



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, APRIL 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 April 22, 2024 Regular Meeting Agenda, to be discussed at such meeting.
2. UTRGV McAllen Housing Authority Walk Audit.
3. Age Friendly RGV Initiative.
4. Bicentennial Political Sign Issues.
5. La Vista Avenue Speed Control Options.
6. Airport Rental Car Customer Facility Charge.
7. **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 city parks. (Section 551.071, T.G.C.).
 - B) Consultation with City Attorney regarding legal issues with tax exemptions (Section 551.071, T.G.C.).
 - C) Discussion and possible lease, sale or purchase of Real Estate Property, Tract 1 and Tract 2. (Section 551.072, T.G.C.)
 - D) Consideration of Economic Development Matters (Section 551.087, T.G.C.)
 - E) Consultation with the City Attorney regarding legal issues with contract between McAllen Independent School District and City of McAllen related to Quinta Mazatlán. (Section 551.071, 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 April 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

4/22/2024

1. Agenda Item: Present questions to staff relating to the April 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
DATE SUBMITTED
MEETING DATE

2.
04/16/2024
4/22/2024

1. Agenda Item: UTRGV McAllen Housing Authority Walk Audit.
2. Party Making Request:
3. Nature of Request:
4. Routing:

Hebert Camacho	Created/Initiated - 4/16/2024
Eduardo Mendoza	Approved - 4/16/2024
Michelle Rivera	Approved - 4/16/2024
Isaac Tawil	Approved - 4/17/2024
Marlen Garza	New -
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: April 22, 2024

Subject: UTRGV SSW & MHA- Walk Audit

Explanation

UTRGV School of Social Work (SSW) in collaboration with the McAllen Housing Authority (MHA) will be presenting finding from their Fall 2023 Walk Audit conducted within District 3 of the City of McAllen.

The University of Texas Rio Grande ValleyTM

Walk Audit Report

April 22, 2024





Service Learning Project

Collaboration between McHC and UTRGV SSW Social Work students implemented their learning of research methods, data collection, synthesis, and interpretation to support active transportation (e.g., walking, biking) in the McAllen Housing Commission housing complex in south McAllen.

The audit was conducted during the Fall 2023 semester.

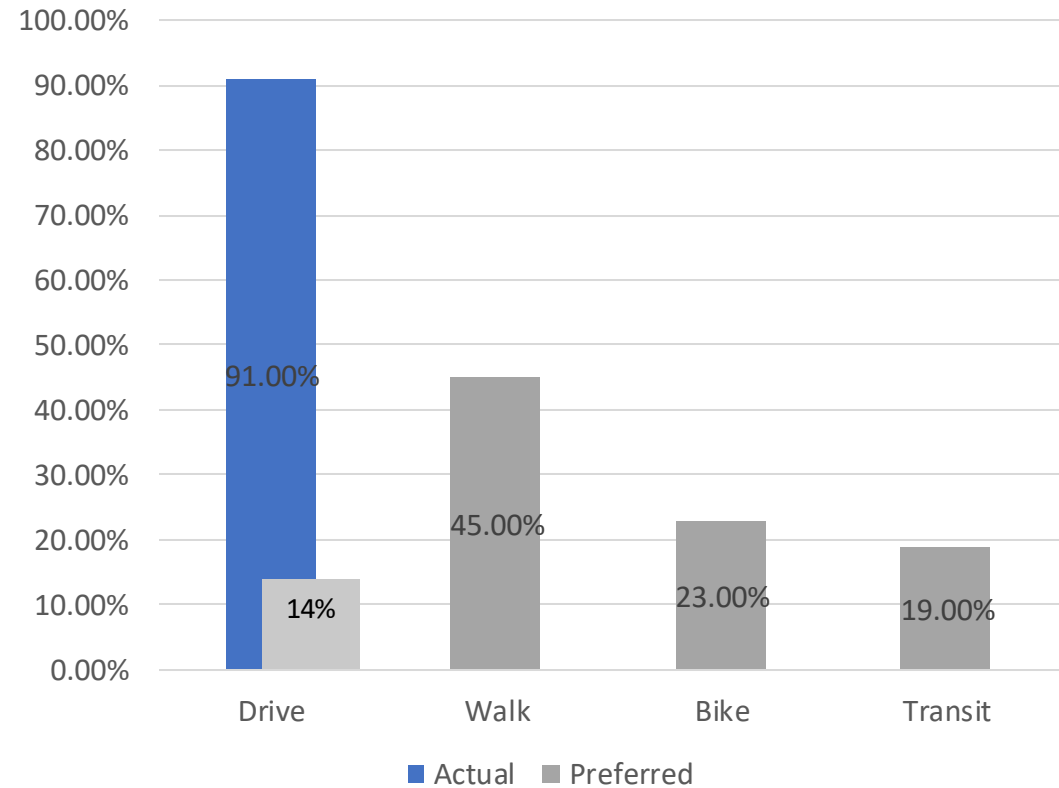
“Efficient and affordable transportation is key to building a socially and economically vibrant McAllen.”



- Car-centric infrastructure excludes community members
 - Low-income residents
- Expanding and improving facilities for active transportation (e.g., buffered or separate bicycle and pedestrian pathways)



How do you get around?



Our Walk Audits



4 groups (4-5 students) conducted walk audits on October 16 and 18 in the the late AM hours

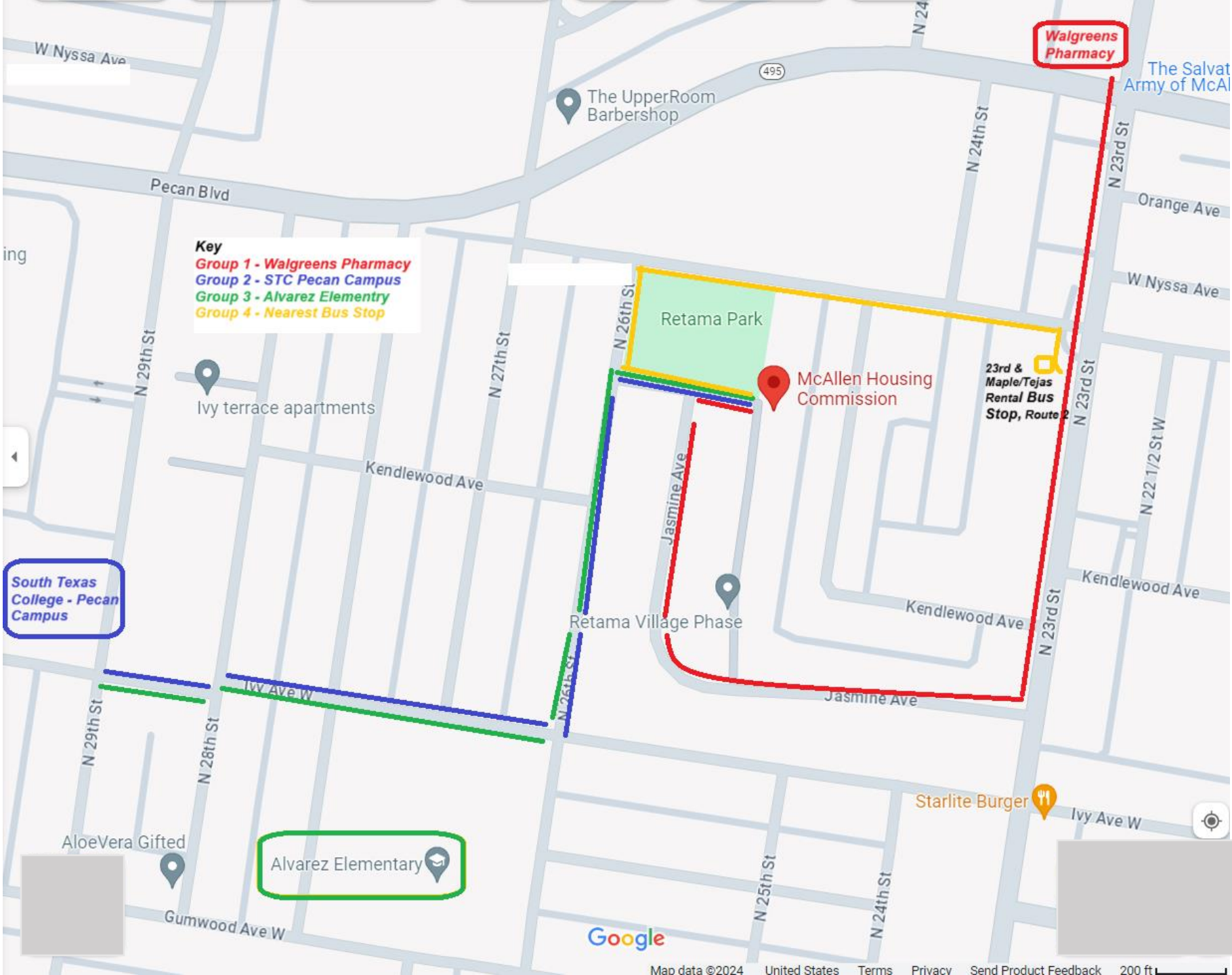


For two of the four walk audits, we were joined by community leaders and elected officials

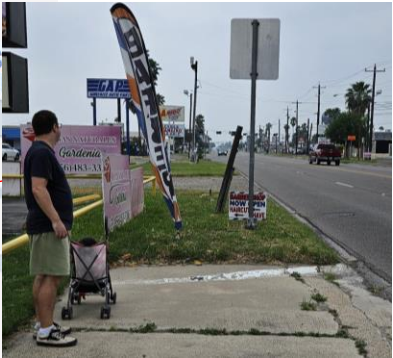
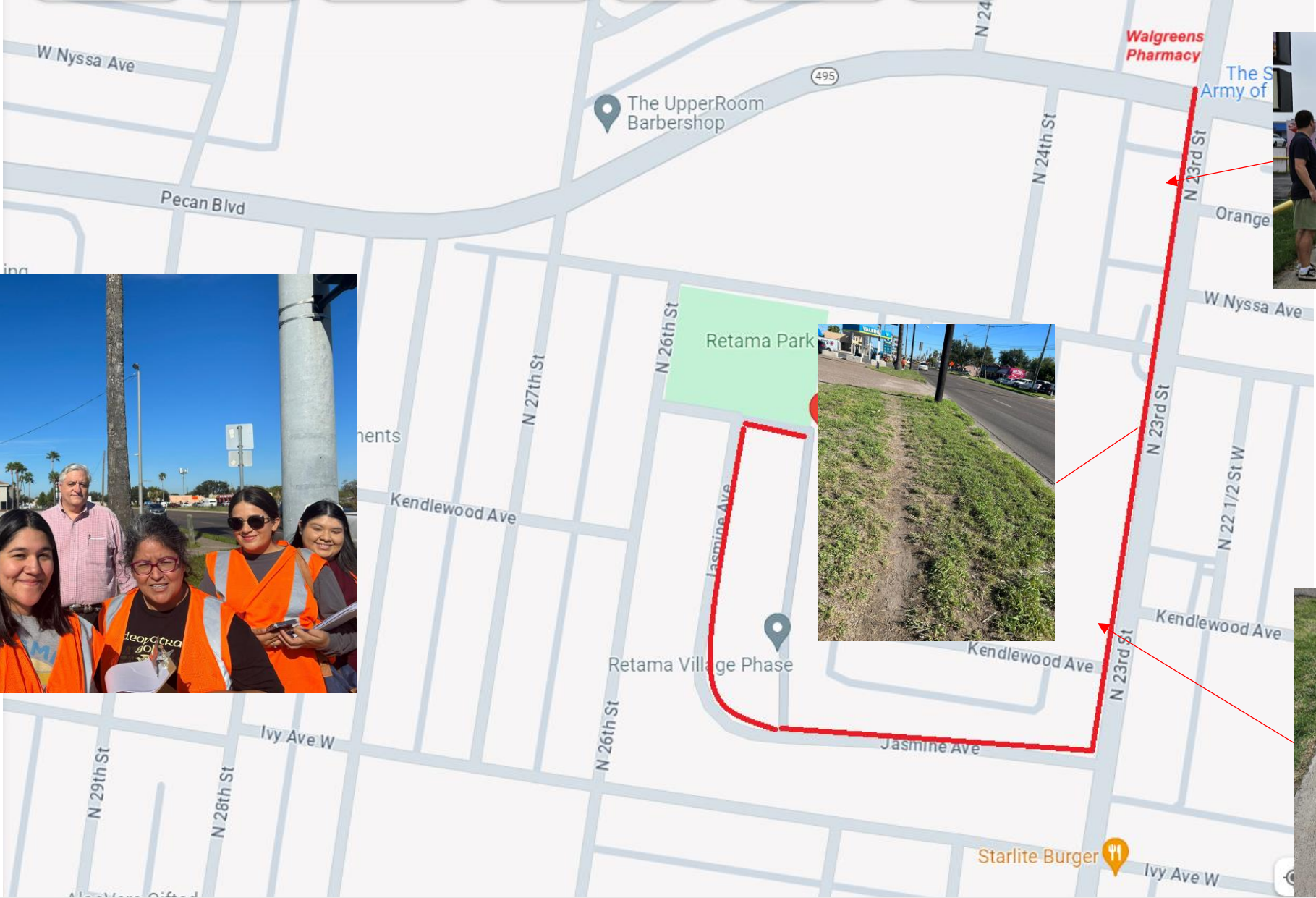


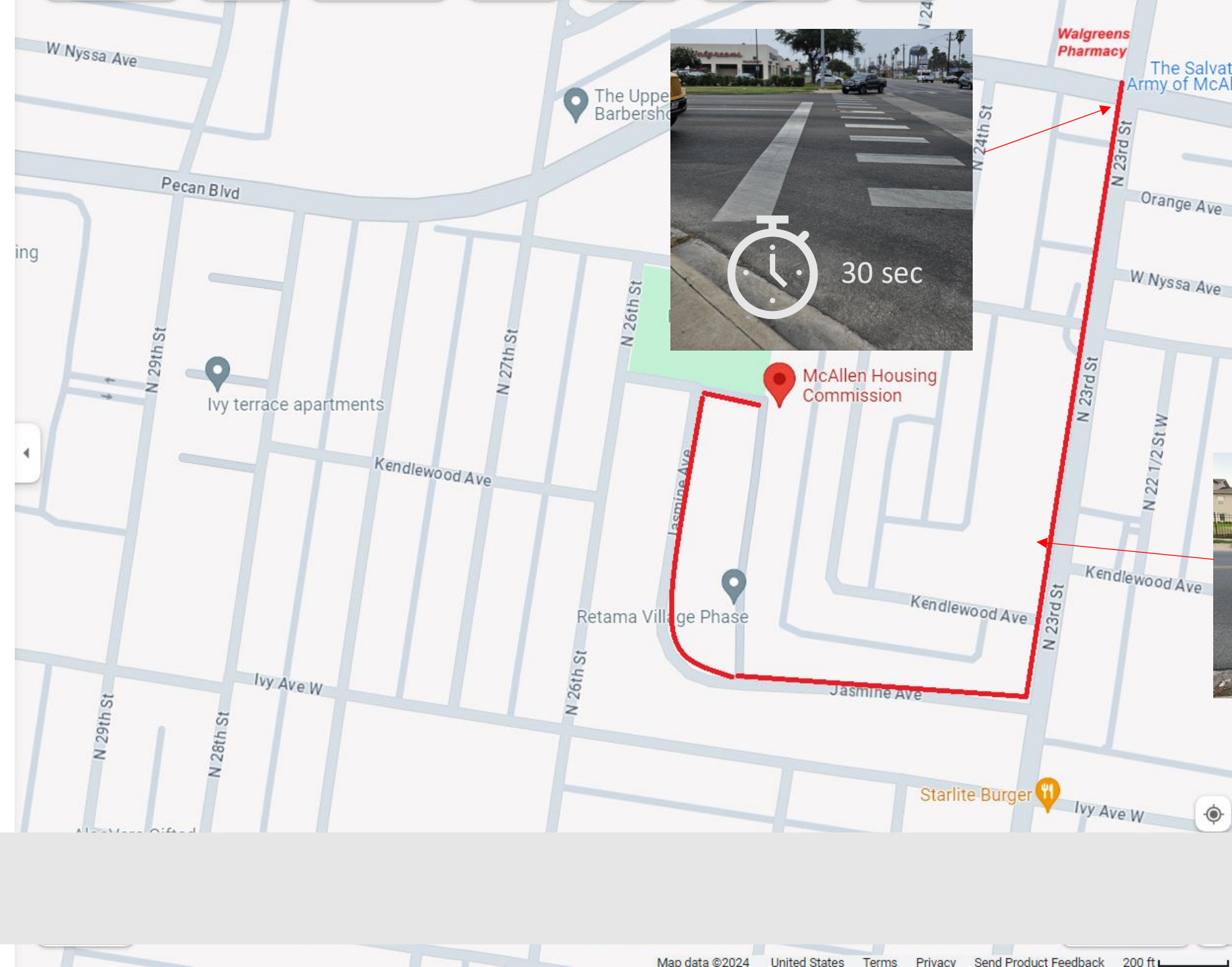
Walk Audit Toolkit administered on Qualtrics

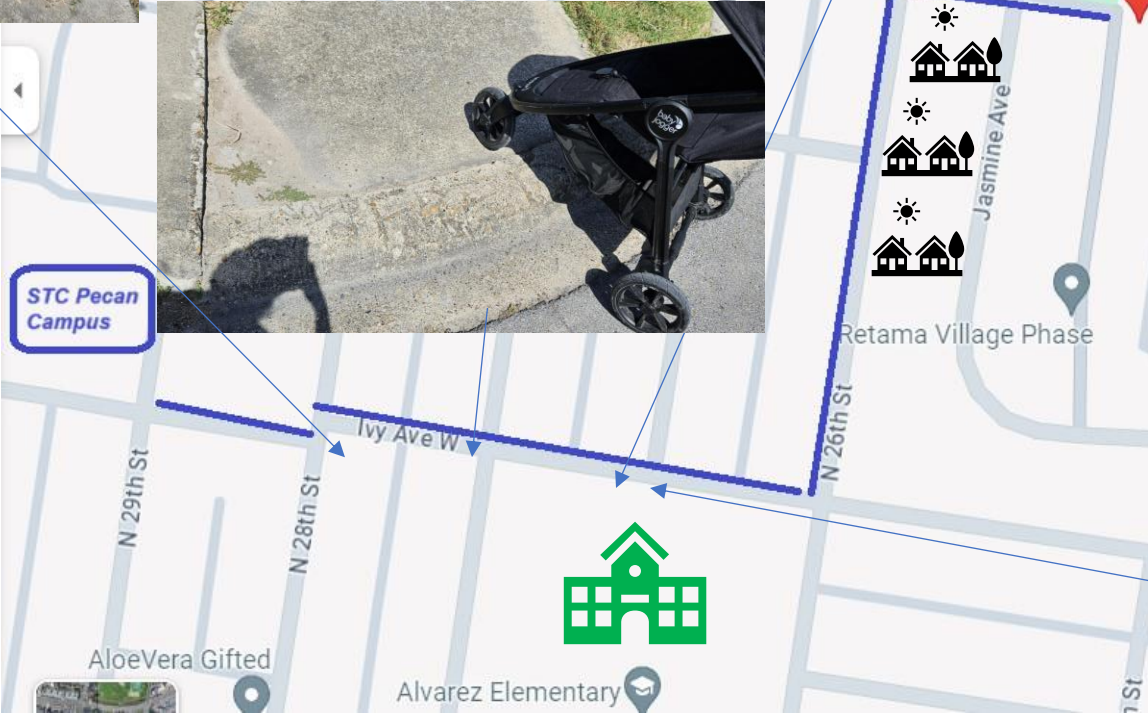
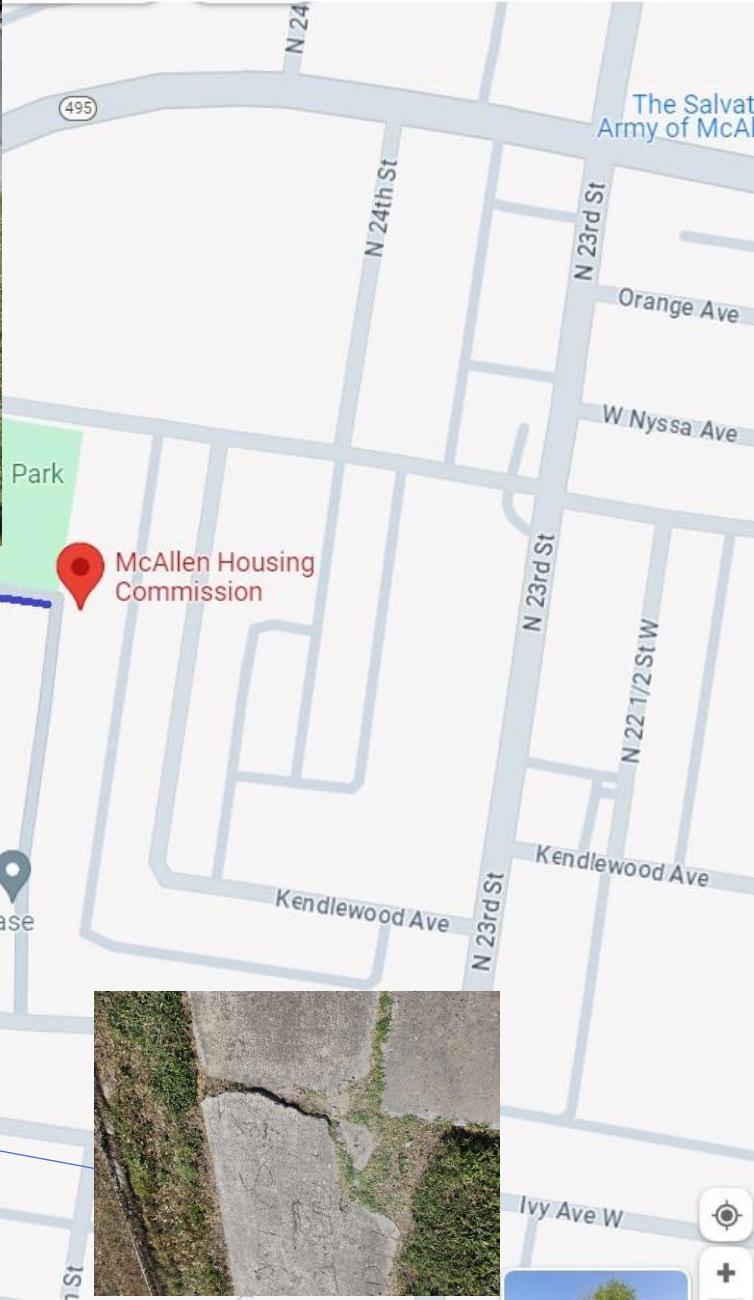
All Groups



Group 1







Groups 2 & 3

Groups 2 & 3

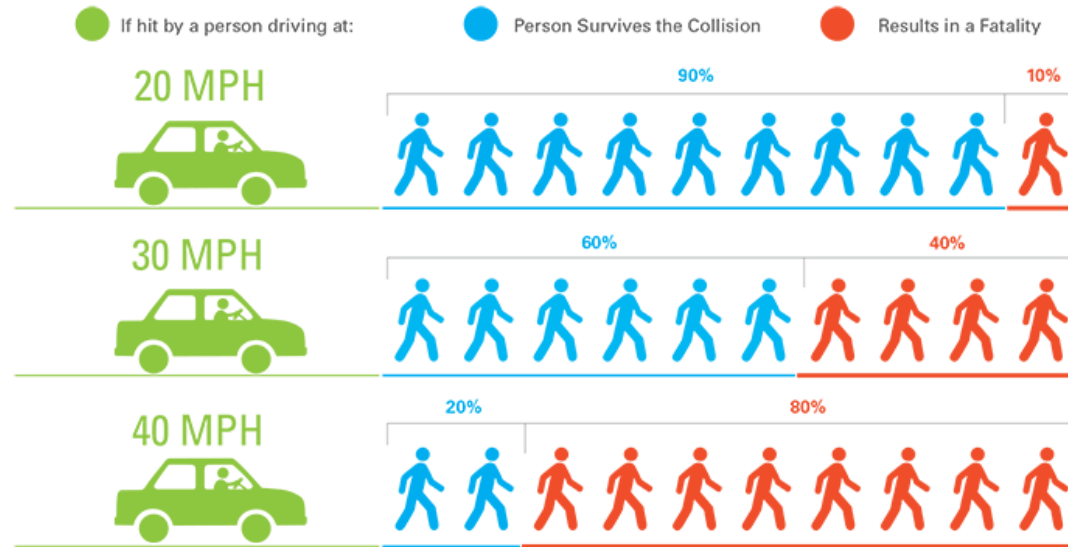


Group 4

Signs around Retama Park were only written in English.

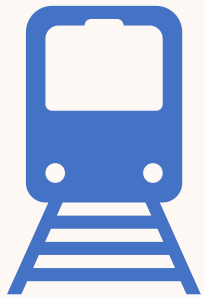


Vehicle Speed and Pedestrian Safety



- 20MPH results in 10% likelihood of fatality
 - Does not consider injury
 - Consider that this figure is for adults
 - For children, this is likely a higher risk for fatality

General Conclusions



There are numerous, creative, and low-cost solutions that can be implemented in a shorter timeframe to improve active transit safety and efficiency.



Our Walk Audit results support the Envision McAllen 2040 Strategic Goals

Goal 1: Multiple safe and realistic transportation mode options for residents

Goal 2: Non-automotive transportation network

Goal 3: Right-sized, well-located parking

Goal 4: Enhanced & user-friendly transit network

McAllen City Traffic Staff Recommendations Based on Preliminary Walk Audit Report

- Upgrade two streetlights:
 - Intersection of Jasmine Ave and 23rd Street
 - T-intersection of Jasmine Ave and Laurel Ave
- 1 new streetlight installation
 - North of Ivy Avenue and 26th Street
- Restriping of speed humps- if needed
- Ensure signs are unobstructed
- Installation of speed limit 30 sign for NB on 26th Street
- Conducted a 4-way study at Ivy Ave and 26th Street

Recommendations

It is important for all citizens to be able to safely and efficiently access education, health, and other necessary services

Recommendations (with updated information)

- Sidewalk maintenance & additions
- Bus stop should have a sidewalk leading to it
- Adding Spanish signage for city property
- Consider traffic calming infrastructure
- Consider structural changes as alternative to “enforcement” of traffic laws
- Street lights on Ivy Ave between 26th – 28th St.

These considerations are key for “building a socially and economically vibrant McAllen.”



Thank you!!!

McAllen Housing Commission

- Executive Director Rodolfo "Rudy" Ramirez
- Maria Loreda
- McHC Board of Commissioners

McAllen City Commissioners

- Javier Villalobos - Mayor
- **Tony Aguirre** - Commissioner - District 1
- Joaquin "J.J." Zamora - Commissioner - District 2
- **Omar Quintanilla** - Mayor-Pro-Tem/Commissioner - District 3
- Rodolfo "Rudy" Castillo - Commissioner - District 4
- **Victor "Seby" Haddad** - Commissioner - District 5
- Pepe Cabeza de Vaca - City Commissioner - District 6

Metro McAllen

- Robert De Leon

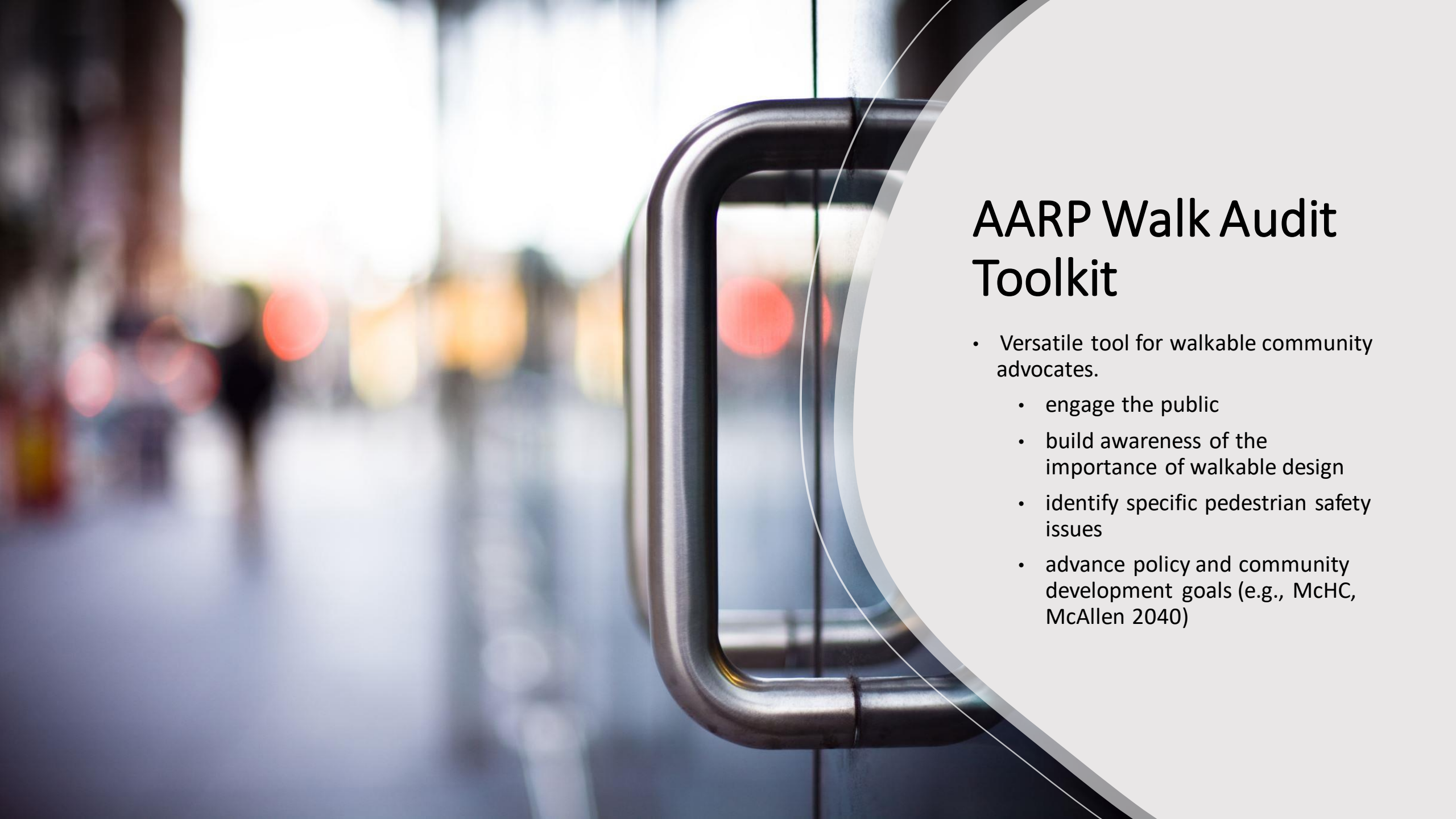
Others

- Sen. Juan "Chuy" Hinojosa – District 20
- Richard Sanchez - UTRGV
- Students of the Fall 2023 SOCW 4311 class
- Citizens of McAllen
- TxDOT

Supplementary Slides

SOCW 4311: Research Methods Class

- Group 1: Luna Rodriguez, Gabriella Lopez, Alicia Alegria, Angelica Maldonado, Nohemi Godínez
- Group 2: Jon Animas, Litza Hernandez, Darin Molina, Diana Rosales, Maria Quintana
- Group 3: Jaqueline Hernandez, Hildaria Palomares, Isaiah Clover, Fernando Samano
- Group 4: Alejandra Perez, Miranda Garza, America Tovar, Jacqueline Garcia



AARP Walk Audit Toolkit

- Versatile tool for walkable community advocates.
 - engage the public
 - build awareness of the importance of walkable design
 - identify specific pedestrian safety issues
 - advance policy and community development goals (e.g., MCHC, McAllen 2040)

Procedure

- **Route:** Scout the route (No longer than 1 mile)
- **Participants:** Identify a diverse group of participants Invite public officials
- **Measures:** Choose a guide - AARP Walk Audit Tool Kit Bring survey & note taking materials
- *Prioritize safety*
- **Procedures:** Stop every few blocks to analyze conditions. make notes. and take photos
- At the end, share takeaways



City of McAllen

UTRGV Walk Audit Summary

City Commission Workshop- April 22, 2024



UTRGV WALK AUDIT SUMMARY

	Route	Group's Recommendation	Traffic Staff Recommendation	Updates
GROUP 1	➤ Start at Pecan Blvd. and 23rd Street ➤ Moving south along 23rd towards Jasmine Ave ➤ Moves West along Jasmine Ave and ends at Laurel Ave	Improvement of: ➤ Sidewalks ➤ Traffic Lights ➤ Bus Stops	Upgrade two streetlights: ➤ Intersection of Jasmine Ave and 23rd Street ➤ T-intersection of Jasmine Ave and Laurel Ave	➤ Sent request to AEP to get quote
GROUP 2	➤ Start at Laurel Ave and Jasmine Avenue moving west to N. 26th Street ➤ Moves south along 26th street towards Ivy Avenue ➤ Moves west along Ivy Ave towards 29th Street ➤ Moves north along 29th Street at ends before Pecan Blvd.	➤ Add Proper lighting to Ivy Ave ➤ Add ramps for sidewalks Add speed bumps Give maintenance to sidewalks	➤ 1 new streetlight installation - North of Ivy Avenue and 26th Street ➤ Restriping of speed humps- if needed ➤ Ensure signs are unobstructed ➤ Installation of speed limit 30 sign for NB on 26th Street	➤ Will meet with AEP representative on field to finalize pole location for N. 26th and Ivy Avenue ➤ Will schedule site visit with signs manager to note any speed humps that need maintenance ➤ Working with sign crew for speed limit installation ➤ Upgrades to existing lighting could be consider since the placement of new lights wouldn't be meeting the spacing requirement for this street (250 ft.)
GROUP 3	➤ No Route given	➤ Adding pedestrian Warning posted and painted signs ➤ Install a speed checker ➤ Make the two-way stop a four way stop ➤ All signs were English Only	➤ Conducted a 4-way study at Ivy Ave and 26th Street - Results attached ➤ As Per Manual on Uniform Traffic Control Devices for Street and Highways (MUTCD) does not provide for the display of alternative or supplemental languages on traffic signs	➤ 4-way stop did not warrant, please see attached results
GROUP 4	➤ Start at Laurel Avenue and Jasmine Avenue moving West ➤ Moving north at 26th Street towards Maple Ave ➤ Moving East on Maple Ave and ending on 23rd Street	➤ Many sidewalks were estopped short ➤ Lack of curb ramps at the end of sidewalks (26th & Maple) ➤ Uneven Sidewalks and street conditions ➤ Parked vehicles on sidewalks (heading East on Maple Ave) ➤ Bus stop with no shelter	➤ 3 new streetlight installations - Maple Ave and N. 24th ½ Street - (2) along N. 24th Street ➤ Streetlight Upgrade - Maple and N. 24th Street	➤ Sent request to AEP to get quote

ITEM SUMMARY

BOARD: City Commission

AGENDA ITEM

3.

DATE SUBMITTED

MEETING DATE

4/22/2024

1. Agenda Item: Age Friendly RGV Initiative.

2. Party Making Request:

3. Nature of Request:

4. Routing:
Jose Trujillo

Created -

5. Staff Recommendation:

6. Advisory Board:

7. City Attorney:

8. Manager's Recommendation:

Age Friendly Rio Grande Valley Initiative (AF-RGVI)

- Project Team
 - Dr. Sudershan Pasupuleti (Principal Investigator)
 - Dr. Susheelabai Srinivasa
 - Mr. Jack White
 - Ms. Margarita Lopez (Replaced Mr. Jose Gonzalez)
- This project has received seed grant from UTRGV School of Social Work for community engagement efforts.
- We owe our gratitude to Dr. Torres-Hostos, Dean, for his support.

Age Friendly Community

- ❑ This project was conceived in June 2005 at the opening session of the XVIII IAGG World Congress of Gerontology and Geriatrics in Rio de Janeiro, Brazil.
- ❑ WHO's **Age Friendly Community (AFC)** is an **inclusive initiative** that is growing and evolving as more communities throughout the world become involved. A **web-portal is dedicated to serve as a resource** and point of connection for the latest developments relating to the Age Friendly movement.
- ❑ **An AFC adapts its structures and services to be accessible and inclusive to the needs of people of all ages with capacities and abilities.** An age friendly community encourages *Active Aging*, through **optimizing opportunities** for older people to be **healthy, active and secure** in their living environments.

Age Friendly Community

- ❑ The **Global Age-Friendly Cities project** was developed by Alexandre Kalache and Louise Plouffe, WHO headquarters, Geneva, Switzerland, and the report was produced under their overall direction.
- ❑ The **research protocol was implemented in the following 33 cities world-wide** which includes only city of Portland from the USA.
- ❑ WHO regards active ageing as a **lifelong process shaped by several factors** that, alone and acting together, favor health, participation and security in older adult life.
- ❑ WHO Brasilia Declaration on Ageing (8) in 1996, “**healthy older people are a resource for their families, their communities and the economy**”.
- ❑ Older people require **supportive and enabling living environments to compensate** for the changes associated with ageing.
- ❑ Making cities more age-friendly is a necessary and logical approach to promote wellbeing and engagement of older residents to have sustainable cities and communities.

Age Friendly Community

In an age-friendly city, policies, services, settings and structures support and enable people to age actively by:

- ☐ Recognizing the wide range of capacities and resources among older people
- ☐ Anticipating and responding flexibly to ageing-related needs and preferences
- ☐ Respecting their decisions and lifestyle choices
- ☐ Protecting those who are most vulnerable
- ☐ Promoting their inclusion in and contribution to all areas of community life.

Age Friendly Community

- ☐ **The rate of decline of capacities (physical and mental) is largely determined by factors related to lifestyle**, as well as external social, environmental and economic factors.
- ☐ **Secure neighborhoods allow children, younger women and older people to venture outside** in confidence to participate in physically active leisure and in social activities.
- ☐ **Families experience less stress when their older members** have the community support and health services they need. The whole community benefits from the social/civic participation of older people.
- ☐ **The bottom-up participatory approach involves older people** in analyzing and expressing their situation to inform government policies.
- ☐ **Supply, organization and financing of many health and social services** are decided by the state or national government rather than the city.
- ☐ **Health and support services are vital to maintaining health and independence** in the community.

How can communities become age friendly community?

- "*Age-friendly cities/communities*" (Age-prepared *communities*)
are communities that.....
 1. Actively involve, value, and support;
 2. both active and frail seniors;
 3. with Infrastructure and Services that;
 4. effectively accommodate changing needs.

Continuity theory on Old age

- Atchley (Atchley, 1989) defines continuity theory as the process in which older adults maintain continuity in the habits, associations, relationships, preferences, activity, attitudes, and behavior that were developed over a lifetime as an adaptation strategy while transitioning to the third age.
- Abilities to maintain continuity allow older adults to sustain their self-concept, makes it easier for them to adjust and adapt to the challenges of the aging process, and this determines their life satisfaction (Atchley, 1989; Covey, 1981).
- That is, older people's external (social supports or sanctions) and personal resources (past experience, education, network, and knowledge) combine to influence their continuity ability, which then determines their successful adaptation to aging.

Research on AFCi/Co

“**Continuity theory** suggests that older people who continue with the lifestyles they enjoy, such as the **socialization, interaction, connections and work that they prefer, are more likely to enjoy higher life satisfaction**. According to, older people’s basic **inner structure** can be maintained by **continuity theory** continuing familiar ways of living. Using **continuity strategies** may help older people **adapt to changes in old age and achieve positive health or well-being**” (Breheny & Griffiths, 2017; Nimrod & Kleiber, 2007).

- The psychological satisfaction of older adults is an important evaluation standard for the construction of elder-friendly cities.

Research on AFCi/Co:

Internal continuity

- **Internal continuity** facilitates one's ability to embrace inner change while maintaining a stable self-concept (Lieberman & Tobin, 1983). Internal resources such as knowledge, ability, health, and finances, with health and financial status being the key factors, have been associated with older people's well-being in the long run (Amorim & França, 2020).
- Deterioration of health or reduction in financial stability may hamper older people's continuity of external (e.g., work or social participation) and internal activities (e.g., life-long learning). A weak financial situation may force older people to continue work although they do not enjoy. In addition, internal continuity in older people's social media use positively predicts life satisfaction (Nam, 2019).

Research on AFCi/Co:

External continuity

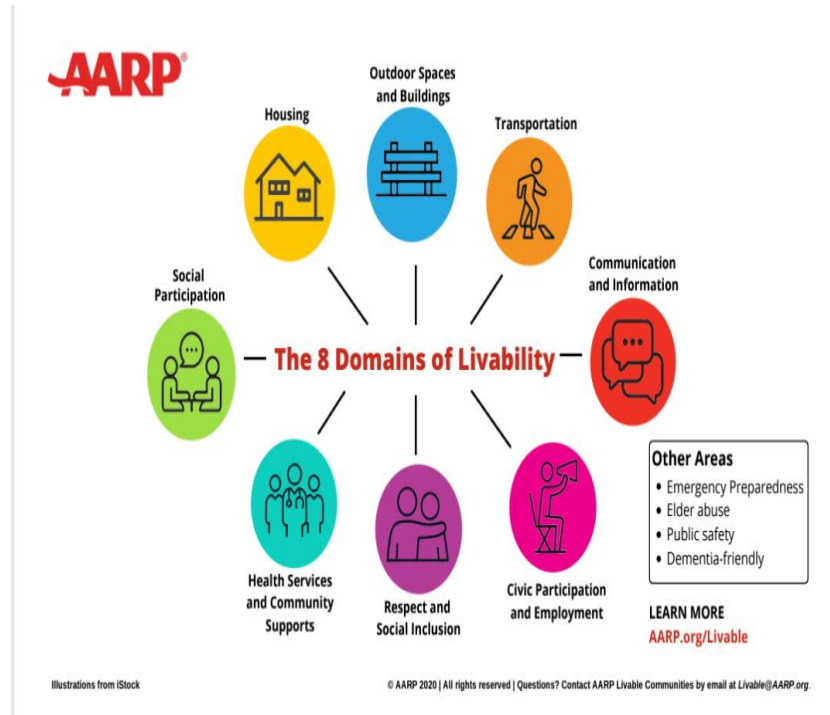
- **External continuity** is defined as a “remembered structure of physical and social environments, role relationships, and activities” (Atchley, 1989). External continuity is related to relationship maintenance with close friends, parents, and adult offspring. The maintenance of meaningful activity, valued relationships, and status were motivations to continue social roles (Covey, 1981).
- External continuity has been found beneficial to health and wellbeing in empirical studies. Social participation reduces the effects of depression (Oh & Bae, 2021). Continuity in family-related activities (emotional support for adult children and leisure care for grandchildren) and community-related activities (education, clubs, and religion) were positively related to self-rated health (Wang, Wu, Zhang, & Tsay, 2019).

Key Attributes of An Age-Friendly Community/City

- ☐ Accessible care
- ☐ A wider range of health services
- ☐ Ageing well services
- ☐ Home care
- ☐ Residential facilities for people unable to live at home
- ☐ A network of community services
- ☐ Volunteers wanted
- ☐ Other issues

American Association of Retired Persons (AARP)

<https://www.aarp.org/livable-communities/network-age-friendly-communities/info-2014/member-list-copy.html>



World Health Organization

<https://extranet.who.int/agefriendlyworld/network/>

Figure 6. Age-friendly city topic areas



Four Stages:

Building Age Friendly City/Community

- **Step 1: Engage and understand:**
 - Involve stakeholders and older people in assessing the age-friendliness of your place.
- **Step 2: Plan:**
 - Planning strategically is where all stakeholders develop a shared vision, to determine the priorities for action.
- **Step 3: Act and implement:**
 - Implementing an age-friendly action plan is at the heart of creating an age-friendly community.
- **Step 4: Evaluate:**
 - Monitoring and evaluating progress of your age-friendly journey will help to identify successes and challenges and serve as the basis for defining priorities for future improvements.
 - It is an ongoing effort through continuous improvement.

Pilot Project Goals: Age Friendly Community/City in RGV Region

1. Constitute a network with representatives from different communities and cities.
2. Propose a Roundtable on “Age Friendly RGV” and share the results of pilot study.
3. Facilitate Roundtable involving the RGV cities and communities that volunteered/proclaimed to join the initiative.
4. Serve as catalyst in developing action plans for partner-cities/communities of “Age Friendly RGV.”
5. Collaborate with Cities and their administrative units and seek external grants collectively (as RGV Consortium of AFCs) for supporting the action plans.
6. Establish a Center for Aging Resources and Research at UTRGV that can closely work with cities and counties in RGV.
7. Mobilize additional and external resources for the region to build more friendly and supportive communities for older adults and for all residents.

References

1. Atchley R.C. A Continuity Theory of Normal Aging. *Gerontologist*. 1989;**29**:183–190. doi: 10.1093/geront/29.2.183.
2. Atchley R.C. *The Social Forces in Later Life*. Wadsworth Publisher; Belmont, CA, USA: 1972.
3. Covey H.C. A Reconceptualization of Continuity Theory: Some Preliminary Thoughts. *Gerontologist*. 1981;**21**:628–633. doi: 10.1093/geront/21.6.628.
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8. Nam S.-J. Mediating effect of social support on the relationship between older adults’ use of social media and their quality-of-life. *Curr. Psychol.* 2019:1–9. doi: 10.1007/s12144-019-00399-3.
9. Oh H.-J., Bae S.-M. The moderating effects of individual and community social capital on the relationship between depressive symptoms and suicide in the elderly. *Curr. Psychol.* 2021:1–8. doi: 10.1007/s12144-021-01589-8.
10. Wang W.-P., Wu L.-H., Zhang W., Tsay R.-M. Culturally-specific productive engagement and self-rated health among Taiwanese older adults. *Soc. Sci. Med.* 2019;**229**:79–86. doi: 10.1016/j.socscimed.2018.07.037.

ITEM SUMMARY

BOARD: City Commission

AGENDA ITEM

4.

DATE SUBMITTED

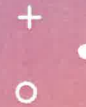
04/15/2024

MEETING DATE

4/22/2024

1. Agenda Item: Bicentennial Political Sign Issues.
2. Party Making Request:
3. Nature of Request:
4. Routing:
Michelle Rivera Created/Initiated - 4/15/2024
5. Staff Recommendation:
6. Advisory Board:
7. City Attorney:
8. Manager's Recommendation:

BICENTENNIAL POLITICAL SIGN ISSUES



THE HEIGHT OF EVERY POLITICAL SEASON FOR MONTHS



SIGNS GET REMOVED AFTER ELECTION

Sand Bags Stay Behind
After the Last Election It Cost City
Crews

\$275.46 Staff Time

\$226.40 Equipment

Total Cost of Sand Bag Removal \$501.86



x •
○

POTENTIAL REMEDIES

- Require Candidates to Identify Sandbags as theirs
- Charge a Deposit Fee
- Require the District to Clean Their Property if They Continue to Allow Sign Placement





ITEM SUMMARY

BOARD: City Commission

AGENDA ITEM

5.

DATE SUBMITTED

04/16/2024

MEETING DATE

4/22/2024

1. Agenda Item: La Vista Avenue Speed Control Options.
2. Party Making Request:
3. Nature of Request: Reviewing options to control speeding along La Vista Avenue
4. Routing:

Marlen Garza	Created/Initiated - 4/16/2024
Eduardo Mendoza	Approved - 4/16/2024
Michelle Rivera	Approved - 4/16/2024
Isaac Tawil	Final Approval - 4/17/2024
5. Staff Recommendation: Staff is seeking a recommendation from City Commission for speed control.
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: April 22, 2024
Subject: La Vista Avenue- Speed Control Options

Explanation

Traffic Operations will be presenting some options to control speed along the La Vista Avenue corridor.

LA VISTA AVENUE- SPEED CONTROL

CITY OF MCALLEN- TRAFFIC OPERATIONS





HISTORICAL DATA

Collector Roadway

- 80-ft of Right-of-Way (Varied pavement sections between 43-28 feet of pavement)

Connectivity

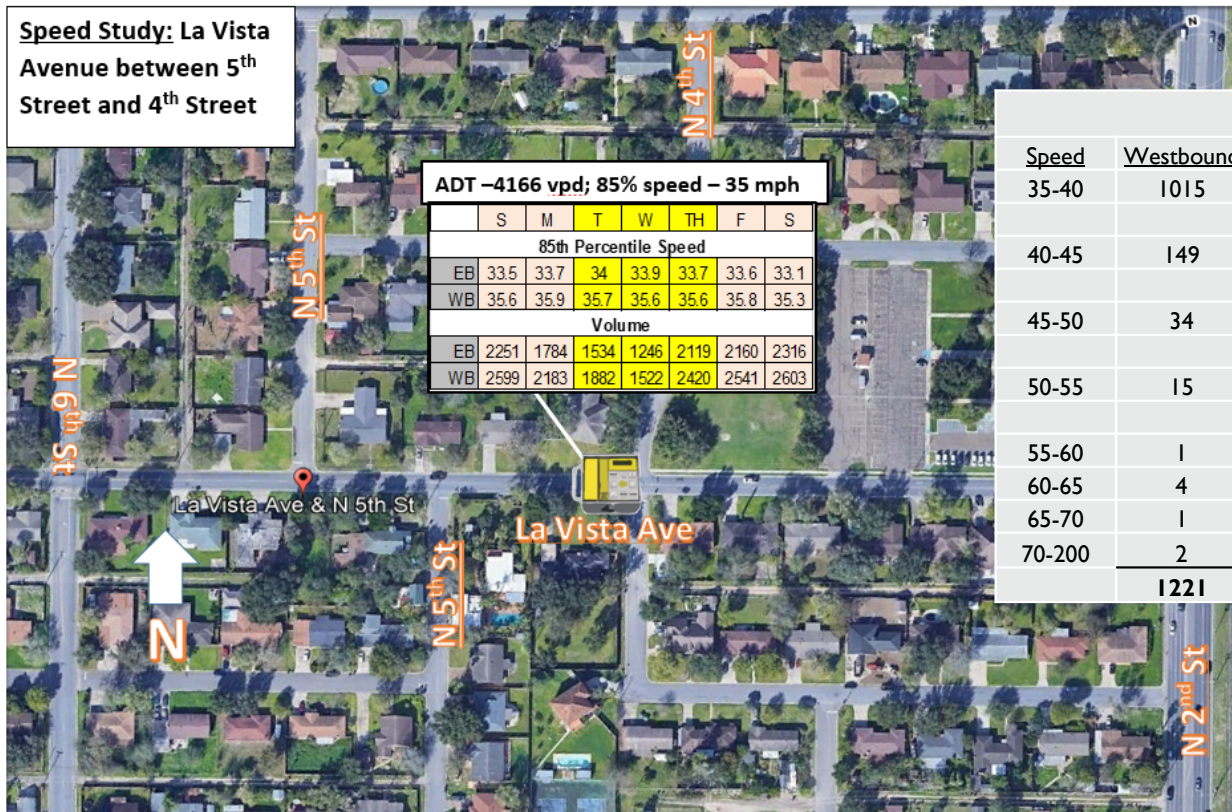
- Spans 3.5 miles between Bicentennial Blvd. and I-2 (Expressway 83)

Serves residential traffic

- Roadway serves residential traffic for homes fronting La Vista

TRAFFIC STUDIES

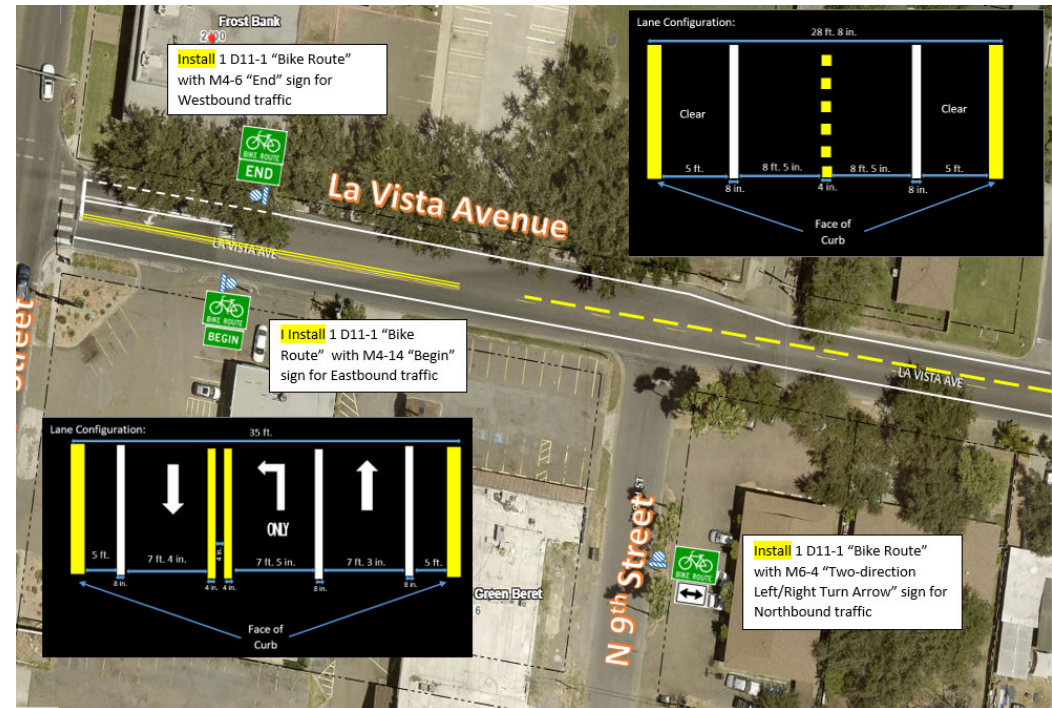
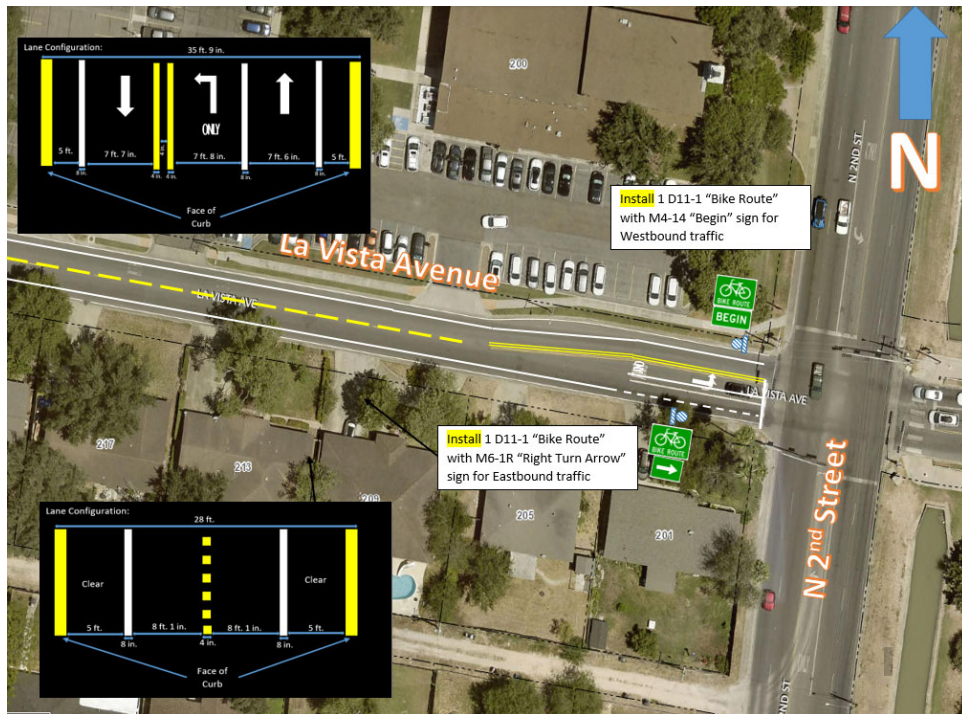
Speed Study: La Vista Avenue between 5th Street and 4th Street



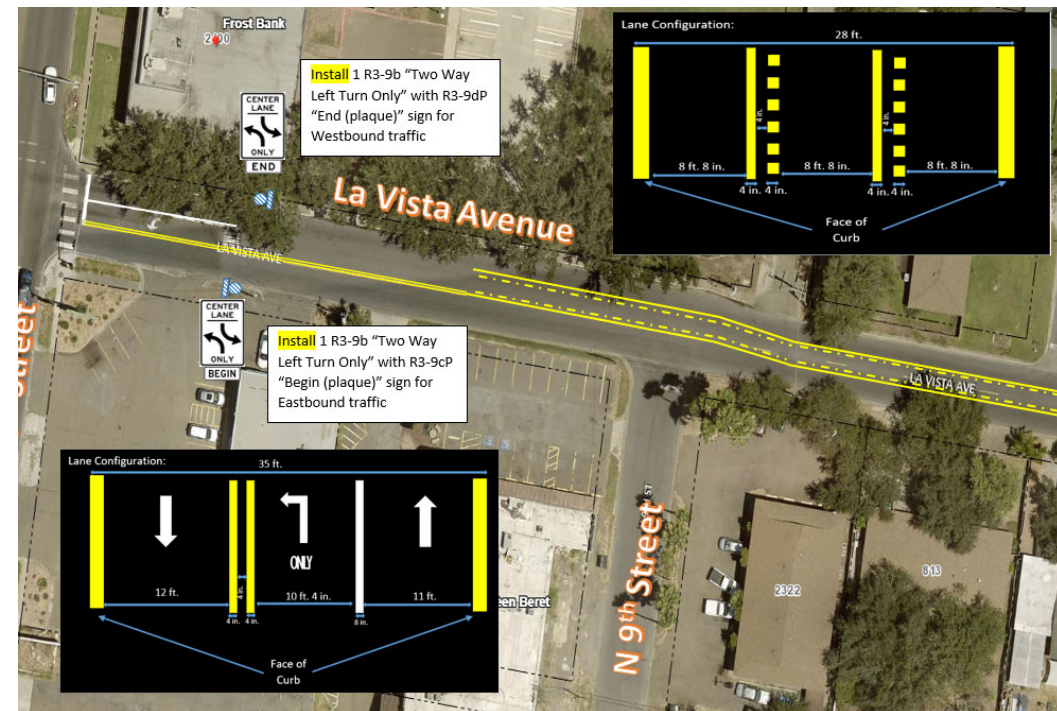
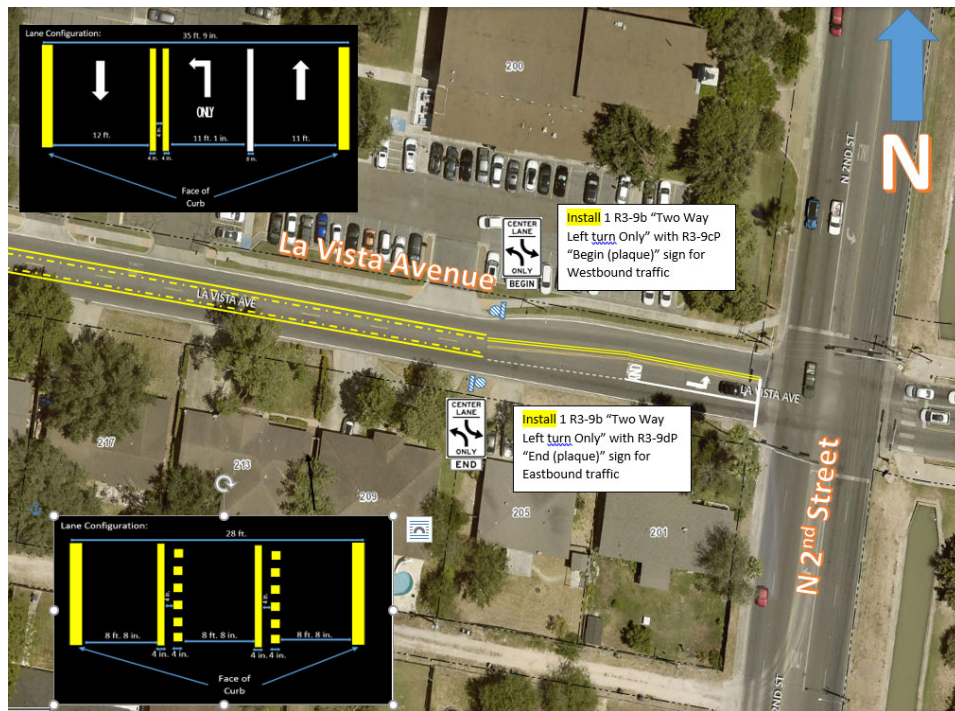
Saturday, 3/16 to Friday, 3/22

Speed	Westbound	Eastbound	Highest Speeds Reached
35-40	1015	369	Westbound- 7AM, 11AM, 1PM, 2PM, 5PM, 6PM Eastbound- 7AM, 8AM, 9AM, 12PM, 5PM
40-45	149	48	Westbound- 8AM, 12PM, 1PM, 2PM, 4PM Eastbound- 9AM, 3PM, 4PM, 5PM
45-50	34	14	Westbound- 3AM, 7AM, 10AM, 2PM, 4PM, 10PM Eastbound- 9AM
50-55	15	11	Westbound- 6-8AM, 10-11 AM, 2-7PM Eastbound- 8-9AM, 1-3PM, 5PM, 8-7PM
55-60	1	5	10AM Westbound; 2PM, 3PM, 5PM, 6PM & 7AM Eastbound
60-65	4	5	3PM, 4PM, 5PM, 6PM Westbound; 5PM, 7AM, 10AM Eastbound
65-70	1	2	3PM Westbound; 8AM & 5-6PM Eastbound
70-200	2	4	7AM Westbound; 8AM & 3-4PM Eastbound
	1221	458	

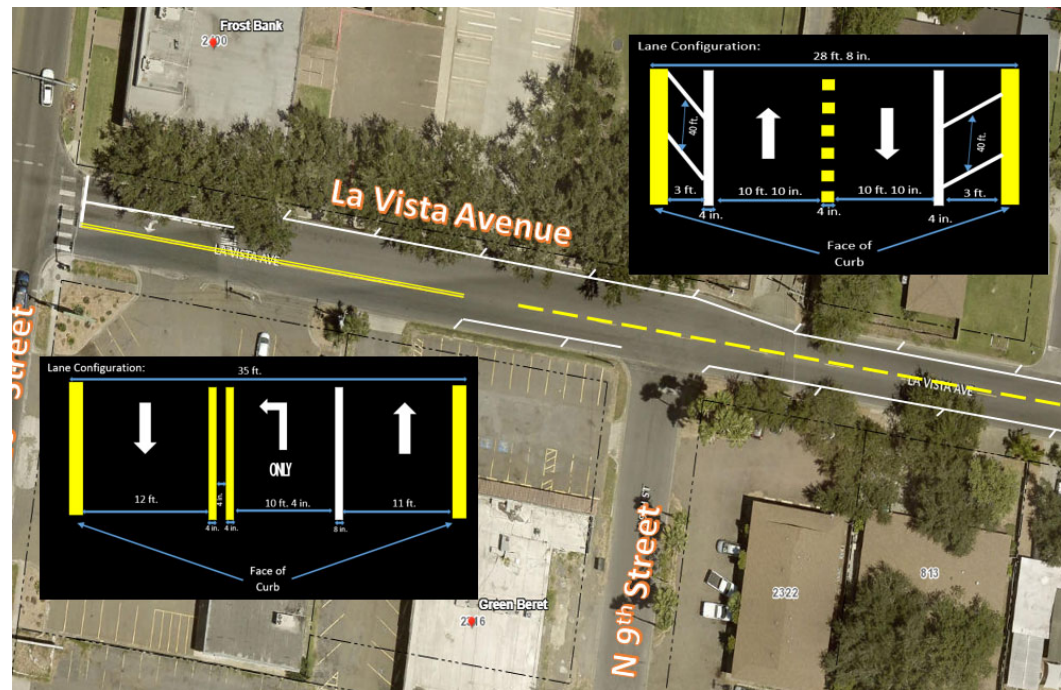
OPTION I- BIKE LANE ADDITIONS- 2ND TO 10TH STREET



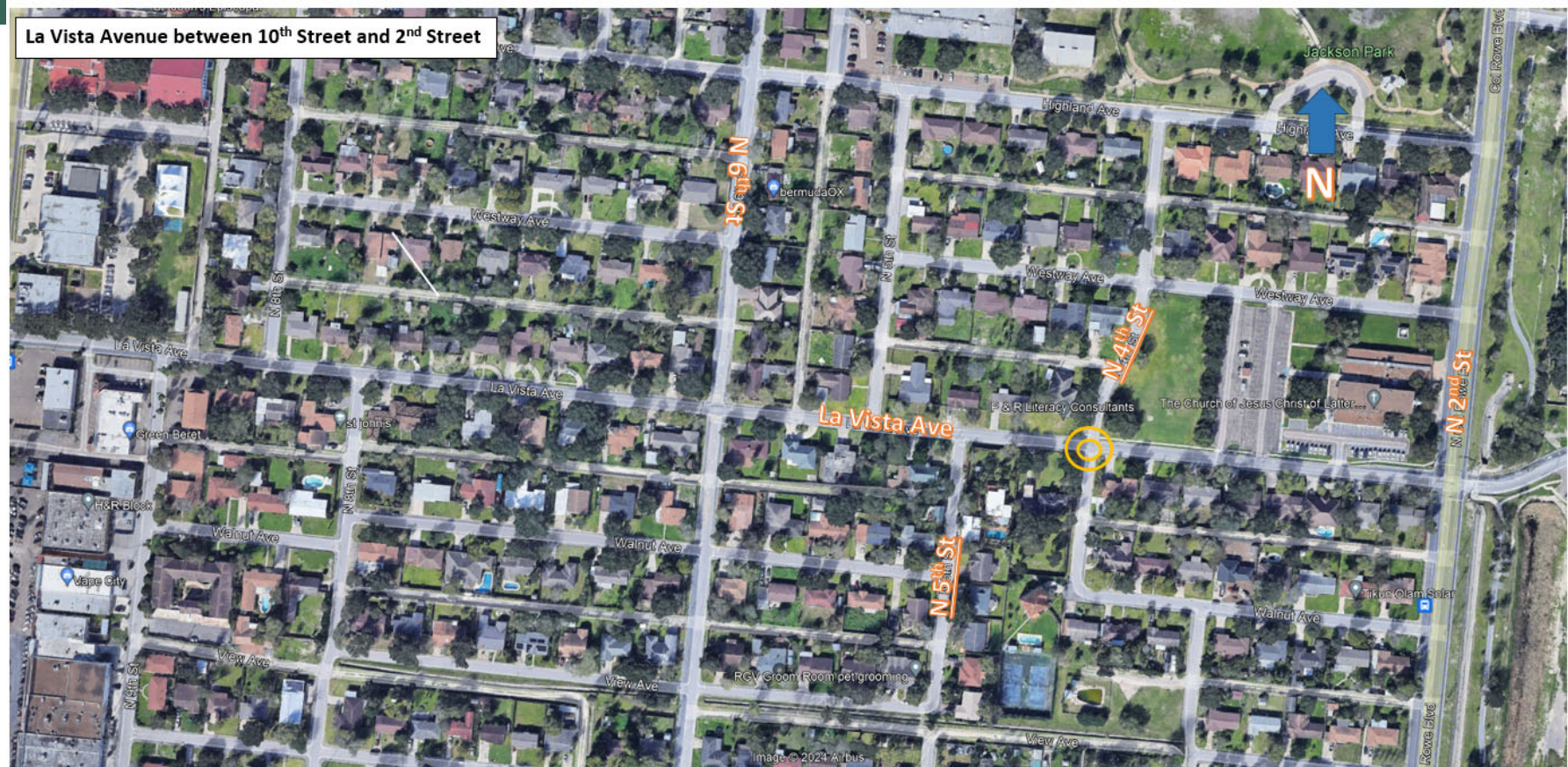
OPTION II- CENTER LANE ADDITION- 2ND TO 10TH STREET



OPTION III- LANE CONFIGURATION



FUTURE PLANS



ITEM SUMMARY

BOARD: City Commission

AGENDA ITEM
DATE SUBMITTED
MEETING DATE

6.
04/16/2024
4/22/2024

1. Agenda Item: Airport Rental Car Customer Facility Charge.
2. Party Making Request: Jeremy Santoscoy
3. Nature of Request: Airport Rental Car Customer Facility Charge.
4. Routing:
Estela Velasquez Created/Initiated - 4/16/2024
Jeremy Santoscoy Approved - 4/16/2024
Isaac Tawil Final Approval - 4/17/2024
5. Staff Recommendation:
6. Advisory Board:
7. City Attorney:
8. Manager's Recommendation:



ABOVE. BEYOND.

**AIRPORT RENTAL CAR
CUSTOMER FACILITY CHARGE
CITY COMMISSION WORKSHOP**

A P R I L 2 2 , 2 0 2 4

McAllen is the Valley's
FAVORITE AIRPORT

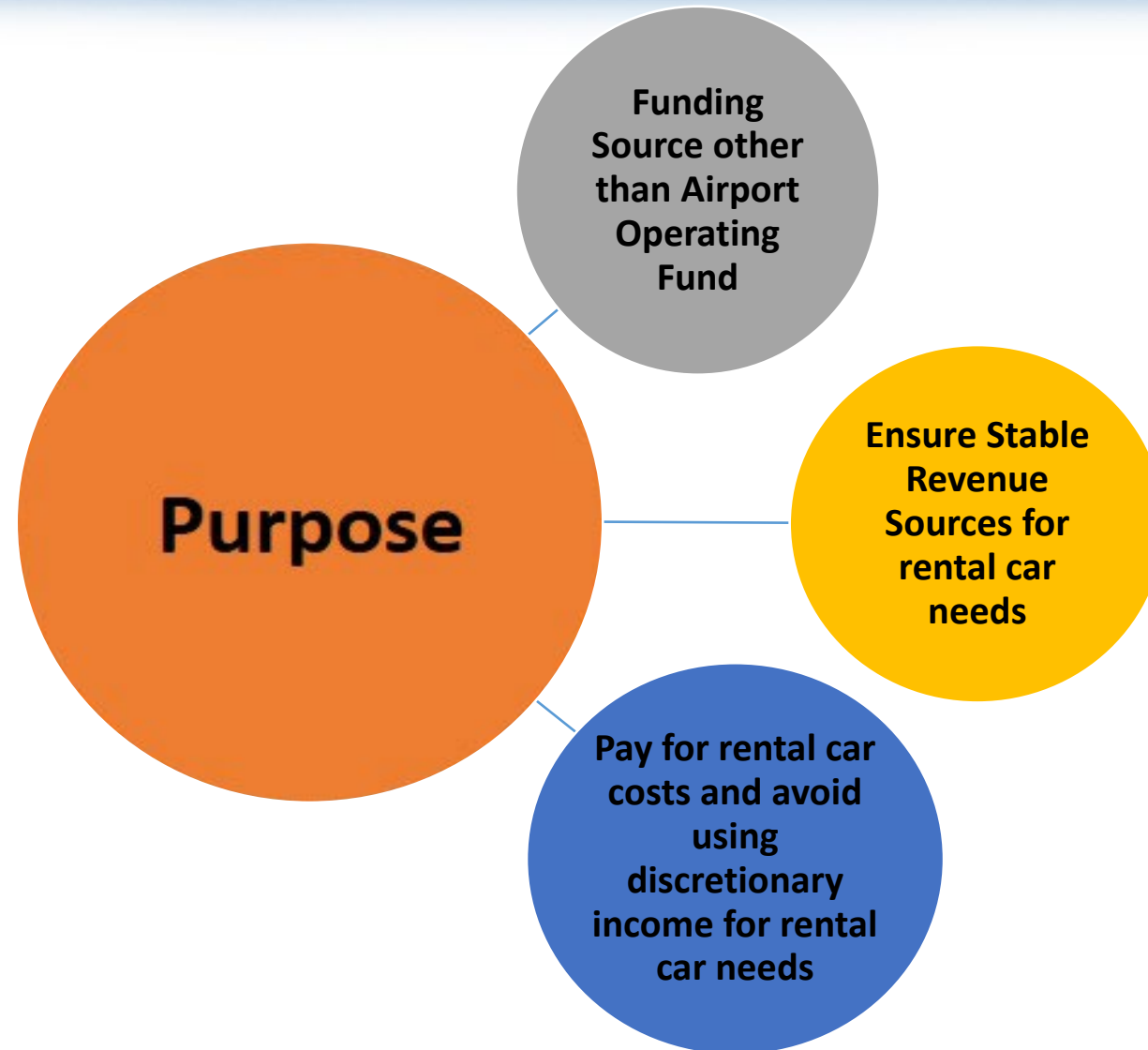


WHAT IS CUSTOMER FACILITY CHARGE (“CFC”)?



- The charge is a stated dollar amount assessed by the Airport to the rental car concessionaires operating at the Airport that is applied to each transaction day for Airport rental car contracts.
- The revenues received are used to fund capital improvements, related Airport infrastructure that supports the rental cars on the airport, and/or operating costs that are attributable to the rental car facilities. The CFC's are used to fund costs that would otherwise have to be funded by the rental car companies directly.
- The CFC is established by the City Commission and is not subject to federal oversight.
- Rental car companies pass the charge to the rental car customer, so it does not impact the rental car company P&L.

CUSTOMER FACILITY CHARGE



CUSTOMER FACILITY CHARGE



- 7 Airport Rental Car Concessionaires

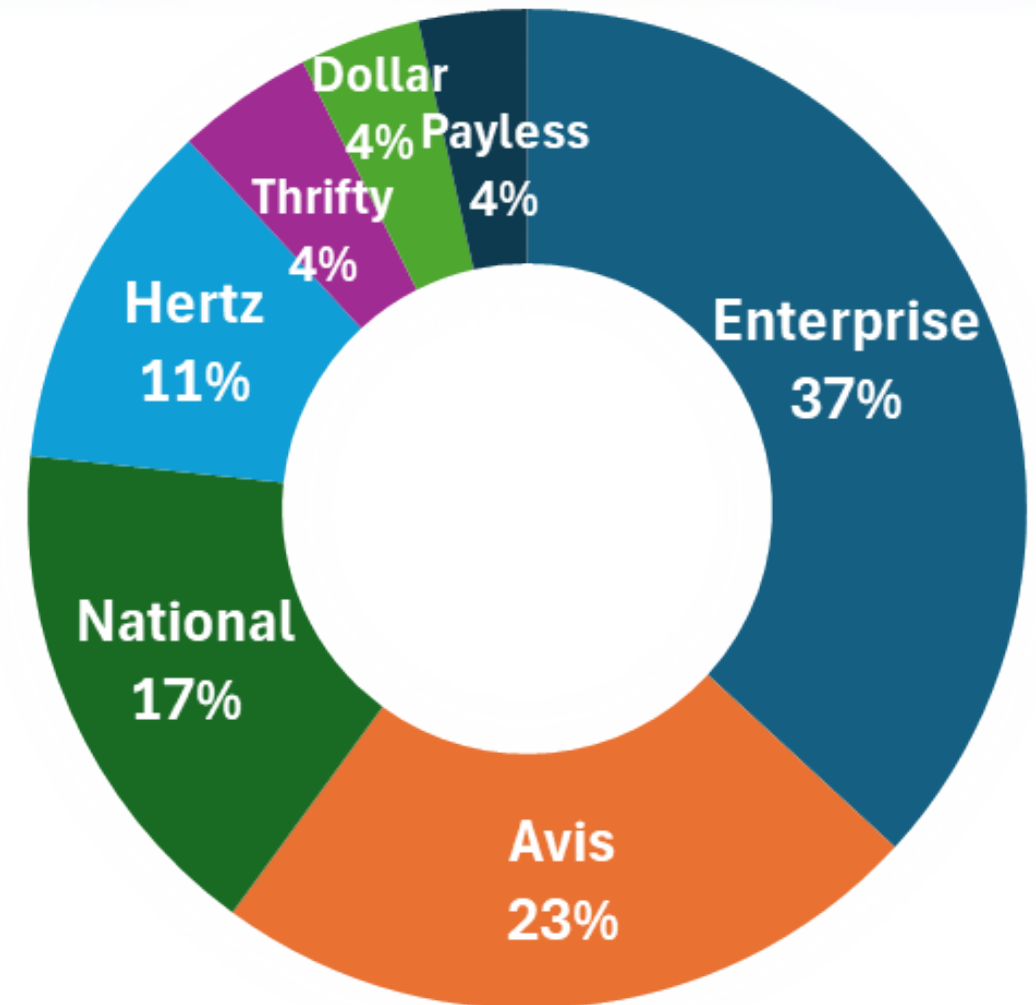


- Collected for each rental car transaction day.
- Generally used for capital costs of rental-car-related projects, such as Quick Turn Around Rental Car Facilities (QTAs) as well as expenses such as restriping ready/return parking stalls, lighting, etc.
- CFC rate can be adjusted if needed by the action of the City Commission.
- Funds MUST be used for rental car related expenses and cannot be mingled in the general airport budget. 7 Airport Rental Car Concessionaires.

FY 22-23 MARKETSHARE AND CONCESSION REVENUE



Company	Gross Sales	FY 22-23 Rental Car Concession Lease Revenue
Enterprise	\$ 5,899,116	\$ 648,902
Avis	\$ 3,717,081	\$ 443,304
National	\$ 2,667,650	\$ 293,442
Hertz	\$ 1,835,651	\$ 242,990
Thrifty	\$ 710,173	\$ 79,109
Dollar	\$ 625,757	\$ 224,000
Payless	\$ 561,048	\$ 102,136
Total	\$ 16,016,476	\$ 2,033,882



FY 22-23 TRANSACTION REPORT



	Enterprise		AVIS		National		Hertz		Thrifty		Dollar		Payless	
Month	Transactions	Transaction Days	Transactions	Transaction Days	Transactions	Transaction Days	Transactions	Transaction Days	Transactions	Transaction Days	Transactions	Transaction Days	Transactions	Transaction Days
Oct-22	1,261	7,154	948	3,952	822	3,155	414	1,637	184	898	73	374	111	316
Nov-22	1,087	6,618	1,189	4,717	799	3,257	447	1,679	247	987	130	551	120	351
Dec-22	1,083	7,135	1,108	4,413	775	2,981	509	1,588	300	1,347	824	824	108	295
Jan-23	1,104	7,155	1,155	4,665	890	3,493	554	2,126	304	1,492	198	967	84	254
Feb-23	1,179	6,700	1,014	4,320	878	3,427	604	2,514	254	1,225	166	750	90	306
Mar-23	1,376	7,363	1,035	4,269	973	3,921	723	2,964	349	1,674	210	1,045	154	582
Apr-23	1,350	6,836	1,044	3,556	885	3,272	513	2,057	313	1,459	217	1,099	288	1,164
May-23	1,338	6,582	1,158	4,200	923	3,890	489	1,962	254	1,401	227	1,165	338	338
Jun-23	1,224	6,972	1,265	4,475	890	3,730	594	2,250	257	1,333	271	1,714	277	277
Jul-23	1,286	7,169	1,087	4,021	809	3,161	608	3,162	352	1,773	359	2,317	348	349
Aug-23	1,319	6,411	1,333	4,539	996	3,570	591	1,991	1,296	1,296	265	1,686	291	291
Sep-23	1,585	6,957	1,102	3,968	896	3,330	538	1,779	194	1,296	234	1,686	211	211
FY 22-23 Totals	15,192	83,052	13,438	51,095	10,536	41,187	6,584	25,709	4,304	16,181	3,174	14,178	2,420	4,734
Market Share	27%	35%	24%	22%	19%	17%	12%	11%	8%	7%	6%	6%	4%	2%

FY 22-23 Grand Total	
Transactions	Transaction Days
55,648	236,136

CFC CAPITAL IMPROVEMENT PROJECTS



Item	Project Description
1	RAC Offices Roof Repair
2	RAC Area Lighting
3	RAC Parking Signage
4	RAC Area Pavement Rehabilitation & Striping
5	RAC Counter Reconstruction
6	Quick Turn Around Facility

QUICK TURN AROUND FACILITY OPTIONS

CFC CAPITAL IMPROVEMENT PROJECTS



QUICK TURN AROUND FACILITY



CFC CAPITAL IMPROVEMENT PROJECT ESTIMATES



Item	Description	Design / Study Estimate	Construction Estimate	Project Total
1	Roof Repair (Only roof Above the RAC offices)	-	35,000	35,000
2	RAC Area Lighting	10,000	93,150	103,150
3	RAC Parking Signage	-	26,000	26,000
4	RAC Area Pavement Rehabilitation & Striping	20,000	258,750	278,750
5	Counter Reconstruction	14,025	210,775	224,800
6	Feasibility Study for Quick Turn Around Facility	75,000	-	75,000
7	Quick Turn Around Facility	750,000	9,644,535	10,394,535
GRAND TOTAL =				\$ 11,137,235

CFC IMPLEMENTATION



CFC Charge	CFC Revenue / Year	Finance CIP (YRS)
\$ 3.50	\$ 996,709	11
\$ 4.00	\$ 1,139,096	10
\$ 5.00	\$ 1,423,870	8

CFC CAPITAL IMPROVEMENT PROJECT TIMELINE



- 1) Implementation of the collection of the CFC – August 1, 2024**
- 2) Meeting with industry representatives and feasibility study team – October 2024**
- 3) Complete Feasibility Study & Finalize New Location – January 2025**
- 4) Commence design – February 2025**
- 5) Complete design of QTA – July 2025**
- 6) Solicit QTA bids – August – October 2025**
- 7) Commence QTA construction – November 2025**
- 8) Complete QTA construction – July 2026**
- 9) Occupancy – August 2026**

CUSTOMER FACILITY CHARGE IMPLEMENTATION TIMELINE



Rental Car
Concessionaire
Consultation
02/12/2024



Ordinance to City
Commission at
04/22/2024
Meeting



Collections to
Commence
08/01/2024



McAllen International Airport

ABOVE.BEYOND.

Jeremy Santoscoy, P.E.

Director of Aviation | McAllen International Airport

ITEM SUMMARY

BOARD: City Commission

AGENDA ITEM

7.A.

DATE SUBMITTED

MEETING DATE

4/22/2024

1. Agenda Item: Consultation with City Attorney regarding legal issues with city parks. (Section 551.071, T.G.C.).
2. Party Making Request: Isaac Tawil
3. Nature of Request: Consultation with City Attorney regarding legal issues with city parks. (Section 551.071, T.G.C.).
4. Routing:
Amy Gonzalez Created -
5. Staff Recommendation:
6. Advisory Board:
7. City Attorney:
8. Manager's Recommendation:



ITEM SUMMARY

BOARD:

AGENDA ITEM

7.B.

DATE SUBMITTED

MEETING DATE

4/22/2024

1. Agenda Item: Consultation with City Attorney regarding legal issues with tax exemptions (Section 551.071, T.G.C.).
2. Party Making Request: Isaac Tawil
3. Nature of Request: Consultation with City Attorney regarding legal issues with tax exemptions (Section 551.071, T.G.C.).
4. Routing:
Amy Gonzalez Created -
5. Staff Recommendation:
6. Advisory Board:
7. City Attorney:
8. Manager's Recommendation:



ITEM SUMMARY

BOARD:	AGENDA ITEM	7.C.
	DATE SUBMITTED	
	MEETING DATE	4/22/2024

1. Agenda Item: Discussion and possible lease, sale or purchase of Real Estate Property, Tract 1 and Tract 2. (Section 551.072, T.G.C.)
2. Party Making Request: Isaac Tawil
3. Nature of Request: Discussion and possible lease, sale or purchase of Real Estate Property, Tract 1 and Tract 2. (Section 551.072, T.G.C.)
4. Routing:
Alma Villarreal
Created -
5. Staff Recommendation:
6. Advisory Board:
7. City Attorney:
8. Manager's Recommendation:



ITEM SUMMARY

BOARD:	AGENDA ITEM	7.D.
	DATE SUBMITTED	
	MEETING DATE	4/22/2024

1. Agenda Item: Consideration of Economic Development Matters (Section 551.087, T.G.C.)
2. Party Making Request: Isaac Tawil
3. Nature of Request: Consideration of Economic Development Matters (Section 551.087, T.G.C.)
4. Routing:
Amy Gonzalez Created -
5. Staff Recommendation:
6. Advisory Board:
7. City Attorney:
8. Manager's Recommendation:

ITEM SUMMARY

BOARD:	AGENDA ITEM	7.E.
	DATE SUBMITTED	
	MEETING DATE	4/22/2024

1. Agenda Item: Consultation with the City Attorney regarding legal issues with contract between McAllen Independent School District and City of McAllen related to Quinta Mazatlán. (Section 551.071, T.G.C.)
2. Party Making Request: Isaac Tawil
3. Nature of Request: Consultation with the City Attorney regarding legal issues with contract between McAllen Independent School District and City of McAllen related to Quinta Mazatlán. (Section 551.071, T.G.C.)
4. Routing:
Amy Gonzalez Created -
5. Staff Recommendation:
6. Advisory Board:
7. City Attorney:
8. Manager's Recommendation: