



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
TUESDAY, MAY 28, 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 28, 2024 Regular Meeting Agenda, to be discussed at such meeting.
2. Street Lights by District Update.
3. Section 108 Loan Guarantee Program.
4. Discussion of Thoroughfare Plan Review Between Nolana Avenue and SH 107.
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) Consultation with City Attorney regarding legal issues related to contracts between McAllen Independent School District and City of McAllen related to Quinta Mazatlan. (Section 551.071, T.G.C.)
 - B) Consideration of Economic Development Matters. (Section 551.087, T.G.C.)
 - C) Consultation with city attorney regarding legal issues related to economic development contracts. (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 24, 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

5/28/2024

1. Agenda Item: Present questions to staff relating to the May 28, 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.
05/20/2024
5/28/2024

1. Agenda Item: Street Lights by District Update.

2. Party Making Request:

3. Nature of Request:

4. Routing:

Marlen Garza
Eduardo Mendoza
Michelle Rivera
Isaac Tawil

Created/Initiated - 5/20/2024
Approved - 5/20/2024
Approved - 5/21/2024
Final Approval - 5/22/2024

5. Staff Recommendation:

6. Advisory Board:

7. City Attorney:

8. Manager's Recommendation:



ENGINEERING DEPARTMENT **MEMORANDUM**

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

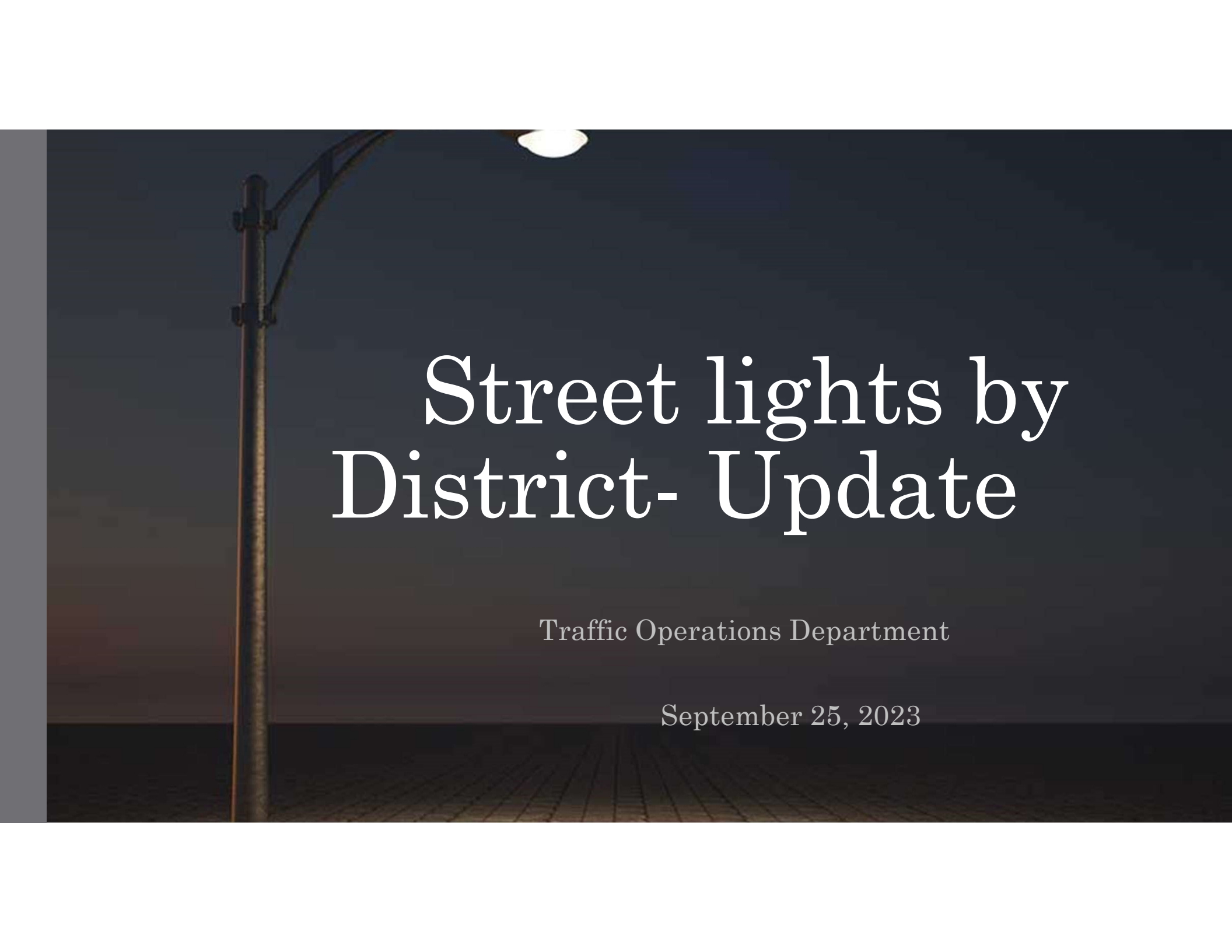
From: Marlen Garza, PE, Assistant Director of Engineering

Date: May 28, 2024

Subject: Street Lights by District- 2024 Spring Update

Below is a table that summarizes the status of the Street Lights by District project. This project has the goal of adding over 800+ streetlights all around the City, by District. The additional lighting is being proposed to help bring older neighborhoods into compliance with street light requirements and to make them safer.

<u>District</u>	<u># of Lights</u>	<u>Status</u>
1	92	Currently reviewing designs, confirming locations of street lights, making payments to AEP & MVEC
2	62	Submittal to AEP in May 2024
3	103	Submittal to AEP in May 2024
4	86	Completed FY 21-22
5	233	Finalizing preliminary design before submittal to AEP or MVEC
6	276	Finalizing preliminary design before submittal to AEP or MVEC
Totals	852	Totals for MVEC & AEP additions

A photograph of a street at night. On the left, a tall, dark metal street light pole stands vertically. A curved arm extends from the top of the pole, holding a single, glowing white street light. The light illuminates the immediate area around it. The ground is paved with reddish-brown bricks, arranged in a grid pattern that recedes into the distance. The sky is a deep, dark blue, suggesting twilight or night. The overall scene is quiet and atmospheric.

Street lights by District- Update

Traffic Operations Department

September 25, 2023

Overview

- Categories

- Established Neighborhoods
- Arterial Roadways
- Annexed Areas
- Undeveloped Areas

Metrics (*# of lights*)

- District 1: 1,147
- District 2: 481
- District 3: 588
- District 5: 332
- District 6: 740

Overview

- Categories

- Established Neighborhoods
- Arterial Roadways
- Annexed Areas
- Undeveloped Areas

Metrics (*# of lights*)

- District 1: 189
- District 2: 141
- District 3: 98
- District 5: 239
- District 6: 350

Workflow

- Preliminary schematic- Completed
- Field Reconnaissance- Completed
 - *visually confirm lighting patterns/deficiencies*
 - *identify constraints*
- Prepare final schematic and submit request to AEP/MVEC-
Completed; pending submittal of Districts 3 & 5
- Final Plan Development by AEP/MVEC- In progress- pending staking, verification of power source, easement availability
- Installation

Status to Date

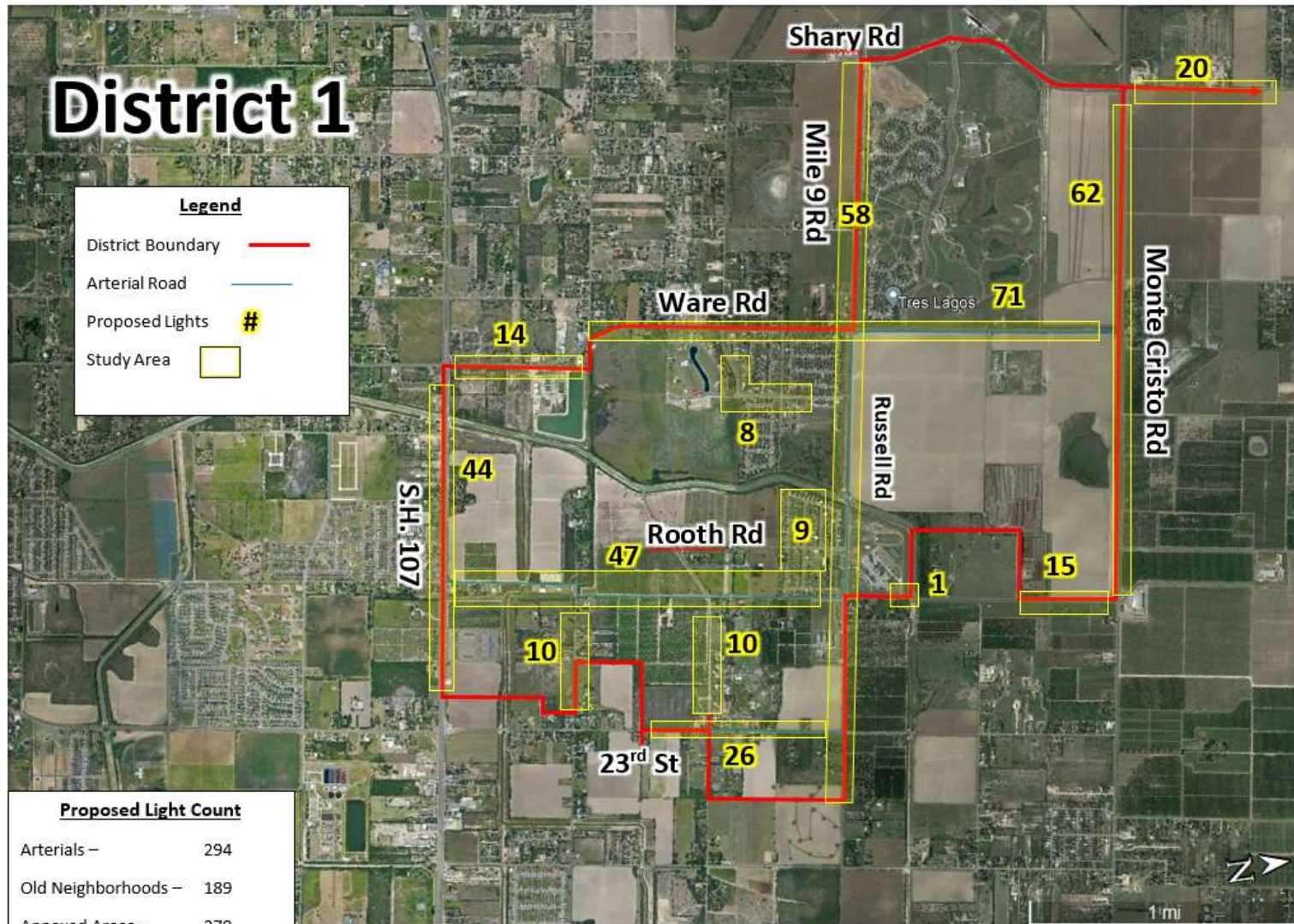
<u>District</u>	<u># of Lights</u>	<u>Status</u>
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District 1

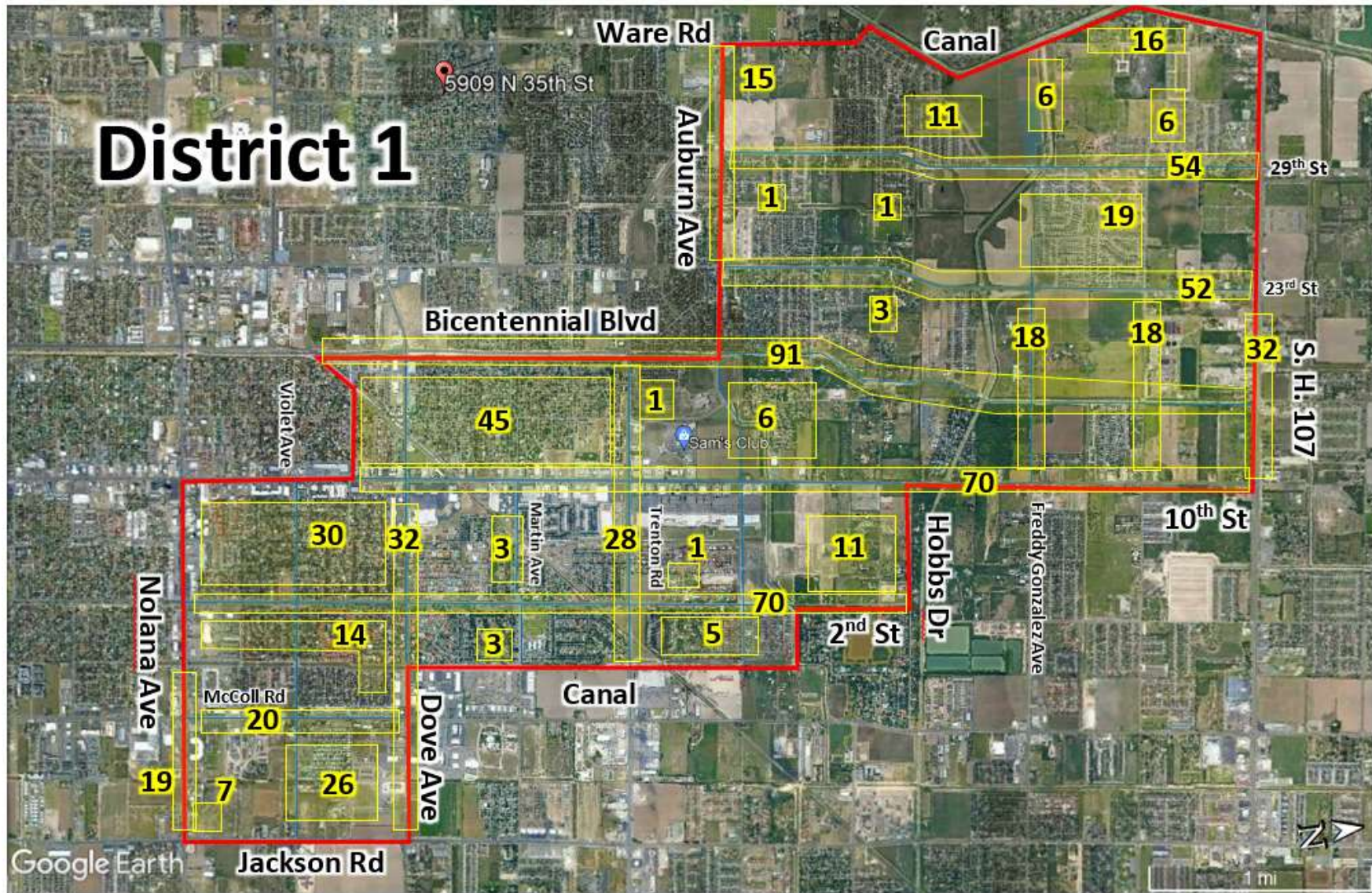
Legend

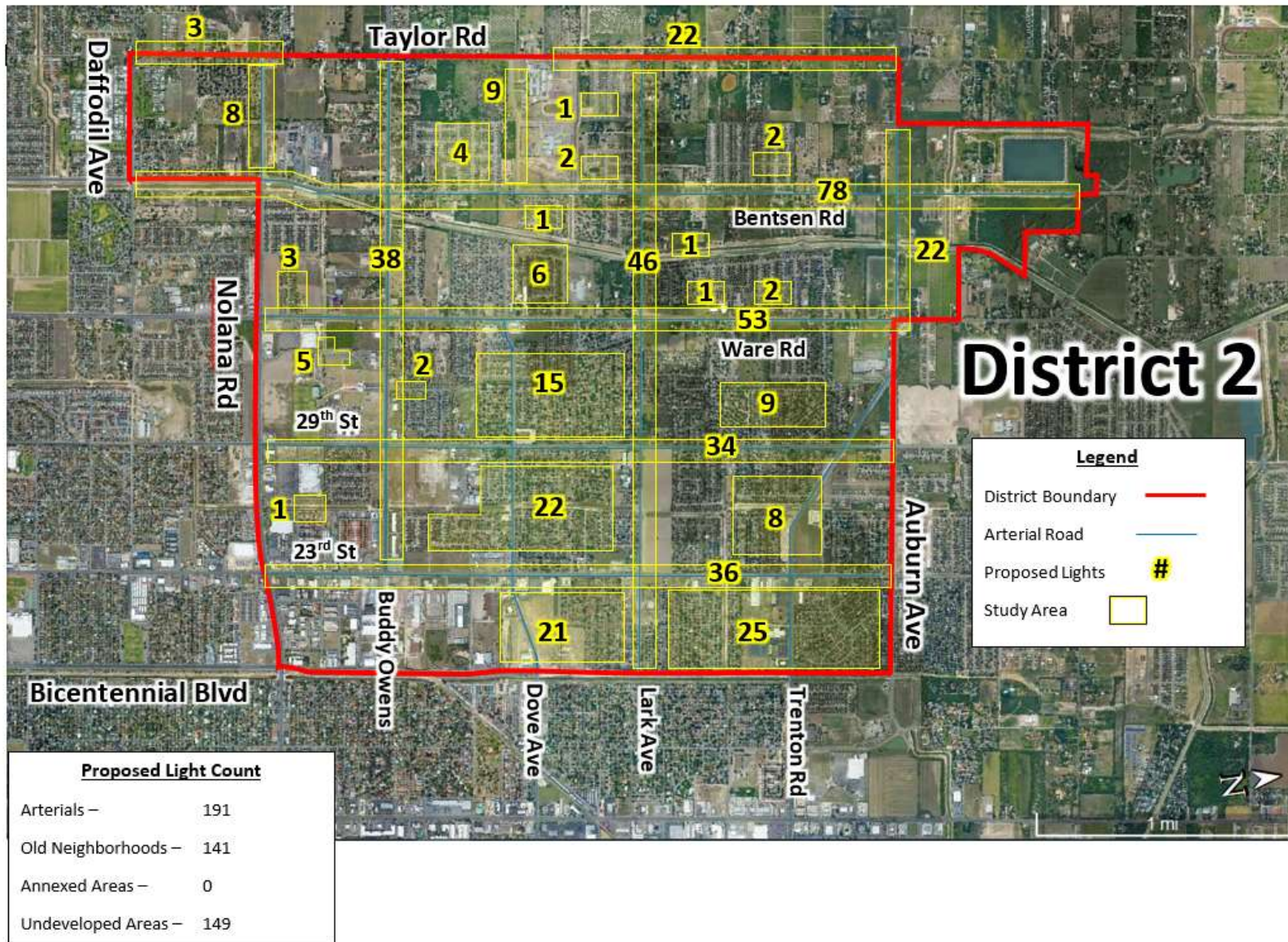
- District Boundary ———
- Arterial Road ———
- Proposed Lights #
- Study Area □

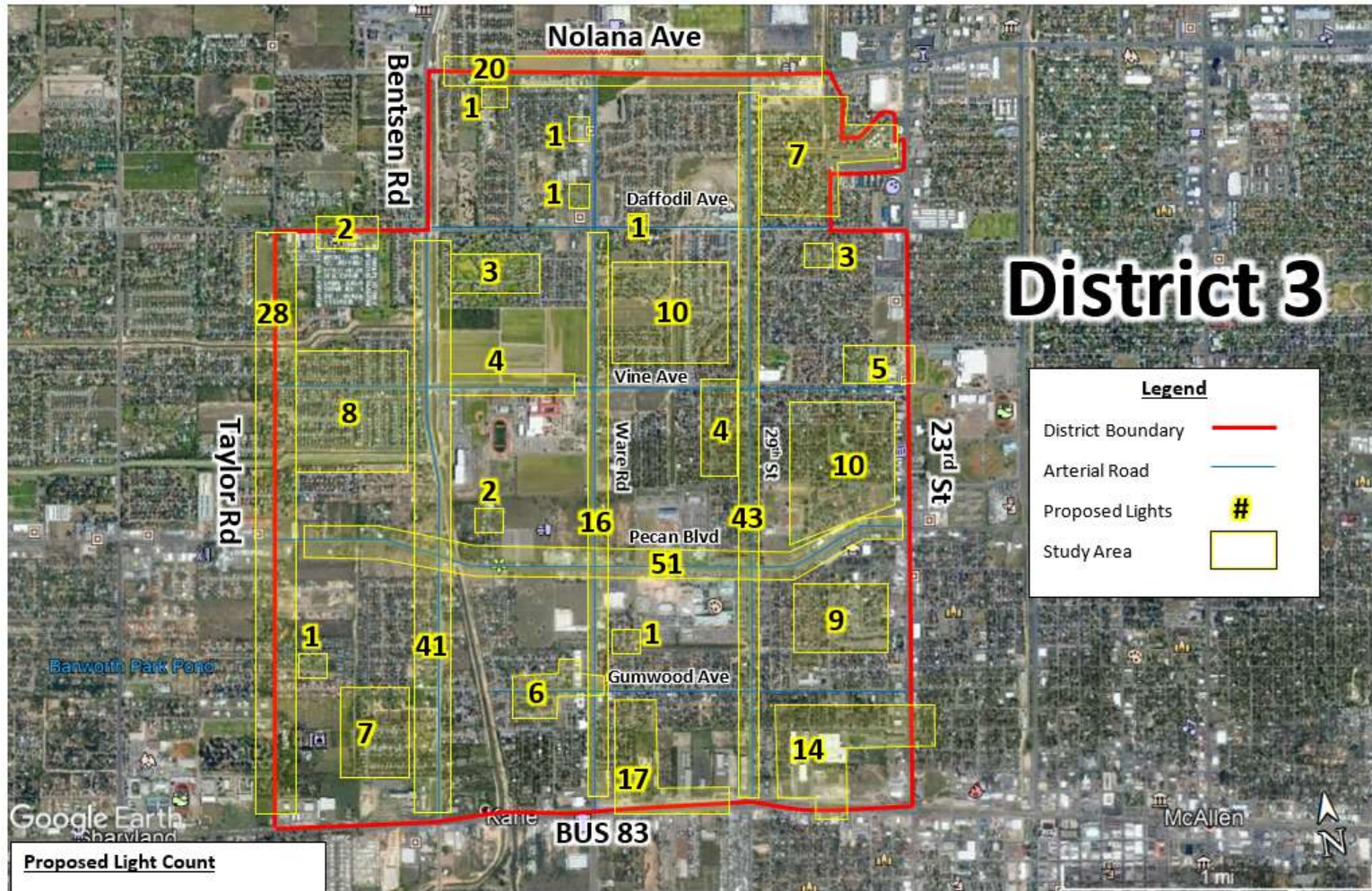
Proposed Light Count	
Arterials —	294
Old Neighborhoods —	189
Annexed Areas —	279
Undeveloped Areas —	285



District 1

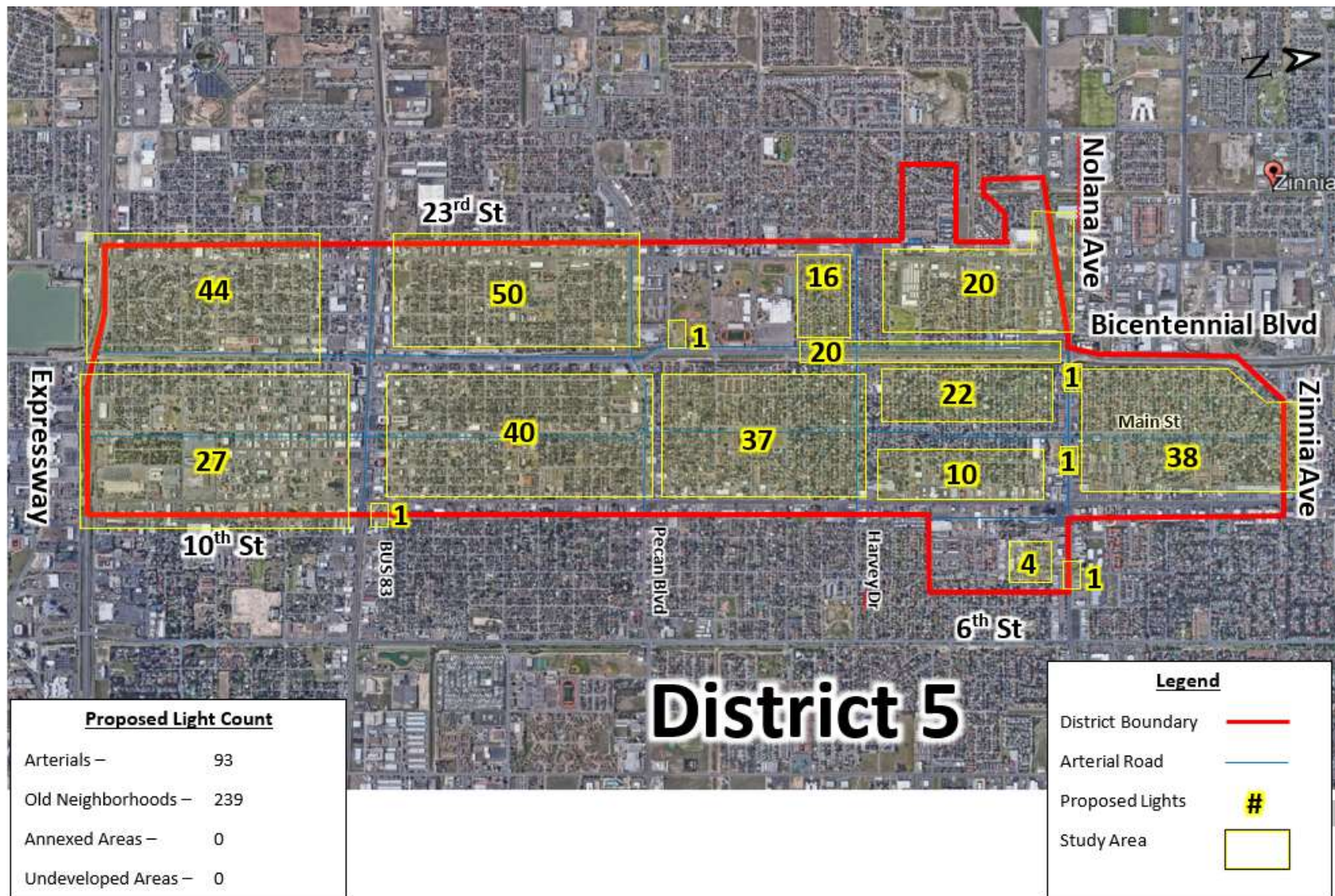


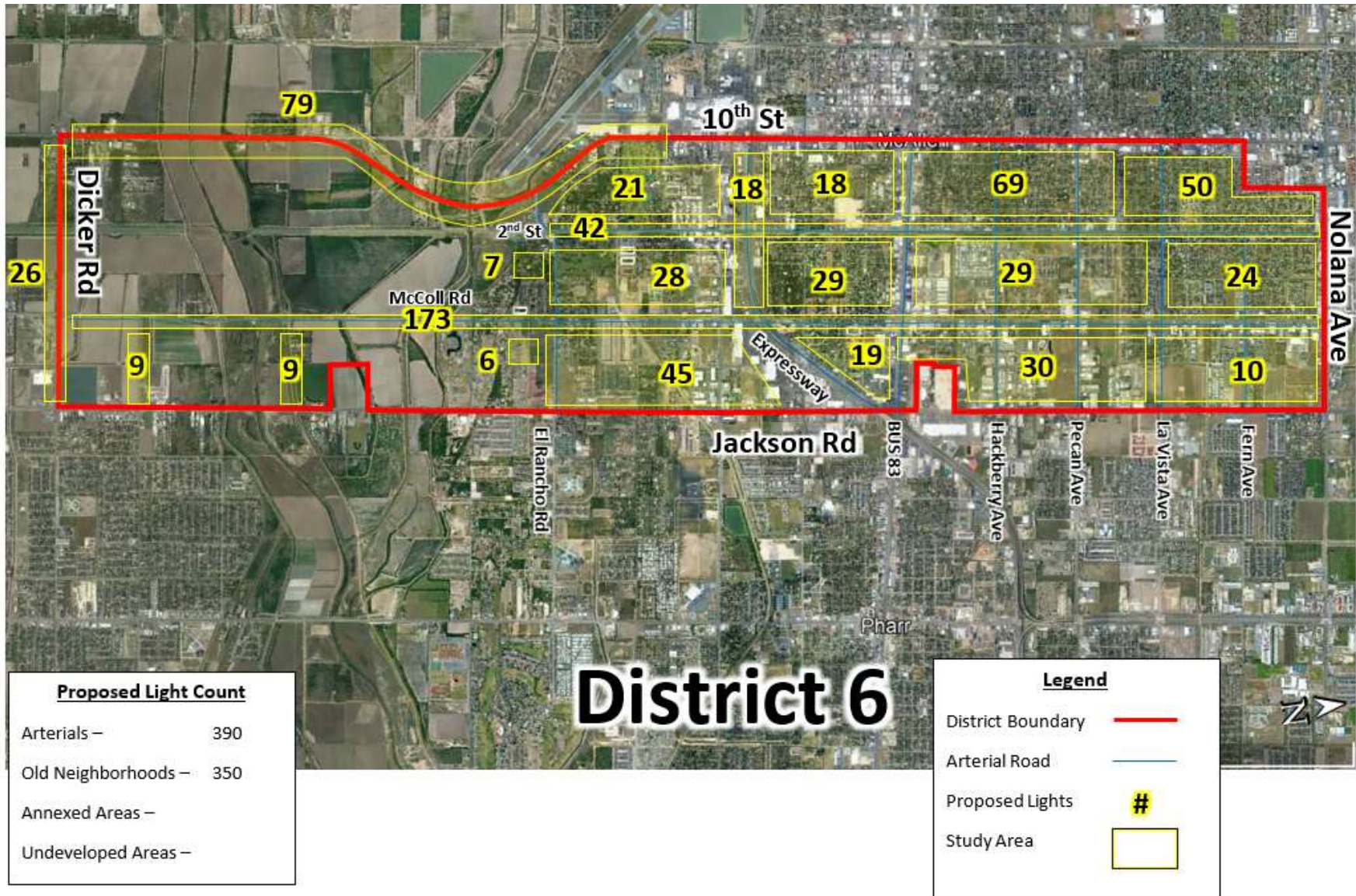




Proposed Light Count

Arterials –	176
Old Neighborhoods –	98
Annexed Areas –	0
Undeveloped Areas –	314







ITEM SUMMARY

BOARD: City Commission

AGENDA ITEM

3.

DATE SUBMITTED

MEETING DATE

5/28/2024

1. Agenda Item: Section 108 Loan Guarantee Program.

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:

Section 108 Loan Guarantee Program

Julia D. Lash
Grant Administration Office



Overview

- Introduction on Section 108 Loan Guarantee Program
- Program and Financial Requirements
- Program Processes Overview
- How to use Section 108 Loan
- Financing for relocation of new Fire Station

HUD: Section 108 Loan Guarantee Program

- Part of Community Development Block Grant Program provides communities with a source of low-cost, long-term financing for economic and community development projects.
- Section 108 financing provides an avenue for communities to undertake larger, more costly projects, where they have limited resources to invest upfront.
- Can finance economic development, housing, public facilities, infrastructure, and other development projects.



Section 108 Eligibility

- CDBG Entitlements
 - States and small cities
 - Subrecipient entities (e.g. economic development or public housing authorities, community development corporations, non-profits)
 - Other partners may receive Section 108 funds directly from HUD if they are a designated public agency (DPA) of the CDBG Entitlement grantee
-



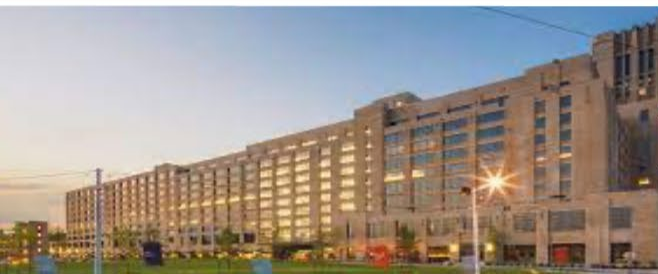
HUD'S SECTION 108 LOAN GUARANTEE PROGRAM



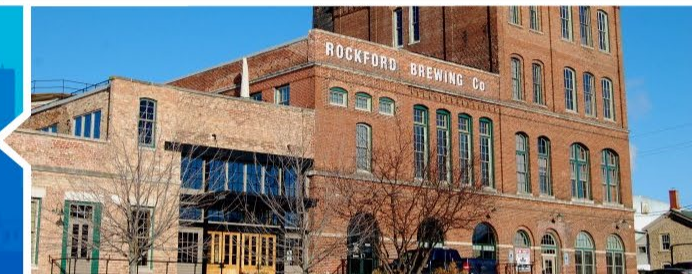
Over 2,000 Projects



For CDBG Eligible
Communities and States



Over \$10 Billion approved
for Community and Economic
Development Projects



Financing ANY TIME

Low Cost, Flexible



Job Creation, Housing, and Infrastructure



HUD is a partner from vision to implementation



Eligible Activities

Pre-Development:

- Acquisition
- Demolition
- Site Prep & Remediation
- Relocation

Development:

- Real Estate Development
- Machinery and Equipment
- Working Capital
- Infrastructure



Programmatic Requirements

Eligible Activities | 24 CFR 570.703

- Acquisition of real property
- Rehabilitation of publicly owned real property
- Housing rehabilitation eligible under CDBG
- Construction, reconstruction, or installation of public facilities
- Related relocation, clearance, and site improvements

Public Benefit Standards

24 CFR 570.209

National Objectives | 24 CFR 570.208

- Benefit low- and moderate-income persons (various ways as described below)
- Aid in the elimination or prevention of slums or blight
- Meet urgent needs of the community

Crosscutting Requirements

- | | | |
|--------------------------------------|----------------------------------|------------|
| •Environmental Review | •Davis Bacon | •BABA |
| •Uniform Administrative Requirements | •Relocation (URA) | •Section 3 |
| | •Fair Housing & Lead-Based Paint | |

Financial Requirements

Repayment

- CDBG
- Third party loan proceeds
- Parking revenue
- Tax Increment Financing revenue
- Other

Collateral

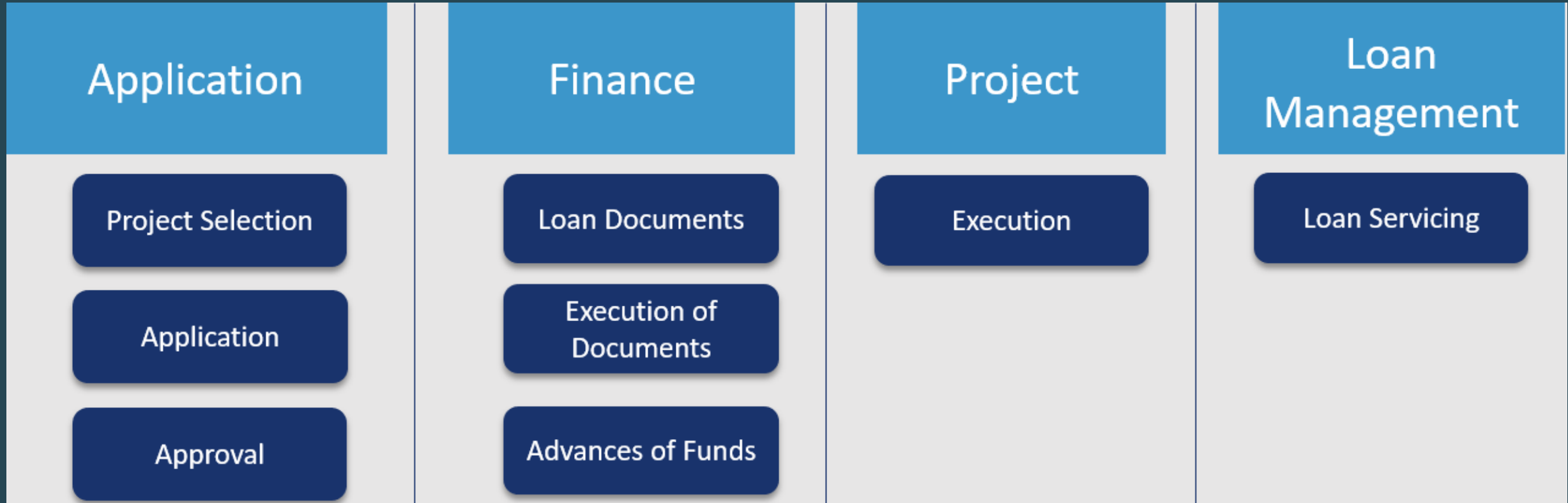
Primary Source:

- Pledge of current and future CDBG

Sources of Additional Collateral:

- Property lien
- Full faith and credit
- Reserves
- Other

Loan Timeline



Questions ?

ITEM SUMMARY

BOARD: City Commission

AGENDA ITEM

4.

DATE SUBMITTED

05/21/2024

MEETING DATE

5/28/2024

1. Agenda Item: Discussion of Thoroughfare Plan Review Between Nolana Avenue and SH 107.

2. Party Making Request:

3. Nature of Request:

4. Routing:

Eduardo Mendoza

Created/Initiated - 5/21/2024

Eduardo Mendoza

Approved - 5/21/2024

Edgar Garcia

Approved - 5/22/2024

Michelle Rivera

Approved - 5/22/2024

Isaac Tawil

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: May 20, 2024

Subject: Discussion Of Thoroughfare Plan Review Between Nolana Avenue And SH 107

Explanation

The thoroughfare plan from Nolana Avenue to SH 107 outlines routes aimed at improving connectivity and traffic flow for the surrounding area. The thoroughfare map illustrates the proposed right-of-way (ROW) width. Additionally, a table provides insights into the estimated costs for construction and the escrows submitted for improvements within the proposed ROW. This plan represents future transportation needs for the City of McAllen. Should you have any questions please advise.

Thoroughfare Plan Discussion

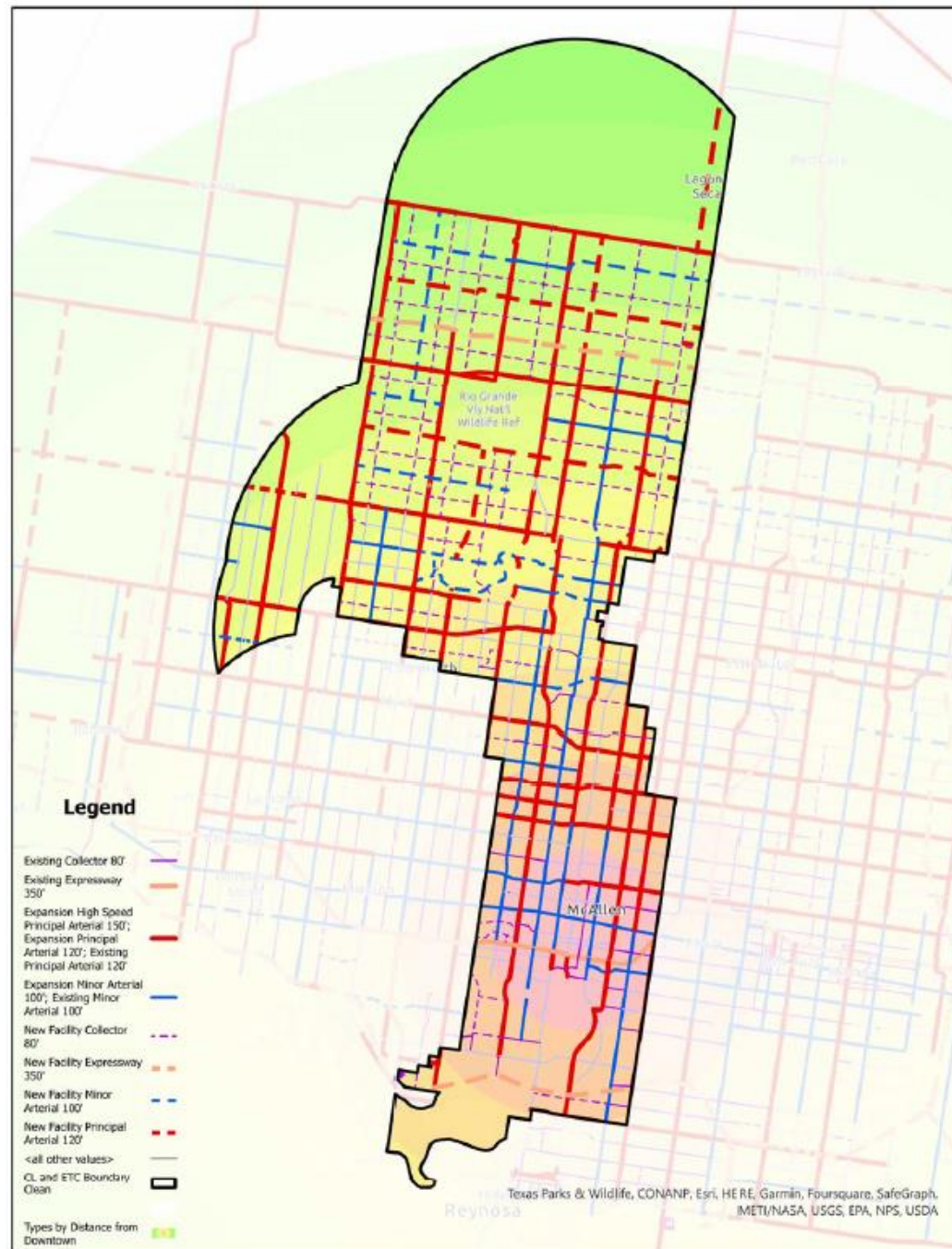
Edgar I. Garcia, AICP, CNU-A, CPM Director of Planning

Eduardo Mendoza, P.E., Director of Engineering



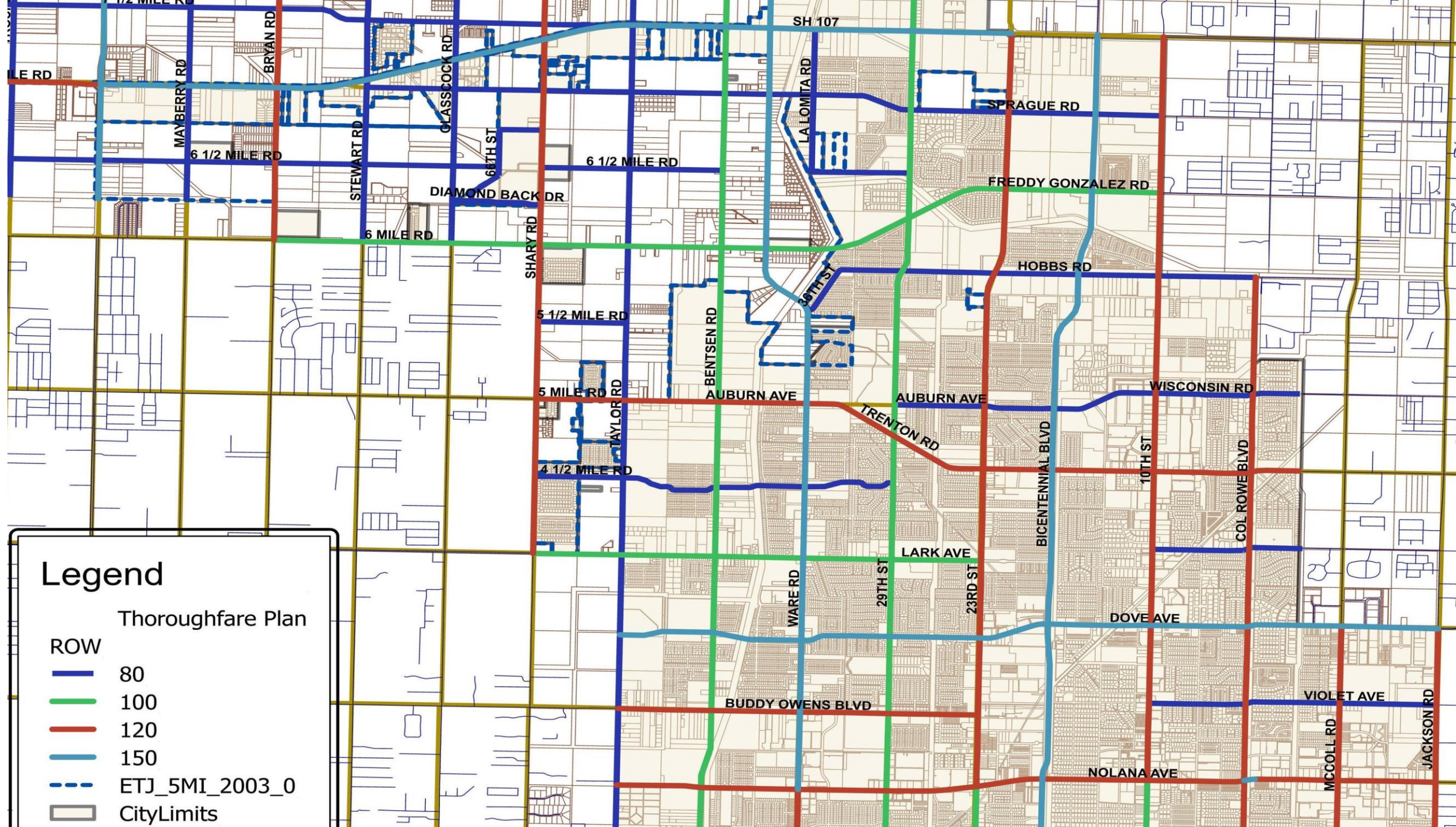
Thoroughfare Plan Discussion

- Comprehensive Plan addresses transportation
- Envision McAllen included in Thoroughfare Plan
- Increased connectivity reduces congestion
- Classifies roadways and calls for dedication requirements
- East-West Connectivity crucial for future



Thoroughfare Designations

- Local roads
 - Major/Minor Collectors
 - Hi-Speed/Principal/Minor Arterials
 - Expressway
-
- Quarter & Half-mile Collectors included



								Subdivision
	Roadway	Physical Limits	ROW Req (ft)	ROW Cost	Const. Cost	Design Cost	Total Cost	Escrow
1	Nolana Avenue 85 B-B 6 Lane Left Turn lanes Medians	FM2220 (Ware Rd.) - 23rd St. (FHWA & TxDOT Funding)	120	\$ -	\$ 8,976,000.00	\$ 1,346,400.00	\$ 10,322,400.00	\$ 93,205.01
2	Nolana Avenue 85 B-B 6 Lane Left Turn lanes Medians	McColl - I69C (FHWA & TxDOT Funding)	120	\$ -	\$ 15,980,000.00	\$ 2,397,000.00	\$ 18,377,000.00	\$ 28,384.72
3	Violet Avenue 52 B-B 2 Lane Turn lanes at Intersection	FM2061 (McColl Rd.) to FM3362 (Jackson Rd.)	80	\$ 686,400.00	\$ 2,974,400.00	\$ 297,440.00	\$ 3,958,240.00	\$ -
4	Dove Avenue 85 B-B 6 Lane Left Turn lanes Medians	Bentsen Road - FM3362 (Jackson Rd.) (FHWA & TxDOT Funding)	150	\$ 15,267,000.00	\$ 37,077,000.00	\$ 3,707,700.00	\$ 56,051,700.00	\$ 992,901.75
5	Lark Avenue (Mile 4 Rd.) 52 B-B 2 Lane Turn lanes at Shary and Ware Roundabouts at Taylor, Bentsen & 29th	FM494 (Shary Rd.) to 29th Street	100	\$ 1,716,800.00	\$ 11,159,200.00	\$ 1,115,920.00	\$ 13,991,920.00	\$ 221,966.13
6	Trenton Road 85 B-B 6 Lane Left Turn lanes Median	FM1926 (23rd St.) to SH336 (10th St.)	120	\$ 563,472.00	\$ 8,552,700.00	\$ 1,069,088.00	\$ 10,185,260.00	\$ 193,837.98
7	Trenton Road 85 B-B 6 Lane Left Turn lanes Median	SH336 (10th St.) to FM2061 (McColl Rd.)	120	\$ 229,000.00	\$ 9,732,500.00	\$ 1,216,563.00	\$ 11,178,063.00	\$ 647,435.93
8	Auburn Avenue 52 B-B 4 Lane Turn lanes at Intersections & Roundabout at 29th	33rd Street - FM1926 (23rd St.)	80	\$ 316,000.00	\$ 4,108,000.00	\$ 513,500.00	\$ 4,937,500.00	\$ 139,954.03
9	Hobbs 44 B-B 2 Lane Turn lanes at Intersection	SH336 (10th St.) to 2nd St.	80	\$ 324,800.00	\$ 2,552,000.00	\$ 319,000.00	\$ 3,195,800.00	\$ -
10	Oxford 44 B-B 2 Lane Turn lanes at FM1926 (23rd St.) Roundabout at 29th St.	FM2220 (Ware Rd.) to FM1926 (23rd St.)	80	\$ 402,880.00	\$ 5,539,600.00	\$ 553,960.00	\$ 6,496,440.00	\$ 156,001.37
11	Freddy Gonzalez 65 B-B 4 Lane with Turn Lane Roundabouts at Taylor Rd. 33rd St. & 29th St.	FM494 (Shary Rd.) to SH336 (10th St.) (FHWA & TxDOT Funding)	100	\$ 3,208,800.00	\$ 27,830,000.00	\$ 4,174,500.00	\$ 35,213,300.00	\$ 304,384.93
12	Sprague Ave 52 B-B 2 Lane Turn lanes at Intersection	FM2220 (Ware Rd.) to La Lomita Rd.	80	\$ 448,000.00	\$ 4,456,000.00	\$ 445,600.00	\$ 5,349,600.00	\$ 156,364.04

Questions?



ITEM SUMMARY

BOARD:

AGENDA ITEM

5.A.

DATE SUBMITTED

MEETING DATE

5/28/2024

1. Agenda Item: Consultation with City Attorney regarding legal issues related to contracts between McAllen Independent School District and City of McAllen related to Quinta Mazatlan. (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	5.B.
	DATE SUBMITTED	
	MEETING DATE	5/28/2024

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	5.C.
	DATE SUBMITTED	
	MEETING DATE	5/28/2024

1. Agenda Item: Consultation with city attorney regarding legal issues related to economic development contracts. (Section 551.0071, 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: