

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

The McAllen Board of Commissioners convened in a workshop on **Monday, September 26, 2022**, at 4:00 p.m., at McAllen City Hall Third Floor (3rd) Commission Chambers.

Mayor Javier Villalobos, Mayor Pro Tem Joaquin Zamora, Commissioner Antonio "Tony" Aguirre, Jr., Commissioner Omar Quintanilla, Commissioner Rodolfo "Rudy" Castillo, Commissioner Victor "Seby" Haddad and Jose R. "Pepe" Cabeza de Vaca

Also present were City Manager Roy Rodriguez, City Attorney Isaac Tawil and City Secretary Perla Lara, Assistant City Manager Joe Vera and Assistant City Manager Jeff Johnston

CALL TO ORDER

1. PRESENT QUESTIONS TO STAFF RELATING TO THE SEPTEMBER 26TH REGULAR MEETING AGENDA, TO BE DISCUSSED AT SUCH MEETING.

There were no questions of the regular city commission agenda.

2. MCALLEN PUBLIC UTILITIES BOARD PRESENTATION ON RATES.

Staff briefly reviewed the McAllen Public Utilities rate increase. Staff highlighted restrictions, rate of inflation, energy, and chemical costs. Also reviewed were the 2021 operational expenses, operational fuel expenses and wastewater expenses. Staff discussed additional key points as follows:

- ✓ Projected Water Treatment Capacity
- ✓ Average Annual Per Capita Usage
- ✓ Existing Tier Structure
- ✓ Proposed Rates (Valley Average)
- ✓ Residential Utilities Rates
- ✓ Drainage | Brush | Sanitation | Recycling

A discussion ensued. Comments and concerns were shared by Council. Questions were asked regarding the water & sewer, water treatment vs. well water, proposed tiers, average resident cost, water restrictions, last significant rate increase and utility bill components. Staff answered questions posed by Council.

Council thanked staff for their presentation.

3. DISCUSSION OF MCALLEN CITIZEN'S CODE ACADEMY.

Staff gave a brief update presentation on the proposal for a Citizen Code Academy. Staff also discussed the proposed curriculum, application forms, training location, and potential impact in the community. The following key points were mentioned:

- ✓ 18 years or older
- ✓ Three-week educational program
- ✓ Promote clean and safe neighborhoods through community empowerment
- ✓ Free for applicants

A discussion ensued. Comments and concerns were shared by Council. Staff answered questions posed by Council. Council thanked staff for their presentation.

4. DISCUSSION ON PROPOSED NEW TEMPORARY FOOD PERMIT.

Staff presented on the proposed new temporary food permit. It was mentioned that currently, individuals obtain a food permit for temporary food service events. The permit covers up to 14 consecutive days for \$50.00. It was noted that several events are for a shorter time span, many are for only one day. The proposed tiers were discussed as follows:

- Tier I: \$25.00 non-refundable fee for up to 4 consecutive days
- Tier II: \$50.00 non-refundable fee for up to 14 consecutive days

A discussion ensued. Comments and concerns were shared by Council. Questions were asked regarding to the 4-day permits. Staff answered questions posed by Council.

Council thanked staff for their presentation.

5. DISCUSSION ON DIRRERENT COLOR OPTION FOR DAIS LETTERING.

Staff presented on the different color options for dais lettering. Staff noted on the four options available.

A discussion ensued. Comments and concerns were shared by Council. Staff answered questions posed by Council. Council directed staff to proceed with option #1.

Council thanked staff for their presentation.

6. DISCUSSION OF DOWNTOWN SERVICES WRITE-OFF.

Staff gave a brief presentation on the Downtown Services Write-Off for the removal of uncollectible parking fines from the General Ledger. A brief history of years was highlighted as follows:

- 2017: Initiated internal notices
- 2018: Negotiations for 3rd Party Collections Contract
- 2019: 3rd Party Contract, Duncan Solution, initiated notices
- 2020: Start of Pandemic; DTS Enforcement paused March 27, 2020
- 2021: DTS Enforcement Resumed May 1, 2021
- 2022: Opted not to renew contract with Duncan Solutions

A discussion ensued. Comments and concerns were shared by Council. Staff answered questions posed by Council. Questions were asked regarding to the citations, enforcement and violations, write-offs. Council thanked staff for their presentation.

7. UPDATE ON XERISCAPING.

Staff gave a brief presentation noting that Xeriscaping in McAllen is allowed. Staff noted that Xeriscape area shall provide a minimum of 50 percent of the landscaped area with ground cover or grasses. Xeriscape areas not covered by grasses or ground cover shall be mulched. A list of indigenous plant species for Xeriscape areas shall be prepared by the department of parks and recreation and provided by the department of planning. Staff highlighted on the following:

- Not "just cacti"
- Low-Water usage
- Less maintenance
- Drought resistant
- Native plants & shrubs
- More than just rock

A discussion ensued. Comments and concerns were shared by Council. Staff answered questions posed by Council. Questions were asked regarding to the 50% Xeriscape, ground cover landscape areas, patches of grass or rocks or shrubs and drought plants and small area 100% Xeriscape, initial application options and approval process plan. Staff answered questions posed by Council.

Council thanked staff for their presentation.

8. 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)

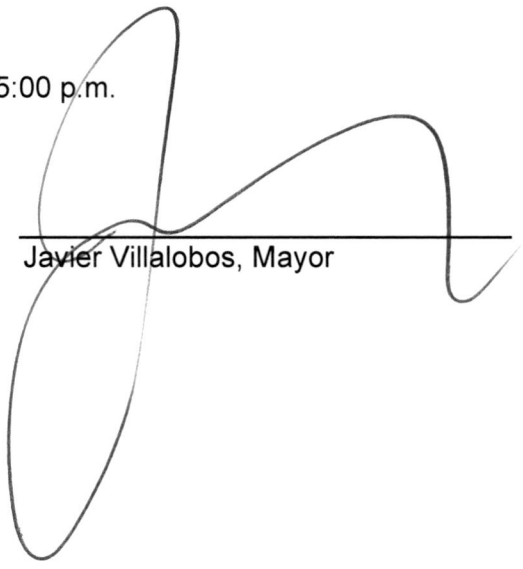
- A) CONSULTATION WITH CITY ATTORNEY REGARDING LEGAL ISSUES REGARDING EMERGENCY MEDICAL SERVICES. (SECTION 551.071, T.G.C.)
- B) DISCUSSION AND POSSIBLE LEASE, SALE OR PURCHASE OF REAL PROPERTY, TRACT 1. (SECTION 551.087, T.G.C.)
- C) CONSULTATION WITH CITY ATTORNEY REGARDING PENDING LITIGATION: ERNESTO ROCHA V. CITY OF MCALLEN, CIVIL ACTION 7:21-CV-182. (SECTION 551.071, T.G.C.)

- D) CONSULTATION WITH CITY ATTORNEY REGARDING LEGAL ISSUE WITH THE
ISSUANCE OF CERTAIN CERTIFICATES OF OCCUPANCY. (SECTION 551.071,
T.G.C.0)
E) EVALUATION OF THE CITY MANAGER. (SECTION 551.074, T.G.C.)

PUBLIC COMMENT SESSION: The following individual spoke under the comment section: Mr.
Jesus Mendoza

ADJOURNMENT

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



Javier Villalobos, Mayor

Attest:



Perla Lara, TRMC/CMC, GPM
City Secretary