

STATE OF TEXAS
COUNTY OF HIDALGO
CITY OF MCALLEN

The McAllen Board of Commissioners convened in a workshop on **Monday, February 12, 2024**, 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 FEBRUARY 12th REGULAR MEETING AGENDA, TO BE DISCUSSED AT SUCH MEETING.**

There were no questions relating to the regular meeting agenda.

- 2. POTENTIAL ROAD PROJECTS: SHARY ROAD (FM 494), 29TH STREET AND IDELA AVENUE.**

Staff presented the project development and construction estimated cost for the Extension of Shary Road from Mile 9 to SH107 and the Widening of 29th Street from FM 1925 (Monte Cristo Road) to SH107.

Staff was available for questions and comments from Council. Questions were asked regarding project development, masterplan, Options I and II, design, Masterplan, MPO and projects, Monte Cristo, Uvalde, Ware Road, Shary, east west corridors, fiscal impact, precinct 3 and Right of Way. Staff answered questions posed by Council.

Council directed staff to look at an interlocal agreement and bring back item to future workshop.

- 3. QUINTA (CENTER FOR URBAN ECOLOGY) CONSTRUCTION MANAGEMENT SUPPORT.**

Said presented an option to supplement current construction management efforts for the center for Urban Ecology. It was noted that currently they have one Project Manager and City Inspector assigned to the project. At this time, activity on the site has started to increase and will continue as the project progresses. In addition, the project has many partners and funding sources that require detailed supervision and detailed tracking of expenditures. Staff noted they have reached out to B2Z Engineering to supplement the City's current efforts in construction management. B2Z has proposed to supplement the current efforts with 98 hours a month with a combination of a Senior Project Manager and Senior Construction Engineer. The cost of the additional construction management will be \$19,992.00 per month. Staff mentioned they were seeking feedback from Council on proposal.

Staff was available for questions and comments from Council. Questions were asked regarding project manager, 26 months, the difference between project manager and city inspector, proper procurement, rotation, and budget. Staff answered questions posed by Council.

Council directed staff to bring back item to a future workshop.

- 4. JACKSON ROAD IMPROVEMENTS FROM PECAN AVENUE (SH495) TO EL RANCHO ROAD.**

Said item was not addressed.

- 5. 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 AND TRACT 2. (SECTION 551.072, T.G.C.)**

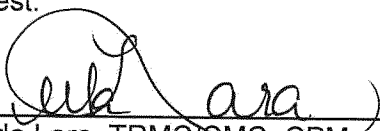
- B) CONSULTATION WITH THE CITY ATTORNEY REGARDING LEGAL ISSUES WITH CONTRACT BETWEEN MCALLEN INDEPENDENT SCHOOL DISTRICT AND CITY OF MCALLEN RELATED TO QUINTA MAZATLAN. (SECTION 551.071, T.G.C.)
- C) CONSULTATION WITH CITY ATTORNEY FOR LITIGATION UPDATE REGARDING CAUSE NO. C-00 74-19-D PENDING IN HIDALGO COUNTY, TEXAS. (SECTION 551.071, T.G.C.)
- D) CONSULTATION WITH CITY ATTORNEY REGARDING PENDING LITIGATION AGAINST HIDALGO COUNTY WATER IMPROVEMENT DISTRICT NO. 3. (SECTION 551.071, T.G.C.)
- E) CONSIDERATION OF ECONOMIC DEVELOPMENT MATTERS. (SECTION 551.087, T.G.C)

PUBLIC COMMENT: No public comment.

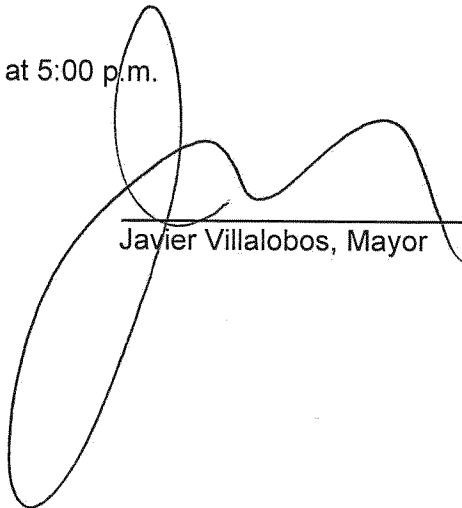
ADJOURN

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

Attest:



Perla Lara, TRMC/CMC, CPM
City Secretary



Javier Villalobos, Mayor