

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

The McAllen Board of Commissioners convened in a workshop on **Monday, February 13, 2023**, at 4:00 p.m., at McAllen City Hall Third Floor (3rd) Commission Chambers.

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

Absent: Mayor Javier Villalobos

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

CALL TO ORDER

Mayor Pro Tem Joaquin Zamora called the meeting to order.

1. PRESENT QUESTIONS TO STAFF RELATING TO THE FEBRUARY 13th REGULAR MEETING AGENDA, TO BE DISCUSSED AT SUCH MEETING.

There were no questions of the regular city commission agenda.

2. DISCUSSION OF HOMELESSNESS.

Staff provided an update of the past three years on homelessness. It was explained that the Environmental Health and Code Enforcement department along with Grants and McAllen Police respond to, and document homelessness activity in the city. Staff discussed homeless cases, most common cases reported, homeless locations throughout the city, homeless activity along public R-O-W, homeless activity on vacant property and most prevalent area of homeless activity.

Staff also discussed solutions as follows:

- Work orders are created for Public Works Department to assist with cleanups.
- Salvation Army or Catholic charities are notified to assist people in need. (Individuals are referred)
- Trespassing cases are referred to the McAllen Police Department.
- Accumulation of trash/rubbish cases are created for the property owners involved.

Comments and concerns were shared by Mayor and Council. Questions were asked relating to point study, other cities, rule on panhandling, social workers and objectives, what triggered the 30% increase, transitional housing, long term solutions and partnering with MHA. Ms. Balderas responded to City Council questions.

Mayor Pro Tem Zamora thanked staff for their presentation.

3. DISCUSSION ON MYLAR REVIEW FEES.

Staff provided an update on Mylar review fees. Staff mentioned mylar review is conducted for subdivisions that have received Planning & Zoning Commission final approval and have installed or escrowed all required infrastructure. Staff also stated that mylar reviews consist of three separate departments staff: Planning, Engineering and McAllen Public Utilities making comments on required revision or approving. It was noted that when multiple iterations of reviews are conducted on the same subdivision, staff hours add up and are diverted from reviewing other subdivisions.

Staff mentioned that currently, the city charges flat fees of \$225 for preliminary subdivision review and \$75.00 for final subdivision review (totaling \$300). It was added that mylar reviews are included within said fees. Staff stated they want required reviews to be beneficial for both developers and staff as each subsequent review is also adding time when subdivision cannot be recorded. Additionally, without a financial cost for reviews, there is little incentive for engineers to

provide a complete and accurate mylar on the first submittal; staff is used as quality assurance catching items that could have been caught by the project engineer. It was noted that an estimated review time of one hour per staff member, multiple mylar reviews add up in staff time and decrease productivity.

Staff is proposing one courtesy mylar review included within the current fee structure. However, for additional reviews past the first one it is being proposed a \$250 fee.

Comments and concerns were shared by Mayor and Council. Questions were asked relating to implementation fee, what triggers more than one mylar review, who's responsible and quality submittal. Staff responded to City Council questions.

Mayor Pro Tem Joaquin Zamora thanked staff for their presentation.

4. DISCUSSION ON FIREWORKS ORDINANCE.

Interim Fire Chief Gloria updated council on Fireworks ordinance. He gave a brief review on the background of ordinance noting last abatement expired on August 14, 2022. Additionally, section 1, Section 50-92 (b), Section 50-112 were discussed. The following points were discussed:

- Enforce the fireworks ordinance as is or consider allowing more flexibility for public display.
- Enforce the fireworks ordinance as is and charge the \$500 fee or consider lowering the fee.

Comments and concerns were shared by Mayor and Council. Questions were asked relating to fireworks indoor/outdoor, safety, specific private events, changes to fee schedule, enforcement, private events and permits, noise disturbance, pet friendly community, costs, previous practices, why were permits granted and abatement and city sponsored events. Staff responded to City Council questions.

Staff was directed to move forward with amending ordinance as instructed.

5. DISCUSSION ON RAISED MEDIA COST UPDATE FROM WARE ROAD FROM SH107 TO MONTE CRISTO.

Staff provided an update on raised media cost update from Ware Road from SH107 to Monte Cristo. Staff briefly reviewed the color concrete median with landscaping. It was noted that the state cost was \$656,540.00 and city cost was \$1,069,032.00.

Comments and concerns were shared by Mayor and Council. Questions were asked relating to comparisons, pavers at intersections, options, concrete median, TxDot participation and maintaining by TxDot or city, schedule\timeframe, landscaping, or pavers at intersection. Staff responded to City Council questions.

Council directed staff to bring back a comparison on design of median and place on next regular meeting agenda.

6. 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 WITH GRANT AGREEMENTS. (SECTION 551.071, 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 CATALINA MOBILE HOME PARK. (SECTION 551071, T.G.C.)

PUBLIC COMMENT SESSION:

The following citizen spoke under public comment: Mr. Ernesto Lozano

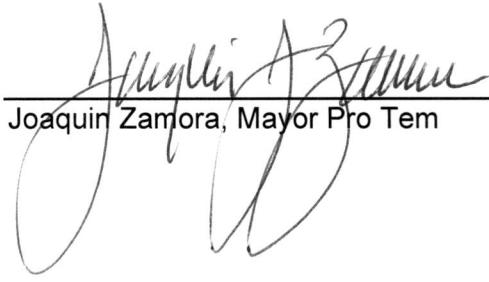
ADJOURNMENT

Without objection, the meeting was adjourned at 4:51 p.m.

Attest:



Perla Lara, TRMC/CMC, CPM
City Secretary



Joaquin Zamora, Mayor Pro Tem