STATE OF TEXAS
COUNTY OF HIDALGO
CITY OF MCALLEN

The McAllen Board of Commissioners convened in a Workshop/Retreat on **April 27, 2018,** at 12:00 noon, at Quinta Mazatlan Discovery Center in McAllen, Texas with the following present:

Mayor Jim Darling, Mayor Pro Tem Aida Ramirez, Commissioner Javier Villalobos, Commissioner Joaquin Zamora, Commissioner Omar Quintanilla and Commissioner Veronica Whitacre

Absent: Commissioner John Ingram

Staff: City Manager Roy Rodriguez, City Attorney Kevin Pagan, Assistant City Manager Jeff Johnston, Assistant City Manager Michelle Rivera, Assistant City Manager Joe Vera, City Secretary Perla Lara, Parks Director Mike Hernandez, Assistant City Attorney Austin Stevenson, Assistant City Attorney Jeanette Cavazos, Planning Director Juli Rankin, City Engineer Yvette Barrera

CALL TO ORDER

Mayor Jim Darling called the meeting to order.

Mr. Rodriguez gave a brief introduction on the objectives of the retreat. He reviewed the agenda and the topics to be discussed during the city commission retreat. He touched on the desired results of the retreat and asked for input as it related to what the City Commission needs.

1. DISCUSSION OF ANNEXATIONS.

A presentation was given on the Home Rule Municipalities in Texas and the authority to expand their corporate limits by annexing into surrounding land (ETJ) based on population. It was noted that the City of McAllen has a population over 100,000 and therefore may annexed territory within 5 miles of city limits. The general policy for annexation in the Foresight McAllen Comprehensive Plan was also discussed.

Staff noted that services available upon annexation included the following:

- Police Protection
- Fire Protection
- Emergency Medical Services
- Environmental Health Code Compliance
- Solid Waste Collection (including brush)
- Operation & Maintenance of Public Water and Wastewater Facilities
- Operation and Maintenance of Public Roads and Streets
- Operation and Maintenance of Public Parks, Playgrounds and Swimming Pools
- Operation and Maintenance of any other publicly owned facility, building or service

Staff reviewed a brief update of what is ahead on annexations as follows:

- Annexation Pre-2017 Tier 2
- Senate Bill 6
- Tier 2 County
- Where to Start
- Offer of Non-Annexation Agreement Required
- Tier 2 Voter Petition (less than 200 population)
- Tier 2 Election Process (200 or more population)
- Voters Opposition to Annexation
- No Retaliation
- SB 6 – Remedies

Staff noted that all mechanisms involve complex procedures and deadlines and under the SB 6 only 3 mechanisms exist: 1) Individual Landowner Petition, Voter Petition and 3) Voter Election.

Comments and concerns were shared by the Mayor and City Commission. Questions were raised as to: 1) How do you define area, 2) Incorporated, 3) Sharyland (CCN), 4) Extending Utilities, 5) Jurisdictional Agreements, 6) ETJ and 7) What are other cities doing. Staff answered questions posed by the Mayor and City Commission.

2. DISCUSSION ON CAPITAL IMPROVEMENT PROGRAM (CIP).

Staff briefly reviewed additional Capital Improvement Projects as follows:

- Election Equipment $15,000
- Lactation Room $40,000
- Purchase of Sunset Property $1,500,000

- Park at Taylor Road $50,000
- Christmas Garland – 10 St. Corridor $100,000
- Las Villas del Rio at the Groves on Shary Subdivision $73,956
- Loop Cutting Project by Corridor $80,000
- Quince Avenue Phase II-Drainage Improvements $210,000
- Quinta Mazatlan Programming/Schematic Design $400,000
- Traffic Signal Installation $150,000
- Emergency Call Boxes $85,000
- Horticulture Improvements $100,000
- Miracle Field $150,000
- Retama Park – Lighting Basketball / Volleyball Court $30,000
- Trail Lighting (Hike & Bike Trail, 2nd St. & Bicentennial) $164,280
- Trail Enhancements (Hike & Bike Trails) $150,000
- Westside Park – Parking Lot Rehab $50,000
- Westside Park – Pavilions Rehab $60,000
- Fire Station #5 Generator (5521 North 23rd Street) $150,000
- Fire Station #6 Generator – (5500 S. 23rd Street) $150,000
- Code Enforcement – 8 Laptops $9,700
- Warehouse Health $50,000

Comments and concerns were shared by the Mayor and City Commission. Questions were raised as to: 1) Lighting Fixtures, 2) Sunset Property, 3) Lincoln Middle School closings and using Las Palmas Community Center, 4) Palmview Community Center and low voter turnout, 5) Christmas Garland in CIP, 6) Playground Equipment and addressing special needs, 7) How many call boxes and 8) Warehouse Facility and 9) Ware Road (Traffic/Bike Lanes and Shoulders). Staff answered questions posed by the Mayor and City Commission.

3. EXECUTIVE SESSION, CHAPTER 551, TEXAS GOVERNMENT CODE, SECTION 551.071 (CONSULTATION WITH ATTORNEY)

On behalf of the Presiding Officer, the City Attorney recommended recessing into Executive Session pursuant to Chapter 551, Texas Government Code, Section 551.071 (Consultation with Attorney) for Items A and C and Section 551.072 (Deliberations about Real Property) for 3B.

Mayor Pro Tem Aida Ramirez moved to accept the recommendation for the basis of the discussion in Executive Session under the sections cited by the City Attorney. Commissioner Joaquin Zamora seconded the motion. The motion carried unanimously by those present.

Mayor Darling recessed the meeting at 4:30 p.m. to go into Executive Session. Mayor Darling reconvened the meeting at 5:00 p.m. and announced that no action would be taken on Executive Session items.

A) CONSULTATION WITH CITY ATTORNEY REGARDING LEGAL ISSUES RELATED TO LEASE OF LED SIGN AT CONVENTION CENTER. (SECTION 551.071, T.G.C.)

No action.

B) DISCUSSION AND POSSIBLE LEASE, SALE OR PURCHASE OF REAL PROPERTY; TRACT 1, TRACT 2 AND TRACT 3. (SECTION 551.072, T.G.C.)

No action.

C) CONSULTATION WITH CITY ATTORNEY REGARDING ECONOMIC DEVELOPMENT. (SECTION 51.071, T.G.C.)

No action.

ADJOURNMENT

There being no other business to come before the City Commission, the meeting was adjourned at 5:00 p.m.

Jim Darling, Mayor

Attest:

Perla Lara, TRMC/CMC, CPM
City Secretary