

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

The McAllen Board of Commissioners convened in a Workshop on **Monday, September 9, 2019** at 4:00 pm, at McAllen City Hall Third Floor (3<sup>rd</sup>) Commission Chambers, with the following present:

Mayor Jim Darling, Commissioner Javier Villalobos, Commissioner Joaquin Zamora, Commissioner Omar Quintanilla, Commissioner Victor Haddad,

Absent: 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 SEPTEMBER 9, 2019 REGULAR MEETING AGENDA, TO BE DISCUSSED AT SUCH MEETING.**

Question was asked to item 1C of the Regular Meeting Agenda.

**2. PRESENTATION OF MCC DISTRICT – ENHANCING INTEGRATION OF THE VETERAN'S WAR MEMORIAL.**

Staff gave a presentation of the MCC District Veteran's War Memorial. It was noted that the goal was to enhance the integration of the Veteran's War Memorial of Texas as part of the McAllen Convention Facilities. Staff presented a power point presentation and touched on the general overview of current and proposed integration of the Veteran's War Memorial at the McAllen Convention Center District including the following:

- Signage
- Marketing Collateral
- Security

A discussion ensued. Comments and concerns were shared by the Mayor and City Commission. Questions were raised as to: 1) Cameras, 2) LED Lights, 3) Future Savings, 4) Security Plan for future, 5) Additional Security Guards, 6) Phases and Budget and 7) Projects. Staff answered questions posed by the Mayor and City Commission.

Mayor Jim Darling thanked staff for their presentation.

**3. HIDALGO COUNTY DRAINAGE DISTRICT NO. 1 PROJECT UPDATE.**

Staff gave a project update on the Hidalgo County Drainage District 1. A general overview was given as follows:

- Balboa Estate Area Drainage Improvements
- 23<sup>rd</sup> Street & Mile 17 ½
- 2018 Bond Project #15 J-08 Drain
- 2018 Bond Project #16 Jackson Road Drain
- 2018 Bond Project #25 Mission McAllen Rado Alternate
- 2018 Bond Project #26 Mission Lateral
- 2018 Bond Project #31 Pharr McAllen Drain

Staff also reviewed the project costs, design statuses and estimated completion timelines.

A discussion ensued. Comments and concerns were shared by the Mayor and City Commission. Questions were raised as to: 1) Tres Lagos, 2) Timeline, 3) Before and After Improvements, 4) Improvement Capacity, 5) Irrigation Canal, 6) Water Safety Elevation and 7) Schematic Layouts. Staff answered questions posed by the Mayor and City Commission.

Mayor Jim Darling thanked staff for their presentation.

**4. DISCUSSION OF BUILDING BOARD OF ADJUSTMENT'S MEMBER'S CREDENTIALS.**

Staff provided a brief update on the process of the Building Board of Adjustment and Appeals Member's Credentials. It was noted that recently the department made the transition of substandard building condemnation from the Building Inspection Department to the Code/Environmental Health Department. This will help capitalize on the work being done with the Imagine Tomorrow Program. It was mentioned that the department is ramping up education efforts with the Building Board of Adjustments to prepare them for said responsibility. It was noted that in reviewing the Ordinance which requires five specifically qualified individuals it was noticed that the appointments on the board currently are mostly qualified as position 1. The positions are as follows:

- Registered design profession with architectural experience or a builder/super of building construction 10 years experience and 5 as supervisor
- Registered design professional with structural engineering experience
- Registered design professional with mechanical and plumbing experience or mechanical contractor with 10 years experience and 5 in charge
- Registered design professional with electrical engineering experience or electrical contractor with 10 years experience and 5 in charge
- Registered design professional with fire protection engineering experience or fire protection contractor with 10 years experience and 5 in charge

It was mentioned that in order to be rock solid for any challenge that could occur to this quasi-judicial board (no appeals within the City, but directly to District Court) staff wants to ensure that we are in line with the requirements of the Building Board of Adjustments as laid out in the Building Code.

A discussion ensued. Comments and concerns were shared by the Mayor and City Commission. Questions were raised as it related to: 1) State Mandated, 2) Alternatives and 3) Amend Code to not require specific qualifications. Staff answered questions posed by the Mayor and City Commission.

Mayor Jim Darling thanked staff for their presentation.

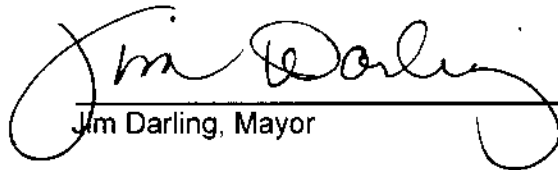
**5. EXECUTIVE SESSION, CHAPTER 551, TEXAS GOVERNMENT CODE, SECTION 551.071 (CONSULTATION WITH ATTORNEY), SECTION 551.072 (DELIBERATION REGARDING REAL PROPERTY), SECTION 551.074 (PERSONNEL MATTERS) AND SECTION 551.087 (ECONOMIC DEVELOPMENT)**

**A) CONSULTATION OF ECONOMIC DEVELOPMENT MATTERS. (SECTION 551.087, 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 4:57 p.m.

  
Jim Darling, Mayor

Attest:



Perla Lara, TRMC/CMC, CPM  
City Secretary