY	
Sources of Funds	Amount
TPWD Grant	\$ 5,000,000
CIP-Land	752,825
CIP-Prog. / Schematic	238,394
CIP-master plan	374,120
FTA- federal grant	3,954,209
Economic Dev Admin(EDA)	1,800,000
2021 TPWD Grant	3,500,000
<i>Friends of Quinta</i>	
Donations (pledged)	3,015,000
UTRGV	5,000,000
McAllen ISD	4,000,000
McAllen Public Utility	1,000,000
	<u>\$ 28,634,548</u>
Uses of Funds	Amount
Land Acquisition	2,299,000
Design	4,187,970
Survey/CMT	201,000
Construction	28,716,289
FFE	861,204
	<u>\$ 36,265,463</u>
Revenues over (under)	<u>\$ (7,630,915)</u>



Possible Revenue Sources

FUNDING OPTION			
10% Reduction to Stimulus Projects			
Stimulus Projects	Amount	Revised Budget	Reductions
Alleys	\$ 4,000,000	\$ 3,600,000	\$ 400,000
Campgrounds	5,600,000	5,040,000	560,000
Trails along Irrigation ROW	2,000,000	1,800,000	200,000
Real Estate Purchases *	5,000,000	4,500,000	500,000
New Parks and Rec.	2,600,000	2,340,000	260,000
Tennis Center	2,600,000	2,340,000	260,000
Total	\$ 21,800,000	\$ 19,620,000	\$ 2,180,000
* Reduce real estate purchases to \$4.0m to save an additional \$500K?			
Other Funding For Stimulus Projects			
Stimulus Projects	Amount	Funding Source	Savings
Electric Surcharge	\$ 1,000,000	Various funds	\$ 1,000,000
Surveillance cameras	150,000	Sanitation Fund	150,000
MPU ERP contribution	1,600,000	MPU Fund	1,600,000
	\$ 2,750,000		\$ 2,750,000
Funding Option Summary			
Total Deficit	\$ (7,630,915)		
Stimulus project reductions	2,180,000		
Stimulus project savings	2,750,000		
Develop Corp Funding	\$ (2,700,915)		





ITEM SUMMARY

BOARD: City Commission

AGENDA ITEM

5.A.

DATE SUBMITTED

MEETING DATE

10/11/2021

1. Agenda Item: Consultation with City Attorney regarding potential litigation. (Section 551.071, T.G.C.)
2. Party Making Request: Isaac Tawil
3. Nature of Request: Consultation with City Attorney regarding potential litigation. (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

5.B.

DATE SUBMITTED

MEETING DATE

10/11/2021

1. Agenda Item: Consultation with City Attorney regarding pending litigation; City of McAllen, et al. v. State of Texas; Cause No. D-1-GN-17-004766 in Travis County, Texas. (Section 551.071, T.G.C.)
2. Party Making Request: Isaac Tawil
3. Applicant:
4. Nature of Request: Consultation with City Attorney regarding pending litigation; City of McAllen, et al. v. State of Texas; Cause No. D-1-GN-17-004766 in Travis County, Texas. (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: None. IJT
11. Manager's Recommendation: None. RR



ITEM SUMMARY

BOARD: City Commission

AGENDA ITEM

5.C.

DATE SUBMITTED

MEETING DATE

10/11/2021

1. Agenda Item: Consultation with City Attorney regarding potential litigation to enforce various aspects of the city zoning ordinance. (Section 551.071, T.G.C.)
2. Party Making Request: Isaac Tawil
3. Applicant:
4. Nature of Request: Consultation with City Attorney regarding potential litigation to enforce various aspects of the city zoning ordinance. (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:



ITEM SUMMARY

BOARD: City Commission

AGENDA ITEM

5.D.

DATE SUBMITTED

MEETING DATE

10/11/2021

1. Agenda Item: Consideration of Economic Development Matters. (Section 551.087, T.G.C.)
2. Party Making Request: Isaac Tawil
3. Applicant:
4. Nature of Request: Consideration of Economic Development Matters. (Section 551.087, T.G.C.)
5. Fiscal Impact Summary:
6. Budgeted:

Bid Amount:	_____	Budgeted Amount:	_____
Under Budget:	_____	Over Budget:	_____
		Amount Remaining:	_____
7. Routing:
Leilani Estrada ColimaCreated -
8. Staff Recommendation:
9. Advisory Board:
10. City Attorney:
11. Manager's Recommendation: