



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, NOVEMBER 14, 2022 – 4:00 PM
MCALLEN CITY HALL
CITY COMMISSION CHAMBERS; 3RD FLOOR
1300 HOUSTON AVENUE
MCALLEN TEXAS, 78501**

AGENDA

<https://us02web.zoom.us/j/88263271103?pwd=UEgvVjNVTktKbGRqOXRYWmJWQkN0Zz09>

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: 882 6327 1103 Passcode: 811117.

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 November 14, 2022 Regular Meeting Agenda, to be discussed at such meeting.
2. MISD Traffic Improvements.
3. Fire Station 8 Schematic Design Review.
4. **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) Discussion and possible lease, sale or purchase of real property, Tract 1. (Section 551.087, T.G.C.)
- B) Consultation with City Attorney regarding legal issues related to Tax Increment Investment Zones. (Section 551.071, T.G.C.)
- C) Consideration of Economic Development Matters. (Section 551.087, T.G.C.)
- D) Consultation with City Attorney regarding legal issues related to international ports of entry. (Section 551.071, T.G.C.)
- E) Consultation with City Attorney regarding Emergency Medical Services. (Section 551.071, T.G.C.)
- F) Consultation with City Attorney regarding legal issues with grant agreements. (Section 551.071, T.G.C.)
- G) Consultation with City Attorney regarding legal issues related to CMAR procurement (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 November 11, 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	11/07/2022
MEETING DATE	11/14/2022

1. Agenda Item: Present questions to staff relating to the November 14, 2022 Regular Meeting Agenda, to be discussed at such meeting.
2. Party Making Request: Perla Lara
3. Nature of Request:
4. Routing:
Cindy Gonzalez
Perla Lara
Created/Initiated - 11/7/2022
Final Approval - 11/8/2022
5. Staff Recommendation:
6. Advisory Board:
7. City Attorney:
8. Manager's Recommendation:



ITEM SUMMARY

BOARD: City Commission

AGENDA ITEM

2.

DATE SUBMITTED

11/07/2022

MEETING DATE

11/14/2022

1. Agenda Item: MISD Traffic Improvements.

2. Party Making Request:

3. Applicant:

4. Nature of Request: Presentation to go over improvements conducted along Public roadways adjacent to MISD schools to improve school traffic

5. Fiscal Impact Summary:

6. Budgeted:

Bid Amount: _____

Budgeted Amount: _____

Under Budget: _____

Over Budget: _____

Amount Remaining: _____

7. Routing:

Marlen Garza

Created/Initiated - 11/7/2022

Marlen Garza

Approved - 11/7/2022

Eduardo Mendoza

Approved - 11/7/2022

Michelle Rivera

Approved - 11/7/2022

Isaac Tawil

Final Approval - 11/8/2022

8. Staff Recommendation:

9. Advisory Board:

10. City Attorney:

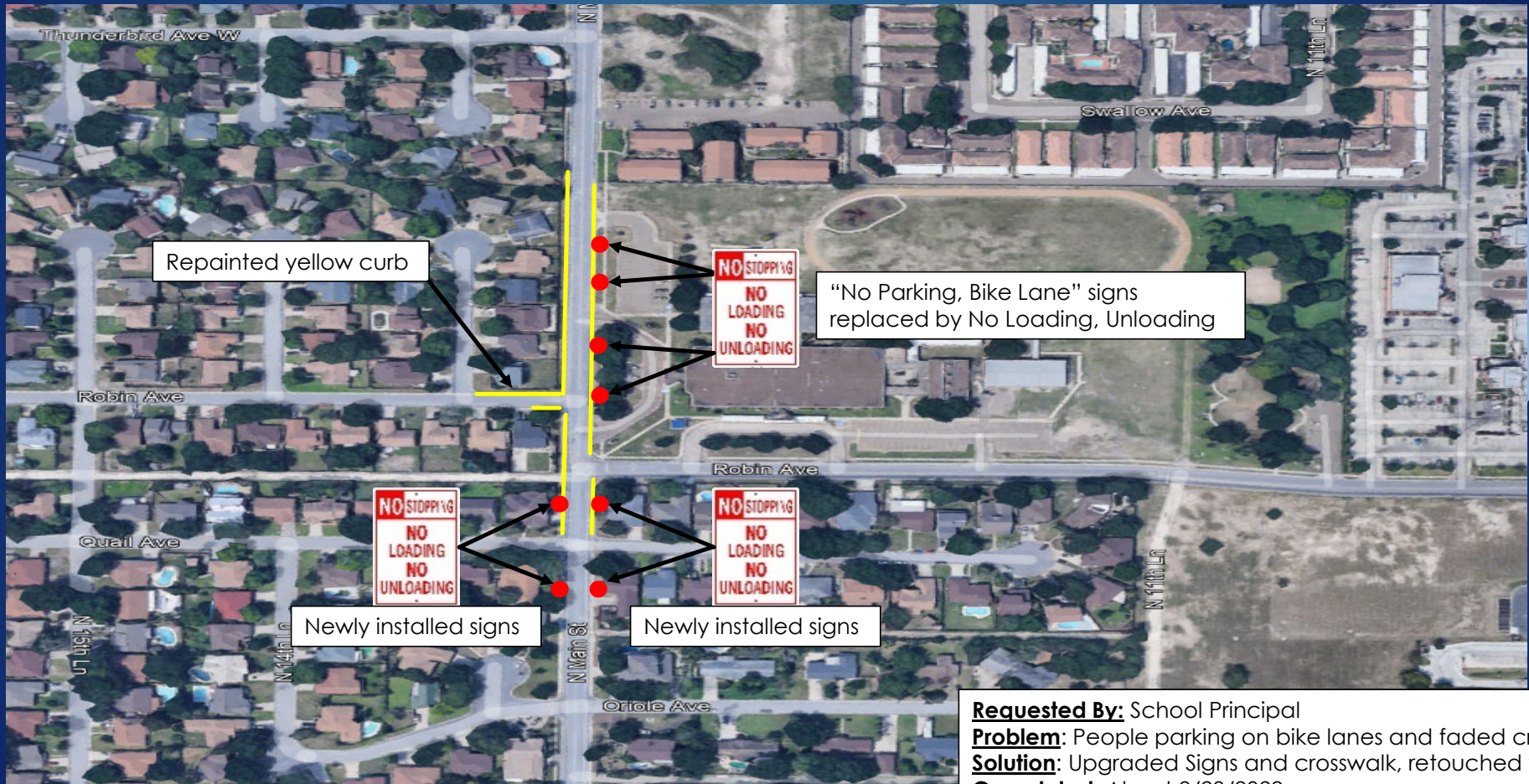
11. Manager's Recommendation:

A decorative graphic consisting of a light blue circle and a darker blue rectangle, both positioned on the right side of the slide.

McAllen ISD School Improvements

CITY OF MCALLEN - TRAFFIC OPERATIONS

Rayburn Elementary



Repainted yellow curb

NO STOPPING
NO LOADING
NO UNLOADING

"No Parking, Bike Lane" signs
replaced by No Loading, Unloading

NO STOPPING
NO LOADING
NO UNLOADING

Newly installed signs

NO STOPPING
NO LOADING
NO UNLOADING

Newly installed signs

Requested By: School Principal
Problem: People parking on bike lanes and faded crosswalk
Solution: Upgraded Signs and crosswalk, retouched yellow curb
Completed: About 9/28/2022

Seguin Elementary



McAuliffe Elementary



Requested By: Assistant Principal

Problem: Requested more visibility for pedestrian crossing along Daffodil

Solution: Restriped crosswalk with high visibility thermoplastic pattern

Completed: about 10/27/2022

Escandon Elementary



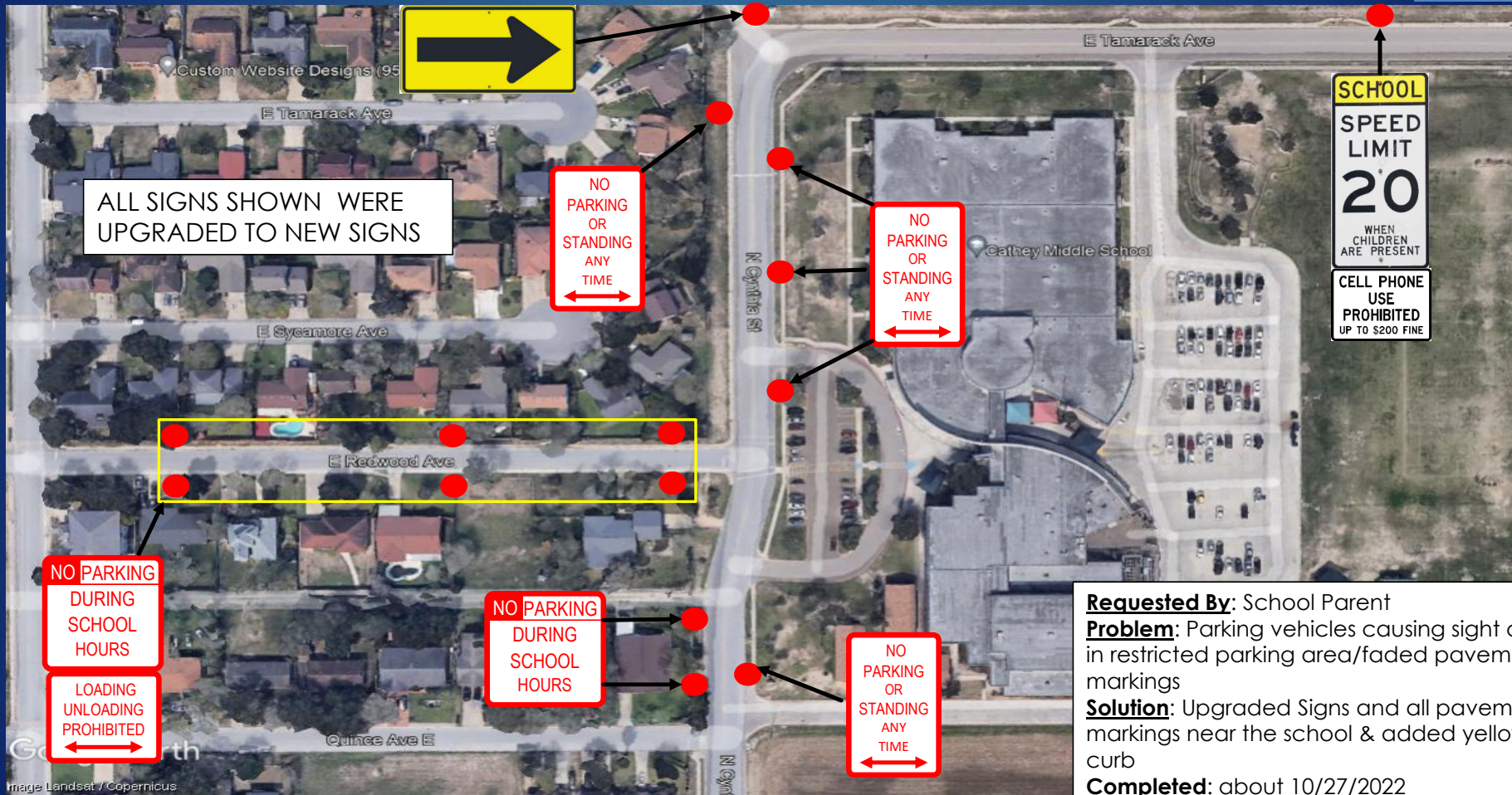
Requested By: School Principal

Problem: Near accidents due to left turns cutting the queue for pickup/drop off

Solution: Added No Left turn signs with school times to allow school to add cones

Completed: about 9/13/2022

Cathey Middle School (Signs)



Cathey Middle School (Striping)



Lamar Academy



Requested By: MISD Civil Engineer

Problem: New driveway was created for exit only and designed for right turn only. Existing driveway aligned with Jasmine Ave. was closed.

Solution: Added signs to directed exiting traffic

Completed: about 3/28/2022

McHi High School



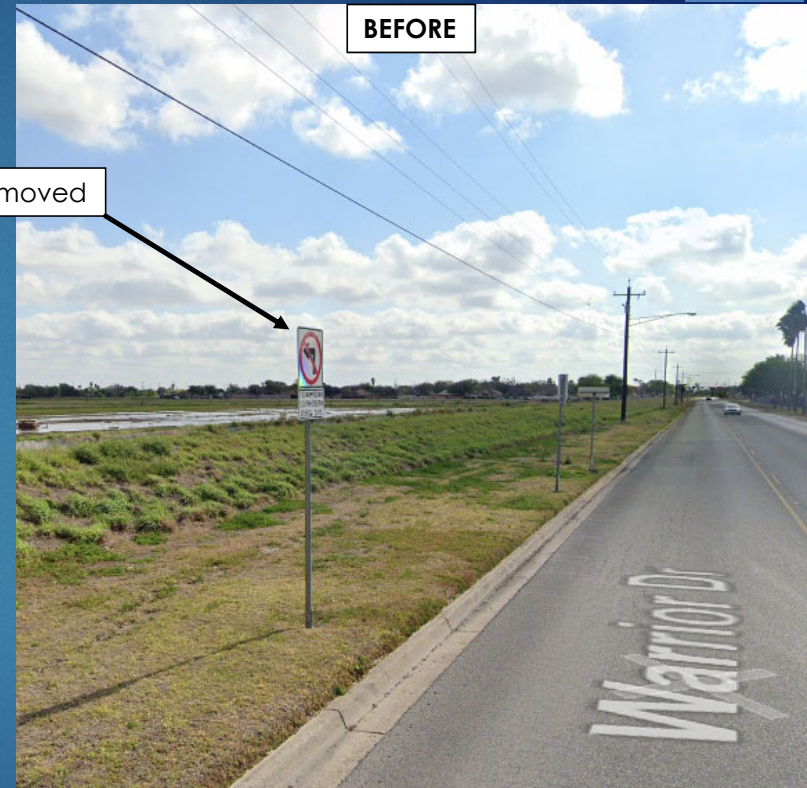
Requested By: School Teacher

Problem: Vehicles speeding along La Vista for drop off/pick up hours

Solution: Replaced 2 existing signs with "Slow" warning signs

Completed: about 9/2/2022

Nikki Rowe High School



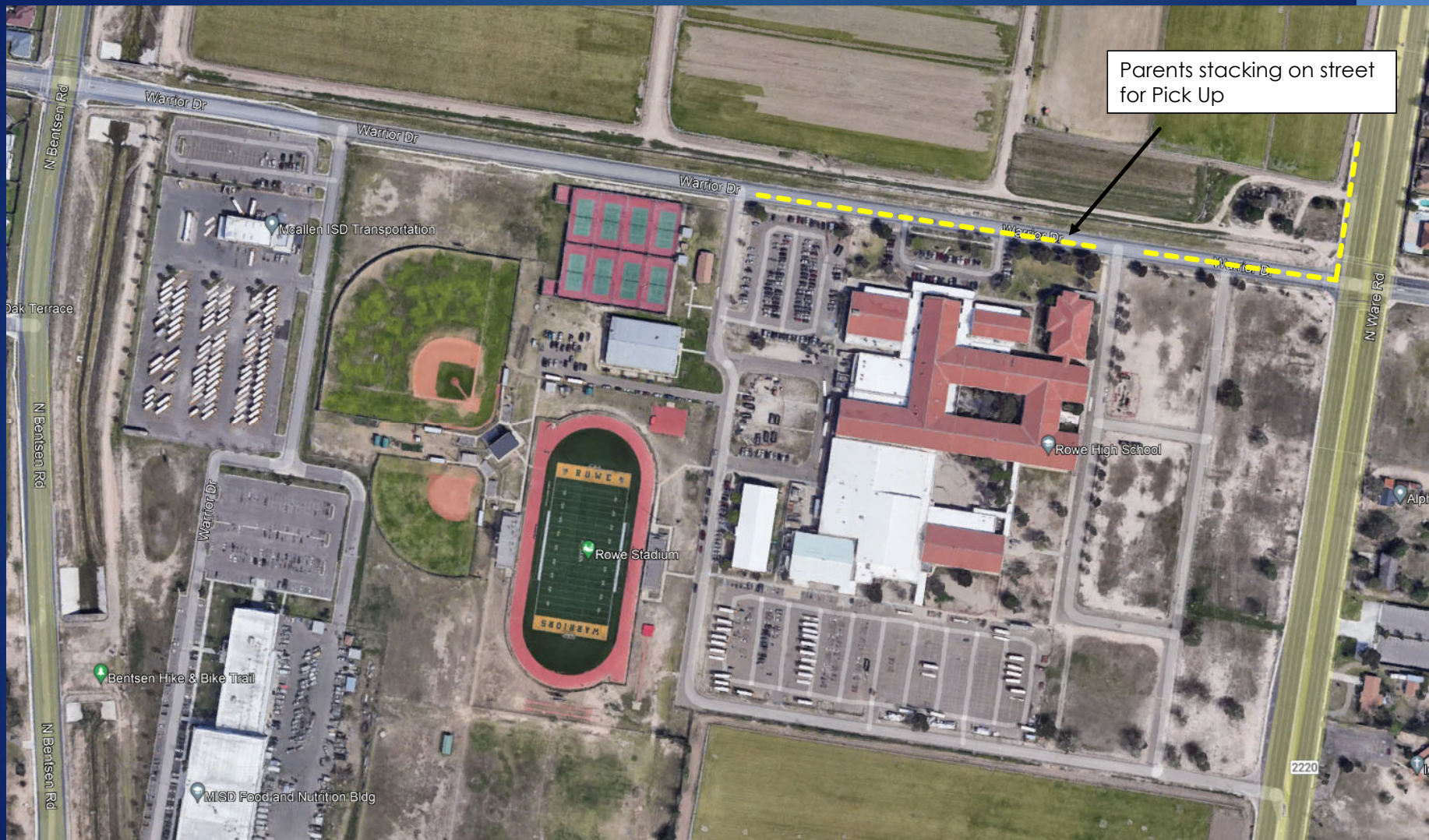
"No Left Turn" sign removed

Requested By: McAllen ISD Police

Problem: No Left Turn sign was causing more congestion at the intersection on Vine & Ware

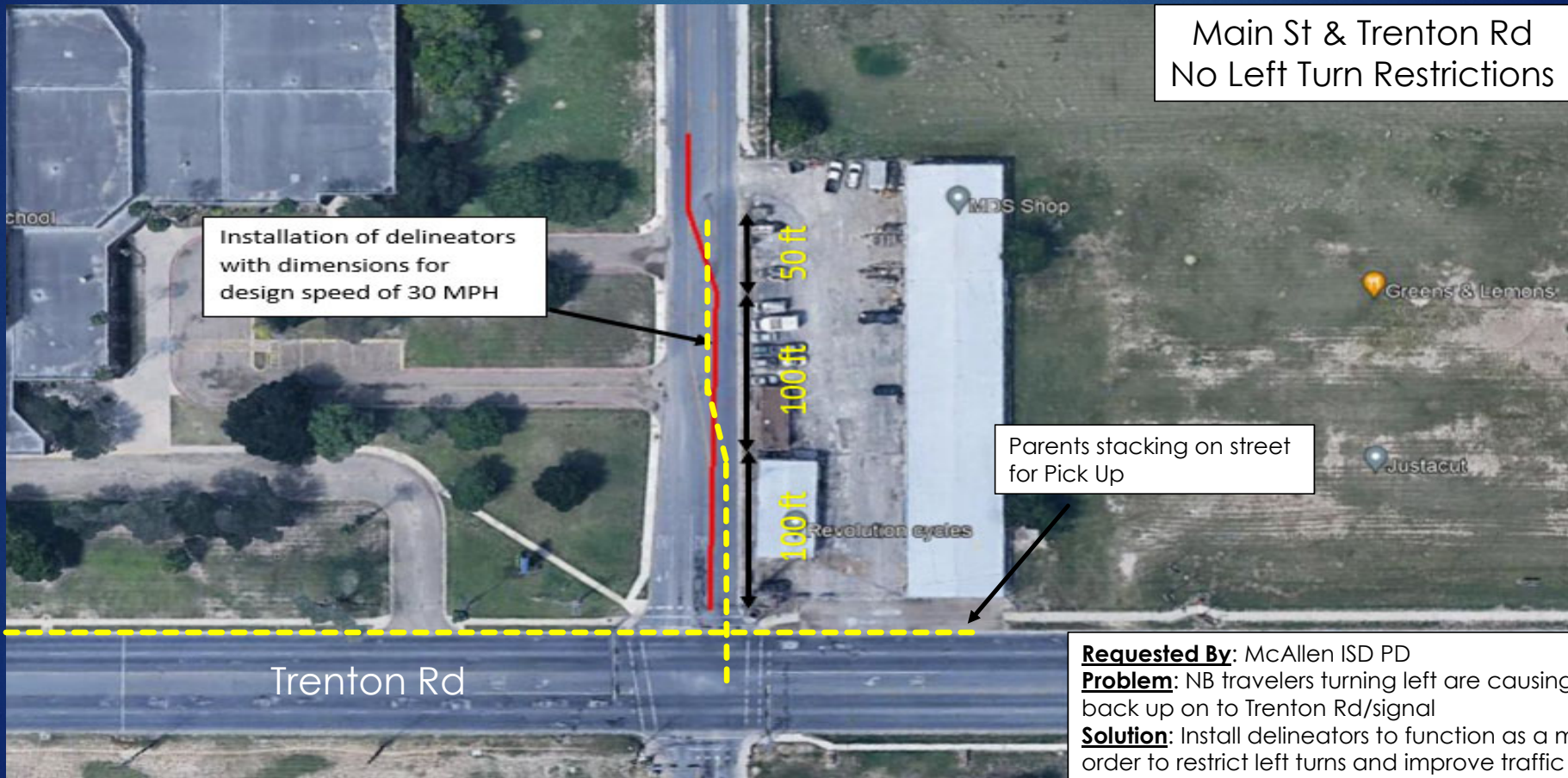
Solution: Removed sign to allow vehicles to turn left and head towards Bentsen Rd to alleviate congestion

Completed: about 9/18/2022

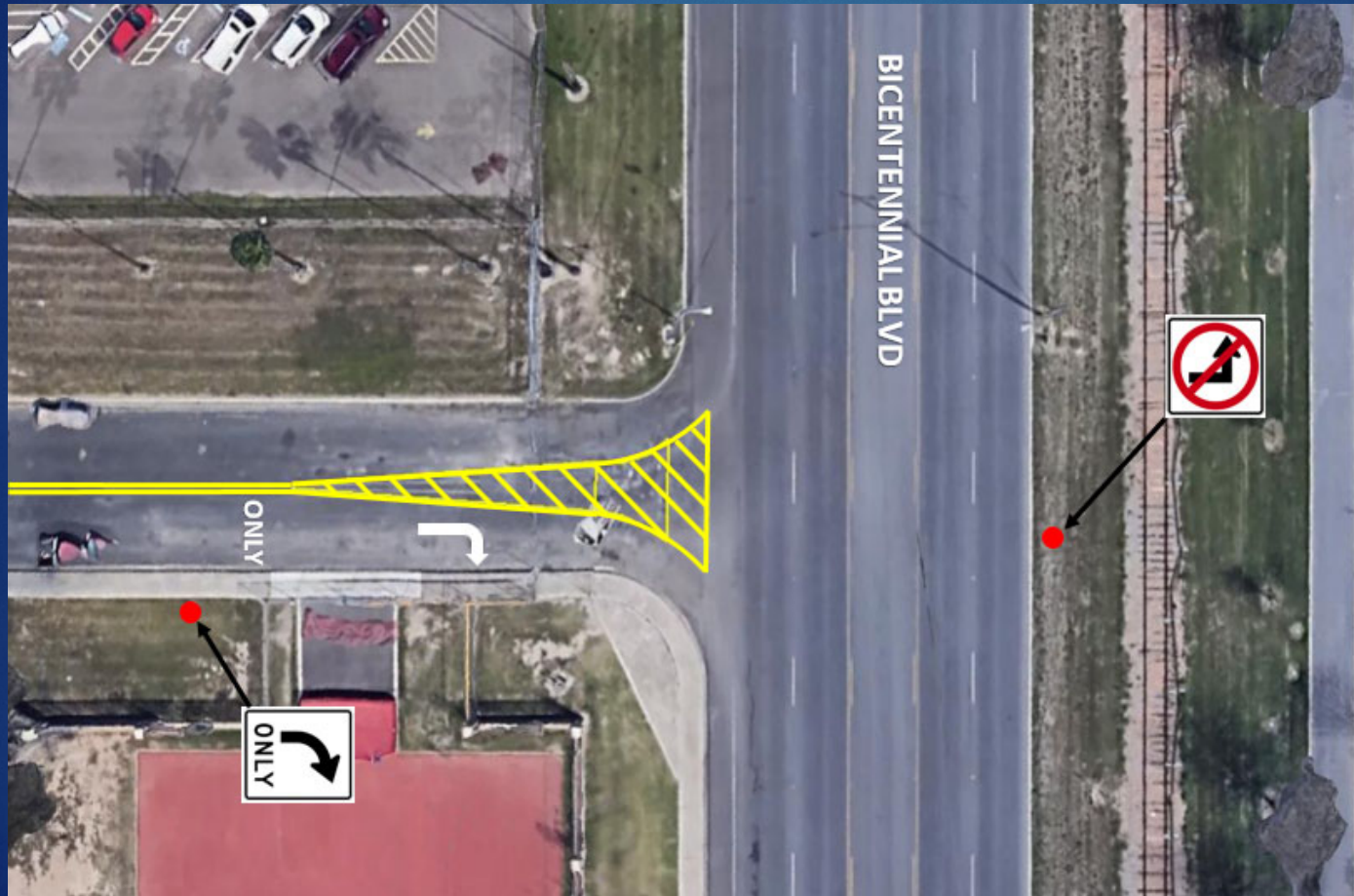


Parents stacking on street
for Pick Up

Morris Middle School



McHi High School



Part 1

Bicentennial Blvd &
Bulldog Dr
Right In/Right Out
Proposed Movement
w/ pavement markings

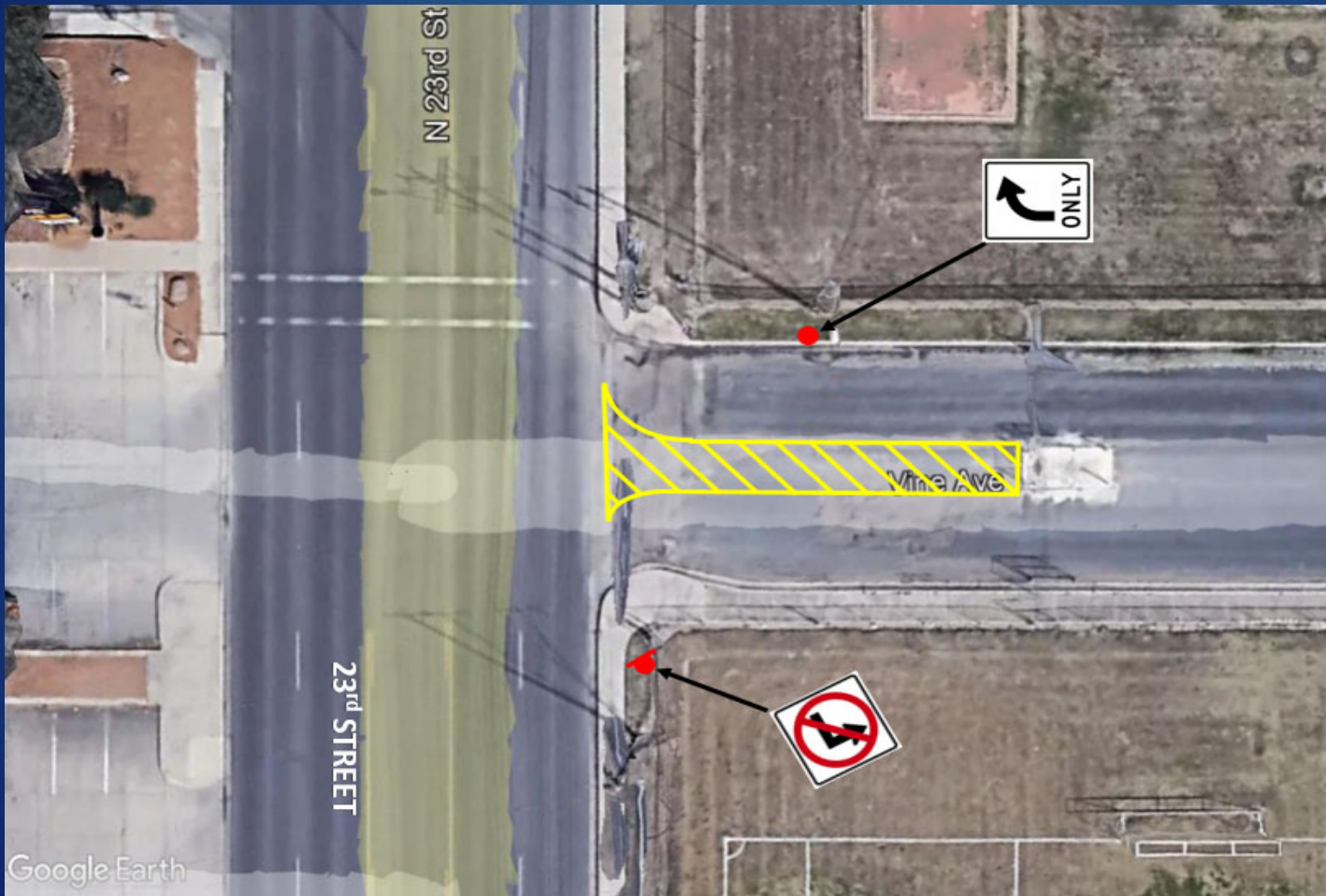
Requested By: McAllen ISD
PD/Citizen

Problem: Vehicles turning left back
up traffic and don't allow vehicles
to exit

Solution: Add pavement markings
to allow right in/right out
movement along with signage

Future Improvement

McHi High School



Part 2

23rd St & Vine Ave
Right In/Right Out
Proposed Movement
w/ pavement markings



ITEM SUMMARY

BOARD: City Commission

AGENDA ITEM

3.

DATE SUBMITTED

11/07/2022

MEETING DATE

11/14/2022

1. Agenda Item: Fire Station 8 Schematic Design Review.
2. Party Making Request: Eduardo Mendoza
3. Nature of Request: Review and Discussion of Fire Station No. 8 Schematic Design
4. Routing:
Mario Cruz
Eduardo Mendoza
Michelle Rivera
Isaac Tawil
Created/Initiated - 11/7/2022
Approved - 11/7/2022
Approved - 11/7/2022
Final Approval - 11/8/2022
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: November 7, 2022

Subject: Consideration and Approval of Schematic Design for Fire Station 8

Gignac & Associates, LLP., has completed the Schematic Design Development Phase (SD) of the project. The opinion of probable construction cost, less contingencies, currently exceeds the project budget as summarized below.

Budgeted Amount	\$ 2,757,240.00
Opinion of Probable Construction Costs (SD)	\$ 3,912,630.75
Anticipated Budget Shortfall	(\$ 1,155,390.75)

Although the estimated cost is higher than our fixed limited budgeted construction cost, Gignac & Associates, LLP., has agreed to move forward to Construction Documents with no increase in fees as per contract.

Gignac & Associates and staff have made modifications to optimize the design and reduce the building area 11,052 square feet. The difference in estimate cost to budgeted amount is generally attributed to escalations in labor, material, and fuel costs. Gignac & Associates, LLP., has provided a letter to further explain the current construction costs.

Staff seeks to present the SD documents and open discussions to explore additional project funding.

CONSULTANTS

SCHEMATIC
REVIEW
SET

NOT FOR
CONSTRUCTION



2022 NEW
FIRE STATION

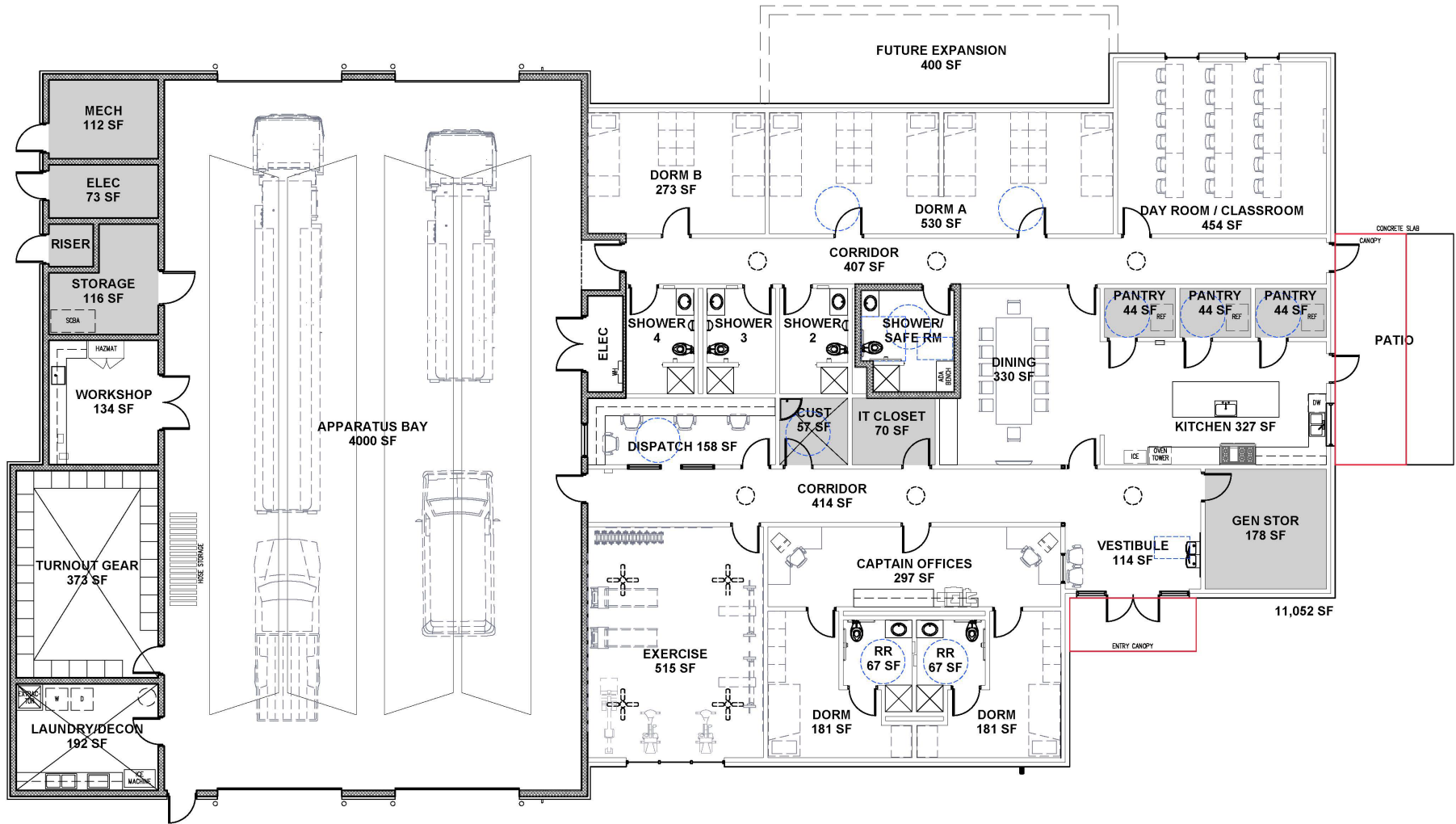
McALLEN,
TEXAS

Project Number: 22.01
Drawing Date: AUG. 24, 2022
Drawn:
Checked:
Scale:
ACAD File:

Revisions:

Sheet Title:
OVERALL
PLAN

A-100



1 PROPOSED FLOOR PLAN
1/8" = 1'-0"







8



8







September 19, 2022

RE: City of McAllen Fire Station 08

Mr. Juan Martinez:

Part of our services agreement with the City of McAllen, require us to submit opinions of construction costs at every phase of the design process. Attached is our most recent estimate through Schematic Design of the City of McAllen Fire Station 08 project. As you can see, the required space program netted a construction cost estimate that exceeds your Fixed Limit of Budgeted Construction Cost (FLBCC).

Recent fire stations that have bid just north of the Valley, in particular the Corpus Christi area, have been doing so around and beyond the \$400/SF range. The Associated General Contractors Association continually forwards information on construction trends and among the most recent information is the over 30% construction costs increase for 2022.

This recent significant increase is seen throughout the nation and the Valley is not immune to this reality.

Gignac I Architects believes this will surely affect the City of McAllen's FLBCC and its projected Fire Station 08 project.

Please note that our estimate of construction costs is an estimate at this juncture albeit it is based on recent activity in the RGV and the Corpus Christi area.

Thank You

Juan Mujica, Jr.
Gignac | Architects



ITEM SUMMARY

BOARD:

AGENDA ITEM

4.A.

DATE SUBMITTED

11/08/2022

MEETING DATE

11/14/2022

1. Agenda Item: Discussion and possible lease, sale or purchase of real property, Tract 1. (Section 551.087, T.G.C.)
2. Party Making Request: Isaac Tawil
3. Nature of Request: Discussion and possible lease, sale or purchase of real property, Tract 1. (Section 551.087, T.G.C.)
4. Routing:
Leilani Estrada Colima
Created/Initiated - 11/8/2022
5. Staff Recommendation:
6. Advisory Board:
7. City Attorney:
8. Manager's Recommendation:



ITEM SUMMARY

BOARD: City Commission

AGENDA ITEM

4.B.

DATE SUBMITTED

11/08/2022

MEETING DATE

11/14/2022

1. Agenda Item: Consultation with City Attorney regarding legal issues related to Tax Increment Investment Zones. (Section 551.071, T.G.C.)
2. Party Making Request: Isaac Tawil
3. Nature of Request: Consultation with City Attorney regarding legal issues related to Tax Increment Investment Zones. (Section 551.071, T.G.C.)
4. Routing:
Leilani Estrada Colima

Created/Initiated - 11/8/2022
5. Staff Recommendation:
6. Advisory Board:
7. City Attorney:
8. Manager's Recommendation:



ITEM SUMMARY

BOARD: City Commission

AGENDA ITEM

4.C.

DATE SUBMITTED

11/08/2022

MEETING DATE

11/14/2022

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/Initiated - 11/8/2022
5. Staff Recommendation:
6. Advisory Board:
7. City Attorney:
8. Manager's Recommendation:



ITEM SUMMARY

BOARD:	AGENDA ITEM	4.D.
	DATE SUBMITTED	
	MEETING DATE	11/14/2022

1. Agenda Item: Consultation with City Attorney regarding legal issues related to international ports of entry. (Section 551.071, T.G.C.)
2. Party Making Request: Isaac Tawil
3. Nature of Request: Consultation with City Attorney regarding legal issues related to international ports of entry. (Section 551.071, T.G.C.)
4. Routing:
Amy Gonzalez Created -
5. Staff Recommendation:
6. Advisory Board:
7. City Attorney:
8. Manager's Recommendation:



ITEM SUMMARY

BOARD:	AGENDA ITEM	4.E.
	DATE SUBMITTED	11/08/2022
	MEETING DATE	11/14/2022

1. Agenda Item: Consultation with City Attorney regarding Emergency Medical Services. (Section 551.071, T.G.C.)
2. Party Making Request: Isaac Tawil
3. Nature of Request: Consultation with City Attorney regarding Emergency Medical Services. (Section 551.071, T.G.C.)
4. Routing:
Amy Gonzalez Created/Initiated - 11/8/2022
5. Staff Recommendation:
6. Advisory Board:
7. City Attorney:
8. Manager's Recommendation:



ITEM SUMMARY

BOARD:	AGENDA ITEM	4.F.
	DATE SUBMITTED	11/10/2022
	MEETING DATE	11/14/2022

1. Agenda Item: Consultation with City Attorney regarding legal issues with grant agreements. (Section 551.071, T.G.C.).
2. Party Making Request:
3. Nature of Request:
4. Routing:
Amy Gonzalez Created/Initiated - 11/10/2022
5. Staff Recommendation:
6. Advisory Board:
7. City Attorney: None. IJT
8. Manager's Recommendation: None. RR



ITEM SUMMARY

BOARD: City Commission

AGENDA ITEM

4.G.

DATE SUBMITTED

11/11/2022

MEETING DATE

11/14/2022

1. Agenda Item: Consultation with City Attorney regarding legal issues related to CMAR procurement (Section 551.071, T.G.C.)
2. Party Making Request: Isaac Tawil
3. Nature of Request: Consultation with City Attorney regarding legal issues related to CMAR procurement (Section 551.071, T.G.C.)
4. Routing:
Alma Villarreal
Isaac Tawil
Created/Initiated - 11/11/2022
New -
5. Staff Recommendation:
6. Advisory Board:
7. City Attorney:
8. Manager's Recommendation: