

**STATE OF TEXAS  
COUNTY OF HIDALGO  
CITY OF MCALLEN**

The McAllen Board of Commissioners convened in a workshop on **Monday, April 24, 2023**, at 4:00 p.m., at McAllen City Hall Third Floor (3<sup>rd</sup>) Commission Chambers.

Mayor Javier Villalobos, Mayor Pro Tem Joaquin Zamora, Commissioner Antonio "Tony" Aguirre, Jr., Commissioner Omar Quintanilla, Commissioner Victor "Seby" Haddad and Commissioner Jose R. "Pepe" Cabeza de Vaca were present.

Absent: Commissioner Rodolfo "Rudy" Castillo

Also, present City Manager Roy Rodriguez, City Attorney Isaac Tawil, Assistant City Manager Michelle Rivera, Assistant City Manager Jeff Johnston, and 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 APRIL 24<sup>TH</sup> REGULAR MEETING AGENDA, TO BE DISCUSSED AT SUCH MEETING.**

There were no questions relating to the regular meeting agenda.

**2. PRESENTATION AND DISCUSSION ON LONGEVITY PAY FOR FULL TIME, NON-CIVIL SERVICE EMPLOYEES.**

Mr. Jeff Johnston gave a brief presentation on longevity pay for full time, non-civil service employees.

The following years of employee turnover concerns were discussed:

- 2016 – 11.0%
- 2017 – 12.6%
- 2018 – 15.5%
- 2019 – 13.9%
- 2020 – 12.2%
- 2021 – 15.3%
- 2022 – 17.2%

City of McAllen ratings were discussed for years 2018, 2020, and 2022 touching on the following categories:

- Holidays
- Schedules
- Insurance
- Opportunity
- Retirement
- Sick Leave
- Pay
- Vacation
- Environment
- Reputation
- Other Benefits

Staff also addressed the 7 – year plan as of August 2022 and briefly touched on:

- COLA
- Floating Days
- Vacation Days
- Longevity Pay
- Sick Days
- Salary Study
- Salary Adjustments

Staff discussed the longevity recommendations. Comments were shared by Mayor and Council. Staff answered questions posed by Council. Council thanked staff for their presentation.

### **3. PRESENTATION ON RECENT SUBDIVISION CONCERNS.**

Mr. Edgar Garcia briefly discussed recent development concerns. He informed council that there were a couple of issues affecting development. He noted that subdivisions within Sharyland Water Supply Corporations service area have required the signing of a waterline access agreement. He added that those subdivisions within McAllen city limits expect fire protection from the City, noting that issues may arise in those subdivisions if the water pressure does not meet Fire Department requirements for combating fires.

Mr. Garcia noted that a separate concern has come up regarding United Irrigation District which has coverage along the City's western border. They have recently been requiring language referencing a 1916 blanket easement on plats that fall within their area. The plat notes they are requiring do not allow for any use of their claimed easement without their driveway, or road will be allowed, on united Irrigation easement. He added that this plat note, which they do enforce will likely cause time delays and problems for potential businesses and homeowners.

Comments were shared by Mayor and Council. Questions were asked relating to fire hydrants, waivers, challenges, plat notes, development slowing down, written permission from the district and clearance letters. Staff answered questions posed by Council. Council thanked staff for their presentation.

### **4. PRESENTATION ON CITY HALL EXPANSION FEASABILITY STUDY.**

Staff presented on City Hall Expansion Feasibility Study. Staff discussed intended projects purpose as follows:

- Consideration for Multi-Story Addition/Expansion
- Relocate City Commission Chambers to 1<sup>st</sup> Floor
- Renovation/Alteration for 10 to 20-year Growth
- Access Control for public spaces (s)
- Parking requirements

Staff briefly touched on department interview responses and date, facility assessment and recommendations and proposed expansion & space configurations.

The facility assessment included inspection of existing conditions, verification and documentation of existing floor plans as follows:

- Existing Floor Plans
- Space Configurations
- Building Security and Access Control
- Heating & Ventilation Systems
- Mechanical Equipment
- Plumbing Fixtures
- Electrical Components
- Energy Efficiency
- Parking and Site Circulation

It was noted that the feasibility study requested the development of an alternative for building expansion with the following:

- Conceptual Floor Plans
- Elevations & Renderings
- Opinions of Probable Costs
- Proposed Expansions: Site Plan
- Levels 2, 3, 4, and 5
- Proposed Schedule & Phasing

Comments were shared by Mayor and Council. Questions were asked relating to the southern wall addition, project, square feet need, building for current need, city hall rendering, 5 story options, access to the public and temporary issues. Staff answered questions posed by Council. Council thanked staff for their presentation.

**5. DISCUSSION OF 2<sup>ND</sup> STREET AND THE MCALLEN LATERAL DRAINAGE CHANNEL HIKE AND BIKE PEDESTRIAN CROSSING AND EL RANCHO RDF PARK.**

Said item was not addressed.

**6. 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) EVALUATION OF THE CITY MANAGER. (SECTION 551.074, T.G.C.)**

**B) CONSIDERATION OF ECONOMIC DEVELOPMENT MATTERS. (SECTION 551.087, T.G.C.)**

**PUBLIC COMMENT:** Mr. Raul Ivan Cortina (No show)

**ADJOURN**

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

Javier Villalobos, Mayor

Attest:

Perla Lara, TRMC/CMC, CPM  
City Secretary