



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, FEBRUARY 28, 2022 – 3:30 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 February 28, 2022 Regular Meeting Agenda, to be discussed at such meeting.
2. Discussion of Beautification of Hike and Bike Trails.
3. Discussion of Drainage Project SH 107 from Mayberry to Glasscock Rd.
4. Discussion of City Hall Expansion.
5. Presentation of South Pole Illuminated Festival.
6. Presentation of McAllen Holiday Parade.
7. Subdivision Monthly Report.
8. Project Status Report through January 31, 2022.
9. Status Report on Parks & Recreation Projects.
10. **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 Annual Drug & Alcohol Summary Report for 2021. (Section 551.071, T.G.C.)
- C) Consultation with City Attorney regarding legal aspects of funding outside agencies. (Section 551.071, 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 February 25, 2022 at 2:30 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

02/21/2022

MEETING DATE

2/28/2022

1. Agenda Item: Present questions to staff relating to the February 28, 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 - 2/21/2022
Approved - 2/21/2022
Final Approval - 2/22/2022
5. Staff Recommendation:
6. Advisory Board:
7. City Attorney:
8. Manager's Recommendation:



ITEM SUMMARY

BOARD: City Commission

AGENDA ITEM

2.

DATE SUBMITTED

02/22/2022

MEETING DATE

2/28/2022

1. Agenda Item: Discussion of Beautification of Hike and Bike Trails.
2. Party Making Request: Denny Meline
3. Nature of Request: Parks and Recreation staff is presenting the project cost estimate to enhance hike and bike trails by exploring options for new amenities that will enhance user experience while seeking direction for the project.
4. Routing:

Cristina Monroy	Created/Initiated - 2/22/2022
Denny Meline	Approved - 2/22/2022
Joe Vera	Approved - 2/22/2022
Isaac Tawil	Final Approval - 2/22/2022
5. Staff Recommendation: The Parks and Recreation Department recommends discussion of options for amenities to beautify existing hike and bike trails.
6. Advisory Board:
7. City Attorney:
8. Manager's Recommendation:



PARKS & RECREATION DEPARTMENT

MEMORANDUM

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

From: Denny Meline, Parks & Recreation Director

Subject: Hike and Bike Trails Beautification

Date: February 22, 2022

COMMENT

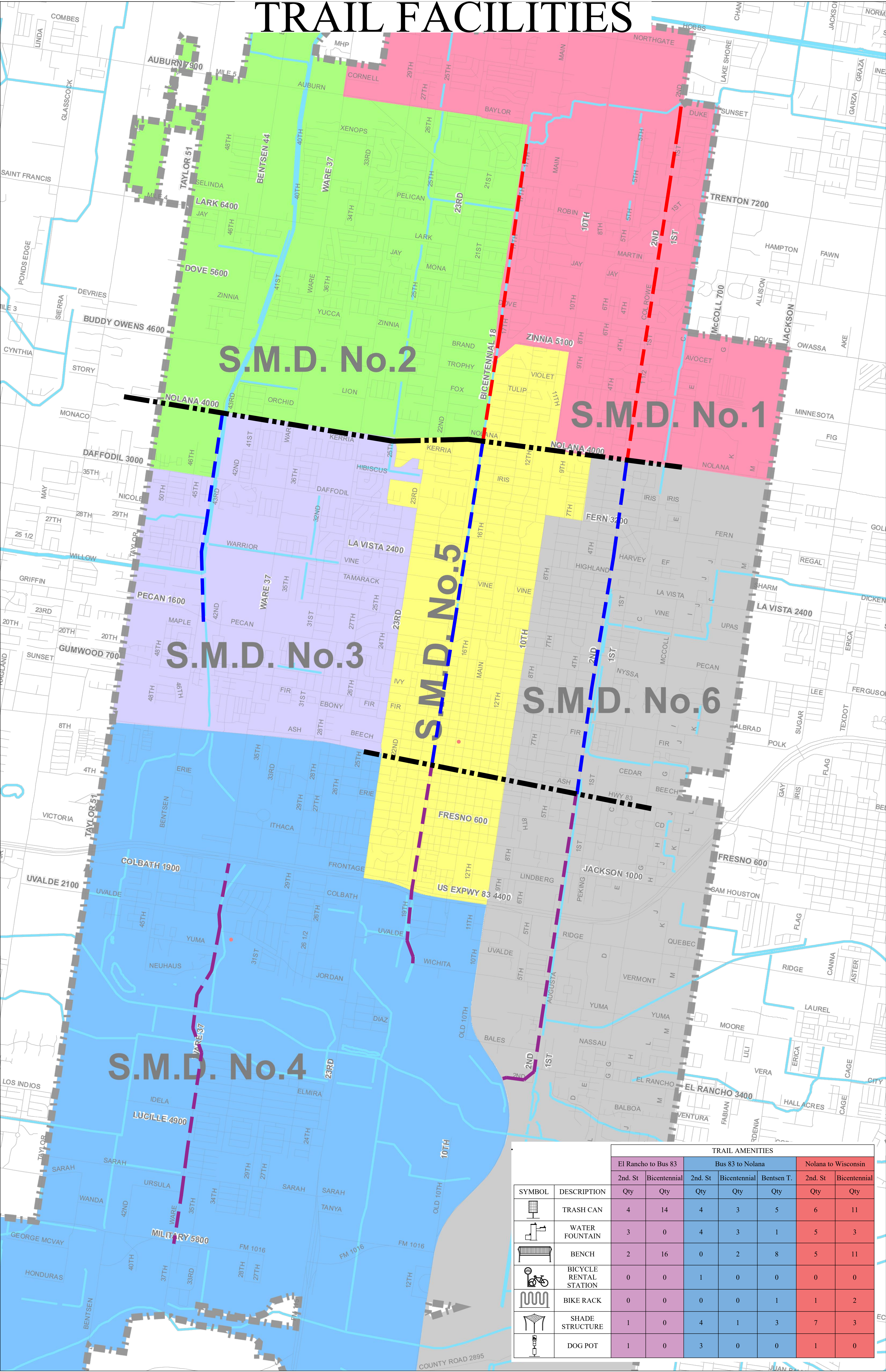
GOAL:

To discuss beautification of existing hike and bike trails.

DISCUSSION:

Parks and Recreation staff is presenting the project cost estimate to enhance hike and bike trails by exploring options for new amenities that will enrich user experience while seeking direction for the project.

TRAIL FACILITIES



Beautification of Hike and Bike Trails
Cost Estimate

Amenity:	Cost:
Canopy	\$ 10,700.00
Drinking Water Fountain	\$ 2,800.00
Bench	\$ 2,800.00
Bike Rack	\$ 2,000.00
Light Fixture	\$ 1,800.00
Total Cost Estimate (Per Seating Node):	\$ 20,100.00



ITEM SUMMARY

BOARD: City Commission

AGENDA ITEM

3.

DATE SUBMITTED

02/21/2022

MEETING DATE

2/28/2022

1. Agenda Item: Discussion of Drainage Project SH 107 from Mayberry to Glasscock Rd.
2. Party Making Request: Eduardo Mendoza
3. Nature of Request: Request for cost participation with Hidalgo County Drainage Dist. #1 drainage project.
4. Routing:

Eduardo Mendoza	Created/Initiated - 2/21/2022
Eduardo Mendoza	Approved - 2/21/2022
Michelle Rivera	Approved - 2/22/2022
Isaac Tawil	Final Approval - 2/22/2022
5. Staff Recommendation:
6. Advisory Board:
7. City Attorney:
8. Manager's Recommendation:



**CITY OF MCALLEN
DEPARTMENT OF ENGINEERING
MEMORANDUM**

To: Roel Rodriguez, P.E., City Manager
From: Eduardo Mendoza, P.E., City Engineer
Date: February 21, 2022
Subject: **REQUEST FOR COST PARTICIPATION WITH HIDALGO COUNTY DRAINAGE
DIST. #1, DRAINAGE PROJECT**

EXPLANATION

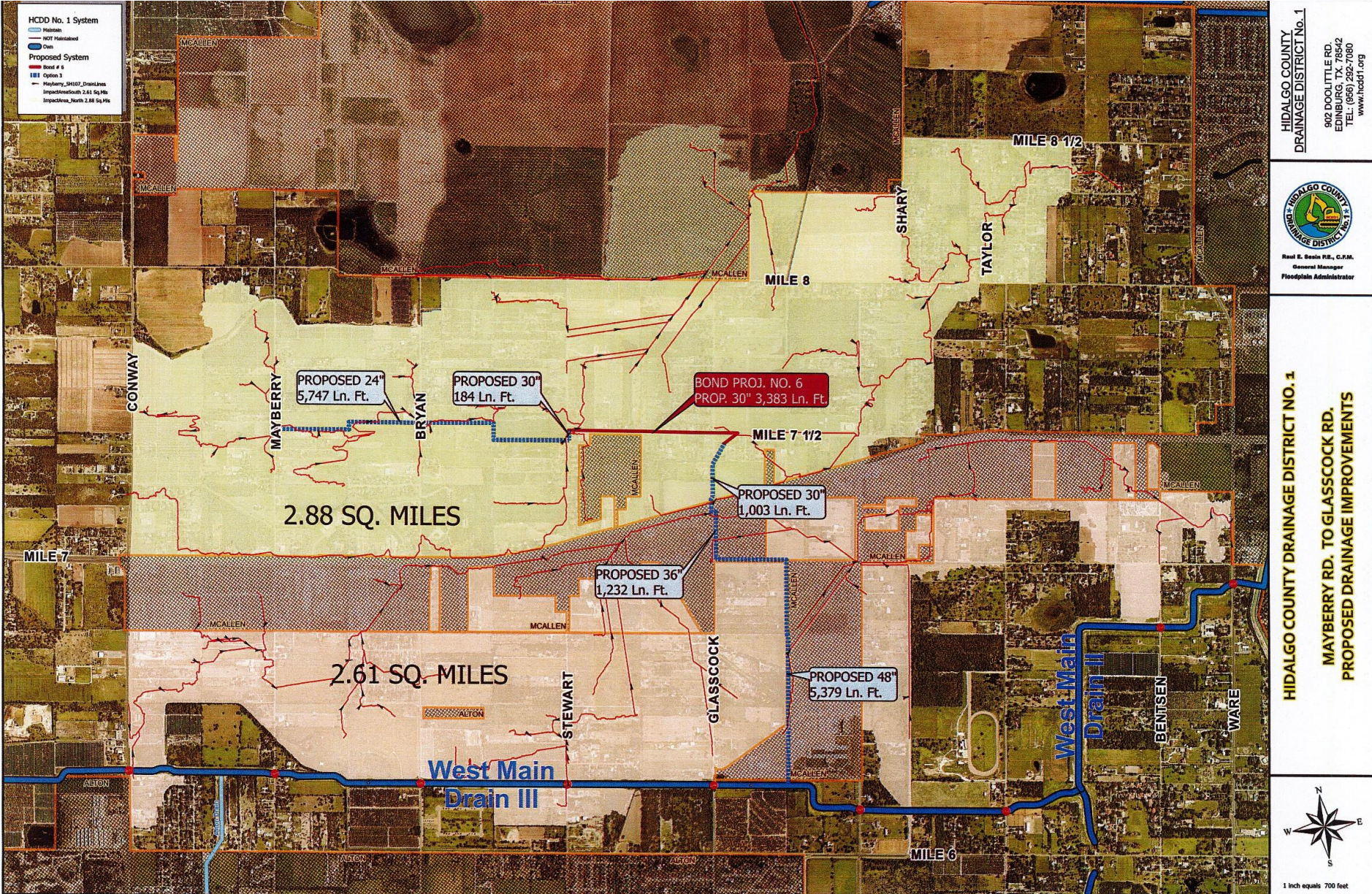
HCDD #1 is developing a project that will provide drainage to the area of SH107 from Mayberry Rd. to Glasscock Rd. HCDD #1 has approached the City with a proposal for participation to oversize the project that will provide drainage for future developments. The total project cost with oversizing is \$3,329,807.02. The proposed drainage area the project will capture is 5.49 square miles of which 1.07 square miles are in the city limits. In review of the drainage area, 100 percent will eventually be in McAllen city limits. Staff has prepared a presentation with two location maps and cost estimate of proposed project. Staff is seeking direction from City Commission on proposed cost participation for project.

Recommendation

Staff recommended participation with 30% of the project cost in the amount of \$998,942.11 for fiscal year 2022-2023.

Drainage Improvement SH 107
from Mayberry Rd to Glasscock

Drainage Area Map



Layout of Project



- Project cost:
\$3,329,807.02
- 30% Cost Participation:
\$988.942.11

Item No.	Estimated Quantity	Unit	Item Description	Unit Price In Figures	Total Extension In Figures
STEWART ROAD - OPTION TWO					
1	1	LS	TRAFFIC CONTROL	\$ 15,000.00	\$ 15,000.00
2	1	LS	EROSION CONTROL	\$ 10,000.00	\$ 10,000.00
3	5747	LF	24 IN STORM DRAIN LINE	\$ 50.00	\$ 287,350.00
4	4570	LF	30 IN STORM DRAIN LINE	\$ 75.00	\$ 342,750.00
5	1232	LF	36 IN STORM DRAIN LINE	\$ 110.00	\$ 135,520.00
6	5379	LF	48 IN STORM DRAIN LINE	\$ 210.00	\$ 1,129,590.00
7	16928	LF	TRENCH PROTECTION	\$ 3.00	\$ 50,784.00
8	30	EA	CUT AND RESTORE - DRIVEWAY	\$ 1,600.00	\$ 48,000.00
9	10	EA	CUT AND RESTORE - STREET	\$ 5,000.00	\$ 50,000.00
10	12	EA	TYPE CC INLET	\$ 4,000.00	\$ 48,000.00
11	11	EA	STORM MANHOLES (48 IN)	\$ 4,500.00	\$ 49,500.00
12	5	EA	STORM MANHOLES (72 IN)	\$ 6,000.00	\$ 30,000.00
13	1	LS	IRRIGATION CROSSINGS	\$ 50,000.00	\$ 50,000.00
14	1	LS	GAS LINE CROSSING	\$ 50,000.00	\$ 50,000.00
			CONSTRUCTION SUBTOTAL:	\$	2,296,494.00
15	7	EA	PARCELS	\$ 7,500.00	\$ 52,500.00
16	6	AC	EASEMENT	\$ 20,000.00	\$ 120,000.00
			ROW SUBTOTAL:	\$	172,500.00
			CONTINGENCY, MATERIAL TESTING & UTILITY CONFLICTS (25%):	\$	574,123.50
			ENGINEERING DESIGN SERVICES FEE (8%):	\$	183,719.52
			SH 107 TXDOT CROSSING (36 IN):	\$	102,970.00
			OPTION TWO GRAND TOTAL (WITH TXDOT CROSSING):	\$	3,329,807.02
			OPTION TWO GRAND TOTAL (WITH OUT TXDOT CROSSING):	\$	3,226,837.02



ITEM SUMMARY

BOARD: City Commission

AGENDA ITEM

4.

DATE SUBMITTED

02/22/2022

MEETING DATE

2/28/2022

1. Agenda Item: Discussion of City Hall Expansion.

2. Party Making Request:

3. Nature of Request: Review of Proposed City Hall Expansion

4. Routing:

Eduardo Mendoza

Created/Initiated - 2/22/2022

Eduardo Mendoza

Approved - 2/22/2022

Michelle Rivera

Approved - 2/22/2022

Isaac Tawil

Final Approval - 2/22/2022

5. Staff Recommendation:

6. Advisory Board:

7. City Attorney:

8. Manager's Recommendation:



**CITY OF MCALLEN
DEPARTMENT OF ENGINEERING
MEMORANDUM**

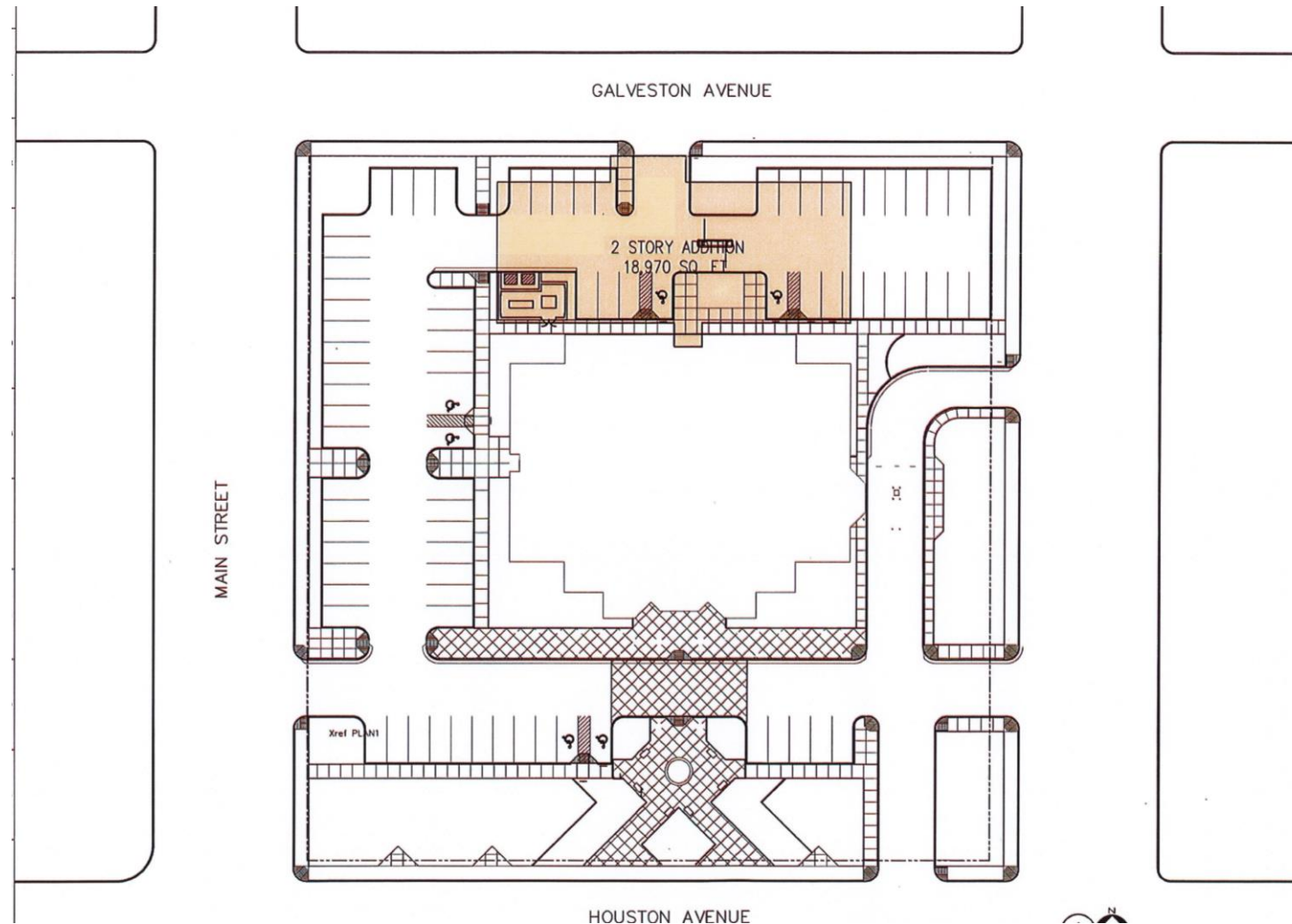
To: Roel Rodriguez, P.E., City Manager
From: Eduardo Mendoza, P.E. City Engineer
Date: February 21, 2022
Subject: **City Hall Expansion**

EXPLANATION

The current City Hall was completed in 1995 and is approximately 47,100 square feet. There has been an increasing need for additional space to accommodate the growing functions of City business over the past 27 years. City staff has prepared a presentation of the existing condition and several proposed options for expansion of City Hall.

City Hall Expansion

PROPOSED LOCATION OF EXPANSION



Conceptual Study



Conceptual Study



Conceptual Study



Conceptual Study



CITY HALL EXPANSION COST

- 1 level 18,970 Sqft. \$ 8,410,921.00
- 2 levels* 37,940 Sqft. \$16,808,733.41
- 3 levels* 56,910 Sqft. \$25,200,252.31
- 4 levels* 75,880 Sqft. \$34,116,612.82
- 5 levels* 94,850 Sqft. \$42,953,388.72
- *additional parking not included in estimate



ITEM SUMMARY

BOARD: City Commission

AGENDA ITEM

5.

DATE SUBMITTED

MEETING DATE

2/28/2022

1. Agenda Item: Presentation of South Pole Illuminated Festival.

2. Party Making Request:

3. Nature of Request:

4. Routing:
Cindy Gonzalez

Created -

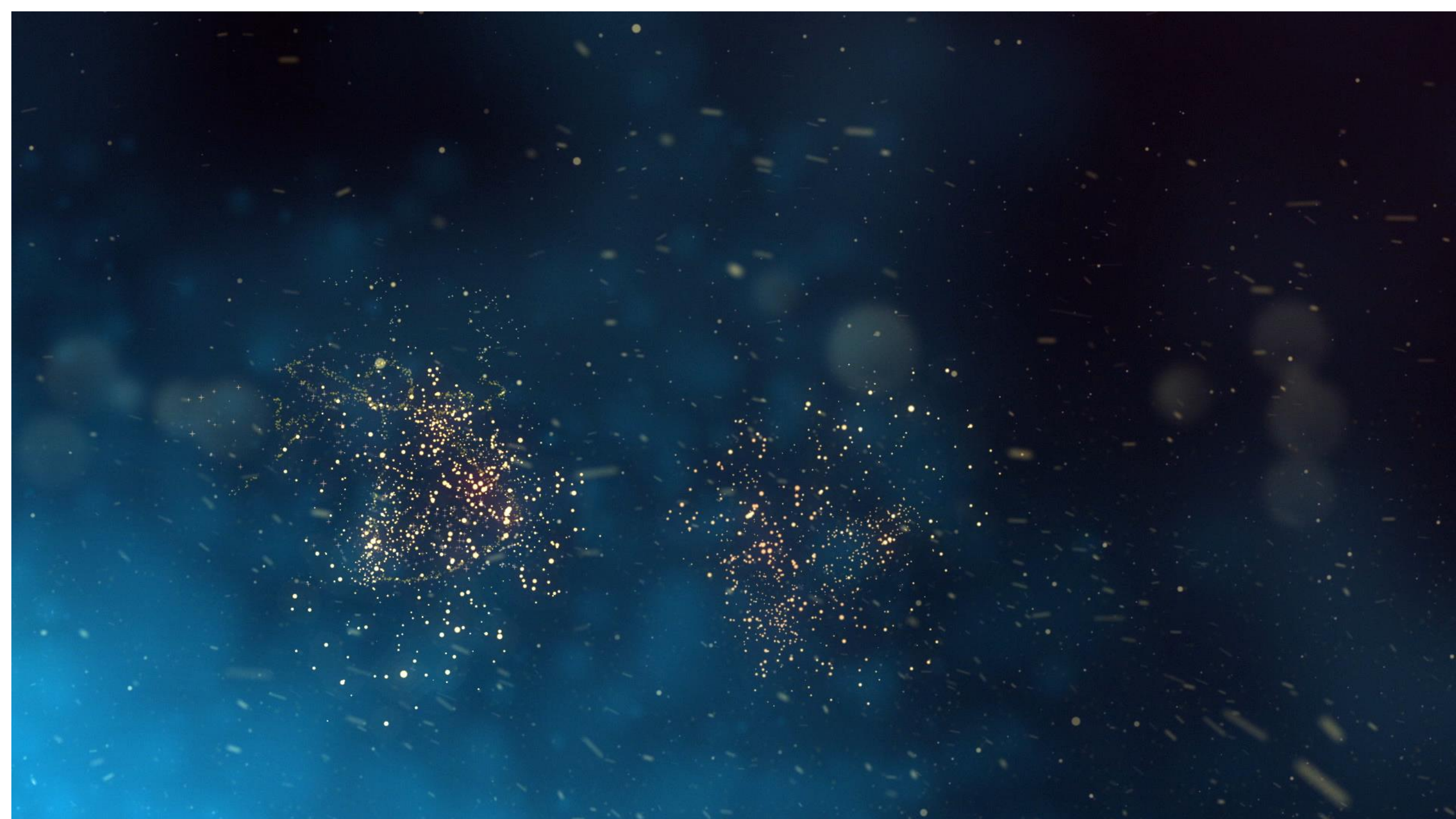
5. Staff Recommendation:

6. Advisory Board:

7. City Attorney:

8. Manager's Recommendation:





Event Dates

**December 1st through
January 6th**

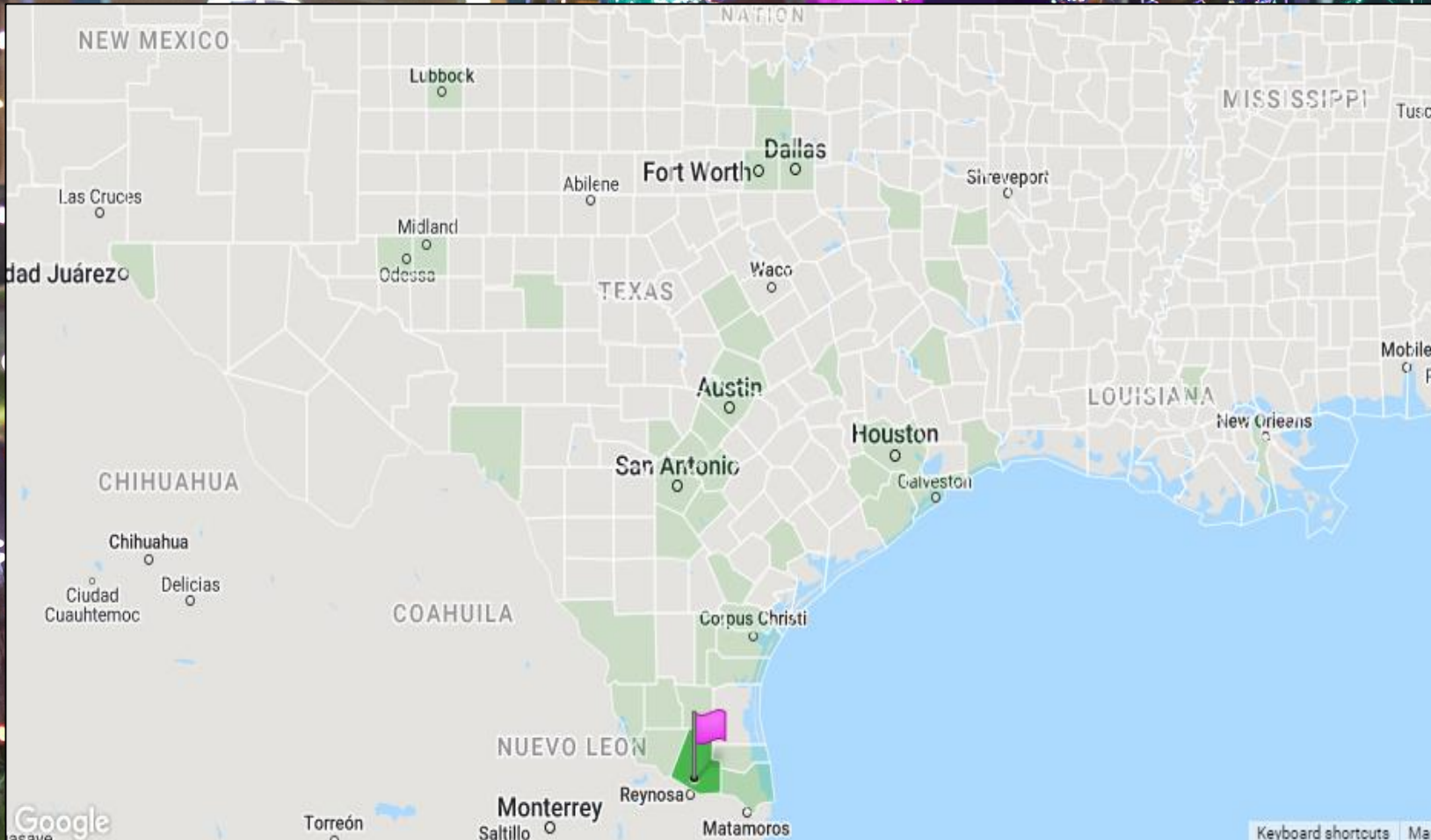




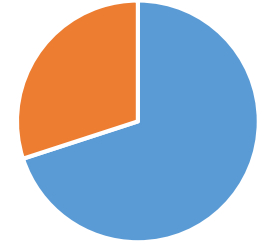
Attendees

Total Attendees 129,801

Attendees



Attendees



- HIDALGO COUNTY
- TRAVELED 50 MILES +

Demographics



Identified Fans
2,769



Married
39%



Child Present
68%



Male
38%



Female
62%

EDUCATION LEVEL

- High School or Less (55.57%)
- College (34.09%)
- Grad School (10.34%)

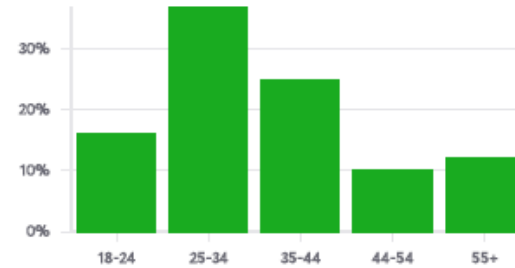


PREFERRED PAYMENT METHOD

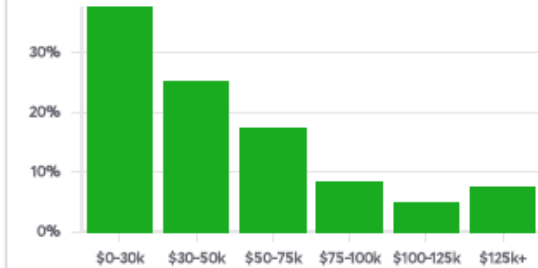
- AMEX (2.74%)
- Discover (1.86%)
- MasterCard (19.02%)
- Visa (71.61%)
- Other (4.77%)



AGE RANGES



INCOME





McALLEN CONVENTION CENTER

SOUTH POLE

ILLUMINATED FESTIVAL



Thank You

EXPERIENCE A
**BRIGHTER
CHRISTMAS**



ITEM SUMMARY

BOARD: City Commission

AGENDA ITEM

6.

DATE SUBMITTED

MEETING DATE

2/28/2022

1. Agenda Item: Presentation of McAllen Holiday Parade.

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:



Presented By

H-E-B

McAllen

Holiday
Parade 2021

Powered By



Sponsor Recap



Largest
Parade
Attendance
265,000



Presented By

H-E-B

McAllen

Holiday
Parade 2021

Powered By

**BERTI
OGDEN**
FESTIVAL OF THE ARTS

Fiesta
DEALERSHIPS

reliant

McAllen
CITY OF McAllen

San Antonio
SPRING



47 Giant Illuminated Floats





47 Giant Illuminated Floats



29

Giant Helium Balloons





12

★ **Marching
Bands**



11 McAllen Parade Celebrities



Hosted by:
Mario Lopez



Dallas Cornerback #7
Trevon Diggs



Dallas Receiver #1
Cedrick Wilson



Radio Host
Raul Brindis



Host & Model
Ximena Cordoba



Telenovela Star
Danilo Carrera



Dallas Receiver #13
Michael Gallup



Hosted by:
Julián Gil



Dallas Football
Cheerleaders



Radio Celebrity
ShoBoy



Dallas Mascot
Rowdy



Radio Celebrity
Tino Cochino



2,200+

Volunteers &
Participants



\$18.5 Million ***Economic impact***



25% Increase ***from 2019***

based on UTRGV Economic Study



\$830,900

Sponsorship Investment



11.6% Increase from 2019
Plus: 96% Retention Rate



TV Christmas Re-Broadcast



**Top Texas Markets +
31 Latino Markets in US**



Promotion, Marketing & Media

93.9 Million Impressions
13.6% Increase from 2019

Media Investment
\$313,641

Earned Media Value
\$1.64 Million
37% Increase from 2020



12

Bus Wraps



PRINT

11- Newspapers

3- Magazines

Posters

Utility Stuffers

Flyers

1,900,602

Impressions

RADIO

16 stations

9,922,600

Impressions



PROMOTIONAL | MARKETING | MEDIA CAMPAIGN & OUTREACH





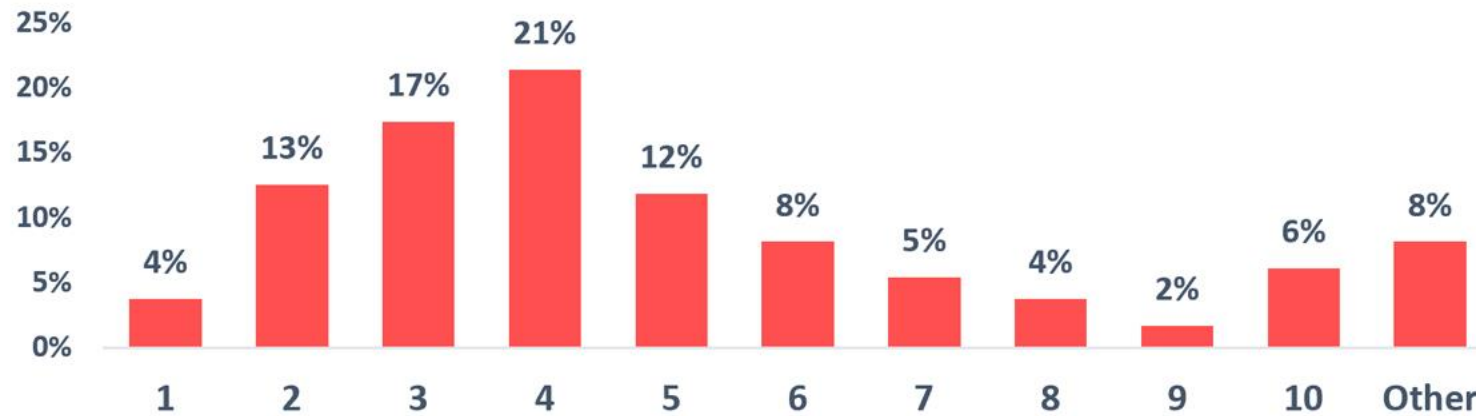
96.12% BRAND RECALL

2% Increase from 2019 (based on UTRGV Economic Study)

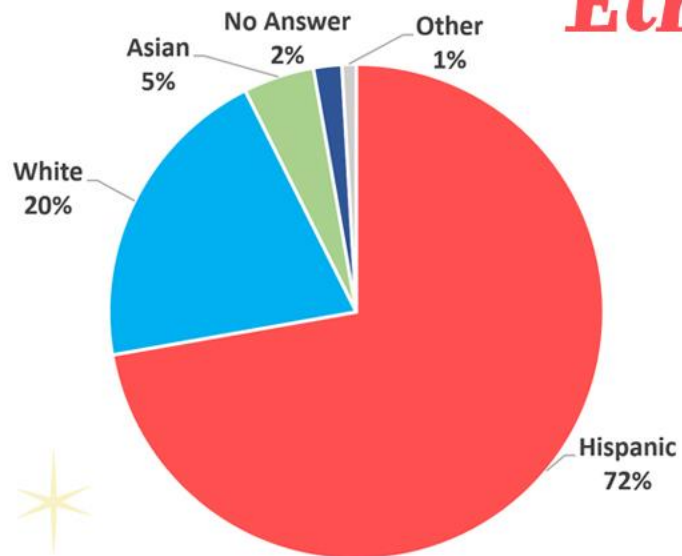


Demographics

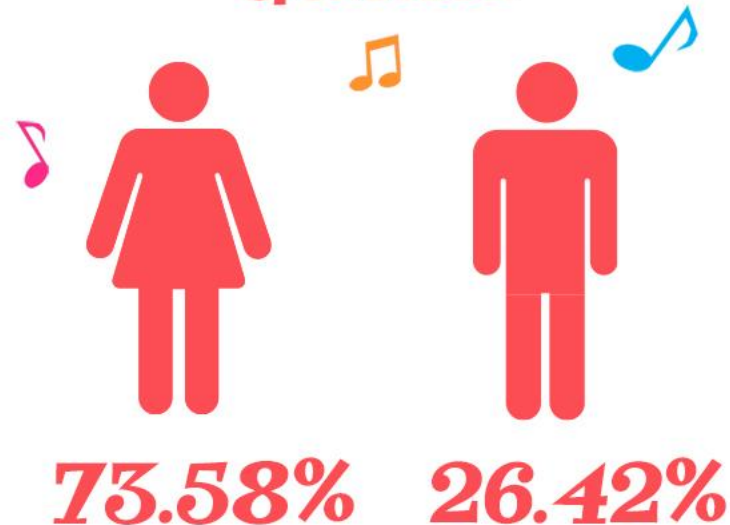
of Attendees in Group



Ethnicity

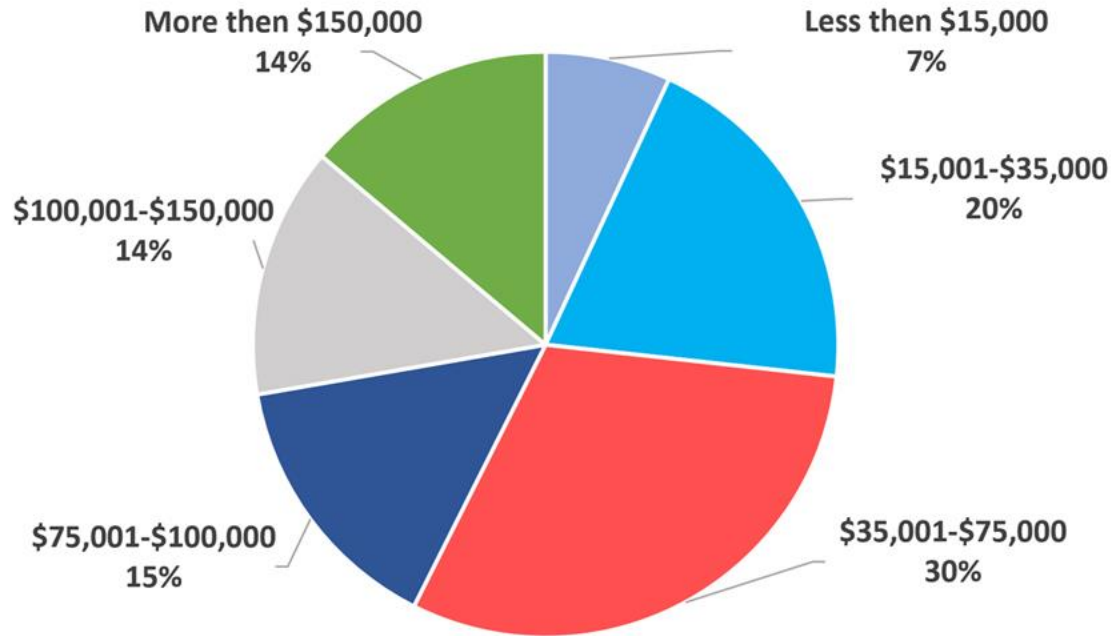


Gender

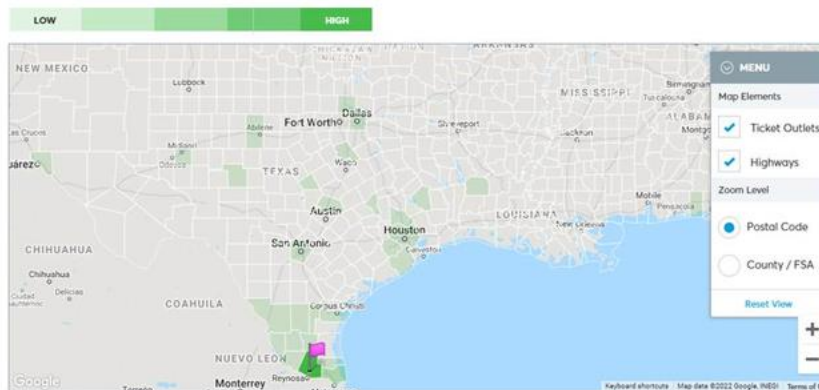


Demographics

Income Level



Ticket Sales by Location





Presented By



McAllen

Holiday
Parade 2021



Added Banners





Presented By

H-E-B

McAllen

Holiday Parade 2021

Powered By



Thank You





ITEM SUMMARY

BOARD: City Commission

AGENDA ITEM

7.

DATE SUBMITTED

02/04/2022

MEETING DATE

2/28/2022

1. Agenda Item: Subdivision Monthly Report.

2. Party Making Request: Edgar Garcia

3. Nature of Request:

4. Routing:

Andrea Ramirez

Edgar Garcia

Michelle Rivera

Isaac Tawil

Created/Initiated - 2/4/2022

Approved - 2/18/2022

Approved - 2/18/2022

Final Approval - 2/22/2022

5. Staff Recommendation:

6. Advisory Board:

7. City Attorney:

8. Manager's Recommendation:

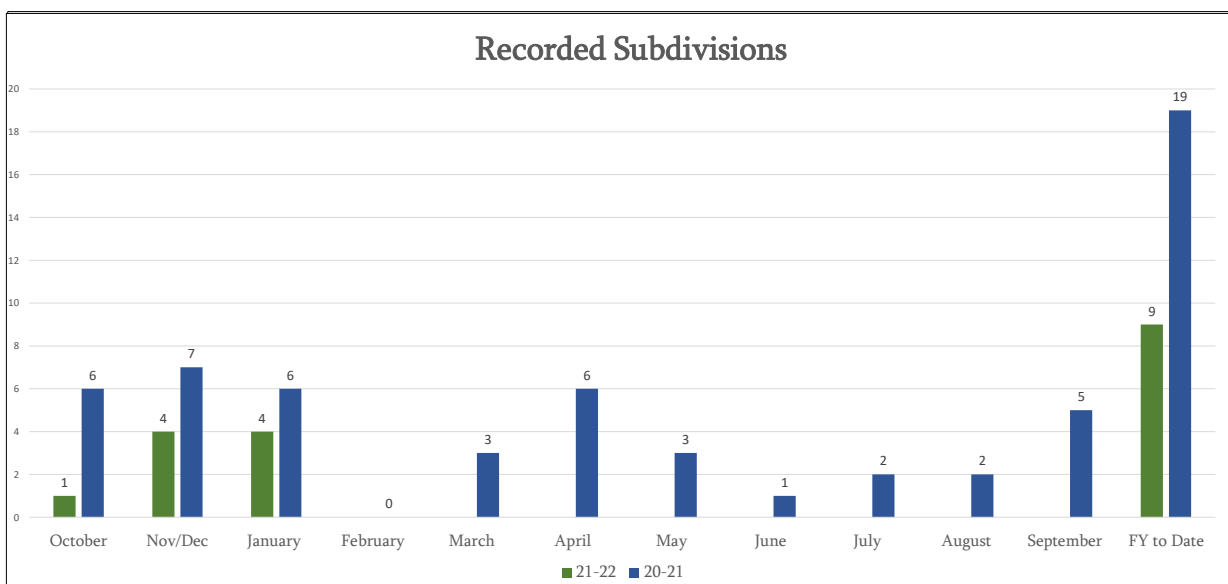
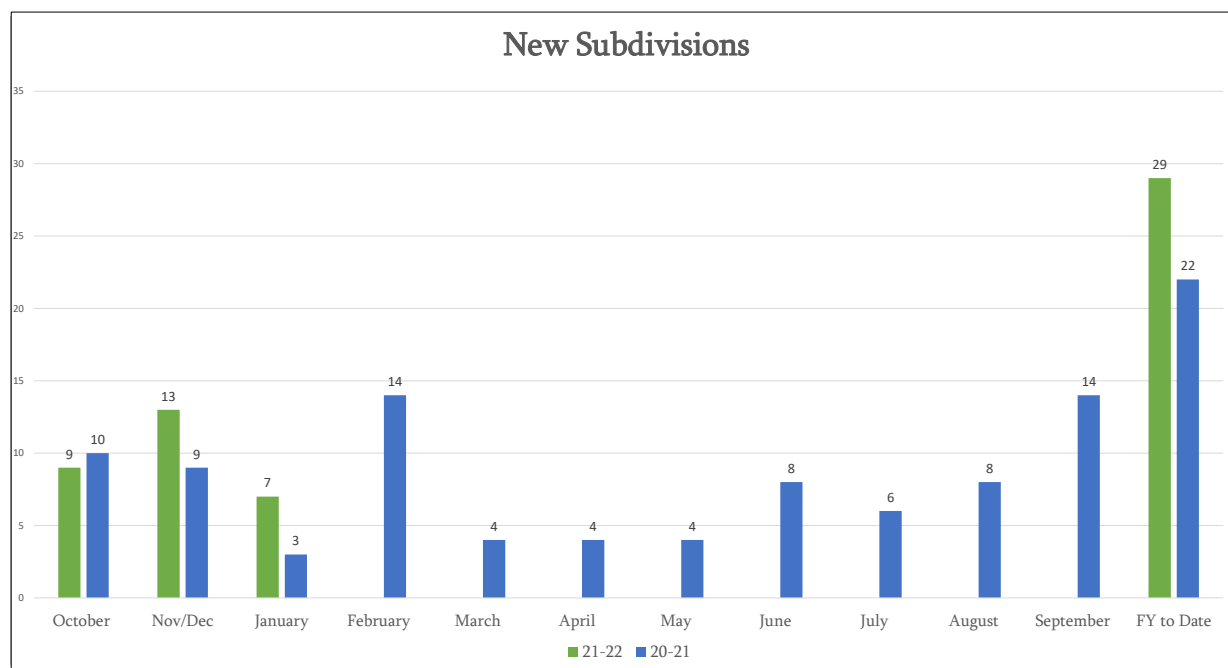
City of McAllen

Subdivision Report January 1, 2022 Ending January 31, 2022

Planning Department



	Zoning	Type of Development	Number of Lots	Acres
New Subdivisions				
1. Barton	R-1	Residential	5	12.829
2. TNB Replat Lots 1 & 2	C-3	Commercial	1	3.58
3. The Groves at Ware	R-1 & R-3A	Residential	276	77.36
4. CAP Nolana Storage	C-3	Commercial	1	2.21
5. Brier Village	R-3A	Residential	32	6.427
6. Los Girasoles	I-1	Industrial	1	2.75
7. Rosewood Estates	R-1	Residential	75	17.50
Recorded Subdivisions				
1. Frontera Peak	R-1	Residential	1	2.24
2. Los Vecinos	R-1	Residential	83	19.106
3. McAllen ISD Ag Farm	A-O	Institutional	1	9
4. Warehouse Kingdom Phase 2	I-1	Warehousing	1	11.35



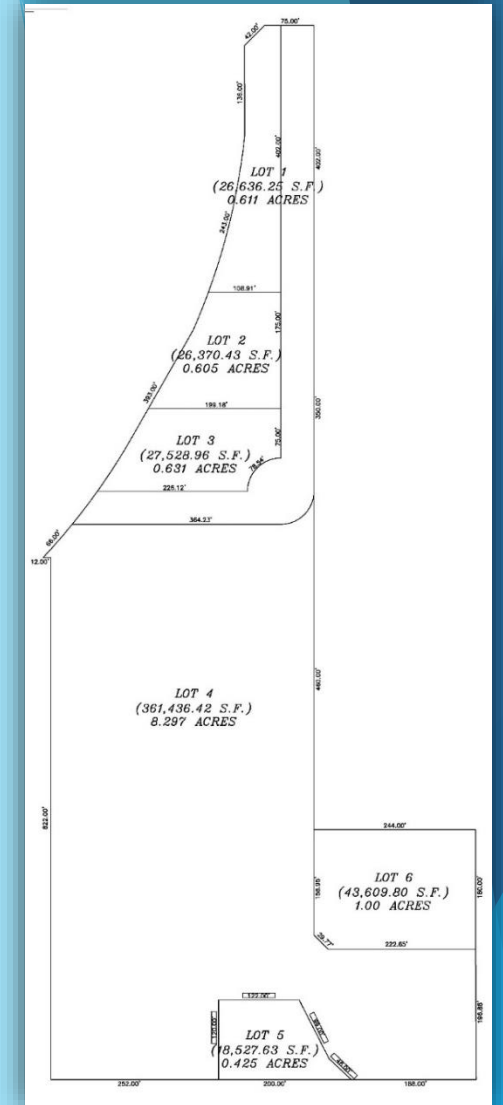
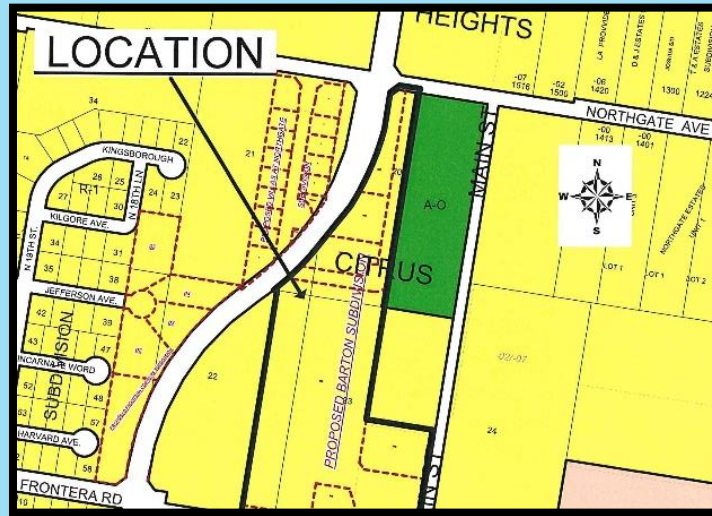
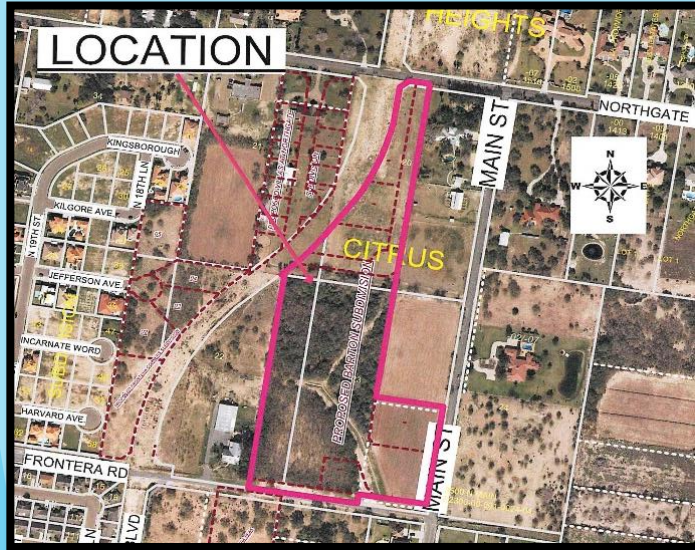
Barton Subdivision

Zoning: R-1

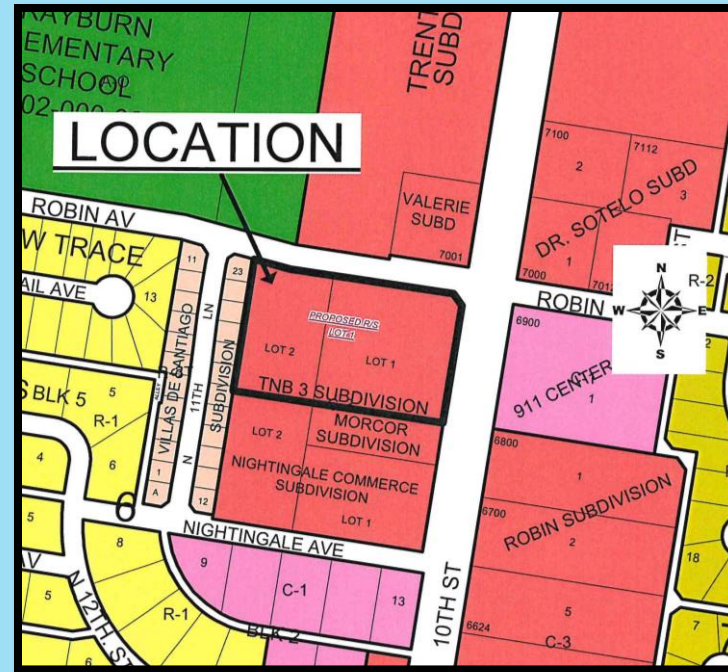
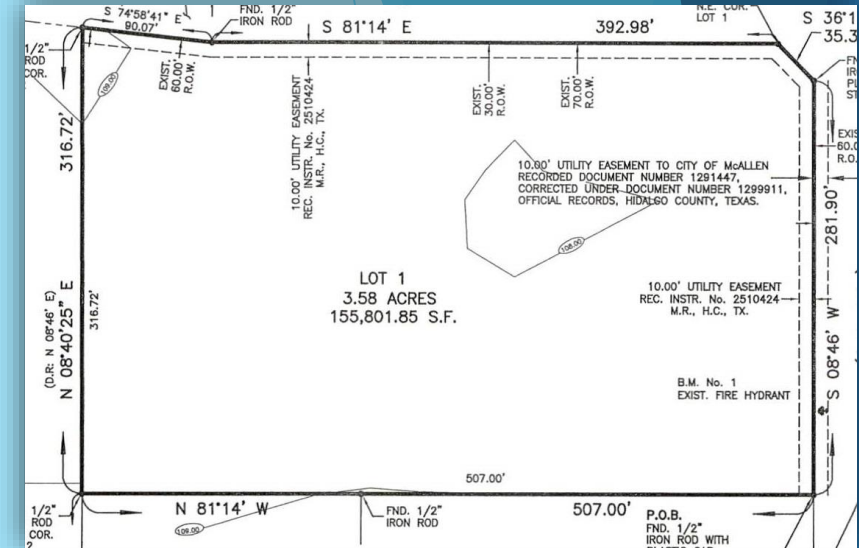
Type of Development: Residential

Lots: 5

Acres: 12.829



Acres: 3.58



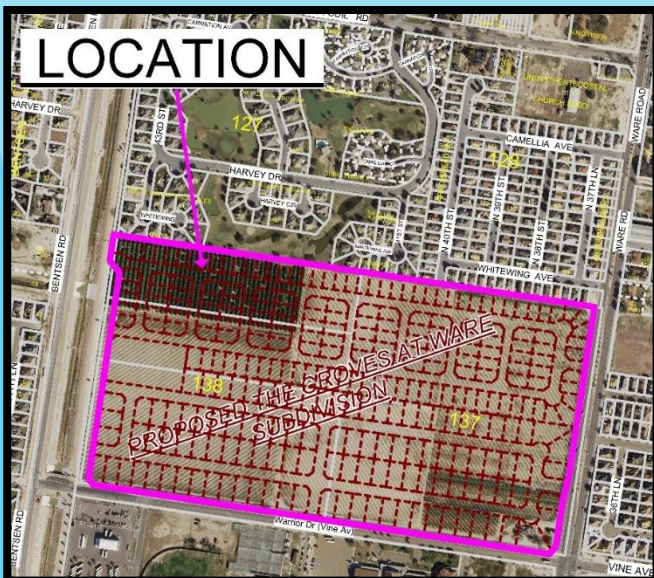
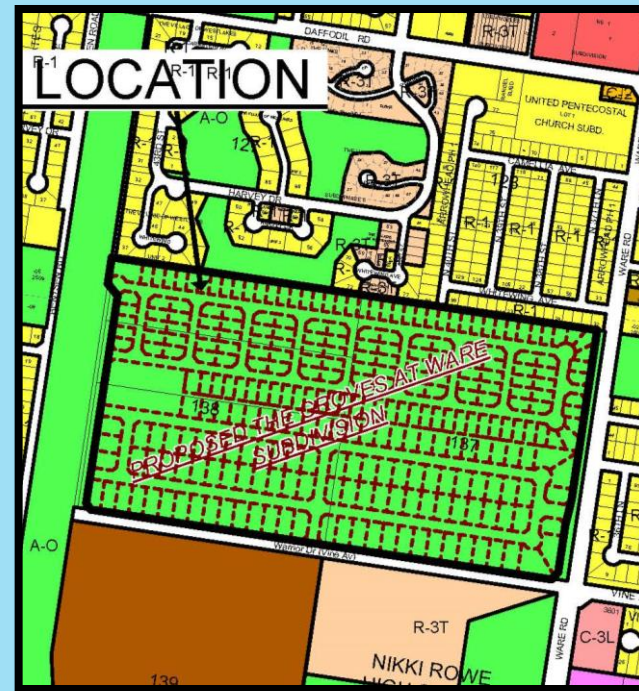
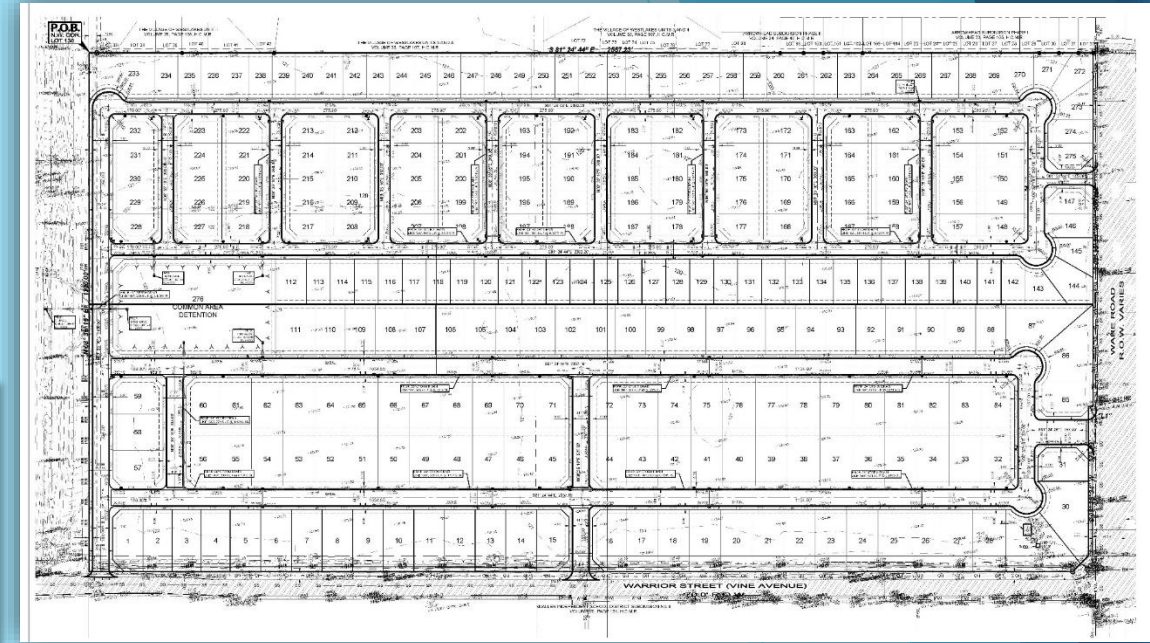
The Groves at Ware Subdivision

Zoning: R-1 & R-3A

Type of Development: Residential

Lots: 276

Acres: 77.36



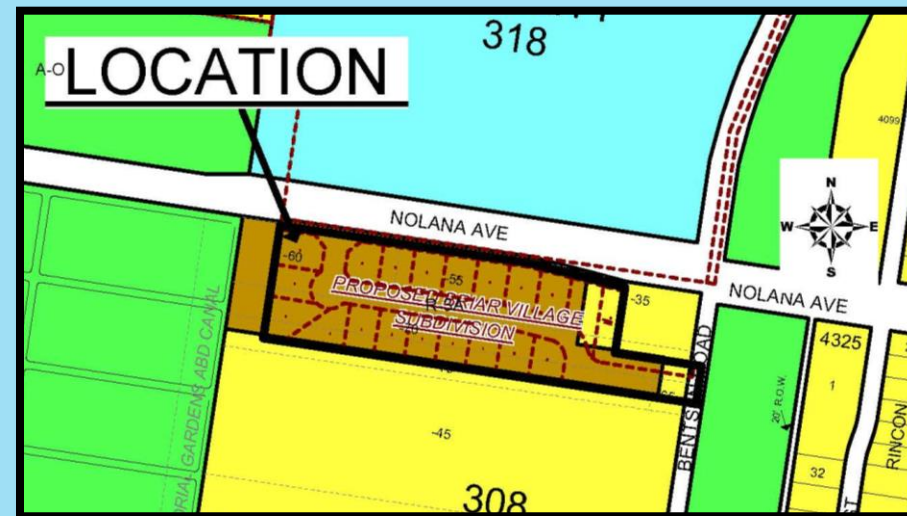
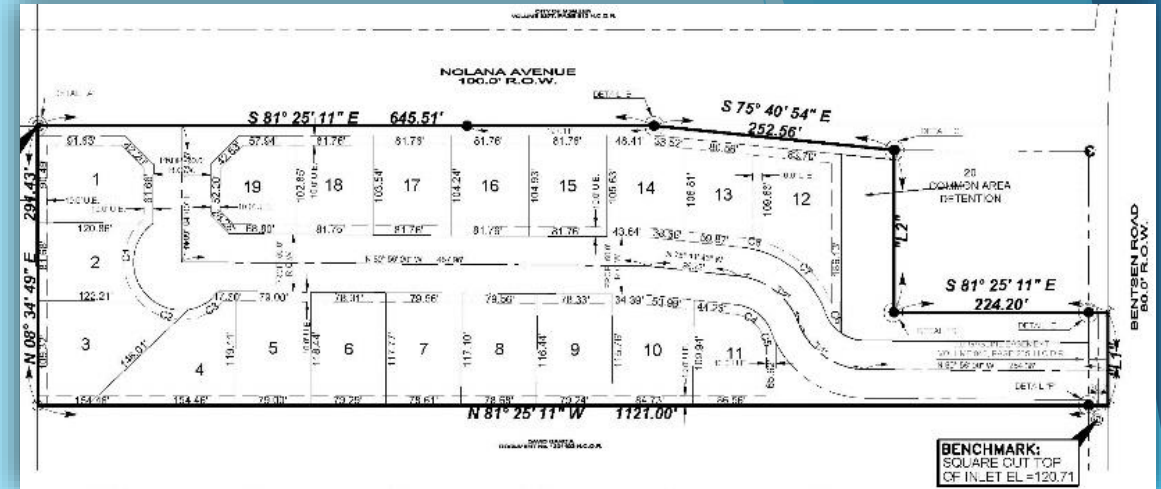
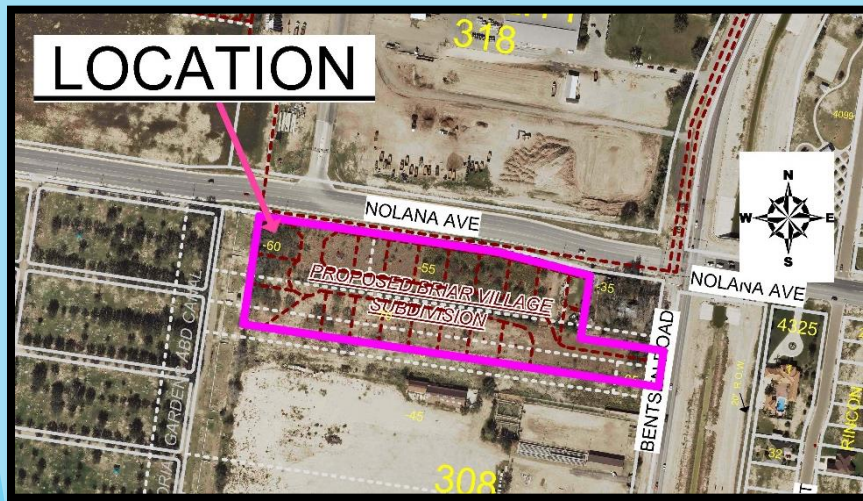
Brier Village Subdivision

Zoning: R-3A

Type of Development: Residential

Lots: 32

Acres: 6.427



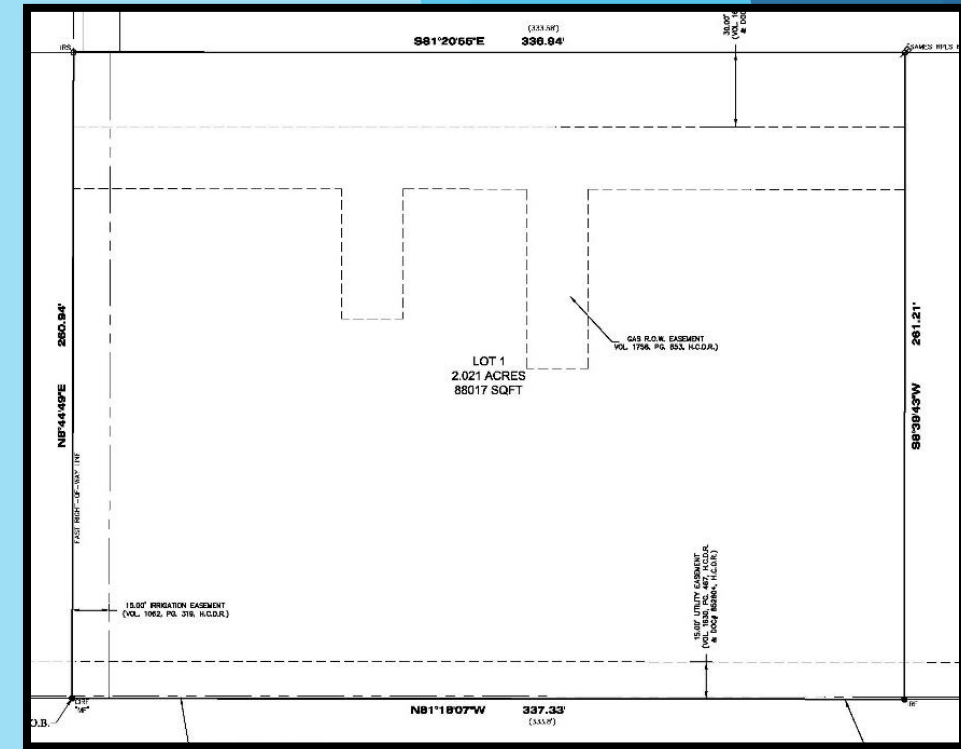
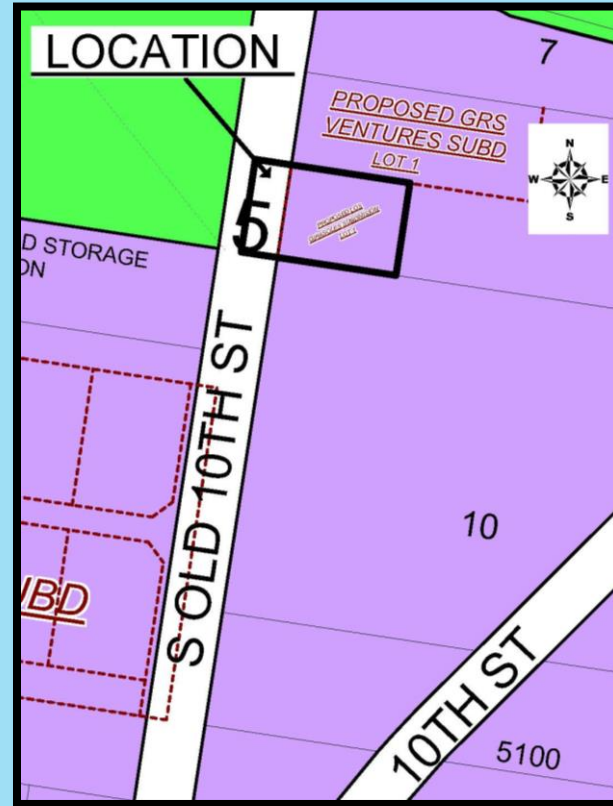
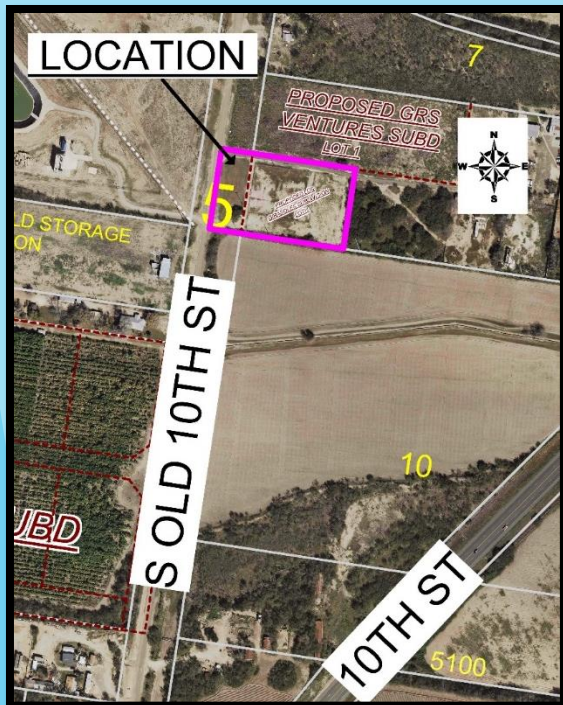
Los Girasoles Subdivision

Zoning: I-1

Type of Development: Industrial

Lots: 1

Acres: 2.75



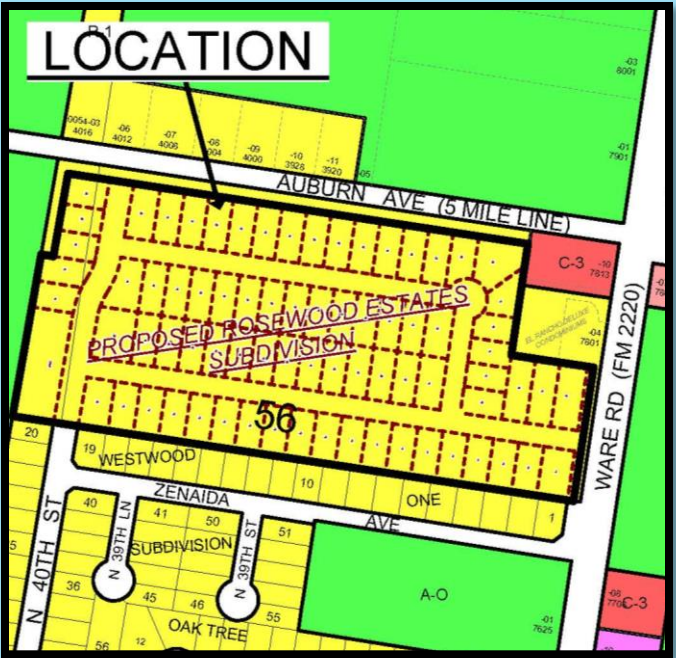
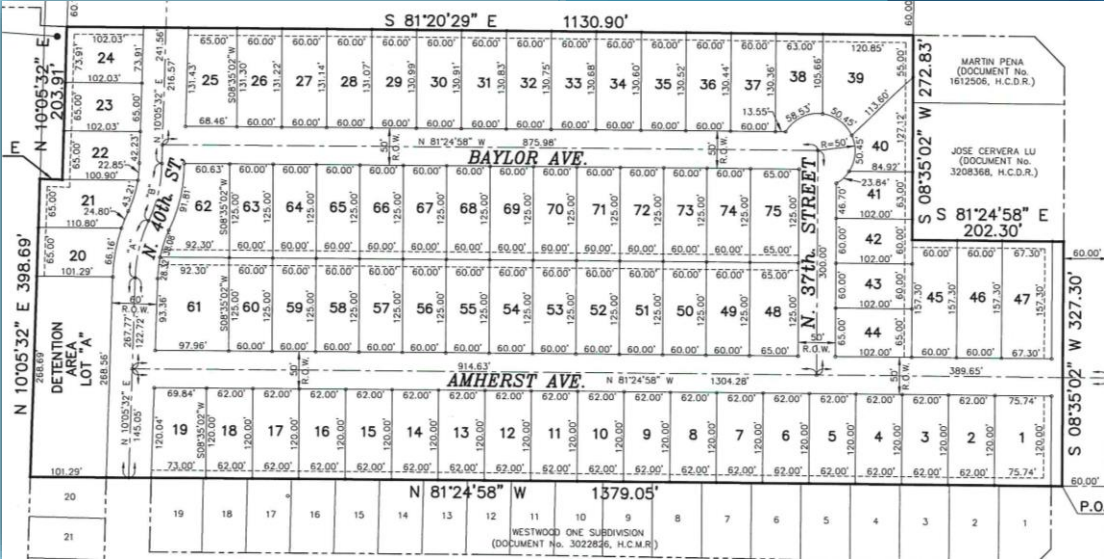
Rosewood Estates Subdivision

Zoning: R-1

Type of Development: Residential

Lots: 75

Acres: 17.50



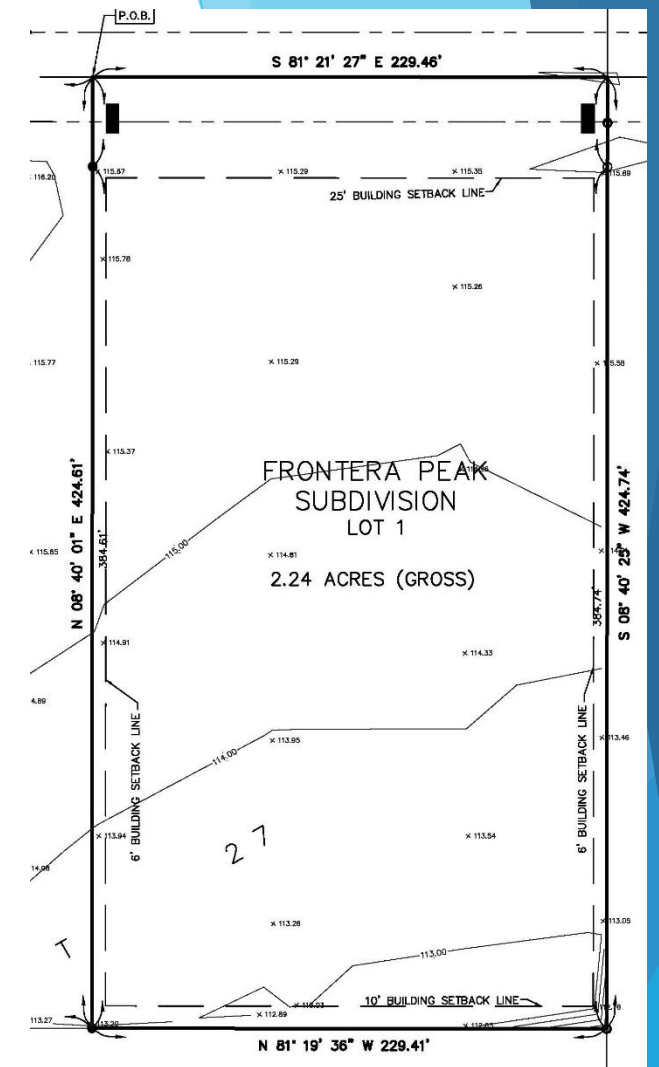
Frontera Peak Subdivision

Zoning: R-1

Type of Development: Residential

Lots: 1

Acres: 2.24



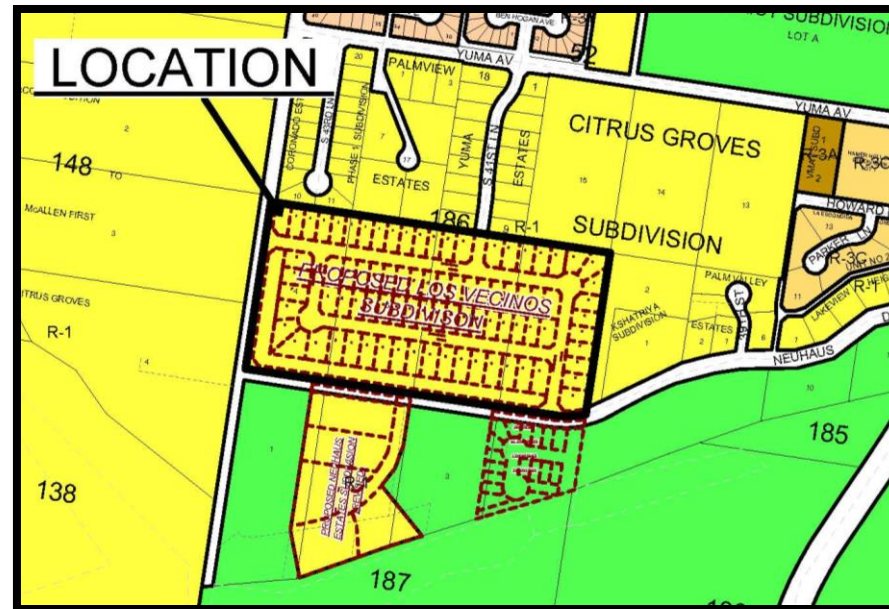
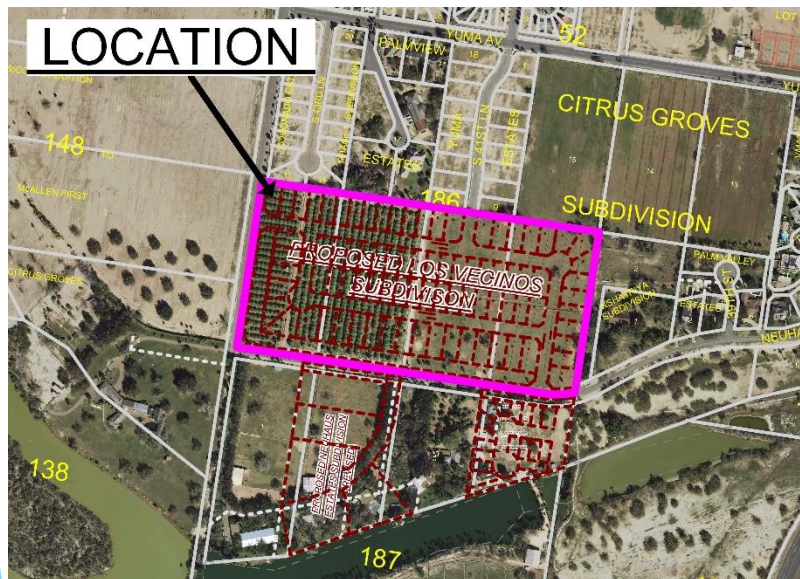
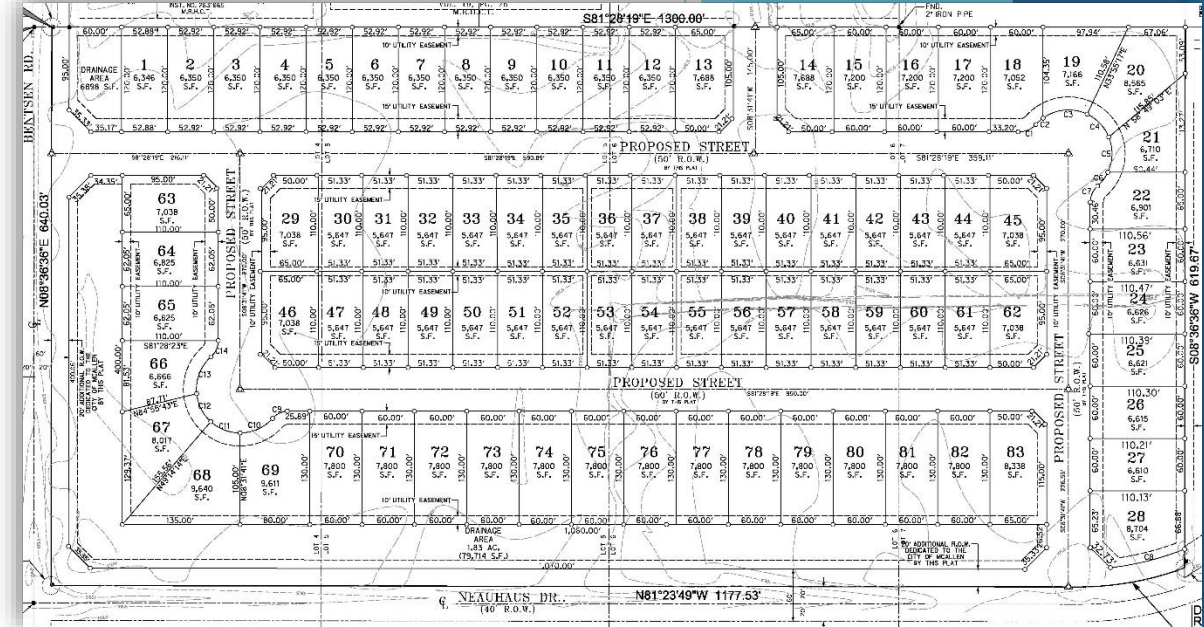
Los Vecinos Subdivision

Zoning: R-1

Type of Development: Residential

Lots: 83

Acres: 19.106



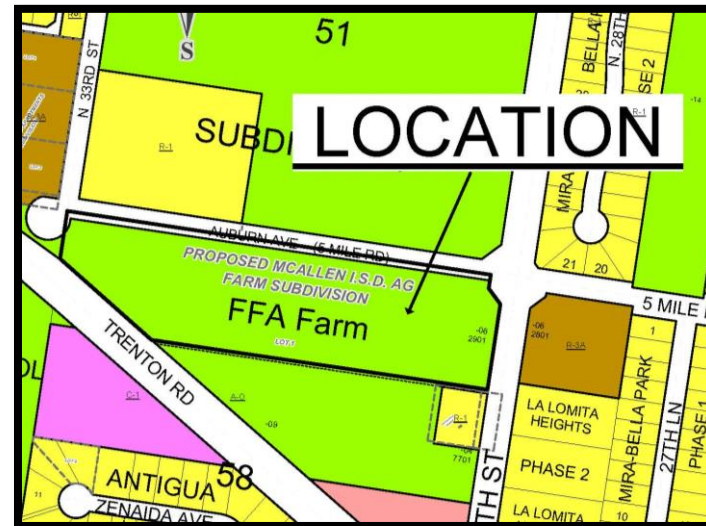
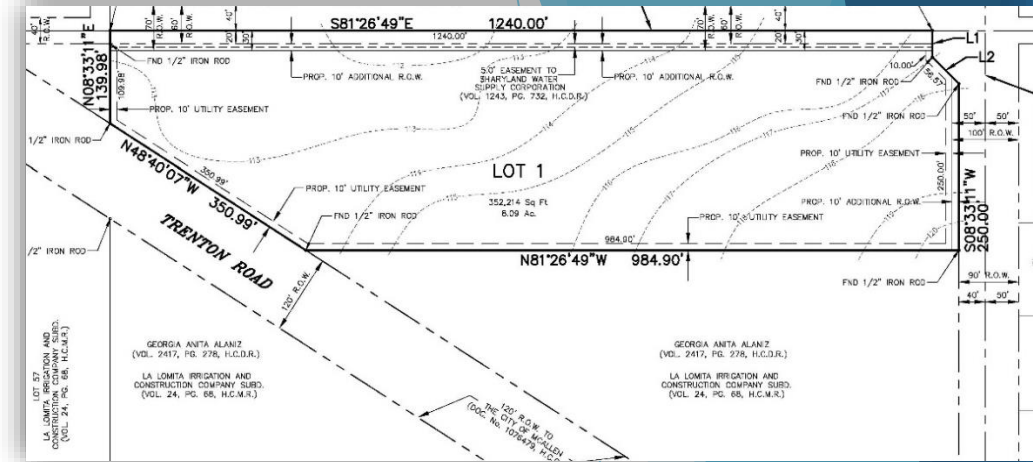
McAllen ISD Ag Farm Subdivision

Zoning: A-O

Type of Development: Institutional

Lots: 1

Acres: 9



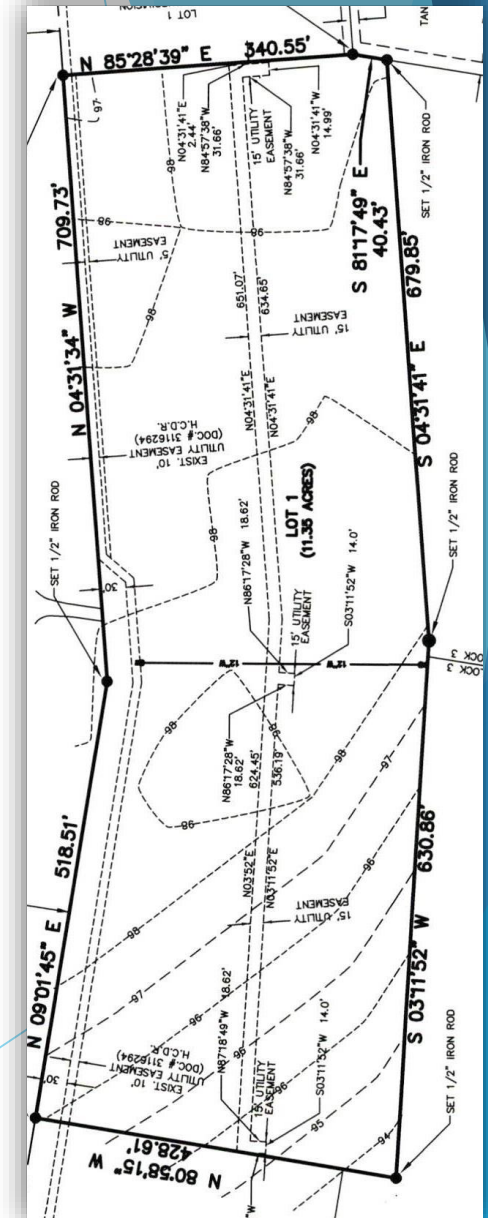
Warehouse Kingdom Phase II Subdivision

Zoning: I-1

Type of Development: Warehousing

Lots: 1

Acres: 11.35





ITEM SUMMARY

BOARD: City Commission

AGENDA ITEM

8.

DATE SUBMITTED

02/21/2022

MEETING DATE

2/28/2022

1. Agenda Item: Project Status Report through January 31, 2022.

2. Party Making Request: Eduardo Mendoza

3. Applicant: Eduardo Mendoza

4. Nature of Request: Project Status Report through January 31, 2022.

5. Fiscal Impact Summary:

6. Budgeted:

Bid Amount:

Under Budget:

Budgeted Amount:

Over Budget:

Amount Remaining:

7. Routing:

Gabriela Cantu

Eduardo Mendoza

Michelle Rivera

Isaac Tawil

Created/Initiated - 2/21/2022

Approved - 2/21/2022

Approved - 2/22/2022

Final Approval - 2/22/2022

8. Staff Recommendation:

9. Advisory Board:

10. City Attorney: None. IJT

11. Manager's Recommendation: None. RR.



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.

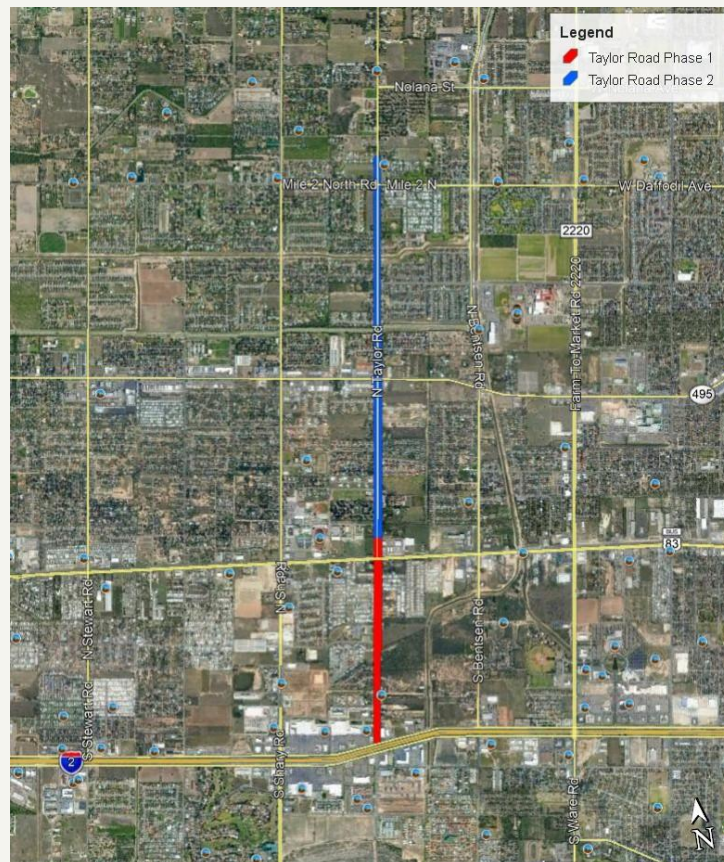
Project Development Status:

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.

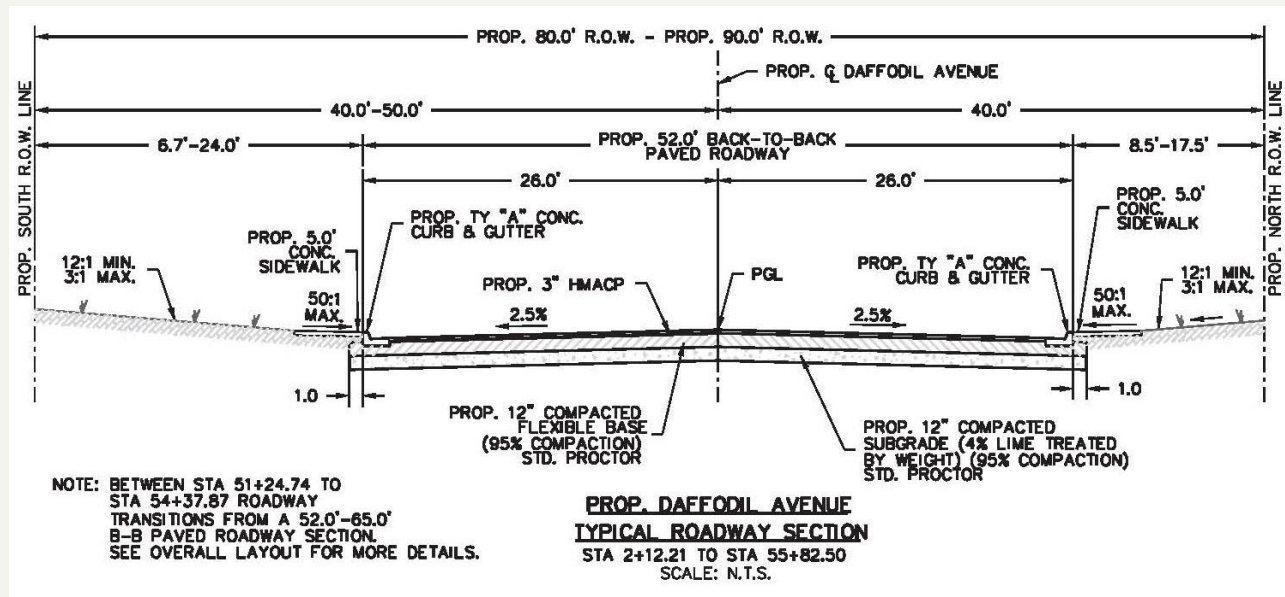
Project Development Status:

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: City Commission

AGENDA ITEM

9.

DATE SUBMITTED

02/22/2022

MEETING DATE

2/28/2022

1. Agenda Item: Status Report on Parks & Recreation Projects.
2. Party Making Request:
3. Nature of Request: Status Report on Parks & Recreation Projects.
4. Routing:
Cristina Monroy Created/Initiated - 2/22/2022
Denny Meline Approved - 2/22/2022
Isaac Tawil Final Approval - 2/22/2022
5. Staff Recommendation:
6. Advisory Board:
7. City Attorney:
8. Manager's Recommendation:



City Commission Update



McALLEN
Parks & Recreation



Crockett Park- Pavilion Lighting

District: 5

Vendor: Various

Completion Date: February 2022

100%



Crockett Park Playground

District: 5 Vendor: Kraftsman Budget: \$38,000 Completion Date: March 2022 65%



Crockett Park Dog Run Irrigation and Sod

District: 5

Vendor: AQUA Tech

Completion Date: March 2022

80%



Retama Park Playground- CDBG

District: 3 Vendor: Various Budget: \$40,000 Completion Date: February 2022 100%



La Vista Playground

District: 6

Vendor: Park Place

Completion Date: March 2022

80%



Bethel Gardens Improvements

District: 5 Vendor: In House Budget: \$20,000 Completion Date: Ongoing 45%



Bethel Gardens Improvements

District: 5 Vendor: Various Budget: \$20,000 Completion Date: Ongoing 45%



Springfest Park Restroom –CP1713 Parkland Zone 1

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



McAllen Youth Baseball Restroom

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



Firemen's Park H2O Hut –CP2002

District: 6 Vendor: Inhouse

Budget: \$115,000

Completion Date: March 2022



Firemen's Park H2O Hut –CP2002

District: 6

Vendor: Inhouse Budget: \$115,000

Completion Date: March 2022



ITEM SUMMARY

BOARD: City Commission

AGENDA ITEM

10.A.

DATE SUBMITTED

MEETING DATE

2/28/2022

1. Agenda Item: Consideration of Economic Development Matters. (Section 551.087, T.G.C.)
2. Party Making Request: Isaac Tawil
3. Nature of Request: Consideration of 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:



ITEM SUMMARY

BOARD: City Commission

AGENDA ITEM

10.B.

DATE SUBMITTED

MEETING DATE

2/28/2022

1. Agenda Item: Consultation with City Attorney regarding Annual Drug & Alcohol Summary Report for 2021. (Section 551.071, T.G.C.)
2. Party Making Request: Isaac Tawil
3. Nature of Request: Consultation with City Attorney regarding Annual Drug & Alcohol Summary Report for 2021. (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

10.C.

DATE SUBMITTED

MEETING DATE

2/28/2022

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