

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

The McAllen Board of Commissioners convened in a Workshop on **Monday, September 23, 2019** at 4:00 pm, at McAllen City Hall Third Floor (3rd) Commission Chambers, with the following present:

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

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 23, 2019 REGULAR MEETING AGENDA, TO BE DISCUSSED AT SUCH MEETING.

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

2. DISCUSSION OF THE SCHEMATIC DESIGN FOR THE QUINTA MAZATLAN PALM HOUSE PROJECT WITH AUTHORIZATION TO PROCEED TO THE DESIGN DEVELOPMENT PHASE.

Staff briefed the City Commission of the Schematic Design by Megamorphosis Inc. Staff noted that Megamorphosis has completed the Schematic Design Phase for the Quinta Mazatlán Palm House Project. It was noted that estimated construction costs for the Base Bid was \$10,500,000.00 while estimated construction costs for the proposed add alternates totaled \$10,675.00 and \$1,000,000.00 for LEED related elements. Also noted was that as part of the add alternated improvements, a Park and Ride Facility is being coordinated with Transit Department that the City is seeking Federal Transit Administration funds for the construction of the facility.

Staff presented a power point presentation and touched on the following:

- Overall Site Plan
- City of McAllen Park and Ride
- Sustainability

A discussion ensued. Comments and concerns were shared by the Mayor and City Commission. Questions were raised as to: 1) Budget, 2) Vegetation Growth, 3) Materials, 4) Schematic Design, 5) Design Concept, 6) Landscaping, 7) Bird Nesting and 8) Safe Zones. Staff answered questions posed by the Mayor and City Commission.

Mayor Jim Darling thanked staff for their presentation.

3. DISCUSSION OF ANNEXATION UNDER THE NEW RULES.

Said item was discussed in executive session.

4. DISCUSSION OF SHORT TERM RENTAL COMPLIANCE.

Staff provided a brief update on Short Term Rental Compliance. It was noted that short-term rentals have come commonplace in McAllen and that the Ordinance requires owners and operators to register with the city, pay a one-time registration fee, file monthly reports and pay the same taxes as a traditional lodging business would. It was mentioned that the vast majority of short-term rentals in operation have not registered with the City. Staff touched briefly on the marketplaces such as AirBnB and VBRO and they do not provide the exact address until the booking process is complete. Staff stated that currently enforcement efforts are mostly based on complaints from neighbors or identifying exteriors from the online photos. It was noted that the city has been approached by Host Compliance, a company specializing in Short-term Rental enforcement and compliance. Host Compliance has 90% of the market share and their clients include the Austin, San Antonio, Los Angeles, Nashville and Charleston. Staff stated the service

is priced at \$6,345.00 with projected tax revenue to the City of \$14,316.00 (net gain of \$7,971.00) Staff mentioned that they recommend consideration of contracting with Host Compliance.

A discussion ensued. Comments and concerns were shared by the Mayor and City Commission. Questions were raised as it related to: 1) Revenue, 2) Businesses, 3) Complaints by Neighbors, 4) How many are in operation, 5) Dedicated Staff and 6) On-Line Revenues. Staff answered questions posed by the Mayor and City Commission.

Mayor Jim Darling thanked staff for their presentation.

5. HCRMA PROJECT UPDATE.

Staff provided an update on various projects as follows:

- ✓ Short Term Projects
 - 365 Toll and IBTC
 - IBTC Updates Since 2018
- ✓ Long Term Projects
 - West Loop and FM 1925
 - FM 2915 Updates Since 2016
 - New Project Listing to the Plan
- ✓ Project Configuration
- ✓ Overweight Permits
 - January 1, 2019 – August 31, 2019
 - January 1, 2018 – December 31, 2018

A discussion ensued. Comments and concerns were shared by the Mayor and City Commission. Questions were asked relating to: 1) Overweight Permits, 2) Military and 23rd, 3) Cibolo Road, 4) Pharr Bridge and Direct Connects, 5) Non Tolls and 6) Other Projects. Staff answered questions posed by the Mayor and City Commission.

Mayor Jim Darling thanked staff for their presentation.

6. PROJECT STATUS REPORT THROUGH AUGUST 31, 2019.

Staff provided an update on project status and discussed the following projects:

- ✓ Kennedy Avenue Drainage Improvements
- ✓ Westway Heights Drainage Improvements
- ✓ Pecan Boulevard at North 27th Street Drainage Improvements
- ✓ Bond Projects
- ✓ 29th Street (Oxford to 107)
- ✓ Sarah Avenue Roadway and Drainage Improvements
- ✓ 2018 Bond – Traffic Fiber Installation, Cabinet/Controller Installation
- ✓ TxDOT Update on Bicentennial and I2
- ✓ Ware Road Project

Mayor Jim Darling thanked staff for their presentation.

7. STATUS REPORT ON PARKS & RECREATION PROJECTS.

Said item was not addressed.

8. SUBDIVISION MONTHLY REPORT ENDING AUGUST 31, 2019.

Said item was not addressed.

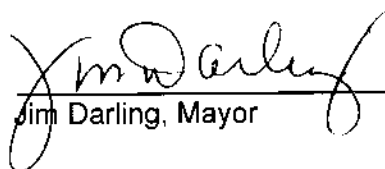
9. EXECUTIVE SESSION, CHAPTER 551, TEXAS GOVERNMENT CODE, SECTION 551.071 (CONSULTATION WITH ATTORNEY), SECTION 551.072 (DELIBERATION REGARDING REAL PROPERTY), SECTION 551.074 (PERSONNEL MATTERS) AND SECTION 551.087 (ECONOMIC DEVELOPMENT)

A) CONSULTATION OF ECONOMIC DEVELOPMENT MATTERS. (SECTION 551.087, T.G.C.)

PUBLIC COMMENT SESSION: The following citizen spoke in Public Comment Session: 1) Mr. Jesus Mendoza

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