

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

The McAllen Board of Commissioners convened in a Workshop on **Monday, November 11, 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 NOVEMBER 11, 2019 REGULAR MEETING AGENDA, TO BE DISCUSSED AT SUCH MEETING.

There were no questions relating to the November 11, 2019 Regular City Commission Meeting.

2. PRESENTATION OF TRANSIT SHELTER AND WALKWAYS.

Staff provided an update of Transit Shelter and Walkways. Handouts were distributed to the Mayor and City Commission. Staff touched on the following:

- Bus Stop Amenity Thresholds
 - ADA Accessibility
 - Bus Sign
 - System Information
 - Shelter and Bench
 - Sidewalk Connectivity
 - Safety Lighting
 - Trash Bag/Can
 - Landscaping/Planters
 - Bicycle Parking
 - Art/Placemaking
- Bus Shelter Design
- Pedestrian Access & Walkways
- Funding
- Friends of Transit
 - Remove trash around the shelter and bus stop area and deposit in the trash cans installed in the shelter
 - Report damage or signs of graffiti or any other suspicious activity at the shelter area to Metro McAllen
- What's Next
 - Continue investment in bus service
 - Implement Transit Plan
 - Bus Rapid Transit (BRT) Study
 - Transit Oriented Development (TOD)
 - Optimizing land use to maximize access to transit
 - Mixed use development

Staff mentioned the program benefits and highlighted the following:

- Reduces dependence on driving
- Allows residents to live, work and play in one area
- Stimulates the economy
- Decreased traffic congestion
- Higher more stable property values
- Transit investment has double the economic benefit than highway investment and reduces sprawl

A discussion ensued. Comments and concerns were shared by the Mayor and City Commission. Questions were raised as to: 1) Bus Stop Police, 2) Options, 3) Rain, 4) Using Panels for Advertisement, 5) North Trail Extension, 6) Feasibility Study, 7) Amenities on Business 83 and 8) Dedicated Lanes. Staff answered questions posed by the Mayor and City Commission.

Mayor Jim Darling thanked staff for their presentation.

3. REPORT ON PROGRESS ON STREETLIGHT IMPROVEMENT PROJECT.

Staff briefed the Mayor and City Commission on Traffic Operations, Streetlight Upgrades and Installs. Short presentation was given on the progress of the Streetlights Upgrades and Installations. Staff also mentioned that they had conducted a streetlight outage survey and a streetlight compliance survey on a couple of sectors of the city. Staff discussed the following streets:

- Total Streetlight Survey Area
- Report Submitted to AEP
- Total Survey Area
- Identified Existing Streetlights
- Identified Non-Compliant Streetlights
- Created Sectors for Field Investigations
- Staff Recommendations

A discussion ensued. Comments and concerns were shared by the Mayor and City Commission. Questions were raised as to: 1) Streetlight Survey, 2) Taylor & 10th, 3) AEP Fees, 4) Dark Area and Additional Lights, 5) Streetlight Inventory, 6) Request of List of Poles, 7) LED's, 8) Bicentennial and 9) Pilot Projects. Staff answered questions posed by the Mayor and City Commission.

After a lengthy discussion, staff was given direction to bring back a report on AEP.

Mayor Jim Darling thanked staff for their presentation.

4. PRESENTATION OF IMAGINE TOMORROW EXPANSION AND RENOVATION PROJECT.

Presentation was given on Imagine Tomorrow Expansion and Renovation Project. It was reported that Health & Code Enforcement Department would like to explore an expansion proposal that would include offering incentives to include homes that are not substandard but that are available for Renovation. In addition, expansion of empty lot incentives to cover the entire City of McAllen not just area that are low to moderate income or have experienced populations loss in the last Census (2010).

Staff presented a power presentation and touched on the basic requirements to qualify. Proposed new items were as follows:

- Renovation Incentive covering Single Family Houses and Duplex Structures (anywhere in the city) that are not necessarily substandard but are more than 50 years old, built before 1970.
- Empty Lot Customer
- Full Demolition
- Renovation Project Customer
- Proposed Budget

Also reviewed was the full demolition with new construction R-1 Single Family Construction:

- Improvement Incentive Capped at \$5,000 for improvements
- Waiving of Administrative Building Permit Fees (Plumber, Electrician and other Subcontractors)
- Release of City Liens (Weedy Lot / Board-Up) if any
- Free Roll-Off Containers
- 50% Reimbursement for Labor Cost of Full Demolition

Full demolition with new construction R-2 Duplex-Fourplex Construction:

- Improvement Incentive Capped at \$7,500 for improvements
- Release of City Liens (Weedy Lot/Board-up) If any
- Free Roll-off Containers
- 50% Reimbursement for Labor Cost of Full Demolition

Renovate Homes Built Before 1970

- Would not need to be Substandard to Qualify
- Incentive based on 10% Rebate on Actual Investment for Renovation Capped at \$5,0000
- Waiving of Administrative Building Permit (Plumber, Electrician and other Subcontractors)
- Landscape/Irrigation Reimbursement up to \$500 for Irrigation System and Native Plants/Trees

A discussion ensued. Comments and concerns were shared by the Mayor and City Commission. Questions were raised as to: 1) Number of Structures, 2) Restrictions, 3) Return on Investment, 4) Dilapidated Structures, 5) Refresh and 6) Thresholds. Staff answered questions posed by the Mayor and City Commission.

After a lengthy discussion, staff was given direction to drop the thresholds and bring back more restrictions.

Mayor Jim Darling thanked staff for their presentation.

5. PROJECT ON BICENTENNIAL EXTENSION (TRENTON TO SH 107) INTERSECTION CONFIGURATIONS.

Staff gave a report on project on Bicentennial Extension (Trenton to SH 107) Intersection Configurations. A recommendation was made to review the intersections for Bicentennial extension project.

Comments and concerns were shared by the Mayor and City Commission. Staff answered to comments posed by the Mayor and City Commission.

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)

- A) CONSULTATION WITH CITY ATTORNEY REGARDING POTENTIAL LITIGATION ARISING FROM MOTOR VEHICLE ACCIDENT. (SECTION 551.071, T.G.C.)
- B) CONSIDERATION OF ECONOMIC DEVELOPMENT MATTERS. (SECTION 551.087, T.G.C.)
- C) DISCUSSION AND POSSIBLE LEASE, SALE OR PURCHASE OF REAL PROPERTY: TRACT 1, TRACT 2. (SECTION 551.072, T.G.C.)

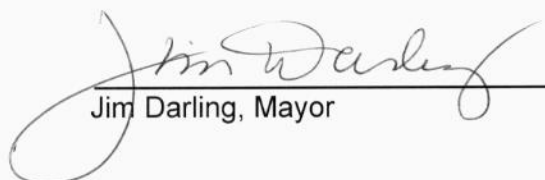
PUBLIC COMMENT SESSION: There was no Public Comment.

ADJOURNMENT

There being no other business to come before the Commission, the meeting was adjourned at 5:00 p.m.

Attest:


Perla Lara, TRMC/CMC, CPM
City Secretary


Jim Darling, Mayor