



Mayor James "Jim" Darling  
Mayor Pro Tem/Commissioner Veronica Whitacre  
Commissioner Javier Villalobos  
Commissioner Joaquin J. Zamora



Commissioner J. Omar Quintanilla  
Commissioner Tania Ramirez  
Commissioner Victor "Seby" Haddad  
City Manager Roel "Roy" Rodriguez, P.E.

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**NOTICE OF WORKSHOP TO BE HELD BY THE  
MCALLEN BOARD OF COMMISSIONERS  
MONDAY, FEBRUARY 10, 2020 – 4:00 PM  
MCALLEN CITY HALL  
CITY COMMISSION CHAMBERS; 3RD FLOOR  
1300 HOUSTON AVENUE  
MCALLEN TEXAS, 78501**

**AGENDA**

"At any time during the course of this meeting, the City Commission may retire to Executive Session under Texas Government Code 551.071(2) to confer with its legal counsel on any subject matter on this agenda in which the duty of the attorney to the City Commission under the Texas Disciplinary Rules of Professional Conduct of the State Bar of Texas clearly conflicts with Chapter 551 of the Texas Government Code. Further, at any time during the course of this meeting, the City Commission may retire to Executive Session to deliberate on any subject slated for discussion at this meeting, as may be permitted under one or more of the exceptions to the Open Meetings Act set forth in Title 5, Subtitle A, Chapter 551, Subchapter D of the Texas Government Code."

**CALL TO ORDER**

1. Present questions to staff relating to the February 10, 2020 Regular Meeting Agenda, to be discussed at such meeting.
2. Discussion of Contract Amendment No. 3 for the Quinta Mazatlan Palm House Design Services.
3. Overview of Proposed Tax Credit Developments.
4. Discussion of Boards Ex-Officio Members for McAllen Boys and Girls Club and others.
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 with City Attorney regarding legal issues related to Drug & Alcohol Testing. (Section 551.071, T.G.C.)

- B)** Discussion with City Attorney regarding legal aspects of Legislative Agenda. (Section 551.071, T.G.C.)
- C)** Consultation with City Attorney regarding pending litigation - Cause No. C-0912-19-J; Rebecca Echazarreta v. City of McAllen. (Section 551.071, T.G.C.)
- D)** Discussion and possible lease, sale or purchase of real estate located at 8601 N. 23<sup>rd</sup> Street. (Section 551.072, T.G.C.)
- E)** Consultation with City Attorney regarding legal issues related to Personnel Matters. (Section 551.071, T.G.C.)
- F)** Consideration of Economic Development Matters. (Section 551.087, T.G.C.)

## **ADJOURNMENT**

**IF ANY ACCOMMODATION FOR A DISABILITY IS REQUIRED (OR INTERPRETERS FOR THE DEAF), NOTIFY THE CITY SECRETARY'S DEPARTMENT AT 681-1020 FORTY-EIGHT (48) HOURS PRIOR TO THE MEETING DATE. WITH REGARD TO ANY ITEM, THE BOARD OF COMMISSIONERS MAY TAKE VARIOUS ACTIONS INCLUDING BUT NOT LIMITED TO RESCHEDULING AN ITEM IN ITS ENTIRETY FOR A FUTURE DATE OR TIME.**

### **C E R T I F I C A T I O N**

I, the Undersigned Authority, do hereby certify that the attached agenda of the meeting of the McAllen Board of Commissioners is a true and correct copy and that I posted a true and correct copy of said notice on the bulletin board in the Municipal Building, a place convenient and readily accessible to the general public at all times, and said Notice was posted on February 7, 2020 at 2:00 PM and will remain so posted continuously for at least 72 hours preceding the scheduled time of said meeting in accordance with Chapter 551 of the Texas Government Code.

/s/  
Perla Lara, TRMC/CMC, CPM  
City Secretary



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**ITEM SUMMARY**

BOARD: City Commission

AGENDA ITEM

1.

DATE SUBMITTED

2/4/2020

MEETING DATE

2/10/2020

1. Agenda Item: Present questions to staff relating to the February 10, 2020 Regular Meeting Agenda, to be discussed at such meeting.

2. Party Making Request:

3. Nature of Request:

4. Routing:

Cindy Gonzalez  
Perla Lara  
Kevin Pagan

Created/Initiated - 2/4/2020  
Approved - 2/4/2020  
Final Approval - 2/5/2020

5. Staff Recommendation:

6. Advisory Board:

7. City Attorney:

8. Manager's Recommendation:



#### ITEM SUMMARY

BOARD: City Commission

|                |           |
|----------------|-----------|
| AGENDA ITEM    | 2.        |
| DATE SUBMITTED | 1/29/2020 |
| MEETING DATE   | 2/10/2020 |

1. Agenda Item: Discussion of Contract Amendment No. 3 for the Quinta Mazatlan Palm House Design Services.
2. Party Making Request: Yvette Barrera
3. Applicant:
4. Nature of Request: Proposed Contract Amendment No.3 is an increase in cost to include redesign for a larger Palm Room to accommodate 250 guests and also includes design services for the new ticket booth and other associated design changes and clarifications.
5. Fiscal Impact Summary: Acct. No. 302-8708-466-66-10 BB 2003 \$1,926,260 / BB 1804 \$1,039,260

|                   |                |                                              |
|-------------------|----------------|----------------------------------------------|
| Original Contract | \$1,409,120.00 | BB1804                                       |
| CA 1              | \$124,970.00   | BB 1804                                      |
| CA 2              | \$1,926,259.60 | BB2003                                       |
| Proposed CA 3     | \$255,047.00   | BB2003                                       |
| Revised Contract  | \$3,715,396.60 | (\$1,534,090 BB1804 / \$2,180,006.60 BB2003) |

#### **Subject to a budget amendment to BB2003**

6. Budgeted: No

|               |                     |                   |                       |
|---------------|---------------------|-------------------|-----------------------|
| Bid Amount:   | <u>\$255,047.00</u> | Budgeted Amount:  | <u>\$2,965,380.00</u> |
| Under Budget: | <u>\$0.00</u>       | Over Budget:      | <u>\$0.00</u>         |
|               |                     | Amount Remaining: | <u>\$0.00</u>         |

7. Routing:

|                  |                               |
|------------------|-------------------------------|
| Veronica Sanchez | Created/Initiated - 1/29/2020 |
| Yvette Barrera   | Approved - 1/29/2020          |
| Yajaira Flores   | Approved - 1/31/2020          |
| Angie Rodriguez  | New -                         |
| Sergio Villasana |                               |
| Gerardo Noriega  |                               |
| Michelle Rivera  |                               |
| Kevin Pagan      |                               |

8. Staff Recommendation: Staff recommends approval of Contract Amendment No. 3 for Quinta Mazatlan Palm House Design Services in the amount of \$255,047 for a revised contract amount of \$3,1715,396.60, subject to a budget amendment.
9. Advisory Board:
10. City Attorney:

## 11. Manager's Recommendation:



**CITY OF MCALLEN  
ENGINEERING DEPARTMENT  
MEMORANDUM**

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**To:** Roel "Roy" Rodriguez, City Manager  
**From:** Yvette Barrera, PE, CFM, City Engineer  
**Date:** January 2, 2020  
**Subject:** **Consideration and Approval of Contract Amendment Number 3 for the Quinta Mazatlan Palm House Project. (Project No. 08-17-S41-487)**

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**Goal**

Consideration and approval of Contract Amendment #3 for the Quinta Mazatlan Palm House Project.

**Explanation**

Megamorphosis Inc. has submitted a proposal for increase in design services for various items. The Contract amendment includes revisions to various components of the project that would require additional design services to be compensated.

The first is an includes a request for services submitted by staff to increase the size of the palm room to accommodate 250 guests. This includes up to 3,000 additional square feet of space and redesign of the project site in order to expand the palm room towards the west. The added scope of work is an estimated increase of \$1.1 million in construction cost. The Architectural team is requesting an additional compensation of \$182,562 to accomplish this work.

Also included is the design services for the ticket booth/entry way. Although this feature was shown in the previous phase approval at a construction cost of \$400,000, the Architectural team had not submitted the design services for this feature. They are seeking an additional design fee of \$74,830 to complete this work.

There are also additional design services that include specialty lighting and renegotiated fees for the bus charging station, extension of drainage system across 10<sup>th</sup> Street and associated surveying services and reimbursables. This is a total of \$41,110.00.

Lastly, the exhibit design services were also renegotiated to include design services provided by the Architect at no additional fee.

The total of the services is in the amount of \$293,002.00, however there is a proposed credit for the charging station in the amount of \$43,455, resulting in an increase in services in an amount not to exceed \$255,047.00

**Options**

Approve or disapprove the Contract Amendment.

**Recommendation**

Staff recommends approval of Contract Amendment Number 3 for the Quinta Mazatlan Palm House Project in the amount not to exceed \$255,047.00 for a revised contract amount of \$3,715,396.60.

# megamorphosis



Quinta Mazatlán Proposal for Additional Services for  
Redesign of the Palm Room and Addition of Ticket Booth

# megamorphosis

Jan. 06, 2020

Ms. Yvette Barrera  
City Engineer  
City of McAllen  
311 N. 15<sup>th</sup> Street  
McAllen, Texas 78501

RE: Additional Architectural Services – Increasing the Size of the Palm Room, adding a Ticket booth, and collateral work.

Dear Yvette,

We propose the following additional services to the Quinta Mazatlán World Birding Center project. As we understand the additional scope, the design team will provide full architectural services and re-visit the existing design to increase the size of the palm room to accommodate 250 guests and add a standalone ticket booth for entering the grounds from the parking area. It is estimated that an additional 2,400 – 3,000 square feet will be added to the Palm Room to accommodate the new occupant load and desired function of the space. The ticket booth will accommodate 2 attendants and be an air-conditioned space. The ticket booth will adhere to LEED requirements for the design of the HVAC system. Power and data infrastructure will also be provided. The design of the ticket booth will complement the new building and take cues from the steel superstructure. The added scope of work is estimated at 1.5 million dollars. This new work will require re-work of the existing design and set of drawings, including but not limited to:

- Relocating the building on site in order to accommodate the increased size of the palm room.
- Re-work the design and size of the wetlands pond to accommodate the increased size of the palm room
- Re-grade the site
- Re-visit the design of the parking garden in order to accommodate the new location for the building
- Re-design of the eastern most wing of the superstructure
- Re-design of the western plaza at the amphitheater
- Re-work of the tree preservation plan
- Re-calculate plumbing fixture count
- Re-size catering kitchen accordingly
- Reevaluate Life Safety Analysis

Also included in this proposal:

- Survey of existing storm sewer infrastructure west of the project site along 10<sup>th</sup> street and between 10<sup>th</sup> street and Old 10<sup>th</sup> street.
- Design of improvements for storm sewer infrastructure in order to tie into the existing storm sewer system between 10<sup>th</sup> street and old 10<sup>th</sup> street.
- Specialty Landscape and Exterior Building Lighting Design
- Design of Power Infrastructure for Inductive Bus Charging Stations (re-negotiated amount)
- Exhibit design by the Architectural team (re-allocated funds)

megamorphosis, Inc.

324 West Van Buren, Harlingen, Texas 78550

P: (956) 428-1779 F: (956) 425-5886 mega@megamorphosisdesign.net

## Scope of Services:

1. The scope of services will continue as described in articles 1.2 through 1.6.17 of the prime agreement between the City of McAllen and Megamorphosis.

## Basis for Compensation:

The compensation for Architectural and Engineering services is determined by the additional scope for each consultant, and is broken down as follows:

|                           |                  |                               |
|---------------------------|------------------|-------------------------------|
| Architect of Record       | Megamorphosis    | \$ 30,000                     |
| Design Architect          | Overland         | \$122,557                     |
| MEP Engineer              | CNG Engineering  | \$ 29,400                     |
| Structural Engineer       | IES              | \$ 11,300                     |
| Landscape Architect       | Ten Eyck         | \$ 58,400                     |
| Superstructure Consultant | Metalabs         | \$ 2,000                      |
| Civil Engineer            | PCE              | \$ 7,545 (includes surveying) |
| Cost Estimator            | Vermeulens       | \$ 8,300                      |
| Specialty Lighting        | Studio Lumina    | \$ 23,500                     |
| LEED Consultant           | EOSIS            | N/A                           |
| SITES Consultant          | Red Beyond Green | N/A                           |
| Special Systems           | WJHW             | N/A                           |
| Signage Consultant        | Fd2s             | N/A                           |
| TOTAL_____                |                  | \$ 293,002                    |

## Renegotiation of Existing Contract

- **From the Prime Agreement**
  - o Exhibit Design will be provided by the Architectural Team. The balance of HSD's fee for the contract amount of \$220,500 plus \$9,000 of reimbursable expenses will be transferred to Megamorphosis, Inc's. contract in order to carry out the remaining exhibit design work. The balance of the fee is \$183,323.07
- **From Additional Services #02 (Add Alternates)**
  - o \$50,655 for design of the infrastructure of the inductive bus charging stations has been re-negotiated from the previous contract. The new fee for this service is \$7,200 (see attached proposal). The City of McAllen will be credited the balance of \$43,455.

## Reimbursable Expenses

Budget an additional \$5,500 to cover reimbursables for FD2S (sign design consultant) and Studio Lumina (specialty lighting consultant)

- *Reimbursable expenses shall be billed at actual cost*

megamorphosis, Inc.

324 West Van Buren, Harlingen, Texas 78550

P: (956) 428-1779 F: (956) 425-5886 mega@megamorphosisdesign.net

## Project Schedule:

The schedule shall be re-established upon approval of additional services as follows:

Design Development – 4 to 6 months

Construction Documents – 5 to 6 months

## Payment Schedule:

Schematic Design = 0% (already completed this phase)

Design Development = 40%

Construction Documents = 40%

Construction Administration = 20%

## Exclusions:

- Windstorm certification
- TDLR fees
- Site Wide Exhibit Design
- Special Systems Design

## Standard Terms and Conditions of Agreement:

Hourly Rate Schedule: Compensation for hourly services if required:

|                      |             |
|----------------------|-------------|
| Principal Architect  | \$135.00/hr |
| Registered Architect | \$120.00/hr |
| Architectural Intern | \$ 75.00/hr |
| Draftsman            | \$ 60.00/hr |
| Administrative       | \$ 40.00/hr |

The Texas Board of Architectural Examiners has jurisdiction over complaints regarding the professional practices of persons registered as architects/landscape architects/registered interior designers in Texas.” 333 Guadalupe Street, Suite 2-350, Austin, Texas 78701 512-305-9000.

I have read and agree with the terms of the contract, and standard terms and conditions. If this proposal is acceptable, please indicate your acceptance by signing and returning one copy of this contract to our office. We thank you for the opportunity to be of service.

Owner: \_\_\_\_\_ Date: \_\_\_\_\_

Architect:  \_\_\_\_\_ Date: 20.01.06

megamorphosis, Inc.

324 West Van Buren, Harlingen, Texas 78550

P: (956) 428-1779 F: (956) 425-5886 mega@megamorphosisdesign.net

# THE FOLLOWING PAGES CONTAIN PROPOSALS FROM ALL CONSULTANTS AS FOLLOWS:

- EXHIBIT A - OVERLAND PROPOSAL
- EXHIBIT B - CNG PROPOSAL
- EXHIBIT C - CNG PROPOSAL (BUS CHARGERS)
- EXHIBIT D - IES PROPOSAL
- EXHIBIT E - TEN EYCK PROPOSAL
- EXHIBIT F - METALABS PROPOSAL
- EXHIBIT G - PCE PROPOSAL
- EXHIBIT H - VERMEULENS PROPOSAL
- EXHIBIT I - STUDIO LUMINA PROPOSAL


**AIA<sup>®</sup> Document G803™ – 2017**
***Amendment to the Consultant Services Agreement***
**PROJECT: (name and address)**

Quinta Mazatlan  
600 Sunset Drive  
McAllen, Texas 78503

**AGREEMENT INFORMATION:**

Date: October 26, 2018

**AMENDMENT INFORMATION:**

Amendment Number: 002

Date: November 21, 2019

**ARCHITECT: (name and address)**

Megamorphosis, Inc.  
324 West Van Buren Ave.  
Harlingen, Texas 78550  
956-428-1779

**CONSULTANT: (name and address)**

Overland Partners, Inc.  
203 East Jones Ave, Suite 104  
San Antonio, Texas 78209  
210-829-7003

The Architect and Consultant amend the Agreement as follows:

Original scope as stated in C401 Agreement executed on October 26, 2018 states the following:

Design of phase 1 of the master plan as proposed by Overland Partners, in the Master Plan document dated 2018. The project consists of an approximately 12,000 sf Palm House, 20,000 sf outdoor decks and gathering spaces, a new wetland, exhibits, parking area, new drive, and a gateway landmark.

Quinta Mazatlan intends to increase the original scope of the Palm House Phase 1 project that encompass the following:

- Increase size of Palm Room, Catering Kitchen, Bridal Suite and Storage from 150 occupants to accommodate 250 occupants
  - o Programming
  - o Schematic Design
  - o Design Development
  - o Construction Documents
  - o Construction Administration
- Ticket Booth and Entry Gate
  - o Programming
  - o Schematic Design
  - o Design Development
  - o Construction Documents
  - o Construction Administration

The Consultant's compensation and schedule shall be adjusted as follows:

**Compensation Adjustment:****Original Fee:**

|                             |           |
|-----------------------------|-----------|
| Schematic Design            | \$122,670 |
| Design Development          | \$122,670 |
| Construction Documents      | \$95,410  |
| Construction Administration | \$34,075  |

New Scope will increase the Original Fee by the following amounts:

**Palm Room Enlargement:**

|                        |           |
|------------------------|-----------|
| Programming            | \$ 5,000  |
| Schematic Design       | \$ 26,037 |
| Design Development     | \$ 26,037 |
| Construction Documents | \$ 20,251 |

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User Notes:

(3B9ADA58)

Construction Administration      \$ 7,233  
 \$84,557 TOTAL FEE

**Ticket Booth and Entry Gate:**

Programming      \$ 5,000  
 Schematic Design      \$ 10,800  
 Design Development      \$ 10,800  
 Construction Documents      \$ 8,400  
 Construction Administration      \$ 3,000  
 \$38,000 TOTAL FEE

**Schedule Adjustment:**

•Palm Room Schedule –

- o 1 month Programming
- o 1 month Schematic Design
- o 2 months for Design Development
- o 6 months for Construction Documents
- o 18 months for Construction Administration

•Ticket Booth and Entry Gate Schedule

- o 1 month Programming
- o 1 month Schematic Design
- o 1 month Design Development
- o 6 months for Construction Documents
- o 18 months for Construction Administration

---

**SIGNATURES:**

Megamorphosis, Inc.

ARCHITECT *(Firm name)*

SIGNATURE

Chris Sias, Principal

PRINTED NAME AND TITLE

DATE

Overland Partners, Inc.

CONSULTANT *(Firm name)*

SIGNATURE

Rebecca Rathburn, VP Admin

PRINTED NAME AND TITLE

11/21/19

DATE



November 14, 2019

Chris Sias, R.A., NCARB  
Megamorphosis, Inc.  
324 West Van Buren  
Harlingen, Texas 78550

*Re: Engineering Additional Services Request  
Quinta Mazatlán  
McAllen, Texas  
CNG Project Number: 0040-18; ASR No. 5*

Dear Mr. Sias,

Per email sent 11/12/2019, CNG Engineering, PLLC (CNG) is submitting the following additional services request proposal revision to perform the additional MEP engineering design services associated with the increase in project scope indicated below.

- A. Scope and ROM construction cost of the parts is based on emails dated 11/12-13/2019, They include:
  - 1. Palm Room Expansion (2,400 SF additional space, allowing 250-person capacity)
  - 2. Stand-alone Ticket Booth structure (Considered as approximately 200 SF of conditioned area)
- B. Additional factors and considerations related to this revision include:
  - 1. A two-month project delay and re-start.
  - 2. Re-issue SD and revise work already progressed in DD Phase for Bid Packages 1 & 2.
  - 3. Incremental, additional CD Phase work due to added scope.
  - 4. Incremental, additional CA Phase work due to added scope.
  - 5. The plumbing fixture count will increase to accommodate additional people count.
  - 6. Increase of multiple MEP systems' capacity at the main building.
  - 7. MEP systems related to LEED point goals require modification due to this additional scope.
  - 8. The Ticket Booth building is assumed as required to meet the same LEED Platinum certification requirements as the main building, requiring dedicated mechanical systems.

**TERMS AND CONDITIONS**

Commissioning Services will not be provided by CNG Engineering. Separate Commissioning Agent is required to provide those services. A budgetary fee for the MEP consultant to provide "support" to the Commissioning Agent regarding design issues was previously provided and proportionally included in this fee proposal.

CNG has excluded technology from our scope on the original proposal and, by reference, this ASR. This excluded scope is for items like ISP coordination, structured cabling, WiFi, A/V, and security system design. CNG shall provide additional submittal review and construction meetings required for the additional scope. Otherwise, terms and conditions listed in our original professional services agreement dated September 25, 2018 apply to this ASR.

**COMPENSATION**

CNG's proposed fee is apportioned to parts described in Part A as:

Palm Room Expansion

Lump sum amount of **NINETEEN THOUSAND ONE HUNDRED DOLLARS (\$19,100.00)**

Ticket Booth Building

Lump sum amount of **TEN THOUSAND THREE HUNDRED DOLLARS (\$10,300.00)**

Reimbursables – Unchanged from previous Contracts and amendments.

**BILLING AND PAYMENT**

Billing for services shall be monthly, plus reimbursable expenses. ENGINEER'S billing date shall be consistent with CLIENT'S billing date. Project phase percentages are:

|                             |     |
|-----------------------------|-----|
| Schematic Design            | 20% |
| Design Development          | 20% |
| Construction Documents      | 40% |
| Construction Administration | 20% |

Payment is due within 30 days of the invoice date. All legal fees incurred in collecting past due amounts shall be reimbursed to CNG Engineering, PLLC.

Please indicate your acceptance of this proposal by signing in the space provided and returning one signed copy.

Sincerely,

Accepted for:  
Megamorphosis, Inc.

Travis E. Wiltshire, P.E.  
President

By: \_\_\_\_\_

Date: \_\_\_\_\_

TEW/ra

cc: File

This Proposal Letter Agreement is valid only if signed on or before December 31, 2019 unless extended in writing by both parties.



October 7, 2019

Chris Sias, R.A., NCARB  
Megamorphosis, Inc.  
324 West Van Buren  
Harlingen, Texas 78550

*Re: Engineering Additional Services Request – Bus Charger Provisions  
Quinta Mazatlán  
McAllen, Texas  
CNG Project Number: 0040-18; ASR No. 4*

Dear Mr. Sias,

Per previous discussions and email received 10/4/2019, CNG Engineering, PLLC (CNG) is submitting the following additional services request proposal. This ASR revises the work scope and fee for the portion of ASR 3 for the proposed inductive charger at the public transportation bus stop.

The bus charger and associated equipment is understood to be designed by others, and requires a single electrical service feeder, per data provided as the basis of design WAVE system drawings, dated 5/7/2015 and received by CNG on 10/2/2019. The feeder and load is planned to be served from an electrical service meter and distribution designed to include the parking area lights, EV chargers, and related loads. The specific scope of this ASR is assumed to include such electrical infrastructure to support **1** inductive charger for a public transit bus.

#### **TERMS AND CONDITIONS**

CNG has excluded technology from our scope on the original proposal and, by reference, this ASR. This excluded scope is for items like ISP coordination, structured cabling, WiFi, A/V, and security system design. CNG shall provide additional submittal review and construction meetings required for the additional scope. Otherwise, terms and conditions listed in our original professional services agreement dated September 25, 2018 apply to this ASR.

#### **COMPENSATION**

CNG's proposed fee associated with the scope listed above shall be a lump sum amount of **SEVEN THOUSAND TWO HUNDRED DOLLARS (\$7,200.00)**.

Based on the understanding that any travel associated with services for this work scope will be provided concurrent with the main project, the reimbursable compensation level is included in the previously accepted ASR 3.

**BILLING AND PAYMENT**

Billing for services shall be monthly, plus reimbursable expenses. ENGINEER'S billing date shall be consistent with CLIENT'S billing date.

Payment is due within 30 days of the invoice date. All legal fees incurred in collecting past due amounts shall be reimbursed to CNG Engineering, PLLC.

Please indicate your acceptance of this proposal by signing in the space provided and returning one signed copy.

Sincerely,



Travis E. Wiltshire, P.E.  
President

Accepted for:  
Megamorphosis, Inc.

By: \_\_\_\_\_

Date: \_\_\_\_\_

TEW/ra

cc: File

This Proposal Letter Agreement is valid only if signed on or before October 31, 2019 unless extended in writing by both parties.



INTELLIGENT  
ENGINEERING  
SERVICES

## PROFESSIONAL SERVICES AGREEMENT

EXHIBIT D

January 6, 2020

Mr. John Pearcy, AIA, LEED AP  
Principal  
Megamorphosis  
324 West Van Buren  
Harlingen, Texas 78550  
956.428.1779 T  
[john@megamorphosisdesign.net](mailto:john@megamorphosisdesign.net)

**Re: Proposal – Scope of Structural Engineering Services and Compensation (Part I) – Revision I  
Quinta Mazatlán – Additional Services  
City of McAllen  
McAllen, Texas  
Proposal # 19-1855-S3169RI**

Dear Mr. Pearcy:

We are pleased to express our interest in providing structural engineering services for the referenced project and offer the following proposal for your consideration. This proposal is based on the information provided in the email correspondence from your office dated November 12, 2019 and January 6, 2020.

### **SCOPE OF PROJECT**

We understand the scope of the project to be the additional work being added to the Quinta Mazatlán project in our original Proposal No. 17-S2378 dated November 16, 2017 and the additional services Proposal No. 19-1855-S2891RII dated April 17, 2019. The additional scope items include increasing the area of the Palm Room by approximately 2,800 square feet and the addition of a Ticket Booth of approximately 200 square feet. It is our understanding this additional scope will require adjustment to the dimensions of the space frame due to the enlargement of the Pal Room. Basic services and exclusions remain as indicated in our previous proposals.

### **FEES**

We propose to provide engineering services for a lump sum fee of **\$11,300.00**.

Authorized additional services will be billed at the following hourly rates:

|                            |               |
|----------------------------|---------------|
| Principal/Managing Partner | \$210.00/hour |
| Project Manager            | \$195.00/hour |
| Senior Project Engineer    | \$180.00/hour |
| Project Engineer           | \$165.00/hour |
| Technician/CAD Operator    | \$95.00/hour  |
| Administrative             | \$75.00/hour  |

10001 Reunion Place, Suite 200  
San Antonio, Texas 78216  
210.349.9098 Office

## **PAYMENT SCHEDULE**

Invoices for progress payments of the basic fee will be billed each month for services performed during the prior month on a percentage of completion basis in accordance with the following schedule:

|                             | Palm Room         | Ticket Booth      | Space Frame       | Total                     |
|-----------------------------|-------------------|-------------------|-------------------|---------------------------|
| Schematic Design            | \$1,600.00        | \$300.00          | \$350.00          | \$2,250.00                |
| Design Development          | \$1,600.00        | \$300.00          | \$350.00          | \$2,250.00                |
| Construction Documents      | \$3,400.00        | \$400.00          | \$750.00          | \$4,550.00                |
| Construction Administration | \$1,600.00        | \$300.00          | \$350.00          | \$2,250.00                |
| <b>Total</b>                | <b>\$8,200.00</b> | <b>\$1,300.00</b> | <b>\$1,800.00</b> | <b><u>\$11,300.00</u></b> |

If this proposal is acceptable, please sign Part I and return one copy to our office. Signature of Part I also acknowledges and accepts the terms and conditions set forth in Part II of this proposal. These documents will serve as our contract for this project unless superseded by a standard form agreement. We appreciate your consideration and look forward to working with you.

Sincerely,  
**INTELLIGENT ENGINEERING SERVICES, LLP**

Agustin Téllez, Jr., PE  
Partner

Accepted by:

\_\_\_\_\_  
Megamorphosis

\_\_\_\_\_  
Date

# TEN EYCK

LANDSCAPE ARCHITECTS

November 14, 2019

Chris Sias  
Megamorphosis Architecture & Interior Design  
324 West Van Buren  
Harlingen, TX 78550

RE: Additional Services Request 03 for Quinta Mazatlan – Palm Room Expansion

Dear Chris:

Please find enclosed our proposal for the additional services requested by the client in excess of our basic contract (originally dated September 27, 2018).

The client has requested an increase in the size of the Palm Room by 2,800 SF and the addition of a 200 SF conditioned ticket kiosk at the entry. These modifications will require adjustments to the site plan, grading, stormwater approach, and design. There will be no change in landscape scope as a result of this request. It is assumed that the work will include one client presentation.

**Fee:** \$58,400

|                             |          |
|-----------------------------|----------|
| Schematic Design            | \$ 0     |
| Design Development          | \$58,400 |
| Construction Documents      | \$ 0     |
| Construction Administration | \$ 0     |
| Total Fee:                  | \$58,400 |

*The services to be provided are subject to the same Terms of Agreement and Assumptions as stated in the original contract. Any scope of work items not listed above shall be considered as additional services to our contract. If any additional meetings or site visits are required beyond what has been listed, these will be extras to contract. These services will be discussed prior to performing the work and will be billed in accordance with our Hourly Rate Schedule.*

Approved by,

Chris Sias  
Megamorphosis Architecture & Interior Design

Respectfully submitted,  
Ten Eyck landscape architects, inc.



Christine E. Ten Eyck, FASLA  
President

## Architect of Record-Consultant Agreement

26 November, 2019

### Architect of Record

Megamorphosis, Inc.  
c/o Chris Sias  
324 West Van Buren  
Harlingen, TX 78550

### Consulting Architects

Metalab, LLC  
c/o Joe Meppelink, Andrew Vrana  
20 North Sampson  
Houston, TX 77003

For the Following Project (referred to herein as "the project"):

Additional Services for integrating revisions due to scope changes requested by the owner for the addition of the "Palm Room" into the new Quinta Mazatlan in McAllen, TX. This addition to the program impacts the exterior canopies forming a "Superstructure" integrated into the new facilities and site designed by Overland Partners (OPA) and Metamorphosis (MM), Architect-of Record and their consultants. Metalab proposes work with OPA and MM and provide additional design assist consultation of the revised canopies for development and resolution of structural analysis, fabrication methods, material and finish resources, detailing of connections and components appropriate for assembly sequences and logistics planning for installation on the site.

METALAB, LLC proposes a **lump sum of \$2,000** for Additional Services based on these hourly rates are \$150.00 per hour for Principal Partners Joe Meppelink and Andrew Vrana, \$120.00 per hour for conceptualization and design research, \$80.00 per hour for digital production, \$60.00 per hour for technical coordination / field work and administrative work. Our combined rate is approximately \$100 per hour.

Signature of AOR Representative

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Printed Name and Title

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Date

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METALAB, LLC

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Printed Name and Title

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Date

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**PCE Project No.:** OVE17138  
**Project Name:** Quinta Mazatlan  
**Project Location:** McAllen, Texas  
**Proposal Date:** November 21, 2019

| TASK                                                                                           | PRINCIPAL | PROJECT ENGINEER | ENGINEER (EIT) | TECH | CLERICAL | ADMIN. | DIRECT SUB COSTS | TOTAL             |
|------------------------------------------------------------------------------------------------|-----------|------------------|----------------|------|----------|--------|------------------|-------------------|
| <b>A. Addition of Palm House Building including change to 50% DD Site Plan (Bid Package 2)</b> |           |                  |                |      |          |        |                  |                   |
| <b>DESIGN PHASE</b>                                                                            |           |                  |                |      |          |        |                  |                   |
| 1. REVISED CIVIL BASE MAP FOR PALM HOUSE                                                       |           |                  |                | 14   |          |        |                  | \$840.00          |
| 2. REVISE GRADING AND DRAINAGE PLAN AND DETENTION CALCULATIONS                                 |           | 2                | 4              | 10   |          |        |                  | \$1,290.00        |
| 3. REVISED DIMENSION CONTROL PLAN,UTILITY PLAN AND DETAILS                                     |           | 1                | 6              | 14   |          |        |                  | \$1,605.00        |
| 4. STORM SEWER OUTFALL CONNECTION TO AIRPORT 10'X7" RCB                                        |           | 10               | 12             | 20   |          |        |                  | \$3,810.00        |
| <b>Total Additional Services</b>                                                               |           |                  |                |      |          |        |                  | <b>\$7,545.00</b> |



# Quinta Mazatlán Master Plan

## Cost Consulting Services

**Prepared for:**

Chris Sias  
Principal  
chris@megamorphosisdesign.net  
956 428 1779

Megamorphosis, Inc.  
324 West Van Buren  
Harlingen, TX 78550  
956 428 1779  
megamorphosisdesign.net

**Prepared by:**

Blair Tennant  
Associate Principal  
btennant@vermeulens.com  
214 769 2304

Melanie Somerville  
Marketing Coordinator  
msomerville@vermeulens.com  
905 787 1880

Vermeulens  
700 N St. Mary's Street, Suite 1400  
San Antonio, TX 78205  
210 202 2385  
vermeulens.com

November 15, 2019

REVISED (5) Proposal #: 190152

In Addition to Proposal #s: 180543 and REVISED (5) 170409

## Introduction

### Megamorphosis, Inc. and Vermeulens

- we are looking forward to working collaboratively with Megamorphosis, Inc. and Overland Partners
- we will work closely with your team to ensure a successful project that runs in a smooth and timely manner between design phases
- we have a vast amount of experience working on sustainable projects
- 75% of our estimating staff have construction related degrees and/or professional estimating designations
- 43% of our estimating staff are engineers (mechanical, electrical, structural, and civil engineers), which means we understand completely how these systems work and how much they cost
- large current project lists are a testament that clients like you depend on us for realistic project budgets from the outset to help minimize the loss of program and scope, and costly re-design that can prevent the project from opening on time
- we look forward to working with a passionate, experienced, innovative team of great designers and an owner with a clear vision and quick decision making skills

## Quinta Mazatlán Master Plan Project Scope

### Project Description

- located in McAllen, Texas
- building type is master plan
- the new Palm House will include the Center for Urban Ecology (CUE), Children's Learning Center, Open Atrium, Ecology Museum, Palm Room with a View, and Palm Tree Café
- the Sky Walk connects to the Palm House on the 2nd floor with a surround viewing deck
- across the lake from the Palm House visitors can walk to the Texas Reptile Center and Avian Recovery Center to learn about the creatures of South Texas – with live animals serving as ambassadors to the region
- the native landscaping is key to this project with themed plantings/gardens including a Children's Garden/Nature's Playground, CUE Gardens, Ropes Adventure Park, Retama Tree Esplanade, Western Soapberry Esplanade, Brushlands "El Monte", and Sabal Palm Promenade
- explore increasing the size of the palm room and to formally add the ticket booth
- added scope for the palm room: increase the size of the palm room to accommodate 250 people (up from 144)
- new scope for the ticket booth: free standing architectural feature



## Quinta Mazatlán Master Plan Cost Consulting Services Fee

### Cost Estimating Fee Assumptions and Requirements

#### General

- fees are based on information provided
- our fee will be adjusted for substantial changes in overall scope or budget
- total fee includes meeting time
- invoicing will occur after the kickoff of each design phase by Vermeulen's, Inc.
- drawings and specifications will be provided electronically

#### Components / Cost Breakouts

- components to be agreed upon
- components will be estimated together at each design phase

#### Meetings

- are defined as either face to face, teleconference, web based conference or video conference
- one (1) person days of meetings per design stage in San Antonio, TX
- travel expenses and/or video conference charges are included in reimbursable expenses

#### Fees

**\$8,300 ESTIMATE - FINAL PROPOSAL PENDING**

### Signed Fee Agreement

**November 15, 2019**

**REVISED (5) Proposal #: 190152  
In Addition to Proposal #s: 180543 and REVISED (5) 170409**

- by signing and returning this page you are accepting the above fees
- invoicing will only be issued for design milestones that are estimated

I hereby accept and approve the fee structure and parameters as outlined in this proposal.

**Signature**

**Date**





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## LIGHTING PROPOSAL- Revised

DATE: October 15, 2019

SUBJECT: Quinta Mazatlan | McAllen, Texas

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Dear Mr. Chris Sias,

We are pleased to provide Lighting Consultant Services for the above referenced project and offer the following Proposal for your consideration.

### SCOPE OF PROJECT

- Public Area Landscape and Hardscape
- Parking Garden
- Monuments and Signage
- Water Features

### DESCRIPTION OF BASIC SERVICES

Basic services will include the following:

#### SCHEMATIC DESIGN PHASE:

1. Participation in project design and coordination meetings/presentations with the Design Team.
2. Preparation of a Schematic Design, Studio Lumina, LLC to prepare a hand-drafted lighting plan and pull concept photos to be presented to the Design Team as first look at all lighting concepts, preliminary details and a general idea of the direction of the lighting specifications.
3. Studio Lumina, LLC to prepare an opinion of probable cost.

#### DESIGN DEVELOPMENT PHASE:

1. Participation in project design and coordination meetings/presentations with the Design Team.
2. Preparation of a Design Development, Studio Lumina, LLC to prepare a cad-drafted lighting plan and preliminary fixture specifications to be presented to the Design Team for further coordination discussions.
3. Studio Lumina, LLC to prepare an opinion of probable cost.
4. Work with the specified lighting manufacturers to provide preliminary photometric studies.




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## LIGHTING PROPOSAL- Revised

DATE: October 15, 2019

SUBJECT: Quinta Mazatlan | McAllen, Texas

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### CONSTRUCTION DOCUMENT PHASE:

1. Participation in project design and coordination meetings/presentations with the Design Team.
2. Preparation of Construction Documents – Studio Lumina, LLC to prepare and issue the following documents:
  - Dimensioned Lighting Plan – Auto CAD Documented Only (layouts will not be prepared in Revit)
  - Switching | Dimming Control Plan – Auto CAD Documented Only\* (To be incorporated into Electrical Engineer's set for issue)
  - Lighting Equipment Schedule and all associated cutsheets of the specified fixtures – incorporated onto 30-x42 sheet size
  - Lighting Control System Schedules and all associated cutsheets of the specified system – 8.5 X 11 Format (To be incorporated into Electrical Engineer's set as they see fit for issue)
3. Detail and issue all lighting details in cad format to the Landscape Architect/ Architect to be incorporated into their documents.
4. Studio Lumina, LLC anticipates that the Electrical Engineer will incorporate the electronic files of the lighting control plans into their documents to be signed and sealed. Studio Lumina anticipates issuing a series of plans to control the dimensional locations for all light fixtures in our scope of work- listed above.
5. Lighting Equipment and Switching | Dimming System Schedules issued in hard copy and electronic format to be incorporated into the electrical engineers' documents. Studio Lumina, LLC will also issue fixture cutsheets accompanying all lighting equipment schedules to be incorporated into project specification book by Architect.
6. Studio Lumina, LLC will provide the electrical engineer with a one-line diagram and panel schedules of the specified lighting control system where required.
7. Work with the Electrical Engineer of Record for Code Compliance/ Emergency Lighting and to make the project conform to the required Energy Code, LEED and SITES requirements as well as any other specific codes determined by local jurisdictions. Studio Lumina, LLC will assist the Electrical Engineer with completing Energy Code Compliance/ LEED forms. Electrical Engineer will be responsible for signing documents. Studio Lumina, LLC will submit to the MEPF Engineer for incorporation into the Energy Code Documentation.
8. Coordinate with Electrical Engineer on Lamp Color Specification on their scope of work to insure color uniformity throughout the entire project.
9. Studio Lumina, LLC will prepare and issue comments to the Electrical Engineer's specification sections 265113 (Architectural Lighting) and 260936 (Architectural Lighting Controls).
10. Studio Lumina, LLC will issue progress check sets as requested by the Client or the Design Team.
11. Work with the specified lighting manufacturers to provide photometric studies.
12. Coordinate and assist in the specification of the decorative lighting fixtures for the exterior. Studio Lumina, LLC will assist the Architect with the lamp source, wattage, voltage of the decorative fixtures. Studio Lumina, LLC is not responsible for selecting these fixtures.
13. Studio Lumina, LLC shall assist the Design Team in filing appropriate plans and specifications required to obtain permits.




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## LIGHTING PROPOSAL- Revised

DATE: October 15, 2019

SUBJECT: Quinta Mazatlan | McAllen, Texas

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### CONSTRUCTION OBSERVATION PHASE:

1. Respond to bidder's questions and issue clarifications/participate in VE as necessary to help facilitate a competitive bid. Studio Lumina, LLC will review electrical subcontractors' bids if required and comment accordingly.
2. Review Lighting and Dimming/ Switching Submittals for the areas under our scope of work.
3. Jobsite visits as required or as requested by Architect or the Client during construction to review fixture rough-ins and meet with the Contractor. Studio Lumina, LLC has included two (2) site meetings (not including the Focus and Adjust visit- see below)
4. Prepare two (2) punch lists: one (1) on the last site construction visit and one (1) after the completion of the lighting Focus and Adjustment.
5. Respond to contractor's questions during construction and issue clarifications as necessary to keep the construction schedule on track.
6. Focus and adjust the lighting and set preset dimming system (if applicable) on site 2-3 days /evenings.
7. Train the Building Maintenance/ Engineering Staff on the Lighting and Dimming Systems.
8. Issue a Lamping Plan to the Building Maintenance/ Engineering Staff and Client for the maintenance of the Lighting System.

### DESCRIPTION OF ADDITIONAL SERVICES

Additional services will include the following:

1. Work resulting from contractor construction procedures over which Studio Lumina, LLC has no control.
2. Work resulting from corrections, revisions, or substitutions required because of errors or omissions in construction by the contractor.
3. Lighting Mock-ups.
4. Decorative Fixture selections.
5. Lighting Renderings will be billed on an hourly basis.
6. Site visits during construction beyond the two (2) visits included.
7. Stoppage of work for a period longer than 6 months on any phase.
8. Areas not listed above under "Scope of Project"



## LIGHTING PROPOSAL- Revised

DATE: October 15, 2019

SUBJECT: Quinta Mazatlan | McAllen, Texas

If required, Additional Services will be billed at the following hourly rates and performed after written approval of the Client:

|                       |          |
|-----------------------|----------|
| Principal             | \$215.00 |
| Production/ Draftsman | \$85.00  |

### FEES

|                             |    |           |                                          |
|-----------------------------|----|-----------|------------------------------------------|
| Schematic Design            | \$ | 4,700.00  |                                          |
| Design Development          | \$ | 4,700.00  |                                          |
| Construction Documents      | \$ | 9,400.00  |                                          |
| Construction Administration | \$ | 4,700.00  | (includes lighting focus and adjustment) |
|                             | \$ | 23,500.00 |                                          |

The schedules rates shall remain in effect for the twelve months following the date of this agreement. After the twelve-month period, the hourly rates may be increased to adjust for current hourly rates. This increase shall not exceed 15 percent per year.

### REIMBURSABLE EXPENSES

Reimbursable expenses will require Architect's authorization prior to incurring charges. Reimbursable expenses will be invoiced by Studio Lumina, LLC at cost. Reimbursable expenses shall include but not be limited to:

|                              |                     |                                   |
|------------------------------|---------------------|-----------------------------------|
| a) Copies/Cad Plots          | e) Mock-up Supplies | i) Meals                          |
| b) Long Distance Phone Calls | f) Mileage          | j) Airfare- coach fare, if needed |
| c) Federal Express           | g) Couriers         | k) Taxis, if needed               |
| d) Parking                   | h) Hotel, if needed |                                   |

### PAYMENT SCHEDULE

Studio Lumina, LLC will invoice monthly for services performed during the prior month. Payment of invoices shall be due within thirty (30) calendar days from receipt of invoice.

It is understood and agreed that this letter constitutes our entire agreement and no changes shall be made other than in writing.

Submitted By:  
Studio Lumina, LLC, a Texas  
limited liability company

Accepted By:  
Megamorphosis, Inc.

By:

*Christina Brown*

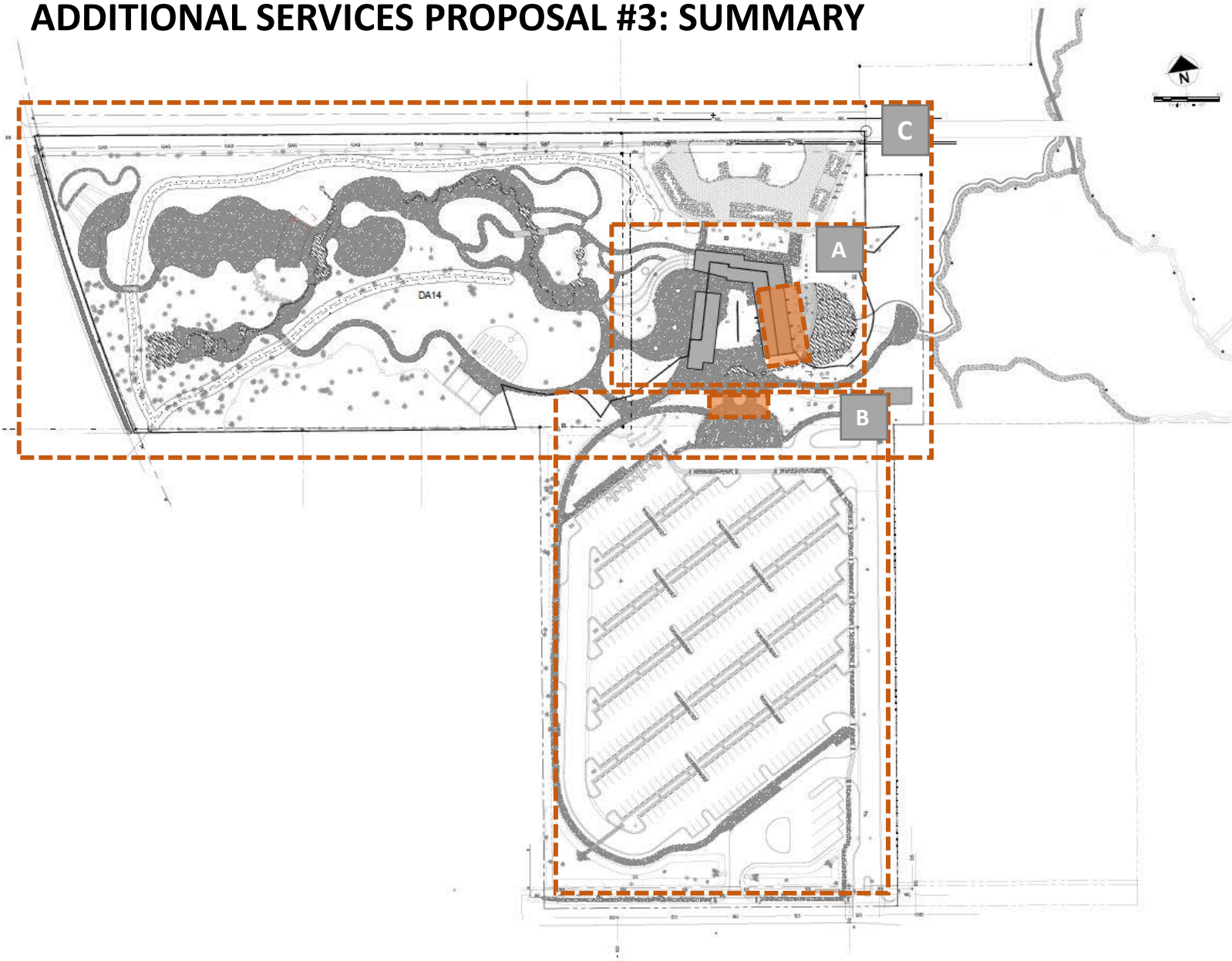
Christina Brown, Member

By:

Print name & Title:

Date:

## ADDITIONAL SERVICES PROPOSAL #3: SUMMARY



- A. INCREASE PALM ROOM OCCUPANCY TO:  
250 GUESTS; APPROX. 2,400-3,000 ADD SF.

**DESIGN FEE= \$182,562**

- B. NEW STANDALONE TICKET BOOTH WITH:  
2 ATTENDANTS, A.C. LEED, POWER

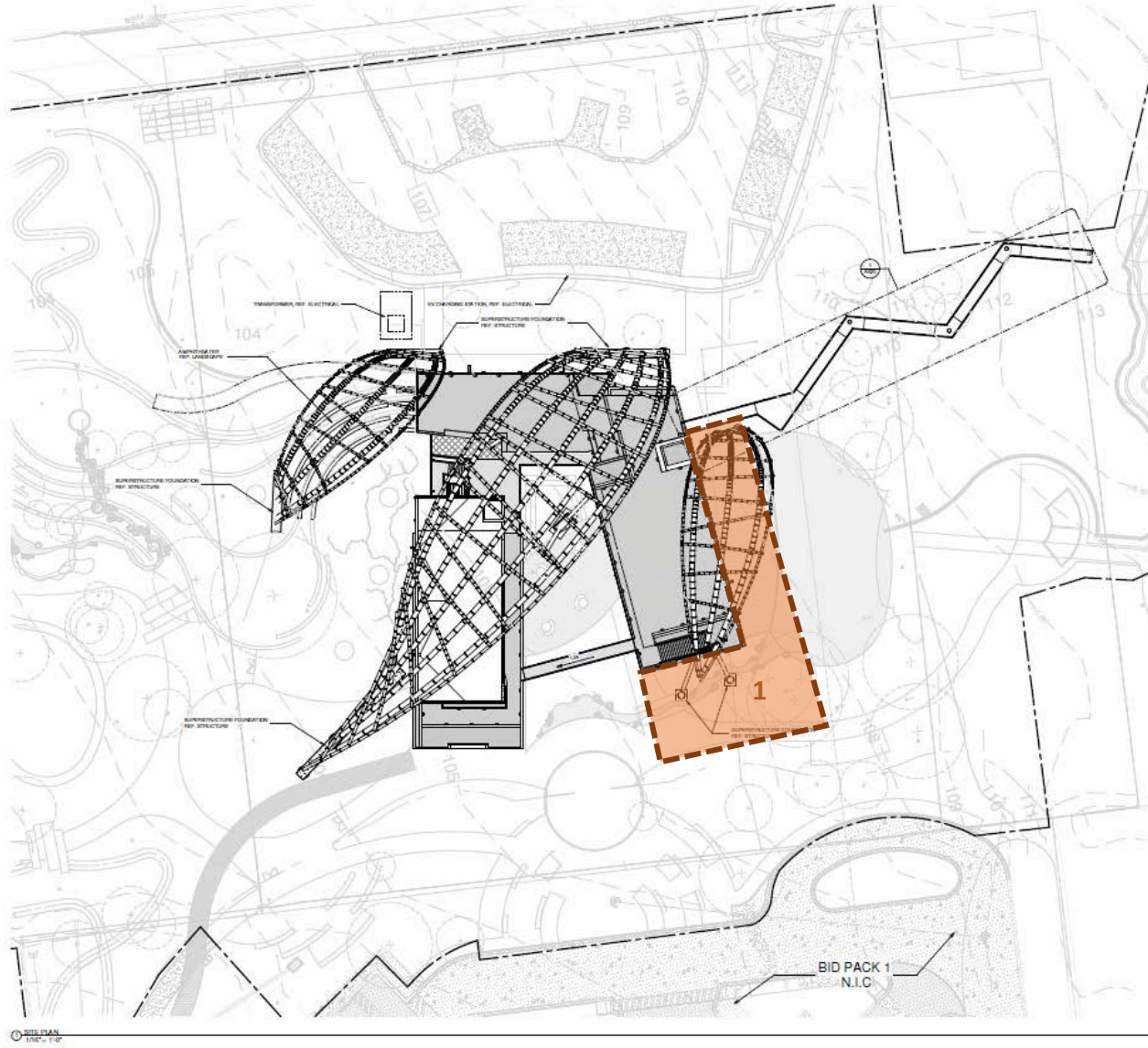
**DESIGN FEE= \$74,830**

- C. LIGHTING, STORM SEWER DESIGN, AND COST  
ESTIMATING:

**DESIGN FEE= \$35,610**

**CONSTRUCTION COST  
ESTIMATE = \$1.5M**

# THIS RE-DESIGN WORK WILL REQUIRE:



1. INCREASE SIZE OF PALM ROOM
2. RELOCATION OF BLDG. ON SITE
3. RE-DESIGN WETLANDS POND
4. RE-GRADE SITE
5. RE-VISIT DESIGN OF PARKING GARDEN
6. RE-DESIGN OF THE EASTERN WING OF SUPERSTRUCTURE
7. RE-DESIGN WESTERN PLAZA AT THE AMPHITHEATER
8. RE-ANALYZE THE TREE PRESERVATION PLAN
9. RE-DESIGN PLUMBING FOR INCREASED COUNT
10. RE-SIZE CATERING KITCHEN
11. REEVALUATE LIFE SAFETY DESIGN
12. NEW TICKET BOOTH
13. SURVEY & DESIGN OF STORM SEWER ALONG 10<sup>TH</sup> STREET
14. SPECIALTY LANDSCAPE & EXTERIOR BLDG. LIGHTING DESIGN

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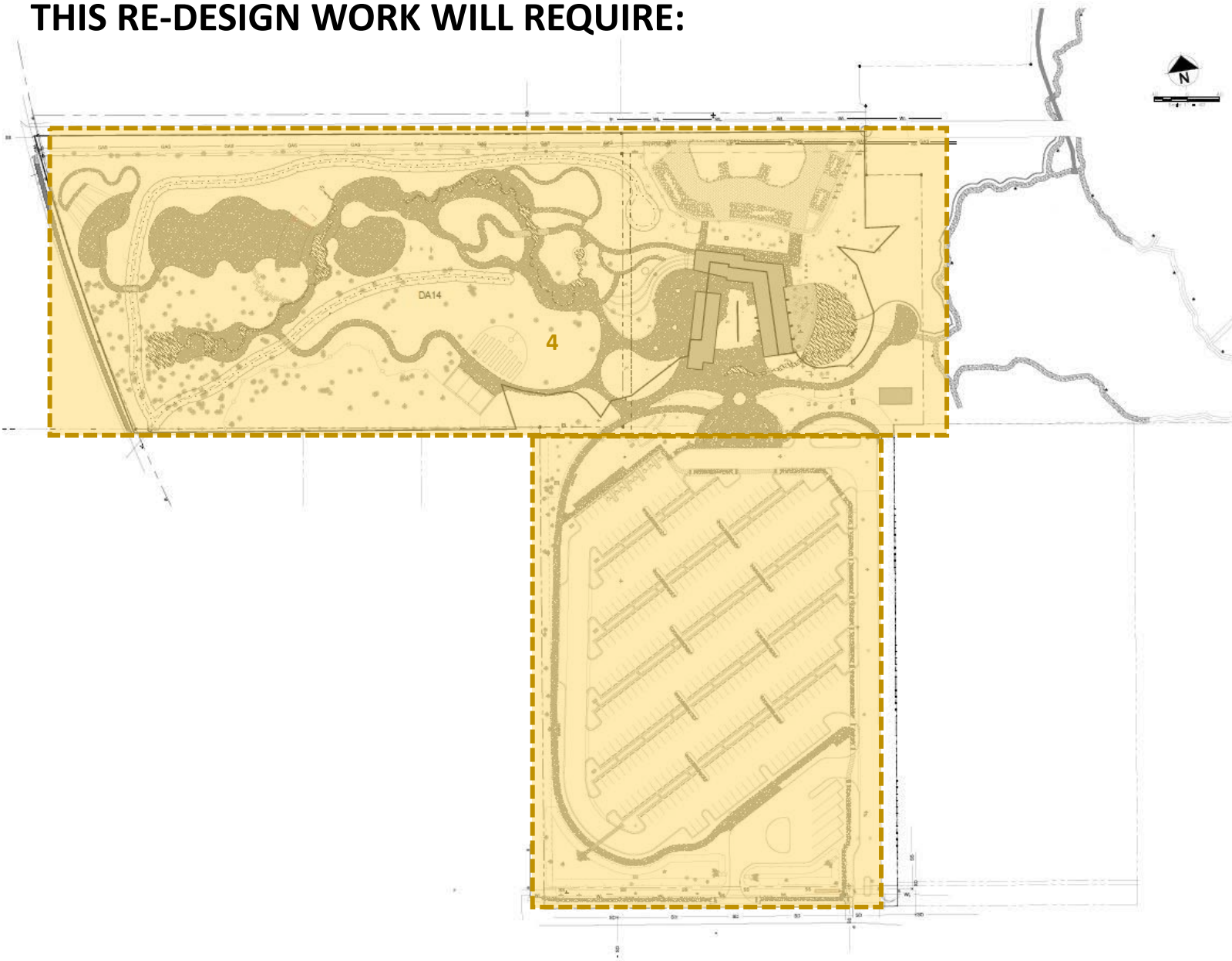
1. INCREASE SIZE OF PALM ROOM
2. **RELOCATION OF BLDG. ON SITE**
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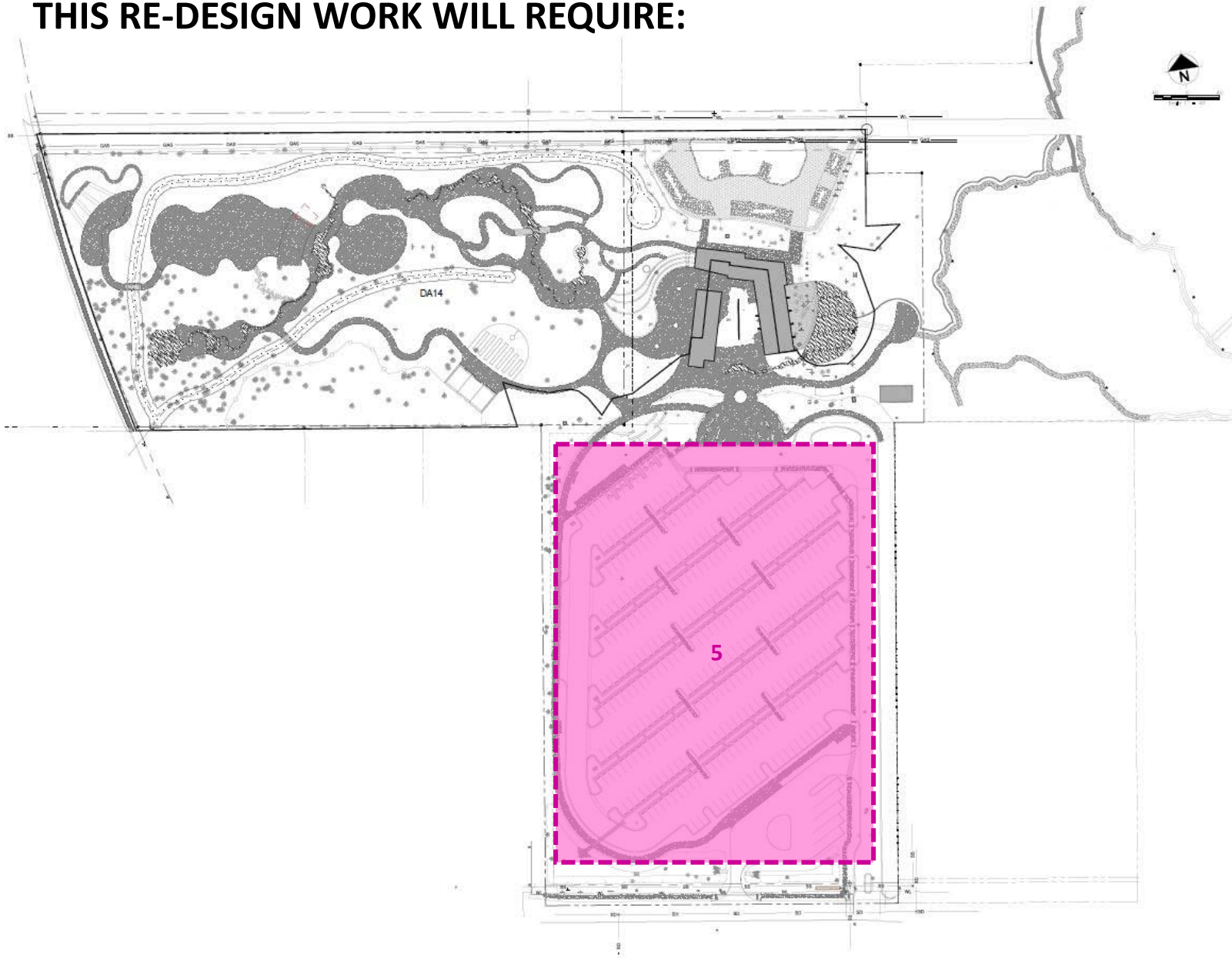
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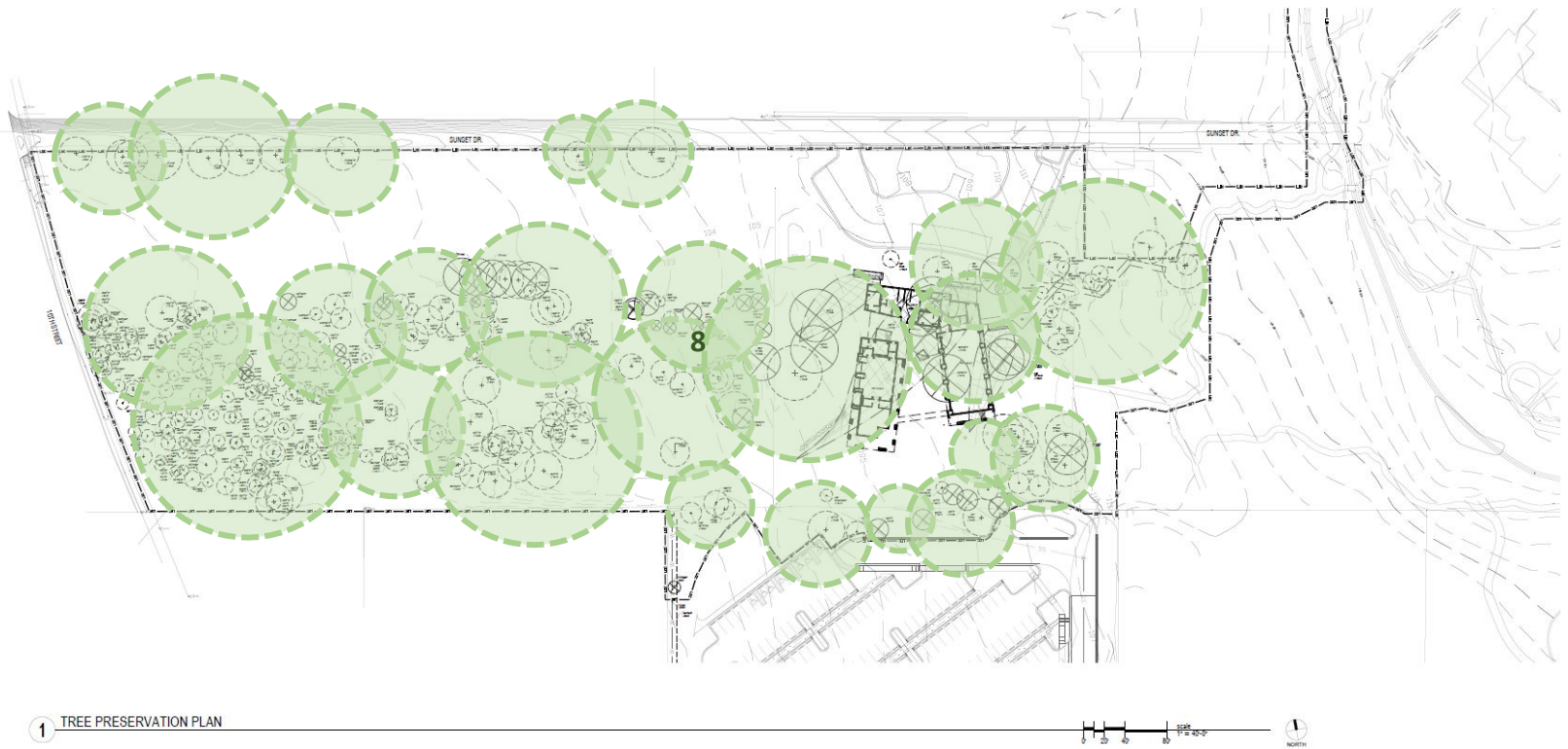
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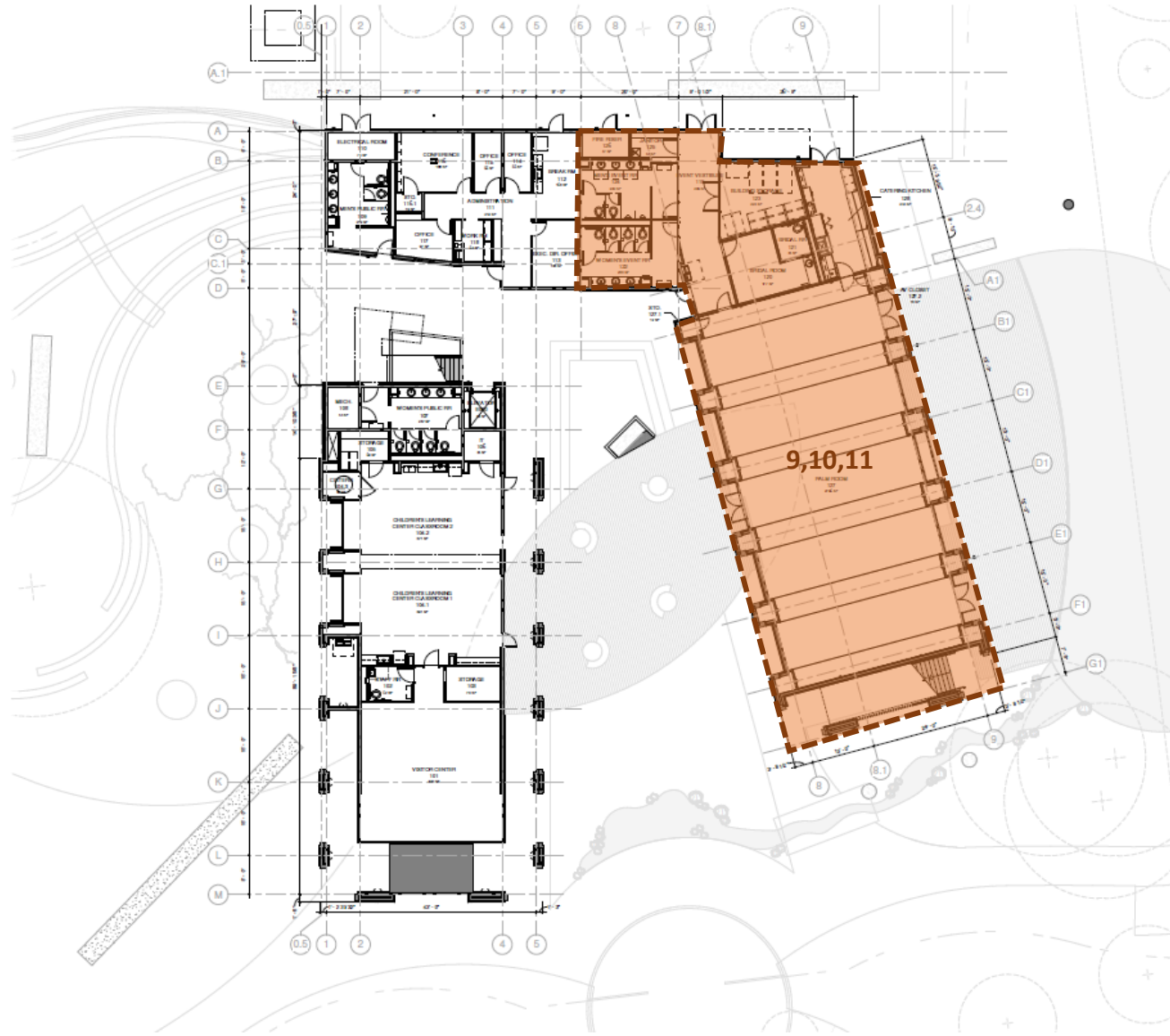
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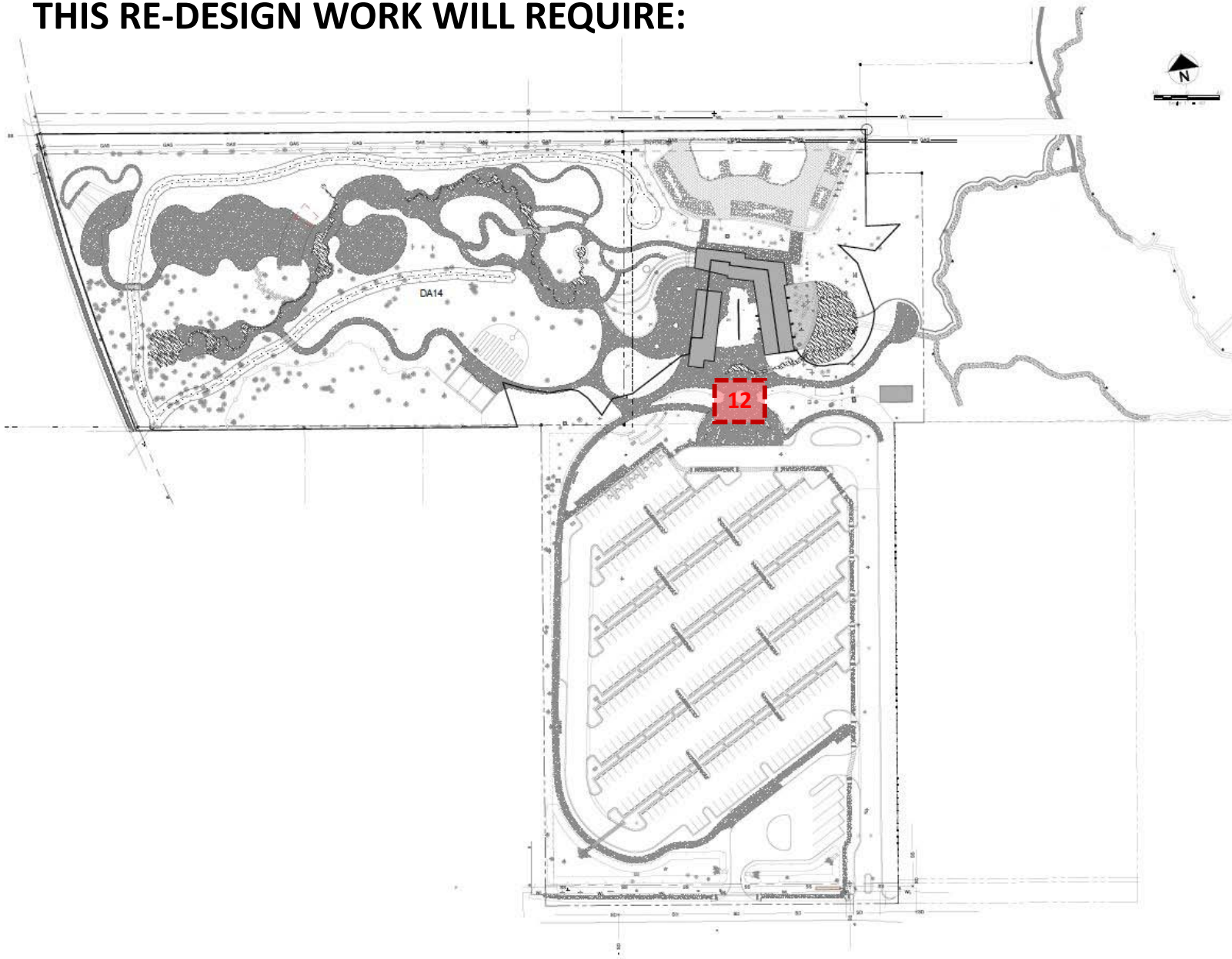
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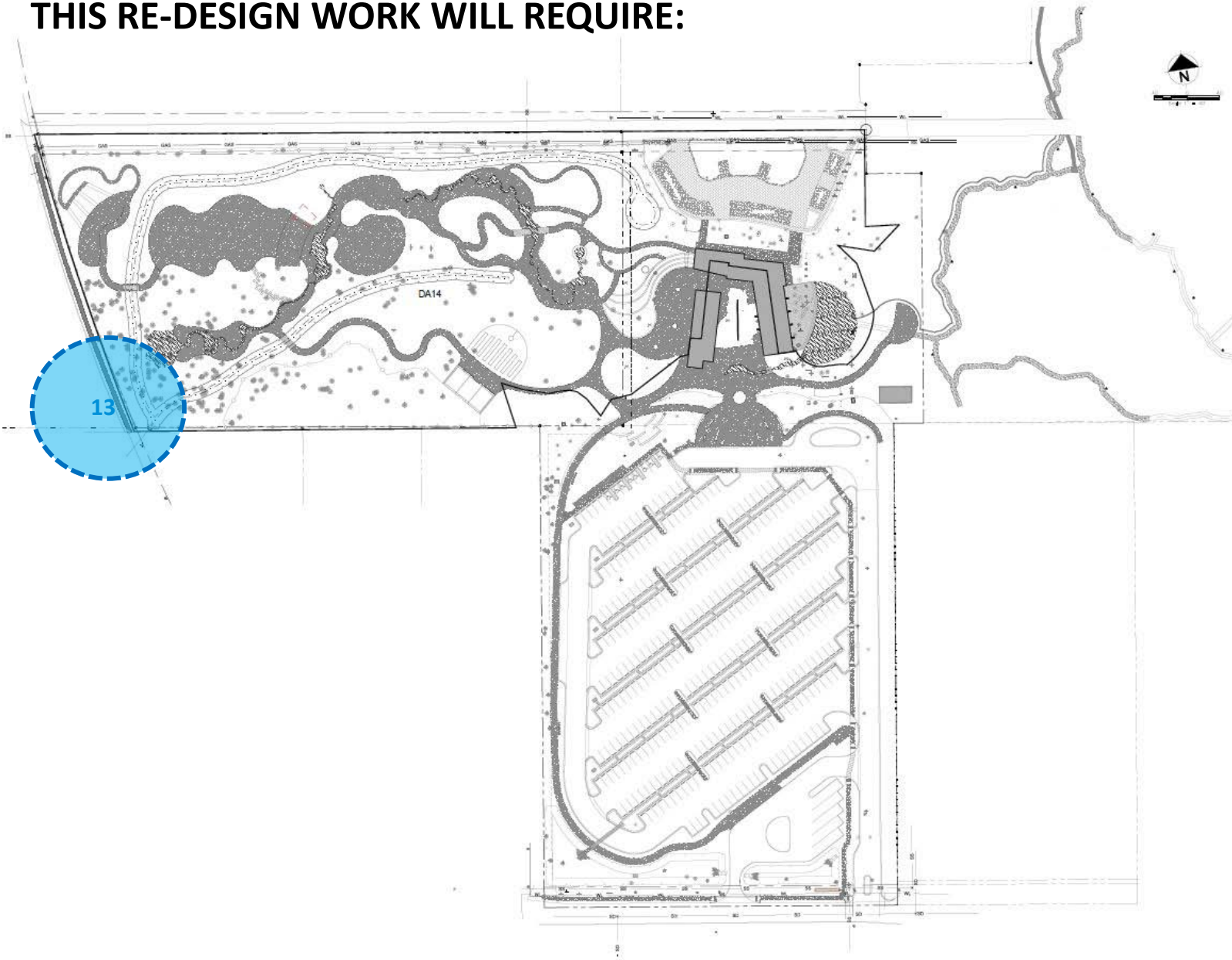
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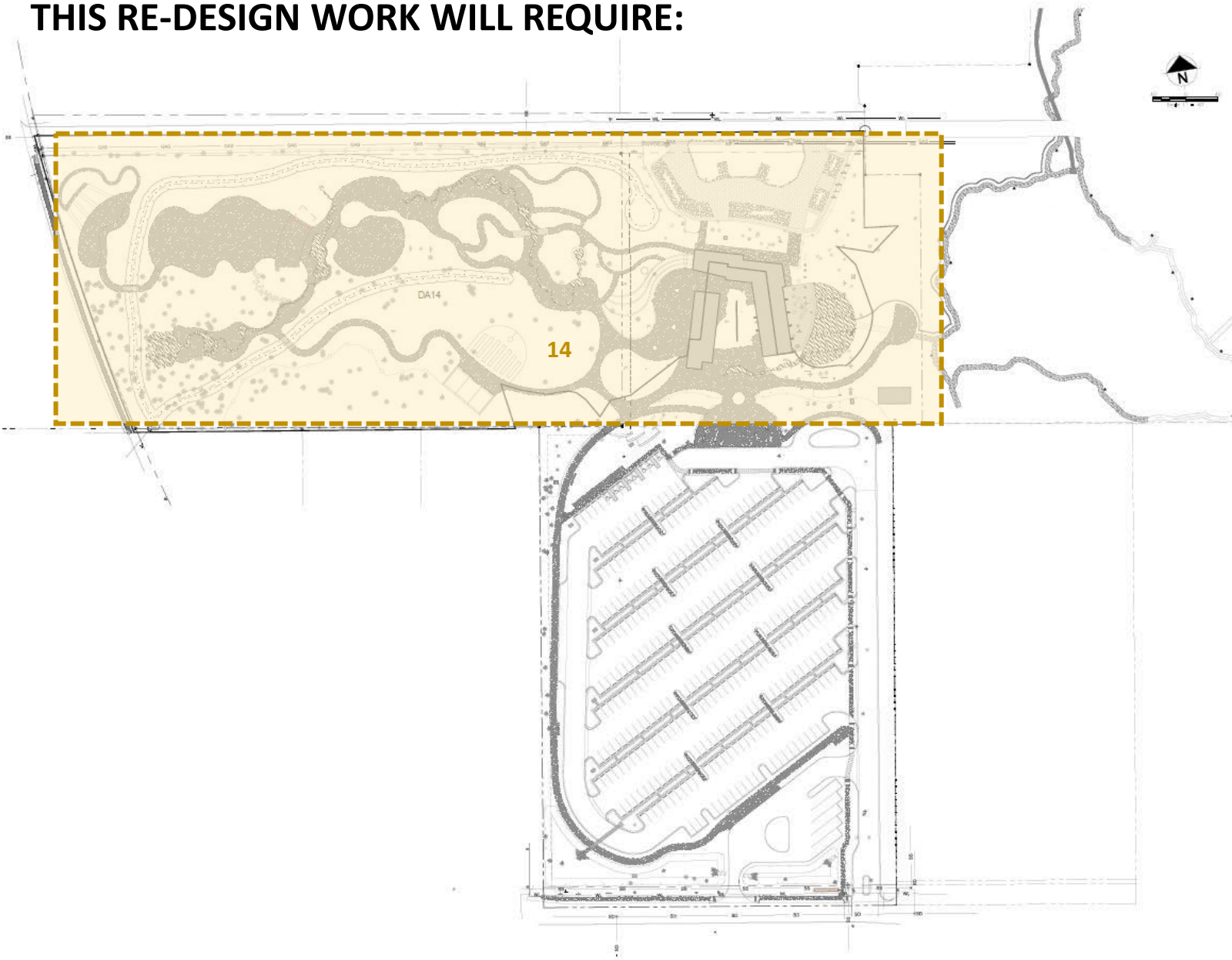
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13. SURVEY & DESIGN OF STORM SEWER ALONG 10<sup>TH</sup> STREET
14. SPECIALTY LANDSCAPE & EXTERIOR BLDG. LIGHTING DESIGN

## THIS RE-DESIGN WORK WILL REQUIRE:



1. INCREASE SIZE OF PALM ROOM
2. RELOCATION OF BLDG. ON SITE
3. RE-DESIGN WETLANDS POND
4. RE-GRADE SITE
5. RE-VISIT DESIGN OF PARKING GARDEN
6. RE-DESIGN OF THE EASTERN WING OF SUPERSTRUCTURE
7. RE-DESIGN WESTERN PLAZA AT THE AMPHITHEATER
8. RE-ANALYZE THE TREE PRESERVATION PLAN
9. RE-DESIGN PLUMBING FOR INCREASED COUNT
10. RE-SIZE CATERING KITCHEN
11. REEVALUATE LIFE SAFETY DESIGN
12. NEW TICKET BOOTH
13. SURVEY & DESIGN OF STORM SEWER ALONG 10<sup>TH</sup> STREET
14. SPECIALTY LANDSCAPE & EXTERIOR BLDG. LIGHTING DESIGN

# SCOPE OF SERVICES

## BASIS FOR COMPENSATION:

|                                              |           |
|----------------------------------------------|-----------|
| ARCHITECT OF RECORD<br><b>MEGAMORPHOSIS</b>  | \$30,000  |
| DESIGN ARCHITECT<br><b>OVERLAND</b>          | \$122,557 |
| MEP ENGINEER<br><b>CNG ENGINEERING</b>       | \$29,400  |
| STRUCTURAL ENGINEER<br><b>IES</b>            | \$11,300  |
| LANDSCAPE ARCHITECT<br><b>TEN EYCK</b>       | \$58,400  |
| SUPERSTRUCTURE CONSULTANT<br><b>METALABS</b> | \$2,000   |
| CIVIL ENGINEER<br><b>PCE</b>                 | \$7,545   |
| COST ESTIMATOR<br><b>VERMEULENS</b>          | \$8,300   |
| SPECIALTY LIGHTING<br><b>STUDIO LUMINA</b>   | \$23,500  |
| LEED CONSULTANT<br><b>EOSIS</b>              | N/A       |
| SITES CONSULTANT<br><b>RED BEYOND GREEN</b>  | N/A       |
| SPECIAL SYSTEMS<br><b>WJHW</b>               | N/A       |
| SIGNAGE CONSULTANT<br><b>Fd2s</b>            | N/A       |

**TOTAL = \$293,002**



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#### **ITEM SUMMARY**

BOARD: City Commission

AGENDA ITEM  
DATE SUBMITTED  
MEETING DATE

3.  
2/4/2020  
2/10/2020

1. Agenda Item: Overview of Proposed Tax Credit Developments.
2. Party Making Request: Edgar Garcia
3. Nature of Request: Overview of Proposed Tax Credit Developments
4. Routing:

Jessica Cavazos  
Edgar Garcia  
Michelle Rivera  
Kevin Pagan

Created/Initiated - 2/4/2020  
Approved - 2/4/2020  
Approved - 2/4/2020  
Final Approval - 2/5/2020

5. Staff Recommendation:
6. Advisory Board:
7. City Attorney:
8. Manager's Recommendation:

## **Memo**

**TO:** Roel "Roy" Rodriguez, P.E., City Manager

**FROM:** Edgar I. Garcia, Planning Director

**DATE:** February 4, 2020

**SUBJECT: Prospective Low-Income Housing Tax Credit Development Resolutions of Support**

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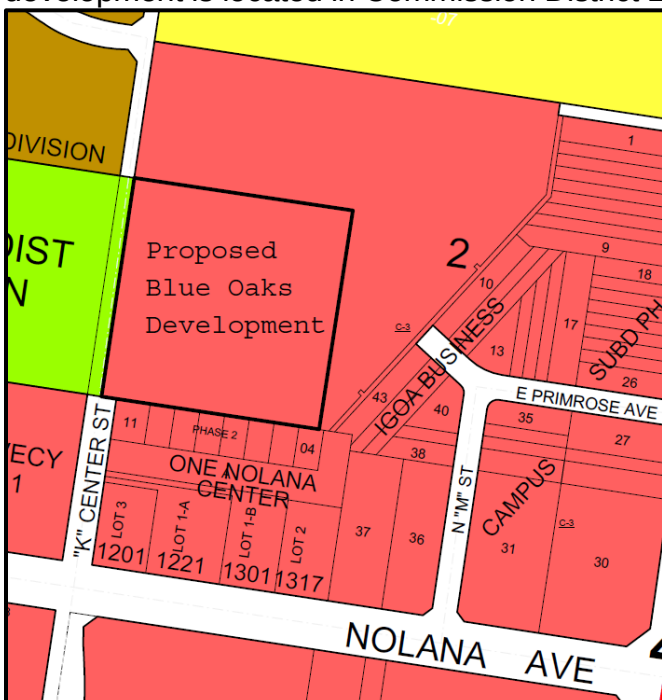
### **BRIEF DESCRIPTION:**

The Planning Department has received requests for Resolutions of Support for five separate Low-Income Housing Tax Credit (LIHTC) developments from three separate developers: Blue Sky Communities, Madhouse Development Services, and the McAllen Housing Authority.

LIHTC applications are submitted by developers to the Texas Department of Housing and Community Affairs (TDHCA) and must be accompanied with resolutions passed by the local community supporting said applications. Further, LIHTC applications must also receive an in-kind contribution from the local communities in an amount of \$500; McAllen has historically provided the in-kind contribution through a reduction in fees.

LIHTC developments provide affordable housing for low-income persons and also serve to increase the available housing stock in communities throughout the country. For this coming allocation, TDHCA will receive LIHTC applications for three senior housing and two family developments located in McAllen.

**Blue Oaks:** The Blue Oaks development, submitted by Blue Skies Communities, is located at the intersection of Nolana Avenue and K Center Street and is proposed to have 108 affordable units. This development is located in Commission District 1.



US BUSINESS 83

CATHAY COURTS

BEAUMONT AV

ANNEX SUBD

GABBERT

SUB'D

SUBDIVISION

ZACHMAN'S

2ND ST

1ST ST

US

R1050-01-000-0002-03

Proposed Avanti Legacy-Valor Heights Development

2ND ST

121

113

100

1-C

1-B

2

3

PHASE I SUBD.

SAVANNAH AVE

1ST ST

LOT 1 UNIT NO. 2

LOT 1 UNIT NO. 1

MEDICAL ESTATES

1

2

3

4

5

6

7-A

8-A

SOUTH TEXAS NEUROSENSORY CONDOS

3

2

1

PHASE II SUBD.

RIDGEVIEW PLACE UNIT NO. 2 PHASE 4 SUBD LOT A

RIDGEVIEW PLACE UNIT NO. 2 PHASE 3 LOT A

RIDGEVIEW PLACE UNIT NO. 2 PHASE 1 LOT A

PROPOSED 210 MAIN ST SUBDIVISION

92

87

86

81

2

1

UNIF. NO. 3

UNIF. NO. 1

UNIF. NO. 2

UNIF. NO. 3

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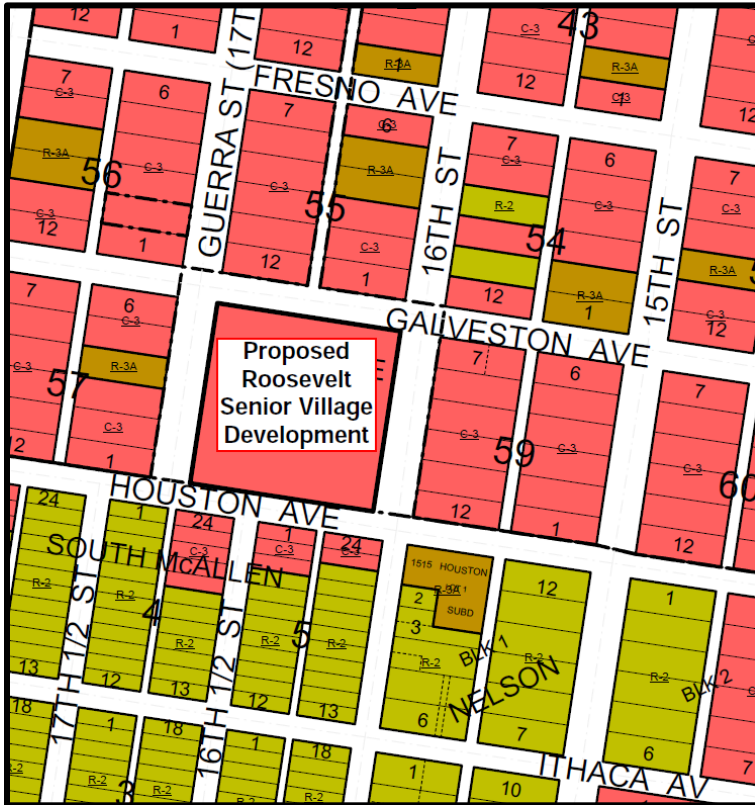
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UNIF. NO. 242

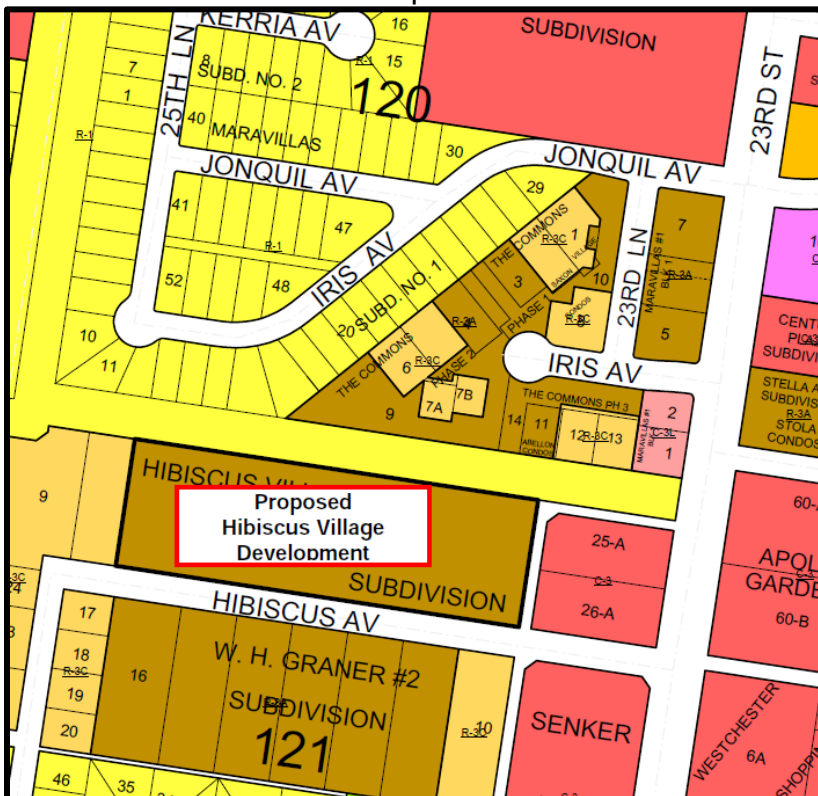
UNIF. NO. 243

UNIF. NO. 244

**Roosevelt Senior Village:** Roosevelt Senior Village, submitted by the McAllen Housing Authority, is a proposed senior housing development with 96 units. This development is located two blocks west of City Hall on Galveston between 16<sup>th</sup> and 17<sup>th</sup> Streets. Roosevelt Senior Village is in Commission District 5.



**Hibiscus Village:** Hibiscus Village, also submitted by the McAllen Housing Authority, is a family affordable housing development with 120 units. This development is located at the intersection of N. 23<sup>rd</sup> Street and Hibiscus Avenue. This development is located in Commission District 3.

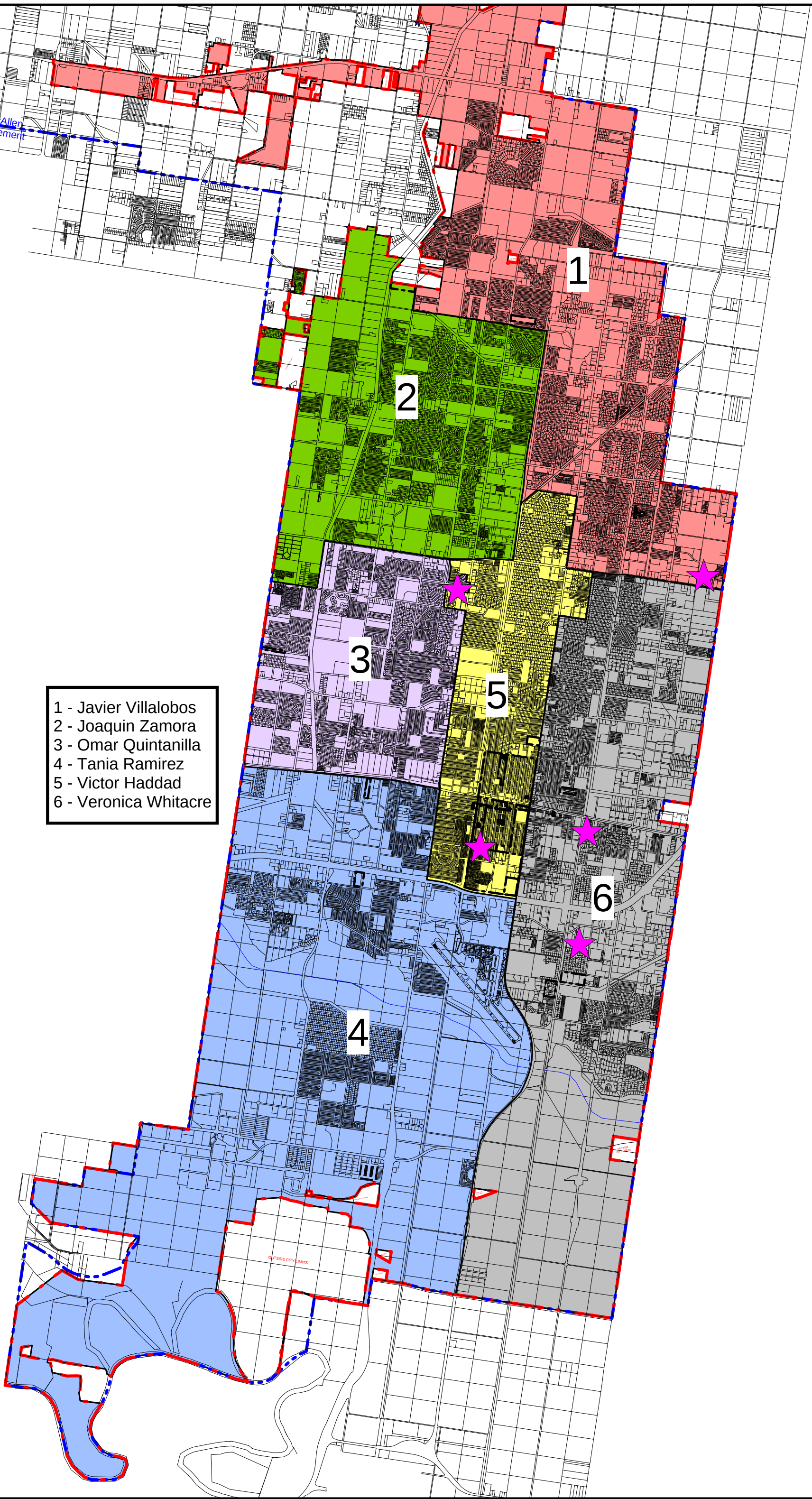


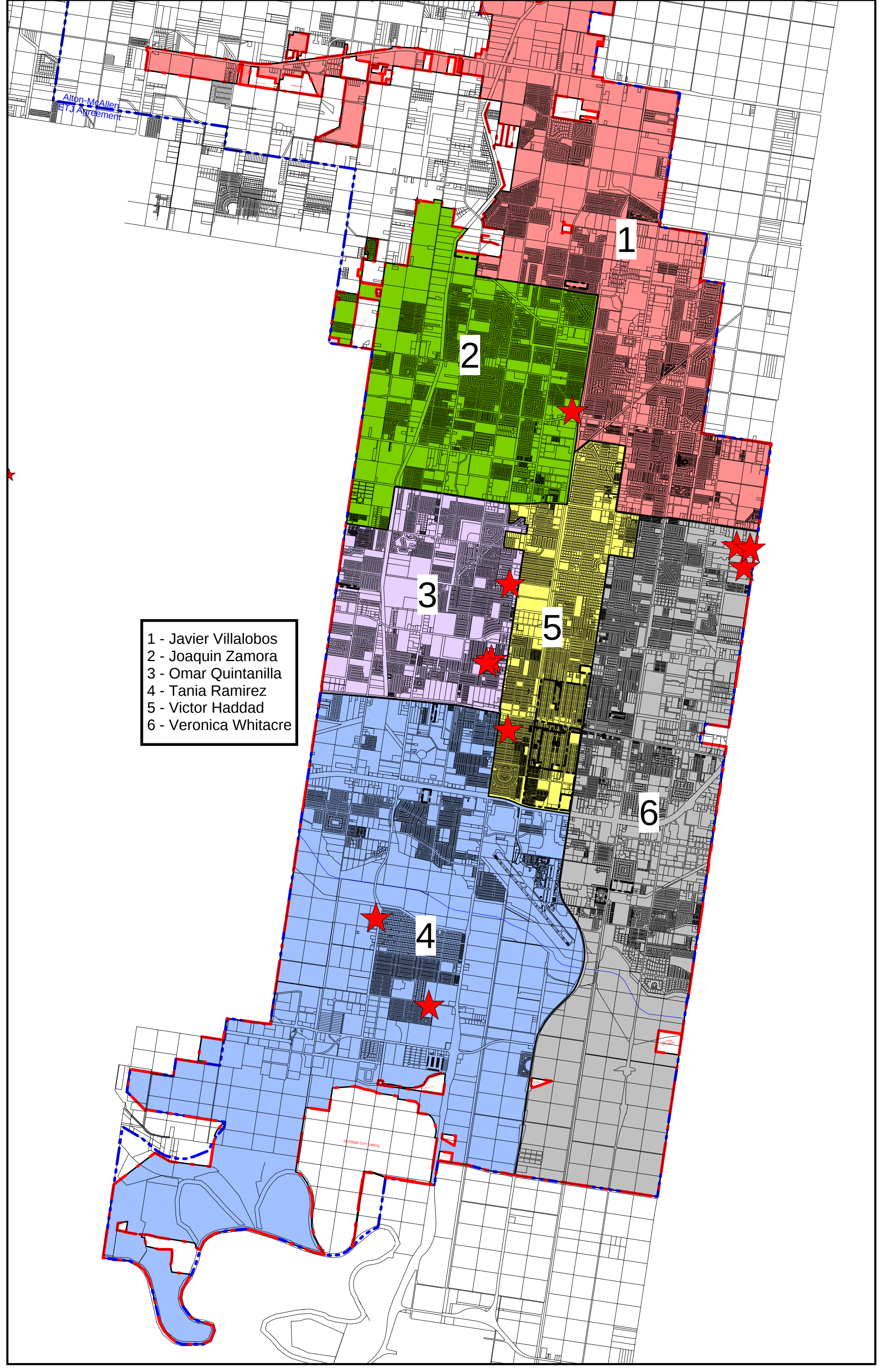
**Analysis:** Together, the five proposed LIHTC developments have the potential to add approximately 510 units to the City's housing stock of which 494 are to be designated as affordable units targeted specifically to low-income families and seniors. Except for Hibiscus Village, all other developments would need to be rezoned to allow multi-family housing. Initial analysis of the different project sites shows rezoning of the various parcels would be feasible. Three developments (Blue Oaks, Avanti Legacy-Valor Heights, and Avanti Legacy-Rosedale) would also require a subdivision application.

LIHTC development applications are very competitive and awarded based off a points matrix outlined by TDHCA. Due to the competitive nature of the LIHTC awards, municipalities tend to issue resolutions of support to most, if not all, developments requesting one in order to maximize the possibility of a development application being awarded.

Initial Planning Department reviews of the proposed sites show no concerns regarding land use on the site or within their vicinity. Generally, speaking the sites would be appropriate for multi-family developments. We recommend approval of all five resolutions of support being requested.

- 1 - Javier Villalobos  
2 - Joaquin Zamora  
3 - Omar Quintanilla  
4 - Tania Ramirez  
5 - Victor Haddad  
6 - Veronica Whitacre



- 
- 1 - Javier Villalobos  
2 - Joaquin Zamora  
3 - Omar Quintanilla  
4 - Tania Ramirez  
5 - Victor Haddad  
6 - Veronica Whitacre



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**ITEM SUMMARY**

BOARD: City Commission

AGENDA ITEM

4.

DATE SUBMITTED

MEETING DATE

2/10/2020

1. Agenda Item: Discussion of Boards Ex-Officio Members for McAllen Boys and Girls Club and others.
2. Party Making Request:
3. Nature of Request:
4. Routing:  

Cindy Gonzalez

Created -
5. Staff Recommendation:
6. Advisory Board:
7. City Attorney:
8. Manager's Recommendation:



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**ITEM SUMMARY**

BOARD: City Commission

AGENDA ITEM

5.A.

DATE SUBMITTED

1/31/2020

MEETING DATE

2/10/2020

1. Agenda Item: Consultation with City Attorney regarding legal issues related to Drug & Alcohol Testing. (Section 551.071, T.G.C.)
2. Party Making Request: Kevin Pagan
3. Applicant:
4. Nature of Request: Consultation with City Attorney regarding legal issues related to Drug & Alcohol Testing. (Section 551.071, T.G.C.)
5. Fiscal Impact Summary:
6. Budgeted:

|               |       |                   |       |
|---------------|-------|-------------------|-------|
| Bid Amount:   | _____ | Budgeted Amount:  | _____ |
| Under Budget: | _____ | Over Budget:      | _____ |
|               |       | Amount Remaining: | _____ |
7. Routing:

Leilani Estrada Colima

Created/Initiated - 1/31/2020
8. Staff Recommendation:
9. Advisory Board:
10. City Attorney:
11. Manager's Recommendation:

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**ITEM SUMMARY**

BOARD: City Commission

AGENDA ITEM

5.B.

DATE SUBMITTED

2/4/2020

MEETING DATE

2/10/2020

1. Agenda Item: Discussion with City Attorney regarding legal aspects of Legislative Agenda. (Section 551.071, T.G.C.)
2. Party Making Request: Kevin Pagan
3. Nature of Request: Discussion with City Attorney regarding legal aspects of Legislative Agenda. (Section 551.071, T.G.C.)
4. Routing:  

Leilani Estrada Colima

Created/Initiated - 2/4/2020
5. Staff Recommendation:
6. Advisory Board:
7. City Attorney:
8. Manager's Recommendation:



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**ITEM SUMMARY**

BOARD: City Commission

AGENDA ITEM

5.C.

DATE SUBMITTED

MEETING DATE

2/10/2020

1. Agenda Item: Consultation with City Attorney regarding pending litigation - Cause No. C-0912-19-J; Rebecca Echazarreta v. City of McAllen. (Section 551.071, T.G.C.)
2. Party Making Request: Kevin Pagan
3. Applicant:
4. Nature of Request: Consultation with City Attorney regarding pending litigation - Cause No. C-0912-19-J; Rebecca Echazarreta v. City of McAllen. (Section 551.071, T.G.C.)
5. Fiscal Impact Summary:
6. Budgeted:

|               |       |                   |       |
|---------------|-------|-------------------|-------|
| Bid Amount:   | _____ | Budgeted Amount:  | _____ |
| Under Budget: | _____ | Over Budget:      | _____ |
|               |       | Amount Remaining: | _____ |
7. Routing:

|                |           |
|----------------|-----------|
| Cindy Gonzalez | Created - |
|----------------|-----------|
8. Staff Recommendation:
9. Advisory Board:
10. City Attorney: N/A - KDP
11. Manager's Recommendation:



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**ITEM SUMMARY**

BOARD: City Commission

AGENDA ITEM

5.D.

DATE SUBMITTED

MEETING DATE

2/10/2020

1. Agenda Item: Discussion and possible lease, sale or purchase of real estate located at 8601 N. 23rd Street. (Section 551.072, T.G.C.)
2. Party Making Request: Kevin Pagan
3. Applicant:
4. Nature of Request: Discussion and possible lease, sale or purchase of real estate located at 8601 N. 23rd Street. (Section 551.072, T.G.C.)
5. Fiscal Impact Summary:
6. Budgeted:

|               |       |                   |       |
|---------------|-------|-------------------|-------|
| Bid Amount:   | _____ | Budgeted Amount:  | _____ |
| Under Budget: | _____ | Over Budget:      | _____ |
|               |       | Amount Remaining: | _____ |
7. Routing:

Leilani Estrada Colima

Created -
8. Staff Recommendation:
9. Advisory Board:
10. City Attorney:
11. Manager's Recommendation:



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#### **ITEM SUMMARY**

BOARD: City Commission

AGENDA ITEM

5.E.

DATE SUBMITTED

2/6/2020

MEETING DATE

2/10/2020

1. Agenda Item: Consultation with City Attorney regarding legal issues related to Personnel Matters. (Section 551.071, T.G.C.)
2. Party Making Request: Kevin Pagan
3. Nature of Request: Consultation with City Attorney regarding legal issues related to Personnel Matters. (Section 551.071, T.G.C.)
4. Routing:  

Leilani Estrada Colima

Created/Initiated - 2/6/2020
5. Staff Recommendation:
6. Advisory Board:
7. City Attorney:
8. Manager's Recommendation:

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**ITEM SUMMARY**

BOARD: City Commission

AGENDA ITEM

5.F.

DATE SUBMITTED

MEETING DATE

2/10/2020

1. Agenda Item: Consideration of Economic Development Matters. (Section 551.087, T.G.C.)
2. Party Making Request: Kevin Pagan
3. Nature of Request: Consideration of Economic Development Matters. (Section 551.087, T.G.C.)
4. Routing:  

Leilani Estrada Colima

Created -
5. Staff Recommendation:
6. Advisory Board:
7. City Attorney:
8. Manager's Recommendation: