

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

The McAllen Board of Commissioners convened in a Workshop on **Monday, February 14, 2022**, at 4:00 pm, at McAllen City Hall Third Floor (3rd) Commission Chambers.

Present: Mayor Pro Tem Joaquin Zamora, Commissioner Antonio "Tony" Aguirre, Jr., Commissioner Omar Quintanilla, Commissioner Tania Ramirez, Commissioner Victor "Seby" Haddad, Commissioner Jose R. "Pepe" Cabeza de Vaca

Absent: Mayor Javier Villalobos

Also present were City Manager Roy Rodriguez, City Attorney Isaac Tawil, Assistant City Manager Michelle Rivera, Assistant City Manager Jeff Johnston, and City Secretary Perla Lara

CALL TO ORDER

Mayor Pro Tem Joaquin Zamora called the meeting to order.

- 1. PRESENT QUESTIONS TO STAFF RELATING TO THE FEBRUARY 14, 2022, REGULAR MEETING AGENDA, TO BE DISCUSSED AT SUCH MEETING.**

There were questions for the regular city commission agenda relating to items 1B2 and 2J.

- 2. DISCUSSION OF DOVE AVENUE EXTENSION FROM BENTSEN ROAD TO 41ST STREET.**

Staff briefly discussed Dove Avenue extension from Bentsen Road to 41st Street noting that the engineering department is working on the roadway plans to extend Dove Avenue. Mr. Mendoza noted that the proposed project will provide a 4-lane urban roadway with sidewalks. It was noted that the proposed roadway improvements will require a bridge class culvert crossing and a siphon crossing along the Hidalgo County Irrigation District #1 main canal. He noted that the current construction estimates are more than the current budget. A project summary and additional funding required was presented to Council for completion of the project and staff noted they are seeking direction.

Comments and concerns were shared. Questions were asked relating to traffic, east/west movement, utility fees, bids and taking to development corporation for consideration. Staff answered questions posed by Council. Staff was directed to look into the utility fee and take to Development Corporation.

Mayor Pro Tem Joaquin Zamora thanked staff for the presentation.

- 3. DISCUSSION OF 10TH STREET AND FREDDY GONZALEZ EASTBOUND LEFT-TURN LANE.**

Mr. Mendoza stated that they had been requested to study the intersection of 10th Street and Freddy Gonzalez too determine if an eastbound left-turn lane was needed. He noted that the study was done and it was determined cars making a left-turn cause a backup of traffic due to the lack of an eastbound left-turn storage lane, hence it was determined a left-turn lane is needed. He noted that as a temporary measure the Traffic Operations Department has modified the signal sequence to allow the eastbound movement to be separate and independent from the westbound movement. It was mentioned that said modification would allow cars to make left-turns free of conflict avoiding cars from backing up. He presented three design options with cost estimates for council review and consideration.

Comments and concerns were shared. Questions were asked relating to Options 1, 2 & 3, Lowest Cost Option, Roadway Expansion and Budget. Staff answered questions posed by Council. Council directed staff to move forward with Option 1 and add to the budget.

Mayor Pro Tem Joaquin Zamora thanked staff for their presentation.

- 4. DISCUSSION OF STIMULUS CAPITAL PROJECT FOR ALLEY UPGRADES.**

Ms. Alonso gave a brief presentation on project for the alley upgrades. She discussed the inventory by district in miles, scope of work, option 1 (equal distribution) and option 2 (proportional distribution).

Comments and concerns were shared by Council. Questions were asked relating to paved vs unpaved alleys, new growth, trash pickup, curbside pickup, trends, prioritizing, alley assessment and cost. Staff was directed to bring back list of alley segments to review and make recommendation.

Mayor Pro Tem Joaquin Zamora thanked staff for their presentation.

5. REVIEW OF MCALLEN PROPERTY MAINTENANCE CODE.

Ms. Rivera updated council request to adopt a fence maintenance code. She stated that in researching the International Property maintenance Code (PMC) they found that it addresses a number of code violations that they have difficulty enforcing that affect the residents at times. She added that much of the IPMC already covered under the International Building Code, the International Fire Code and various nuisance ordinances already on the books have reduced the document to include only those items they believe would help maintain the quality of life and beautification efforts in the neighborhoods while protecting property values.

The proposed items added to the Code of Ordinances as McAllen Property Maintenance Code, purpose and highlights of proposed regulations were discussed.

Comments and concerns were expressed by Council. Staff answered questions posed by Council. It was noted that said item was listed under the regular meeting agenda for consideration and approval.

Mayor Pro Tem Joaquin Zamora thanked staff for their presentation.

6. 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)

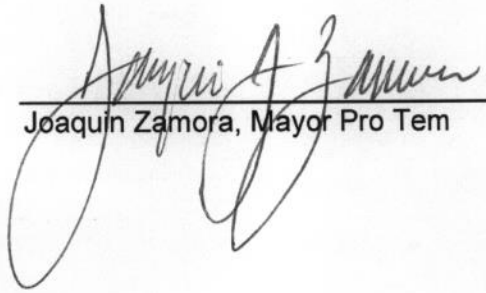
- A) CONSIDERATION WITH CITY ATTORNEY REGARDING LEGAL ASPECTS OF PENDING TEXAS OPIOID LITIGATION. (SECTION 551.071, T.G.C.)**
- B) DISCUSSION AND POSSIBLE LEASE, SALE OR PURCHASE OF REAL PROPERTY; TRACT 1. (SECTION 551.072, T.G.C.)**
- C) CONSIDERATION OF ECONOMIC DEVELOPMENT MATTERS. (SECTION 551.087, T.G.C.)**
- D) CONSULTATION WITH CITY ATTORNEY REGARDING LEGAL ASPECTS OF MEDCARE EMS CONTACT. (SECTION 551.071, T.G.C.)**
- E) CONSULTATION WITH CITY ATTORNEY REGARDING ENFORCEMENT OF ORDINANCES. (SECTION 551.071, T.G.C.)**
- F) CONSULTATION WITH CITY ATTORNEY REGARDING POTENTIAL REAL ESTATE LITIGATION RELATED TO APPROPRIATE ACTION ON A RESOLUTION AUTHORIZING THE USE OF EMINENT DOMAIN TO CONDEMN PROPERTY MORE SPECIFICALLY DESCRIBES AS; A 0.42- ACRE TRACT OF LAND, MORE OR LESS, DESCRIBED AS AN APPROXIMATELY 12.5 FOOT BY 520 FOOT STRIP, OUT OF THE NORTHERN BOUNDARY OF PLANTATION GAP PHASE I SUBDIVISION, SITUATED IN THE CITY OF MCALLEN, HIDALGO COUNTY, TEXAS, MORE PARTICULARLY BY METES AND BOUNDS ON FILE WITH THE CITY SECRETARY. (SECTION 551.071, T.G.C.)**
- G) CONSULTATION WITH CITY ATTORNEY REGARDING LEGAL ASPECTS OF FUNDING OUTSIDE AGENCIES. (SECTION 551.071, T.G.C.)**

PUBLIC COMMENT SESSION:

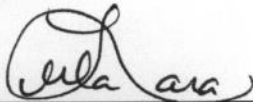
There were no comments from the public.

ADJOURNMENT

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


Joaquin Zamora, Mayor Pro Tem

Attest:


Perla Lara, TRMC/CMC, CPM
City Secretary

ENDURO
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