



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 25, 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 25, 2022 Regular Meeting Agenda, to be discussed at such meeting.**
- 2. Discussion of Construction Manager at Risk Contract.**
- 3. Consideration and Review of Drainage Utility Fee for year 4.**
- 4. Subdivision Report.**
- 5. Project Status Report through March 31, 2022.**
- 6. Status Report on Parks & Recreation Projects.**
- 7. 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)** Discussion and Possible Lease, Sale or purchase of Real Property; Tract 1, Tract 2, Tract 3, Tract 4 & Tract 5. (Section 551.074, T.G.C.)
- C)** Consultation with City Attorney regarding Legal Aspects of naming city buildings. (Section 551.071, T.G.C.)
- D)** Consultation with City Attorney regarding Legal Aspects of Contractual Agreement. (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 22, 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

04/19/2022

MEETING DATE

4/25/2022

1. Agenda Item: Present questions to staff relating to the April 25, 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 - 4/19/2022
Approved - 4/19/2022
Final Approval - 4/20/2022
5. Staff Recommendation:
6. Advisory Board:
7. City Attorney:
8. Manager's Recommendation:



ITEM SUMMARY

BOARD: City Commission

AGENDA ITEM

2.

DATE SUBMITTED

04/21/2022

MEETING DATE

4/25/2022

1. Agenda Item: Discussion of Construction Manager at Risk Contract
2. Party Making Request: Eduardo Mendoza
3. Nature of Request:
4. Routing:
Jose Trujillo
Eduardo Mendoza
Michelle Rivera
Isaac Tawil
Created/Initiated - 4/21/2022
Approved - 4/21/2022
Approved - 4/21/2022
Final Approval - 4/21/2022
5. Staff Recommendation:
6. Advisory Board:
7. City Attorney:
8. Manager's Recommendation:



ENGINEERING DEPARTMENT

MEMORANDUM

To: Roel "Roy" Rodriguez, PE, City Manager

From: Eduardo Mendoza, P.E., City Engineer

Date: April 20, 2022

Subject: **Quinta Mazatlan Palm House and Park and Ride- Procurement Process**

GOAL

Consideration and review of procurement process for Quinta Mazatlan Palm House and Park and Ride Improvements.

Explanation

City Staff and the Architectural Consultant have recommended that the City consider using a Construction Manager At Risk contract when receiving bids in place of the standard sealed bids. Attached is a presentation.

Recommendation

Staff recommends consideration and review of the procurement process.

Alternative Bidding Option

Construction Manager At Risk

Construction Manager At Risk

The Construction Manager at Risk (CMAR) is a delivery method which entails a commitment by the Construction Manager (CM) to deliver the project within a Guaranteed Maximum Price (GMP) which is based on the construction documents and specifications at the time of the GMP plus any reasonably inferred items.

Bidding Options

Competitive Sealed Bids

- Standard Practice for most projects in City
- Contract must be awarded to the lowest responsible bidder based on cost
- General contractor quality is not guaranteed
- Process intends to stimulate price competition
- Faster process, requires less time for evaluation
- Shorter bid process

Construction Manager At Risk

- Provides design phase and preconstruction services
- Construction Manager becomes contractor.
- Owner participates in trade and subcontractor selection.
- Contract is based on a “Guaranteed Maximum Price” (GMP)
- Open book accounting.

CM at Risk Advantages

Advantages

- Construction Manager selected based on qualifications, experience and proposed team rather than low cost
- Design phase assistance with budgeting, planning and constructability results in ability to influence outcome by addressing issues early
- Early cost estimates and feedback to help in the design development process resulting in a more accurate cost model
- Team concept with owner and designer
- **BEST SUITED FOR:** new or renovation projects that are schedule sensitive, difficult to define or subject to potential changes; also for projects requiring a high level of construction oversight due to multi phases, technical complexity or multi-discipline coordination

Guaranteed Maximum Price

Guaranteed Maximum Price

- Based on bids for work packages, general conditions, contingency and set fee
- Essentially a “cost-plus” contract with guaranteed maximum
- Final price is based on actual bids received, amount of contingency used, and agreed upon general conditions/fee
- Any savings on actual costs revert to the owner
- All items of GMP are negotiable with the exception of the CM fee and Trade Contractor Bids
- Can include allowances for work that is unclear or undefined to ensure no financial surprises

CM at Risk

CM at Risk creates the opportunity to...

- Hire an experienced team member based on qualifications
- Manage the budget process and see all costs via open book accounting
- Save time on the schedule through fast tracking and pre-purchase
- Design a “buildable” building with a great deal of thought about value, quality, durability and user benefits
- Have a greater opportunity to select and prequalify subcontractors for the project resulting in significant quality improvement
- Design-to-budget, and effective purchasing and scope delineation
- Engage in a positive and collaborative design and construction process



ITEM SUMMARY

BOARD: City Commission

AGENDA ITEM

3.

DATE SUBMITTED

04/19/2022

MEETING DATE

4/25/2022

1. Agenda Item: Consideration and Review of Drainage Utility Fee for year 4.
2. Party Making Request: Eduardo Mendoza
3. Nature of Request:
4. Routing:
Mario Cruz
Eduardo Mendoza
Michelle Rivera
Isaac Tawil
Created/Initiated - 4/19/2022
Approved - 4/19/2022
Approved - 4/19/2022
Final Approval - 4/20/2022
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, P.E., P.T.O.E., City Engineer
Date: April 25, 2022
Subject: Annual Review of Drainage Utility Fee

Goal

Consideration and Review of Drainage Utility Fee for year 4.

Explanation

The City adopted the drainage utility fee in 2018, with billing commencing in March 2018. As part of the process, an annual review by City Commission is required. Attached is the annual presentation for your review.

4nd Annual Update Drainage Utility Fee

April 25, 2022

Drainage Utility Fee

\$11.21 million

PROJECT NAME	COST
Lark Ave. Drainage Improvements	\$60,000
N Main at Jay St. Drainage Improvements	\$450,000
N 8 th at Camellia Ave Drainage Imp.	\$185,000
Gardenia at N 12 th Drainage Imp.	\$316,000
Quince at N 8 th Drainage Imp.	\$175,000
Torres Acres Drainage improvements	\$680,000
Harvey Stormwater Pump Station	\$600,000
NW Blueline Hibiscus Tributary	\$300,000
Trade Zone Pump Station Improvements	\$180,000
Balboa Ditch Sluice Gates	\$325,000
NE McAllen/Edinburg Lateral	\$6,000,000
McAllen Lateral Channel Improvements	\$2,000,000

City adopted a Drainage Utility Fee in March 2018, paid through monthly utility bill

Fee is based on average impervious cover for residential properties (2,700 sf = 1 ERU)

Monthly fee of \$1.50 per ERU (min. \$1.00 / max \$75.00)

Approximately 8 years to collect \$11.21 million

Projects awarded throughout the term

Year 4 Revenue Update

Year 1: March 2018 - March 2019

Fiscal Year 17-18	\$	685,495
Fiscal Year 18-19	\$	617,701

Total Revenue	\$	1,303,196
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Year 2: April 2019-March 2020

Fiscal Year 18-19	\$	619,673
Fiscal Year 19-20	\$	623,369

Total Revenue	\$	1,243,042
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Year 3: April 2020-March 2021

Fiscal Year 19-20	\$	626,579
Fiscal Year 20-21	\$	627,645

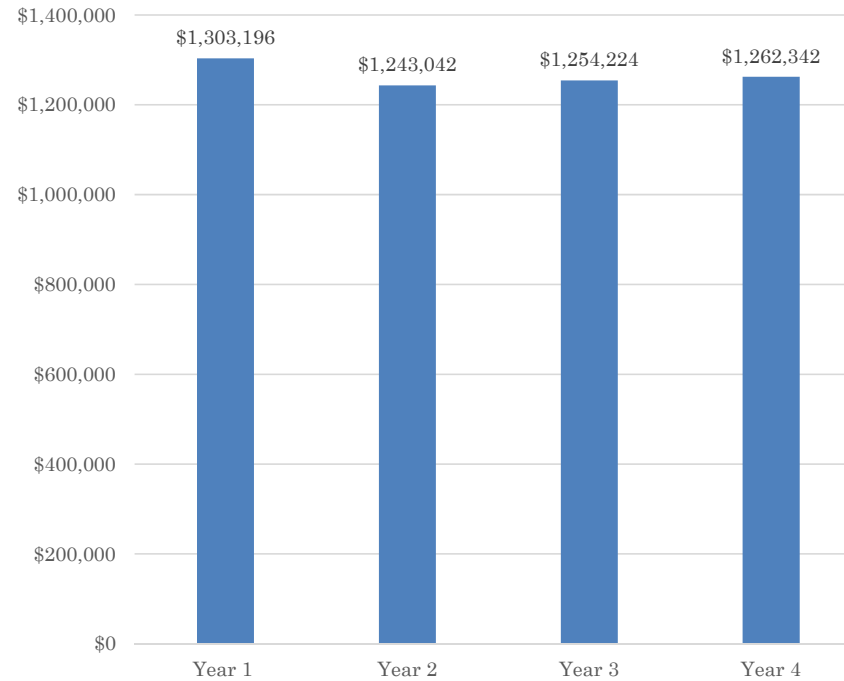
Total Revenue	\$	1,254,224
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Year 4: April 2021-March 2022

Fiscal Year 20-21	\$	629,605
Fiscal Year 21-22	\$	632,737

Total Revenue	\$	1,262,342
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Revenue By Year



Total to Date: \$5,062,804

Year 4 Updates

Adding New Accounts

- New construction and Recently annexed (about 697)
- Accounts billed \$0.99 until assessment is completed
- Assessment in progress utilizing available appraisal district data
- Projecting an additional \$4,000 - \$5,000 Annual Revenue

Create Drainage Only Accounts

- Send out letters to Property Owner per HCAD to notify of Account Creation
- Sign and Return Forms w/ Deadline
- Account Activation

Project Status

Complete: 4

Prepared for Advertising: 2

ROW acquisition: 1

Under design: 6

Developing Scope of Services: 1

Project Name	Status
Sarah Avenue Bypass	Complete
Gardenia at N 12th Drainage Imp.	Complete
N 8th at Camellia Ave Drainage Imp.	Complete
Torres Acres Drainage Imp.	Design Complete/ Coordinating ROW
N Main at Jay St. Drainage Imp.	Under Design
Quince at N 8th Drainage Imp.	Under Design
NW Blueline Hibiscus Tributary	Complete
Balboa Ditch Sluice Gates	Preparing for Advertising
Balboa Acres Storm Infrastructure & Pump Station Improvements	Preparing for Advertising
McAllen Lateral Channel Imp.	Under Design
Trade Zone Pump Station Imp.	Under Design
Lark Ave. Drainage Imp.	Developing Scope of Services
Harvey Stormwater Pump Station	Under Design
NE McAllen/Edinburg Lateral	Under Design

Completed Projects

NW Blueline Hibiscus Tributary

Design	\$ 21,264.75
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Construction	\$ 228,100.00
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Total \$ 249,364.75

Sarah Avenue Bypass

Design	\$ 21,615.00
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Construction	\$ 111,100.00
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Total \$ 132,715.00

N 8th Street at Camelia Avenue

Design	\$ 16,565.00
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Construction	\$ 225,614.78
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Total \$ 242,179.78

Gardenia Avenue at N 12th St

Design	\$ 28,937.25
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Construction	\$ 266,586.00
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Total \$ 295,523.25

Questions?



ITEM SUMMARY

BOARD: City Commission

AGENDA ITEM

4.

DATE SUBMITTED

04/19/2022

MEETING DATE

4/25/2022

1. Agenda Item: Subdivision Report.

2. Party Making Request: Edgar Garcia

3. Nature of Request: Subdivision Report

4. Routing:

Andrea Ramirez

Created/Initiated - 4/19/2022

Edgar Garcia

Approved - 4/19/2022

Michelle Rivera

Approved - 4/19/2022

Isaac Tawil

Final Approval - 4/20/2022

5. Staff Recommendation:

6. Advisory Board:

7. City Attorney:

8. Manager's Recommendation:

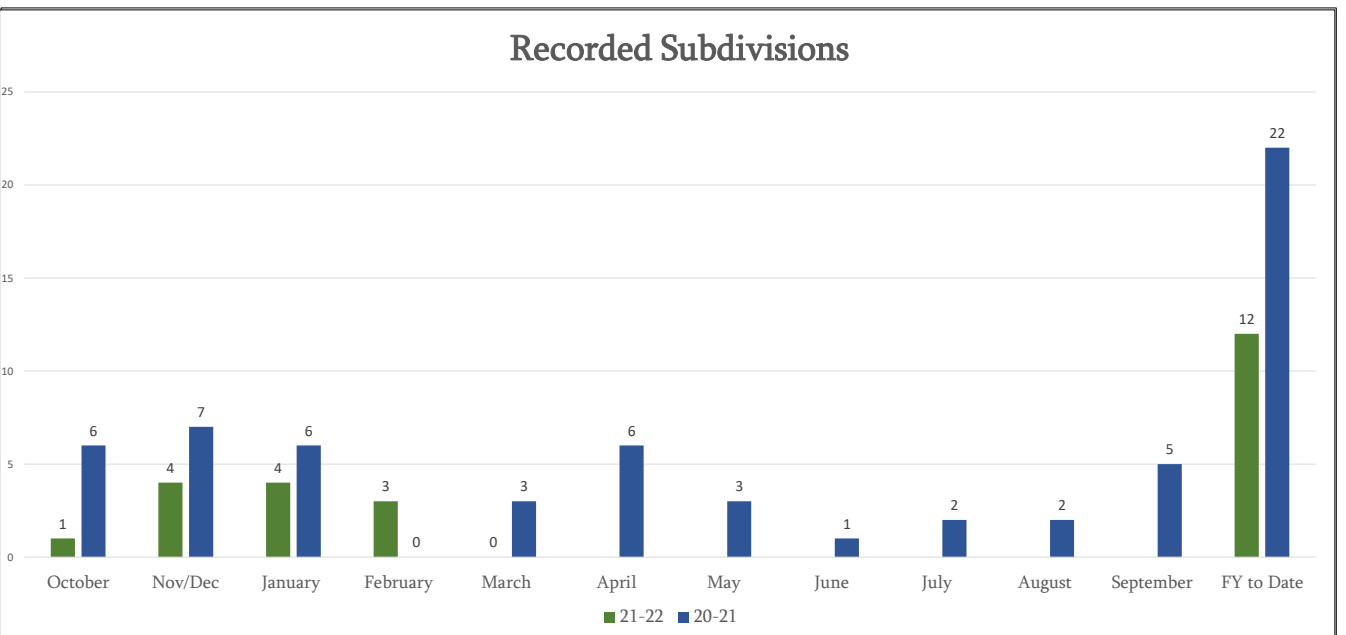
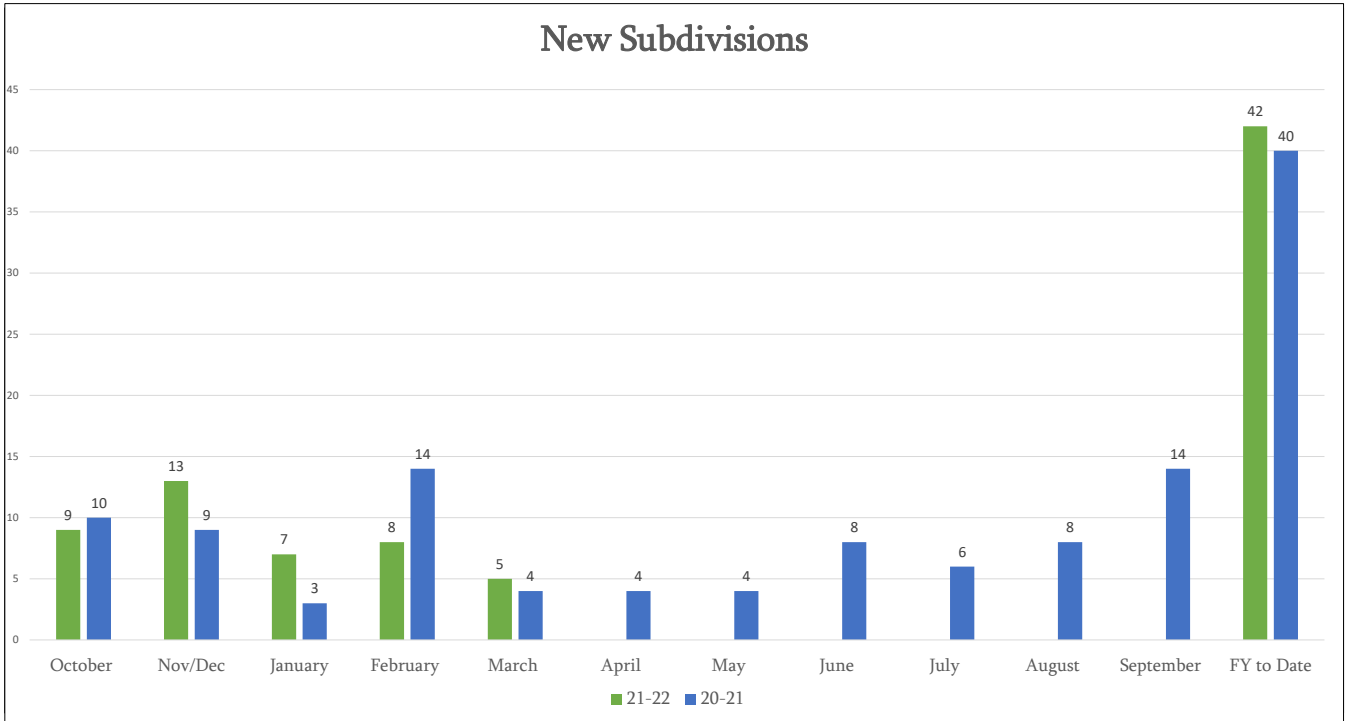
City of McAllen

Subdivision Report March 1, 2022 Ending March 31, 2022

Planning Department



	Zoning	Type of Development	Number of Lots	Acres
New Subdivisions				
1. Nolana Town Center Phase II, Lots 1A, 2A & 3A	C-3	Commercial	3	5.14
2. Yale Corner	C-3	Commercial	2	4.41
3. Northwood Trails Block II & III	R-1 & R3A	Residential	131	42.62
4. Salinas Brothers Subdivision	ETJ	Residential	2	9.81
5. Paseo Del Angel Subdivision	R-1	Residential	10	4.75
Recorded Subdivisions				



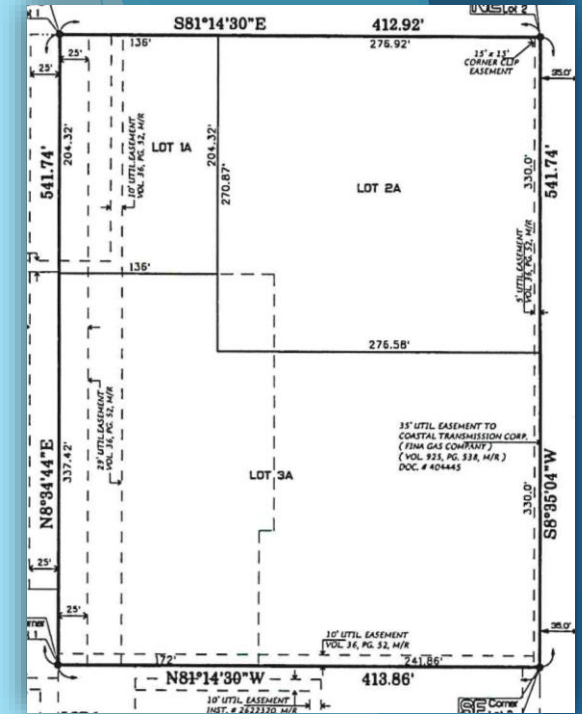
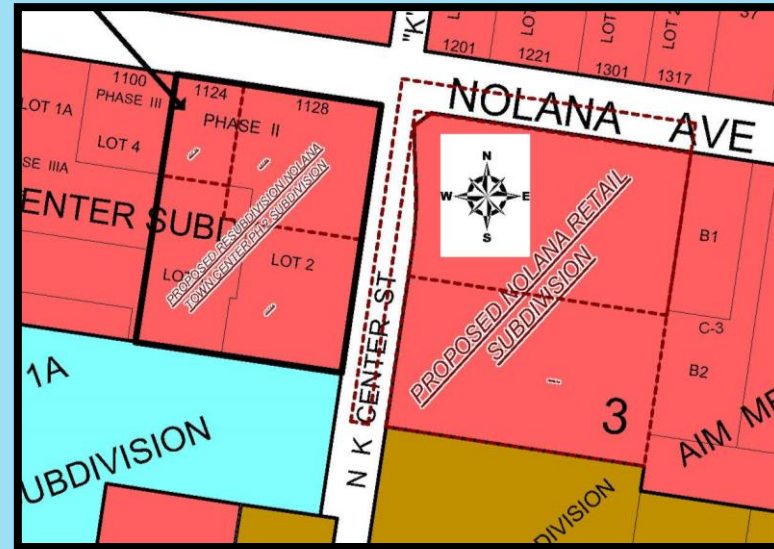
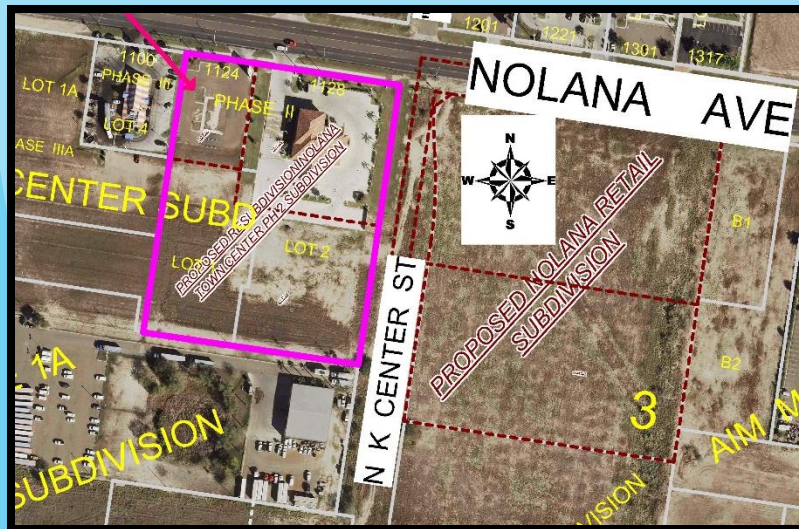
Nolana Town Center Phase II, Lots 1A, 2A & 3A

Zoning: C-3

Type of Development: Commercial

Lots: 3

Acres: 5.14



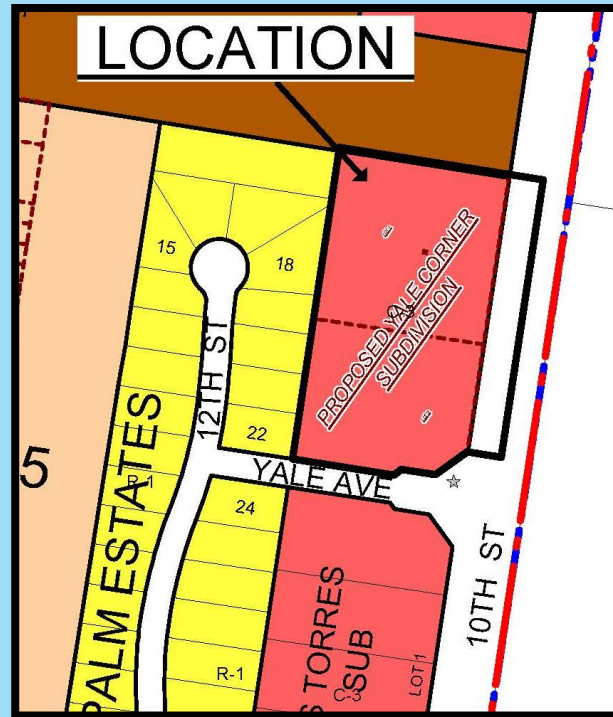
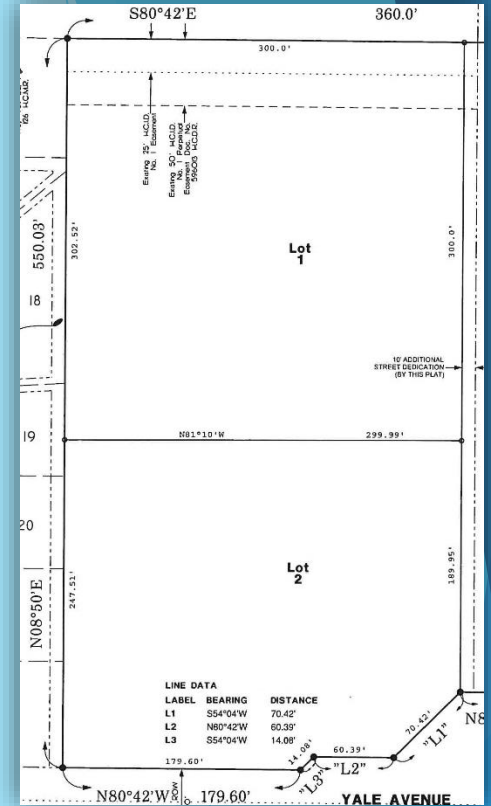
Yale Corner

Zoning: C-3

Type of Development: Commercial

Lots: 2

Acres: 4.41



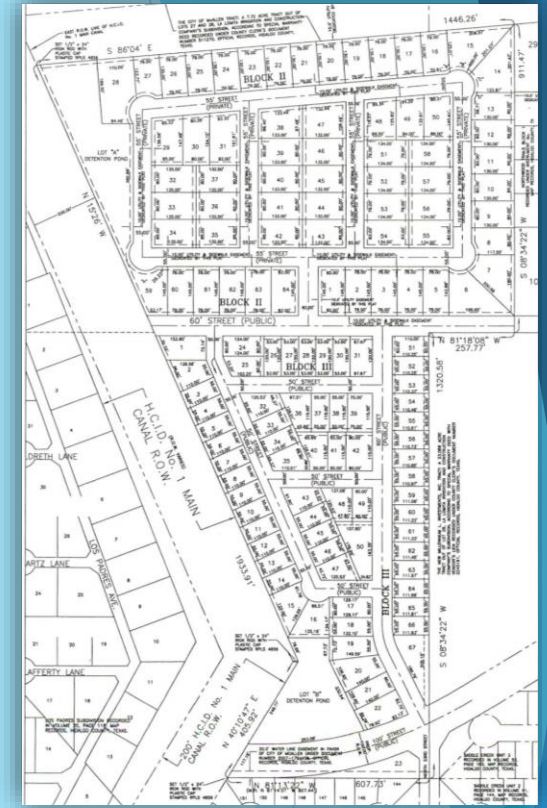
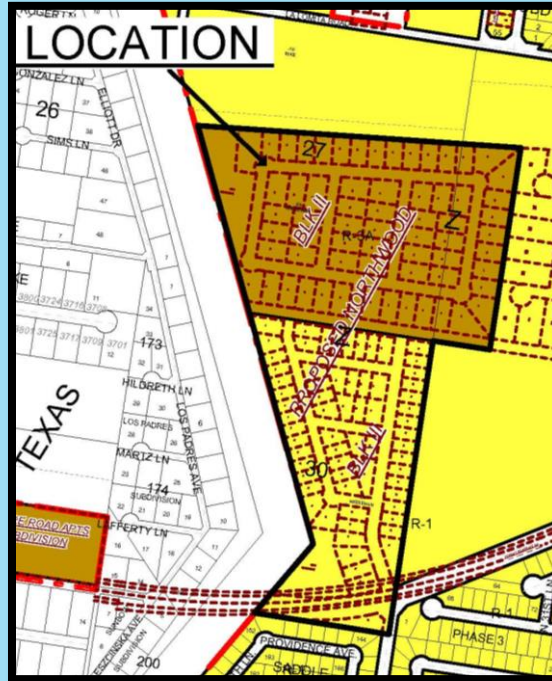
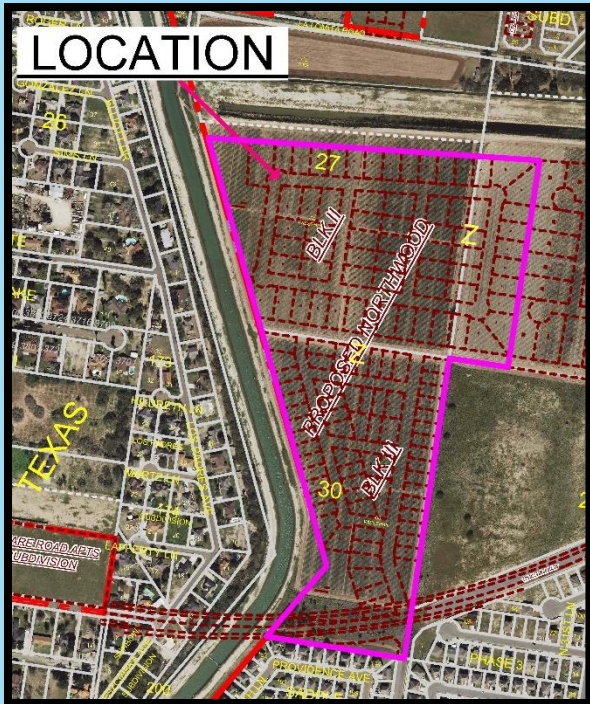
Northwood Trails Block II & III

Zoning: R-1 & R-3A

Type of Development: Residential

Lots: 131

Acres: 42.62



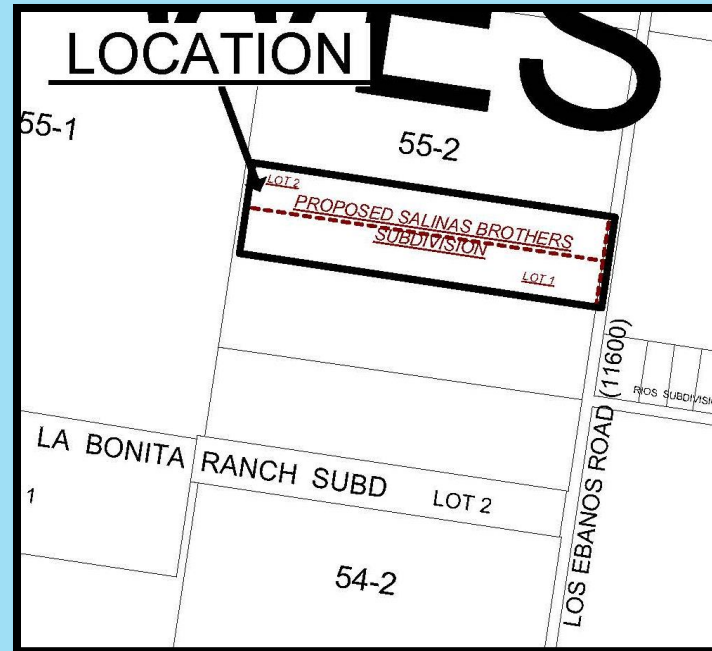
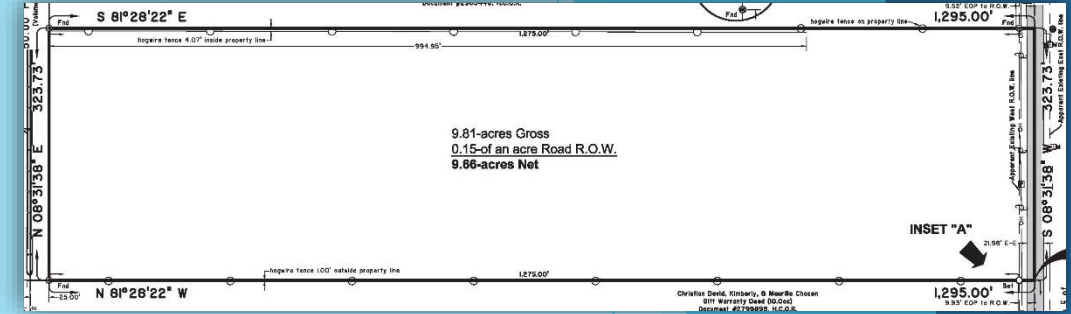
Salinas Brothers Subdivision

Zoning: ETJ

Type of Development: Residential

Lots: 2

Acres: 9.81



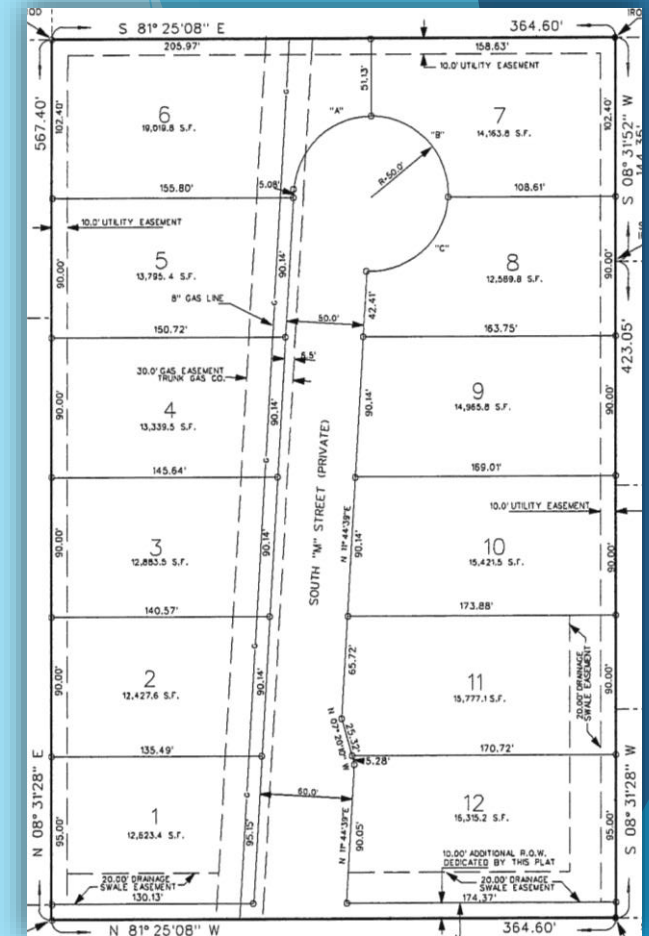
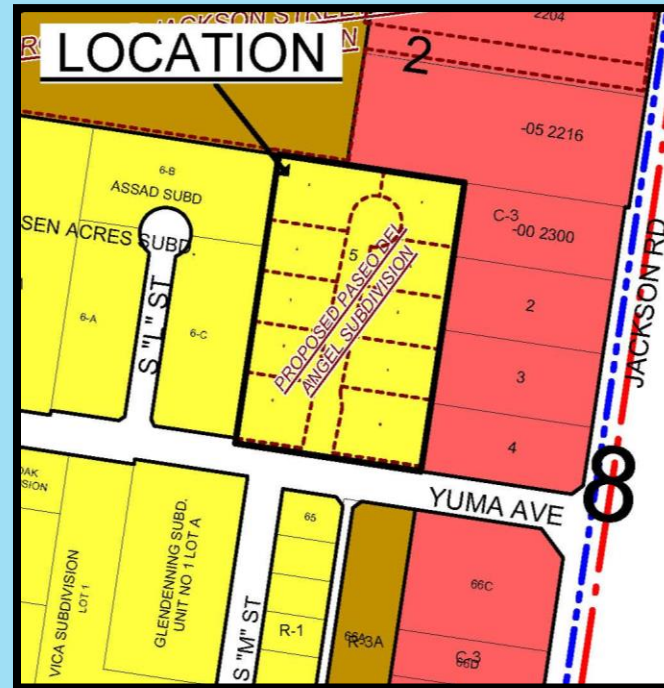
Paseo Del Angel Subdivision

Zoning: R-1

Type of Development: Residential

Lots: 10

Acres: 4.75





ITEM SUMMARY

BOARD: City Commission

AGENDA ITEM

5.

DATE SUBMITTED

04/18/2022

MEETING DATE

4/25/2022

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

2. Party Making Request: Eduardo Mendoza

3. Applicant: Eduardo Mendoza

4. Nature of Request: Project Status Report through February 28, 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 - 4/18/2022

Approved - 4/19/2022

Approved - 4/19/2022

Final Approval - 4/20/2022

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: April 25, 2022
Subject: **Project Status Report through March 31, 2022.**

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 March 31, 2022.

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., 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.

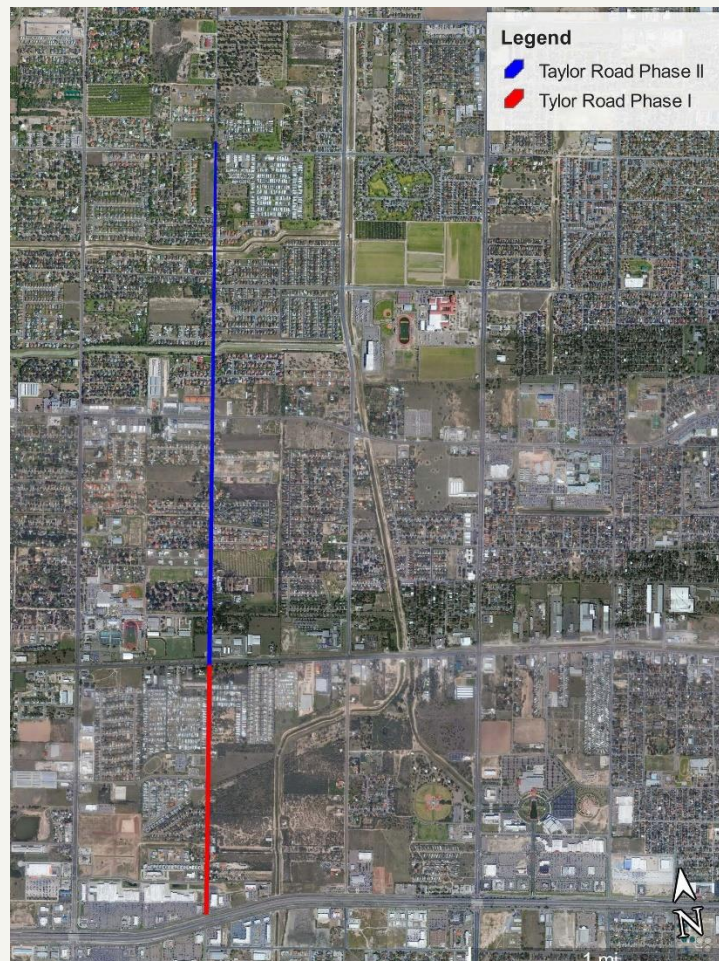
Project Development Status:

Phase 1. Widening from I2 to U.S. Southside of 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. TxDOT is projectly a May letting.

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 Halff Associates Inc.

Project Development Status:

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

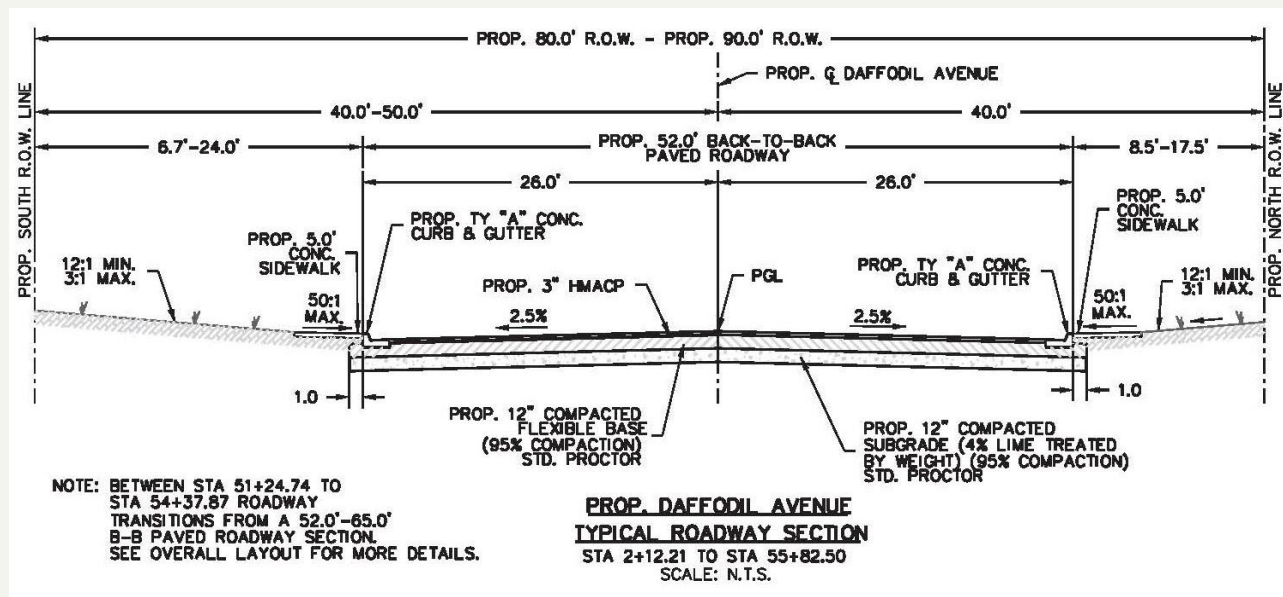
- a. Roadway right-of-way acquisition is almost complete, a total of four parcels are in the process of acquisition.
- b. Utility accommodation. Coordinating relocation with utility companies.

Design Phase: Development of Construction Documents

1. Construction Documents Complete

Bid and Construction Phase:

1. The project is 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. Utility accommodation. A list of all potential conflicts within the right of way has been identified to coordinate relocation with utility companies.

Design Phase: Development of Construction Documents

- a. HCIDN1 Main Irrigation Canal Siphon crossing plans complete
- b. Roadway and drainage canal Pplans 90% complete

Bidding and Construction Phase:

- a. Construction of HCIDN1 main irrigation canal siphon crossing has begun.



HCIDN1 Irrigation canal by-pass for construction of siphon crossing.

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.

Notice to Proceed was issued on August 16, 2021. The project is 149 working days into construction. Pre-engineered metal building erection has commenced for the Parks and Recreation Administration Facility, pre-engineered metal building erection has been completed for Transit facility maintenance, storage area, and administration area. Insulated Novidesa material installation continues on both walls and roof on the Metro Transfer Station Project. Site utilities work has continued on both sites, parking lot and driveway earth work for both sites has commenced. Metal panel roofing material has been delivered to site, structural steel frame painting has commenced on Metro Transfer Station Project.



2018 Bond Drainage Improvement Projects

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: \$ 1,278,271.14
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 adjustment is complete. Preparation for pavement reconstruction complete.
Completion Date: March 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 installed.
Concrete flatwork is in progress.
Completion Date: March 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 April 2022.

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
- Dove Avenue (N 10th Street to N 2nd Street) Drainage Improvements
- N 4th Street at Sunflower Avenue Drainage Improvements
- Northwest Blueline Re-grade

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



We've been busy!

Construction activities have been progressing throughout all segments of the project corridor.

In Pharr, substructures for DCs 2, 3 and 4 continue to be as strong focus. Crews can be seen drilling, excavating, and working on structures around the interchange. At the Veterans Boulevard crossing, beams were recently installed allowing crews to move onto deck work in the area. Activities for MSE retaining walls are also taking place at Veterans Boulevard, and roadway operations continue on the I-2 main lanes in Pharr.



The straddle caps for the braided ramp, between Jackson Road and Jackson Avenue, in McAllen were recently completed. Crews have now begun working on removing formwork for the abutment leading onto the ramps. Deck work at the McColl Road bridge was also recently completed. Crews are now working on demo work at the McColl Road and Jackson Avenue bridges. Roadway operations for the main lanes widening are still underway all along I-2 in McAllen.

The concrete pours for both the eastbound and westbound braided ramps in San Juan are now complete. Crews are preparing to begin work on MSE retaining walls for the westbound braided ramp and on the eastbound frontage road near Stewart Road. Demo work for bridge widening operations at Nebraska Avenue are also currently taking place.

Paving has started throughout the project.

What's coming next?

Temporary nightly full closures are scheduled to continue. The Veterans Boulevard underpass will be closed nightly for deck preparation and concrete pour. DC4 will also continue to be closed nightly for structures going up in the area.

Roadway and drainage operations will continue throughout the project corridor.

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.



ITEM SUMMARY

BOARD: City Commission

AGENDA ITEM

6.

DATE SUBMITTED

04/19/2022

MEETING DATE

4/25/2022

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

2. Party Making Request: Denny Meline

3. Nature of Request:

4. Routing:

Cristina Monroy

Denny Meline

Isaac Tawil

Created/Initiated - 4/19/2022

Approved - 4/19/2022

Final Approval - 4/20/2022

5. Staff Recommendation:

6. Advisory Board:

7. City Attorney:

8. Manager's Recommendation:

City Commission Update





Crockett Park- Trail

District: 5

Vendor: Southern Landscape

Completion Date: April 2022



Bethel Gardens Improvements

District: 5

Vendor: In House

Budget: \$20,000

Completion Date: Ongoing



Las Palmas Community Center Flooring

District: 3 Vendor: Diaz Floors Budget: \$ 18,892 Completion Date: May 2022



Las Palmas Park Turf Field

District: 3 Vendor: Turf Alliance Budget: \$ 345,218 Completion Date: May 2022



Las Palmas Park Turf Field

District: 3 Vendor: Turf Alliance Budget: \$ 345,218 Completion Date: May 2022



McAllen Youth Baseball Parking Lot

District: 1 Vendor: Foremost Paving Budget: \$529,865 Completion Date: May 2022



Bicentennial Beautification

District: 5

Vendor: Inhouse

March 2022



Bicentennial Beautification

District: 5

Vendor: Inhouse

March 2022



ITEM SUMMARY

BOARD: City Commission

AGENDA ITEM

7.A.

DATE SUBMITTED

MEETING DATE

4/25/2022

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

7.B.

DATE SUBMITTED

MEETING DATE

4/25/2022

1. Agenda Item: Discussion and Possible Lease, Sale or purchase of Real Property; Tract 1, Tract 2, Tract 3, Tract 4 & Tract 5. (Section 551.074, T.G.C.)
2. Party Making Request: Isaac Tawil
3. Nature of Request: Discussion and possible lease, sale or purchase of Real Property; Tract 1, Tract 2, Tract 3, Tract 4 & Tract 5. (Section 551.074, T.G.C.)
4. Routing:
Leilani Estrada Colima Created -
5. Staff Recommendation:
6. Advisory Board:
7. City Attorney: None. IJT
8. Manager's Recommendation:



ITEM SUMMARY

BOARD: City Commission

AGENDA ITEM

7.C.

DATE SUBMITTED

MEETING DATE

4/25/2022

1. Agenda Item: Consultation with City Attorney regarding Legal Aspects of naming city buildings. (Section 551.071, T.G.C.)
2. Party Making Request: Isaac Tawil
3. Nature of Request: Consultation with City Attorney regarding legal aspects of naming city buildings. (Section 551.071, T.G.C.)
4. Routing:
Leilani Estrada Colima Created -
5. Staff Recommendation:
6. Advisory Board:
7. City Attorney: None. IJT
8. Manager's Recommendation:



ITEM SUMMARY

BOARD: City Commission

AGENDA ITEM

7.D.

DATE SUBMITTED

MEETING DATE

4/25/2022

1. Agenda Item: Consultation with City Attorney regarding Legal Aspects of Contractual Agreement. (Section 551.071, T.G.C.)
2. Party Making Request: Isaac Tawil
3. Nature of Request: Consultation with City Attorney regarding legal aspects of contractual agreement. (Section 551.071, T.G.C.)
4. Routing:
Leilani Estrada Colima Created -
5. Staff Recommendation:
6. Advisory Board:
7. City Attorney: None. IJT
8. Manager's Recommendation: