



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

Commissioner Rodolfo "Rudy" Castillo
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, APRIL 11, 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 April 11, 2022 Regular Meeting Agenda, to be discussed at such meeting.**
- 2. Discussion of street light improvements by District.**
- 3. Discussion of Project Imagine Tomorrow regarding requests for more funding with restrictions.**
- 4. 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 Cause No. C-0932-18-H; Abel Villarreal, III v. City of McAllen. (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 April 8, 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

04/04/2022

MEETING DATE

4/11/2022

1. Agenda Item: Present questions to staff relating to the April 11, 2022 Regular Meeting Agenda, to be discussed at such meeting.
2. Party Making Request: Perla Lara
3. Nature of Request:
4. Routing:
Cindy Gonzalez
Perla Lara
Isaac Tawil
Created/Initiated - 4/4/2022
Approved - 4/4/2022
Final Approval - 4/6/2022
5. Staff Recommendation:
6. Advisory Board:
7. City Attorney:
8. Manager's Recommendation:



ITEM SUMMARY

BOARD: City Commission

AGENDA ITEM

2.

DATE SUBMITTED

03/30/2022

MEETING DATE

4/11/2022

1. Agenda Item: Discussion of street light improvements by District.

2. Party Making Request: Marlen Garza

3. Nature of Request:

4. Routing:

Marlen Garza

Eduardo Mendoza

Michelle Rivera

Isaac Tawil

Created/Initiated - 3/30/2022

Approved - 4/4/2022

Approved - 4/4/2022

Final Approval - 4/6/2022

5. Staff Recommendation:

6. Advisory Board:

7. City Attorney:

8. Manager's Recommendation:



ENGINEERING DEPARTMENT
MEMORANDUM

To: Roel "Roy" Rodriguez, P.E., City Manager
From: Eduardo Mendoza, PE, PTOE, City Engineer
Date: April 4, 2022
Subject: Street Light Improvement Priority

Explanation

Traffic Operations staff gave a presentation on December 13, 2021 City Commission Meeting regarding proposed street light improvements by District. These improvements stemmed from a survey that was done in 2019, in which staff found older subdivisions lacked lighting and did not meet current streetlight spacing standards. There are current funds to install street lights and staff is seeking direction on the priority of installation for street lights.

Recommended priorities for streetlight installation are highlighted:

- Older Established Neighborhoods
- Arterials (Major/Minor)
- Annexed areas
- Undeveloped areas

Xc: Michelle Rivera, Assistant City Manager
Marlen Garza, PE, Assistant City Engineer, Traffic Operations

Street lights by District

Traffic Operations Department

Summary

Traffic Operations staff gave a presentation on December 13, 2021 City Commission Meeting regarding proposed street light improvements by District. These improvements stemmed from a survey that was done for in 2019, in which staff found older subdivisions lacked lighting and did not meet current street light spacing standards.

The next few slides show street light needs by District in the following priorities:

- Old Neighborhoods
- Arterials
- Annexed Areas
- Undeveloped Areas

District 1

Legend

District Boundary ———

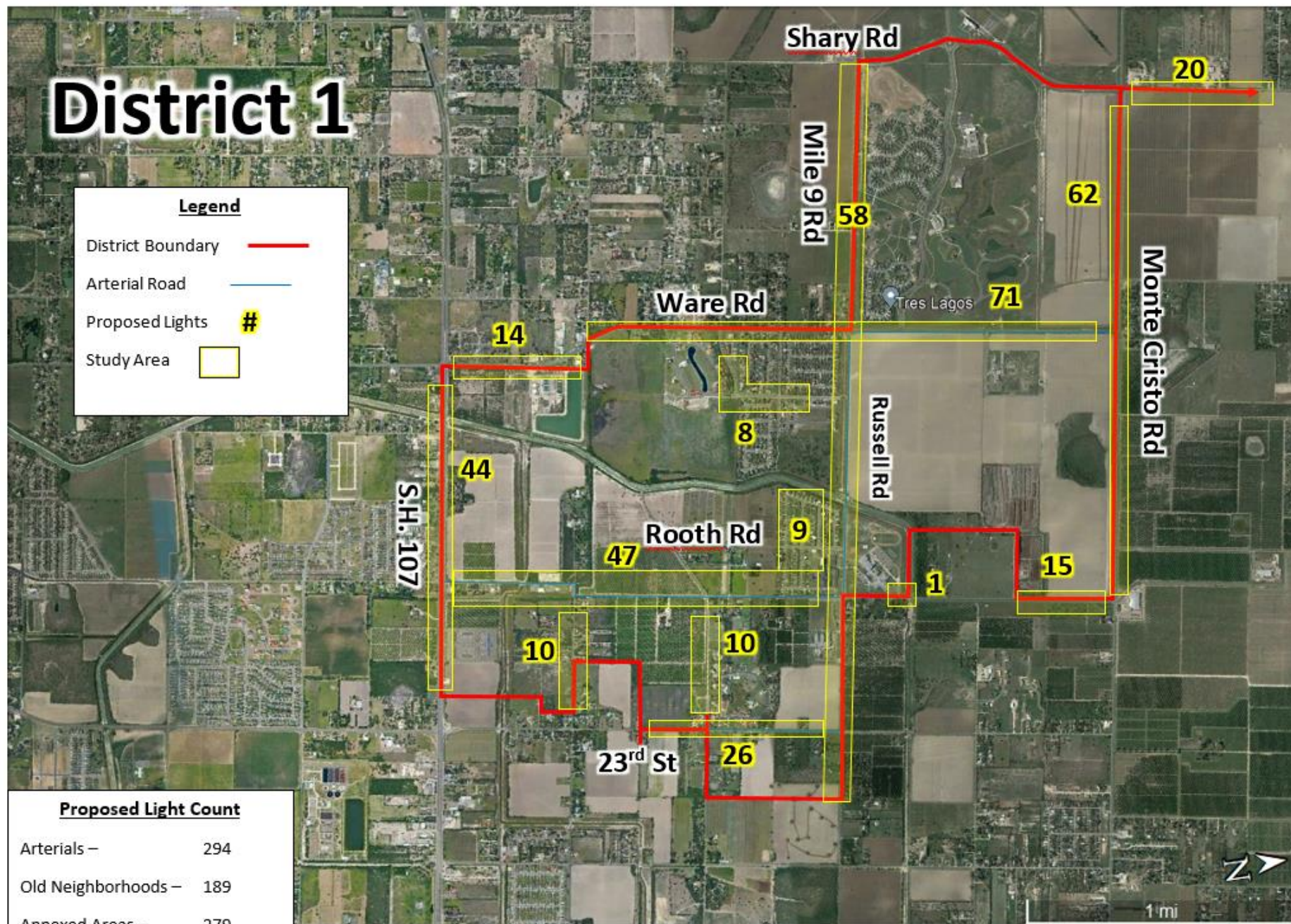
Arterial Road ———

Proposed Lights #

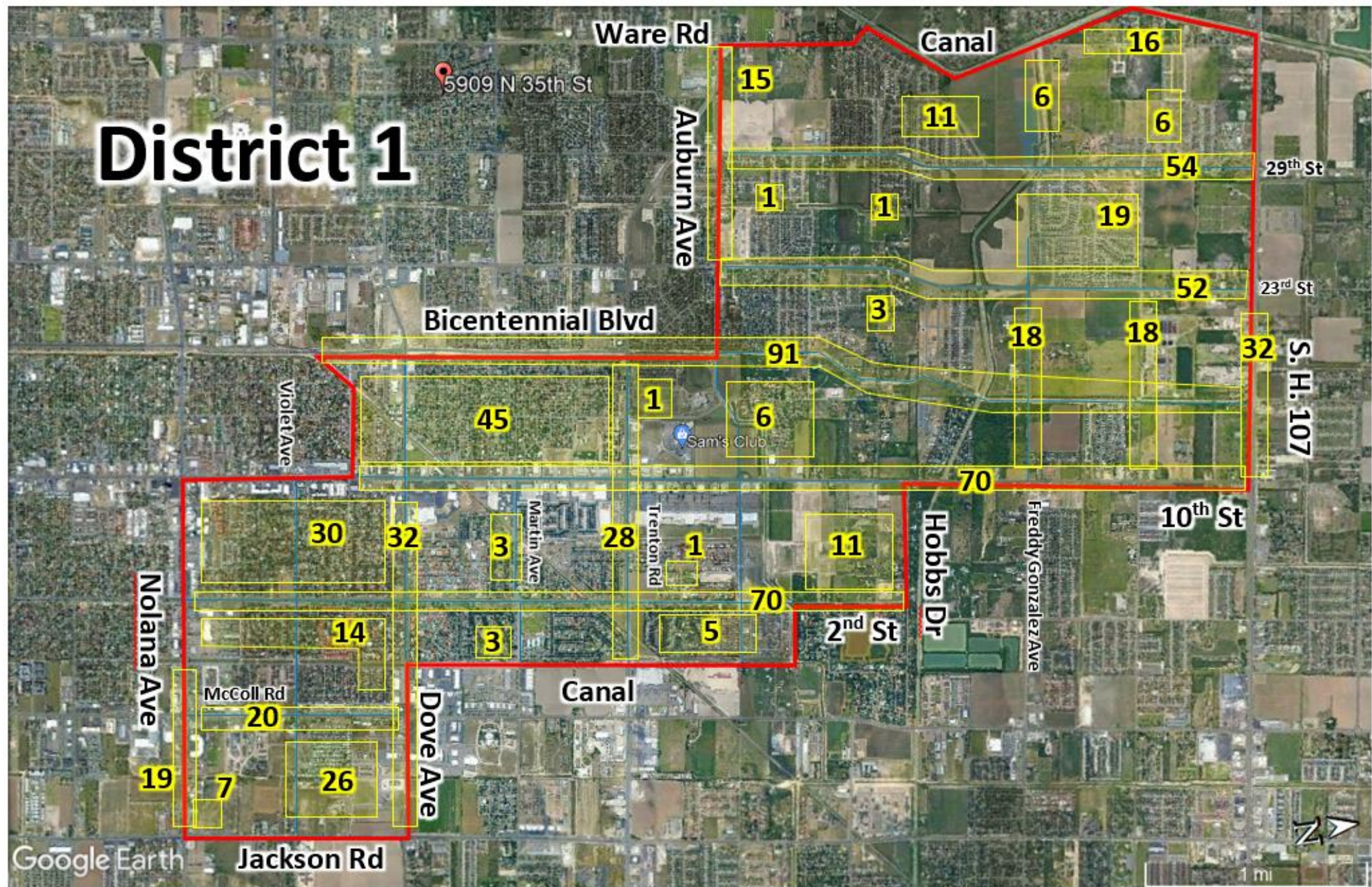
Study Area □

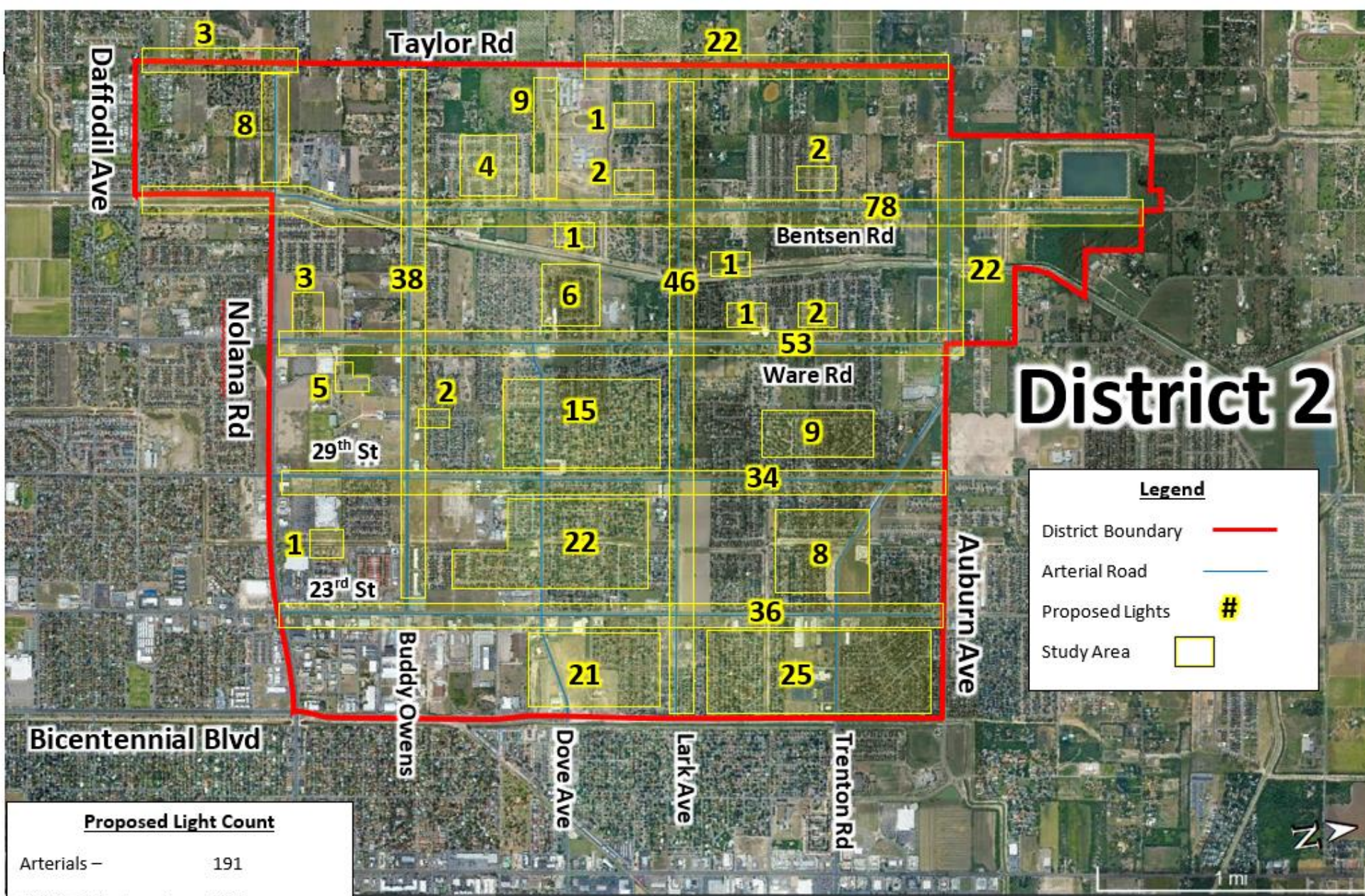
Proposed Light Count

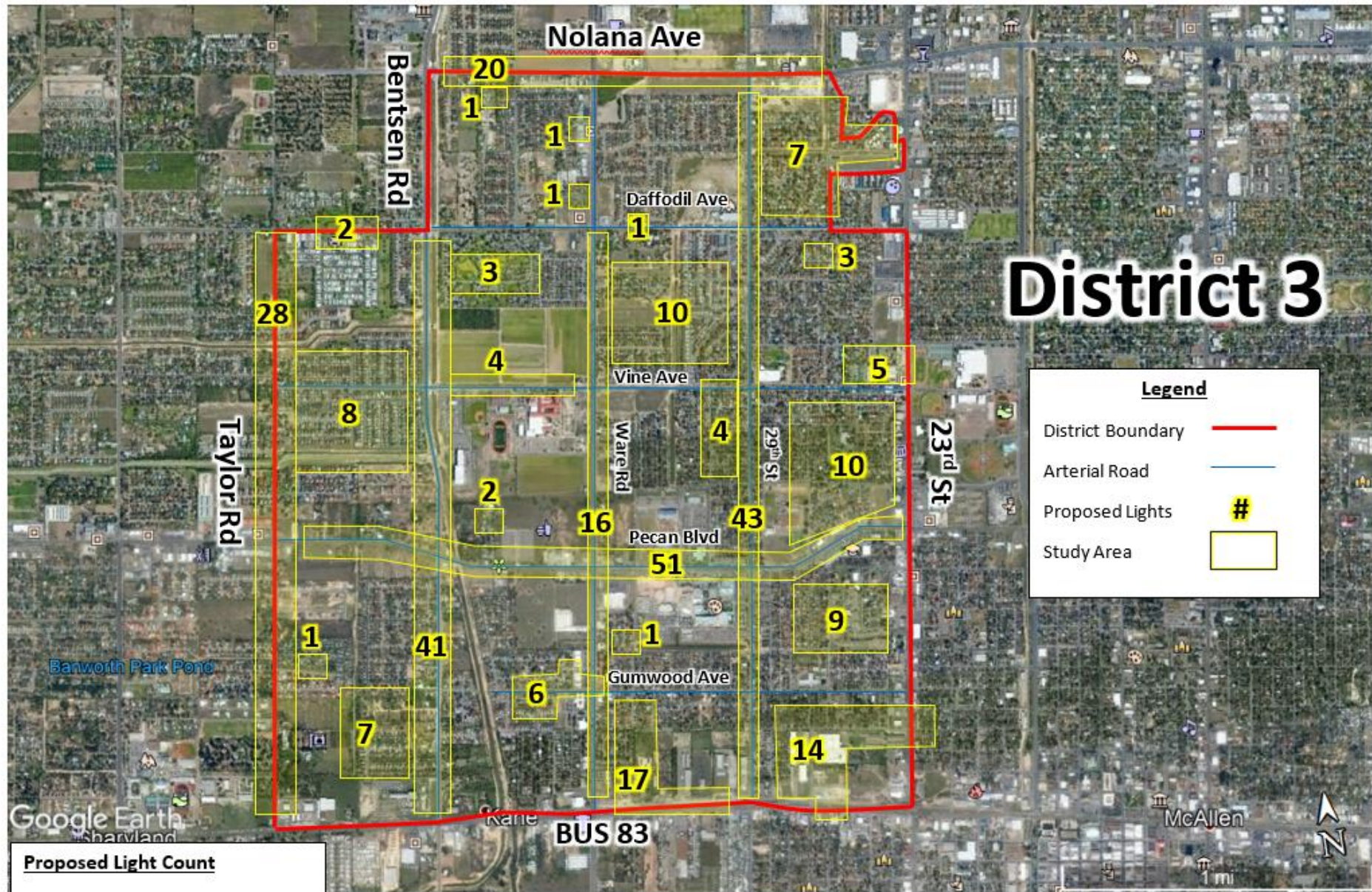
Arterials —	294
Old Neighborhoods —	189
Annexed Areas —	279
Undeveloped Areas —	285

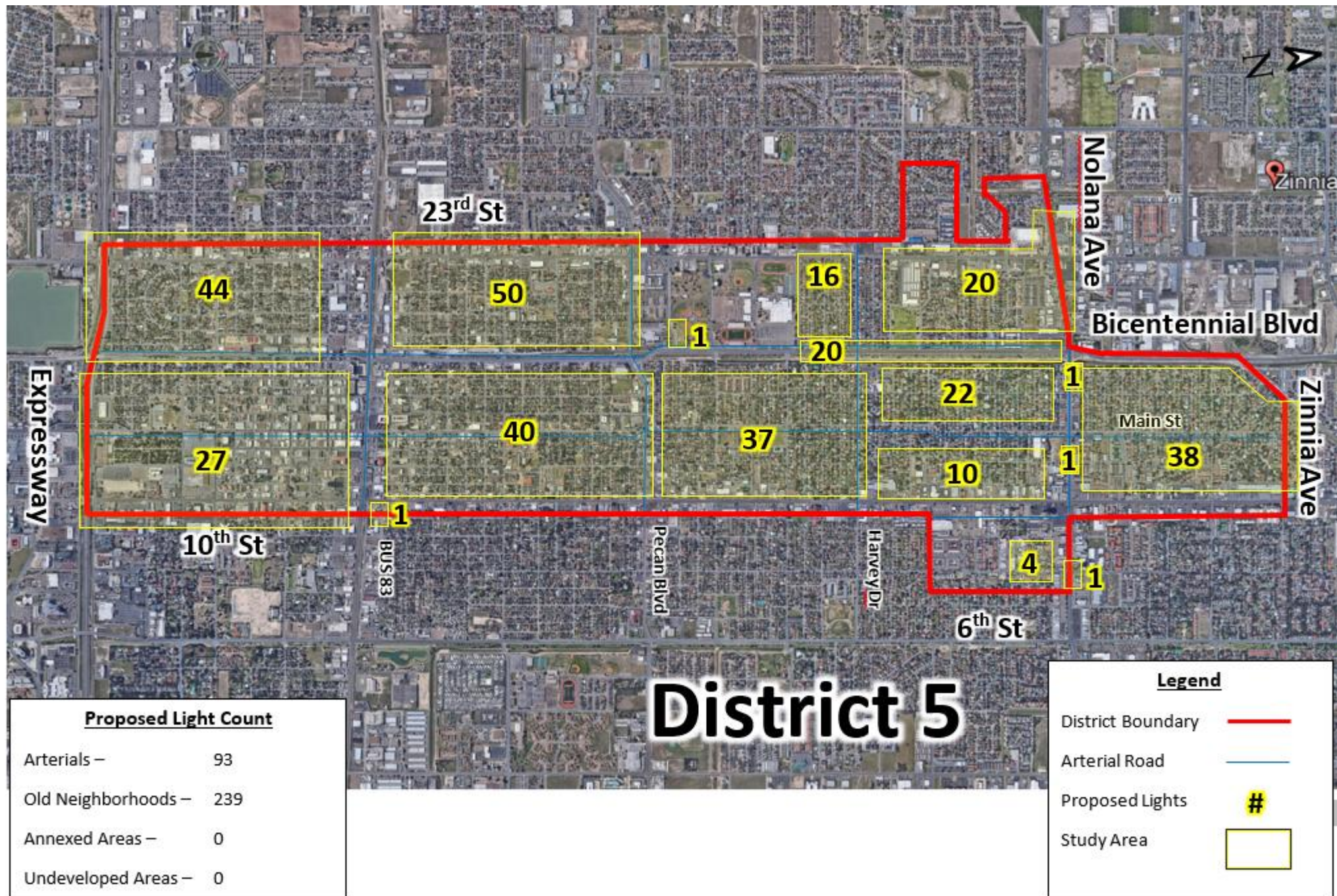


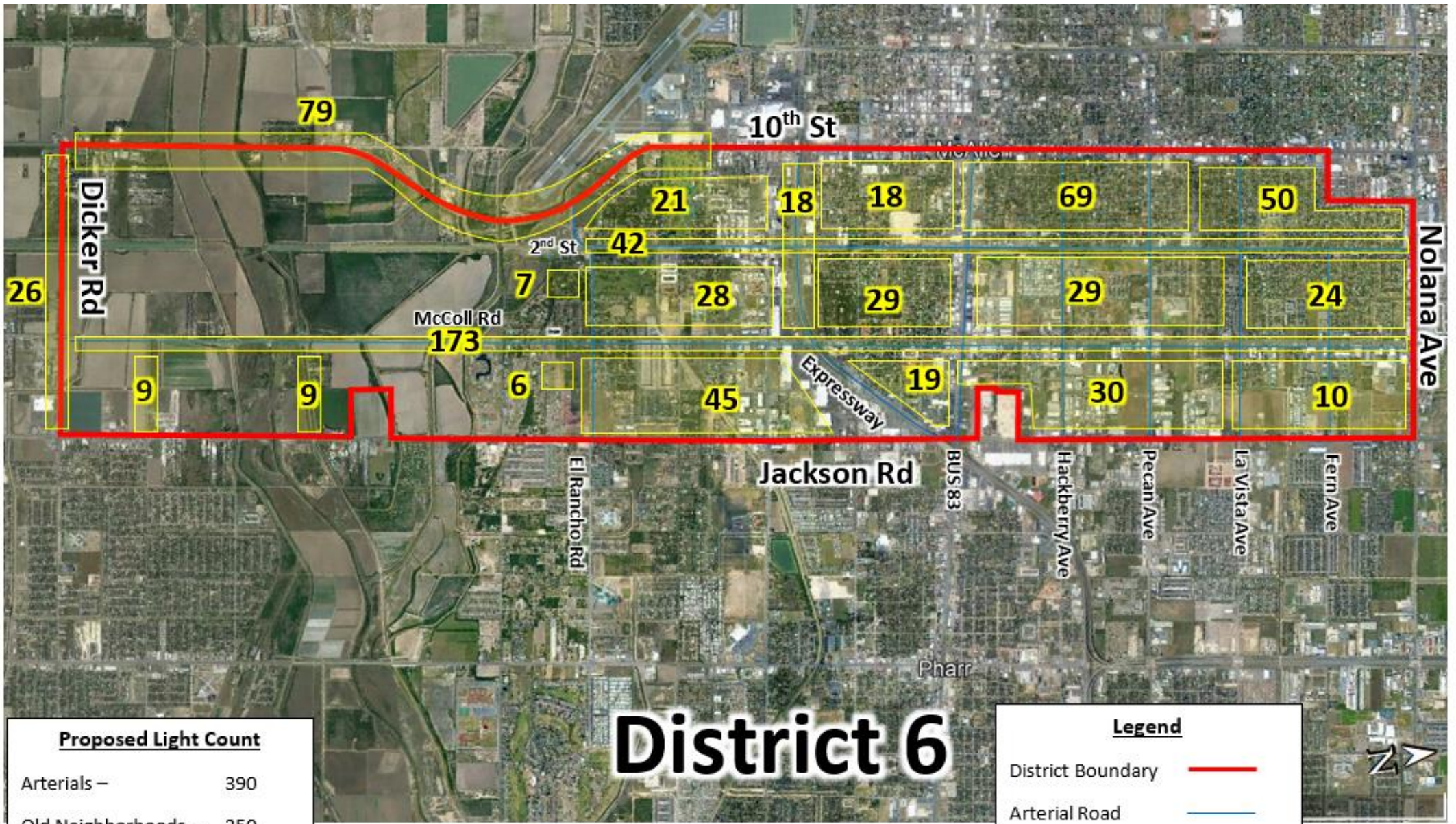
District 1













ITEM SUMMARY

BOARD: City Commission

AGENDA ITEM

3.

DATE SUBMITTED

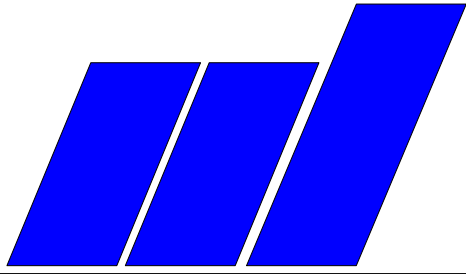
04/04/2022

MEETING DATE

4/11/2022

1. Agenda Item: Discussion of Project Imagine Tomorrow regarding requests for more funding with restrictions.
2. Party Making Request:
3. Nature of Request:
4. Routing:

Cynthia Reyna	Created/Initiated - 4/4/2022
Steven Kotsatos	Approved - 4/4/2022
Michelle Rivera	Approved - 4/5/2022
Angie Rodriguez	Approved - 4/5/2022
Isaac Tawil	Final Approval - 4/6/2022
5. Staff Recommendation:
6. Advisory Board:
7. City Attorney:
8. Manager's Recommendation:



CITY OF MCALLEN
HEALTH & CODE ENFORCEMENT
MEMORANDUM

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

Through: Steven M. Kotsatos, R.S., CPM, Environmental Health and
Code Enforcement Director

From: Cesar N. Rodriguez, CPM, Environmental Health and
Code Enforcement Assistant Director

Date: April 5, 2022

**Subject: Request Additional Funding Workshop for Involuntary
Demolition Program & Project Imagine Tomorrow**

GOAL: To request additional funding for Involuntary Demolition Program for \$50,000 & Project Imagine Tomorrow for \$100,000.

BRIEF EXPLANATION: The City of McAllen's Environmental Health & Code Enforcement Department has presented 30 properties to the Building Board of Adjustments since taking over the Condemnation process of Substandard, Vacant homes in the Fall of 2019. These abandoned homes pose structural, health, and safety hazards to the public due to not meeting various minimum occupancy standards. In addition, these homes act as a magnet to crime, vandalism, and other illicit activities.

The Department is asking for an additional \$50,000 in funds to further abate substandard, vacant properties throughout the City of McAllen.

In addition, the Department is requesting an additional \$100,000 for Project Imagine Tomorrow a Home Repair Economic Incentives program designed to:

- (1) Incentivize property owners/private sector to help rehabilitate substandard, vacant residential structures city-wide.
- (2) Help encourage new residential construction city-wide.
- (3) Help encourage the renovation of homes built over 50+ years ago.
- (4) Offer landscape incentives to help beautify the City of McAllen.

REQUEST ADDITIONAL FUNDS: INVOLUNTARY DEMOLITION PROGRAM & PROJECT IMAGINE TOMORROW

WORKSHOP PRESENTATION: 04.11.2022

**BY: CESAR N. RODRIGUEZ, ASSISTANT DIRECTOR OF
ENVIRONMENTAL HEALTH & CODE ENFORCEMENT
CITY OF MCALLEN**

REQUEST ADDITIONAL FUNDING

I. Involuntary Demolition Program

- Original Budget \$100,000

- Requesting additional \$50,000

II. Project Imagine Tomorrow

- Original Budget \$300,000

- Requesting additional \$100,000

INVOLUNTARY DEMOLITION PROGRAM & PROJECT IMAGINE TOMORROW



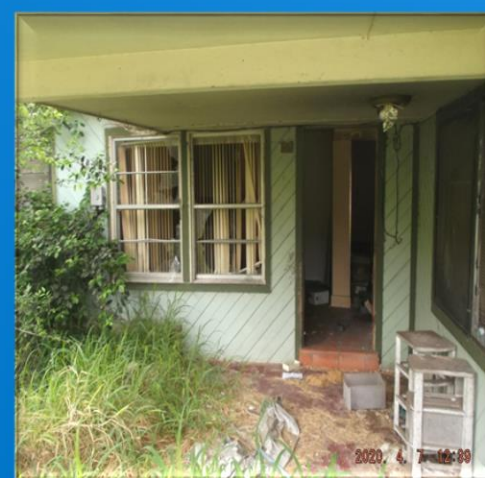
INVOLUNTARY DEMOLITION PROGRAM

- **Bids for Demolitions: \$3.50 to \$5.50 /sq. ft.**
- **Average Residential Home: 1,500 sq. ft.**
- **Cost for Demolition: \$5,250 to \$8,250**
- **With Roll-Off Assistance: \$2,500 per location**
- **Out of 30 Structures (Presented to BBOA since fall 2019):**
 - 7 City Contractor Demolitions, 15 Demolished/Rehabilitation with Roll-Offs, 2 Demolished Customer Account, 2 Pending Escrow, 1 granted 90 day extension for rehab, and 3 pending expiration of Order of Demolition upheld by BBOA.**

VOLUNTARY/INVOLUNTARY DEMOLITION ACTIVITY



VOLUNTARY/INVOLUNTARY DEMOLITIONS CONTINUED



INVOLUNTARY DEMOLITION PROGRAM:

From October 2019 to present day,

voluntary compliance is 60% with program where customer demolishes property (with free roll-off containers) or on their own account after Code Enforcement presents property to Building board of Adjustments (BBOA).

With additional \$50,000:

2 substandard structures can be presented per month to BBOA for the remaining 6 months of the fiscal year.

7 Voluntary @ \$2,500 + 5 Involuntary @ \$6,750 ~ \$50,000



PROJECT IMAGINE TOMORROW:

**For current year 2021-2022,
Roll-off Service Fees & Home Repair
Economic Incentives (380 Agreements)
Issued to Property Owners is \$110,331.08
with Pending Commitments
(33 Approved Applications) of \$189,500.
Budget of \$300,000.**

PROJECT IMAGINE TOMORROW: ECONOMIC INCENTIVES-ADDITIONAL \$100,000

Incentive Categories Effective January 2020:

- I. New Single Family Construction with Landscaping.....\$5,500**
- II. New Duplex-Fourplex Construction with Landscaping....\$8,500**
- III. Renovation of Single Family Home 50+ years
with Landscaping.....\$5,500**
- IV. Rehabilitation of Substandard Single Family
with Landscaping and [free Roll-Off Containers].....\$5,500**
- V. Rehabilitation of Substandard Duplex-Fourplex
with Landscaping and [free Roll-off Containers].....\$8,500**

PROJECT IMAGINE TOMORROW: ECONOMIC INCENTIVES (LIMITATIONS)

Currently:

- **First Come First Serve**
- **No Number of Contract Restrictions**

Staff Recommendation:

- **Limit Number Applications per year, 3 to 4 per Entity or Owner, applied retroactively.**
- **Limit every category? or only Single Family Construction?**

Project Imagine Tomorrow: 2020-2021	Total
New Single Family Construction	34
Single Family Rehabilitation of Substandard Home	14
Single Family Demolition with New Construction of Single Family Home	9
New Duplex-Fourplex Construction	5
Duplex-Fourplex Demolition with New Construction of Duplex Fourplex	3
Renovation of Single Family Home (50+ Years)	3
Total	68
Project Imagine Tomorrow: 2021-2022	Total
New Single Family Construction	2
Single Family Rehabilitation of Substandard Home	1
Total	3

INCENTIVES-IMPROVEMENT PROJECTS CONTINUED



INCENTIVES-IMPROVEMENT PROJECTS CONTINUED





ITEM SUMMARY

BOARD: City Commission

AGENDA ITEM

4.A.

DATE SUBMITTED

MEETING DATE

4/11/2022

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

Created -



ITEM SUMMARY

BOARD:	AGENDA ITEM	4.B.
	DATE SUBMITTED	
	MEETING DATE	4/11/2022

1. Agenda Item: Consultation with City Attorney regarding pending litigation Cause No. C-0932-18-H; Abel Villarreal, III v. City of McAllen. (Section 551.071, T.G.C.)
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:
Leilani Estrada ColimaCreated -
8. Staff Recommendation:
9. Advisory Board:
10. City Attorney:
11. Manager's Recommendation: