

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

The McAllen Board of Commissioners convened in a Workshop on **Monday, January 14, 2019** at 4:00 pm, at McAllen City Hall Third Floor (3rd) Commission Chambers, with the following present:

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

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 and City Secretary Perla Lara

CALL TO ORDER

Mayor Jim Darling called the meeting to order.

1. PRESENT QUESTIONS TO STAFF RELATING TO JANUARY 14, 2019 REGULAR MEETING AGENDA, TO BE DISCUSSED AT SUCH MEETING.

There were no questions related to the Regular Meeting Agenda.

2. PRESENTATION OF MCALLEN CONVENTION CENTER OVERVIEW.

Staff proved a brief overview of the McAllen Convention Center. The 2018 Goals and Objectives were discussed as follows:

- Service Excellence
- Improve Quality
- Increase Profitability
- Build a Culture of Teamwork, Respect and Consideration

The McAllen Core Values were also discussed as follows:

- Teamwork
- Pasion to Serve
- Excellence
- Respect
- Innovation

It was noted that in the last two years the convention center has spent on average \$365,000 per year on temporary staff. It was noted that, 1) Staff is constantly retraining new temporary staff, 2) There is a substantial "turnover" rate, 3) Constantly have problems fulfilling staffing requests, with no call no shows and 4) Temporary staff does not work with the same pride as City of McAllen employees. Staff stated that the following recommendations are being made:

- Hire City of McAllen Part-Time Employees and supplement with temporary staff when needed
- Reduce temporary staff (Rental and Contractual Budget) by \$252,000 per year moving forward and increase part-time staff budget by \$252,000 per year
 - This would equal 25 employees at an average of 20 hours per week
 - The difference of \$113,000 in the Rental and Contractual Budget would be available to supplement staffing for bigger events or multiple events per day
 - It's projected that less staff turnover will allow us to be more efficient and lean in our operation

Staff also discussed the parking attendants. The following key points were made:

- In order to improve ingress and egress, staff recommends adding parking attendants for ticketed events. The additional expense would be offset by adding a \$1.00 parking fee to ticket price. The current facility fee is \$3.00 per ticket.
- A recent market comparison shows that the McAllen Performing Arts Center and McAllen Convention Center ranks among the lowest facility fees per ticket.
- Local Public Assembly Facilities on average charge \$4.50 per ticket

Customer Experience Upgrades were mentioned as follows:

- Guest Service desk for public events
- Way-finding signage
- Pre-paid reserved parking for ticketed events
- Valet parking with VIP Entrance
- Dinner and a show for select venues

Mayor Jim Darling thanked staff for their presentation.

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 for 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.

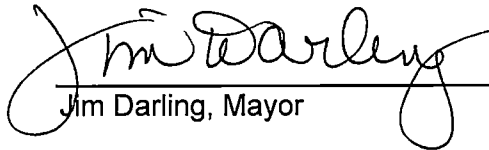
Mayor Jim Darling recessed the meeting at 4:25 pm to go into Executive Session and stated that any action would be taken at the Regular City Commission Meeting.

- A) CONSULTATION WITH CITY ATTORNEY REGARDING LEGAL RELATED TO FIRE DEPARTMENT SERVICE. (SECTION 551.071, T.G.C.)
- B) DISCUSSION AND POSSIBLE LEASE, SALE OR PURCHASE OF REAL PROPERTY; TRACT 1, TRACT 2 & TRACT 3. (SECTION 551.071. 551.072, T.G.C.)
- C) CONSULTATION WITH CITY ATTORNEY REGARDING LEGAL ASPECTS OF TRANSPORTATION FUNDING. (SECTION 551.071, 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 4:30 p.m.


Jim Darling, Mayor

Attest:


Perla Lara, TRMC/CMC, CPM
City Secretary