



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, MAY 13, 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 May 13, 2024 Regular Meeting Agenda, to be discussed at such meeting.
2. Presentation Bus Terminal Update.
3. Presentation Regarding Mid-Year Budget Amendment for Employee Active Health Plan Fund.
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) Consultation with City Attorney regarding legal issues related to Political Action Groups. (Section 551.071, T.G.C.)
 - B) Consultation with City Attorney regarding legal issues related to contract implementation. (Section 551.071, T.G.C.)
 - C) Consultation with City Attorney regarding legal issues related to contract between McAllen Independent School District and City of McAllen related to Quinta Mazatlan. (Section 551.071, T.G.C.)
 - D) Consideration of Economic Development Matters. (Section 551.087, T.G.C.)
 - E) Discussion and possible lease, sale or purchase of Real Estate Property, Tract 1 and Tract 2 and Tract 3. (Section 551.072, T.G.C.)
 - F) Consultation with City Attorney for litigation update regarding Cause No. C-0074-19-D pending in Hidalgo County, Texas. (Section 551.071, T.G.C.)

- G)** Consultation with City attorney regarding legal issues related to federal funding.
(Section 551.0071, 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 May 10, 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

5/13/2024

1. Agenda Item: Present questions to staff relating to the May 13, 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.
05/07/2024
5/13/2024

1. Agenda Item: Presentation Bus Terminal Update.

2. Party Making Request:

3. Nature of Request:

4. Routing:

Angela Cano
Mario Delgado
Jeff Johnston
Isaac Tawil

Created/Initiated - 5/7/2024

5. Staff Recommendation:

6. Advisory Board:

7. City Attorney:

8. Manager's Recommendation:



BUS TERMINAL UPDATES

Robert DeLeon, Assistant Transit Director
City Commission Workshop
May 13, 2024



Central Station Exterior

Current Look



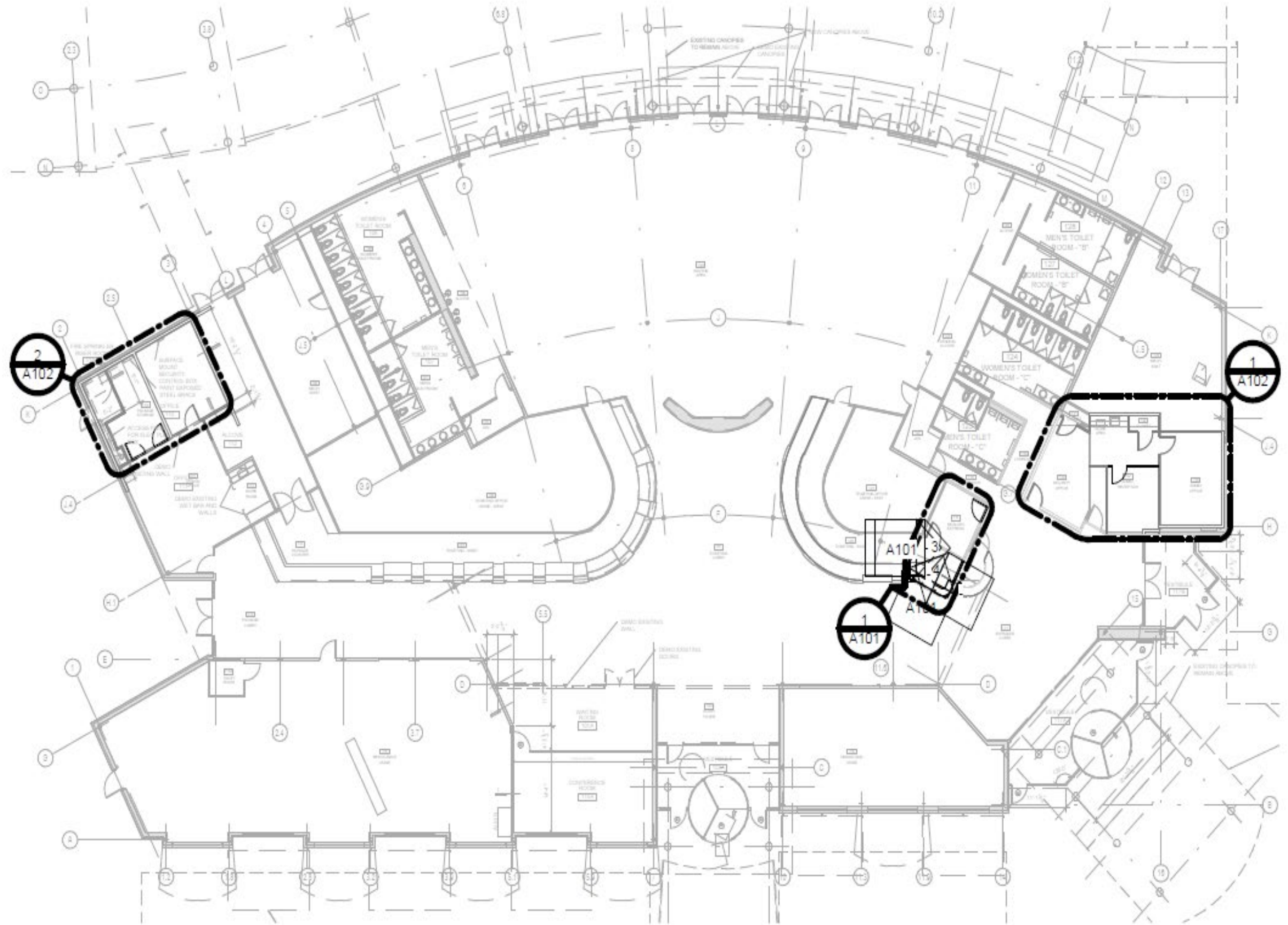
Central Station Exterior

Proposed Look



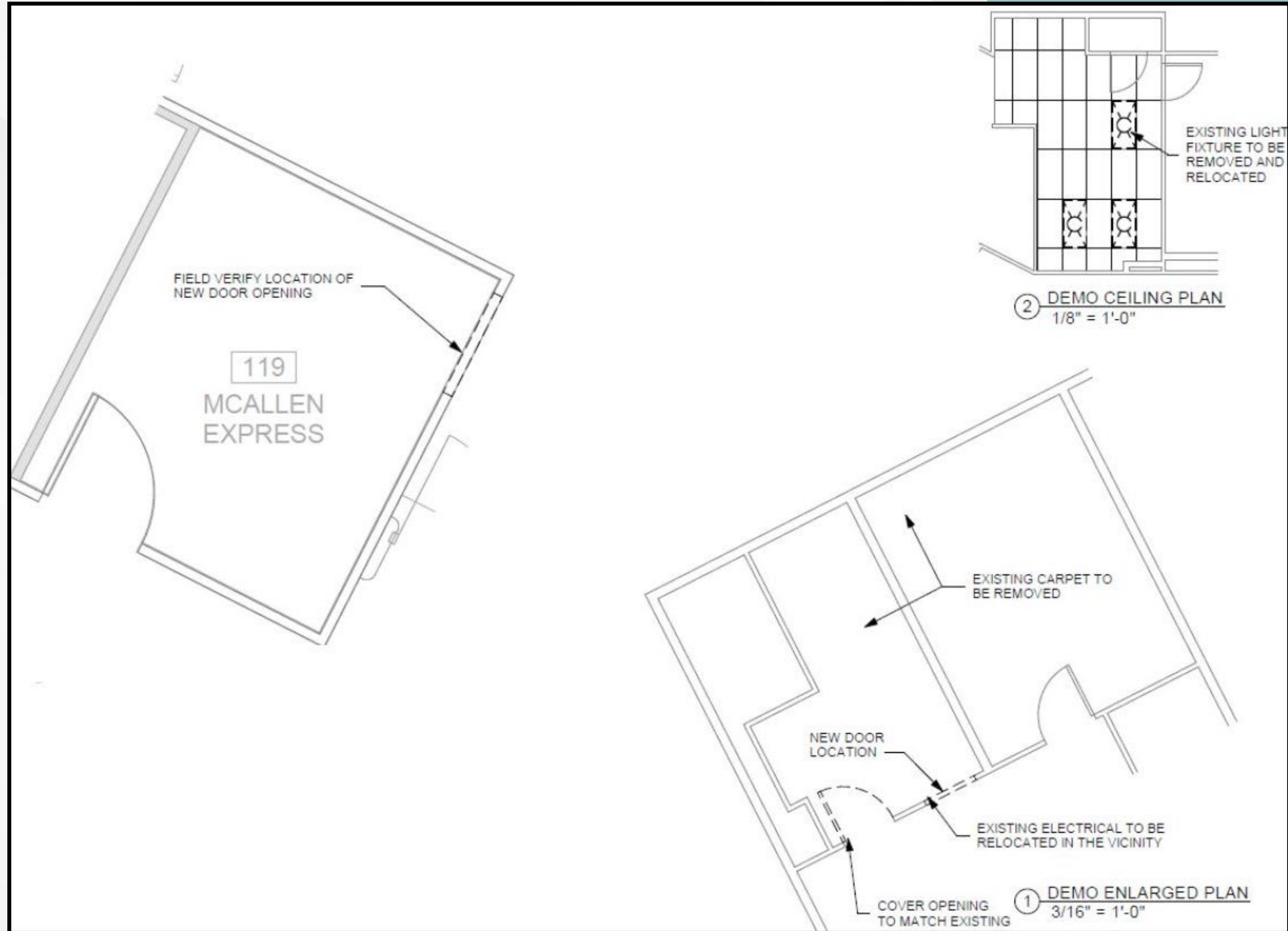
Central Station INTERIOR

Modify Following Areas



Central Station INTERIOR

Operations Office Modifications

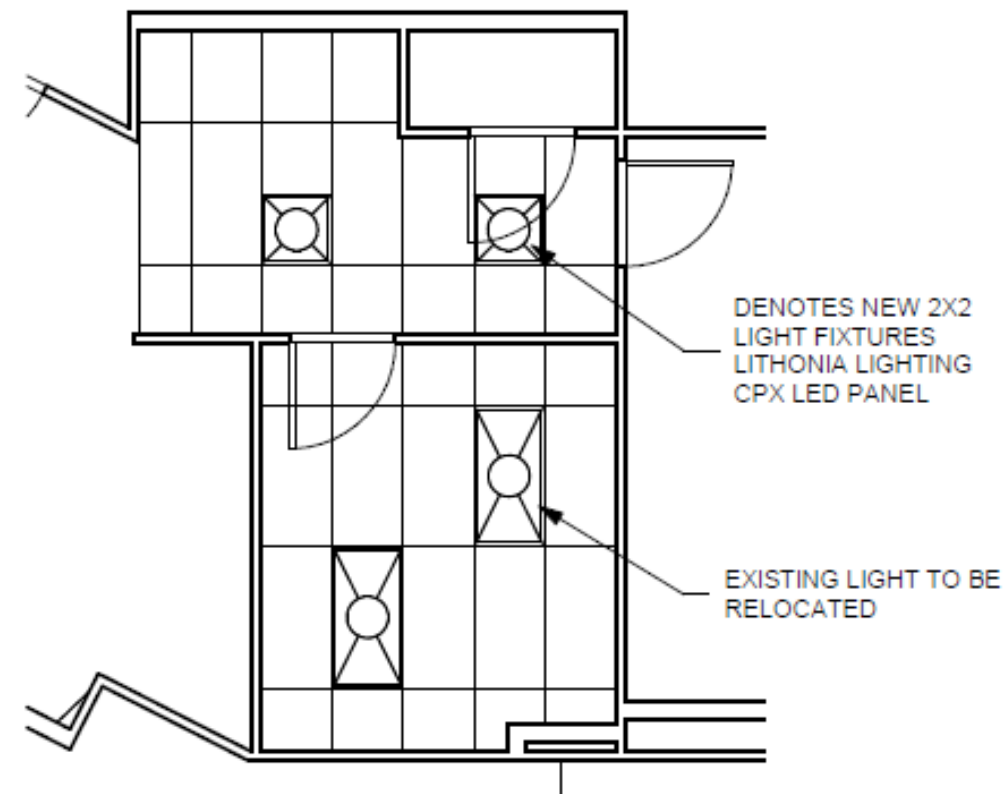


Central Station INTERIOR

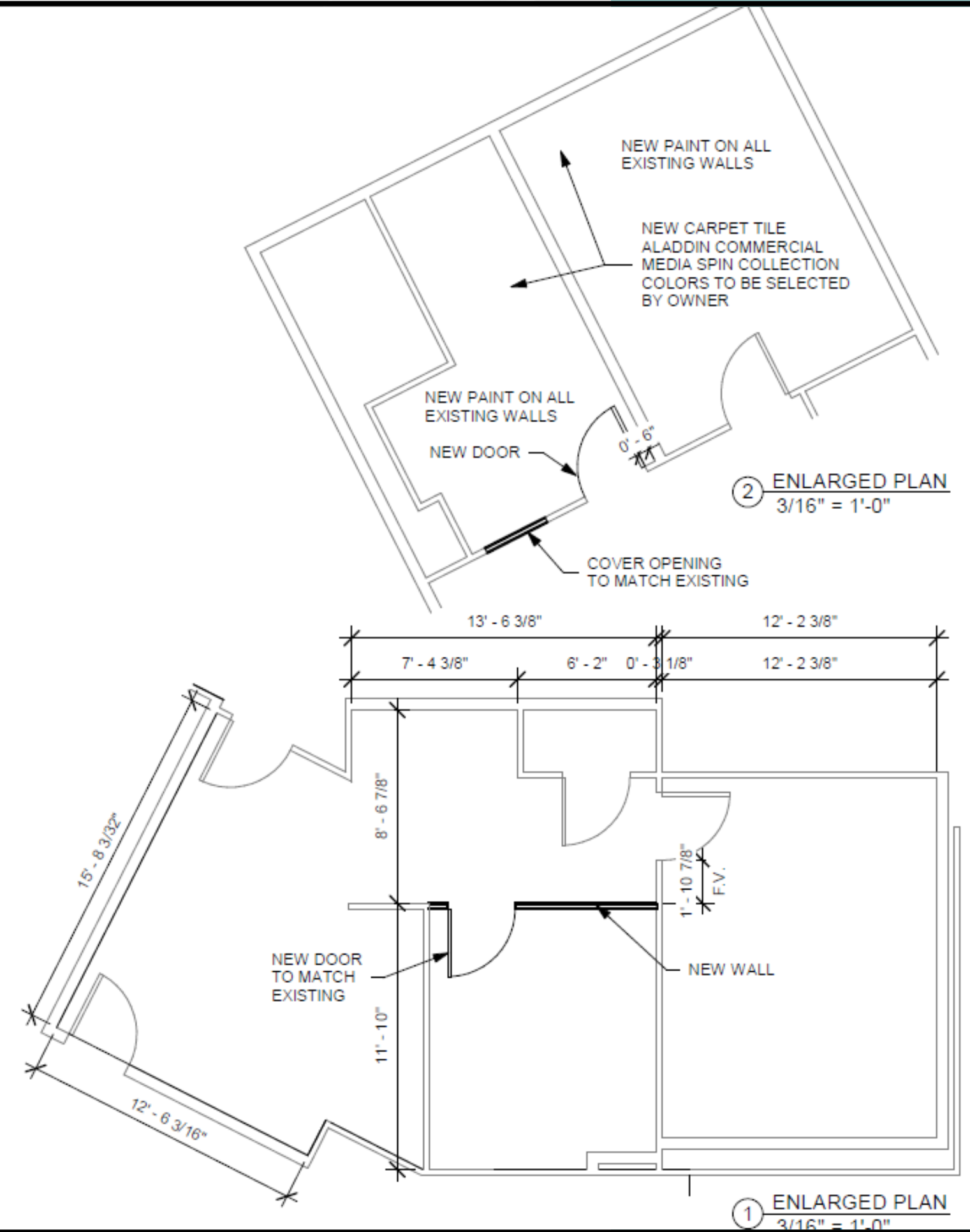
Add Office for Admin Supervisor

DEMO NOTES

1. EXISTING DOOR TO BE REMOVED AND OPENING TO BE CLOSED WITH METAL STUDS AND GYP BOARD TO MATCH EXISTING.
2. EXISTING CARPET TO BE REMOVED IN AREAS WHERE NEW CARPET IS TO BE INSTALLED.



③ CEILING PLAN
3/16" = 1'-0"



② ENLARGED PLAN
3/16" = 1'-0"

① ENLARGED PLAN
3/16" = 1'-0"

Central Station INTERIOR

Pending: Interior of
Building Rendering



THANK YOU



ITEM SUMMARY

BOARD: City Commission

AGENDA ITEM

3.

DATE SUBMITTED

05/08/2024

MEETING DATE

5/13/2024

1. Agenda Item: Presentation Regarding Mid-Year Budget Amendment for Employee Active Health Plan Fund.
2. Party Making Request: Jolee Perez
3. Nature of Request: Presentation regarding health fund budget amendment request.
4. Routing:
Jolee Perez Created/Initiated - 5/8/2024
5. Staff Recommendation: Recommend approval of amendments as presented.
6. Advisory Board:
7. City Attorney:
8. Manager's Recommendation:

ITEM SUMMARY

BOARD:	AGENDA ITEM	4.A.
	DATE SUBMITTED	
	MEETING DATE	5/13/2024

1. Agenda Item: Consultation with City Attorney regarding legal issues related to Political Action Groups. (Section 551.071, T.G.C.)
2. Party Making Request: Isaac Tawil
3. Nature of Request: Consultation with City Attorney regarding legal issues related to Political Action Groups (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	4.B.
	DATE SUBMITTED	
	MEETING DATE	5/13/2024

1. Agenda Item: Consultation with City Attorney regarding legal issues related to contract implementation. (Section 551.071, T.G.C.)
2. Party Making Request: Isaac Tawil
3. Nature of Request: Consultation with City Attorney regarding legal issues related to contract implementation (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	4.C.
	DATE SUBMITTED	
	MEETING DATE	5/13/2024

1. Agenda Item: Consultation with City Attorney regarding legal issues related to contract between McAllen Independent School District and City of McAllen related to Quinta Mazatlan. (Section 551.071, T.G.C.)
2. Party Making Request: Isaac Tawil
3. Nature of Request: Consultation with City Attorney regarding legal issues related to contract between McAllen Independent School District and City of McAllen related to Quinta Mazatlan (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	4.D.
	DATE SUBMITTED	
	MEETING DATE	5/13/2024

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	4.E.
	DATE SUBMITTED	
	MEETING DATE	5/13/2024

1. Agenda Item: Discussion and possible lease, sale or purchase of Real Estate Property, Tract 1, Tract 2 and Tract 3. (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, Tract 2 and Tract 3. (Section 551.072, 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	4.F.
	DATE SUBMITTED	
	MEETING DATE	5/13/2024

1. Agenda Item: Consultation with City Attorney for litigation update regarding Cause No. C-0074-19-D pending in Hidalgo County, Texas. (Section 551.071, T.G.C.)
2. Party Making Request:
3. Nature of Request:
4. Routing:
Amy Gonzalez Created -
5. Staff Recommendation:
6. Advisory Board:
7. City Attorney:
8. Manager's Recommendation:

ITEM SUMMARY

BOARD:	AGENDA ITEM	4.G.
	DATE SUBMITTED	
	MEETING DATE	5/13/2024

1. Agenda Item: Consultation with city attorney regarding legal issues related to federal funding. (Section 551.0071, T.G.C.)
2. Party Making Request: Isaac Tawil
3. Nature of Request: Consultation with city attorney regarding legal issues related to federal funding. (Section 551.0071, T.G.C.)
4. Routing:
Amy Gonzalez
Created -
5. Staff Recommendation:
6. Advisory Board:
7. City Attorney:
8. Manager's Recommendation: