

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

The McAllen Board of Commissioners convened in a workshop on **Monday, August 28, 2023**, at 4:00 p.m., at McAllen City Hall Third Floor (3rd) Commission Chambers.

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

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 AUGUST 28th REGULAR MEETING AGENDA, TO BE DISCUSSED AT SUCH MEETING.

There were no questions relating to the regular meeting agenda.

2. DISCUSSION ON MULTI-FAMILY ALLEY REQUIREMENTS.

Director Edgar Garcia presented on alley requirements. It was noted that individual trash receptacles are not efficient for Public Works Department staff. Additionally, costs are frequently left out at the curb after service for extended periods of time in violation of City Ordinance, Chapter 90-42b. It was mentioned that numerous carts in high density developments also create parking issues, clutter, and poor aesthetics for the affected area. It was noted that since the ordinance's adoption, subdivision engineers have proposed central pick-up locations in lieu of providing an alley. Some developers have proposed having individual bins provided which would mean up to eight bins in detach duplex development.

Staff expressed that developers don't always want to dedicate for alleys and briefly touched on multifamily developments:

- Increases in proposed multi-family development.
- Efficient provision of services is priority for all McAllen departments.
- Developers prefer not to provide alleys or service drives.
- Staff would prefer central locations if alleys not provided.

Staff noted that at the May 23 city commission approved an ordinance allowing the Planning Director to require alleys or service drives in multi-family residential zoning districts. The impetus for this ordinance was the increase in proposed detached duplex developments which come with an increase in density.

Mr. Mario Vela with Public Works provided additional information and touched on efficient collection methods. Mr. Vela also discussed the following:

- Placement of dumpsters behind multi-family development
- Efficient collection efforts
- Safe Collection efforts
- Aesthetics

Additionally, it was noted that centralized dumpster locations act as a buffer to screen dumpsters from the street and allow for larger volumes of trash to be collected more efficiently. Residential roll-out bins were also discussed.

A discussion ensued. Comments were shared by Council. Questions were raised relating to inefficient collection, developers, new development, centralized dumpster locations, minimize amount of roll off carts, recycling bins in apartment complexes in Ordinance, apartment complexes with trash designated areas, duplex, multi-family recycling programs, compliance issues, centralized enclosures, and HOA requirements. Staff answered questions posed by Council.

Mayor Javier Villalobos thanked staff for their presentation.

Mayor Javier Villalobos recessed the meeting at 4:24 pm to go into Executive Session.

Mayor Javier Villalobos reconvened the meeting at 5:00 and announced action would be taken during the regular meeting.

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) DISCUSSION AND POSSIBLE LEASE, SALE OR PURCHASE OF REAL PROPERTY, TRACT 1, TRACT 2, AND TRACT 3. (SECTION 551.072, T.G.C.)**
- B) CONSIDERATION OF ECONOMIC DEVELOPMENT MATTER. (SECTION 551.087, T.G.C.)**
- C) CONSULTATION WITH CITY REGARDING PENDING LITIGATION: ROSA LILIA PICON V. CITY OF MCALLEN; CAUSE NO. CL-23-3135-A PENDING IN HIDALGO COUNTY, TEXAS. 9SECTION 551.071, T.G.C.)**

PUBLIC COMMENT: No public comment.

ADJOURN

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

Javier Villalobos, Mayor

Attest:



Perla Lara, TRMC/CMC, CPM
City Secretary