

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

The McAllen Board of Commissioners convened in a workshop on **Monday, July 11, 2022**, at 4:00 p.m., at McAllen City Hall Third Floor (3rd) Commission Chambers.

Present: Mayor Javier Villalobos, Commissioner Antonio "Tony" Aguirre, Jr., Commissioner Rodolfo "Rudy" Castillo, Commissioner Victor "Seby" Haddad, Commissioner Jose R. "Pepe" Cabeza de Vaca

Absent: Commissioner Omar Quintanilla

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 JULY 11th REGULAR MEETING AGENDA, TO BE DISCUSSED AT SUCH MEETING.

There were no questions of the regular city commission agenda.

2. DISCUSSION OF POP-UP MARKET REGULATIONS.

Staff discussed pop-up market (PUMs) regulations noting that they have become quite popular since Covid. It was noted that said PUMs have been processed through a special permit process and have recently had some complaints for areas that border residential. Staff noted of ordinance found that does not allow for outdoor sales or merchandise and therefore are seeking direction to amend the exceptions and allow certain restrictions of PUMs. Proposed regulations were as follow:

- 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 plaza must have consent of 75% owners or tenants
- Propose a time limit for such used to 9 p.m.
- Limit such uses to C-3 or more intense zone

The following citizens signed up for the public comment: Jack Edwards, Baldemar Garcia, Steven Cano, Madeleine Croll, Clarice Erasan, Alyssa Cinta, Yessie Busstos, Victoria Salazar, Natalie Flores, Jannelle Garren, Monique Villarreal, Linda Estrella and Yvette Ortiz.

A lengthy discussion ensued. Comments and concerns were expressed by Council. Staff answered questions posed by Council. After due consideration, staff was directed to bring back item for discussion and place on the August agenda and as a workshop and regular meeting item.

3. DISCUSSION OF SPECIAL EVENT PARKING SURROUNDING LAS BANDERAS SUBDIVISION AND 33RD STREET.

Staff discussed plan for traffic control during sporting events at McAllen Sports Park surrounding Las Banderas Subdivision. To mitigate the issue the Parks and Recreation Department in conjunction with the Traffic Department implemented signage and a no parking zone since May 2021. It was noted that resident concerns remain. Options were provided in response to parking for events taking place at McAllen Sports Park. Recommendation were as follow:

- Option 1: Policy requires resident's consent to implement "No Parking"
- Option 2: Permanent Directional Signage

Comments and concerns were expressed by Council. Staff answered questions posed by Council.

4. DISCUSSION OF STREET LIGHTS BY DISTRICT AND FINANCIAL PLAN.

Staff discussed item noting that in anticipation of upcoming budget workshops, staff prepared a presentation on options for the funding of streetlights as a follow-up to the April 11th workshop.

Staff noted that recommendations from staff included prioritizing streetlights in the following order:

- Old Neighborhoods
- Arterials
- Annexed Areas
- Undeveloped Areas

Comments and concerns were expressed by Council. Staff answered questions posed by Council.

5. DISCUSSION OF BOND 2018 TRAFFIC IMPROVEMENTS AND UPDATES.

Staff discussed bond 2018 traffic improvements and mentioned replacement of traffic signal cabinets, communications to the new cabinets via fiber or wifi communication and a traffic signal timing study.

Staff also noted that cabinet and controller installations have been completed through numerous funding sources as follow:

- 98 Bond 2018 Funds
- 21 MPO Funding
- 25 City of McAllen CIP
- 6 TxDot

Staff added that 154 signalized intersections out of 214 withing City limits to be coordinated for major North/South and East/West intersection. A brief update was given on signal timing study and pending final documentation and signal timing adjustments. It was noted that said task has been scheduled to completed by October 28, 2022, allowing city 12 timing adjustments where MISD is in session.

Comments and concerns were expressed by Council. Staff answered questions posed by Council.

6. DISCUSSION OF PROPERTY AND CASUALTY COVERAGE OPTIONS.

Item as 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)

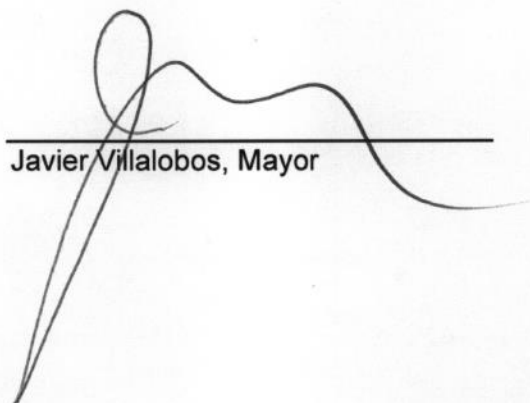
- A) CONSIDERATION OF ECONOMIC DEVELOPMENT MATTERS. (SECTION 551.087, T.G.C.)
- B) CONSULTATION WITH CITY ATTORNEY REGARDING LEGALS ASPECT OF NAMING CITY BUILDING. (SECTION 551.071, T.G.C.)
- C) CONSULTATION WITH CITY ATTORNEY REGARDING LEGAL ASPECT OF VENDOR CONTRACTS. (SECTION 551.071, T.G.C.)
- D) 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 GOUNDS. (SECTION 551.071, T.G.C.)

PUBLIC COMMENT SESSION:

The following citizens spoke at public comment: Jack Edwards, Baldemar Garcia, Steven Cano, Madeleine Croll, Clarice Erasan, Alyssa Cinta, Yessie Busstos, Victoria Salazar, Natalie Flores, Jannelle Garren, Monique Villarreal, Linda Estrella and Yvette Ortiz.

ADJOURNMENT

Without objection, the meeting was adjourned at 5:20 p.m.


Javier Villalobos, Mayor

Attest:


Perla Lara, TRMC/CMC, CPM
City Secretary