



Mayor Javier Villalobos
Mayor Pro Tem/Commissioner J. Omar Quintanilla
Commissioner Tony Aguirre, Jr.
Commissioner Joaquin Zamora

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 22, 2024 – 4:00 PM
MCALLEN CITY HALL
CITY COMMISSION CHAMBERS; 3RD FLOOR
1300 HOUSTON AVENUE
MCALLEN TEXAS, 78501**

AGENDA

"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 22, 2024 Regular Meeting Agenda, to be discussed at such meeting.
2. Public Art Masterplan Update.
3. Presentation on Shary Road (FM494) Extension from Mile 9 Road to SH107 and 29th Street from FM1925 (Monte Cristo) to SH107.
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) Evaluation of the City Attorney. (Section 551.074, T.G.C.)
 - B) Discussion and possible lease, sale or purchase of Real Property, Tract 1. (Section 551.072, T.G.C.)
 - C) Consideration of Economic Development Matters. (Section 551.087, 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 19, 2024 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

1/22/2024

1. Agenda Item: Present questions to staff relating to the January 22, 2024 Regular Meeting Agenda, to be discussed at such meeting.
2. Party Making Request:
3. Nature of Request:
4. Routing:
Diana Silva
5. Staff Recommendation:
6. Advisory Board:
7. City Attorney:
8. Manager's Recommendation:

Created -



ITEM SUMMARY

BOARD: City Commission

AGENDA ITEM

2.

DATE SUBMITTED

01/16/2024

MEETING DATE

1/22/2024

1. Agenda Item: Public Art Masterplan Update.
2. Party Making Request: Elvira Alonzo
3. Nature of Request: Staff is requesting City Commission direction regarding Public Art within the City.
4. Routing:

Javier Zamora	Created/Initiated - 1/16/2024
Elvira Alonzo	Approved - 1/16/2024
Jeff Johnston	Final Approval - 1/17/2024
5. Staff Recommendation: Staff recommends City Commission direction of best avenues for the next chapter of Public Arts programs in the City.
6. Advisory Board:
7. City Attorney:
8. Manager's Recommendation:



Memorandum

To: Roel “Roy” Rodriguez, P.E., City Manager
From: Elvira Alonzo, CPM, Director of Public Works
Date: January 15, 2024
Subject: Public Art Workshop

GOAL: Staff is requesting City Commission direction regarding Public Art within the City. This involves policy/program options to explore such as:

- (1) consider creation of a Public Arts Ordinance
- (2) consideration of Funding Sources
- (3) consider commissioning a resident engagement survey regarding public art
- (4) consider the creation of a Non-profit or Art Review Committee
- (5) consider commissioning a group to conduct a Public Art Master Plan.

BRIEF EXPLANATION: Per City Commission, staff conducted research on municipal public art throughout the country. Public Art is one of the highest expressions of human potential. Creatively expressing culture, history, and aspirations for the future help guide a community’s investment in the arts.

Staff research has shown that some communities with established Public Art programs have undertaken: (CIP) 1%-2% Capital Investment Project budget allocations for Public Art with a possibility of spending caps on individual projects. Some have used Hotel Sales Tax monies to fund public art installations/performances, while others have used Commercial Development fees to invest in art throughout their respective Cities.

RECOMMENDATION: Staff recommends City Commission direction of best avenues for the next chapter of Public Arts programs in the City.

cc: Jeff Johnston, CEM, Assistant City Manager



Workshop: Public Art



What is public art?

Public art is a reflection of how we see the world – the artist's response to our time and place combined with our own sense of who we are. Public art may be thought provoking, controversial, forward-thinking, interactive, traditional, playful or whimsical. Monuments, memorials, and civic statues and sculptures are most established forms of public art, but public art can also be transitory, in the form of performances, music, dance, theatre, and poetry.

Source: Southlake Public Arts Master Plan

Workshop: Public Art Master Plan

- I. Current art in McAllen
- II. Research
- III. Options
- IV. City Commission Direction

Workshop: Public Art

Master Plan

Public Art through Keep McAllen Beautiful



"Starry, Starry McAllen" by Rina Roberts and Memorial High School Art Students
Price Tag: \$4,500

Workshop: Public Art Master Plan



“Metamorphosis of the Monarch Butterfly” by Manuel Robledo, Cristina Pechero, Concepcion Flores
Price Tag: \$40,000.00

Workshop: Public Art Master Plan

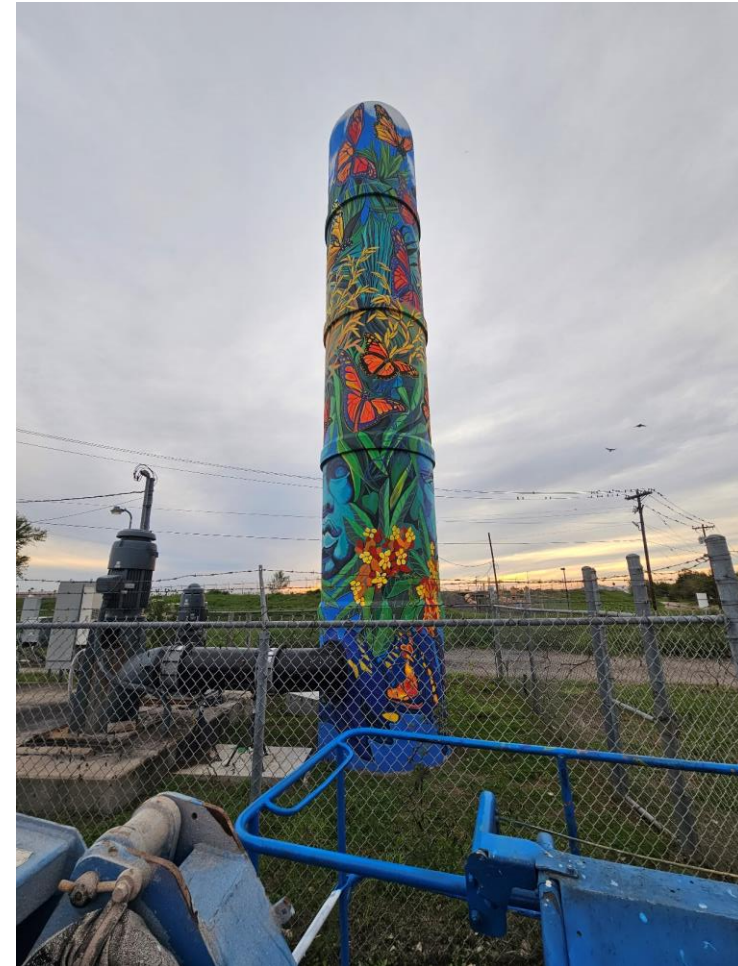


HEB Grant
Price Tag: \$3,000

Workshop: Public Art Master Plan



Workshop: Public Art Master Plan



32' Toltec Totem Pole 2 by Cheryll Anderson.
Price Tag: \$9,400

Workshop: Public Art Master Plan



"Don't Mess with Texas – We only have one" by Oneida Trevino
Price Tag: \$13,000

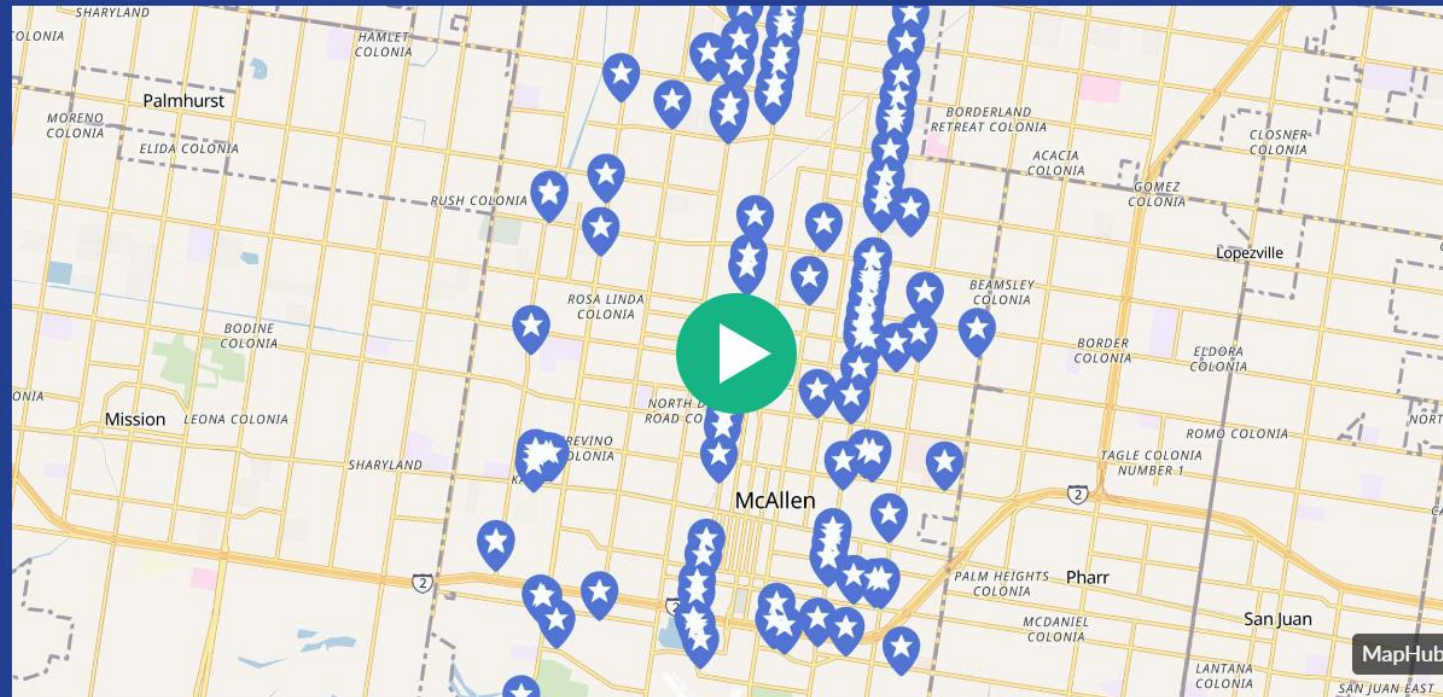
Workshop: Public Art Master Plan



[Home](#) [Projects](#) [About](#) [Events](#) [Gallery](#) [Contact](#)

[VOLUNTEER](#)

on the project to learn more about that specific project, artist and get a 360° view of the project!



ABOUT THE PROJECT

Workshop: Public Art Master Plan Sculptures throughout McAllen



Workshop: Public Art Master Plan



Workshop: Public Art Master Plan

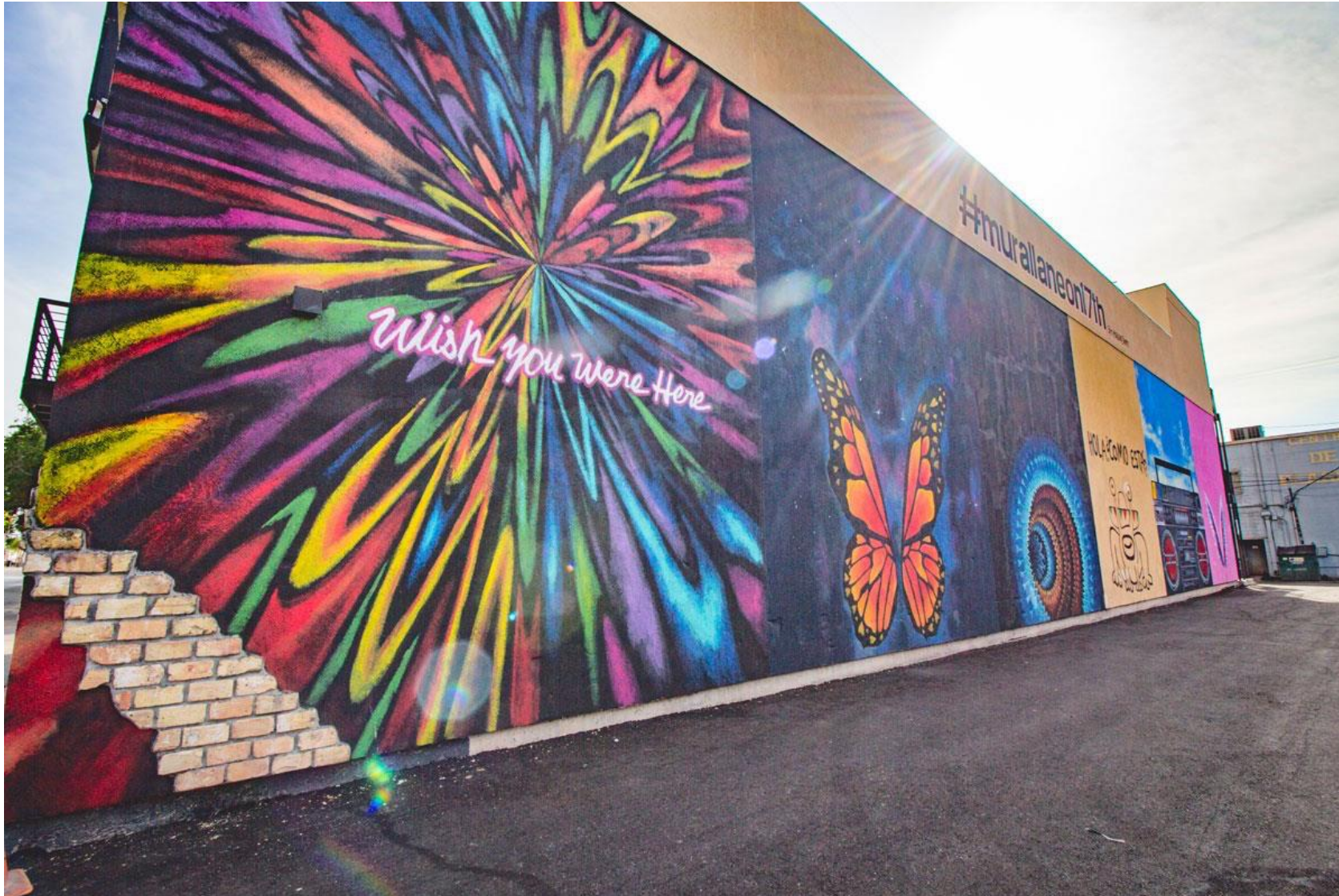


Workshop: Public Art Master Plan

Murals throughout McAllen



Workshop: Public Art Master Plan



Workshop: Public Art Master Plan



Workshop: Public Art Master Plan



Workshop: Public Art Master Plan



Workshop: Public Art Master Plan



Workshop: Public Art Master Plan



Colorado Public Art Examples



Denver International Airport's iconic "Mustang," commonly known as Blucifer, by Luis Jiménez. (Kevin J. Beaty/Denverite)

Price tag: \$300,000

Colorado Public Art Examples



“Sun Spot” by Laura Haddad and Tom Drugan at the Denver Animal Shelter in Valverde. (Kevin J. Beaty/Denverite)

Price tag: \$310,000

Colorado Public Art Examples



"I See What You Mean," the bear at the Colorado Convention Center, by Lawrence Argent. (Kevin J.Beaty/Denverite)

Price tag: \$424,400

Public Art Examples



Iconic LOVE sculpture – 50 are found around the world.

First one was made in Indiana

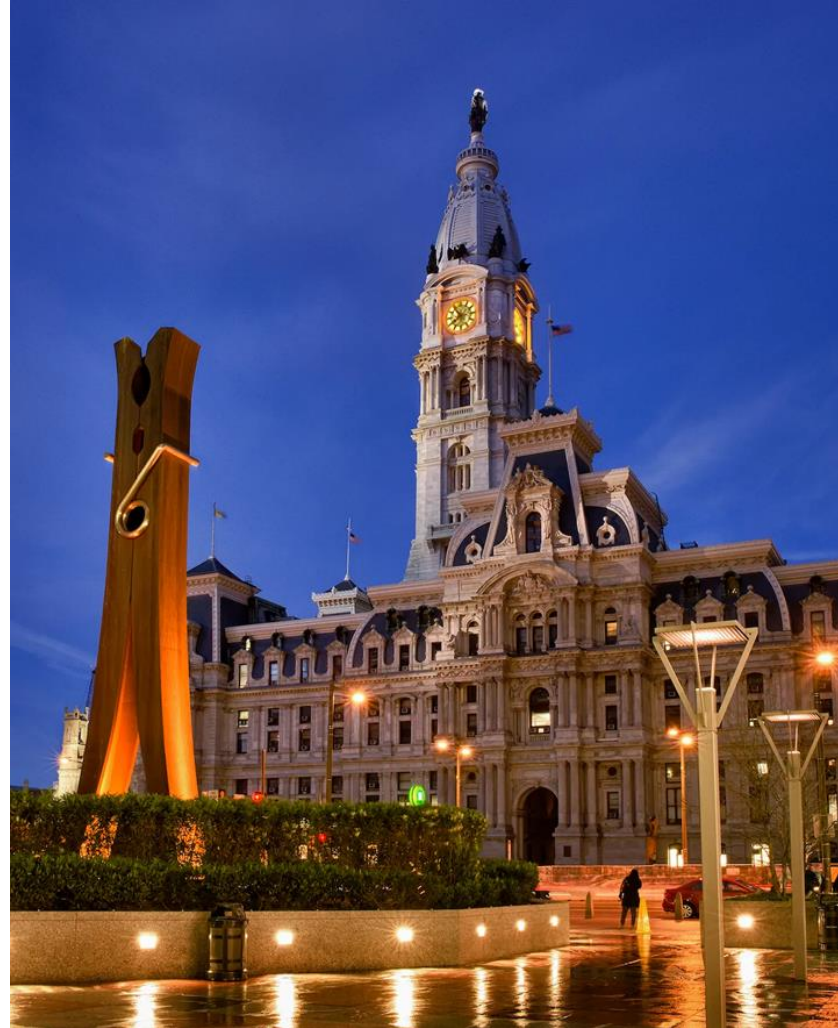
Public Art Examples



Cloud Gate aka “The Bean” by Anish Kapoor, at Millennium Park, Chicago.

Price tag: \$23 million

Public Art Examples

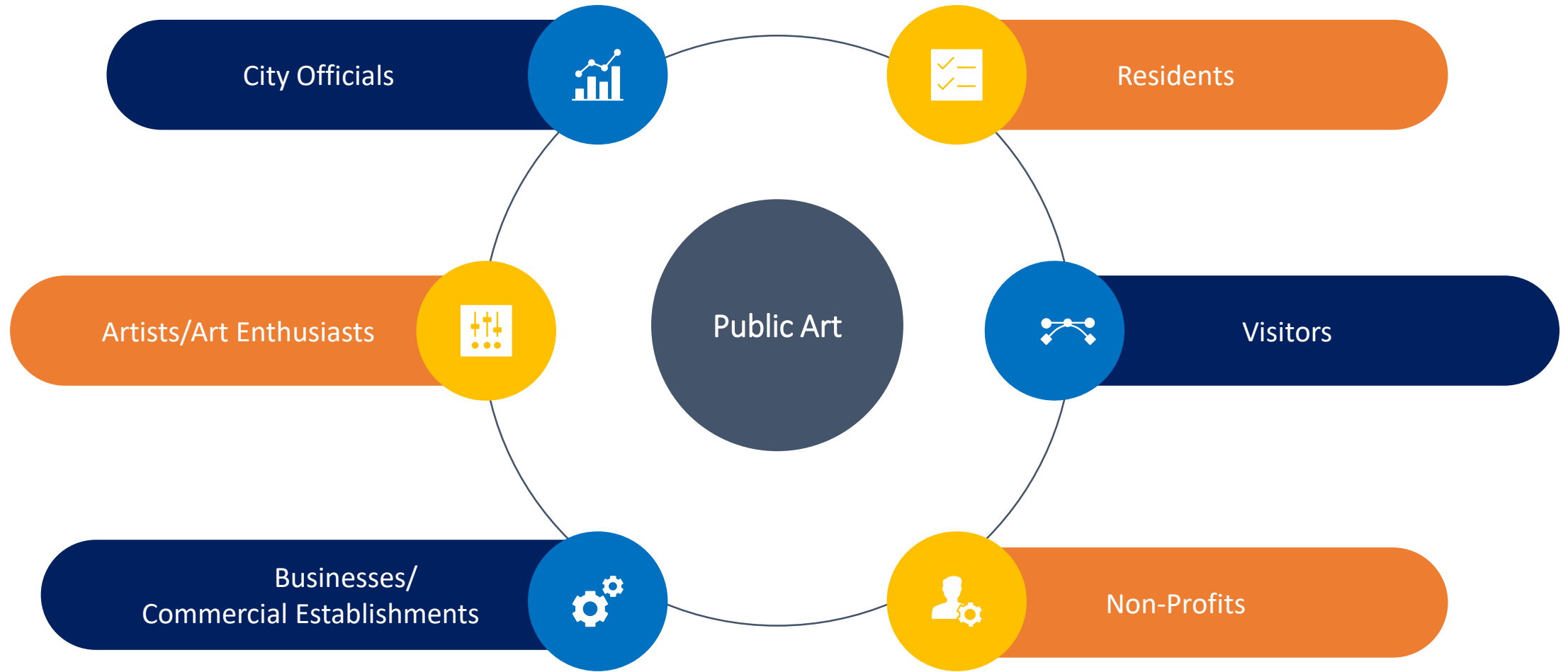


“Clothespin” near Philadelphia City Hall by Claes Oldenburg

Price tag: \$3.6 million

Workshop: Public Art Master Plan

Stakeholders



Programs Researched

1. Consider adopting the new/eligible CIP Project 1% to 2% project cost allocation for Public Art at project sites.
2. Consider Hotel Tax Revenue allocation-up to X% -*use of such funds requires drawing visitors/tourists via performance or otherwise iconic/high traffic works of art.*
3. Consider 1% project cost Commercial Development Fee to fund a Public Arts Fund.
4. Consider creation of Non-profit or Art Review Committee with appropriate staffing (Director, Manager, or Coordinator)

Workshop: Public Art Master Plan

Plan Implementation Via Ordinance options:

- i.) Funding mechanism via Hotel Occupancy Tax, new/eligible City CIP projects, and/or Commercial Development Fees.
- ii.) Up to 100% matching program for art installations/performances at public spaces, private developments, or performance venues.
- iii.) Use of funds for visual installations and programming including “live” performances attracting visitors and tourists.
- iv.) Creation of Non-profit or authorization of Art Review Committee to conduct such programming and project management.

Workshop: Public Art Master Plan

Proposed Engagement Survey

Share your thoughts regarding the City of McAllen Public Art

Greetings!

You are receiving this invitation because we value your feedback about on-going public art in McAllen. With your feedback, the City of McAllen will be able to prioritize public art for grants, projects, and future programming.

You have the opportunity to share your thoughts with this online survey from Friday-December 15, 2023 until Friday-January 12, 2024-5:00PM, when survey will be closed.

Completing the survey should take 3-5 minutes.



Workshop: Public Art Master Plan

City Commission Direction:

- i.) Conduct engagement survey for priority listing.
- ii.) Creation of Public Art Ordinance.
- iii.) Creation of a McAllen Arts Council(MAC).
- iv.) Commission a Review Committee (or MAC)
to conduct a Public Art Masterplan 20??.



ITEM SUMMARY

BOARD: City Commission

AGENDA ITEM

3.

DATE SUBMITTED

01/16/2024

MEETING DATE

1/22/2024

1. Agenda Item: Presentation on Shary Road (FM494) Extension from Mile 9 Road to SH107 and 29th Street from FM1925 (Monte Cristo) to SH107.
2. Party Making Request: Eduardo Mendoza
3. Nature of Request:
4. Routing:
Rene Gonzalez
Eduardo Mendoza
Michelle Rivera
Isaac Tawil
Created/Initiated - 1/16/2024
Approved - 1/16/2024
Approved - 1/16/2024
Final Approval - 1/17/2024
5. Staff Recommendation:
6. Advisory Board:
7. City Attorney:
8. Manager's Recommendation:



ENGINEERING DEPARTMENT
MEMORANDUM

To: Roel Rodriguez, P.E., City Manager

From: Eduardo Mendoza, PE, P.T.O.E., City Engineer

Date: January 22nd, 2024

Subject: Project Development and Construction Estimated Cost for Shary Road Extension – Mile 9 to SH107 & 29th Street Widening – FM1925 to SH107.

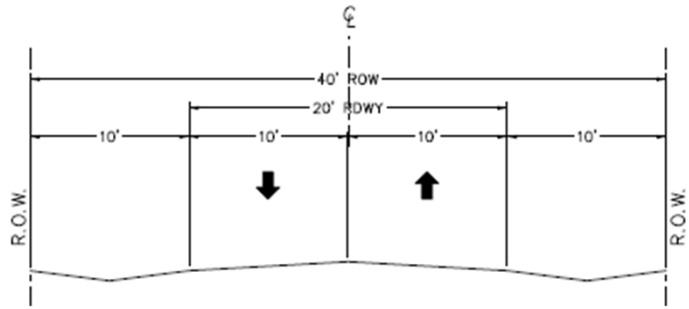
Explanation

The Engineering Department will be presenting the project development and construction estimated cost for the Extension of Shary Road from Mile 9 Road to SH107 and the Widening of 29th Street from FM1925 (Monte Cristo Road) to SH107.

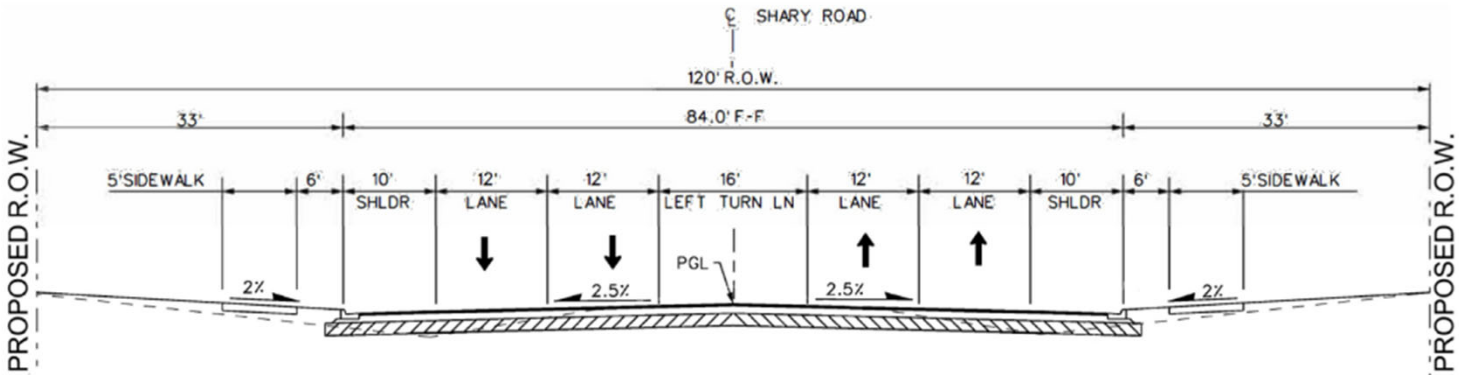


SHARY ROAD FROM MILE 9 TO S.H. 107

1 -1/2 MILES OF ROADWAY IMPROVEMENTS



EXISTING SHARY RD ROADWAY SECTION
N.T.S.



PROPOSED SHARY RD ROADWAY SECTION
N.T.S.

Project Development and Construction Cost Estimate



Engineering Firm Reg # 10602 Surveying Firm Reg # 101416-00
200 S. 10th Street, Suite 1500, McAllen, Texas 78501 Phone: (956) 702-8880 Fax: (956) 702-8883

Budget Report

To: Everardo Villarreal, Commissioner Hidalgo County Precinct 3
CC: Eduardo Mendoza, PE – City of McAllen
From: Jessica M. Maldonado, PE, PMP, CFM 
Date: December 28, 2023
Re: Extension of Shary Road 2 Miles North of SH 107

As per our meeting with City of McAllen, Mr. Eduardo Mendoza, PE on December 27, 2023 where we discussed the details of the project and estimated costs, below is the latest Budget Report for the Extension of Shary Rd Project. This budget report details the project in six (6) phases distinguished by variable and fixed project costs and anticipated phase scheduling per year as requested by Mr. Mendoza for presentation to McAllen Commission at January 2024 meeting.

YEAR		FIXED COSTS	
2022	Phase I - Schematic, ROW, Environmental & Funding	\$990,135.00	
2024	Phase III - PS&E, Geotechnical & Utility Coordination	\$1,005,250.00	
2025	Phase IV - Construction Letting & Project Management	\$85,916.95	
2027	Phase VI - Construction Engineering Inspection (CEI)	\$1,200,000.00	
	Total	\$3,281,301.95	
YEAR		VARIABLE COSTS	
		Est. Min. Cost	Est. Max. Cost
2024	Phase II - ROW Acquisition*	\$1,750,301.82	\$2,597,169.70
2026	Phase V - Construction with 80%-95% TXDOT Participation **	\$651,191.33	\$2,604,765.31
	Total	\$2,401,493.15	\$5,201,935.01

*Price range for ROW acquisition varies between pending land donation/dedication agreements and an estimated purchase cost of \$3 per square foot.

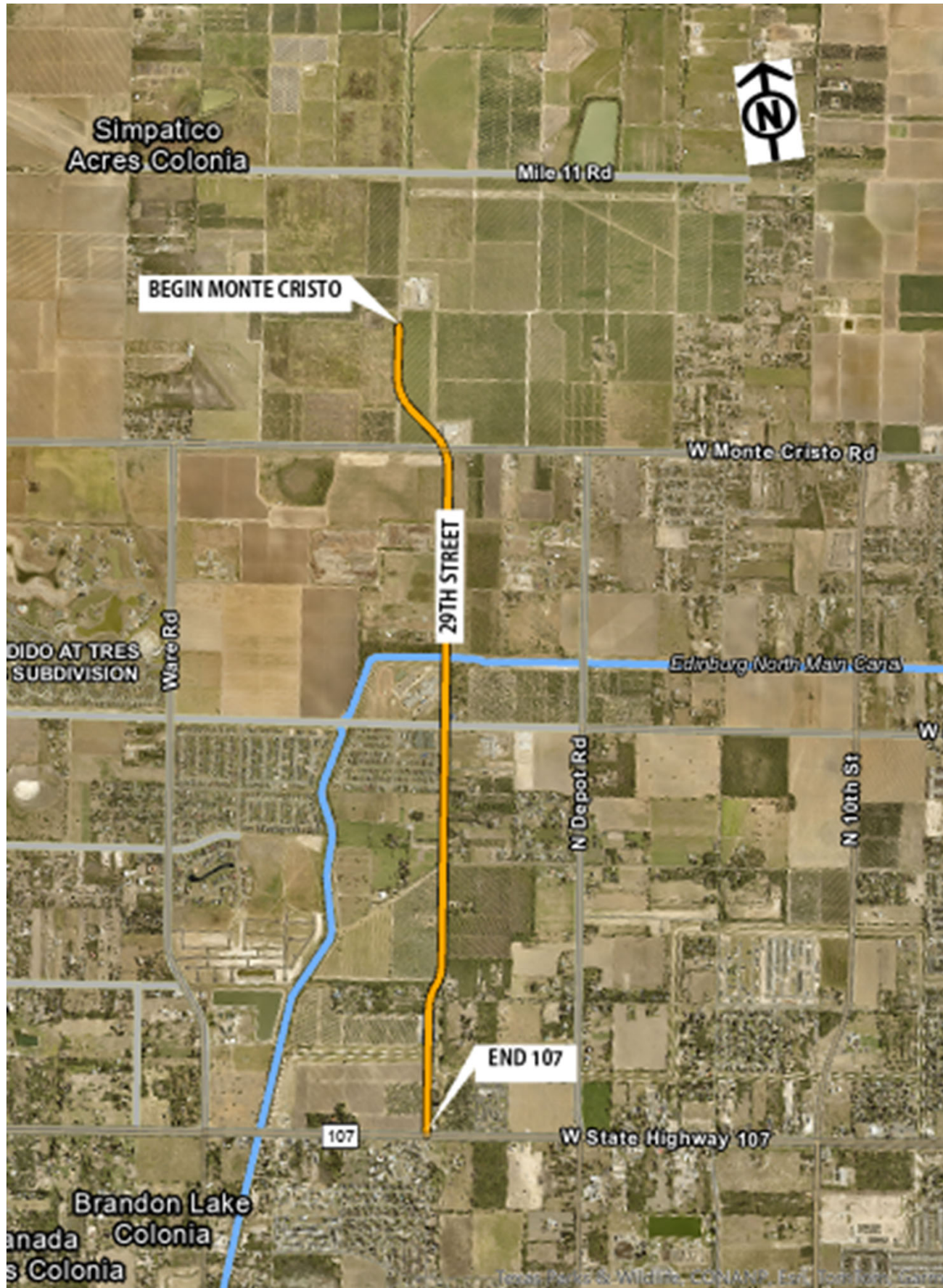
**Based on updated Opinion of Probable Construction Costs (OPCC) total of \$13,023,826.54.

YEAR		FIXED COSTS	
2022	Phase I - Schematic, ROW, Environmental & Funding	\$990,135.00	
2024	Phase III - PS&E, Geotechnical & Utility Coordination	\$1,005,250.00	
2025	Phase IV - Construction Letting & Project Management	\$85,916.95	
2027	Phase VI - Construction Engineering Inspection (CEI)	\$1,200,000.00	
	Total	\$3,281,301.95	
YEAR		VARIABLE COSTS	
		Est. Min. Cost	Est. Max. Cost
2024	Phase II - ROW Acquisition*	\$1,750,301.82	\$2,597,169.70
2026	Phase V - Construction with 80%-95% TXDOT Participation **	\$651,191.33	\$2,604,765.31
	Total	\$2,401,493.15	\$5,201,935.01

*Price range for ROW acquisition varies between pending land donation/dedication agreements and an estimated purchase cost of \$3 per square foot.

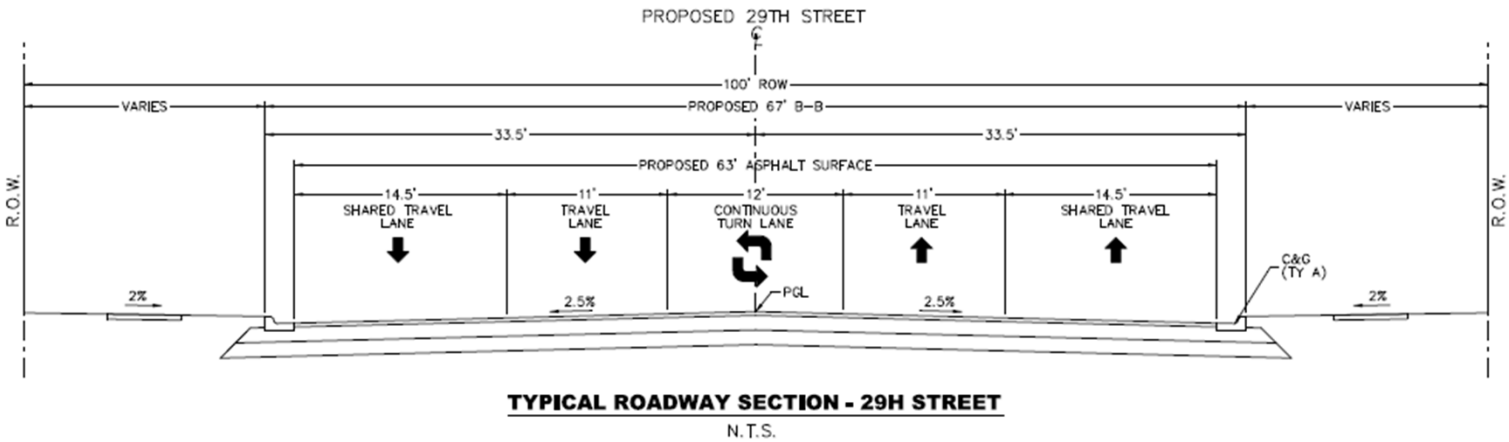
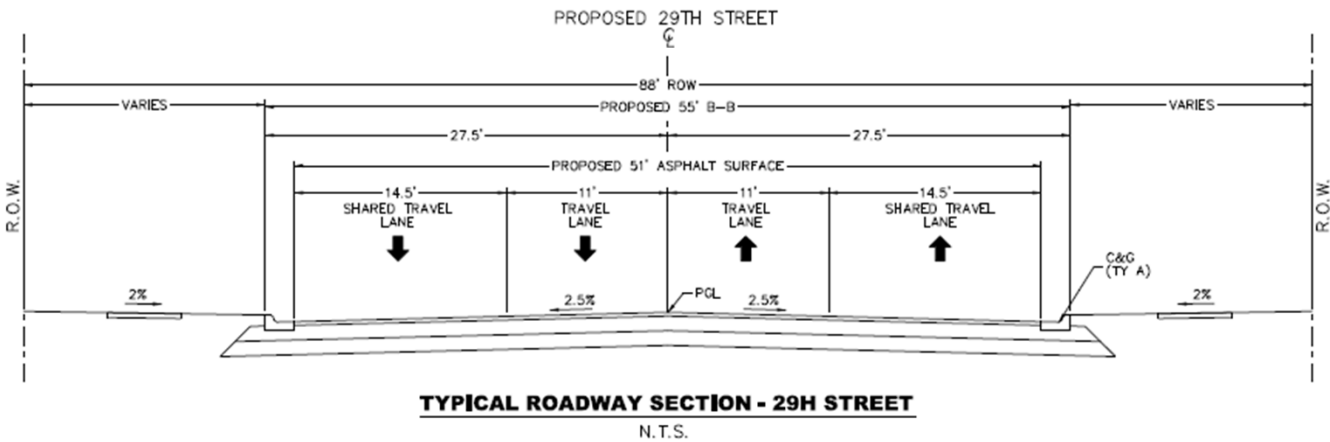
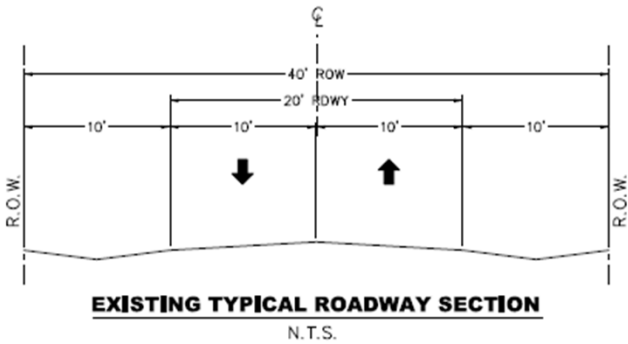
**Based on updated Opinion of Probable Construction Costs (OPCC) total of \$13,023,826.54.

- I. **OPTION 1. (HC Pct. 3 and COM)**
 - A. Participate with 1/2 of the Fixed Cost (\$3,281,301.95).
And 1/2 of the Actual Cost to acquire ROW.
- II. **OPTION 2. (HC Pct. 3, HC Pct. 4, and COM)**
 - A. Participate with 1/3 of the Fixed Cost (\$3,281,301.95).
And 1/3 of the Actual Cost to acquire ROW.



29TH STREET WIDENING FROM FM1925 (MONTE CRISTO RD) TO S.H. 107

3.0 MILES OF ROADWAY IMPROVEMENTS



Project Development and Construction Estimated Cost

29th Street Widening From FM1925(Monte Cristo) to SH107

Project Development Estimated Cost

Estimated Construction Cost	\$	20,577,700
<i>Master Plan Study W/Survey</i>	\$	257,221
<i>Preliminary Engineering (Schem. & ROW Map)</i>	\$	720,220
<i>*Environmental</i>	\$	308,666
<i>Construction Engineering(PS&E)</i>	\$	1,646,216
<i>Construction Engineering Inspection (CEI)</i>	\$	1,749,105
<i>Righ of Way Acquisition</i>	\$	3,500,000
TOTAL	\$	28,759,128

Options

I. OPTION 1.

A. INITIATE MASTER PLAN. (\$257,221.00) *Approx. 9 – 12 months.*

- a) ROW PRESERVATION THROUGH SUBDIVISION PROCESS.
- b) PROJECT PHASING.

II. OPTION 2.

A. INITIATE PROJECT DESIGN DEVELOPMENT.

- a) WORK AUTHORIZATION 1. PRELIMINARY ENGINEERING (\$720,220.00) *Approx. 12 – 18 months.*
- b) WORK AUTHORIZATION 2. RIGHT OF WAY ACQUISITION (\$3,500,000.00) *Approx. 24 – 36 months.*
- c) WORK AUTHORIZATION 3. PS&E (\$ 1,646,216.00) *Approx. 18 – 24 months.*

* If FHWA are requested, work authorization 2 requires Environmental. (\$308,666.00).



ITEM SUMMARY

BOARD: City Commission

AGENDA ITEM

4.A.

DATE SUBMITTED

MEETING DATE

1/22/2024

1. Agenda Item: Evaluation of the City Attorney. (Section 551.074, T.G.C.)
2. Party Making Request: Isaac Tawil
3. Applicant:
4. Nature of Request: Evaluation of the City Attorney. (Section 551.074, T.G.C.)
5. Fiscal Impact Summary:
6. Budgeted:

Bid Amount:	_____	Budgeted Amount:	_____
Under Budget:	_____	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: City Commission

AGENDA ITEM

4.B.

DATE SUBMITTED

MEETING DATE

1/22/2024

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: Isaac Tawil
3. Applicant:
4. Nature of Request: Discussion and possible lease, sale or purchase of Real Property, Tract 1. (Section 551.072, T.G.C.)
5. Fiscal Impact Summary:
6. Budgeted:

Bid Amount:	_____	Budgeted Amount:	_____
Under Budget:	_____	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	4.C.
	DATE SUBMITTED	
	MEETING DATE	1/22/2024

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

2. Party Making Request: Isaac Tawil

3. Applicant:

4. Nature of Request: Consideration of Economic Development Matters. (Section 551.087, T.G.C)

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: