CITY OF McALLEN

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 Isaac J. Tawil

NOTICE OF WORKSHOP TO BE HELD BY THE MCALLEN BOARD OF COMMISSIONERS
MONDAY, NOVEMBER 25, 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 November 25, 2024 Regular Meeting Agenda, to be discussed at such meeting.
2. Point in Time Presentation.
3. Alley Stimulus Capital Project Update
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 a resolution authorizing the exercise of eminent domain authority to acquire a tract of land being: (1) STEELE & PERSHING S355.44' – N755'- W350.18' LOT 1 BLK 17 TR 6 2.70AC GR 2.47AC NET, City of McAllen, Hidalgo County Texas, for public use. Tex. Gov't. Code §551.071.

   B) Consultation with City Attorney regarding legal aspects of memorandum of understanding. Tex. Gov't. Code §551.071.

   C) Discussion and possible lease, sale or purchase of real estate property, Tract 1, Tract 2, Tract 3 and Tract 4. Tex. Gov't. Code §551.072.

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 November 22, 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

CITY OF McALLEN

ITEM SUMMARY

BOARD: City Commission

AGENDA ITEM 1.
DATE SUBMITTED
MEETING DATE 11/25/2024

1. Agenda Item: Present questions to staff relating to the November 25, 2024 Regular Meeting Agenda, to be discussed at such meeting.

2. Party Making Request:

3. Nature of Request:

4. Routing:
   Diana Silva Created -

5. Staff Recommendation:

6. Advisory Board:

7. City Attorney:

8. Manager's Recommendation:

CITY OF McALLEN

ITEM SUMMARY

BOARD: City Commission

AGENDA ITEM 2.
DATE SUBMITTED
MEETING DATE 11/25/2024

1. Agenda Item: Point in Time Presentation.

2. Party Making Request: Julia Lash

3. Nature of Request: Discussion on HUD's Annual Point in Time initiative. It is federally mandated that HUD recipients conduct an annual count of the homeless population within the jusridiction.

4. Routing:
   Cindy Zuniga Created -

5. Staff Recommendation: No action is needed

6. Advisory Board:

7. City Attorney:

8. Manager's Recommendation:

City of McAllen

POINT IN TIME COUNT

November 25, 2024

WHAT IS POINT IN TIME COUNT?

A “point-in-time” survey means that all the data is collected in a 24-hour period on January 23, 2025.

HUD mandated that all counts and surveys for CoC plans and grants be conducted using the “point-in-time” method.

Texas Balance of State Continuum of Care regions to begin the count/survey at a time early enough for each community to comprehensively canvass their area.

FEDERAL LEVEL

HUD uses information from the local point-in-time counts, among other data sources, in the congressionally-mandated Annual Homeless Assessment Report to Congress (AHAR).

This report is meant to inform Congress about the number of people experiencing homelessness in the U.S. and the effectiveness of HUD's programs and policies in decreasing those numbers.

LOCAL LEVEL

Point-in-time counts help communities plan services and programs to:

- Appropriately address local needs,
- Measure progress in decreasing homelessness,
- Identify strengths and gaps in a community's current homelessness assistance system.

HOW IT WORKS

1. A comprehensive and accurate PIT count will give your community a good baseline on which to base goals for:
    a) Ending veteran homelessness
    b) Reducing chronic homelessness
    c) Reducing family homelessness
    d) Reducing length of homelessness
    e) Eliminating returns to homelessness
2. Evaluate progress made as a CoC and a coalition on ending and reducing homelessness
3. Have reliable data for local stakeholders and funders

WHO COUNTS

Sheltered Homeless

- Adults, children, and youth residing in shelters and transitional housing facilities.
- Include domestic violence shelters, residential programs for runaway/ homeless youth, and any hotel/motel/ voucher arrangements paid by an agency

Unsheltered Homeless

- Adults, children, and youth sleeping in places not meant for human habitation. This includes cars, streets, parks, tent cities, abandoned buildings, etc.

WHERE DO WE COUNT

Public Places or “known locations”

Identify all shelters in the area and request their participation in the survey—These are sheltered “known locations.”

Use information from “key informants” such as law enforcement, outreach workers, indigent health care programs, librarians, currently and formerly homeless people, etc. to determine survey locations. These are unsheltered “known locations.”

PLANNING A SUCCESSFUL COUNT

1. Choose headquarters - Central location large enough to gather volunteers, materials, and snacks
2. Recruit Volunteers and plan volunteer training(s)
3. Survey teams should be formed and assigned specific locations
4. Shelter employees (i.e. case managers) should complete surveys with their own clients each agency could be considered a survey team
5. Secure needed resources: clipboards, flashlights, “incentives”
   - Socks
   - Ponchos
   - Hygiene Kits
   - Dog Food
   - Gift Cards (meals, toiletries, hand & foot warmers)
6. Make plenty of copies of the survey instruments prior to January 26th

WHAT DO WE NEED?

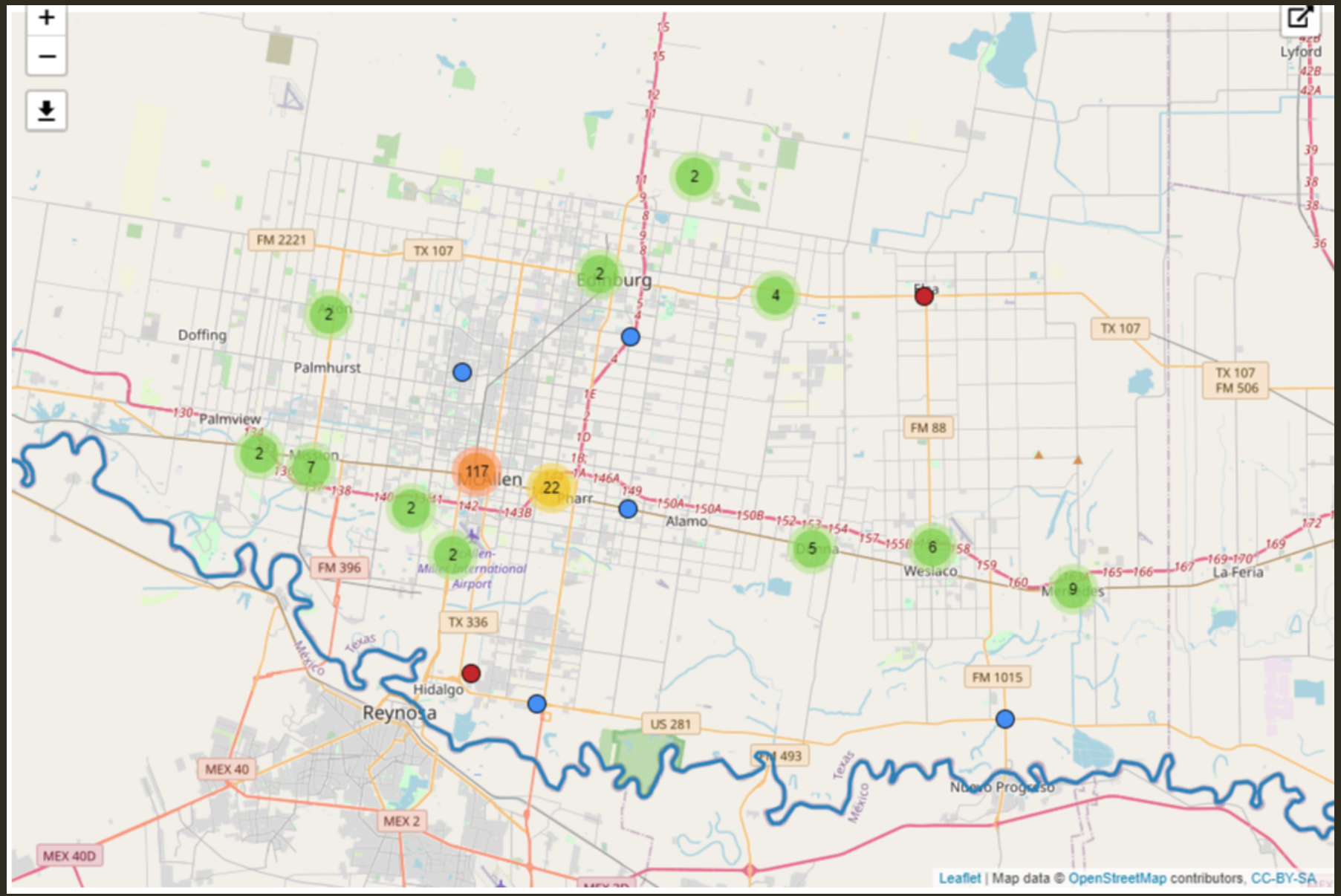
Point in Time Count will take place on January 25, 2024

Volunteers to conduct the survey count

Donations such as:

- Toiletries
- Socks
- Blankets
- Canned foods
- Granola bars
- Water bottles

www.thn.org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FM 506
FM 396
TX 336
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FM 1015
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MEX 2
MEX 40D
Nuevo Progreso
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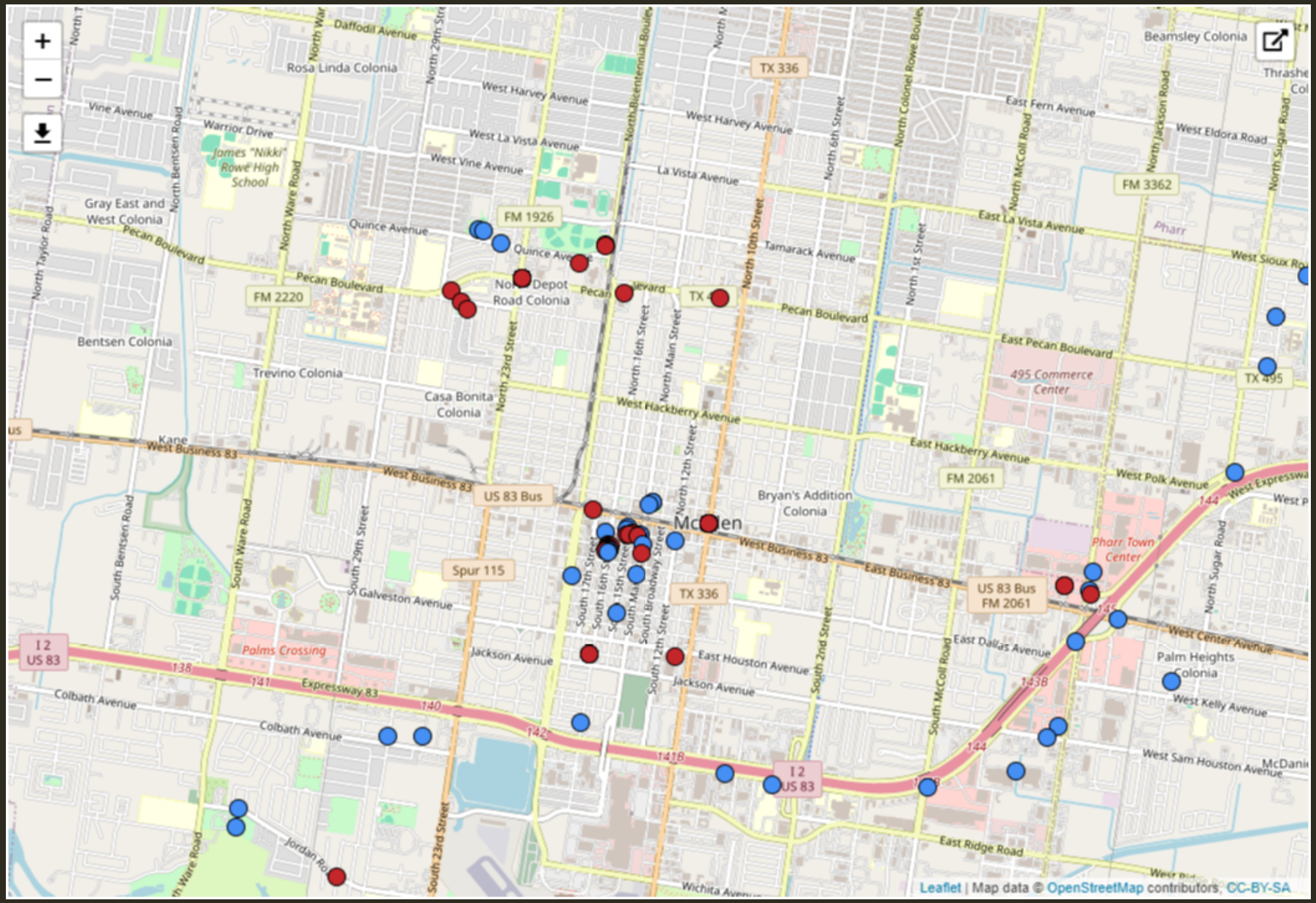
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Rosa Linda Colonia
West Harvey Avenue
Vine Avenue
Warrior Drive
James "Nikki" Rowe High School
West La Vista Avenue
West Vine Avenue
TX 336
Beamsley Colonia
East Fern Avenue
West Eldora Road
La Vista Avenue
FM 3362
Gray East and West Colonia
Quince Avenue
FM 1926
Pecan Boulevard
FM 2220
Depot Road Colonia
Tamarack Avenue
East La Vista Avenue
Pharr
West Sioux Road
Bentsen Colonia
Trevino Colonia
Casa Bonita Colonia
495 Commerce Center
TX 495
East Pecan Boulevard
West Hackberry Avenue
East Hackberry Avenue
Kane
West Business 83
US 83 Bus
FM 2061
Bryan's Addition Colonia
McAllen
West Polk Avenue
Phorr Town Center
Spur 115
Galveston Avenue
East Business 83
US 83 Bus FM 2061
I 2 US 83
Palms Crossing
Jackson Avenue
East Houston Avenue
East Dallas Avenue
West Center Avenue
Palm Heights Colonia
Colbath Avenue
Expressway 83
West Kelly Avenue
West Sam Houston Avenue
East Ridge Road
Jordan Road
Wichita Avenue
Leaflet | Map data © OpenStreetMap contributors, CC-BY-SA

JANUARY 25, 2024

Questions ?

Natalie Manzanares

Grant Administration & Community Development Department

City Hall, 2nd Floor

1300 Houston Avenue

(956)-681-1030 *Phone*

cdbg@mcallen.net

Steven De La Garza

Hidalgo County Urban County Program

1916 Tesoro Street

(956)-787-8127 *Phone*

CITY OF McALLEN

ITEM SUMMARY

BOARD: City Commission	AGENDA ITEM	3.
	DATE SUBMITTED	11/19/2024
	MEETING DATE	11/25/2024

1. Agenda Item: Alley Stimulus Capital Project Update

2. Party Making Request:

3. Nature of Request:

4. Routing:

Eduardo Mendoza	Created/Initiated - 11/19/2024
Eduardo Mendoza	Approved - 11/19/2024
Michelle Rivera	Approved - 11/19/2024
Austin Stevenson	Final Approval - 11/20/2024

5. Staff Recommendation:

6. Advisory Board:

7. City Attorney:

8. Manager's Recommendation:

CITY OF McALLEN

ENGINEERING DEPARTMENT

MEMORANDUM

To: Isaac Tawil, City Manager

From: Eduardo Mendoza, Director of Engineering P.E.

Date: November 19, 2024

Subject: **Alley Stimulus Capital Project Update**

Explanation

There are two items for action on todays agenda related to the construction of alleys. The purpose of this presentation is to check with the City Commission about moving forward with the alley paving project. Since the $3.2 million in funding is a one-time allocation of stimulus money, it will only cover a portion of the project, leaving a gap in the number of paved alleys. The presentation today will review alley data and help determine if staff needs to make any changes or consider other options before we start construction.

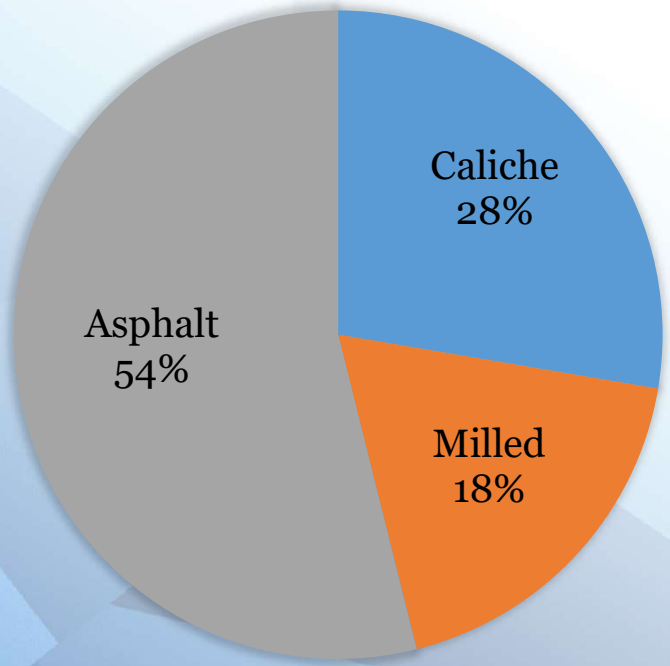
CITY OF McALLEN

Stimulus Capital Project

Alley Upgrades - Residential

Inventory of Alleys

- Inventory Overall 141 Miles
  - Caliche 40
  - Milled 26
  - Asphalt 76



Inventory by District – In Miles

District	Miles	Paved	Non-Paved	% Paved	Cost to Pave
1	30	27	3	90%	$ 1,061,025
2	6	6	0	100%	
3	14	4	10	29%	$ 3,667,200
4	24	3	21	13%	$ 8,318,475
5	33	15	18	45%	$ 7,128,150
6	35	21	14	60%	$ 5,604,375
Total:	141	76	66	54%	$ 25,779,225

Budget of $3.6 M

- Professional Services - $287,625
  - Estimating 9% of overall budget

- Budget for construction - $3.2M

5.5 Miles Approx.

Scope of Work

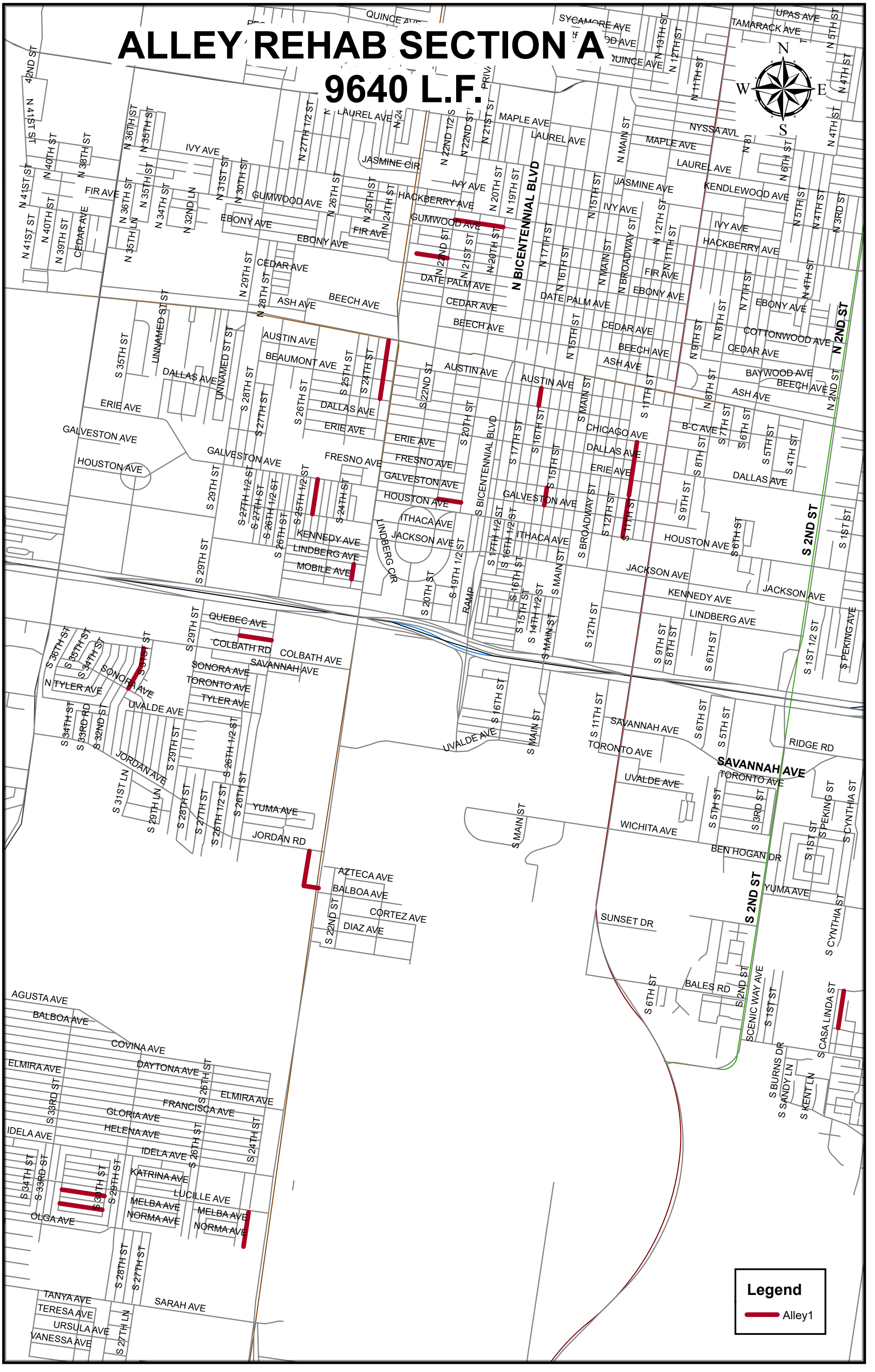
- Selection of Alleys – 5.5 Miles
- Identify specifics of each alley

Original Alley Spreadsheet Overview

Attribute	Value	Points
Surface Condition	Poor	50
	Fair	25
	Good	0
Pavement Surface	Poor	.35*(%Dirt)
	Fair	.20*(%Caliche)
	Good	.05*(%Milling)
Driveway Connections	No	0
	Yes	15
Garbage Route	Yes	15
	No	0

ALLEY REHAB SECTION A

9640 L.F.



ALLEY REHAB SECTION B

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ALLEY REHAB SECTION C

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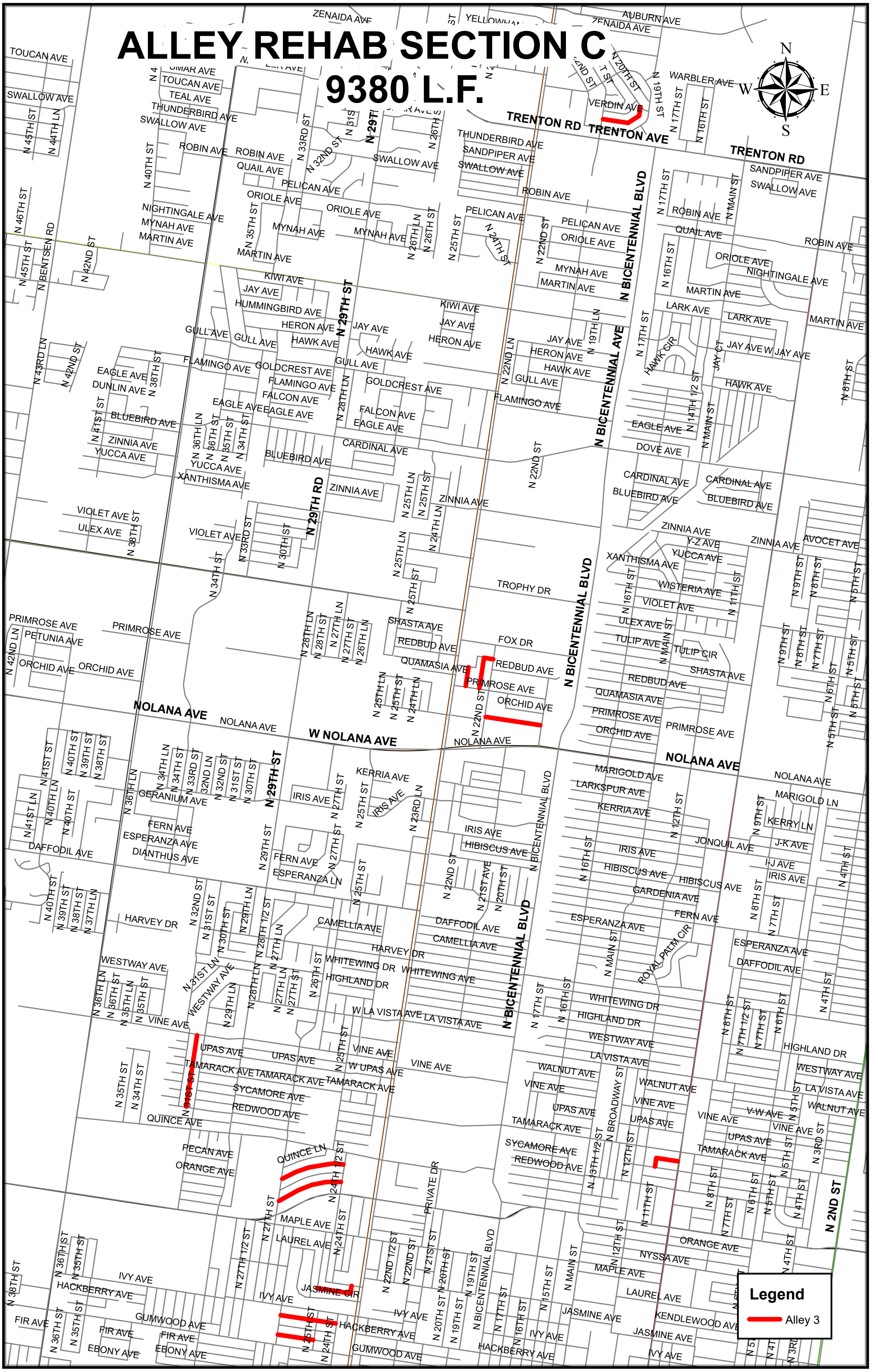

Questions ?

CITY OF McALLEN

ITEM SUMMARY

BOARD:	AGENDA ITEM	4.A.
	DATE SUBMITTED	
	MEETING DATE	11/25/2024

1. Agenda Item: Consultation with City Attorney regarding a resolution authorizing the exercise of eminent domain authority to acquire a tract of land being: (1) STEELE & PERSHING S355.44' – N755'- W350.18' LOT 1 BLK 17 TR 6 2.70AC GR 2.47AC NET, City of McAllen, Hidalgo County Texas, for public use. Tex. Gov't. Code §551.071.

2. Party Making Request: Austin Stevenson

3. Nature of Request: Consultation with City Attorney regarding a resolution authorizing the exercise of eminent domain authority to acquire two tracts of land being: (1) STEELE & PERSHING S355.44' – N755'- W350.18' LOT 1 BLK 17 TR 6 2.70AC GR 2.47AC NET, City of McAllen, Hidalgo County Texas, for public use. Tex. Gov't. Code §551.071.

4. Routing:
   Alma Villarreal Created -

5. Staff Recommendation:

6. Advisory Board:

7. City Attorney:

8. Manager's Recommendation:

CITY OF McALLEN

ITEM SUMMARY

BOARD:	AGENDA ITEM	4.B.
	DATE SUBMITTED	
	MEETING DATE	11/25/2024

1. Agenda Item: Consultation with City Attorney regarding legal aspects of memorandum of understanding. Tex. Gov't. Code §551.071.

2. Party Making Request:

3. Nature of Request:

4. Routing:
   Alma Villarreal Created -

5. Staff Recommendation:

6. Advisory Board:

7. City Attorney:

8. Manager's Recommendation:

CITY OF McALLEN

ITEM SUMMARY

BOARD: City Commission

AGENDA ITEM 4.C.
DATE SUBMITTED
MEETING DATE 11/25/2024

1. Agenda Item: Discussion and possible lease, sale or purchase of real estate property, Tract 1, Tract 2, Tract 3 and Tract 4. Tex. Gov't. Code §551.072.

2. Party Making Request: Austin Stevenson

3. Nature of Request: Discussion and possible lease, sale or purchase of real estate property, Tract 1, Tract 2, Tract 3 and Tract 4. Tex. Gov't. Code §551.072.

4. Routing:
   Alma Villarreal Created -

5. Staff Recommendation:

6. Advisory Board:

7. City Attorney:

8. Manager's Recommendation: