



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, JANUARY 23, 2023 – 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 1 (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 January 23, 2023 Regular Meeting Agenda, to be discussed at such meeting.**
- 2. Tennis and Aquatic Center Update.**
- 3. 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. (Section 551.072, T.G.C.)
- C)** Consultation with City Attorney regarding emergency medical services. (Section 551.071, T.G.C.)
- D)** Evaluation of the City Attorney. (Section 551.074, T.G.C)
- E)** Consideration of personnel action regarding the Fire Chief. (Section 551.074, 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 January 20, 2023 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

MEETING DATE

1/23/2023

1. Agenda Item: Present questions to staff relating to the January 23, 2023 Regular Meeting Agenda, to be discussed at such meeting.
2. Party Making Request:
3. Nature of Request:
4. Routing:
Jose Trujillo
5. Staff Recommendation:
6. Advisory Board:
7. City Attorney:
8. Manager's Recommendation:

Created -



ITEM SUMMARY

BOARD: City Commission

AGENDA ITEM
DATE SUBMITTED
MEETING DATE

2.
01/17/2023
1/23/2023

1. Agenda Item: Tennis and Aquatic Center Update.
2. Party Making Request:
3. Nature of Request: Discussion on Tennis Center and Aquatic Center.
4. Routing:
Cristina Monroy
Denny Meline
Isaac Tawil
Created/Initiated - 1/17/2023
Approved - 1/17/2023
Final Approval - 1/18/2023
5. Staff Recommendation:
6. Advisory Board:
7. City Attorney:
8. Manager's Recommendation:



McALLEN AQUATICS

OVERVIEW



MCALLEN AQUATICS

OVERVIEW

Facility Improvements & Maintenance

2019 - 2022

Cascade Pool 1927

- Facility Roof Repairs
- Men's Restroom Plumbing
- Parking Lot Seal Coat & Striping
- Annual Painting of Facility
- Annual Replaster- spot maintenance

Municipal Pool 1964

- Parking Lot Seal Coat
- Bathhouse Project
- Replacement & Installation of Heaters, Filtration Pump, and Filters
- Replaster
- Transition From Mesh Cover To Privacy Slats
- Annual Painting of Facility & Slide Maintenance

Boys Club Pool 1975

- Replaster
- Transition From Mesh Cover To Privacy Slats
- Slide Maintenance
- Repainting of Facility
- Annual Slide Maintenance
- Annual Painting of Facility

Los Encinos Pool 1998

- Replaster
- Addition Of Diving Board
- Beach Front Entrance Maintenance
- Repainting Of Facility
- Annual Painting of Facility

Our Services

2019 - 2022

DAYS OF OPERATION

FY 2019-2020:
169

FY 2020 - 2021:
296

FY 2021 - 2022:
348

PUBLIC SWIM LAP SWIM AEROBICS

Total Participants:
21,425

Fee Structure:
Public Swim: \$2.50
Lap Swim: \$1.00
Water Aerobics: \$1.00

LEARN TO SWIM

Adaptive, Parent/Baby,
Pre-School, Youth to Adult

Total Participants:
3,405

Facilities Offered:
3

Seasons Offered:
Fall, Spring, Summer

PRIVATE RENTALS

Total Participants:
6,244
of Rentals:
90

Our Services

2019 - 2022

CERTIFICATION CLASSES

Lifeguard, First
Aid/CPR/AED, Babysitting

Classes Offered:

19

Participants Certified:

69

H2O HUT AT FIREMEN'S PARK

JULY 2022 – SEPTEMBER 2022

of Rentals:

384

Total Participants:

1,149

ORGANIZED SWIM TEAM USAGE

of Organizations:

2

Pool Usage Days:

**4 PER WEEK
TWICE DAILY**

SPECIAL EVENT SUPPORT

of Events

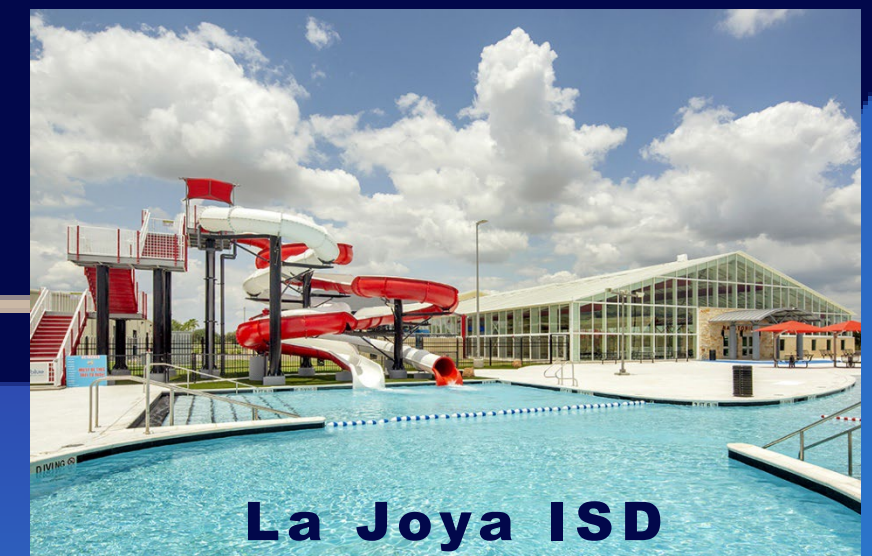
Supported Annually:

30

*City Wide, MISD &
Department Events*

COMPARABLES

FACILITY LOCATION	AMENITIES
CITY OF PHARR: AQUATIC CENTER	10 LANES 25 YARD X 25 METER
PSJA/CITY OF PHARR: NATATORIUM	21 LANES (8 COMPETITIVE LANE) COLLEGIATE SIZED 50 METER DIVING WELL 17 FT
LA JOYA ISD SPORTS AND LEARNING COMPLEX	10 LANES 25 YARD X 25 METER 2 ONE METER DIVING BOARDS OUTDOOR LEISURE POOL WITH BEACH ENTRY 2 WATERSLIDES RIVER POOL WITH LAZY RIVER TOT POOL
PSJA ISD AQUATIC CENTER	10 LANES 25 YARD BY 25 METER POOL
BANWORTH POOL – MISSION	8 LANES 25 YARDS



A photograph of a lifeguard standing on a wooden stand at an outdoor swimming pool. The lifeguard is wearing a dark swimsuit and a red life preserver with a white cross. The background shows a pool with several people swimming, a chain-link fence, and American flags. The entire image is overlaid with a semi-transparent blue filter. The text 'THANK YOU' is centered in the middle of the image. The word 'THANK' is in white, and 'YOU' is in a light blue color. The image is framed by blue geometric shapes in the corners and bottom.

THANK YOU

COMPARABLES

FACILITY LOCATION	OWNER/OPERATOR	ACRES	COST ESTIMATE	FEES	AMENITIES
CITY OF PHARR: AQUATIC CENTER	CITY OF PHARR	4	\$10M (2012)	LAP SWIM \$10 MONTHLY \$2 ADULT PER VISIT \$1 STUDENTS (13 AND UNDER)	10 LAP LANES (25 YARDS)
PSJA/CITY OF PHARR: NATATORIUM	PSJA ISD AND CITY OF PHARR	9	\$27M (2021) COST SPLIT BETWEEN PSJA AND CITY OF PHARR	LAP SWIM \$40 MONTHLY NON RES \$30 MONTHLY RES \$5 SINGLE VISIT	21 LANES TOTAL (8 COMPETITIVE LANE) COLLEGIATE SIZED 50 M DIVING WELL 17 FT ATHLETE SEATING BY THE POOLS UPPER LEVEL SPECTATOR SEATS 1,100 EXERCISE ROOM 2 CLASS ROOMS 4 OFFICES 2 CONFERENCE ROOMS CONCESSION STAND
LA JOYA ISD SPORTS AND LEARNING COMPLEX	LA JOYA ISD	7.35	\$20M (2018) INCLUDES: NATATORIUM TENNIS COURTS GOLF COURSE PLANETARIUM LEARNING CENTER WATER PARK	WATERPARK ENTRY \$5 CHILDREN \$8 ADULTS	10 LAP LANES 25 YARD BY 25 METER 2 ONE METER DIVING BOARDS OUTDOOR LEISURE POOL WITH BEACH ENTRY 2 WATERSLIDES RIVER POOL WITH LAZY RIVER TOT POOL NATATORIUM 22,000 SQ FT SEATS 500 SPLASH PAD
PSJA ISD AQUATIC CENTER	PSJA ISD		\$11.8 M (2021) FOR 2 IDENTICAL SWIMMING FACILITIES AT TWO DIFFERENT CAMPUSES. (5.9M EA)		10 LANES 25 YARD BY 25 METER POOL 6,989 SQ FT- SEATING FOR 175 MULTIPURPOSE CLASSROOM DRESSING ROOM SHOWER WITH LOCKERS RESTROOM AND OFFICE CANOPY FOR SHADE

TENNIS CENTER

City Commission Workshop



January 23, 2023





McAllen ISD

Tennis Court Locations

Current

Proposed

- 4 Travis Middle School
- 8 Memorial High School
- 16 McAllen High School

28 Courts

- 4 Travis Middle School
- 8 Memorial High School
- 14 McAllen High School
- 8 Nikki Rowe High School (*NEW*)
- 4 Achieve Early College (*NEW*)

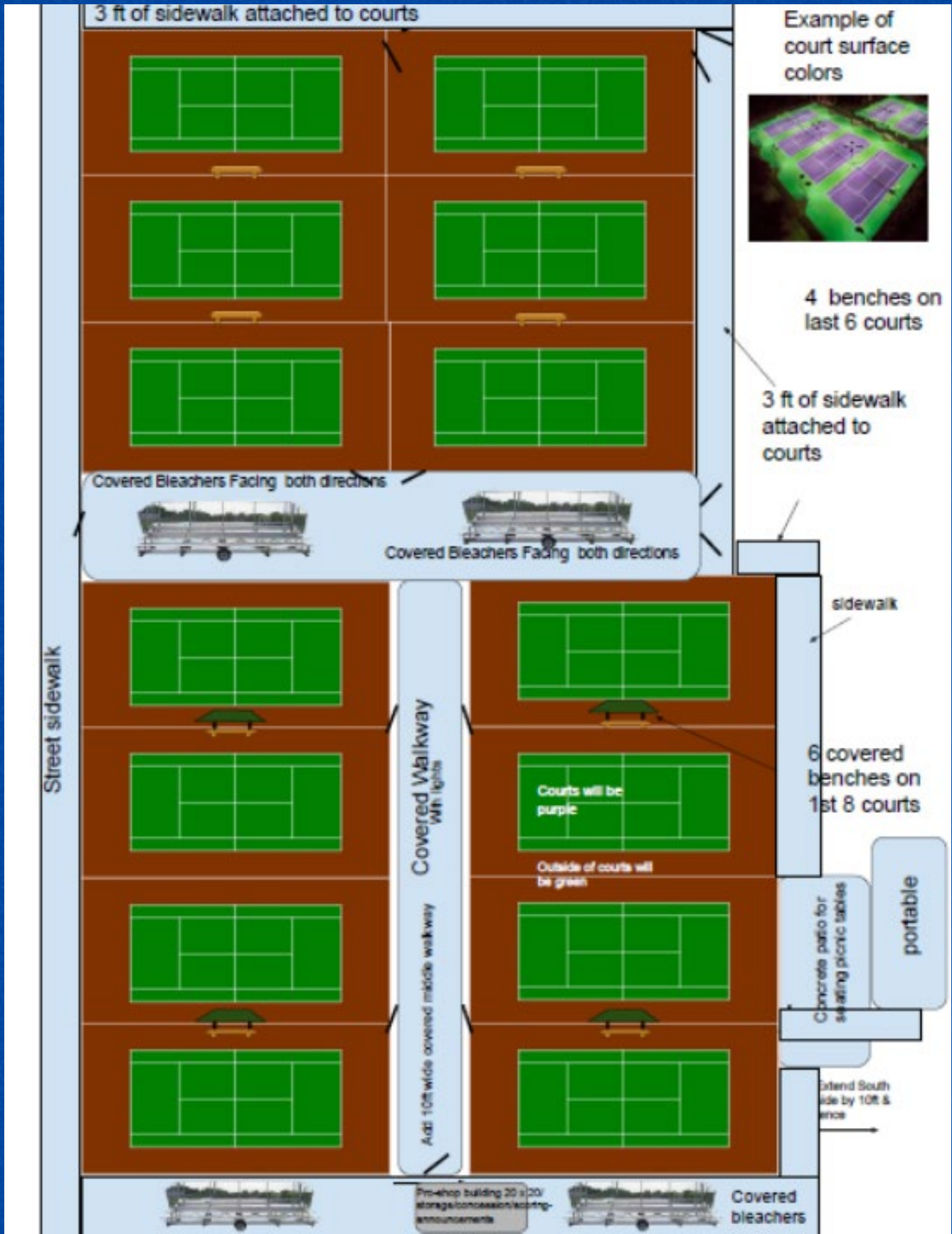
38 Courts



FACILITY LOCATION	NUMBER OF COURTS	SQ FT.	TOTAL RESURFACING COST	NUMBER OF LIGHT POLES	TOTAL LIGHTING COST	PARKING LOT	RESTROOMS	WINDSCREENS	TOTAL COST
MEMORIAL	8	57,300	\$71,625 (\$1.25/ sq. ft.)	6			\$100,000	\$20,000	\$191,625
NIKKI ROWE	8	59,200	\$74,000 (\$1.25/ sq. ft.)	6	\$180,000 (\$30,000/pole)	\$143,000 (44 spaces @ \$3,250ea)		\$20,000	\$274,000
TRAVIS (2019)	4	27,300		6					
ACHIEVE EARLY COLLEGE	4	27,300		6	\$180,000 (\$30,000/pole)		\$75,000	\$10,000	\$265,000
TOTAL	32		\$145,625	24	\$360,000		\$175,000	\$50,000	\$730,625

10% ECALATION INCREASE \$803,687.50

INVESTMENT



McHigh Tennis - Preliminary Cost Estimate (5.22)				
Item	Quantity	Unit	Cost	Total
1 Earthwork				
Demob/Grubbing/Grading/ Earthwork	1	LS	\$8,520.00	\$8,520.00
2 Concrete				
Concrete Sidewalks	18200	SF	\$9.00	\$163,800.00
4 Amenities				
Covered Walkway & Bleachers	20000	SF	\$12.00	\$240,000.00
5 Lighting				
Tennis Court Lighting Adjustments	1	LS	\$125,000.00	\$125,000.00
6 Site Improvements				
Restroom	1	EA	\$145,000.00	\$145,000.00
Proshop/Storage/Concession/Scoring Building	500	SF	\$180.00	\$90,000.00
Subtotal				\$772,320.00
10% Contingency				\$77,232.00
TOTAL				\$849,552.00

10% ECALATION INCREASE \$934.507.20

IMPROVEMENTS \$803,687.50

McHi TENNIS CENTER \$934,507.20

TOTAL CITY INVESTMENT \$1,738,194.70

INVESTMENT



McAllen ISD



Tennis Court Hours of Operation

Current

Proposed

Monday - Sunday

McAllen & Memorial High Schools

5:00 PM - 11:00 PM

Travis Middle School

8:00 AM – 10:00 PM

Monday - Sunday

McAllen & Nikki Rowe High Schools

Travis MS, Achieve Early College

8:00 AM - 11:00 PM

Memorial High School

5:00 PM – 11:00 PM



City of McAllen

Tennis Court Locations



Current

Proposed

1 Hackberry Park

1 Las Palmas Park

4 Los Encinos Park

6 Courts

1 Hackberry Park

1 Las Palmas Park

4 Los Encinos Park

16 McAllen Tennis Center (*NEW*)

22 Courts



COMPARABLES

FACILITY LOCATION	NUMBER OF COURTS	PRO SHOP	HOURS OF OPERATION	FEES	ASSOCIATIONS
MISSION PARKS & RECREATION	16 LIGHTED			MEMBERSHIPS PROGRAMS TOURNAMENTS RESERVATIONS	SOUTH TEXAS COMMUNITY TENNIS ASSOCIATION
HARLINGEN H-E-B TENNIS CENTER	14 LIGHTED	X		MEMBERSHIPS PROGRAMS TOURNAMENTS RESERVATIONS	HARLINGEN AREA TENNIS ASSOCIATION
BROWNSVILLE TENNIS CENTER	16 LIGHTED	X		MEMBERSHIPS PROGRAMS TOURNAMENTS RESERVATIONS	BROWNSVILLE TENNIS ASSOCIATION
McALLEN PARKS & RECREATION	16 LIGHTED	X		MEMBERSHIPS PROGRAMS TOURNAMENTS RESERVATIONS	

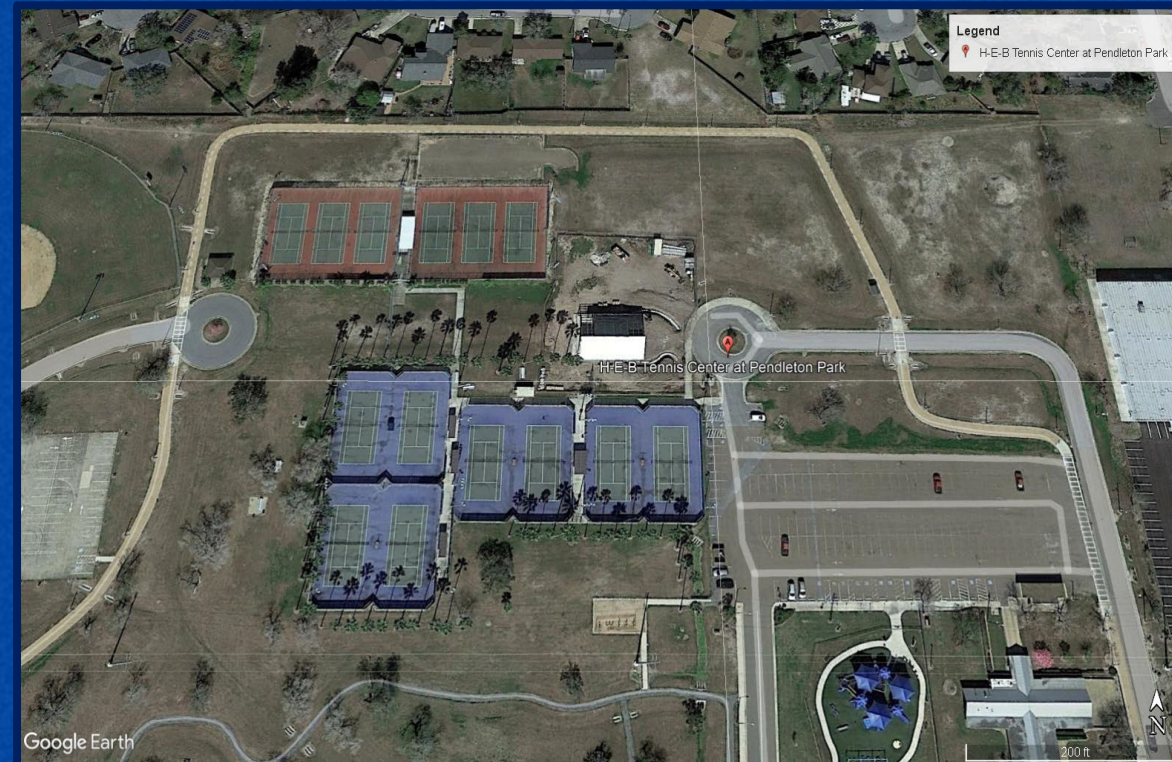
COMPARABLES



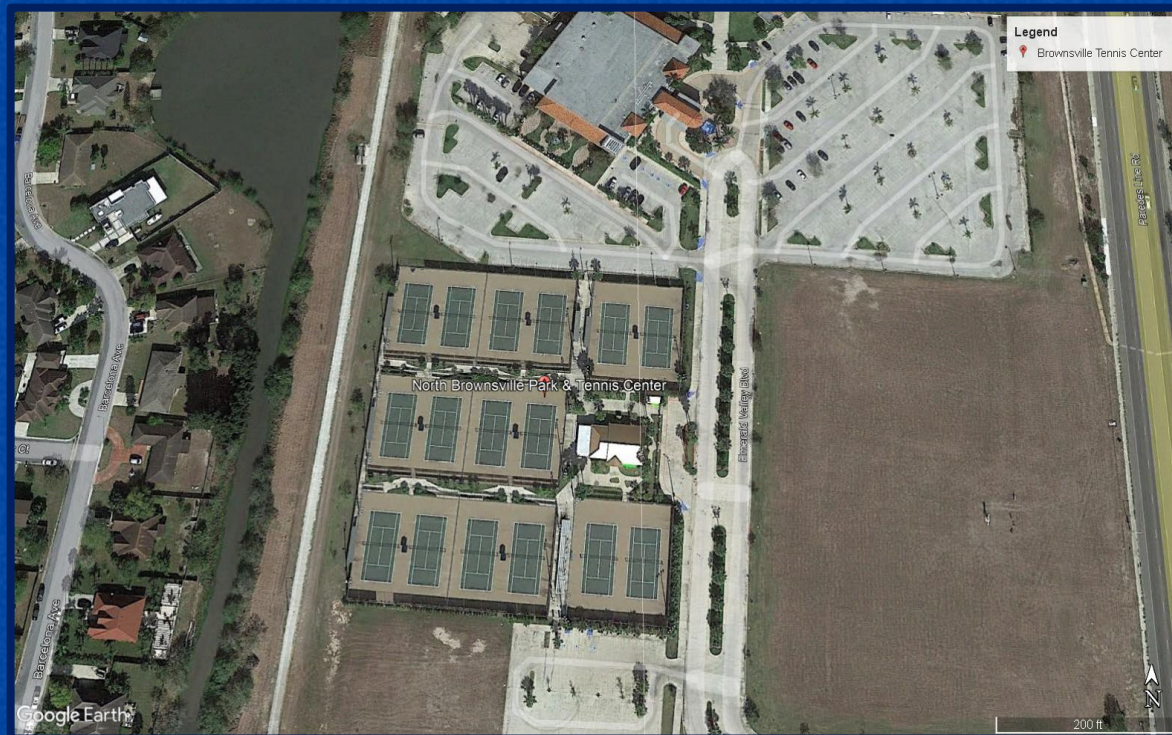
Proposed McAllen Tennis Center



HEB Tennis Center - Harlingen



Brownsville Tennis Center



Mission Tennis Center





McAllen Tennis Center					
Estimate of Probable Construction Cost (10.22) - 16 Courts					
	Item	QTY	Unit	Cost	Total
1	SWPPP & TEMPORARY ROSION CONTROL AND SEDIMENT CONTROL DEVICES	1	LS	\$ 2,500.00	\$ 2,500.00
2	DEMOLITION, SITE PREPARATION, CLEARING GRUBBING, EXCAVATION, FILL	4.5	AC	\$ 8,500.00	\$ 38,250.00
3	PARKING LOT IN PLACE - 88 SPACES	88	EA	\$ 3,250.00	\$ 286,000.00
4	CONCESSION / RESTROOM / STORAGE / PROSHOP BUILDING	2800	SF	\$ 162.00	\$ 453,600.00
5	16 TENNIS COURTS	1	LS	\$ 770,000.00	\$ 770,000.00
6	FIELD LIGHTING	12	EA	\$ 32,000.00	\$ 384,000.00
7	4 - INCH CONCRETE SIDEWALK	1200	SY	\$ 60.00	\$ 72,000.00
8	UTILITIES - STORM DRAINAGE, SEWER, WATER, ELECTRICAL	1	LS	\$ 75,000.00	\$ 75,000.00
9	FENCING	4249	LF	\$ 21.00	\$ 89,229.00
10	DOUBLE DECKER BLEACHERS	4	EA	\$ 22,000.00	\$ 88,000.00
11	5 ROW BLEACHERS	16	EA	\$ 6,100.00	\$ 97,600.00
12	SHADE STRUCTURE	1	EA	\$ 7,200.00	\$ 7,200.00
13	PICNIC TABLES	10	EA	\$ 875.00	\$ 8,750.00
14	GENERAL CONDITIONS, MOBILIZATION, BUILDING PERMITS, BONDS, BUILDER'S RISK, INSURANCE	1	LS	\$ 48,500.00	\$ 48,500.00
15	LANDSCAPE AND IRRIGATION	1	LS	\$ 198,650.00	\$ 198,650.00
	SUBTOTAL				\$ 2,619,279.00
16	SCHEMATIC DESIGN - DESIGN DEVELOPMENT - CONSTRUCTION DOCUMENTATION (CONSULTING FEES)	1	LS	\$ 196,445.93	\$ 196,445.93
	5% Contingency				\$ 130,963.95
	Subtotal				\$ 2,946,688.88
	TOTAL				\$ 2,946,688.88

INVESTMENT

10% ECALATION INCREASE \$934.507.20

TOTAL CITY INVESTMENT \$3,241,355.77

Thank You





ITEM SUMMARY

BOARD:	AGENDA ITEM	3.A.
	DATE SUBMITTED	01/18/2023
	MEETING DATE	1/23/2023

1. Agenda Item: Consideration of Economic Development Matters. (Section 551.087, T.G.C.)

2. Party Making Request:

3. Applicant:

4. Nature of Request:

5. Fiscal Impact Summary:

6. Budgeted:

Bid Amount: _____

Under Budget: _____

Budgeted Amount: _____

Over Budget: _____

Amount Remaining: _____

7. Routing:

Amy Gonzalez

Created/Initiated - 1/18/2023

8. Staff Recommendation:

9. Advisory Board:

10. City Attorney:

11. Manager's Recommendation:



ITEM SUMMARY

BOARD:	AGENDA ITEM	3.B.
	DATE SUBMITTED	01/18/2023
	MEETING DATE	1/23/2023

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:
3. Applicant:
4. Nature of Request:
5. Fiscal Impact Summary:
6. Budgeted:

Bid Amount:	_____	Budgeted Amount:	_____
Under Budget:	_____	Over Budget:	_____
		Amount Remaining:	_____
7. Routing:
Amy Gonzalez
Created/Initiated - 1/18/2023
8. Staff Recommendation:
9. Advisory Board:
10. City Attorney:
11. Manager's Recommendation:



ITEM SUMMARY

BOARD:	AGENDA ITEM	3.C.
	DATE SUBMITTED	01/18/2023
	MEETING DATE	1/23/2023

1. Agenda Item: Consultation with City Attorney regarding emergency medical services. (Section 551.071, T.G.C.)
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:
Amy Gonzalez
Created/Initiated - 1/18/2023
8. Staff Recommendation:
9. Advisory Board:
10. City Attorney:
11. Manager's Recommendation:



ITEM SUMMARY

BOARD:	AGENDA ITEM	3.D.
	DATE SUBMITTED	
	MEETING DATE	1/23/2023

1. Agenda Item: Evaluation of the City Attorney. (Section 551.074, T.G.C)

2. Party Making Request:

3. Applicant:

4. Nature of Request:

5. Fiscal Impact Summary:

6. Budgeted:

Bid Amount: _____

Under Budget: _____

Budgeted Amount: _____

Over Budget: _____

Amount Remaining: _____

7. Routing:

Amy Gonzalez

Created -

8. Staff Recommendation:

9. Advisory Board:

10. City Attorney:

11. Manager's Recommendation:



ITEM SUMMARY

BOARD:	AGENDA ITEM	3.E.
	DATE SUBMITTED	
	MEETING DATE	1/23/2023

1. Agenda Item: Consideration of personnel action regarding the Fire Chief. (Section 551.074, T.G.C)

2. Party Making Request:

3. Applicant:

4. Nature of Request:

5. Fiscal Impact Summary:

6. Budgeted:

Bid Amount: _____

Under Budget: _____

Budgeted Amount: _____

Over Budget: _____

Amount Remaining: _____

7. Routing:

Amy Gonzalez

Created -

8. Staff Recommendation:

9. Advisory Board:

10. City Attorney:

11. Manager's Recommendation: