



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, JULY 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 July 11, 2022 Regular Meeting Agenda, to be discussed at such meeting.
2. Discussion of Pop Up Market Regulations.
3. Discussion on Special Event Parking Surrounding Las Banderas Subdivision and 33rd Street.
4. Discussion of Street Lights by District and Financial Plan.
5. Discussion of Bond 2018 Traffic Improvements and Updates.
6. Discussion of Property and Casualty Coverage Options.
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) Consultation with City Attorney regarding legal aspects of naming city buildings. (Section 551.071, T.G.C.)
- C) Consultation with City Attorney regarding legal aspects of Vendor Contracts. (Section 551.071, T.G.C.)
- D) Discussion and possible lease, sale or purchase of Real Property, Tract 1. (Section 551.072, T.G.C.)
- E) Consultation with City Attorney regarding legal issues related to convention center festival grounds. (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 July 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

07/01/2022

MEETING DATE

7/11/2022

1. Agenda Item: Present questions to staff relating to the July 11, 2022 Regular Meeting Agenda, to be discussed at such meeting.
2. Party Making Request:
3. Nature of Request:
4. Routing:
Cindy Gonzalez
Perla Lara
Isaac Tawil
Created/Initiated - 7/1/2022
Pending - 1/1/1900
5. Staff Recommendation:
6. Advisory Board:
7. City Attorney:
8. Manager's Recommendation:



ITEM SUMMARY

BOARD: City Commission

AGENDA ITEM

2.

DATE SUBMITTED

06/29/2022

MEETING DATE

7/11/2022

1. Agenda Item: Discussion of Pop Up Market Regulations.

2. Party Making Request:

3. Nature of Request:

4. Routing:

Michelle Rivera

Created/Initiated - 6/29/2022

5. Staff Recommendation:

6. Advisory Board:

7. City Attorney:

8. Manager's Recommendation:



POP UP MARKETS

MCALLEN CITY COMMISSION WORKSHOP – JUNE 27, 2022



- Pop Up Markets (PUMs) have become quite popular since COVID

-
- They've been processed through a special permit process
 - Recently have had some complaints for areas that border residential
 - Found an ordinance that doesn't allow for outdoor sales of merchandise
 - Would like to amend the exceptions and allow certain restrictions of PUMs

- Would limit PUMs to no more than 4 times per year per address
 - Would require \$100 permit fee
-
- Cannot use existing parking for vendor space
 - If in a plaza must have consent of 75% owners or tenants
 - Propose a time limit for such uses to 9 p.m.
 - Limit such uses to C-3 or more intense zone



ITEM SUMMARY

BOARD: City Commission

AGENDA ITEM

3.

DATE SUBMITTED

07/01/2022

MEETING DATE

7/11/2022

1. Agenda Item: Discussion on Special Event Parking Surrounding Las Banderas Subdivision and 33rd Street.
2. Party Making Request:
3. Nature of Request: The Parks & Recreation Department aims to provide options in response to parking for sporting events taking place at McAllen Sports Park. To mitigate the parking issue the Parks & Recreation Department in conjunction with the Traffic Department have implemented signage and a no parking zone since May 2021. However, resident concerns remain.
4. Routing:
Cristina Monroy Created/Initiated - 7/1/2022
Denny Meline Approved - 7/1/2022
Isaac Tawil Final Approval - 7/6/2022
5. Staff Recommendation: The Parks & Recreation Department presents the following options as solutions.
Option 1: Poll Residents to Acquire Consent to Implement "No Parking"
Option 2: Permanent Directional Signage
6. Advisory Board:
7. City Attorney:
8. Manager's Recommendation:



PARKS & RECREATION DEPARTMENT

MEMORANDUM

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

From: Denny Meline, Parks & Recreation Director 

Subject: Special Event Parking – Las Banderas Subdivision

Date: July 1, 2022

COMMENT

GOAL:

To discuss plan for traffic control during sporting events at McAllen Sports Park surrounding Las Banderas Subdivision.

DISCUSSION:

The Parks & Recreation Department aims to provide options in response to parking for events taking place at McAllen Sports Park. Residents of Las Banderas Subdivision have expressed concern of overflow parking on 33rd Street from 3 Mile to Violet Avenue.

To mitigate the issue the Parks & Recreation Department in conjunction with the Traffic Department have implemented signage and a no parking zone since May 2021. However, resident concerns remain.

RECOMMENDATION:

The Parks and Recreation Department presents the following options as solutions.

Option 1: Subject to Approval from Residents (Poll)

Policy requires resident's consent to implement "No Parking"

Option 2: Permanent Directional Signage

City Commission Workshop

Sporting Events Parking at Las Banderas Subdivision









Additional No Parking

New curb painting at 33rd & Buddy Owens

15 LF of Fire Lane to
each side of hydrant

145 LF of additional No Parking

20 LF of additional No Parking

Google Earth

Image Landsat / Copernicus

Buddy Owens Blvd

Buddy Owens Blvd

200 ft





No Parking Sign

New installation in the middle of the island.

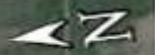
Install "No Parking" Sign with double arrow in the middle and paint curb yellow

Relocate existing "No Parking" signs on the fence to a pipe and paint curb yellow

Relocate existing "No Parking" signs on the fence to a pipe and paint curb yellow

Google Earth

100 ft







ITEM SUMMARY

BOARD: City Commission

AGENDA ITEM

4.

DATE SUBMITTED

06/21/2022

MEETING DATE

7/11/2022

1. Agenda Item: Discussion of Street Lights by District and Financial Plan.

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:

Marlen Garza

Eduardo Mendoza

Michelle Rivera

Isaac Tawil

Created/Initiated - 6/21/2022

Approved - 7/1/2022

Approved - 7/1/2022

Final Approval - 7/6/2022

8. Staff Recommendation:

9. Advisory Board:

10. City Attorney:

11. 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: July 11, 2022

SUBJECT: Street Lights by District Funding Presentation

Explanation

In anticipation of upcoming budget workshops, staff has prepared a presentation on options for the funding of street lights.

This item is a follow up presentation to the April 11, 2022 workshop presentation that gave recommendations on priorities for street lights by District. Recommendations from staff included prioritizing street lights in the following order: Old Neighborhoods, Arterials, Annexed areas and Undeveloped areas.

Furthermore, the Citizen Satisfaction Survey conducted in 2022 found that street lighting ranks as major area of concern for residents. This presentation outlines options for possible funding levels for additional street lights.

Street lights by District- Financial Plan

TRAFFIC OPERATIONS DEPARTMENT



Summary

This is a follow up presentation to the street lights by District project that has been put together by the Traffic Operations Department.

<u>District</u>	<u>Old Neighborhoods</u>	<u>Arterials</u>	<u>Annexed Areas</u>	<u>Undeveloped Areas</u>
1	189	394	279	285
2	141	191	0	149
3	98	176	0	314
5	239	93	0	0
6	350	390	0	0
Total # of Lights	1017	1244	279	748
Costs	\$2,034,000	\$2,488,000	\$558,000	\$1,496,000

Funding Options- Option 1

<u>District</u>	<u># of Lights</u>	<u>Old Neighborhoods</u>	<u>Proposed Funding</u>	
			<u>5 years</u>	<u>8 years</u>
1	189	\$378,000	\$75,600	\$47,250
2	141	\$282,000	\$56,400	\$35,250
3	98	\$196,000	\$39,200	\$24,500
5	239	\$478,000	\$95,600	\$59,750
6	350	\$700,000	\$140,000	\$87,500
TOTALS		\$2,034,000	\$406,800/Yr	\$254,250/Yr

Funding Options- Option 2

<u>District</u>	<u># of Lights</u>	<u>Old Neighborhoods & Arterials</u>	<u>Proposed Funding</u>	
			<u>5 years</u>	<u>8 years</u>
1	583	\$1,166,000	\$233,200	\$145,750
2	332	\$664,000	\$132,800	\$83,000
3	274	\$548,000	\$109,600	\$68,500
5	332	\$664,000	\$132,800	\$83,000
6	740	\$1,480,000	\$296,000	\$185,000
TOTALS		\$4,522,000	\$904,400/Yr	\$565,250/Yr

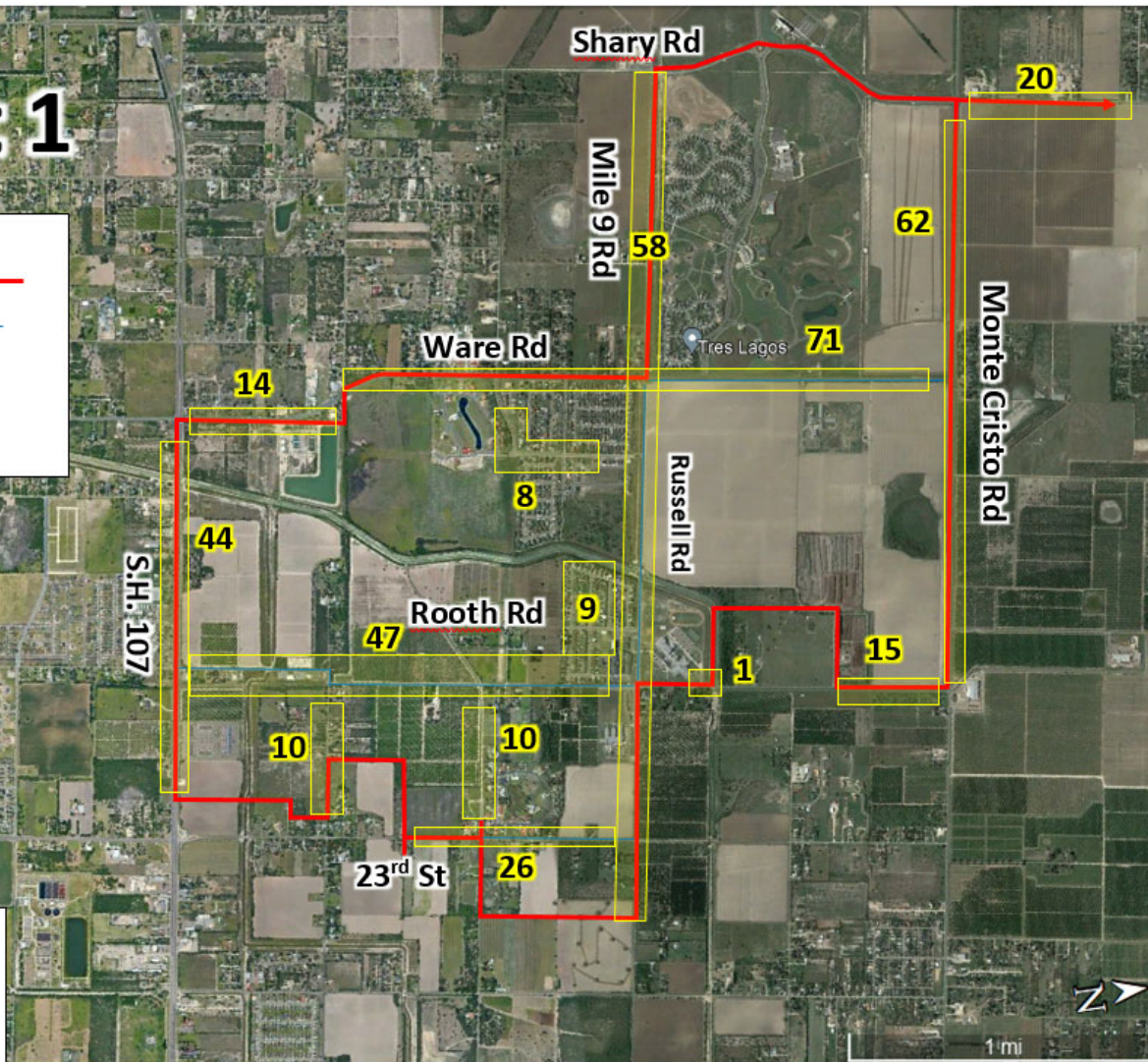
District 1

Legend

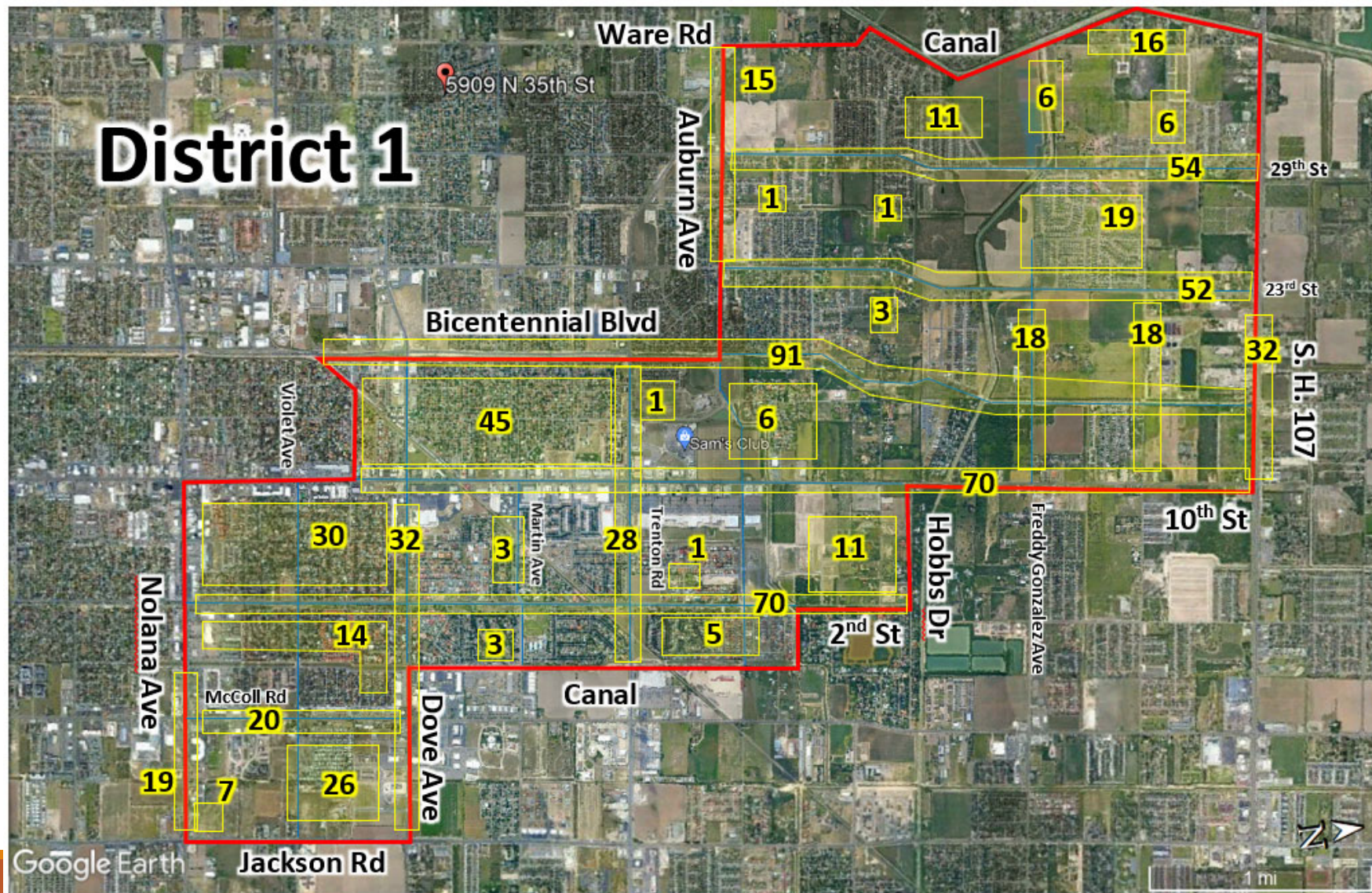
- District Boundary ———
- Arterial Road ———
- Proposed Lights #
- Study Area □

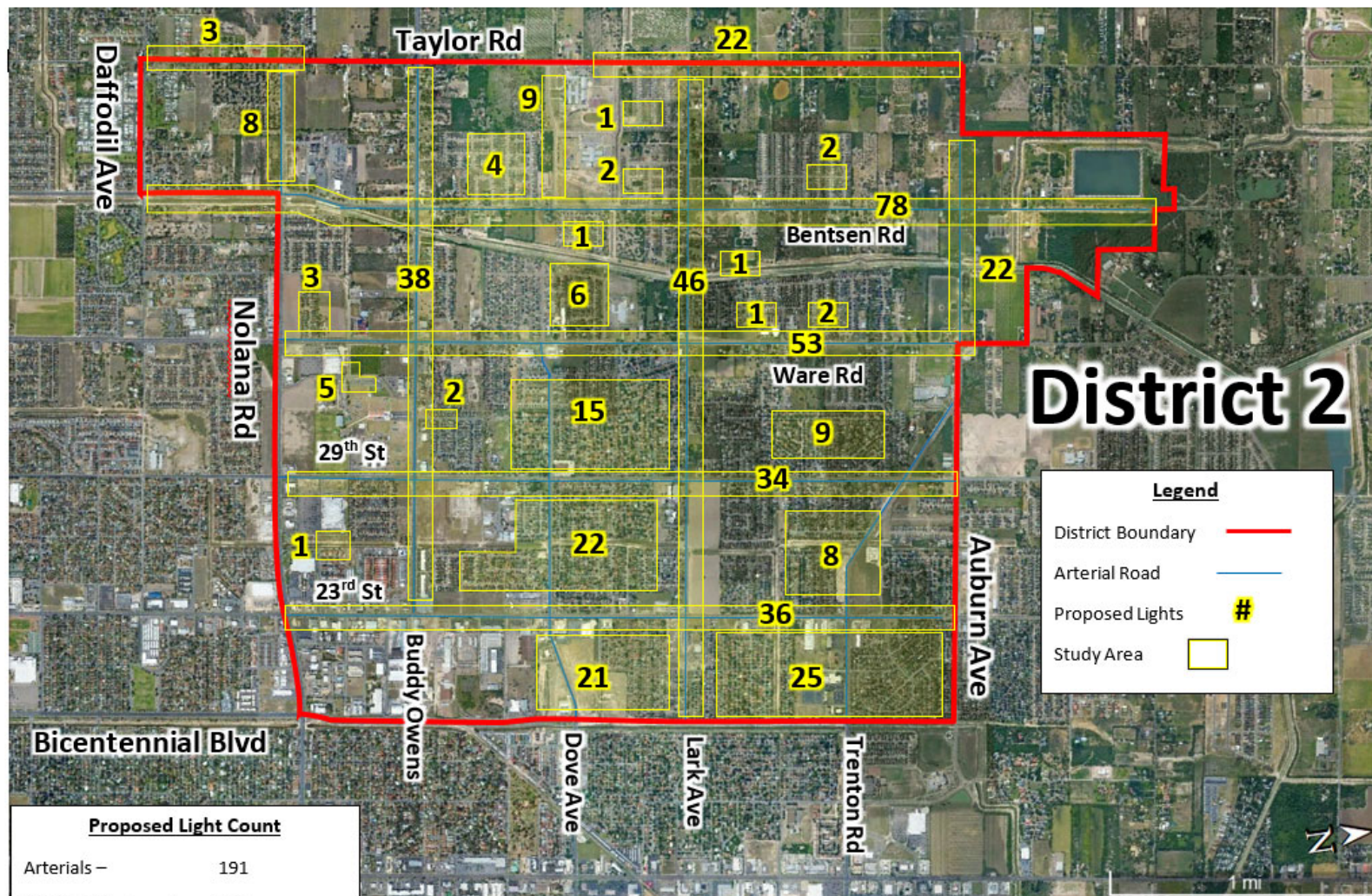
Proposed Light Count

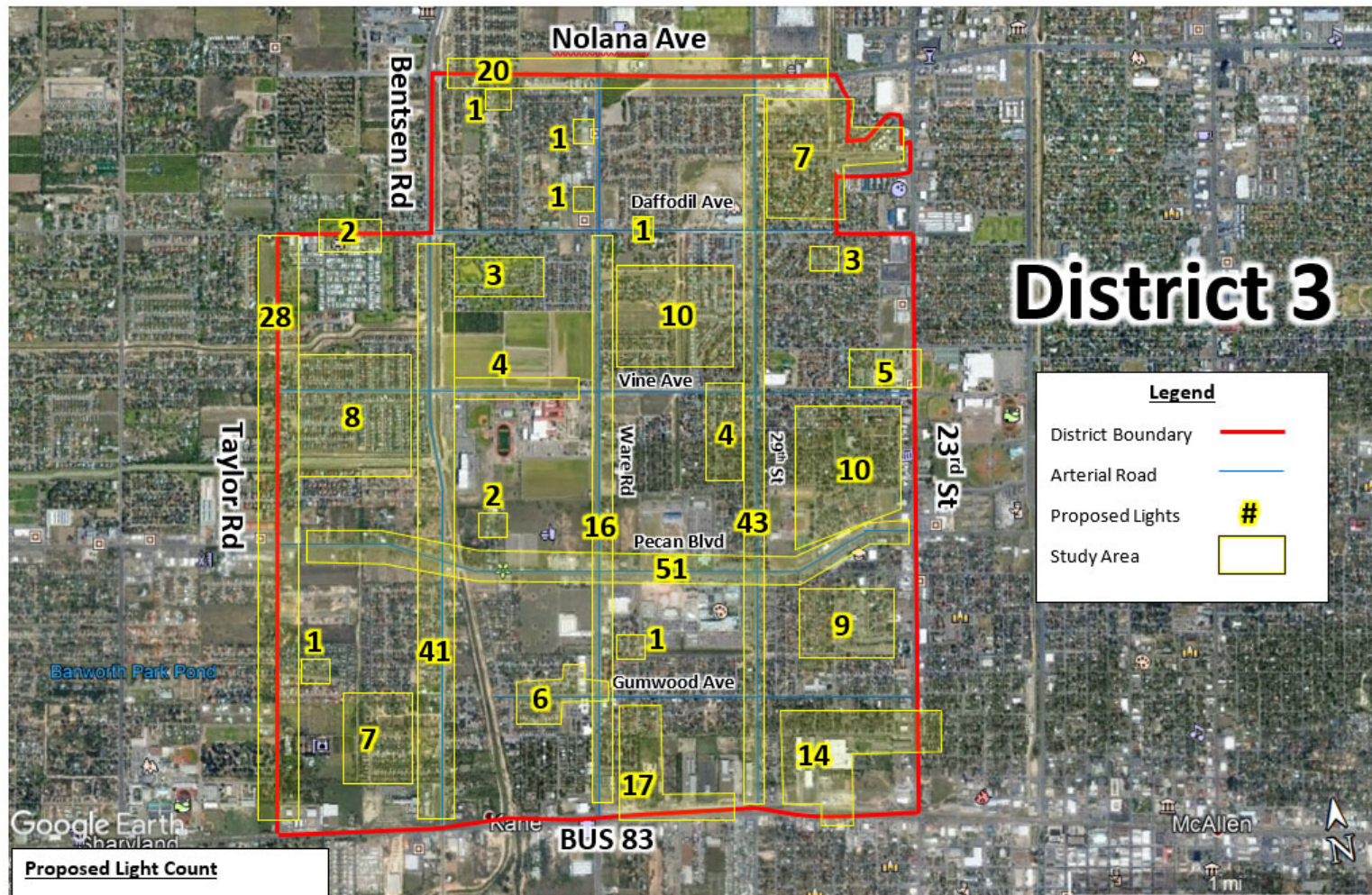
Arterials —	294
Old Neighborhoods —	189
Annexed Areas —	279
Undeveloped Areas —	285



District 1

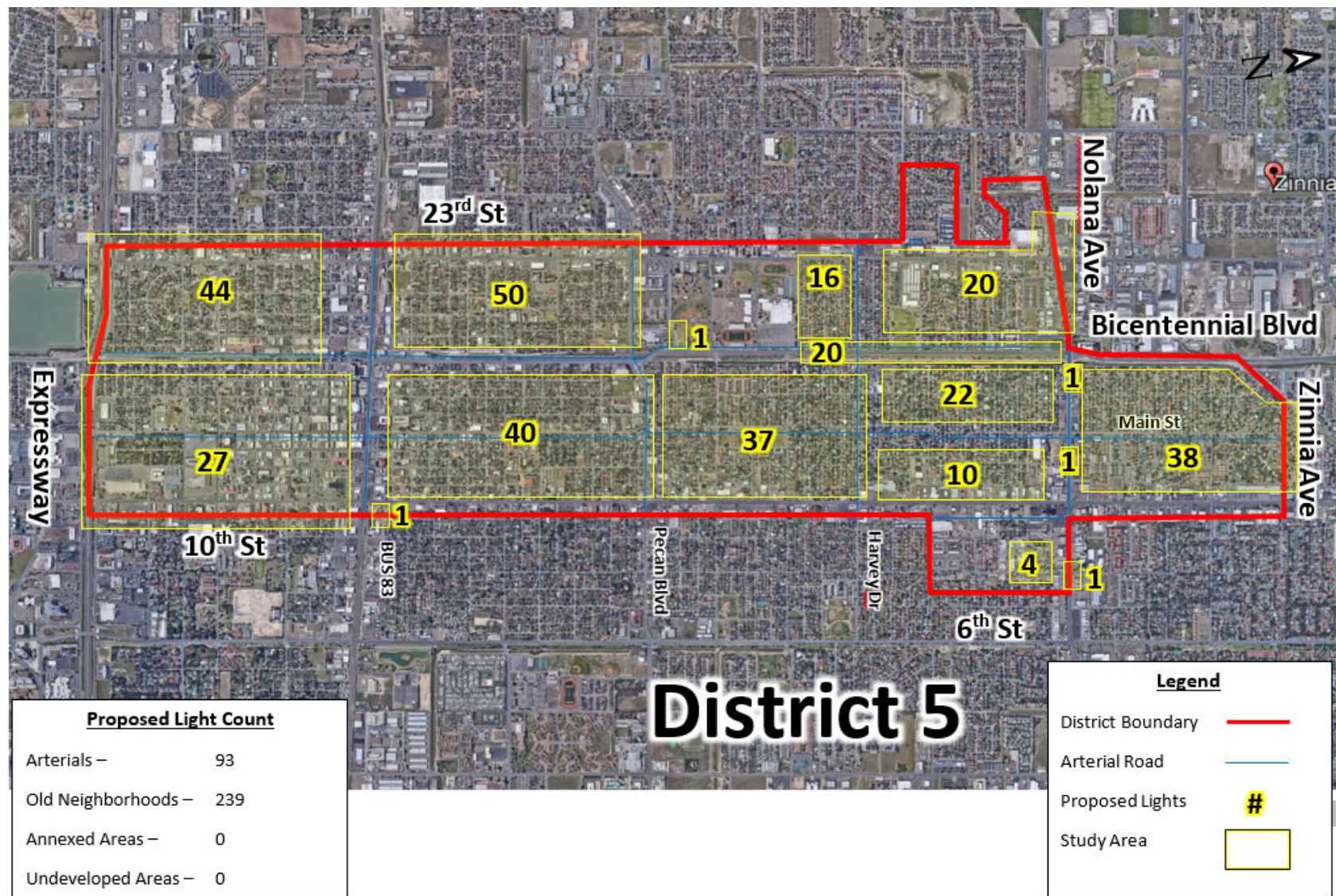


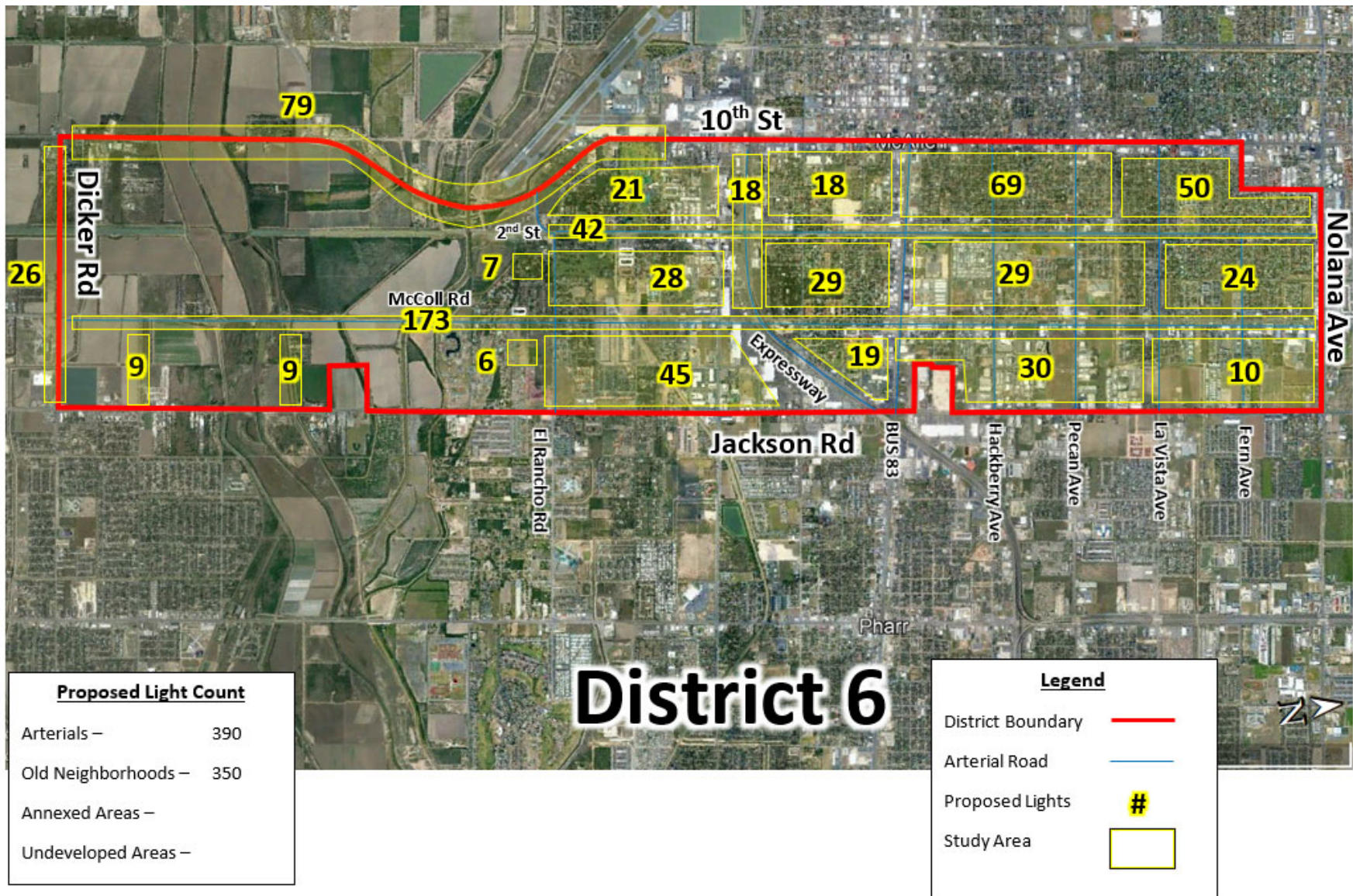




Proposed Light Count

Arterials –	176
Old Neighborhoods –	98
Annexed Areas –	0
Undeveloped Areas –	314







ITEM SUMMARY

BOARD: City Commission

AGENDA ITEM

5.

DATE SUBMITTED

07/01/2022

MEETING DATE

7/11/2022

1. Agenda Item: Discussion of Bond 2018 Traffic Improvements and Updates.
2. Party Making Request:
3. Applicant: Marlen Garza
4. Nature of Request: Presentation for updates on Traffic Improvements as part of the 2018 BOND
5. Fiscal Impact Summary:
6. Budgeted:

Bid Amount:	_____	Budgeted Amount:	_____
Under Budget:	_____	Over Budget:	_____
		Amount Remaining:	_____
7. Routing:

Marlen Garza	Created/Initiated - 7/1/2022
Marlen Garza	Approved - 7/1/2022
Eduardo Mendoza	Approved - 7/1/2022
Mario Cruz	Approved - 7/1/2022
Michelle Rivera	Approved - 7/5/2022
Isaac Tawil	Final Approval - 7/6/2022
8. Staff Recommendation:
9. Advisory Board:
10. City Attorney:
11. 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: July 11, 2022

SUBJECT: BOND 2018- Traffic Improvements

Explanation

Presentation summarizing the 2018 Traffic Bond that included replacement of traffic signal cabinets, communications to the new cabinets via Fiber or Wifi communication and a traffic signal timing study.

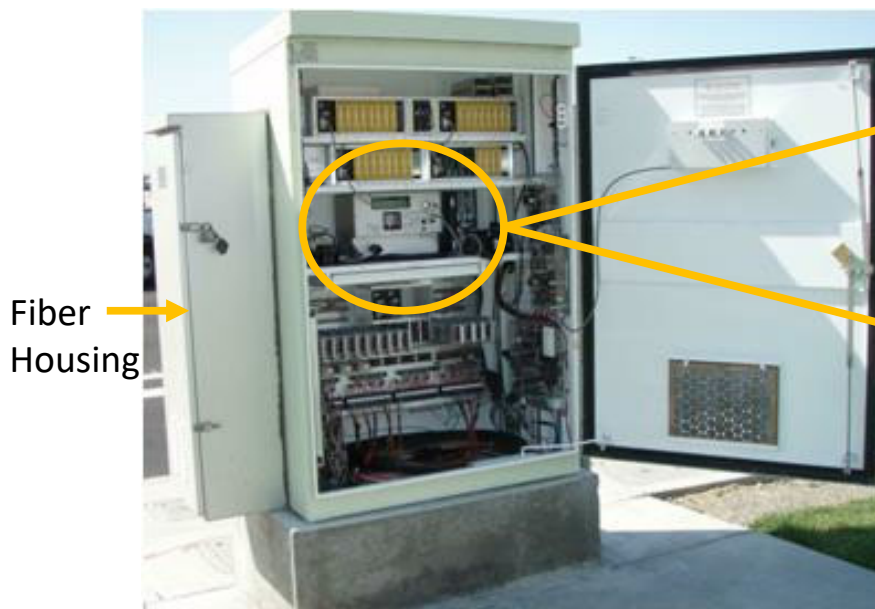
City of McAllen

Traffic Operations
BOND 2018 Updates

BOND 2018 – Traffic Improvements

1) Cabinets & Controllers-	\$1,349,000
2) Communication (Fiber/Wi-fi)-	\$901,000
3) Signal Timing Study-	\$750,000
	\$3,000,000

Cabinets and Controllers



Traffic Signal Cabinet
“Brains”



TS-1 and TS-2
Type 1
Controllers

TS-2 Type 2
Controllers
With Ethernet Port that
serves to connect to fiber



Traffic Signal Controller

Cabinets and Controllers- Summary

Cabinet and Controller installations have been completed through numerous funding sources:

- 98 BOND 2018 Funds
- 21 MPO Funding
- 25 City of McAllen CIP
- 6 TxDOT

Communications - Fiber

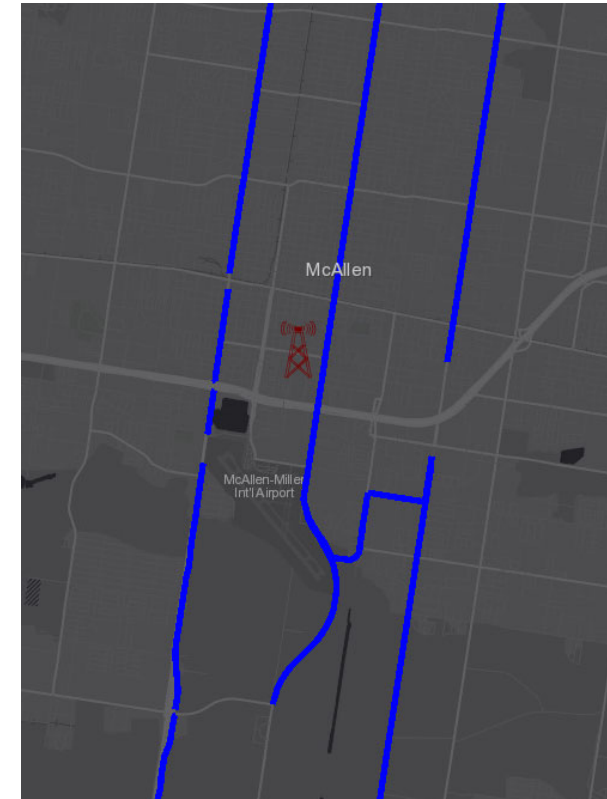
Corridor Priorities:

- 2nd Street
- 10th Street
- 23rd Street

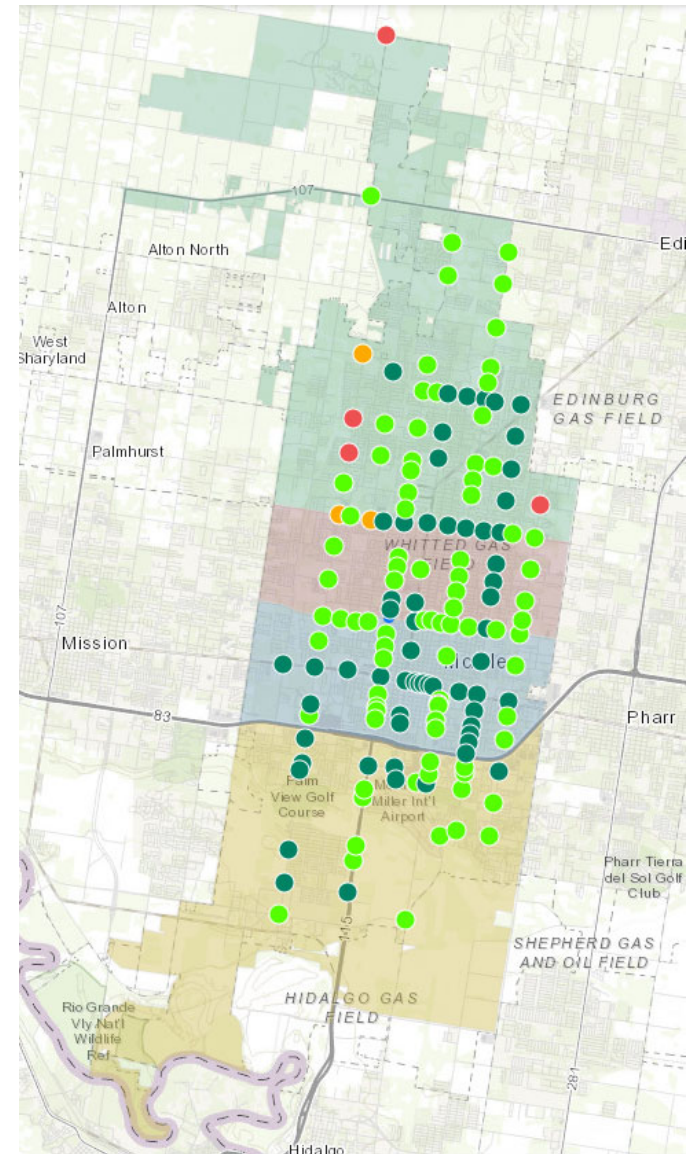
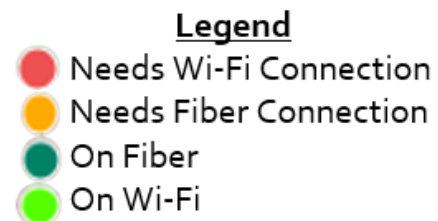


Legend

- Existing Infrastructure
- Future Locations
- Central Office (City Hall)



Communications -Wi-Fi



Traffic Study

154 signalized intersections out of 214 within City limits to be coordinated.

Major North/South

- McColl Rd
- 2nd Street
- 10th Street
- Bicentennial Blvd.
- 23rd Street
- Ware Rd.

Major East/West

- Trenton Rd
- Dove Avenue
- Nolana Avenue
- Pecan Blvd.
- Business 83

Signal Timing Study

Data Collection

- Existing Intersection Geometry
- Roadway volumes
- Turning Movement Counts
- Existing Signal Timings
- Posted Speed Limits

Deliverables

- Summary of data collected
- Report on existing conditions
- Roadway improvements
- Signal Timing for proper progression
- Alternative Analysis
- Other possible improvements

Final Report (Task 6)

Pending is Task 6 which is final documentation and signal timing adjustments. This Task has been scheduled to be completed by October 28, 2022. Allowing City of McAllen 12 timing adjustments where MISD is in session.



ITEM SUMMARY

BOARD: City Commission

AGENDA ITEM

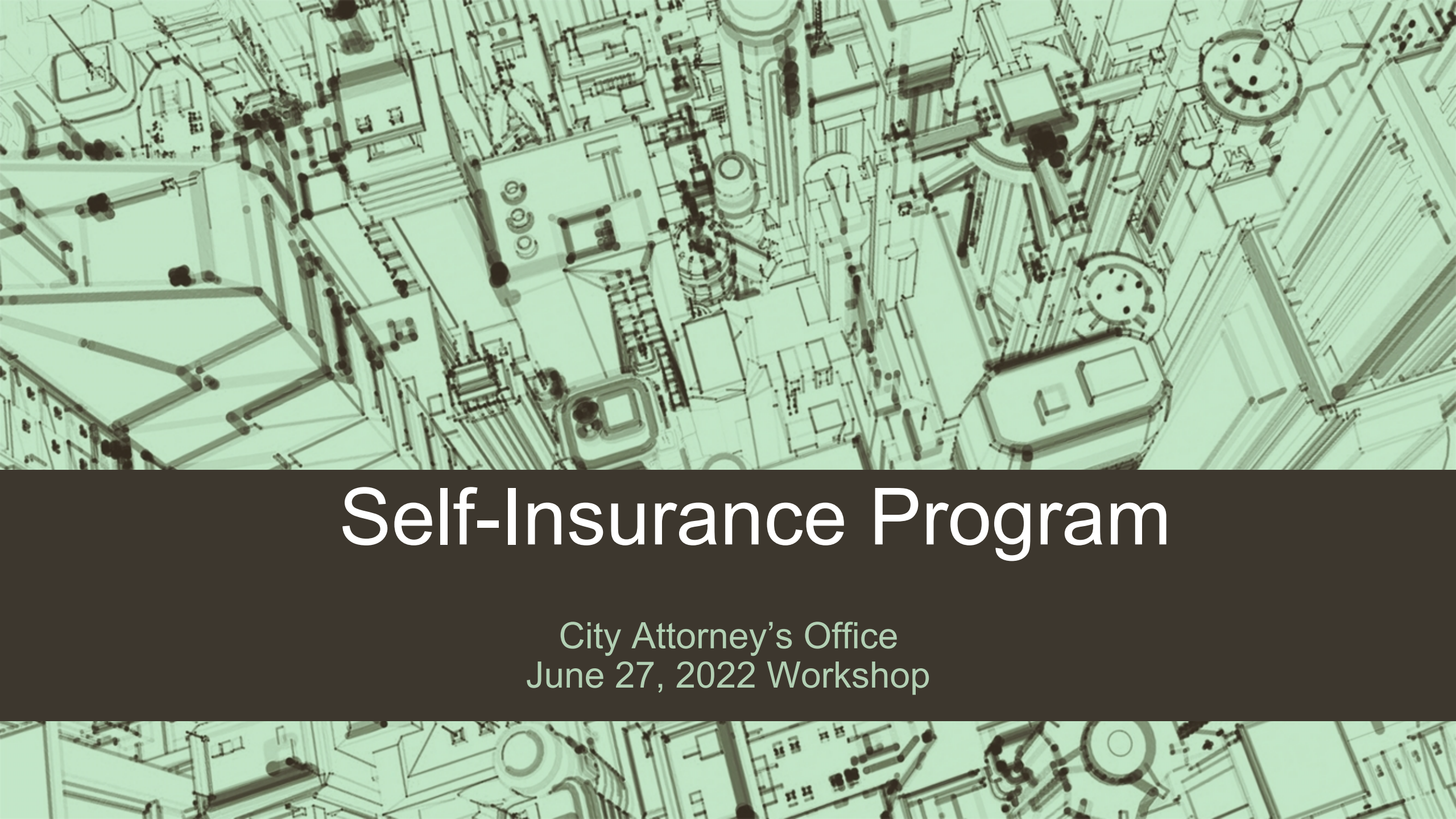
6.

DATE SUBMITTED

MEETING DATE

7/11/2022

1. Agenda Item: Discussion of Property and Casualty Coverage Options.
2. Party Making Request: Isaac Tawil
3. Nature of Request: "Discussion of property and casualty coverage options."
4. Routing:
Leilani Estrada Colima Created -
5. Staff Recommendation:
6. Advisory Board:
7. City Attorney:
8. Manager's Recommendation:

An aerial, top-down view of a city street grid, rendered in a light green or teal color. The image shows a complex network of streets, buildings, and urban infrastructure, with a central area featuring a large, circular plaza or park. The perspective is from directly above, looking down on the city.

Self-Insurance Program

City Attorney's Office
June 27, 2022 Workshop

Agenda



- Brief History of the Self-Insurance Program
- Overview of the Program's Performance
- Options Moving Forward

History of the Self-Insurance Program

- Prior to Self-Insurance:
 - McAllen purchased property coverage from TML and was part of the TML Intergovernmental Risk Pool for casualty coverage.
 - Trend of McAllen's annual contributions to the Risk Pool significantly exceeded TML's annual expenditures

	2011-2012*	2012-2013	2013-2014
City's Contribution (Premium)	\$982,434.00	\$1,058,482.00	\$1,073,178.00
TML Expenditures**	\$2,812,066.20	\$608,468.20	\$112,656.40

- City Commission adopted an ordinance creating the Self-Insurance Program and establishing a Claims Review Board, effective October 1, 2015.

* Hailstorm

**Amount TML Spent – City Deductible

Self-Insurance Program Overview

- Objectives
 - Process all claims made against the City
 - Represent the City's subrogation interests
 - Defend lawsuits brought against the City or its employees/officials serving in their official capacity
- Administration
 - Two full-time, in-house claims adjusters
 - Two in-house attorneys*
- Oversight and Reporting
 - The City's Claims Review Board, which consists of the City Manager, Finance Director, Risk Management Director, City Attorney and MPU General Manager, reviews all claims.
 - City Attorney's Office provides periodic reports to the City Commission and requests authorization to settle any claims/suits of \$50,000 or more

*Legal services are funded through the City Attorney's Office Budget.

Settlement-Subrogation Analysis 2015-2021

Fiscal Year	Settlement Payments	Subrogation Recoveries
2015-2016	\$25,177.25	\$27,561.04
2016-2017	\$293,636.51	\$133,841.51
2017-2018	\$219,668.26	\$445,912.53
2018-2019	\$264,920.87	\$101,646.65
2019-2020	\$444,479.62	\$206,609.98
2020-2021	\$384,358.17	\$174,871.40
Average	\$326,448.14	\$218,088.62
Total	\$1,632,240.68	\$1,090,443.11

Enhanced Features of the Program

- Improved Customer Service
- Subrogation Recoveries
- Control
- Fiscal Responsibility

Why Now?



First-Party Property Coverage Update

- The City has maintained its property coverage with TML despite leaving the Risk Pool and implementing the Self-Insurance Program
- Effective October 1, 2022, TML will **ONLY** offer property coverage if the City has all eligible liability coverages through the Risk Pool.

Coverage Options 1-3

Option 1: TML (Traditional)		Option 2: TML (Modern)		Option 3: Conventional	
Property Premium	\$378,687	Property Premium	\$378,687	Property Premium	\$760,000
Deductible (per claim)	\$500,000 AOP* 1% Wind/Hail	Deductible (per claim)	\$500,000 AOP* 1% Wind/Hail	Deductible (per claim)	500% AOP 2% Wind/Hail
Casualty Premium	\$893,147	Casualty Premium	\$173,835	Casualty Premium	Remains in-house
Casualty Deductibles	\$10k Gen. Liab. \$25k LE and E&O \$1k Auto Liab.	Casualty Deductibles	\$500,000 <u>each claim</u>	Casualty Deductibles	N/A

*AOP- All Other Perils
Total Value of Property Schedule: \$383,351,642

Coverage Option 4: Modified Conventional

The City could insure less than the full value of its property schedule on the open market (“Maximum Loss Limit”) and continue the Self-Insurance Program. For context, during the catastrophic hailstorm in FY 2011-2012, TML’s losses after the City’s deductible was approximately \$2.8M.

Option 4: Modified Conventional (\$50M Loss Limit)	
Property Premium	\$530,000-\$609,000
Deductible (per claim)	\$500,000 AOP* 2-3% Wind/Hail
Casualty Premium	Remains In-House
Casualty Deductibles	N/A

Summary of Options

1

TML Traditional

Purchase casualty coverage from TML in order to be eligible for continued property coverage. Cease the self-insurance program and the associated benefits.

2

TML Modern

Purchase casualty coverage from TML at a steep discount with a \$500k per claim deductible, essentially remaining self-insured to participate in the favorable property premium.

3

Conventional

Purchase property coverage on the open market for the full value of the property schedule at nearly double what is currently paid to TML and continue to operate the self-insurance program

4

Modified Conventional

Purchase property coverage on the open market for less than the full value of the property schedule, known as a Maximum Loss Limit. Continue to operate the self-insurance program.



ITEM SUMMARY

BOARD: City Commission

AGENDA ITEM

7.A.

DATE SUBMITTED

MEETING DATE

7/11/2022

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

7/11/2022

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:
8. Manager's Recommendation:



ITEM SUMMARY

BOARD: City Commission

AGENDA ITEM

7.C.

DATE SUBMITTED

MEETING DATE

7/11/2022

1. Agenda Item: Consultation with City Attorney regarding legal aspects of Vendor Contracts. (Section 551.071, T.G.C.)
2. Party Making Request: Isaac Tawil
3. Nature of Request: Consultation with City Attorney regarding legal aspects of vendor contracts. (Section 551.071, 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.D.

DATE SUBMITTED

MEETING DATE

7/11/2022

1. Agenda Item: Discussion and possible lease, sale or purchase of Real Property, Tract 1. (Section 551.072, T.G.C.)
2. Party Making Request: Isaac Tawil
3. Nature of Request: Discussion and possible lease, sale or purchase of Real Property. (Section 551.072, 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:	AGENDA ITEM	7.E.
	DATE SUBMITTED	
	MEETING DATE	7/11/2022

1. Agenda Item: Consultation with City Attorney regarding legal issues related to convention center festival grounds. (Section 551.071, T.G.C.)
2. Party Making Request: Isaac Tawil
3. Applicant:
4. Nature of Request: Consultation with City Attorney regarding legal issues related to convention center festival grounds. (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 ColimaCreated -
8. Staff Recommendation:
9. Advisory Board:
10. City Attorney:
11. Manager's Recommendation: