STATE OF TEXAS
COUNTY OF HIDALGO
CITY OF MCALLEN

The McAllen Board of Commissioners convened in a Workshop on **Friday, July 26, 2019**, at 8:00 am at Quinta Mazatlán Discovery Center, with the following present:

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

Staff: City Manager Roy Rodriguez, City Attorney Kevin Pagan, Assistant City Manager Michelle Rivera, City Secretary Perla Lara, Yvette Barrera City Engineer

CALL TO ORDER

Mayor Jim Darling called the meeting to order.

On behalf of the President Officer, the City Attorney recommended recessing into Executive pursuant to Chapter 551, Texas Open Code and Section 551.071, and 551.087 for Items 17A and 17B.

Commissioner Joaquin Zamora moved to recess the meeting to go into executive session. Mayor Pro Tem Veronica Whitacre seconded the motion. The motion carried unanimously by those present.

Mayor Jim Darling recessed the meeting at 8:30 am to go into executive session. Mayor Jim Darling reconvened the meeting at 9:30 am.

1. DISCUSSION OF ERP SOFTWARE PURCHASE.

Staff gave a brief presentation on the Enterprise Resource Planning (ERP) noting that ERP is a business management software that allows an organization to use a system of integrated applications to manage business. Said integrated applications include the following:

- Finance/Accounting
- Payroll
- Sales
- Purchasing

Staff discussed and compared ERP vs Non-ERP noting that the City needs an ERP. It was noted that in 2008, the City began its quest to purchase an ERP Solution and GP was purchased and implementation began in 2009. Staff briefly updated the Mayor and City Commission of where the City is at today through the continued growth throughout the eleven years and that as more and more third party applications are acquired to meet demand our ERP system is regressing into a decentralized solution. It was noted that moving forward the goal is to replace GP with a new ERP solution that is:

- Sized with Growth and Scalability
- Tailored for Local Government
- Core requirements are included in ERP
- Minimize Best of Breeds and External Applications
- Organically grown – not Third Party Integrated
- Reduce Maintenance Costs
- Increase Efficiency and Visibility of Information
- Best Value

Discussion ensued. Comments and concerns were shared by the Mayor and City Commission. Staff answered questions posed by the Mayor and City Commission. Commissioner Victor Haddad was nominated to the Technology Committee.

After due consideration, staff was directed to move forward with ERP planning and continue to update the Technology Committee.

2. DISCUSSION OF PUMP REHAB/REPLACEMENT (BALBOA, TRADE ZONE/HARVEY.)

Staff gave a recap on Stormwater Pump Stations Rehab/Replacement. Staff discussed the Balboa Stormwater Pump Station. The following background was provided:

- Serves an area of 346-acres made of primarily residential and commercial development
- Existing infrastructure has been in service for 45 years
- Facility pumps stormwater from the Balboa Drain to the Mission Inlet
- Excising pump must be manually engaged and lacks a secondary power back up

Balboa Stormwater Pump Station proposed improvements were discussed as follows:

- Replace Existing Pump
- Improvements to be evaluated as part of Master Drainage Study
- Study FY 19-20, Drainage Utility Fee
- Construction – as determined by recommendation from study
- Hidalgo County Drainage District proposing a gravity outfall funded by County and advertised for construction this year

McAllen Foreign Trade Zone Stormwater Pump Station proposed improvements were discussed as follows:

- Replace Existing pump (automated with back-up generator)
- Identified in Drainage Master Plan and funded through Drainage Utility Fee
- $201,600 (Design and Construction Estimate)
- Design FY 19-20
- Construction FY 20-21

The Harvey Stormwater Pump Station was also discussed. It was noted that it serves 383-acres made up primarily of residential and commercial development and has been in service for 38 years approximately. Staff stated that the facility pumps stormwater from the adjacent Jackson Regional Stormwater Detention Facility (RDF) to the downstream receiving stream (McAllen Southeast Blueline). Staff added that additionally the existing diesel-powered pump must be manually engaged and lacks a secondary power back up.

A question and answer session was held. Questions were raised as to: 1) Capacity vs. Technology, 2) Proposed Improvements, 3) Harvey Pump Station, 4) Zone Stormwater and 5) Construction Updates. Staff answered questions posed by the Mayor and City Commission.

Mayor and City Commission thanked staff for their presentation.

3. DISCUSSION OF GARBAGE PICKUP GUIDELINES.

Staff gave a recap on Garbage Pickup Guidelines.

A discussion ensued. Comments and concerns were shared by the Mayor and City Commission. Questions were raised as to: 1) Dead End Alleys, 2) Crews and 3) Sweeping vs Raking. Staff answered question posed by the Mayor and City Commission.

Mayor Jim Darling thanked staff for their presentation.

4. DISCUSSION OF BRUSH MOWING AND UPKEEP.

Staff gave a recap on brush mowing and upkeep. The following items were mentioned:

- Brown Leaf Bags
- Front Properties and Brush Pick Up
- Public Education
- Educating Citizens – Ads / Waterbills
- Recycling -Tours / Virtual Tours

A question and answer session was held. Comments and concerns were shared by the Mayor and City Commission. Staff answered questions posed by the Mayor and City Commission.

Mayor Jim Darling thanked staff for their presentation.

5. DISCUSSION OF TELEPHONE POLE SIGNAGE WITH SALE ADVERTISEMENT.

Said item was not addressed.

6. DISCUSSION OF STREETS.

Staff gave a recap on streets. The following items were mentioned:

- Taylor Road
- Kennedy
- 29th – Speeding
- 45th Street
- East/West Corridors
- Dove Avenue to Bicentennial
- Stop Signs
- Curb Extensions
- Traffic Circle vs Stop Signs
- Bond Projects

A question and answer session was held. Questions were raised as to: 1) Dove Avenue and 23rd, 2) CIP Fund, 3) McColl and 2nd , 4) Any Complaints on Islands / Mediums, 5) Traffic Study and 6) Other Projects and Cost Participation. Staff answered questions posed by the Mayor and City Commission.

Mayor Jim Darling thanked staff for their presentation.

7. FUTURE AGENDA ITEMS.

Future Agenda Items were mentioned as follows: 1) Sidewalks and Shelters

8. DISCUSSION OF STREETS LIGHTS.

Staff gave a recap on street lights. The following items were mentioned:

- Bentsen
- Dove
- Taylor Road

A discussion was held. Comments and concerns were shared by the Mayor and City Commission. Questions were raised as to: 1) La Hermosa, 2) South McAllen, 3) Encinos, 4) La Balboa, 5) AEP Communication and 6) AEP presenting at a Future City Commission Workshop. Staff answered questions posed by the Mayor and City Commission.

Mayor Jim Darling thanked staff for their presentation.

9. DISCUSSION OF PARKS – PROTECTIVE ACQUISITION/GREEN SPACE.

Staff gave a brief recap on City Parks and Protective Acquisition and Green Space. A discussion ensued and the following key issues were discussed:

- Consider the dual use property
- Bring back a Masterplan
- Funding for Future Parks
- Sam Houston
- Gardenia Properties

A discussion was held. Comments and concerns were shared by the Mayor and City Commission. A question and answer session was held. Staff answered questions posed by the Mayor and City Commission.

Mayor Jim Darling thanked staff for their presentation.

10. DISCUSSION OF JOINT CITY/SCHOOL PARKS.

Discussion ensued and items discussed were as follows:

- Properties and Subdivisions
- Hendricks Elementary
- MOU's with ISD
- Summer and Fall Projects
- Fencing and School's Responsibilities

A discussion was held. Comments and concerns were shared by the Mayor and City Commission. It was mentioned to schedule a meeting once MOU's are resolved.

11. DISCUSSION OF BUDGET.

Staff gave a recap on the 2019-2020 City of McAllen Budget.

A discussion ensued and staff answered questions posed by the Mayor and City Commission.

Mayor and City Commission thanked staff for their presentation.

12. DISCUSSION OF COMMUNITY CENTERS.

A brief discussion ensued and items discussed were as follows:

- Palm View Community Center
- Lark Community Center
- Las Palmas – Appearance
- Palmview Courtyard – Having a Community Garden
- Lack of Sidewalks
- Building Renovations – Interior Remodeling
- Long Term Use
- Linear Park / Hike and Bike Trail
- Golf Course Fence
- Landscaping at the Community Centers

Mayor and City Commission directed staff to bring back a report.

13. DISCUSSION OF COMMUNICATIONS.

Staff reported on rotating the City Commission Meeting to the various Community Centers. It was mentioned that there are several obstacles that would need to be worked through but that it could be done. Mayor and City Commission suggested perhaps doing one meeting per year.

Mayor and City Commission thanked staff for their presentation.

14. DISCUSSION OF HUMAN RESOURCES.

Said item was not addressed.

15. DISCUSSION OF DOWNTOWN REVITALIZATIONS.

Staff reported on efforts on Downtown Revitalizations. The following key issues were discussed:

- 10th Street
- 12th Street
- 16th Street
- 17th Street
- Entertainment District
- Existing Facilities
- Creating a Downtown Revitalization Committee

A discussion ensued. Comments and concerns were shared by the Mayor and City Commission. After due consideration, Mayor Jim Darling nominated Mayor Pro Tem Veronica Whitacre and Commissioner Victor "Seby" Haddad to the Downtown Revitalization Committee. Staff was instructed to place nominations to the new committee on a future Regular City Commission Meeting.

Mayor and City Commission thanked staff for their presentation.

16. DISCUSSION OF ABANDONED AND DILAPIDATED BUILDINGS/IMAGINE TOMORROW.

Staff reported on abandoned and dilapidated buildings. The following was discussed:

- Substandard Homes
- Imagine Tomorrow Statistics
- Program Recognitions
- Substandard Statistics
- Priority Ranking Method
- Examples of Areas of Concerns
- Vacant Structures – Summer 2019
- Average Cost of Demolition

- Budget Request for Fiscal Year 2019-2020

A brief discussion ensued and the Mayor and City Commission shared comments and concerns. Questions were raised as to: 1) Requested a List of Structures, 2) Imagine Tomorrow, 3) Incentives, 4) Improvement Value, Budget, 5) Involuntary Demolition and 6) Receiving Notice to Meetings so that Commissioners can attend.

Mayor and City Commission thanked staff for their presentation.

17. DISCUSSION OF TERM LIMITS.

Staff reported on Term Limits. A discussion ensued and the following key issues were mentioned:
- Voters contemplating term limits
- Single Member Districts and Terms (3 Full Terms)
- Term Limits on the City Commissioners only
- Revisiting the City Charter
- Charter Amendment

A discussion was held. Comments and concerns were shared by the Mayor and City Commission. Mayor Jim Darling nominated Commissioners Omar Quintanilla, Joaquin Zamora and Victor "Seby" Haddad to the Charter Amendment Committee. Staff was instructed to place nominations to the new committee on a future Regular City Commission Meeting.

Mayor and City Commission thanked staff for their presentation.

18. EXECUTIVE SESSION, CHAPTER 551, TEAS 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) CONSULTATION WITH CITY ATTORNEY REGARDING LEGAL ASPECTS OF ADVISORY BOARD SYSTEM. (T.G.C., 551.071)

No action.

B) DISCUSSION REGARDING ECONOMIC DEVELOPMENT MATTERS. (T.G.C. 551.087)

No action.

ADJOURNMENT

There being no other business to come before the City Commission the meeting was adjourned at 3:52 p.m.

Veronica Whitacre

Veronica Whitacre, Mayor Pro Tem

Attest:

Perla Lara

Perla Lara, TRMC/CMC, CPM
City Secretary