

STATE OF TEXAS
COUNTY OF HIDALGO
CITY OF MCALLEN

The McAllen Board of Commissioners convened in a workshop on **Monday, July 8, 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 Jeff Johnston, Assistant City Manager Joe Vera, 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 JULY 8th REGULAR MEETING AGENDA, TO BE DISCUSSED AT SUCH MEETING.

There were no questions relating to the regular meeting agenda.

2. PRESENTATION ON SECTION 108 LOAN GUARANTEE PROGRAM.

Ms. Julia Lash provided an overview of Section 108 Loan Guarantee Program and discussed the program and financial requirements, program processes overview, how to use Section 108 Loan and financing for relocation of new Fire Station. Section 108 eligibility was reviewed and emphasized on CDBG entitlements, states, and small cities, subrecipient entities and other partners that may receive Section 108 funds directly from HUD if they are a designated public agency (DPA) of the CDBG entitlement grantee.

Discussion followed. Comments and concerns were expressed by Council. Questions were asked relating to debt service, loan guarantee fee, expenditure requirements, advantages, agencies, maximum amount, repayment plans, and timeline. Staff answered questions posed by Councilmembers.

Mayor Javier Villalobos thanked staff for their presentation.

3. PRESENTATION AND DISCUSSION ON PROPOSED CLASSIFICATION AND COMPENSATION STUDY.

Ms. Christina Flores gave an overview on proposed classification and compensation study. She noted that a request of \$150,000.00 for FY 24-25 is requested to conduct a classification and compensation study. She cited that to initiate the study said project should be completed timely for the FY 25-26 budget cycle. Ms. Flores additionally reviewed was the 7-year plan as of October 2023 and estimated project timeline – 230 days.

Discussion followed. Council expressed comments and concerns. Questions were asked related procurement process, surveys being done internally, advantages/disadvantages, timeline, selection and approval process, request for proposal process, and midyear budget review. Staff answered questions posed by Councilmembers.

Mayor Javier Villalobos thanked staff for their presentation.

4. PLAN REVIEW OF MCALEN VISION ZERO.

Ms. Marlene Garza discussed the McAllen Vision Zero plan review. Ms. Garza explained that McAllen Vision Zero team will be officially releasing the Vision Zero draft plan for public review in the month of July. It was noted that traffic staff will also outline important dates and plans moving forward. It was noted that said plan represent the City of McAllen efforts to increase roadway safety for all McAllen residents, shoppers, and visitors.

Discussion followed. Council expressed comments and concerns. Questions were asked related grant eligibility, community outreach, types of transportation, routes, guidelines, educating citizens and timeline. Staff answered questions posed by Councilmembers.

Mayor Javier Villalobos thanked staff for their presentation.

Mayor Javier Villalobos recessed the meeting at 4:45 pm to go into Executive Session. Mayor Javier Villalobos reconvened the meeting at 5:00 pm and announced action would be taken at the regular meeting.

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 ESTATE PROPERTY, TRACT 1. (SECTION 551.072, T.G.C.)
 - B) CONSULTATION WITH CITY ATTORNEY REGARDING LEGAL ISSUES RELATED TO MUNICIPAL EMPLOYMENT CONTRACTS. (551.071, T.G.C.)
 - C) CONSIDERATION OF ECONOMIC DEVELOPMENT MATTERS. (SECTION 551.087, T.G.C.)

PUBLIC COMMENT: No public comment.

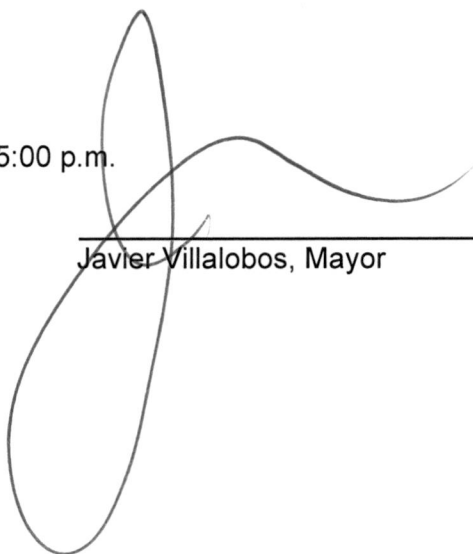
ADJOURN

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

Attest:



Perla Lara, TRMC/CMC, CPM
City Secretary



Javier Villalobos, Mayor