



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, MAY 23, 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 May 23, 2022 Regular Meeting Agenda, to be discussed at such meeting.
2. Presentation of Conceptual Future City Hall Expansion.
3. **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)** Consultation with City Attorney regarding pending litigation - Civil Action No. 7:19-CV-00188; Neal McDonnell v City of McAllen. (Section 551.071, T.G.C.)
- B)** Consultation with City Attorney regarding pending litigation: Ricardo Villalon v. City of McAllen; 7:20-cv-264. (Section 551.071, T.G.C.)
- C)** Consultation with City Attorney regarding potential litigation to enforce the subdivision process. (Section 551.071, T.G.C.)
- D)** Consultation with City Attorney regarding legal aspects of contractual agreement. (Section 551.071, T.G.C.)
- E)** Consideration of Economic Development Matters. (Section 551.087, 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 May 20, 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

MEETING DATE

5/23/2022

1. Agenda Item: Present questions to staff relating to the May 23, 2022 Regular Meeting Agenda, to be discussed at such meeting.
2. Party Making Request:
3. Nature of Request:
4. Routing:
Cindy Gonzalez
5. Staff Recommendation:
6. Advisory Board:
7. City Attorney:
8. Manager's Recommendation:

Created -



ITEM SUMMARY

BOARD: City Commission

AGENDA ITEM

2.

DATE SUBMITTED

05/17/2022

MEETING DATE

5/23/2022

1. Agenda Item: Presentation of Conceptual Future City Hall Expansion.
2. Party Making Request:
3. Nature of Request:
4. Routing:
Mario Cruz
Eduardo Mendoza
Michelle Rivera
Isaac Tawil
Created/Initiated - 5/17/2022
Approved - 5/17/2022
Approved - 5/17/2022
New - 1/1/1900
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: May 11, 2022

SUBJECT: City Hall Expansion Presentation

Explanation

In anticipation of upcoming budget workshops, staff has prepared a presentation on a conceptual expansion of City Hall.

This item revisits the initial February 28th workshop presentation and focuses on a 39,000 square-foot expansion along the north side of the property, a potential City Commission chambers relocation and consideration of project delivery methods.

City Hall Expansion



City Commission Workshop • May 23, 2022



City Hall Expansion



Currently at 47,100 Square Feet

Expand along north side of City Hall

City Commission Workshop • May 23, 2022



City Hall Expansion



West Elevation

Proposed Expansion Includes:

- Ground floor parking
- 4-additional floors above
- Adds roughly 39,380 square feet for office space
- Requires 23 additional parking spaces

City Commission Workshop • May 23, 2022



City Hall Expansion



Proposed Expansion Includes:

- Ground floor parking
- 4-additional floors above
- Adds roughly 39,380 square feet for office space
- Requires 23 additional parking spaces

City Commission Workshop • May 23, 2022



City Hall Expansion

	Ground-level Parking	2 nd through 4 th Floors	5 th Floor
Square Footage	9,845	29,535	9,845
Total Estimated Cost	\$ 3,754,303	\$ 12,674,223	\$ 4,605,252
Estimated Costed Per/Square Foot	\$ 381	\$ 429	\$ 468

Date of Estimate: May 2022

Total Estimated Cost: \$ 21,033,778

City Commission Workshop • May 23, 2022



City Hall Expansion

Additional Considerations

- Move Commission Chambers to 1st Floor
 - Conduct Feasibility Study
- Delivery Methods
 - Design/Bid/Construction
 - Construction Manager at Risk (CMAR)



City Hall Expansion

Questions & Discussion

City Commission Workshop • May 23, 2022





ITEM SUMMARY

BOARD:

AGENDA ITEM

3.A.

DATE SUBMITTED

MEETING DATE

5/23/2022

1. Agenda Item: Consultation with City Attorney regarding pending litigation - Civil Action No. 7:19-CV-00188; Neal McDonnell v City of McAllen. (Section 551.071, T.G.C.)
2. Party Making Request: Isaac Tawil
3. Applicant:
4. Nature of Request: Consultation with City Attorney regarding pending litigation - Civil Action No. 7:19-CV-00188; Neal McDonnell v City of McAllen. (Section 551.071, T.G.C)
5. Fiscal Impact Summary:
6. Budgeted:

Bid Amount:	_____	Budgeted Amount:	_____
Under Budget:	_____	Over Budget:	_____
		Amount Remaining:	_____
7. Routing:
Leilani Estrada Colima Created -
8. Staff Recommendation:
9. Advisory Board:
10. City Attorney:
11. Manager's Recommendation:



ITEM SUMMARY

BOARD:

AGENDA ITEM

3.B.

DATE SUBMITTED

MEETING DATE

5/23/2022

1. Agenda Item: Consultation with City Attorney regarding pending litigation: Ricardo Villalon v. City of McAllen; 7:20-cv-264. (Section 551.071, T.G.C.)
2. Party Making Request: Isaac Tawil
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:



ITEM SUMMARY

BOARD:	AGENDA ITEM	3.C.
	DATE SUBMITTED	
	MEETING DATE	5/23/2022

1. Agenda Item: Consultation with City Attorney regarding potential litigation to enforce the subdivision process. (Section 551.071, T.G.C.)
2. Party Making Request: Isaac Tawil
3. Applicant:
4. Nature of Request: Consultation with City Attorney regarding potential litigation to enforce the subdivision process. (Section 551.071, T.G.C.)
5. Fiscal Impact Summary:
6. Budgeted:

Bid Amount:	_____	Budgeted Amount:	_____
Under Budget:	_____	Over Budget:	_____
		Amount Remaining:	_____
7. Routing:
Leilani Estrada Colima
Created -
8. Staff Recommendation:
9. Advisory Board:
10. City Attorney:
11. Manager's Recommendation:



ITEM SUMMARY

BOARD:	AGENDA ITEM	3.D.
	DATE SUBMITTED	
	MEETING DATE	5/23/2022

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. Applicant:
4. Nature of Request: Consultation with City Attorney regarding legal aspects of contractual agreement. (Section 551.071, T.G.C.)
5. Fiscal Impact Summary:
6. Budgeted:

Bid Amount:	_____	Budgeted Amount:	_____
Under Budget:	_____	Over Budget:	_____
		Amount Remaining:	_____
7. Routing:
Leilani Estrada Colima
Created -
8. Staff Recommendation:
9. Advisory Board:
10. City Attorney:
11. Manager's Recommendation:



ITEM SUMMARY

BOARD:	AGENDA ITEM	3.E.
	DATE SUBMITTED	
	MEETING DATE	5/23/2022

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