

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

The McAllen Board of Commissioners convened in a workshop on **Monday, July 10, 2023**, at 4:00 p.m., at McAllen City Hall Third Floor (3rd) Commission Chambers.

Mayor Javier Villalobos, Commissioner Antonio "Tony" Aguirre, Jr., Mayor Pro Tem Omar Quintanilla, Commissioner Rodolfo "Rudy" Castillo, Commissioner Victor "Seby" Haddad were present.

Absent: Commissioner Joaquin Zamora and Commissioner Jose R. "Pepe" Cabeza de Vaca

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

CALL TO ORDER

Mayor Javier Villalobos called the meeting to order at 4:00 pm.

1. PRESENT QUESTIONS TO STAFF RELATING TO THE JULY 10th REGULAR MEETING AGENDA, TO BE DISCUSSED AT SUCH MEETING.

There were no questions relating to the regular meeting agenda.

2. REVIEW OF LAYOUT AND COST FOR CONVENTION CENTER PERIMETER FENCING.

Deputy Director Mike Hernandez gave a presentation of the layout and cost for convention center perimeter fencing. Staff discussed the benefits of perimeter fencing, location confirmation, materials to be used, bollards, estimated cost and budget.

Discussion ensued. Comments were shared by Council. Questions were asked related to traffic, impact on circulation, events, closing off or limiting to public and cost. Staff answered question posed by Council.

Mayor Javier Villalobos thanked staff for their presentation.

3. REVIEW OF LAYOUT AND COST FOR THE CONVENTION CENTER STORAGE FACILITY.

City Engineer Mr. Eduardo Mendoza gave a presentation of the layout and cost for convention center storage facility. Staff discussed project elements, current estimated costs, and schedule for the proposed costs as follows:

- Supplemental facility storage implementing warehouse rack storage system.
- Exhibit maintenance and pre-staging
- 16,000 square feet
- Structural steel frame
- 20-foot interior clear ceiling height
- 2 bay garage door access
- Fire suppression system
- Non-climatized

Staff also discussed the projects costs which included indirect costs design, structural, mechanical/electrical, plumbing, civil (in-house) topographic/improvement survey and geotechnical.

The status and anticipated schedule design phase was reviewed as follows:

- Design Phase – Structural and MEP services in progress
- Survey and Geotech (scope development)
- Civil – preliminary design
- Construction documents completed: January 2024

- Solicitation: February 2024
- Construction: March / April 2024

Discussion ensued. Comments were shared by Council. Questions were asked related to budget, loading/unloading dock and fencing.

Staff noted that at this time they are seeking direction to move forward with project.

Mayor Javier Villalobos thanked staff for their presentation.

4. 2023 CITIZEN SURVEY(S) WITH ZENCITY.

Mr. Cesar Rodriguez, Director of Strategy Management presented on 2023 citizen survey with Zencity. Mr. Rodriguez mentioned this was a follow-up with City of McAllen's Community Survey conducted in Spring 2022 and answer pending questions relevant to City Department. He added that the proposed new survey will deviate from previous survey in that it will not be conducted via direct mail but will be conducted via cell phones targeting users visiting and living in the City of McAllen. It deviates from previous surveys with a timely 36 questions instead of 108. This new set of Citizen Surveys will provide a strategic reference point for the City Commission and City staff when making decisions impacting city services.

Staff recommended to continue with follow-up survey for next six months to answer questions not answered in previous survey and rotate by topic of interest accordingly. The Department of Strategy Management would like to continue monitoring city service levels through self-analysis and comparison to national and state averages.

Discussion ensued. Council shared comments and concerns. Questions were asked relating to engagement surveys, open ended questions in general, water supply and public perception, other surveys and new surveys, improvements, health care and contact information of citizens taking survey. Staff answered questions posed by council.

Mayor Javier Villalobos thanked staff for their presentation.

5. DISCUSSION ON PROPOSED SUBDIVISION FEES.

Mr. Edgar Garcia, Planning Director presented on proposed subdivision fees. Mr. Garcia noted that Council approved the implementation of a mylar review fee for subdivisions. He noted that during discussion of that specific fee, the Council expressed their desire to revisit subdivision fees.

It was noted that currently, the city charges flat fees of \$225.00 for preliminary subdivision review and \$75 for final subdivision review (totaling \$300.00); the fees are among the lowest in the valley. Most other cities charge subdivision review fees on a sliding scale depending on acreage and number of lots. He noted that a sliding scale fee structures considers the complexity of a subdivision which directly translates to an increase in staff time for reviews.

Mr. Garcia noted they are proposing a sliding scale fee structure with a base fee plus a per lot fees for residential subdivisions and an acreage fee for non-residential subdivisions. He added that specifically, they are proposing an all-inclusive \$300.00 plus \$25.00 per lot fee for residential subdivisions. For non-residential subdivisions we are proposing a \$400.00 base fee with increases for acreages as follows: \$200.00 fee for 0-5 acres, \$300.00 fees for 5-10 acres, and \$400.00 fee for properties 10 acres and up. He mentioned that fee structure better reflects staff review time and still maintains McAllen's fee competitiveness.

Discussion ensued. Council shared comments and concerns. Questions were asked relating to last time fees were increased, lots, developers, resources, costs, and city staff. Staff answered questions posed by council.

Council directed staff to bring back additional options.

Mayor Javier Villalobos thanked staff for their presentation.

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 RELATED TO COLLECTIVE BARGAINING. (SECTION 551.071, T.G.C.),
- B) CONSULTATION WITH CITY ATTORNEY REGARDING CIVIL ENFORCEMENT OF CITY ORDINANCE VIOLATIONS. (SECTION 551.071, TGC)
- C) CONSULTATION WITH CITY ATTORNEY REGARDING LEGAL ISSUES RELATING TO LEGISLATIVE PROCESS. (SECTION 551.071, T.G.C.)

PUBLIC COMMENT: The following citizens signed up for public comment: Mr. Manuel Pescador and Ms. Norma Linda Montemayor

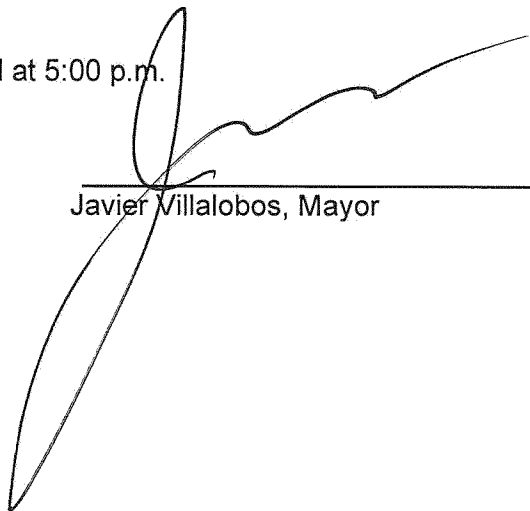
ADJOURN

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

Attest:



Perla Lara, TRMC/CMC, CPM
City Secretary



Javier Villalobos, Mayor