

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

The McAllen Board of Commissioners convened in a Workshop on **Monday, June 24, 2019** at 4:00 pm, at McAllen City Hall Third Floor (3rd) Commission Chambers, with the following present:

Mayor Jim Darling, Commissioner Joaquin Zamora, Commissioner Omar Quintanilla, Commissioner Javier Villalobos, Commissioner Veronica Whitacre, Commissioner Tania Ramirez

ABSENT: Commissioner John Ingram

Staff: City Manager Roy Rodriguez, City Attorney Kevin Pagan, Assistant City Manager Michelle Rivera, Assistant City Manager Jeff Johnston, City Engineer Yvette Barrera, Chief Victor Rodriguez and City Secretary Perla Lara, Assistant Director of Environmental Health Code Compliance, Cesar Rodriguez

CALL TO ORDER

Mayor Jim Darling called the meeting to order.

1. PRESENT QUESTIONS TO STAFF RELATING TO THE JUNE 24, 2019 REGULAR MEETING AGENDA, TO BE DISCUSSED AT SUCH MEETING.

Questions were asked relating to item 4A of the Regular Meeting Agenda.

2. DISCUSSION OF SUBSTANDARD, VACANT RESIDENTIAL STRUCTURE INVOLUNTARY DEMOLITION PROGRAM.

Staff gave a briefly reviewed and highlighted on the Substandard, Vacant Residential Structure Involuntary Demolition Program as follows:

- Imagine Tomorrow
- Program Recognitions
- Substandard Statistics as of 6/17/19
- Priority Ranking Method
- Vacant Structures
- Average Cost of Demolitions
- Budget Request for Fiscal Year 2019-2020

Staff mentioned that in the past, the Building and Inspections Departments had taken on the condemnation process of identifying and bringing the properties into compliance. In 2013 the City Commission approved a Voluntary Demolition Program called Project Imagine Tomorrow to help reduce the number of substandard, vacant residential structures Citywide. It was noted that this voluntary program has helped reduce the number of church structures by offering Home Repair Economic Incentive Contracts and free Roll-off Container for either rehabilitation or demolition.

A discussion ensued. Comments and concerns were shared by the Mayor and City Commission. Questions were asked relating to: 1) Project Imagine Tomorrow, 2) CDBG Funding and 3) Federal Funding. Staff answered questions posed by the Mayor and City Commission. Mayor Jim Darling thanked staff for their presentation.

3. DISCUSSION OF PAVING, DRAINAGE AND SIDEWALK ESCROWS FOR SUBDIVISIONS.

Staff gave a brief presentation on Paving, Drainage and Sidewalk Escrow for Subdivisions. It was noted that developers are more frequently requesting concessions, reductions and contractual agreements for recording subdivisions. Also mentioned was that through the Subdivision process, a developer is required to install various infrastructure improvements to support the Subdivision. Through Code, there are options to accomplish the installation of the required infrastructure as follows:

- Build the infrastructure for to recording the plat
- Provide security in lieu of construction prior to recording the plat
- Infrastructure Requirements

- Waivers and/or Variances
- Estimated Cost for Full Width

Comments and concerns were shared by the Mayor and City Commission. Questions were asked relating to: 1) Sidewalks, 2) Existing Subdivisions, 3) Setbacks, 4) Commercial vs Residential, 5) Thoroughfare Plan, 6) Safeguard Corridors, 7) R.O.W. Dedication, 8) Participation, 9) Bond Issues and 10) Ordinance Review. Staff answered questions posed by the Mayor and City Commission. After due consideration it was the consensus of the City Commission to bring back as a follow up item.

4. CONSIDERATION AND REVIEW OF EVALUATION CRITERIA TO BE USED FOR REQUESTS FOR QUALIFICATIONS FOR PROFESSIONAL SERVICES.

Staff reported on the evaluation criteria to be used for requests for qualifications for professional services. It was noted that the Engineering Department uses a standardized list of criteria and point system when evaluating submittals for professional services. Staff mentioned that City Commission had previously approved the list and recommended its use in part or in whole when evaluating the various professional services.

Comments and concerns were shared by the Mayor and City Commission. Questions were asked relating to: 1) Committee, 2) Evaluations, 3) Projects, 4) Combining #5 and #6, 5) Scoring System Points and Ranges, 6) Calling for References and 7) #14 (Subjective). Staff answered questions posed by the Mayor and City Commission. Direction was given to staff to make the suggested corrections and bring back revised criteria to a future workshop.

5. DISCUSSION OF ILLUMINATED STREET NAME SIGNS.

Said item was not addressed.

6. SUBDIVISION MONTHLY REPORT ENDING MAY 31, 2019.

Said item was not addressed.

7. PROJECT STATUS REPORT THROUGH MAY 31, 2019.

Said item was not addressed.

8. STATUS REPORT ON PARKS & RECREATION PROJECTS.

Said item was not addressed.

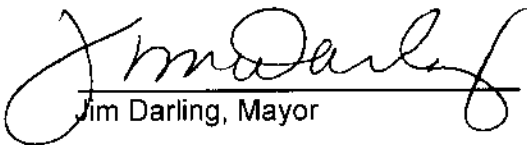
9. EXECUTIVE SESSION CHAPTER 551, TEXAS GOVERNMENT CODE, SECTION 551.071 (CONSULTATION WITH ATTORNEY), SECTION 551.072 (DELIBERATION REGARDING REAL PROPERTY), SECTION 551.074 (PERSONNEL MATTERS) AND SECTION 551.087 (ECONOMIC DEVELOPMENT).

- A) DISCUSSION WITH CITY ATTORNEY REGARDING LEGAL ASPECTS AND POSSIBLE LITIGATION RELATED TO SENATE BILL 1152. (SECTION 551.071, T.G.C.)
- B) CONSULTATION WITH CITY ATTORNEY REGARDING LEGAL ASPECTS OF PUBLIC SAFETY PARKING GARAGE CONTRACT. (SECTION 551.071, T.G.C.)
- C) CONSIDERATION OF ECONOMIC DEVELOPMENT MATTERS. (SECTION 551.087, T.G.C.)
- D) CONSULTATION WITH CITY ATTORNEY REGARDING CONVENTION CENTER HOLIDAY PROGRAM (SECTION 551.071, T.G.C.)
- E) CONSULTATION WITH CITY ATTORNEY REGARDING LEGAL ISSUES RELATED TO RESPITE CENTER. (SECTION 551.087, T.G.C.)

PUBLIC COMMENT SESSION: There were no public comments.

ADJOURNMENT

There being no other business to come before the Commission, the meeting was adjourned at 4:58 p.m.


Jim Darling, Mayor

Attest:


Perla Lara, TRMC/CMC, CPM
City Secretary