

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

The McAllen Board of Commissioners convened in a workshop on **Monday, April 25, 2022**, at 4:00 p.m., at McAllen City Hall Third Floor (3rd) Commission Chambers.

Present: Mayor Javier Villalobos, Mayor Pro Tem Joaquin Zamora, Commissioner Omar Quintanilla, Commissioner Rodolfo "Rudy" Castillo, Commissioner Victor "Seby" Haddad, Commissioner Jose R. "Pepe" Cabeza de Vaca

Absent: Commissioner Antonio "Tony" Aguirre, Jr.,

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

CALL TO ORDER

1. PRESENT QUESTIONS TO STAFF RELATING TO THE APRIL 25TH REGULAR MEETING AGENDA, TO BE DISCUSSED AT SUCH MEETING.

There were no questions for the regular city commission agenda.

2. DISCUSSION OF CONSTRUCTION MANAGER AT RISK.

Staff gave a brief presentation regarding to Quinta Mazatlán Palm House and Park and Ride Procurement Procedures. Staff discussed consideration of using a Construction Manager at Risk contract when receiving bids in place of the standard sealed bids. Staff discussed the Construction Manager at Risk and process as follow:

- Competitive Sealed Bids | Construction Manager at Risk
- Construction Manager at Risk Advantages
- Guaranteed Maximum Price

Comments and concerns were shared by Council. Questions were asked relating to Selections, Benefits, Cost, Disadvantages, Negotiating, Flexibility and Budget. Staff answered questions posed by Mayor and Council.

Mayor Javier Villalobos thanked staff for their presentation.

3. CONSIDERATION AND REVIEW OF DRAINAGE UTILITY FEE FOR YEAR 4.

Staff gave a brief presentation and reviewed the Drainage Utility Fees for year 4. It was noted that 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 and staff reviewed as follow:

- Projects
- Year 4 Revenue Update
- Adding New Accounts
- Drainage Only Accounts
- Project Status
- Completed Projects

Comments and concerns were shared by Council. Questions were asked relating to utility fee, continue to process fees, rainstorm events, new projects, sunset provision and yearly presentations. Staff answered questions posed by Mayor and Council.

Mayor Javier Villalobos thanked staff for their presentation.

4. SUBDIVISION REPORT.

Item not addressed.

5. PROJECT STATUS REPORT THROUGH MARCH 31, 2022.

Item not addressed.

6. STATUS REPORT ON PARKS & RECREATION PROJECTS.

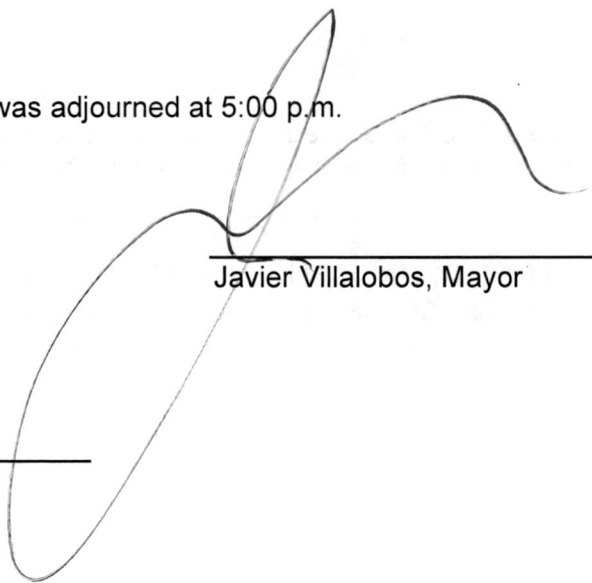
Item not addressed.

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 AND TRACT 5. (SECTION 551.074, T.G.C.)**
- C) CONSULTATION WITH CITY ATTORNEY REGARDING LEGAL ASPECTS OF NAMING CITY BUILDING. (SECTION 551.071, T.G.C.)**
- D) CONSULTATION WITH CITY ATTORNEY REGARDING LEGAL ASPECTS OF CONTRACTUAL AGREEMENT (SECTION 551.071, T.G.C.)**

ADJOURNMENT

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



Javier Villalobos, Mayor

Attest:



Perla Lara, TRMC/CMC, CPM
City Secretary