STATE OF TEXAS
COUNTY OF HIDALGO
CITY OF MCALLEN

The McAllen Board of Commissioners convened in a Workshop on **Monday, November 12, 2018** at 4:00 pm, at McAllen City Hall Third Floor (3rd) Commission Chambers, with the following present:

Mayor Jim Darling, Commissioner Omar Quintanilla, Commissioner Joaquin Zamora, Commissioner John Ingram and Commissioner Veronica Whitacre

Absent: Mayor Pro Tem Aida Ramirez, Commissioner Javier Villalobos

Staff: City Manager Roy Rodriguez, City Attorney Kevin Pagan, Assistant City Manager Michelle Rivera, Assistant City Manager Jeff Johnston, Assistant City Manager Joe Vera, City Engineer Yvette Barrera, Chief Victor Rodriguez, MPU General Manager Mark Vega, City Secretary Perla Lara

CALL TO ORDER

Mayor Jim Darling called the meeting to order.

1. PRESENT QUESTIONS TO STAFF RELATING TO NOVEMBER 12, 2018 REGULAR MEETING AGENDA, TO BE DISCUSSED AT SUCH MEETING.

Question was asked relating to Item 3B of the Regular Meeting Agenda.

2. DISCUSSION AND CONSIDERATION OF ENERGY EFFICIENCY AND CAPITAL REINVESTMENT PROGRAM THROUGH SCHNEIDER ELECTRIC.

Staff provided a presentation of energy efficiency and capital reinvestment program. Mrs. Lizzy de la Garza Putegnat introduced the Schneider Electric Team. It was noted that at the direction of the City's Leadership, their project development team conducted site visits at various city buildings. Through the analysis of the utility data and site visits, their team developed a comprehensive solution that addressed many of the key issues and challenges currently existing in the city.

Staff presented an analysis noting that the goal was to provide high quality services and quality of life to the City of McAllen. Staff briefly addressed their challenges and achieving their goals by implementing solutions through a comprehensive approach, leveraging savings from energy and water conservation measures to fund capital improvements without any upfront cost under an Energy Savings Performance Contract. The Challenges and Goals of the program were reviewed as follows:

Challenges:
- Sales Tax Revenue strained due to border issues
- Aging facilities and outdated systems
- Deferred Maintenance
- Limited times, staff & resources

Goals of Program:
- Positively impact financial health & sustainability
- Increase efficiency & reduce energy costs
- Address key infrastructure needs
- Improve efficiency, comfort & safety of facilities
- Enhance economic development & quality of life

Staff also mentioned the goal of the approach was to bring about a convergence of energy efficiency, process optimization, performance enhancement and financial growth. The key objectives of the program were reviewed as follows:

- Financial Stewardship and Energy Efficiency
- Capital Improvements and Optimal Operational Performance
- Economic Development, Quality of Life and public engagement

Additionally, staff reviewed the following:

- Opportunities and Solutions
- Financial Impact
- Marketing and Public Engagement
- Proven Performance
- Timeline

Comments and concerns were shared by the Mayor and City Commission. Questions were asked relating to: 1) References, 2) Energy Savings, 3) Program Goals, 4) Options, 5) Design, 6) Approved Vendors, 7) 3rd Party Programs, 8) 100% Debt Service, 9) Delivery of Program and How it got paid, 10) Who picks the project and 11) Annual Statements. Staff answered questions posed by the Mayor and City Commission.

After due consideration, direction was given to staff to move forward with program and bring back item on next regular city commission meeting.

3. 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)

On behalf of the Presiding Officer, City Attorney recommended recessing into Executive Session pursuant to Chapter 551, Texas Government Code, Section 551.071 Consultation with Attorney on Items 3A, 3B and 3C.

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

Mayor Jim Darling recessed the meeting at 4:35 pm to go into Executive Session. Mayor Jim Darling reconvened the meeting at 5:00 pm and announced that any action would be taken at the Regular City Commission Meeting.

A) CONSULTATION WITH CITY ATTORNEY REGARDING LEGAL ISSUE RELATED TO THE MCALLEN PUBLIC SAFETY BUILDING PARKING GARAGE. (SECTION 551.071, T.G.C.)
B) DISCUSSION AND POSSIBLE LEASE, SALE OR PURCHASE OF REAL PROPERTY; TRACT 1. (SECTION 551.071, T.G.C.)
C) CONSIDERATION OF ECONOMIC DEVELOPMENT MATTERS. (SECTION 551.087, T.G.C.)

PUBLIC COMMENT SESSION: No public comment.

ADJOURNMENT

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

Jim Darling

Jim Darling, Mayor

Attest:

Perla Lara

Perla Lara, TRMC/CMC, CPM
City Secretary