

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

The McAllen Board of Commissioners convened in a Workshop on **Monday, December 9, 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 DECEMBER 9, 2019 REGULAR MEETING AGENDA, TO BE DISCUSSED AT SUCH MEETING.

Questions were asked relating to item 1A5 of the Regular City Commission Meeting.

2. REPORT ON DRAINAGE MAINTENANCE PLAN.

Staff provided an update of the City of McAllen Drainage System and reviewed the following items:

- Drain Ditches
- Storm Drainpipe
- Storm Drain Inlets
- Storm Drain Manholes
- Regional Detention Facilities
- Drainage Maintenance Operations
- Stormwater Maintenance
- New Quadrant Schedules

A discussion ensued. Comments and concerns were shared by the Mayor and City Commission. Questions were raised as to: 1) Issues, 2) Educating the Community, 3) Ride/Run/Share Event 4) Hurricane Season, 5) Harvey and 2nd Streets, 5) Alleys / Raking, 6) Using City's Website for Announcements, 7) Drainage Improvements, 8) Herbicide and 9) New Quadrant Schedules. Staff answered questions posed by the Mayor and City Commission.

Mayor Jim Darling thanked staff for their presentation.

3. REPORT ON POTHOLE REPAIR PROGRAM.

Staff provided an update of the Public Works Street Maintenance Potholes and reviewed the following items:

- Street Maintenance
- Pothole Repairs
- Pothole Requests
- Pothole Work Order Process
- Sanitation Patrol Application

A discussion ensued. Comments and concerns were shared by the Mayor and City Commission. Questions were raised as to: 1) Alleys, 2) Response Time and 3) 2nd, 29th and Bicentennial Streets. Staff answered questions posed by the Mayor and City Commission.

Mayor Jim Darling thanked staff for their presentation.

4. PRESENTATION OF EXPANSION OF IMAGINE TOMORROW PROGRAM.

Staff provided an update on expansion of Imagine Tomorrow Program. It was mentioned that two options were being provide for consideration as follows:

Option 1 – Qualifications

- Any Owner that Invests more than \$10,000.00
- R-1 Single Family Residential Home
- House is 50+ years old
- No Incremental Investments, No Partial Rebates
- Address will be considered for One Grant per Year
- Separate Landscaping Reimbursement
- 10% Rebate for Interior Renovations Capped at \$5,000 for Single Family and \$7,500 for Duplex-Fourplex Structures

Option 2 – Qualifications

- Investments lower than \$10,000.00 are at Discretion of the Director of Health & Code Enforcement due to Highly Visible Location (Corner Lots) or Improvements that will enhance neighborhood
- Address will be considered for One Grant per Year
- No Incremental Investments, No Partial Rebates
- R-1 Single Family Residential Home
- House is 50+ years old
- Separate Landscaping Reimbursement
- 10% Rebate for Renovations Capped at \$5,000 for Single Family and \$7,500 for Duplex-Fourplex Structures

A discussion ensued. Comments and concerns were shared by the Mayor and City Commission. Questions were raised as to: 1) Homes Being Repaired, 2) Appraised Value of Square Footage, 3) Rebates, 4) Owners/Occupants, 5) CAPS, 6) Demolitions, 7) Improvement Value and 8) Interior/Exterior Renovations. Staff answered questions posed by the Mayor and City Commission.

After due consideration, it was the consensus of the Mayor and City Commission to proceed with Option 1.

Mayor Jim Darling thanked staff for their presentation.

5. DISCUSSION OF VEHICLES FOR HIRE ORDINANCE.

Said item was not addressed.

6. DISCUSSION OF STREET LIGHT OUTAGES WITH AEP.

Mr. Lee Jones addressed the Mayor and City Commissions on the issues related to the street light outages throughout the City and the response after the street light issues are reported. An explanation was provided as to the types of service, process and the number of days. It was noted when it's a bad underground cable it takes more than three days after the outage is reported.

A discussion ensued. Comments and concerns were shared by the Mayor and City Commission. Questions were raised as to: 1) Process, 2) 3 Day Reporting, 3) Allowance for Estimated Amount of Lights Reported, 4) Calls Reported and Work Repair Orders, 5) Current Rates, 5) Dove/Trenton Lights, 6) Tree Trimming, 7) Enforcement, 8) Report with Times Reported and Lights Repaired Monthly, 9) Public Events. Staff answered questions posed by the Mayor and City Commission.

Mayor Jim Darling thanked staff for their presentation.

7. TYLER ROAD (I2 TO DAFFODIL) WIDENING UPDATE.

Said item was not addressed.

8. 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)

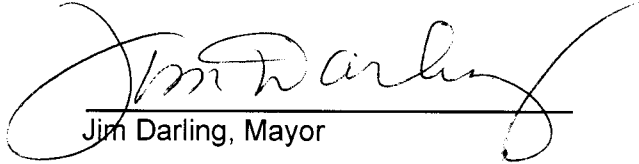
- A) DISCUSSION AND POSSIBLE LEASE, SALE OR PURCHASE OF REAL PROPERTY: TRACT 1, TRACT 2. (SECTION 551.072, T.G.C.)**

- B) CONSIDERATION OF ECONOMIC DEVELOPMENT MATTERS. (SECTION 551.087, T.G.C.)
- C) CONSULTATION WITH CITY ATTORNEY REGARDING LEGAL ISSUES RELATED TO RISK, CLAIMS AND DRUG & ALCOHOL TESTING. (SECTION 551.071, T.G.C.)
- D) CONSULTATION WITH CITY ATTORNEY REGARDING PROPERTY AND CASUALTY FISCAL YEAR REPORT. (SECTION 551.071, T.G.C.)
- E) CONSULTATION WITH CITY ATTORNEY REGARDING PENDING LITIGATION - CAUSE NO. CL-19-5924-F; ROBERT RODRIGUEZ V. CITY OF MCALLEN. (SECTION 551.071, T.G.C.)
- F) CONSULTATION WITH CITY ATTORNEY REGARDING PENDING LITIGATION - CAUSE NO. C-4551-19-J; MARY A. GARZA V CINEMARK USA, INC AND CITY OF MCALLEN. (SECTION 551.071, T.G.C.)

PUBLIC COMMENT SESSION: Mr. Manuel Liscano.

ADJOURNMENT

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


Jim Darling, Mayor

Attest:


Perla Lara, TRMC/CMC, CPM
City Secretary