

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

The McAllen Board of Commissioners convened in a Workshop on **Monday, July 22, 2019** at 4:00 pm, at McAllen City Hall Third Floor (3rd) Commission Chambers, with the following present:

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

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 and City Secretary Perla Lara

CALL TO ORDER

Mayor Jim Darling called the meeting to order.

1. PRESENT QUESTIONS TO STAFF RELATING TO JULY 22, 2019 REGULAR MEETING AGENDA, TO BE DISCUSSED AT SUCH MEETING.

There were no questions related to the Regular Meeting Agenda.

2. DISCUSSION REGARDING PARKLAND FEES FOR RESIDENTIAL DEVELOPMENT.

A presentation was given on Parkland Fees for Residential Development. Staff noted that due to new state laws cities must now look into ways to encourage developers to request annexation voluntarily. It was noted that they are currently charging a fee of \$750.00 per lot for new developments and require parkland dedication. Staff mentioned that removing the \$750.00 per lot fee would encourage self-annexation thereby growing the City's ad valorem tax base. Staff noted that at the Ordinance Review Committee Staff reviewed this and initially recommended deletion of parkland dedication fees but staff new recommendation is to eliminate only those fees for land located outside city limits that agree to be annexed as a condition of development.

Comments and concerns were shared by the Mayor and City Commission. Questions were raised regarding: 1) Developed Properties, 2) Ordinance, 3) Subdivisions, 4) New Playgrounds, 5) Sidewalks, 6) Negotiating Fees, 7) City Limits, 8) Forced Annexation, 9) Other Incentives, 10) Sales Tax and 11) Park Committee. Staff answered questions posed by the Mayor and City Commission.

The City Commission directed staff to eliminate those fees for land located only outside city limits and place on next city commission agenda.

Mayor Jim Darling thanked staff for their presentation.

3. PROJECT STATUS REPORT THROUGH JUNE 30, 2019.

Staff gave a presentation of the projects that are currently under construction. Staff noted that all work presented was through June 30, 2019. Projects highlighted were as follows:

- Hazard Mitigation Grant Program
- Westway Heights Drainage Improvements
- Pecan Boulevard at N. 27th Street Drainage Improvements
- El Rancho Santa Cruz Subdivision Drainage Improvements
- Bond Projects
- 29th Street (Oxford to 107)
- Exterior Wall Repairs at Quinta Mazatlán
- Renovations to Quinta Mazatlán Window
- Asbestos Abatement and Demolition of Existing Building at the Park Administration and Metro Transfer
- Sara Avenue Roadway and Drainage Improvements
- TxDot Update on Bicentennial and I2
- Ware Road Project

Mayor Jim Darling thanked staff for their presentation.

4. SUBDIVISION MONTHLY REPORT ENDING JUNE 30, 2019.

Staff gave a presentation of subdivision monthly report ending June 30, 2019. Staff noted the following new subdivisions:

- Jay Plaza Subdivision
- 2621 S. 23rd Street Subdivision
- Zavi Estate Subdivision
- Villanueva Estates at Trinity Oaks, Lots 26A and 28A-55A Subdivision

Staff also noted on two recorded subdivisions: 1) Westwood One Subdivision and 2) Idea Public Schools – South McAllen Subdivision

Mayor Jim Darling thanked staff for their presentation.

5. STATUS REPORT ON PARKS & RECREATION DEPARTMENT PROJECTS.

Staff gave a presentation of Parks and Recreation departments projects. Staff noted the following:

- Airport Park Restrooms
- Bicentennial Trail
- Bill Schupp Park
- Parkland Zone-Cascade Park and Pool
- Parkland Zone – La Vista Park Pavilion
- Parkland Zone – Los Encinos Park
- Travis Tennis Courts Rehab
- Travis Tennis Courts Restroom
- Municipal Softball Complex

Mayor Jim Darling thanked staff for their presentation.

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)

On behalf of the Presiding Officer, the City Attorney recommended recessing into Executive Session pursuant to Chapter 551, Texas Open Code, Section 551.071 Consultation with City Attorney for item 6A.

Mayor Jim Darling recessed the meeting at 4:45 pm to go into Executive Session. Mayor Jim Darling announced that any action would be taken at the Regular City Commission Meeting.

A) CONSULTATION WITH CITY ATTORNEY REGARDING LEGAL ASPECTS OF PUBLIC SAFETY PARKING GARAGE CONTRACT. (SECTION 551.071, T.G.C.)

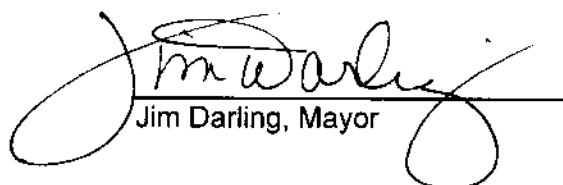
PUBLIC COMMENT SESSION: There was no public comment.

ADJOURNMENT

There being no other business to come before the Commission, the meeting was adjourned at 4:45 p.m.

Attest:


Perla Lara, TRMC/CMC, CPM
City Secretary


Jim Darling, Mayor