



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, JANUARY 24, 2022 – 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 January 24, 2022 Regular Meeting Agenda, to be discussed at such meeting.
2. Discussion of City Hall Secured Entrance.
3. Presentation of Grant Proposals by the McAllen Chamber of Commerce.
4. Discussion of Ware Road Median (SH 107 to Monte Cristo Rd) Options.
5. Discussion of Stimulus Projects.
6. Subdivision Monthly Report.
7. Status Report on Parks & Recreation Projects.
8. Project Status Report through December 31, 2021.
9. **EXECUTIVE SESSION, CHAPTER 551, TEXAS GOVERNMENT CODE, SECTION 551.071 (CONSULTATION WITH ATTORNEY), SECTION 551.072 (DELIBERATION REGARDING REAL PROPERTY), SECTION 551.074 (PERSONNEL MATTERS) AND SECTION 551.087 (ECONOMIC DEVELOPMENT)**

- A) Consideration of Economic Development Matters. (Section 551.087, T.G.C.)
- B) Consultation with City Attorney regarding pending litigation - Civil Action No. 7:20-cv-00264; Ricardo Villalon v. City of McAllen. (Section 551.071, T.G.C.)
- C) Discussion and possible lease, sale or purchase of real property; Tract 1 and Tract 2. (Section 551.072, 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 January 21, 2022 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

01/18/2022

MEETING DATE

1/24/2022

1. Agenda Item: Present questions to staff relating to the January 24, 2022 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 - 1/18/2022
Approved - 1/18/2022
Final Approval - 1/18/2022
5. Staff Recommendation:
6. Advisory Board:
7. City Attorney:
8. Manager's Recommendation:

ITEM SUMMARY

BOARD: City Commission

AGENDA ITEM

2.

DATE SUBMITTED

12/30/2021

MEETING DATE

1/24/2022

1. Agenda Item: Discussion of City Hall Secured Entrance.
2. Party Making Request: Yvette Barrera
3. Nature of Request: Staff has prepared two additional options C & D for secured City Hall entrance, options A and B were presented in December 13, 2021. Option C Involves new automatic sliding doors, new glass wall, and electrical work. Existing room to left of main entrance to be converted to new receptionist desk. Option D Involves new automatic sliding doors, modification to existing granite bench, new glass wall, and electrical work. Existing ceiling at this location is a stepped tray ceiling, ceiling modifications are required along with lighting. New receptionist counter next to secured entrance.
4. Routing:
Juan Martinez Created/Initiated - 12/30/2021
Yvette Barrera Approved - 1/3/2022
Michelle Rivera Approved - 1/3/2022
Isaac Tawil Final Approval - 1/5/2022
5. Staff Recommendation:
6. Advisory Board:
7. City Attorney: None. IJT
8. Manager's Recommendation:



**CITY OF MCALLEN
DEPARTMENT OF ENGINEERING
MEMORANDUM**

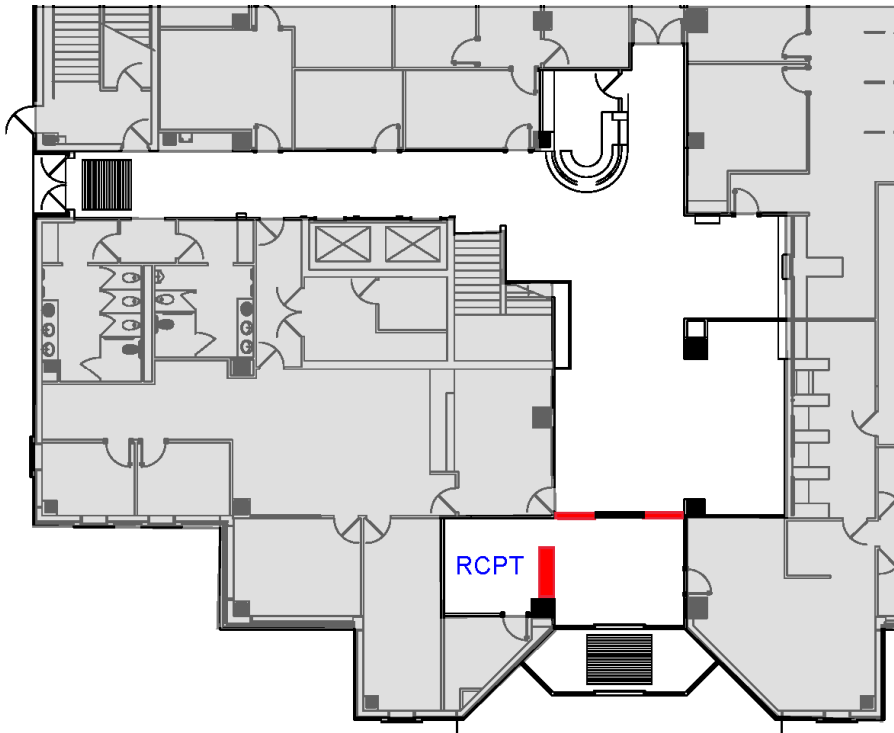
To: Roel Rodriguez, P.E., City Manager
From: Eduardo Mendoza, P.E. Interim City Engineer
Date: January 17, 2022
Subject: **CONSIDERTION OF CITY HALL SECURED ENTRANCE**

EXPLANATION

Staff is presenting Option C to secure City Hall. This option involves new automatic sliding doors, new glass wall, and electrical work. Existing room to the left of the main entrance would be converted to new receptionist desk. This option would secure all departments and doors could be opened City Commission meeting days. In addition, the current reception/mailroom can be converted to a small conference room.

City Hall Secured Entrance

City Hall – Secured Entrance – Option C

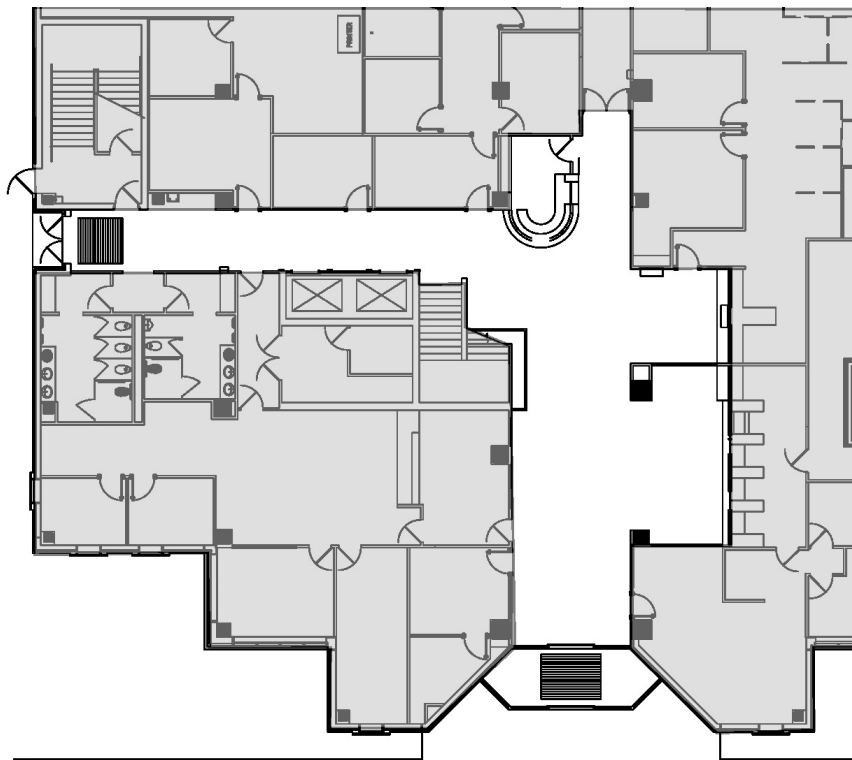


Location: Between HR entrance and Public Utilities entrance.

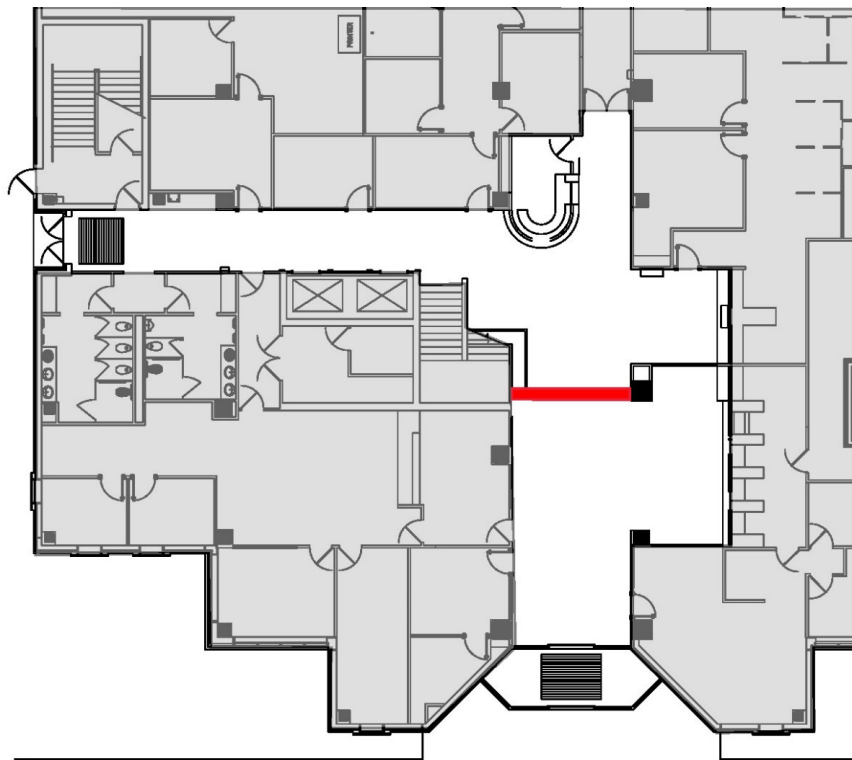
Scope of work: Involves new automatic sliding doors, new glass wall, and electrical work. Conference room to left of main entrance to be converted to new receptionist desk/mailroom. Westside doors to be locked as part of plan.

Cost estimate: \$38,815.00

City Hall - Existing



City Hall – Secured Entrance – Option A

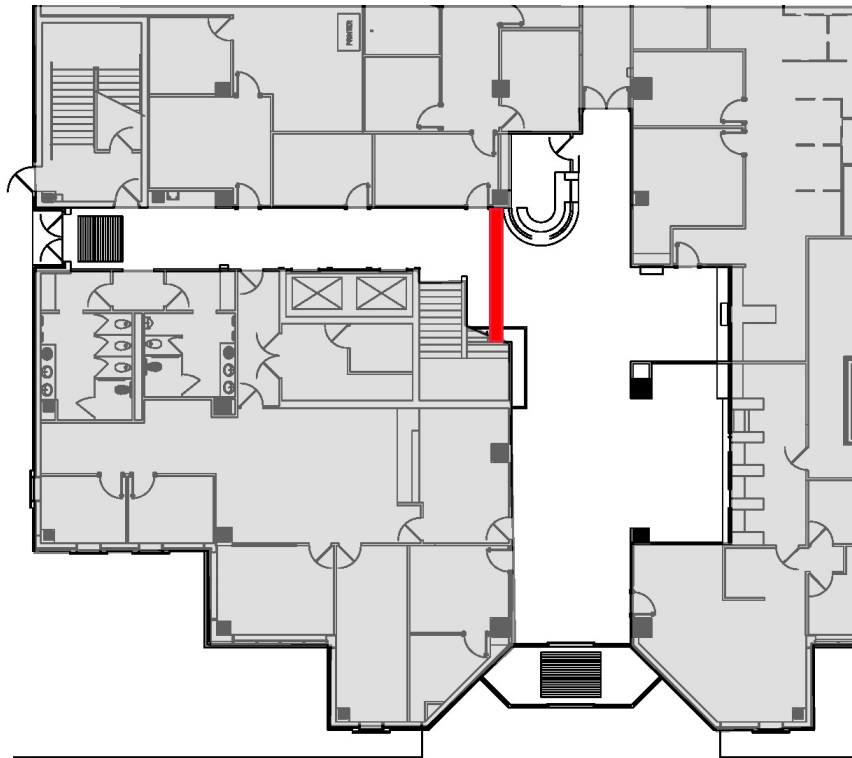


Location: Between HR and Public Utilities

Scope of work: Involves new automatic sliding doors, modification to existing granite bench, new glass wall, and electrical work. Access control will be from existing information desk.

Cost estimate: \$28,875.00

City Hall – Secured Entrance – Option B

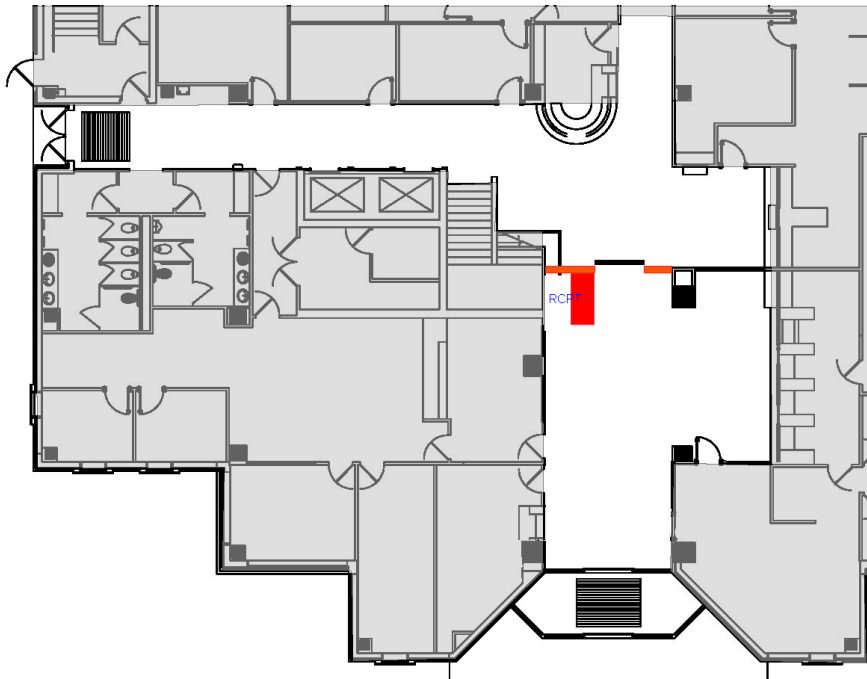


Location: Between existing stairs and information desk.

Scope of work: Involves new automatic sliding doors, modification to existing granite bench, new glass wall, and electrical work. Existing ceiling at this location is a stepped tray ceiling, ceiling modifications are required along with lighting. Access control will be from existing information desk.

Cost estimate: \$31,875.00

City Hall – Secured Entrance – Option D



Location: Between existing stairs and information desk.

Scope of work: Involves new automatic sliding doors, modification to existing granite bench, new glass wall, and electrical work. Existing ceiling at this location is a stepped tray ceiling, ceiling modifications are required along with lighting. New receptionist counter next to secured entrance.

Cost estimate: \$36,875.00



ITEM SUMMARY

BOARD: City Commission

AGENDA ITEM	3.
DATE SUBMITTED	01/19/2022
MEETING DATE	1/24/2022

1. Agenda Item: Presentation of Grant Proposals by the McAllen Chamber of Commerce.
2. Party Making Request:
3. Nature of Request: Funding was made available to the City under the Coronavirus State and Local Fiscal Recovery Funds (SLFRF) program, a part of the American Rescue Plan; these funds were subcontracted to the McAllen Chamber of Commerce for small business grants and loans. Although in its infancy, clarification of program guidelines is being sought.
4. Routing:

Yesenia Rodriguez	Created/Initiated - 1/19/2022
Yvette Balderas	Approved - 1/19/2022
Michelle Rivera	Approved - 1/19/2022
Isaac Tawil	New - 1/1/1900
5. Staff Recommendation: None
6. Advisory Board: N/A
7. City Attorney:
8. Manager's Recommendation:



**CITY OF MCALLEN
GRANT ADMINISTRATION OFFICE
MEMORANDUM**

To: Roel “Roy” Rodriguez, P.E., M.P.A., City Manager
Through: Michelle Rivera, Assistant City Manager
From: Yvette M. Balderas, Director of Grant Administration
Date: January 24, 2022
Subject: Workshop with Chamber of Commerce regarding Small Business Grant/Loan Funds

GOAL:

Provide clarification on the Small Business Grant/Loan Program undertaken by the McAllen Chamber of Commerce utilizing funding from the Coronavirus State and Local Fiscal Recovery Funds (SLFRF) program

BRIEF EXPLANATION OF THE ITEM:

After review of applicants, staff from the McAllen Chamber of Commerce noted challenges with the approved plan. A list of potential and actual challenges the program faces are provided in the attachment. As had been done when the enactment of the program was presented to City Commission, City staff made recommendations regarding the proposed McAllen Chamber of Commerce composed plan.

In addition, the Chamber is requesting consideration of administrative support to undertake the Small Business Grant/Loan program. Their proposed costs are included in the attached supporting documents.

OPTIONS:

Workshop Discussion

RECOMMENDATION:

Item is placed on the regular City Commission meeting agenda for potential approval.

- Rule: “Level funding qualification will be strictly decided based on the gross receipts of the business in 2020 based on the submitted tax return. Businesses from \$25,000 to \$500,000 in gross revenues will be qualifying for Level I funding. Businesses with up to \$500,001 – \$2,000,000 in gross revenues will be qualifying for Level II funding. Businesses with up to \$2,000,001 – \$3,000,000 in gross revenues will be qualifying for Level III funding.”

Challenges:

1. Many businesses that were way past the \$25,000 threshold of gross receipts in 2019 were so deeply affected by COVID-19 in 2020 that disqualified them from being eligible.
2. No business has qualified from Level III funding

Change requested: Changing the level of funding qualification based on gross receipts of 2019.

If approved:

1. As of 1/18/2022 there will be 10 more business that qualify for Level I
2. As of 1/18/22 there will be 3 Level III qualifying businesses

Grant Department Staff Response: No concerns with proposed change

- Rule: “Must be able to demonstrate that business was affected by the COVID-19 pandemic with at least a 20% decline in gross receipts for the year (2019 – 2020). The only valid documentation to demonstrate this would be tax returns.”

Challenges:

1. A business that was affected 20% in 2020, assuming that 2021 was no better year, means that is at the verge of existence. Sustaining that amount of losses for so long can be catastrophic.
2. Since we are using Federal funds, it is stated in the contract that we must demonstrate that the business receiving the funds have been affected and negatively impacted by COVID-19.

Change requested: Reduce the decline in gross receipts from 2019 – 2020 threshold of 20%. Requested change is that any business that is able to demonstrate decline in gross receipts from 2019 to 2020 should qualify.

If approved:

1. As of 1/18/22 there will be 40 new businesses that qualify for funding

Grant Department Staff Response: Reduce the current 20% loss to 10% loss; while the Final Rule does not enact a minimum threshold, a 10% reduction in gross revenue could address the business’ ability to weather the pandemic event while allowing for a period of recovery and sustainability.

- Rule: “Must be able to demonstrate that business was affected by the COVID-19 pandemic with at least a 20% decline in gross receipts for the year (2019 – 2020). The only valid documentation to demonstrate this would be tax returns.”

Challenges:

1. Businesses which have started any time in 2019 has not been able to demonstrate a decrease in gross receipts due to lack of track record. Comparison is uneven.
2. Businesses have committed to open new premises, or engaged in new business, in the overall umbrella company shows an increase in gross receipts, but if we compare store by store a decrease in gross receipts can be seen.

Change requested: We are unsure on what path to take at this point. We would like to document and make decisions based on rules, regulations and official documents. If we open the door to subjectivity, it's a matter of perception and angle to be able to demonstrate a loss and make a case. The most official route we can suggest would be to present their case based on location and/or time period and have a CPA certify a letter explaining the case by calculating an annualized gross income so that we can project a 2019-2020 comparison.

Grant Department Staff Response:

Challenge 1 - Proposed alternative methods of qualifications:

1. Gross receipts from equal number of months pre-pandemic compared to equal number of months after March 2020.

Example: Business began October 2019; business was in operation for full five months (November 2019 – March 2020). Staff to compare five months after March 2020 (April – August 2020)

2. Compare gross receipts from same period

Example: Compare November 2019 - March 2020 against receipts from November 2020 – March 2021

Challenge 2 – Proposed eligibility is determined by total gross receipts of a business entity. Although a business entity may be comprised of several components, it is the aggregate gross receipts which determine compliance with the program guidelines - gross receipts of a single tax structure.

McAllen Chamber of Commerce
COVID-19 Grants budget expenses

Website hosting	2,500.00
Office supplies	
Toner	750.00
Stamp machine	200.00
Folders	150.00
File boxes	50.00
Clips	20.00
Copy machine fix	400.00
Computer rental	360.00
Contract work	
Intern 1	5,250.00
Intern 2	5,250.00
Intern 3	5,250.00
Intern 4	3,500.00
Background checks	16,400.00
Postage	3,000.00
Advertising	3,000.00
Checks	700.00
Auto expenses (mileage)	600.00
Software	
Adobe	200.00
Bank Fees	150.00
Contingency expenses	2,270.00
Total	50,000.00



ITEM SUMMARY

BOARD: City Commission

AGENDA ITEM

4.

DATE SUBMITTED

01/17/2022

MEETING DATE

1/24/2022

1. Agenda Item: Discussion of Ware Road Median (SH 107 to Monte Cristo Rd) Options.

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:

Eduardo Mendoza

Michelle Rivera

Isaac Tawil

Created/Initiated - 1/17/2022

Approved - 1/19/2022

Final Approval - 1/19/2022

8. Staff Recommendation:

9. Advisory Board:

10. City Attorney:

11. Manager's Recommendation:



**CITY OF MCALLEN
DEPARTMENT OF ENGINEERING
MEMORANDUM**

To: Roel Rodriguez, P.E., City Manager
From: Eduardo Mendoza, P.E. Interim City Engineer
Date: January 17, 2022
Subject: **Raised Median Options from Ware Road from 107 to Monte Cristo**

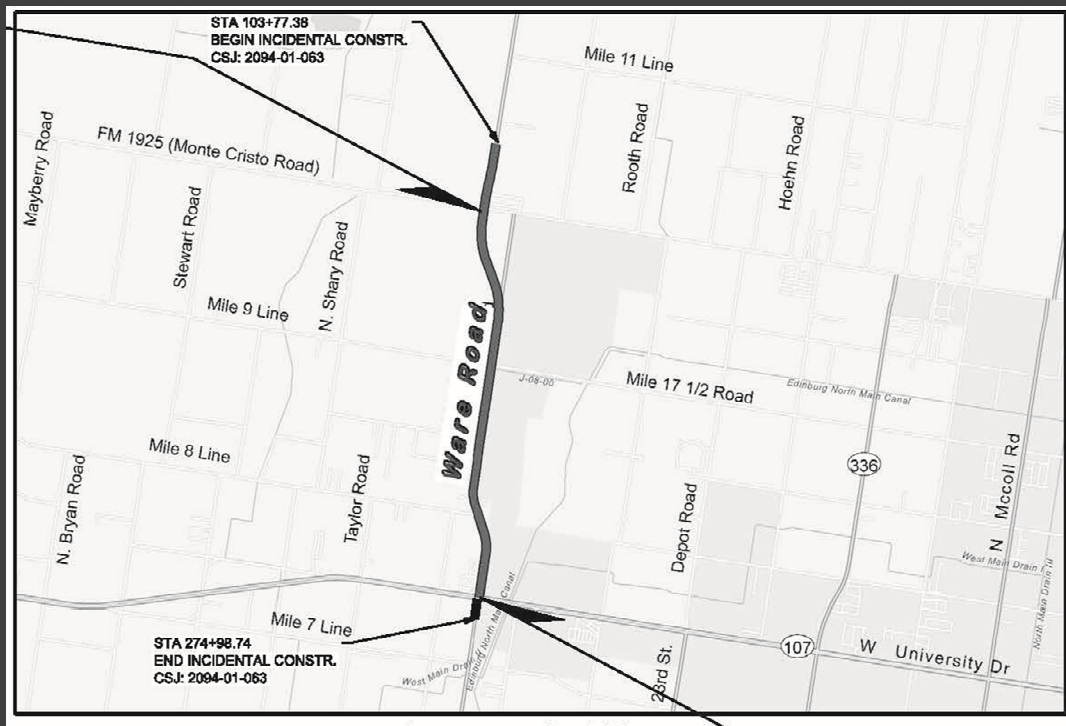
EXPLANATION

The Texas Department of Transportation is working on the roadway plans to expand Ware Road from SH107 to Monte Cristo Road. The project will widen the road from a 2-lane rural section to a 6-lane urban section with median. The median is proposed to be concrete only. TXDOT has advised the City may choose to enhance the median at a cost.

Staff is presenting the proposed option from TXDOT along with 4 proposed enhanced options with additional cost for review and consideration.

Ware Road Raised Median
107 to Monte Cristo

Background



Location: Ware Road from 107 to Monte Cristo

Scope of work: Widen road from a 2-lane rural section to a 6-lane urban section with median.

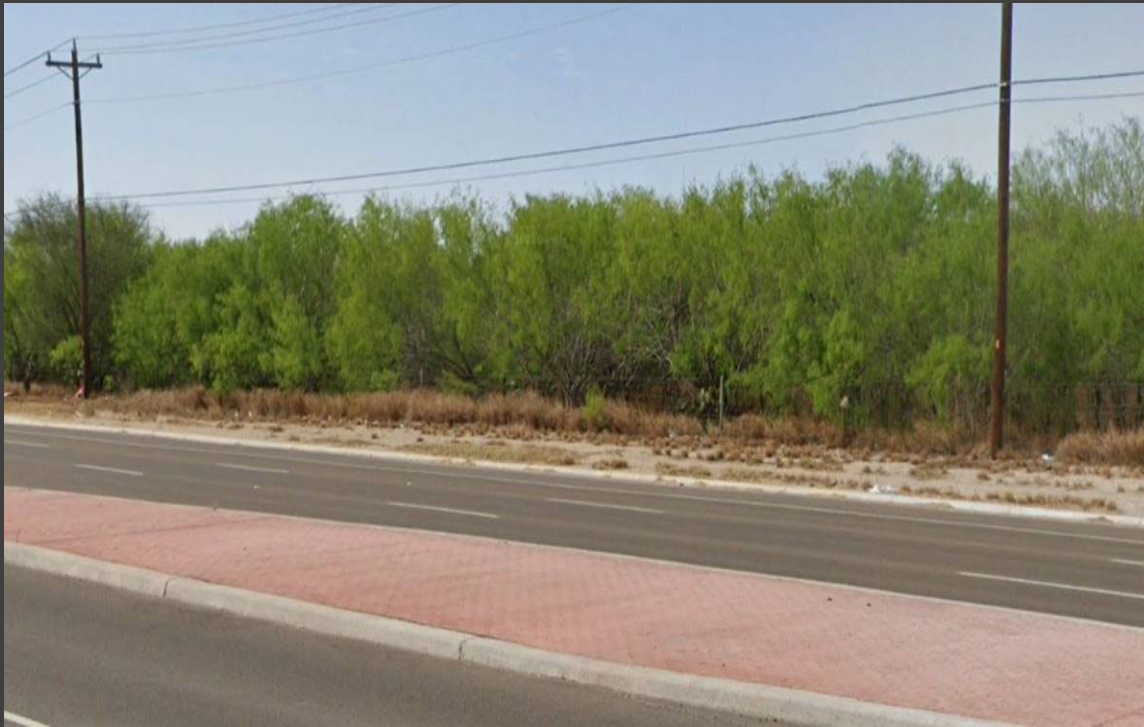
Median is proposed to be concrete only.

Concrete Median



- State Cost: \$794,240
- City Cost: No Cost

Color Concrete Median



- State Cost: \$794,240
- City Cost: \$109,960

Paver Median



- State Cost: \$794,240
- City Cost: \$559,660

Color Concrete Median w/ Landscaping



- State Cost: \$656,540

- City Cost: \$697,307



Color Concrete Median w/ Landscaping



- State Cost: \$656,540
- City Cost: \$1,069,032



ITEM SUMMARY

BOARD: City Commission

AGENDA ITEM

5.

DATE SUBMITTED

MEETING DATE

1/24/2022

1. Agenda Item: Discussion of Stimulus Projects.

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:



ITEM SUMMARY

BOARD: City Commission

AGENDA ITEM

6.

DATE SUBMITTED

01/17/2022

MEETING DATE

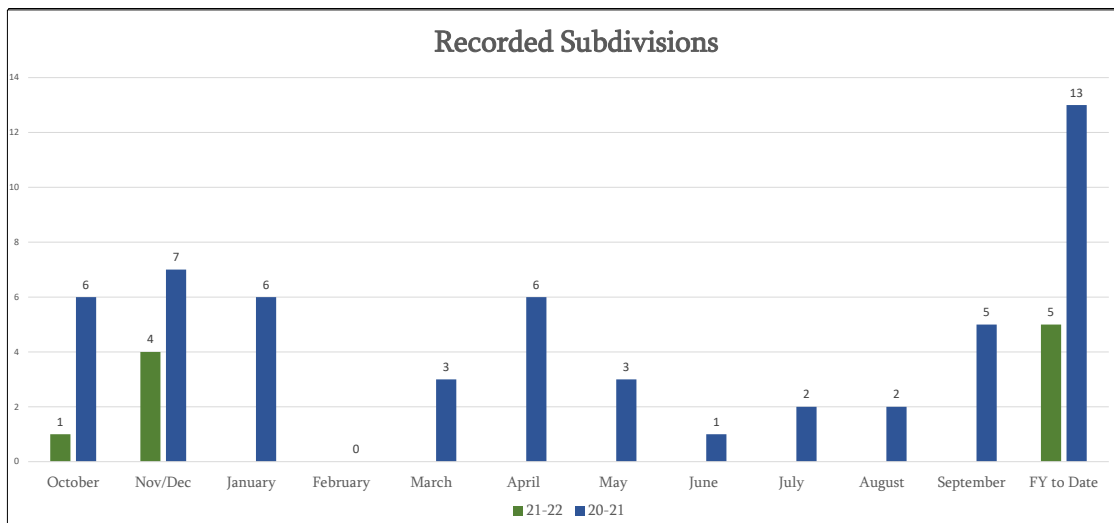
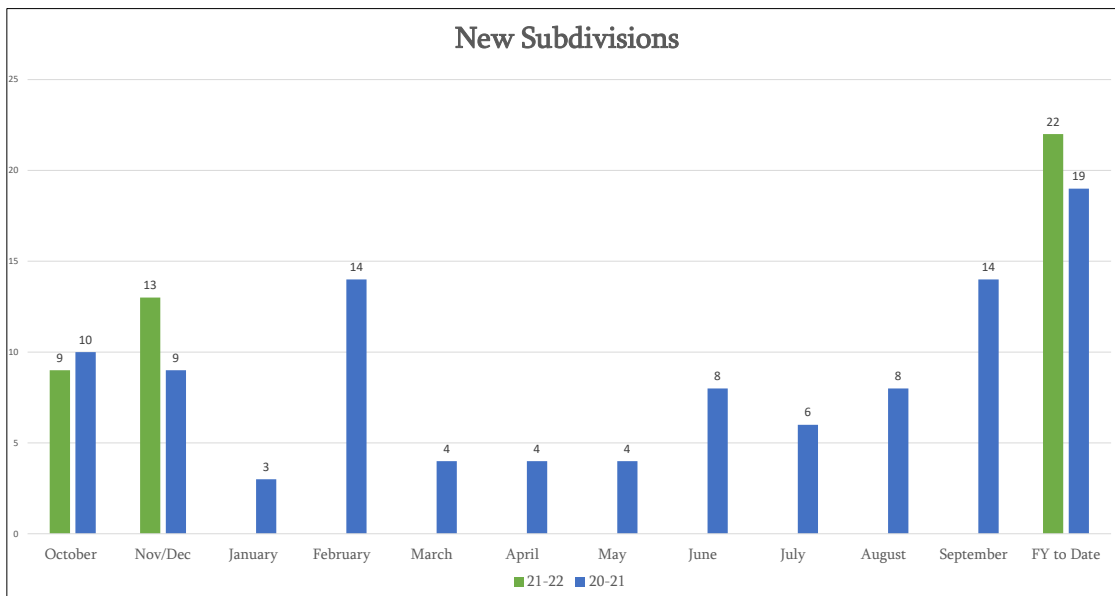
1/24/2022

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 - 1/17/2022
Edgar Garcia	Approved - 1/17/2022
Michelle Rivera	Approved - 1/19/2022
Isaac Tawil	Final Approval - 1/19/2022
5. Staff Recommendation:
6. Advisory Board:
7. City Attorney:
8. Manager's Recommendation:



	Zoning	Type of Development	Number of Lots	Acres
New Subdivisions				
1. Jackson Street Apartments Subdivision	R-3A	Residential	1	7.28
2. QQ 10th and Jay Subdivision	R-1 & C-3	Commercial	2	0.97
3. Shops at Nolana Lot 2	C-3	Commercial	1	1.46
4. The District Phase I	C-3	Commercial	6	20.65
5. The District Phase II	R-3A	Residential	1	7.589
6. The District Phase III	C-3	Residential	39	5.258
7. Estancia at Tres Lagos Phase III	R-1	Residential	33	15.28
8. The Tree Apartments Phase III	R-3A	Residential	1	0.875
9. Tucked Away Subdivision	R-1	Residential	1	1.03
10. Mission Valley Estates Subdivision	R-1	Residential	52	33.58
11. Retiree Haven No. 2 Lots 82a & 97a	R-1	Residential	2	0.509
12. Willow Ridge Lots 14 & 15a Subdivision	R-3A	Residential	2	0.5
13. Sharyland Business Park No. 10	I-1	Industrial	3	40.816
Recorded Subdivisions				
1. BEJ Subdivision	C-3	Commercial	1	1.36
2. Just a Closet #4	C-3L	Commercial	1	4.42
3. Krane Subdivision	ETJ	Residential	1	1.52
4. 2nd and Dove Subdivision	R-3T	Residential	21	1.231



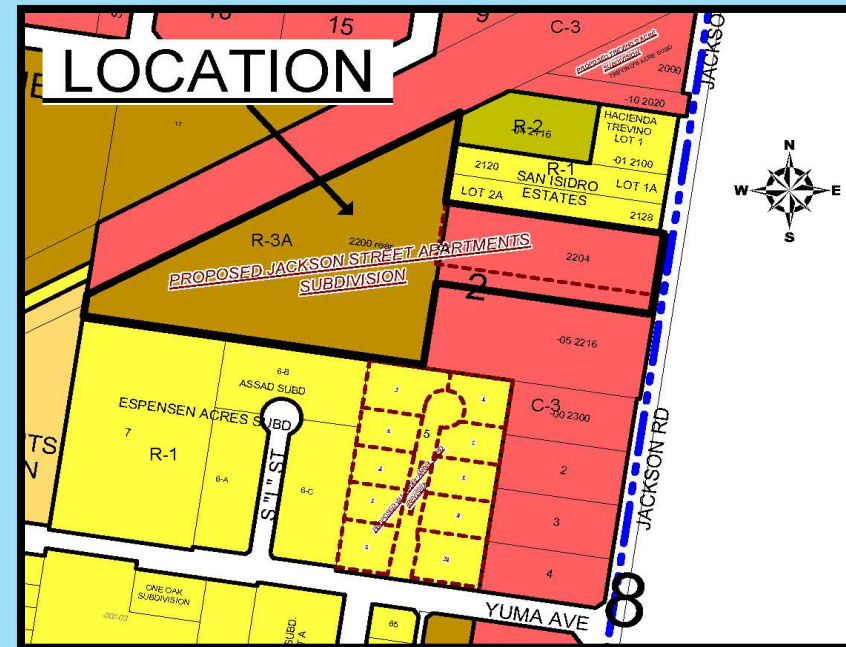
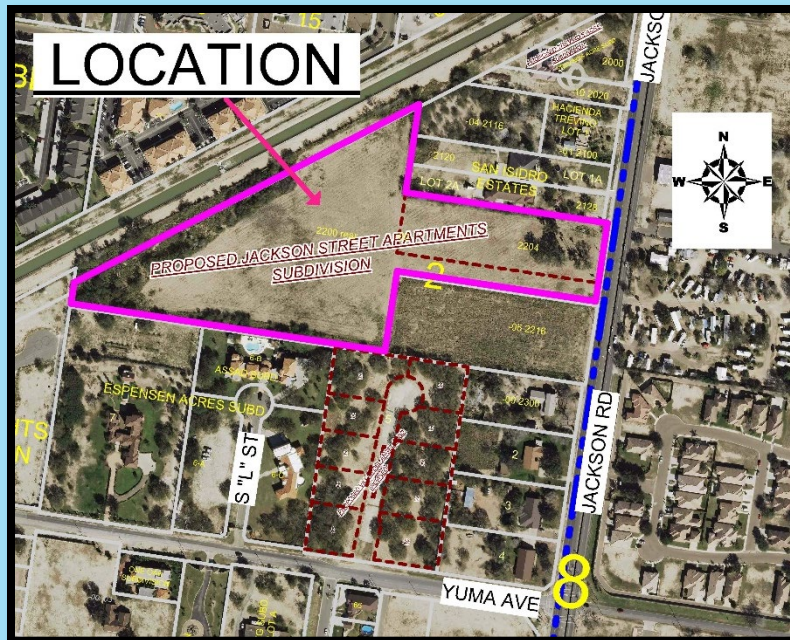
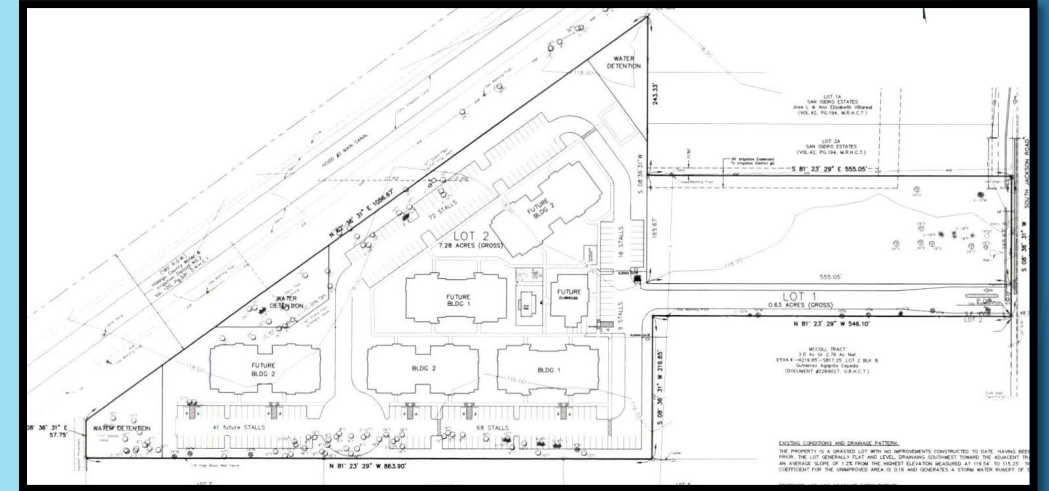
Jackson Street Apartments Subdivision

Zoning: R-3A

Type of Development: Residential

Lots: 1

Acres: 7.28



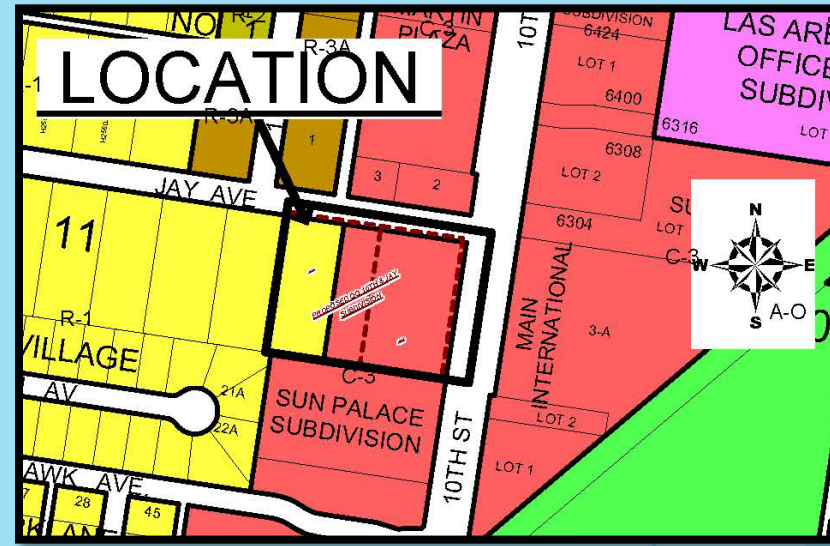
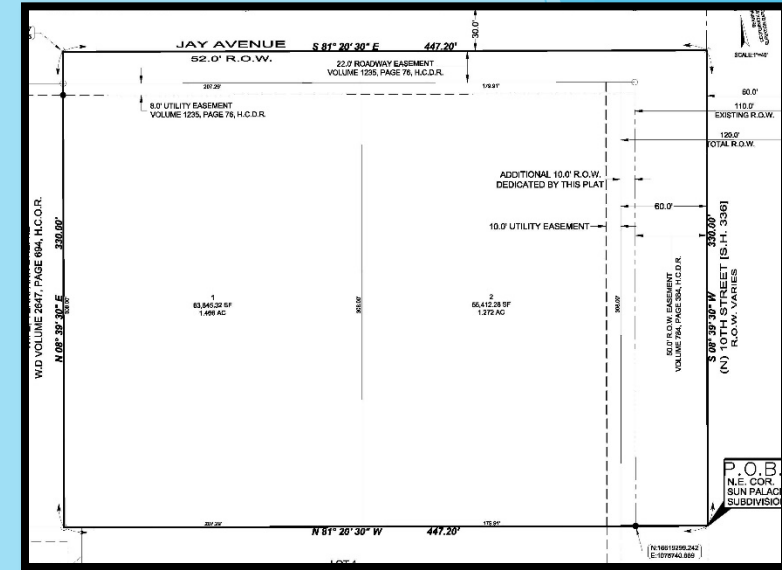
QQ 10th and Jay Subdivision

Zoning: R-1 & C-3

Type of Development: Commercial

Lots: 2

Acres: 0.97



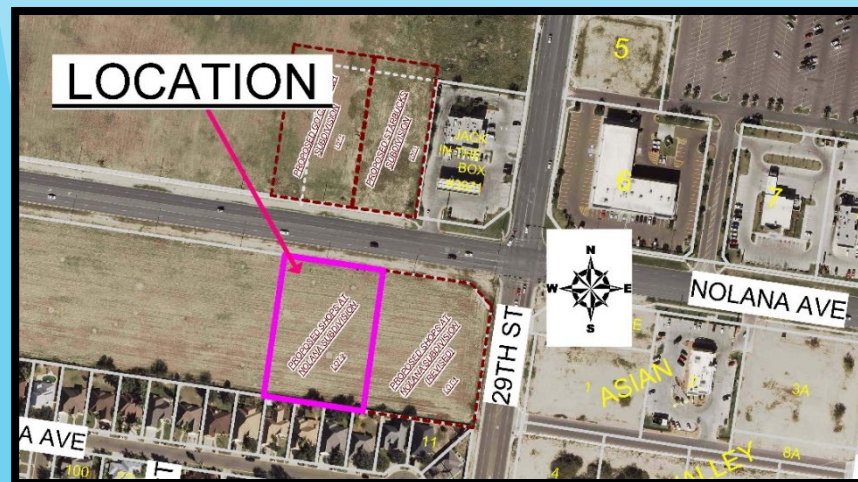
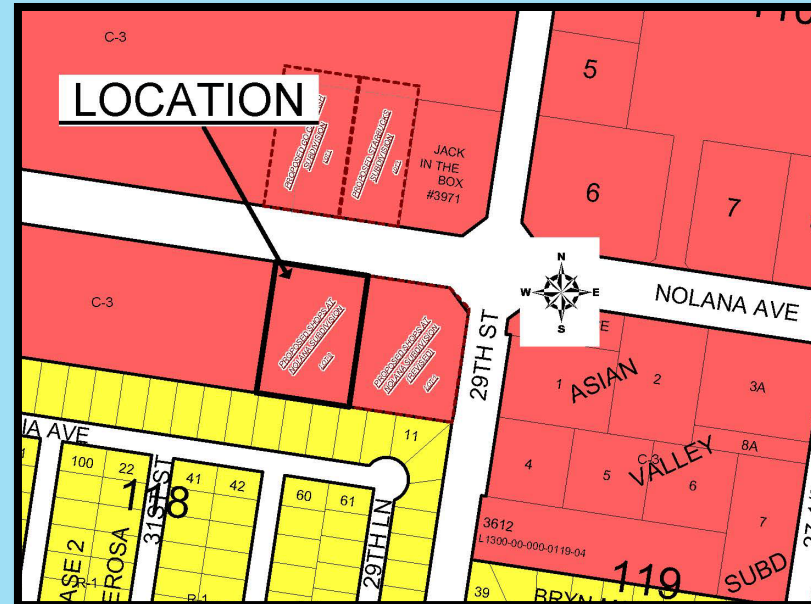
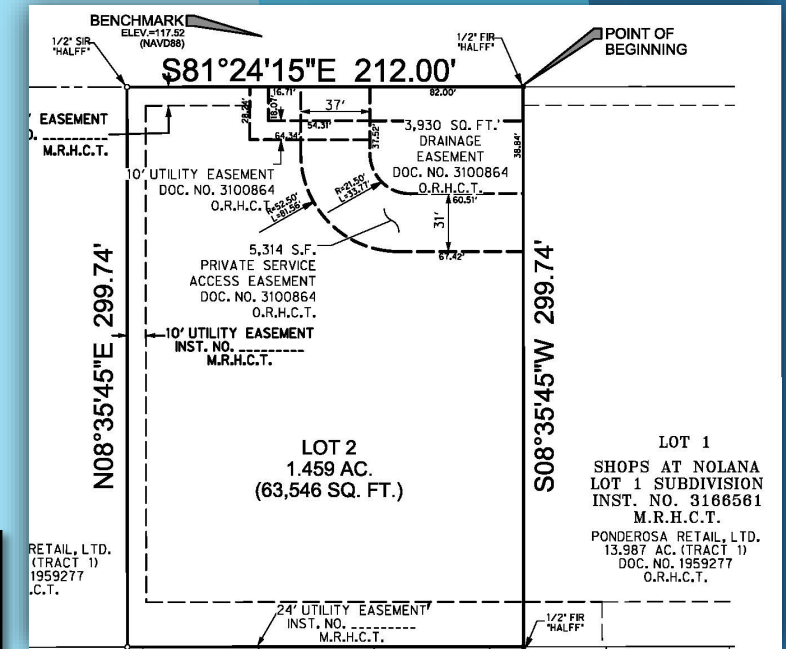
Shops at Nolana Lot 2 Subdivision

Zoning: C-3

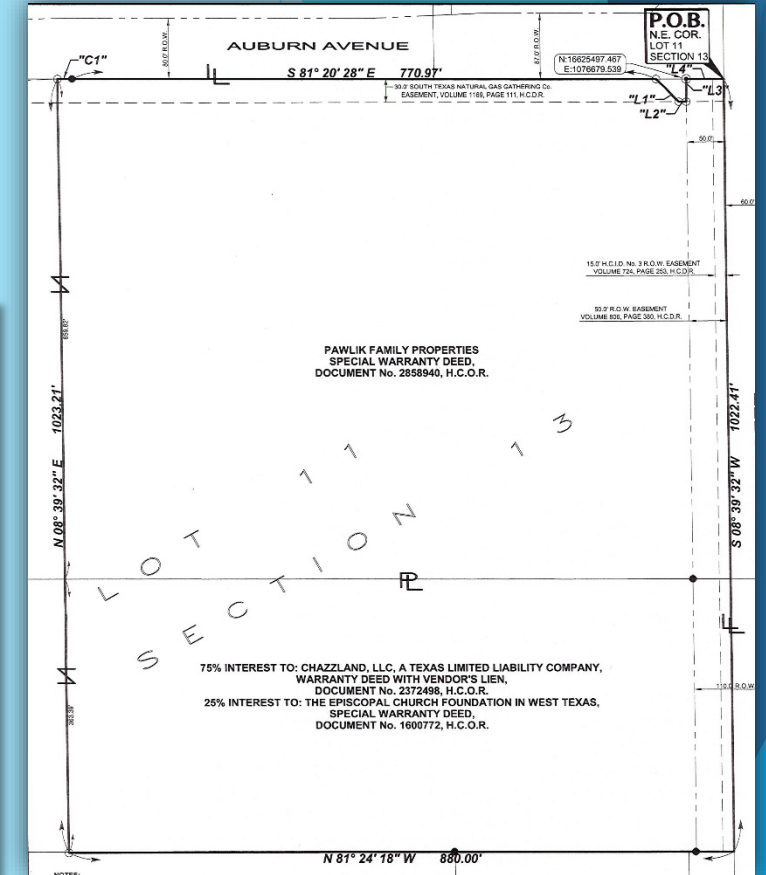
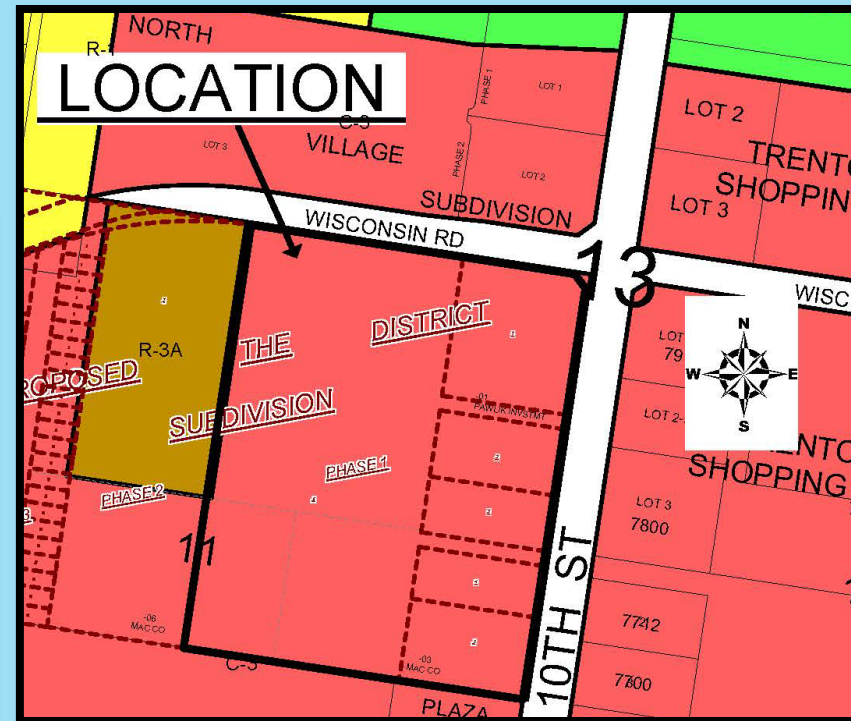
Type of Development: Commercial

Lots: 1

Acres: 1.46



Acres: 20.65



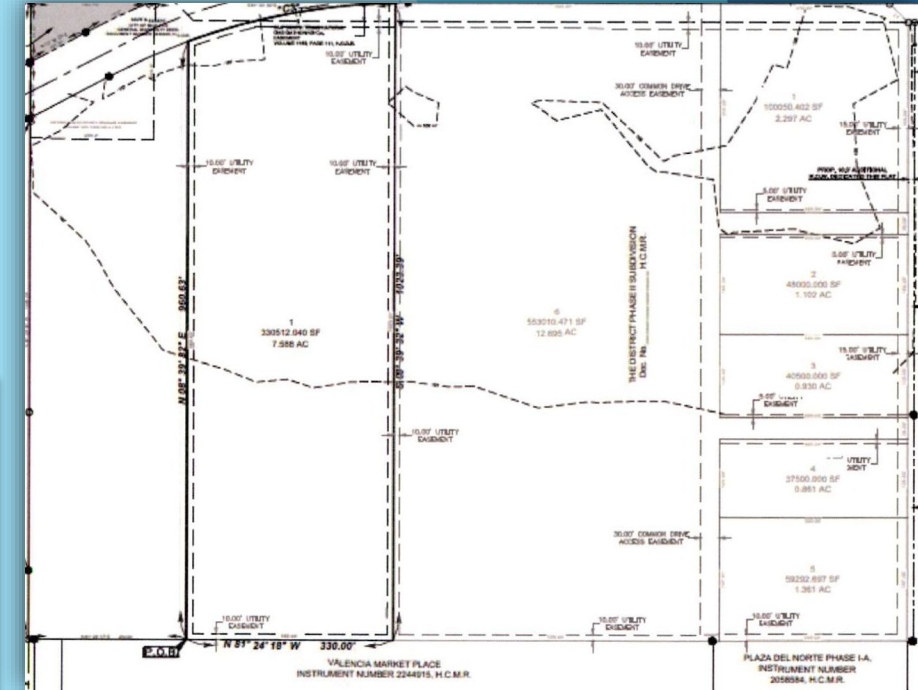
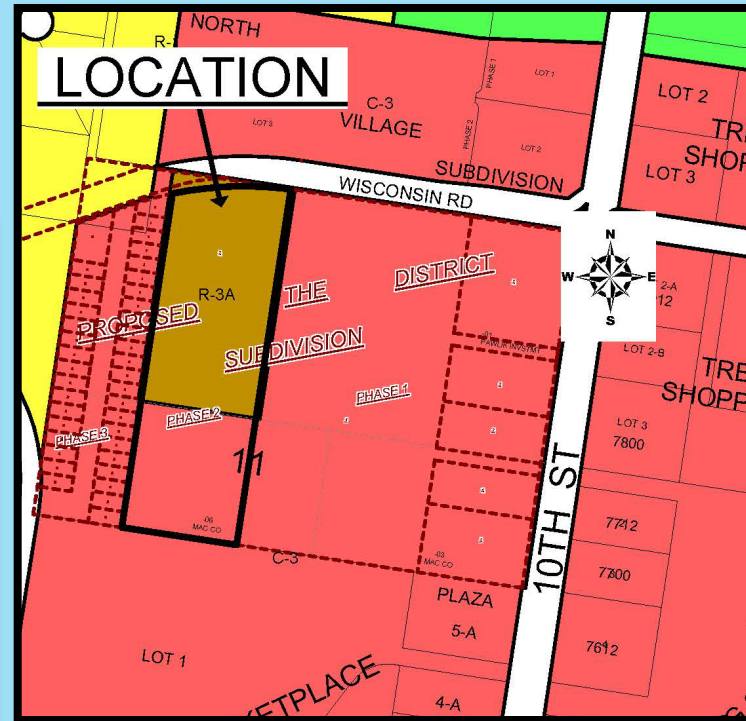
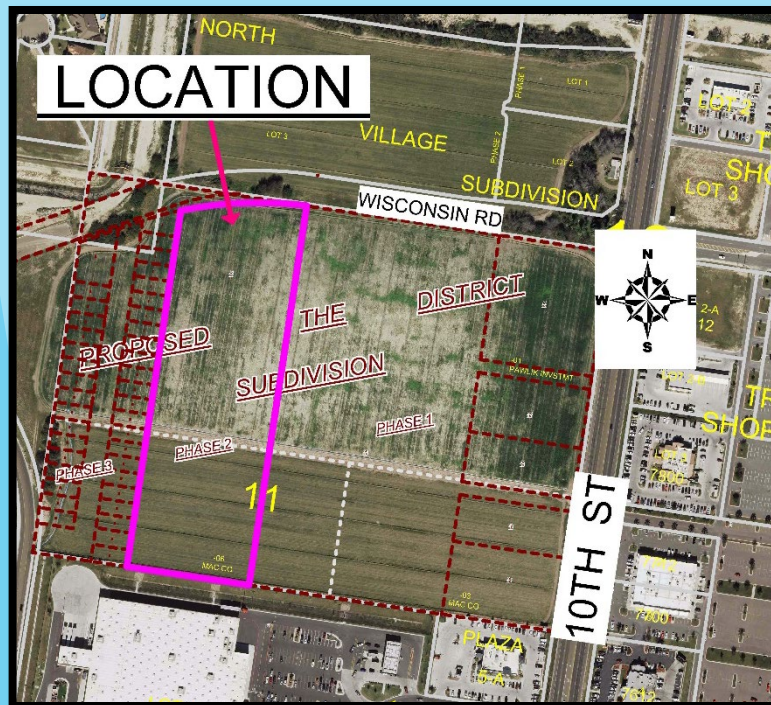
The District Phase II Subdivision

Zoning: R3-A

Type of Development: Residential

Lots: 1

Acres: 7.589



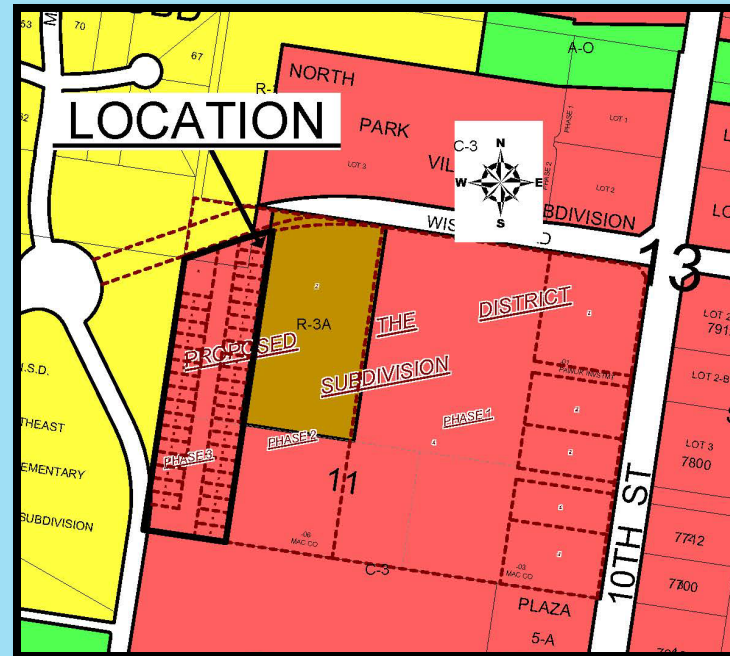
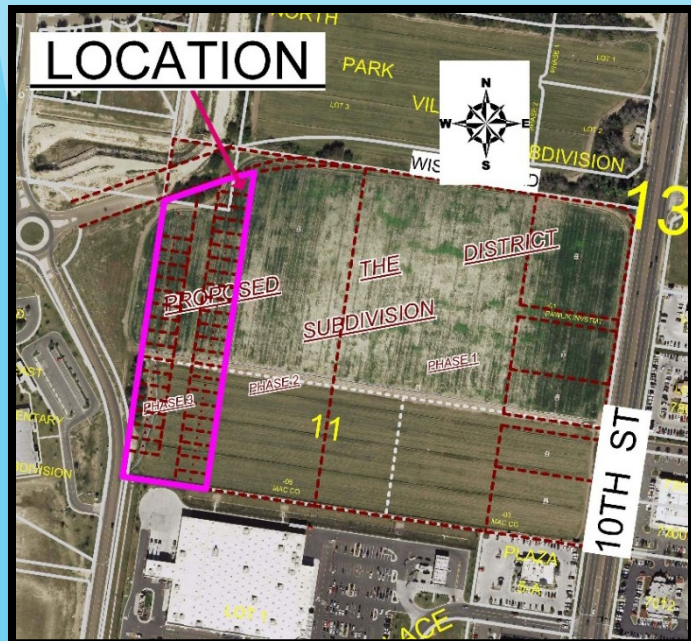
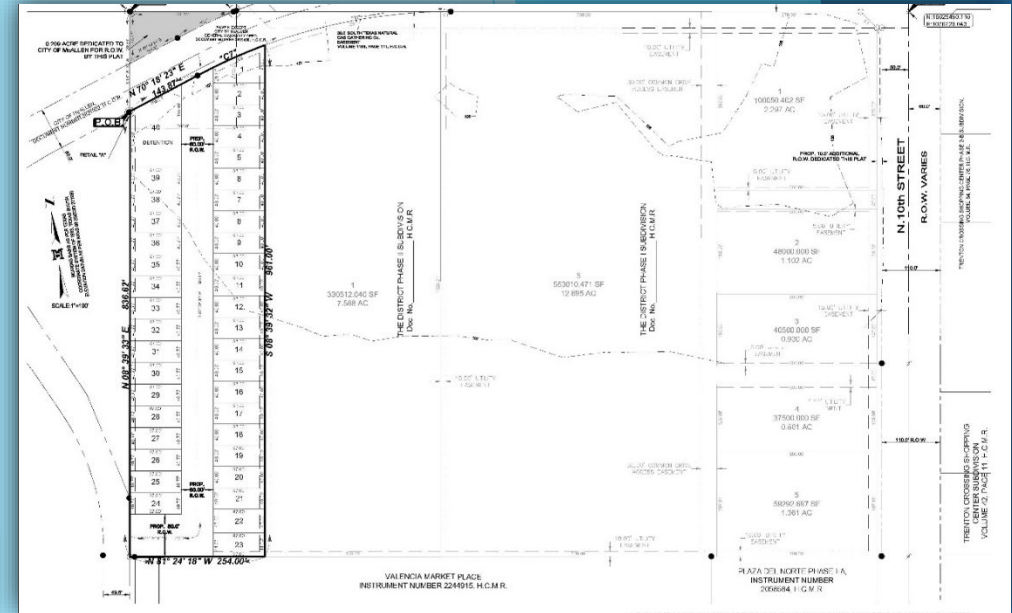
The District Phase III Subdivision

Zoning: C-3

Type of Development: Residential

Lots: 39

Acres: 5.258



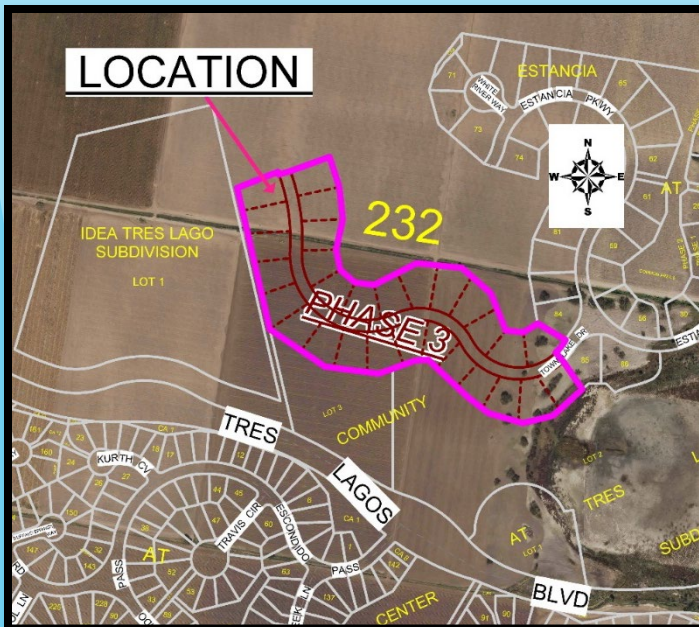
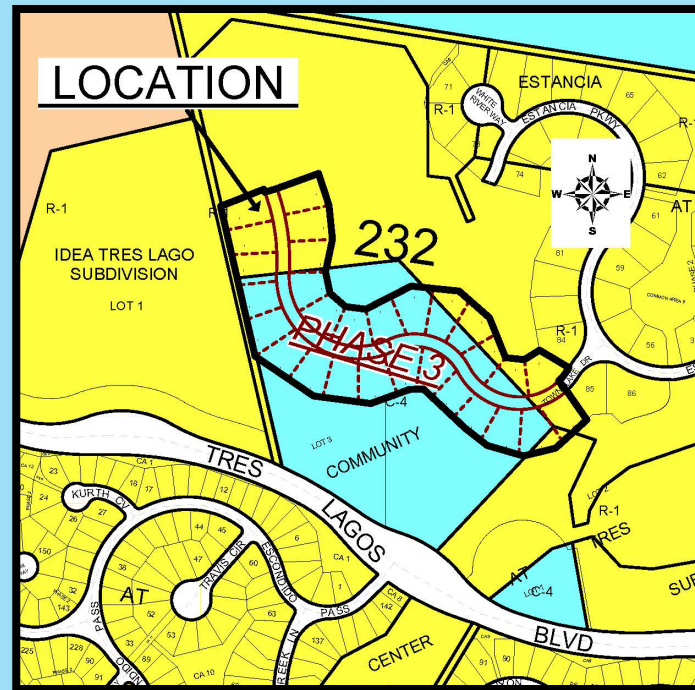
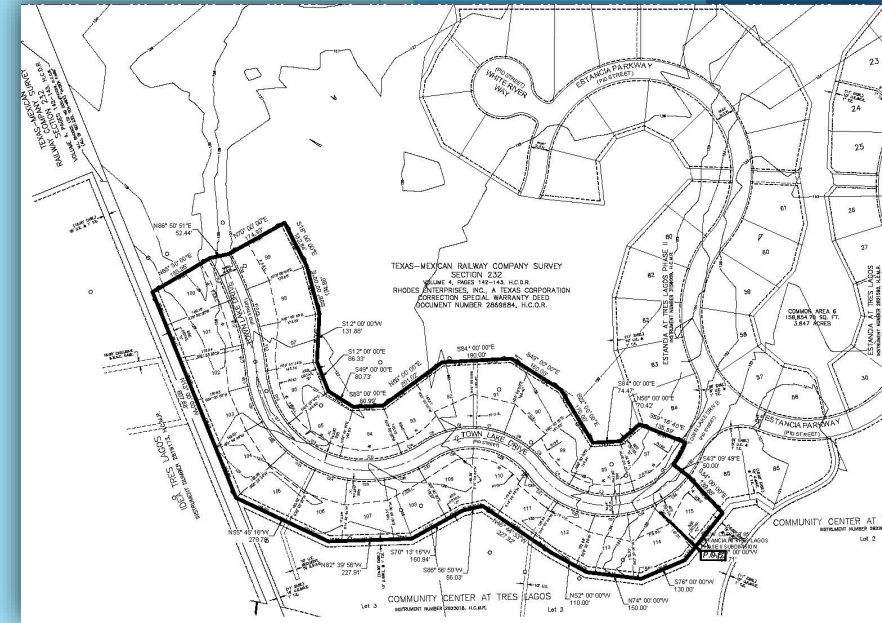
Estancia at Tres Lagos Phase III Subdivision

Zoning: R-1

Type of Development: Residential

Lots: 33

Acres: 15.28



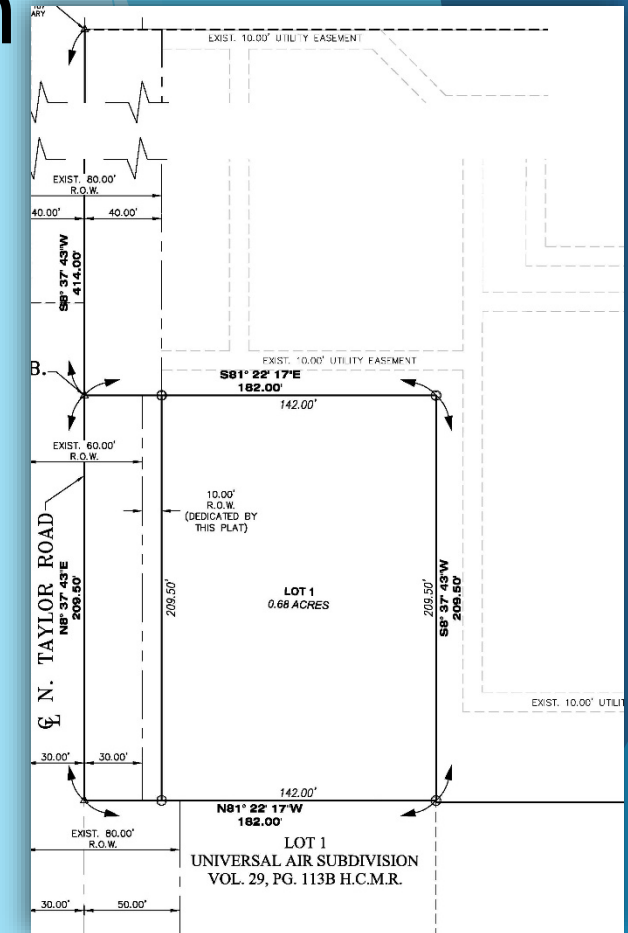
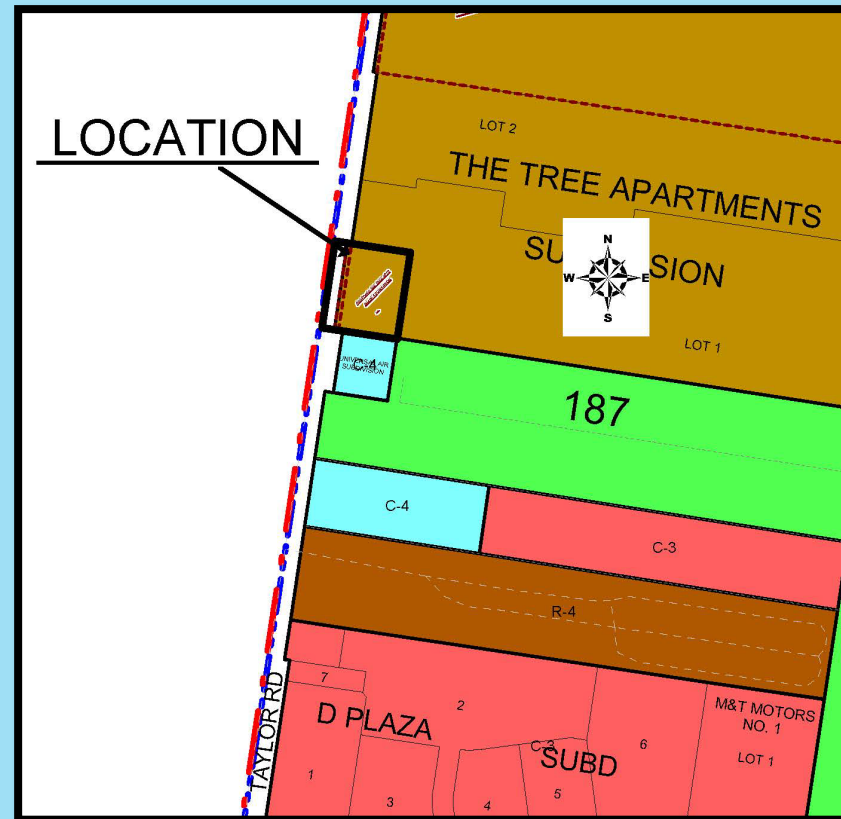
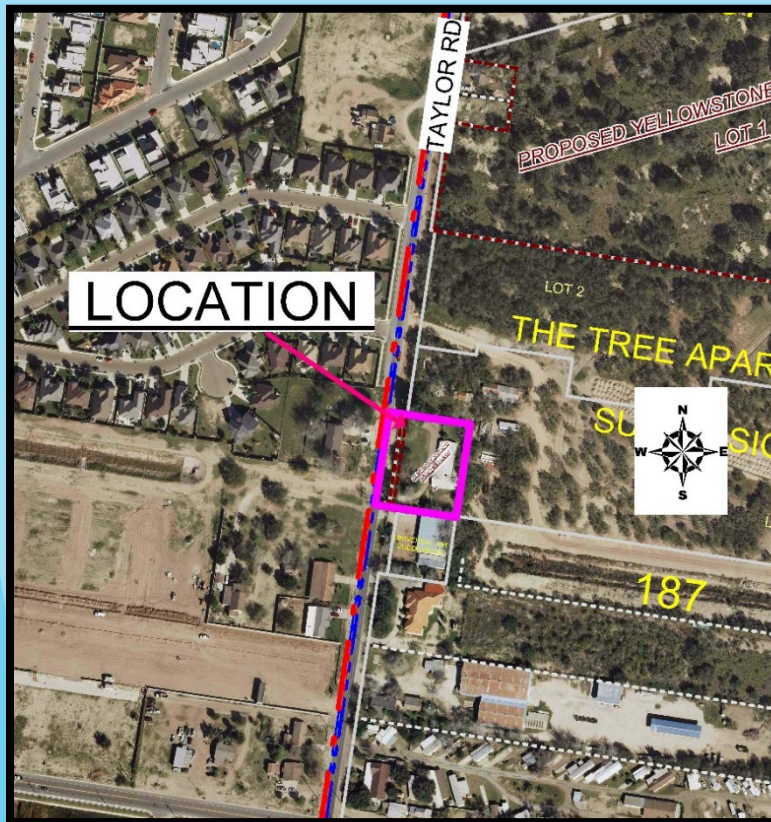
The Tree Apartments Phase III Subdivision

Zoning: R-3A

Type of Development: Residential Apartments

Lots: 1

Acres: 0.875



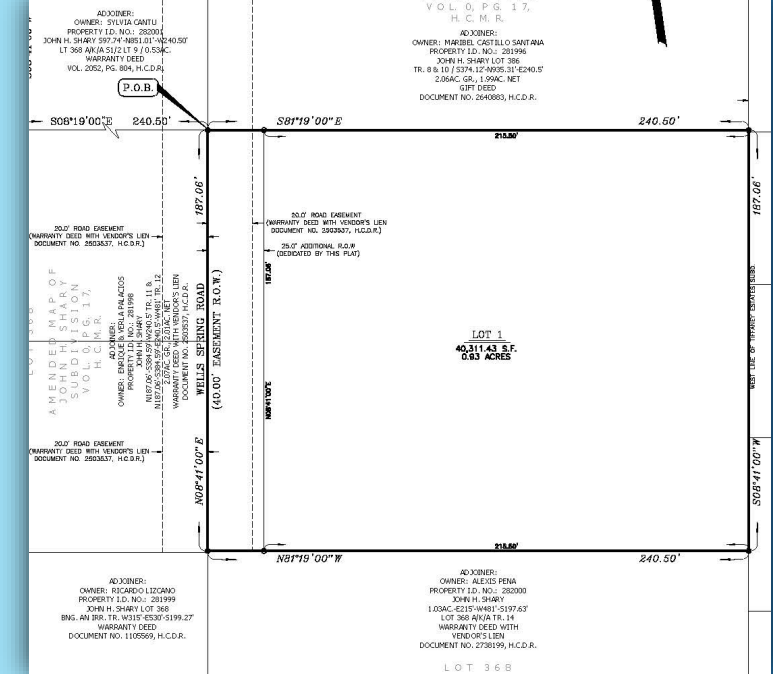
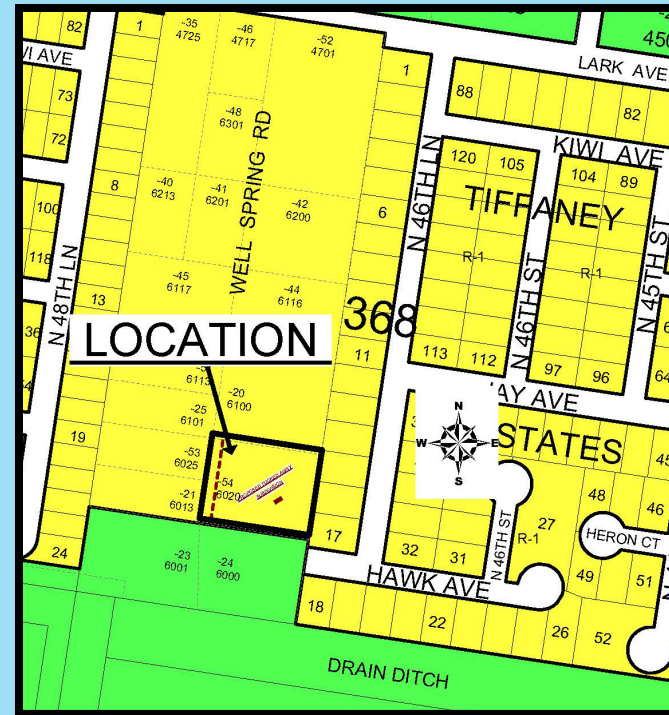
Tucked Away Subdivision

Zoning: R-1

Type of Development: Residential

Lots: 1

Acres: 1.03



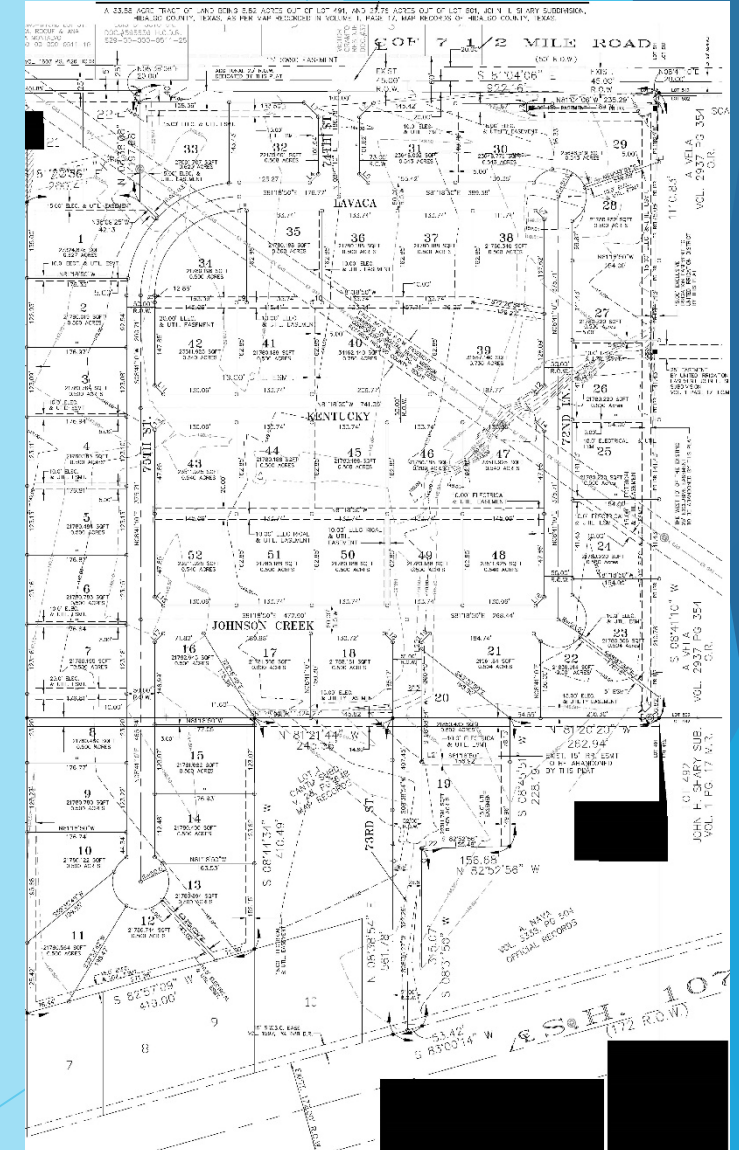
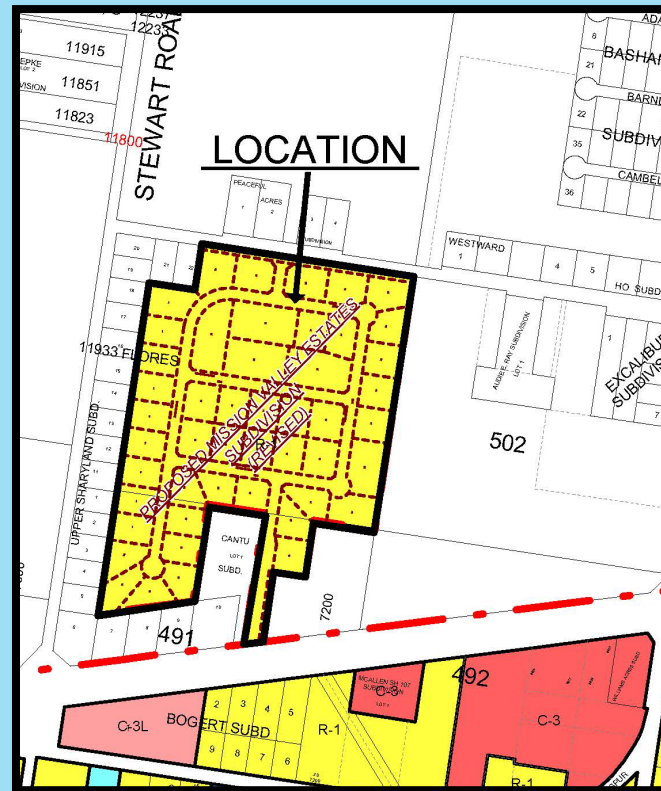
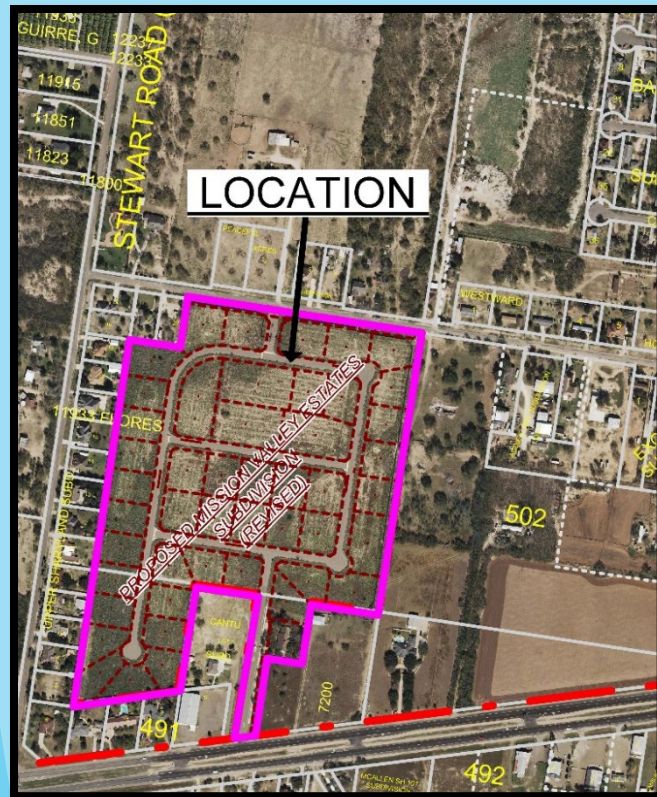
Mission Valley Estates Subdivision

Zoning: R-1

Type of Development: Residential

Lots: 52

Acres: 33.58



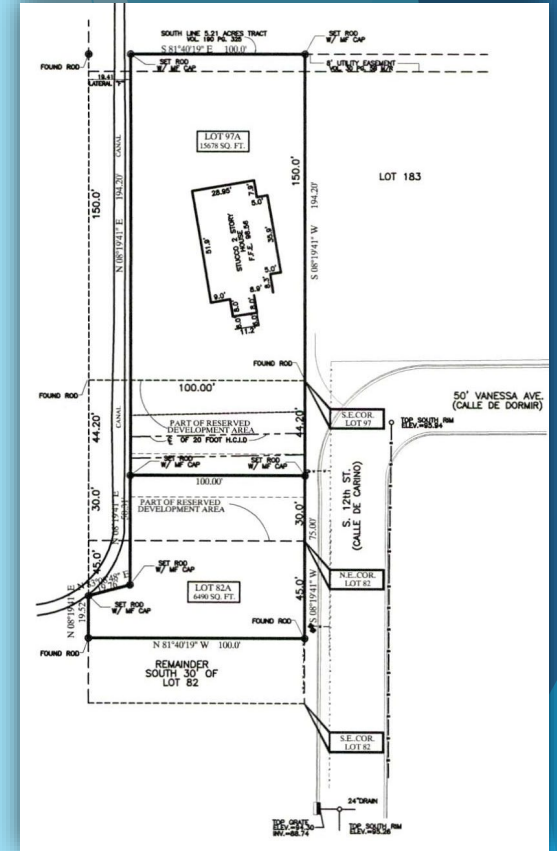
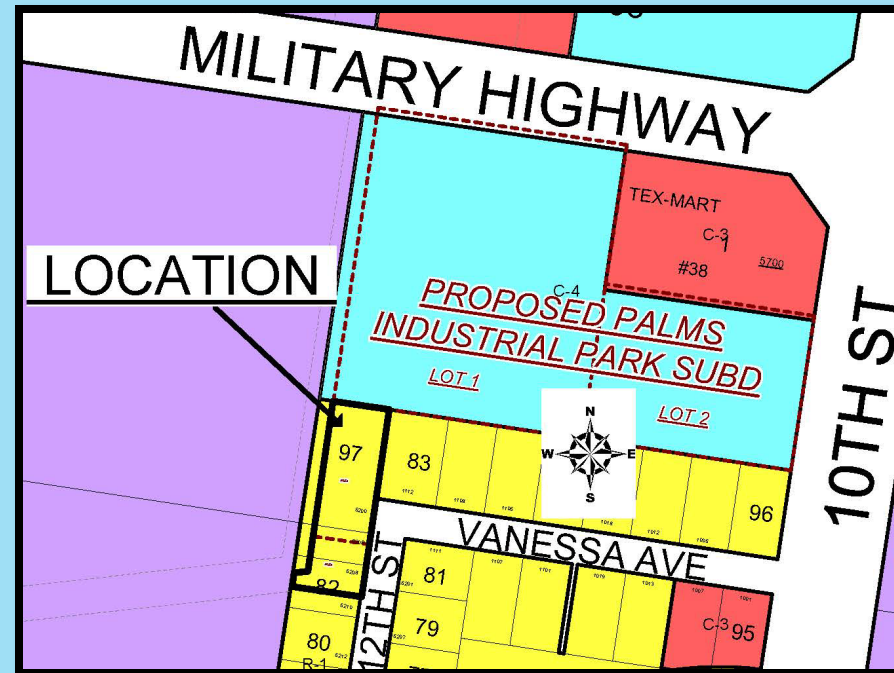
Retiree Haven No. 2 Lots 82A & 97A Subdivision

Zoning: R-1

Type of Development: Residential

Lots: 2

Acres: 0.509



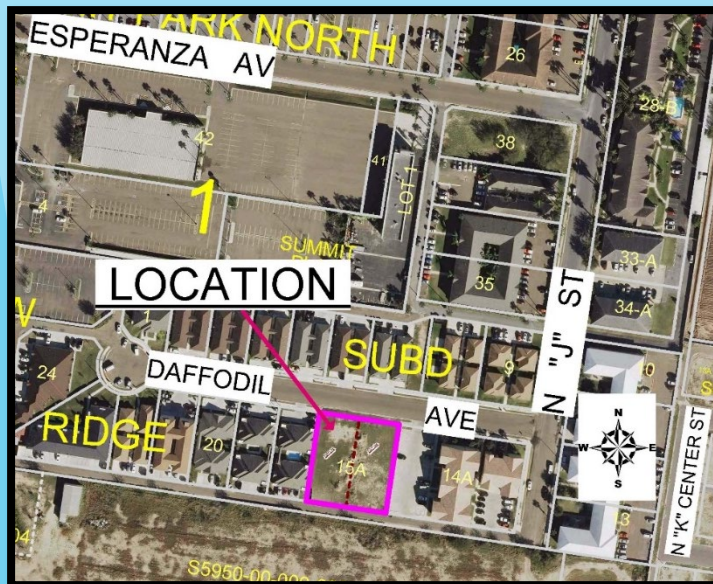
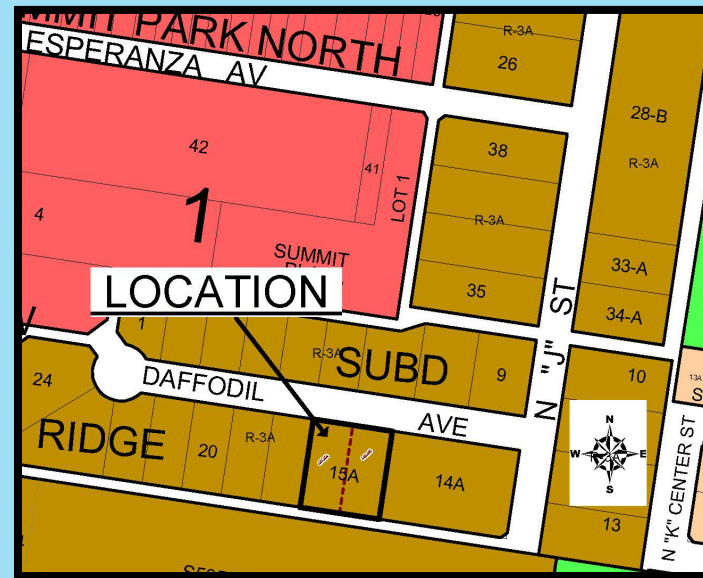
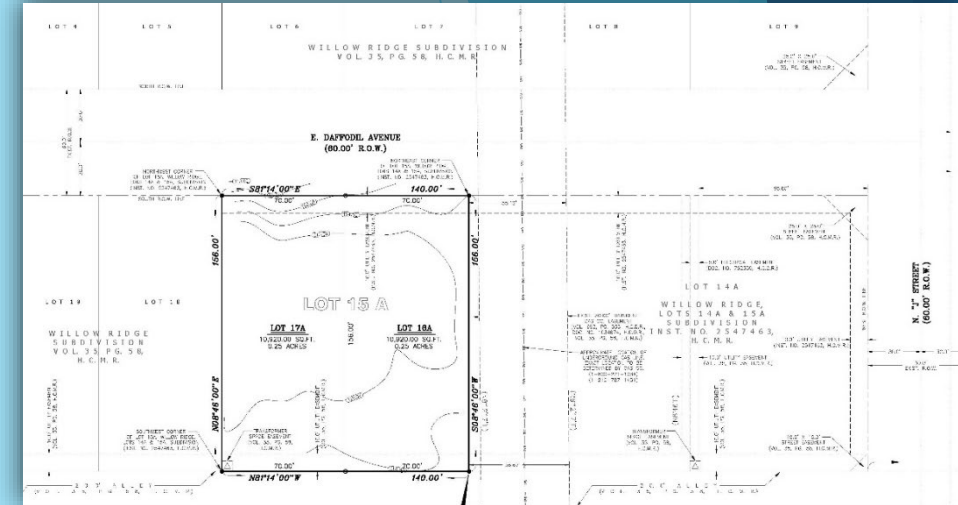
Willow Ridge Lots 14&15a Subdivision

Zoning: R-3A

Type of Development: Residential Apartments

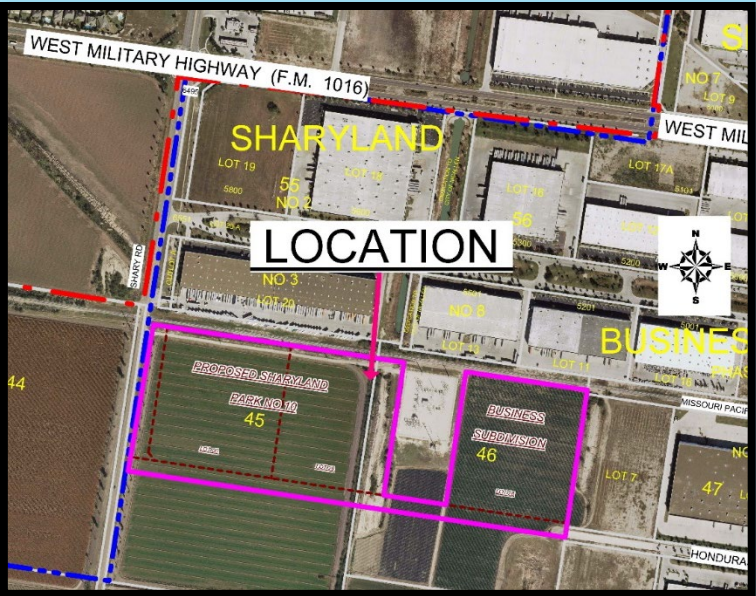
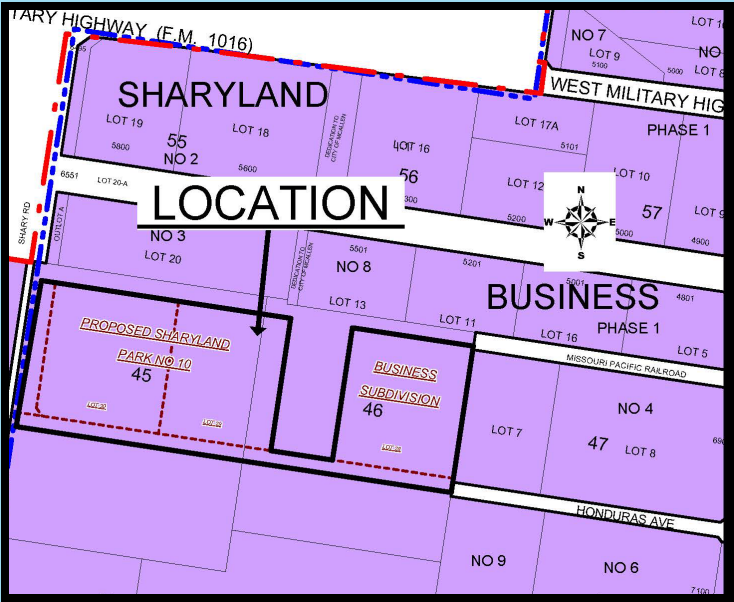
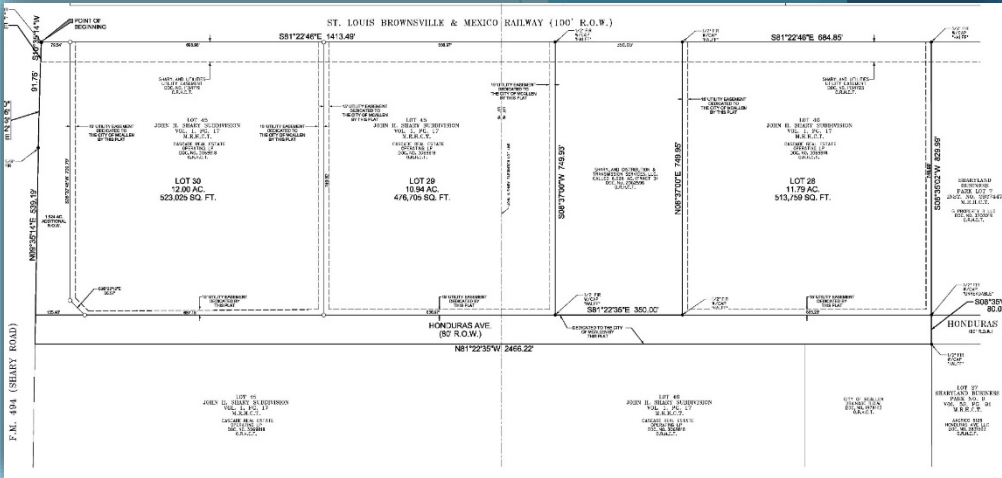
Lots: 1

Acres: 0.5



Sharyland Business Park No. 10 Subdivision

Zoning: I-1
Type of Development: Industrial
Lots: 3
Acres: 40.816



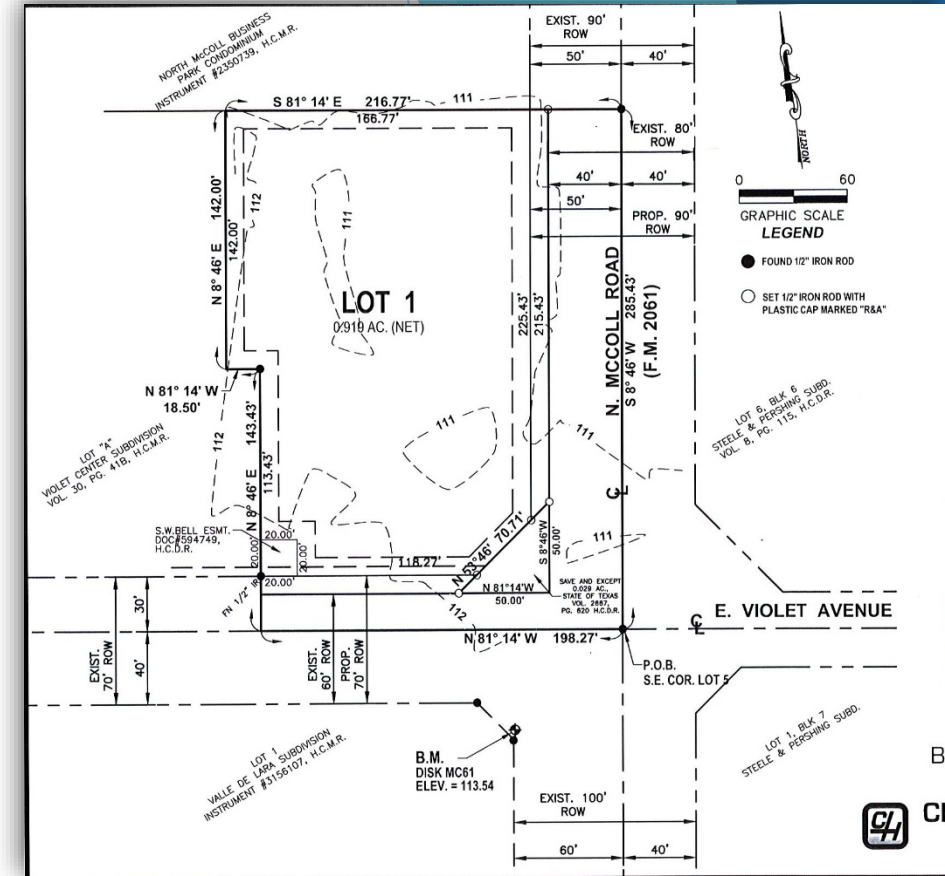
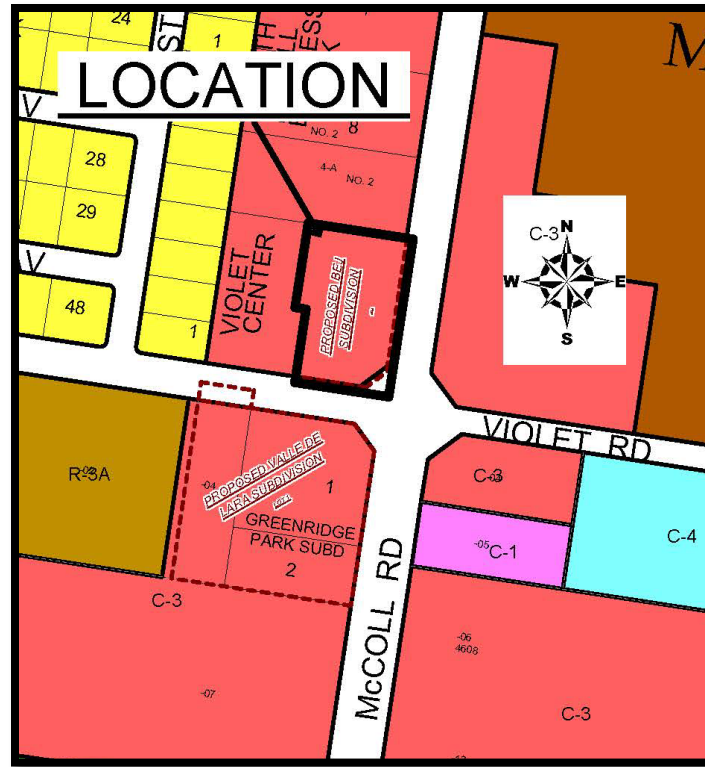
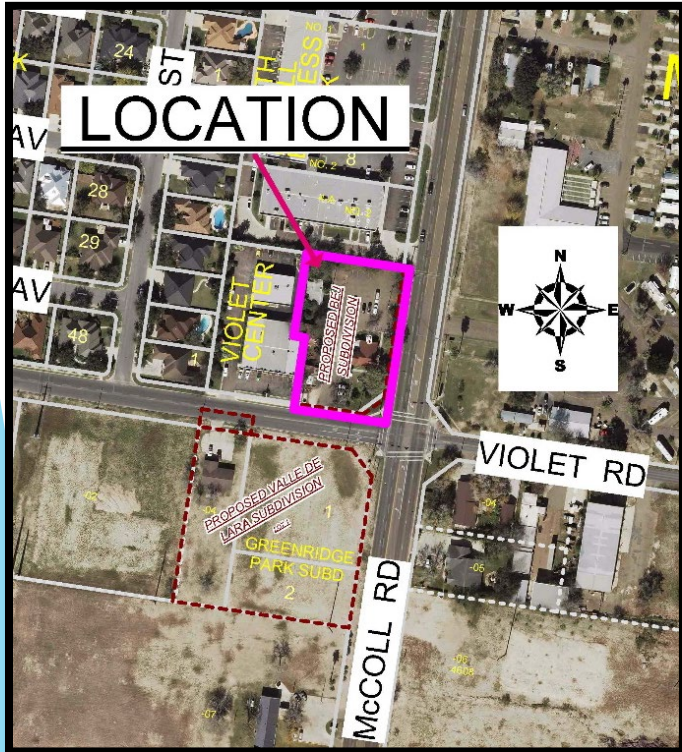
BEJ Subdivision

Zoning: C-3

Type of Development: Commercial

Lots: 1

Acres: 1.36



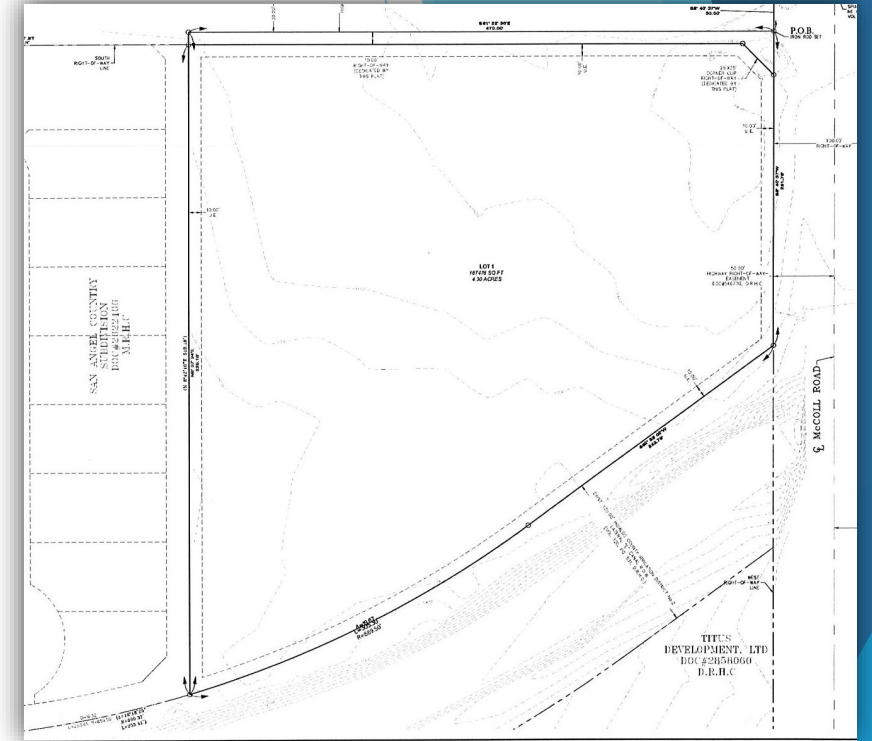
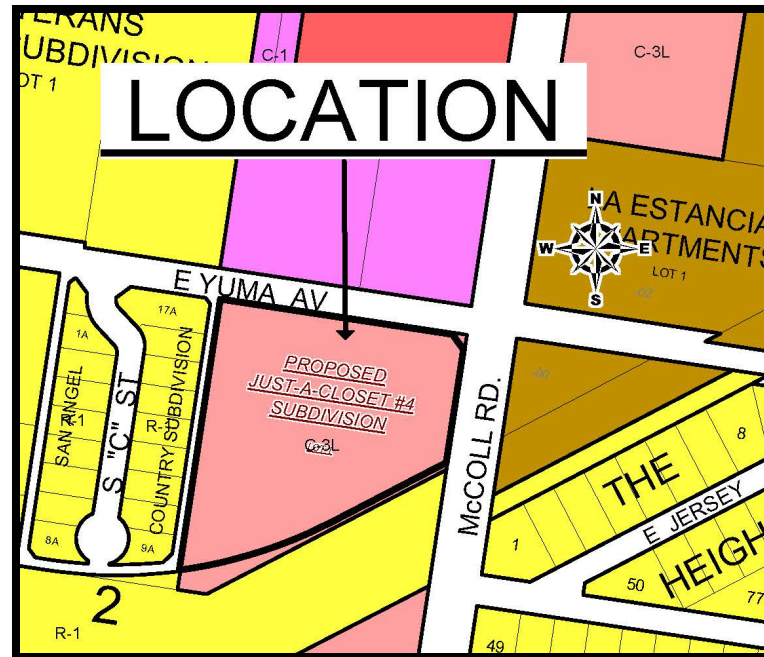
Just a Closet #4 Subdivision

Zoning: C-3L

Type of Development: Commercial

Lots: 1

Acres: 4.42



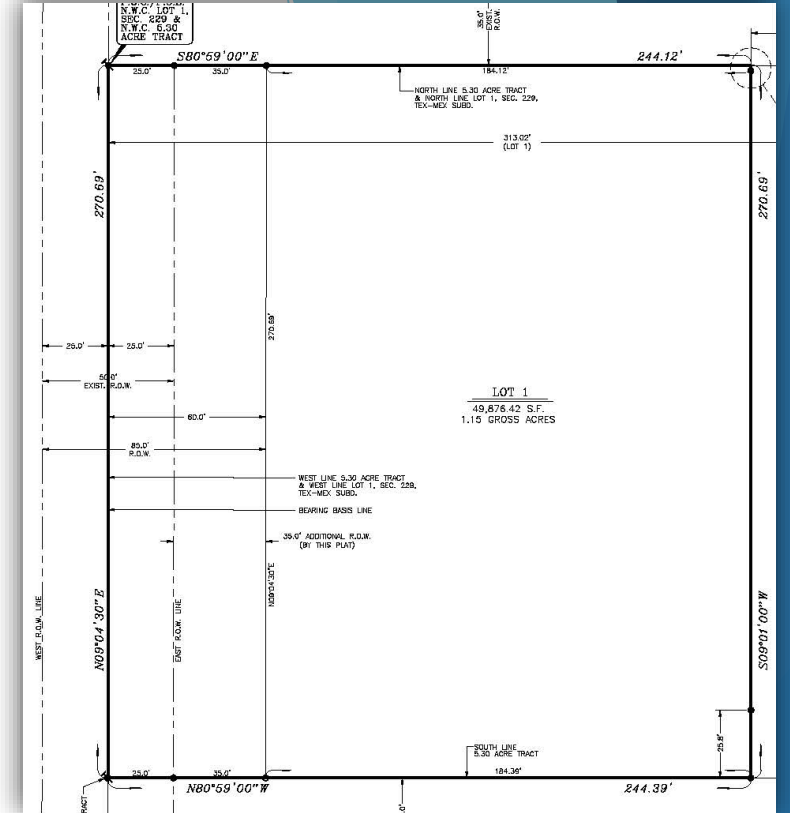
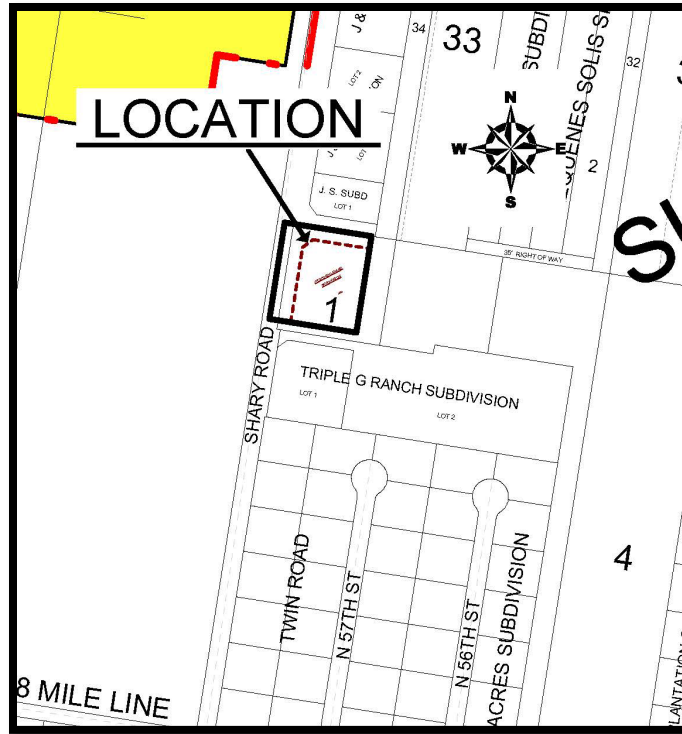
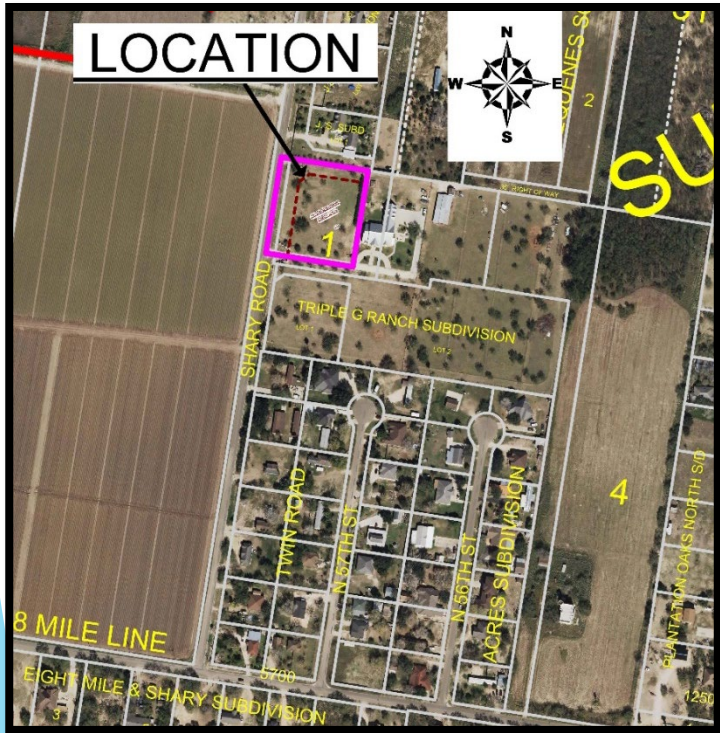
Krane Subdivision

Zoning: ETJ

Type of Development: Residential

Lots: 1

Acres: 1.52



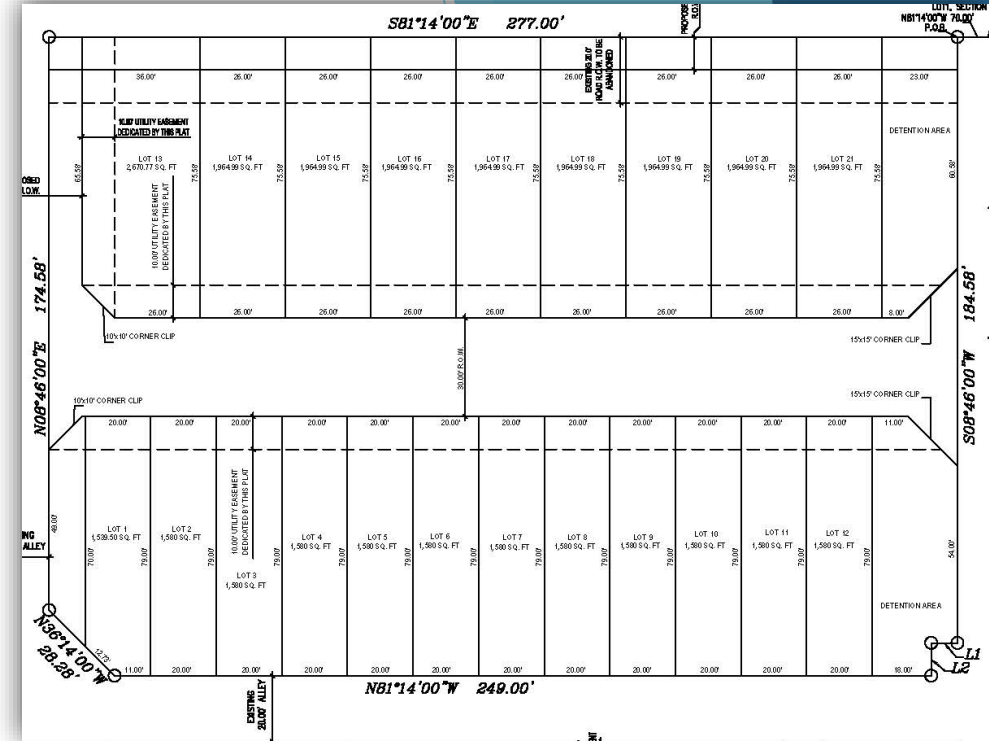
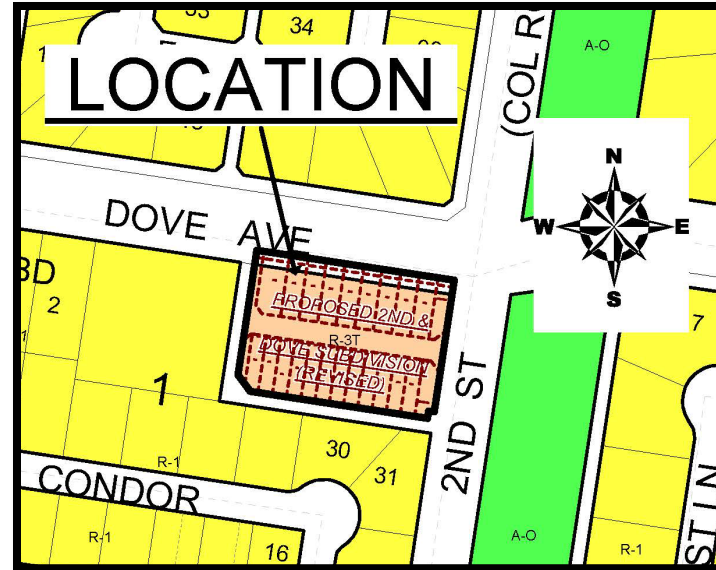
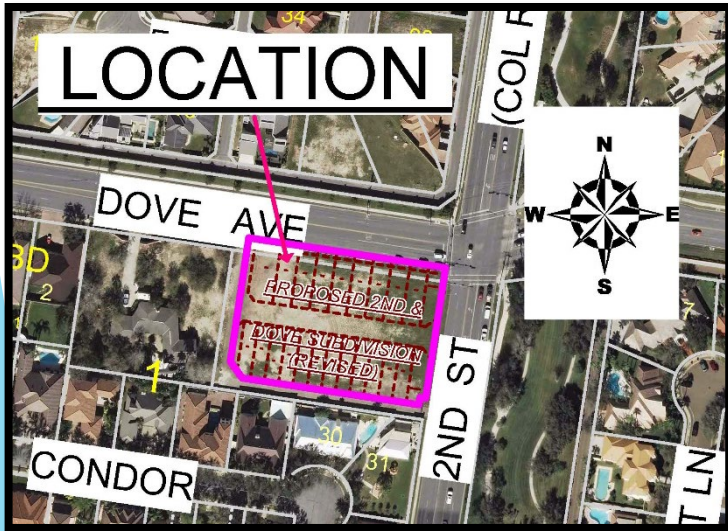
2nd and Dove Subdivision

Zoning: R-3T

Type of Development: Residential

Lots: 21

Acres: 1.231





ITEM SUMMARY

BOARD: City Commission

AGENDA ITEM

7.

DATE SUBMITTED

01/18/2022

MEETING DATE

1/24/2022

1. Agenda Item: Status Report on Parks & Recreation Projects.

2. Party Making Request:

3. Nature of Request:

4. Routing:

Cristina Monroy

Denny Meline

Isaac Tawil

Created/Initiated - 1/18/2022

Approved - 1/18/2022

Final Approval - 1/18/2022

5. Staff Recommendation:

6. Advisory Board:

7. City Attorney:

8. Manager's Recommendation:



City Commission
Update



Retama Park Playground- CDBG

District: 3

Vendor:

Various Budget: \$40,000

Completion Date: January 2022



Springfest Park Restroom –CP1713 Parkland Zone 1

District: 4 Vendor: Various plus In house Budget: \$ 93,000 Completion Date: April 2022



McAllen Youth Baseball Restroom

District: 1 Vendor: Various Budget: \$93,000 Completion Date: March 2022



H2O Hut –CP2002

District: 6 Vendor: Various Budget: \$115,000 Completion Date: February 2022



H2O Hut –CP2002

District: 6 Vendor: Various Budget: \$115,000 Completion Date: February 2022



Morris Trail (North)- Trail Lights

District: 1 Vendor: GrayBar Budget: \$40,000 Completion Date: January 2022



Morris Trail (North)- Trail Lights

District: 1 Vendor: GrayBar Budget: \$40,000 Completion Date: January 2022



La Floresta Park Land Zone 3- CP2101

District: 1 Vendor: Various Budget: \$160,000 Completion Date: February 2022



ITEM SUMMARY

BOARD:	AGENDA ITEM	8
	DATE SUBMITTED	
	MEETING DATE	1/24/2022

1. Agenda Item: Project Status Report through December 31, 2021.

2. Party Making Request:

3. Applicant:

4. Nature of Request:

5. Fiscal Impact Summary:

6. Budgeted:

Bid Amount: _____
Under Budget: _____

Budgeted Amount: _____
Over Budget: _____
Amount Remaining: _____

7. Routing:
Gabriela Cantu

Created -

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: Eduardo Mendoza, P.E., P.T.O.E., Interim City Engineer
Date: January 24, 2022
Subject: Project Status Report through December 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 December 31, 2021.

The following projects are included:

1. Taylor Road Widening (I2 to Daffodil Avenue)
2. Daffodil Avenue Widening (Taylor Road to Ware Road)
3. Dove Avenue Widening (Bentsen Road to 41st Street)
4. Parks & Rec Admin and Maintenance / Metro Transit Station
5. 2018 Bond Drainage Improvement Projects
6. Drainage Utility Fee Projects.
7. TX DOT Update on I-2/ I-69C Interchange Project



PROJECT STATUS REPORT

By Eduardo Mendoza, P.E., P.T.O.E., Interim City Engineer

Taylor Road Widening (I2 to Daffodil Avenue)

The project consists of widening the existing road to a 4 lane urban curb and gutter paved roadway from I2 (US 83) to 2 Mile Line (Daffodil Avenue). The total widening of Taylor Road is 3.0 miles and includes a storm water management system and dedicated left-turn lanes at all major intersections. The project is managed through an interlocal agreement with the City of Mission in which the City of Mission is the fiduciary agent for the project development. The project is separated into 2 phases.

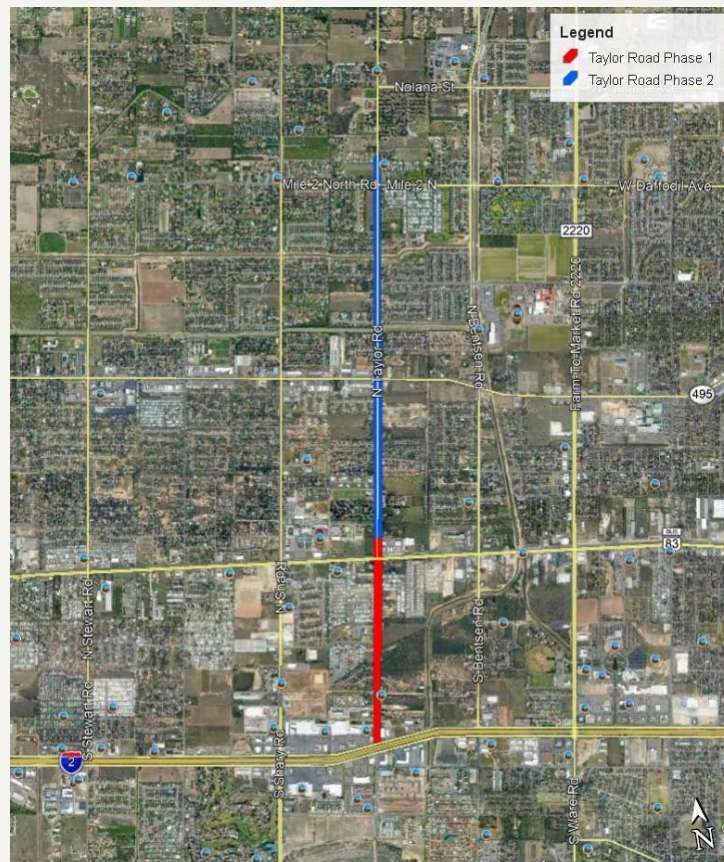
Project Development Status:

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

1. Roadway right of way acquisition is almost complete, pending four parcels.
2. Utilities to relocate immediately after acquisition of all roadway right of way.
3. Construction documents are complete, currently under review by TxDOT, ready to advertise for bids in the upcoming months.

Phase 2. Widening from U.S. Business 83 to 2 Mile Line (Daffodil Avenue).

1. Approximately thirty-five (35) percent of roadway right of way parcels are acquired.
2. Utilities to relocate immediately after acquisition of all roadway right of way.
3. Construction plans are 85% complete



Daffodil Avenue Widening (Taylor Road to Ware Road)

The project consists of widening the existing road to a 4 lane urban curb and gutter paved roadway from Taylor Road to Ware Road. The total widening of Daffodil Avenue is 0.65 miles and includes a stormwater management system and dedicated left-turn lanes at all major intersections. Project design is managed through Half Associates Inc.

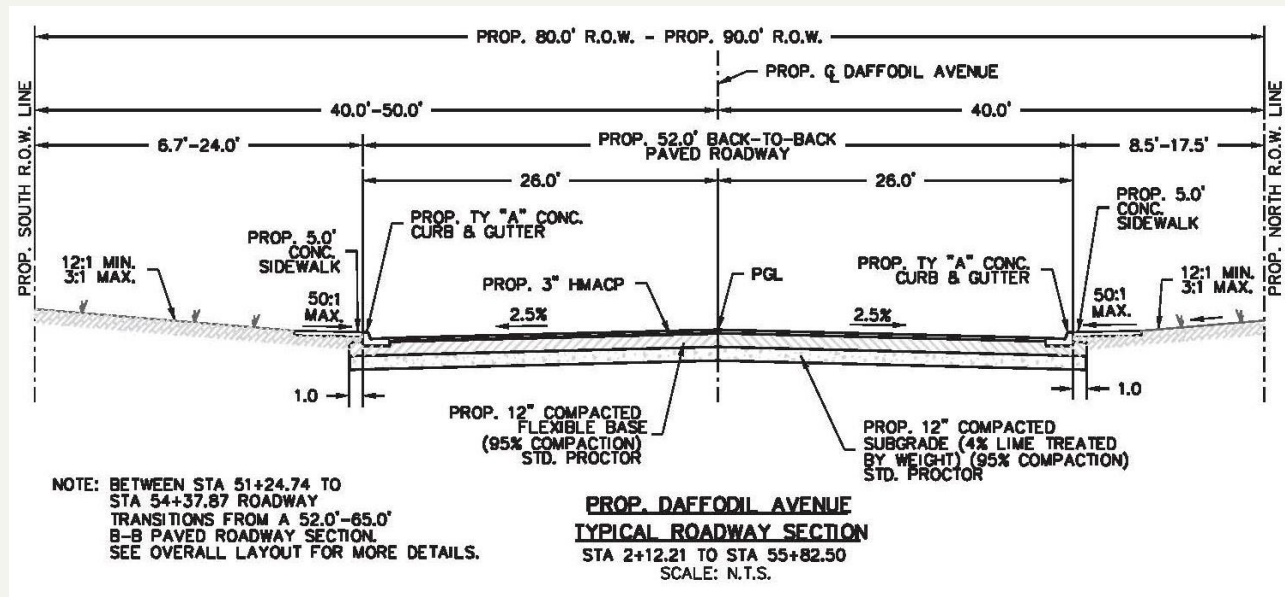
Project Development Status:

Preliminary Study Phase: Covers roadway schematic, utility accommodation, and right of way acquisition.

- a. Roadway right of way acquisition is almost complete, a total of four parcels are in the process of acquisition, three to be attained in early January.
- b. Utility accommodation. A list of all potential conflicts within the right of way has been identified to coordinate relocation with utility companies.

Design Phase:

1. Construction documents under review for final acceptance and preparation to advertising for bids.



Dove Avenue Extension (Bentsen Road to 41st Street)

The project consists of widening the existing road to a 4 lane urban curb and gutter paved roadway from Bentsen Road to 41st street. The total widening of Dove Avenue is 0.25 miles and includes stormwater management system, bridge class culvert crossing at Mission/McAllen Lateral Drainage Canal, siphon at Hidalgo County Irrigation District 1 main canal, and dedicated left-turn lanes at all major intersections. Project design is managed through Cruz-Hogan Consultants, Inc.

Project Development Status:

Preliminary Study Phase: Covers roadway schematic, utility accommodation, and right of way acquisition.

- a. Schematic. Complete
- b. Utility accommodation. A list of all potential conflicts within the right of way has been identified to coordinate relocation with utility companies.
- c. As part of the requirements established by Hidalgo County Irrigation District Number 1 to permit the roadway crossing over the main canal, the irrigation canal siphon crossing will be procured by the Irrigation District and built by separate contract.

Design Phase:

Irrigation siphon and drainage canal crossing plans are complete. An interlocal agreement is being drafted for review by City Commission

Roadway and drainage plans are 90 percent complete.



McAllen Parks & Rec. Administration and Maintenance / Metro Transit Station

The new Parks & Rec Administration and Maintenance facility/Metro Transit Station is located at the intersection of 23rd and Trophy Drive.

The Parks and Recreation administration's proposed space will incorporate an estimated 10,820 sf of office space needs, along with approximately 9,400 sf of warehouse and maintenance building space, parking areas for vehicles and trailers, equipment and material storage areas/yards, dumpster areas, a chemical storage building, and necessary site infrastructure to serve the facility.

Transfer Station will include an 8,000 sf Bus Transfer facility with a small interior lobby and bays for 6-8 transit buses, 100 parking spaces (vehicles and buses) as well as a Maintenance facility with two bays and approximately 3,500 sf of office space, electric bus charging station, and a vehicle and bus fueling station.

Architectural Firm:	Negrete & Kolar Architects
Construction Company:	D. Wilson Construction
Original Contract:	\$12,986,132.00
Transit Change Order #1:	\$80,132.00
Parks Change Order:	\$0
Original Contract (Days):	360 – Working Days
Contract End Date:	August 26, 2021- March 10, 2023

Notice to Proceed was issued on August 16, 2021. The project is 89 working days into construction. The contractor has completed demolition around building pads. Foundation has been poured for the Parks and Rec facility, foundation earth work has been completed for the Transit building pad. Foundation for the transfer station restrooms has been poured. Wall materials have arrived on site, metal buildings for both facilities should arrive second week of January.



2018 Bond Drainage Improvement Projects Cont.

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 2,700-linear feet of new storm sewer along Auburn Avenue and an additional 700-feet along future N. 33rd Street.

Construction Company:	REIM Construction, Inc.
Original Contract:	\$ 1,659,784.50
Change Orders to date:	\$ 394,775.50
Original Contract (Days):	240 - calendar days
Revised Contract End Date:	August 17, 2021 (pending contract time adjustment)
Change Order (Days):	83 - calendar days

Construction Status: As of December 31, 2021, the project has reached substantial completion.



2018 Bond Drainage Improvement Projects Cont.

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

This project consists of the removal and replacement of bridge structures along Bicentennial Blueline to improve drainage.

Construction Company:
GO Underground, LLC

1.) La Vista Avenue Bridge Improvements

Original Contract: \$ 1,272,271.14
Change Order to date: \$ 0
Original Contract (Days): 240 – 09/27/2021
Original Contract End Date: June 11, 2021
Change Order (Days): 0

Construction Status: Waterline relocations are complete. Drilled shaft construction is complete. Construction of Headwall/wingwall complete. Unforeseen conflict with waterline causing delay in roadway construction. MPU assisting with waterline adjustment. Roadway construction will remain.
Completion Date: February 2022



Highland Avenue Pedestrian Bridge Improvements

Original Contract: \$ 351,640.40
Change Order to date: \$ 0
Original Contract (Days): 180 – 06/15/2022
Original Contract End Date: December 9, 2021
Change Order (Days): 0



The pre-fabricated pedestrian bridge is staged on-site. Demolition of existing bridge is complete. Soldier Piers have been cast. Head wall on east and west side are complete. Riprap construction is complete. There is a delay on material for final bridge placement.
Completion Date: February 2022

2018 Bond Drainage Improvement Projects Cont.

2.) Tamarack Avenue Bridge Improvements

Original Contract: \$ 1,518,796.36
Change Order to date: \$ 0
Original Contract (Days): 240 - calendar days
Original Contract End Date: August 7, 2022
Change Order (Days): 0
Construction will commence upon substantial completion of the La Vista Avenue project.

3.) Harvey Avenue Bridge Improvements

Original Contract: \$ 1,550,222.84
Change Order to date: \$ 0
Original Contract (Days): 240 - calendar days
Original Contract End Date: April 5, 2023
Change Order (Days): 0
Construction will commence upon substantial completion of the Tamarack Avenue project.

Below is a list of drainage bond projects completed to date.

- Vine Avenue at N 48th St Drainage Improvements
- Gardenia Avenue at N 25 ½ Street Drainage Improvements
- N 43rd Street Stormwater Bypass
- Marigold Avenue (Alley) Drainage Improvements
- N 12th Street at Esperanza Avenue Drainage Improvements
- Harvey Avenue at N. Main Street Drainage Improvements
- N 7 ½ Street at Highland Avenue Drainage Improvements
- Iris Avenue at Cynthia Avenue Drainage Improvements

Drainage Utility Fee Projects

N 8th Street at Camellia Ave Drainage Improvements

The project scope focuses on upgrading an existing storm sewer system along N. 8th Street between Harvey and Daffodil Avenues. Improvements include installation of 700-linear feet of new storm sewer, curb inlets, manholes and associated pavement/curb & gutter reconstruction.

Construction Company:	RBM Contractors, LLC., Edcouch, Texas
Contract Amount:	\$ 197,399.59
Contract Duration:	40- calendar days
Contract Start Date:	November 3, 2021
Contract End Date:	December 13, 2021

Construction Status: The downstream connection to the existing storm sewer system at N. 8th Street at Harvey Avenue is complete and affected pavement has been reconstructed. Installation of the storm sewer trunk line continues along N. 8th Street.



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



PROJECT STATUS UPDATE FOR THE CITIES

We've been busy!

DPJV crews have been working diligently as the project continues to progress.

In Pharr, most of the work has been around the DC4 and DC3 areas. As the bridge for DC4 is being constructed to its form it has become a prominent view of the project. Crews have been working on getting caps and columns set for DC3.



The east and west bound braided ramps in San Juan are now more visible as some of the girders for these ramps are being installed.

The bridge widening operations of the McColl underpass in McAllen have been ongoing. Along the frontage road from Jackson Road to Jackson Avenue the new sidewalks are now being constructed.

Drainage activities continue to take place on I-2 in all three cities.

What's coming next?

DPJV crews will continue to be working on DC4 and DC3 in the Pharr area. We anticipate more nightly closures for the current DC4 and within the area to provide a safe work zone for the crews working on the new DC4.

In San Juan, most of the construction activity will be around the east and west bound braided ramps.

Crews will begin work on the columns for the new braided ramp in McAllen between Jackson Road and Jackson Avenue. Bridge widening operations of Veterans Road in Pharr and San Juan, and McColl Road in McAllen will continue. Construction of the new sidewalks will proceed along the westbound I-2 frontage road from Jackson Road to Jackson Avenue in McAllen and along the northbound I-69C frontage road from Eldora Road to Nolana Loop in Pharr.

To minimize the impact to the travelling public, necessary lane closures will continue to be implemented nightly, when possible. Additional details will be distributed when advisories are released.

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

December 20, 2021

ITEM SUMMARY

BOARD:

AGENDA ITEM

9.A.

DATE SUBMITTED

MEETING DATE

1/24/2022

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

Created -



ITEM SUMMARY

BOARD: City Commission

AGENDA ITEM

9.B.

DATE SUBMITTED

MEETING DATE

1/24/2022

1. Agenda Item: Consultation with City Attorney regarding pending litigation - Civil Action No. 7:20-cv-00264; Ricardo Villalon v. City of McAllen. (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 - Civil Action No. 7:20-cv-00264; Ricardo Villalon v. City of McAllen. (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

9.C.

DATE SUBMITTED

MEETING DATE

1/24/2022

1. Agenda Item: Discussion and possible lease, sale or purchase of real property; Tract 1 and Tract 2. (Section 551.072, T.G.C.)
2. Party Making Request: Isaac Tawil
3. Applicant:
4. Nature of Request: Discussion and possible lease, sale or purchase of real property; Tract 1 and Tract 2. (Section 551.072, 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: