



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.

**NOTICE OF WORKSHOP TO BE HELD BY THE
MCALLEN BOARD OF COMMISSIONERS
MONDAY, FEBRUARY 24, 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 24, 2020 Regular Meeting Agenda, to be discussed at such meeting.
2. Discussion of Accessibility.
3. Discussion of Downtown Traffic Signal Assessment.
4. Discussion of Street Light Assessment.
5. Project Status Report through January 31, 2020.
6. Status Report on Parks & Recreation Projects.
7. Subdivision Monthly Report.
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) Consultation with City Attorney regarding legal aspects of real estate near Brown Middle School. (Section 551.071, 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 personnel matters. (Section 551.071, 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.

CERTIFICATION

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 21, 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



ITEM SUMMARY

BOARD: City Commission

AGENDA ITEM	1.
DATE SUBMITTED	2/14/2020
MEETING DATE	2/24/2020

1. Agenda Item: Present questions to staff relating to the February 24, 2020 Regular Meeting Agenda, to be discussed at such meeting.
2. Party Making Request:
3. Nature of Request:
4. Routing:

Cindy Gonzalez	Created/Initiated - 2/14/2020
Perla Lara	Approved - 2/14/2020
Kevin Pagan	Final Approval - 2/17/2020
5. Staff Recommendation:
6. Advisory Board:
7. City Attorney:
8. Manager's Recommendation:



ITEM SUMMARY

BOARD: City Commission

AGENDA ITEM
DATE SUBMITTED
MEETING DATE

2.

2/24/2020

1. Agenda Item: Discussion of Accessibility.
2. Party Making Request:
3. Nature of Request:
4. Routing:

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

Created -



Building Permits & Inspections Department

TO: Roel “Roy” Rodriguez, P.E., City Manager
FROM: Luis A. Vasquez, Chief Building Official
DATE: Thursday, February 13, 2020
SUBJECT: ADA and TAS Federal Enforcement/Compliance

ADA Federal Enforcement/Compliance

- Americans with Disability Act, is a civil rights law that prohibits discrimination against individuals with disabilities in all areas of Public life.
- The ADA Title we will be addressing is **Title III- Public Accommodations**
- Examples of public accommodations hotels, restaurant, retail merchants, offices and so on.
- Title III sets minimum standards for accessibility for alterations, new construction and existing buildings.
- Federal Law, regulated by the Department of Justice. (Complaint driven)

TAS State Enforcement/Compliance

- The Texas Accessibility Standards is regulated by the Texas Department of Licensing and Regulation
- The Texas Accessibility Standards is a Construction Code or Law
- TAS regulates compliance for any Public Building (Commercial building) **only** on new construction, alterations, remodeling.
- Project over \$50,000 of improvements are required to Register project with TDLR through a License Registered Accessibility Specialist (RAS)
- Projects under \$50,000 do not require to register but must comply with Texas Accessibility Standards
- Our Role to assure project have been registered when over the \$50,000 improvement (Proof is the registration number with TDLR).
- Our role when the project is under \$ 50,000 of improvement is to notify the Applicant on building permit application through a condition for permit approval that they are require to comply 100% with Texas Accessibility Standards (TAS)

If you have any questions regarding this memo, feel free to contact me.



AMERICANS WITH DISABILITIES

Federal

ADA

Americans with Disabilities Act became law in 1990. The ADA is a civil rights law that prohibits discrimination against individuals with disabilities in all areas of public life, including jobs, schools, transportation, and all public and private places that are open to the general public. The purpose of the law is to make sure that people with disabilities have the same rights and opportunities as everyone else. The ADA is divided into five titles (or sections) that relate to different areas of public life.

ADA Titles

- Title I – Employment
- Title II – State and Local Government
- **Title III – Public Accommodations**
- Title IV – Telecommunications
- Title V – Miscellaneous Provisions

Title III

This title prohibits private places of public accommodation from discriminating against individuals with disabilities. Examples of public accommodations include privately-owned, leased or operated facilities like hotels, restaurants, retail merchants, doctor's offices, golf courses, private schools, day care centers, health clubs, sports stadiums, movie theaters, and so on. This title sets the minimum standards for accessibility for alterations and new construction of facilities. It also requires public accommodations to remove barriers in existing buildings where it is easy to do so without much difficulty or expense. This title directs businesses to make "reasonable modifications" to their usual ways of doing things when serving people with disabilities. It also requires that they take steps necessary to communicate effectively with customers with vision, hearing, and speech disabilities. This title is regulated and enforced by the U.S. Department of Justice.

State

TAS

Buildings and facilities in Texas are subject to compliance with the Texas Accessibility Standards (TAS). These standards were written to be consistent with the Americans with Disabilities Act (ADA) requirements for accessibility contained in the federal 2010 Standards for Accessible Design. The ADA acknowledges the importance of eliminating structural and architectural barriers so that buildings and facilities are readily accessible to and usable by people with disabilities. The 2010 Standards for Accessible Design, enforced by the Department of Justice (DOJ), establish minimum requirements for the design and construction of buildings and facilities. In order to facilitate compliance with these standards, the ADA authorizes the DOJ to certify that state accessibility standards meet or exceed the requirements of the ADA. In Texas, the Texas Accessibility Standards (TardAS) has received equivalency certification from the DOJ. This certification does not eliminate an individual's right to seek relief through the federal courts for noncompliance with ADA accessibility standards. However, compliance with the TAS may be offered as rebuttable evidence of compliance with the federal standards.

State

TAS

- Requires submission and approval of building plans and site inspections of:
 - o **Government-funded buildings** constructed or renovated after January 1, 1970;
 - o **State-leased buildings** after January 1, 1972;
 - o Privately-funded **public accommodations** built or renovated after January 1, 1992 (includes buildings such as hotels/motels, restaurants, theaters, auditoriums, shopping centers, sales/rental establishments, transportation terminals, museums, parks, schools, day-care centers, and gyms); and
 - o Privately-funded **commercial buildings** built or renovated after September 1, 1993.
 - o Does not apply to buildings owned, leased, or operated by the **federal government**. Such buildings are subject to the federal Architectural Barriers Act of 1968, which requires federal buildings to be accessible.
- Requires architects, interior designers, landscape architects, or engineers to **submit plans** for new construction or substantial renovation totaling \$50,000 or more to the Texas Department of Licensing and Regulation (TDLR) not later than the fifth day after the professional issues the plans.
- Requires **building owners** who are not utilizing such professionals for construction or substantial alteration to submit plans within 30 days of the date when the construction or modification begins.
- Provides that a local governmental entity cannot issue a building **construction permit** without proof that the building owner has filed a plan with TDLR.
- Provides customers with specific medical conditions may use employee-only restrooms in a retail establishment lacking public restrooms under certain conditions.

Compliance/Enforcement

Federal (ADA – Title III Public Accommodations)	State (TAS – Construction Code)
Department of Justice • Phone - o 800-514-0301 (voice); 800-514-0383(TTY) • Email - o ADA.complaint@usdoj.gov • Electronically - o www.ada.gov/complaint/ • Mail - o U.S. Department of Justice 950 Pennsylvania Avenue, NW Civil Rights Division Disability Rights - NYAVE Washington, D.C. 20530 • Fax - o (202)307-1197	Texas Department of Licensing & Regulation • Phone - o 512-463-6599 800-803-9202 (Toll free in Texas) - o 800-735 2989 (Relay Texas - TDD) - o 800-735-2988 (Relay Texas - Voice) • Mail • P.O. Box 12157 Austin, Texas 78711 • Fax - o 512-475-2871 FAX

Compliance/Enforcement

City of McAllen (TABS)

- The Texas Architectural Barriers online System (TABS) is the new online project database for registration and maintenance of the Elimination of Architectural Barriers projects records. All new construction or alterations projects over \$50,000 are registered through TABS. Projects under \$50,000 do not have to register or subject to inspections but must comply with Texas Accessibility Standards.
 - Architectural Barrier Online Confirmation Page
 - Architectural Barrier Project Detail Page



ITEM SUMMARY

BOARD: City Commission

AGENDA ITEM

3.

DATE SUBMITTED

2/17/2020

MEETING DATE

2/24/2020

1. Agenda Item: Discussion of Downtown Traffic Signal Assessment.
2. Party Making Request: Patrizia Longoria
3. Nature of Request: Discuss the Downtown Traffic Signal Assessment with a follow up with the requested ranking of the intersection vehicular volumes.
4. Routing:

Patrizia Longoria	Created/Initiated - 2/17/2020
Yvette Barrera	Approved - 2/17/2020
Michelle Rivera	Approved - 2/17/2020
Kevin Pagan	Final Approval - 2/18/2020
5. Staff Recommendation:
6. Advisory Board:
7. City Attorney:
8. Manager's Recommendation:

To: Roel Rodriguez, PE, City Manager

From: Patrizia I. Longoria, P.E., Assistant Director of Engineering – Traffic Operations

Date: December 17th, 2019

Subject: Decommissioning of Downtown Signals

In the evaluation of the Downtown signals, Traffic Operations staff found that the following signals were no longer warranted, as prescribed in the *Texas Manual of Uniform Traffic Control Devices*: (please see exhibits)

- Main St & Erie Ave (Proposed “Stop” for Eastbound Traffic)
- Main St & Dallas Ave (Proposed “Stop” for Westbound Traffic)
- Main St & Beaumont Ave (Proposed “Stop” for Westbound Traffic)
- Main St & Austin Ave (Proposed “Stop” for Eastbound Traffic)
- 16th St & Beaumont Ave (Proposed “Stop” for Westbound Traffic)
- 15th St & Beaumont Ave (Proposed “Stop” for Westbound Traffic)
- Broadway St & Beaumont Ave (Proposed “Stop” for Westbound Traffic)
- Broadway St & Chicago Ave (Proposed “Stop” for Eastbound Traffic)

The table below shows the ranking of the intersections by volume:

Downtown Signal Decommissioning Studies								
Intersection		Study Date	Volumes			# of Crashes	Warrants	
North-South	East-West		Major (N-S)	Minor (E-W)	Total		Signal	All-Way Stop
Main St	Erie Ave	11/1/2018	3700	1339	5039	1	NS	NS
Main St	Dallas Ave	11/6/2018	2147	1015	3162	0	NS	NS
15th St	Beaumont Ave	1/16/2019	1957	988	2945	0	NS	NS
Broadway St	Beaumont Ave	1/16/2019	2234	690	2924	0	NS	NS
Main St	Beaumont Ave	11/7/2018	1974	877	2851	0	NS	NS
Broadway St	Chicago Ave	1/14/2018	1514	1235	2749	1	NS	NS
16th St	Beaumont Ave	11/14/2018	1513	1014	2527	1	NS	NS
Main St	Austin Ave	11/13/2018	1575	378	1953	0	NS	NS
*NS: Not Satisfied								

Staff also conducted a pedestrian study on Saturday February 15, 2020 during typical peak hours of 11 am and 1 pm. Please see table below:

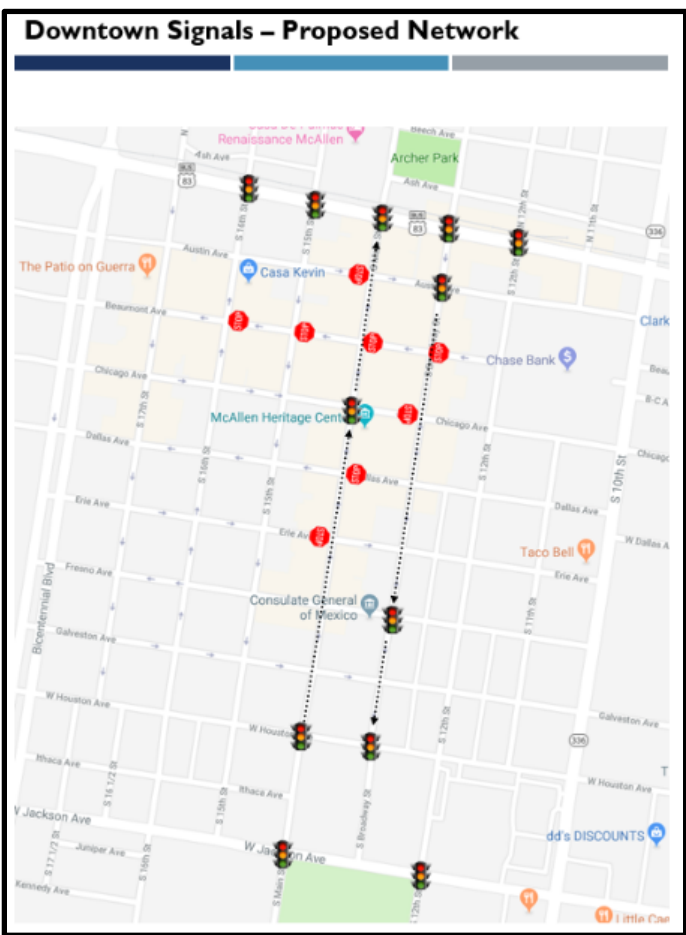
Pedestrian Study
Main Street between Austin & Erie Ave
15-Feb-20

Lunch Peak Hours

11:00AM-1:00PM

Ranked by Highest to Lowest Pedestrian Volume						
	Intersection	NB	SB	WB	EB	Total
1	Beaumont Ave & Main St	638	608	176	173	1595
2	Chicago Ave & Main St	550	561	107	139	1357
3	Dallas Ave & Main St	527	375	122	86	1110
4	Austin Ave & Main St	366	362	178	183	1089
5	Erie Ave & Main St	257	190	66	84	597

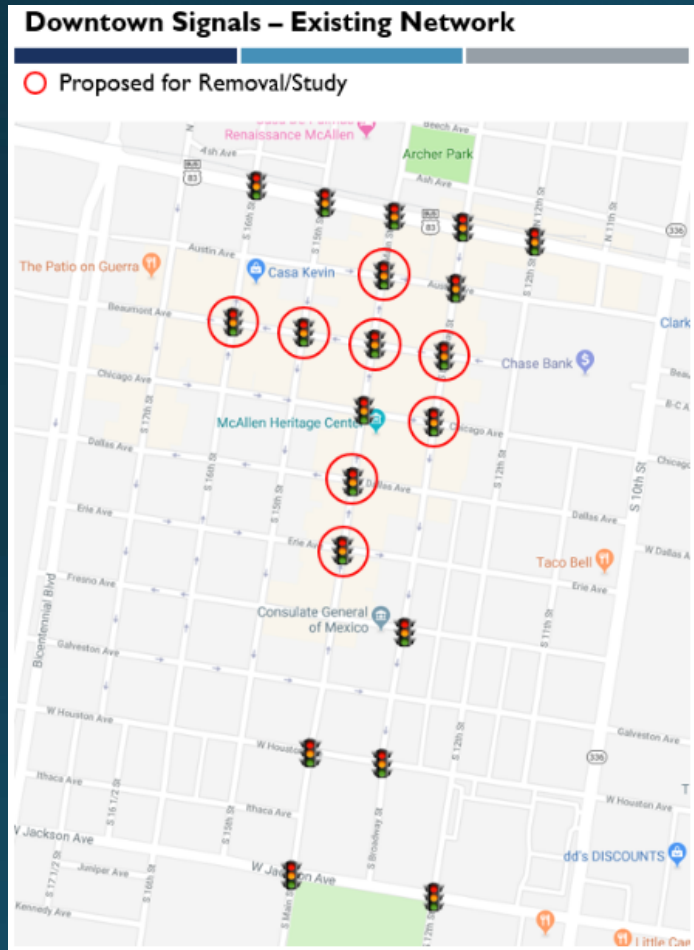
The removal of these signals will assist in encouraging mobility throughout the Downtown area. After signal removal, intersection will be controlled by a stop control, as specified above. The traffic signal decommissioning process consists of 90-days of flashing the signal, amber for north and south bounds and red for either west or east bound. This will allow staff to observe the change and make necessary adjustments if necessary. Staff will then proceed with removal of signal infrastructure.



Traffic Operations

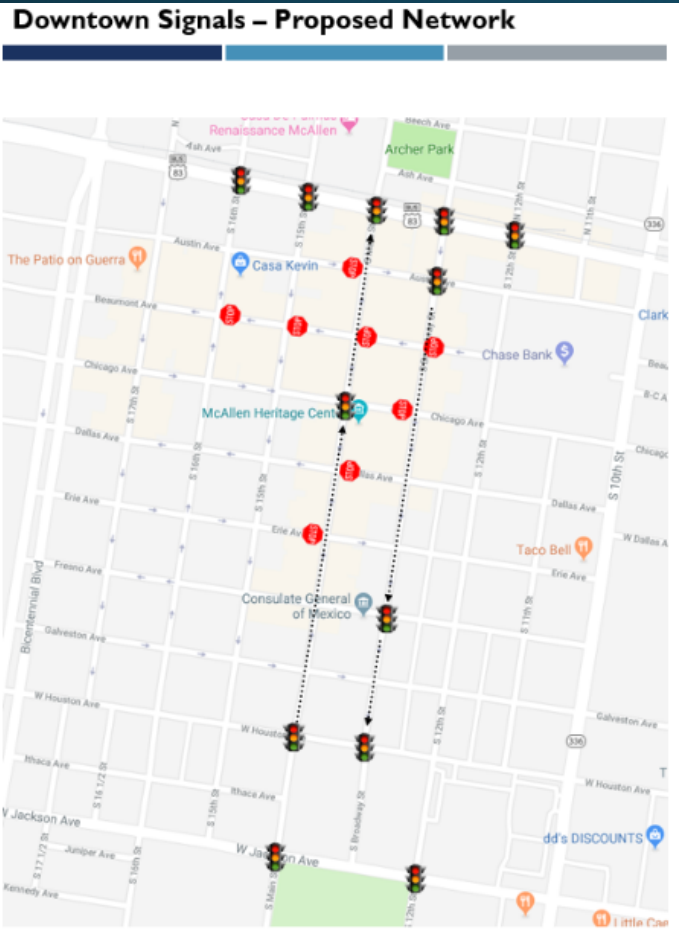
Downtown Signal Assessment

Existing Downtown Traffic Signal Network



Traffic Staff conducted vehicular traffic signal warrants and All-Way (stop sign) warrants on the 7 of the 20 traffic signals in the area downtown between 12th Street and 17th Street and Business Hwy 83 and Jackson Road.

Proposed Downtown Traffic Signal Network



Proposed Traffic Signal Removals

- Main St & Erie Ave (“Stop” for Eastbound Traffic)
- Main St & Dallas Ave (“Stop” for Westbound Traffic)
- Main St & Beaumont Ave (“Stop” for Westbound Traffic)
- Main St & Austin Ave (“Stop” for Eastbound Traffic)
- 16th St & Beaumont Ave (“Stop” for Westbound Traffic)
- 15th St & Beaumont Ave (“Stop” for Westbound Traffic)
- Broadway St & Beaumont Ave (“Stop” for Westbound Traffic)
- Broadway St & Chicago Ave (“Stop” for Eastbound Traffic)

Proposed Downtown Traffic Signal Volumes

Downtown Signal Decommissioning Studies								
Intersection		Study Date	Volumes			# of Crashes	Warrants	
North-South	East-West		Major (N-S)	Minor (E-W)	Total		Signal	All-Way Stop
Main St	Erie Ave	11/1/2018	3700	1339	5039	1	NS	NS
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15th St	Beaumont Ave	1/16/2019	1957	988	2945	0	NS	NS
Broadway St	Beaumont Ave	1/16/2019	2234	690	2924	0	NS	NS
Main St	Beaumont Ave	11/7/2018	1974	877	2851	0	NS	NS
Broadway St	Chicago Ave	1/14/2018	1514	1235	2749	1	NS	NS
16th St	Beaumont Ave	11/14/2018	1513	1014	2527	1	NS	NS
Main St	Austin Ave	11/13/2018	1575	378	1953	0	NS	NS
*NS: Not Satisfied								

Proposed Downtown Traffic Signal Pedestrian Studies

Pedestrian Study

Main Street between Austin & Erie Ave

15-Feb-20

Lunch Peak Hours

11:00AM-1:00PM

Ranked by Highest to Lowest Pedestrian Volume

	Intersection	NB	SB	WB	EB	Total
1	Beaumont Ave & Main St	638	608	176	173	1595
2	Chicago Ave & Main St	550	561	107	139	1357
3	Dallas Ave & Main St	527	375	122	86	1110
4	Austin Ave & Main St	366	362	178	183	1089
5	Erie Ave & Main St	257	190	66	84	597



CITY OF
McALLEN
TRAFFIC OPERATIONS



ITEM SUMMARY

BOARD: City Commission

AGENDA ITEM
DATE SUBMITTED
MEETING DATE

4.
2/17/2020
2/24/2020

1. Agenda Item: Discussion of Street Light Assessment.
2. Party Making Request: Patrizia Longoria
3. Nature of Request: Discussion of the results of the streetlight spacing survey in the area bound by Expressway 83 and Military Road and 23rd Street and Taylor Road.
4. Routing:

Patrizia Longoria	Created/Initiated - 2/17/2020
Yvette Barrera	Approved - 2/17/2020
Michelle Rivera	Approved - 2/17/2020
Kevin Pagan	Final Approval - 2/18/2020
5. Staff Recommendation:
6. Advisory Board:
7. City Attorney:
8. Manager's Recommendation:



CITY OF MCALLEN
TRAFFIC OPERATIONS DEPARTMENT

MEMORANDUM

To: Roy Rodriguez, P.E., City Manager

From: Patrizia I Longoria, PE, Assistant Director of Engineer – Traffic Operations

Date: February 17, 2020

Subject: **Streetlight Upgrades and Installations**

Goal: Staff will presentation on the progress of the Streetlight Upgrades and Installations.

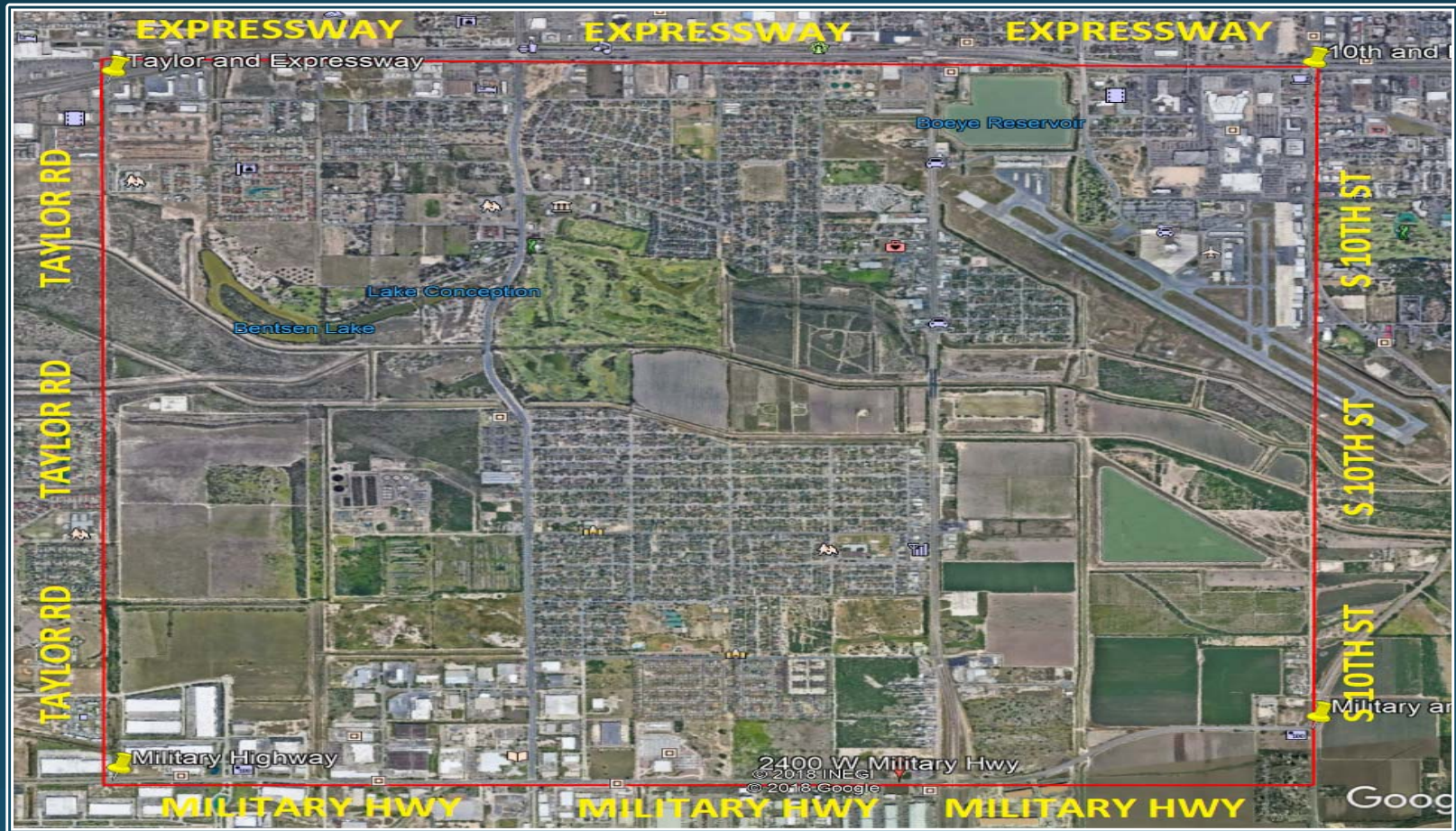
Brief History: Staff conducted a streetlight outage survey and a streetlight compliance survey. On a couple of sectors of the city. Staff reported the outages to corresponding electric company and is creating the recommendations for upgrades and new streetlight installations.

CC: Yvette Barrera, PE, CFM City Engineer

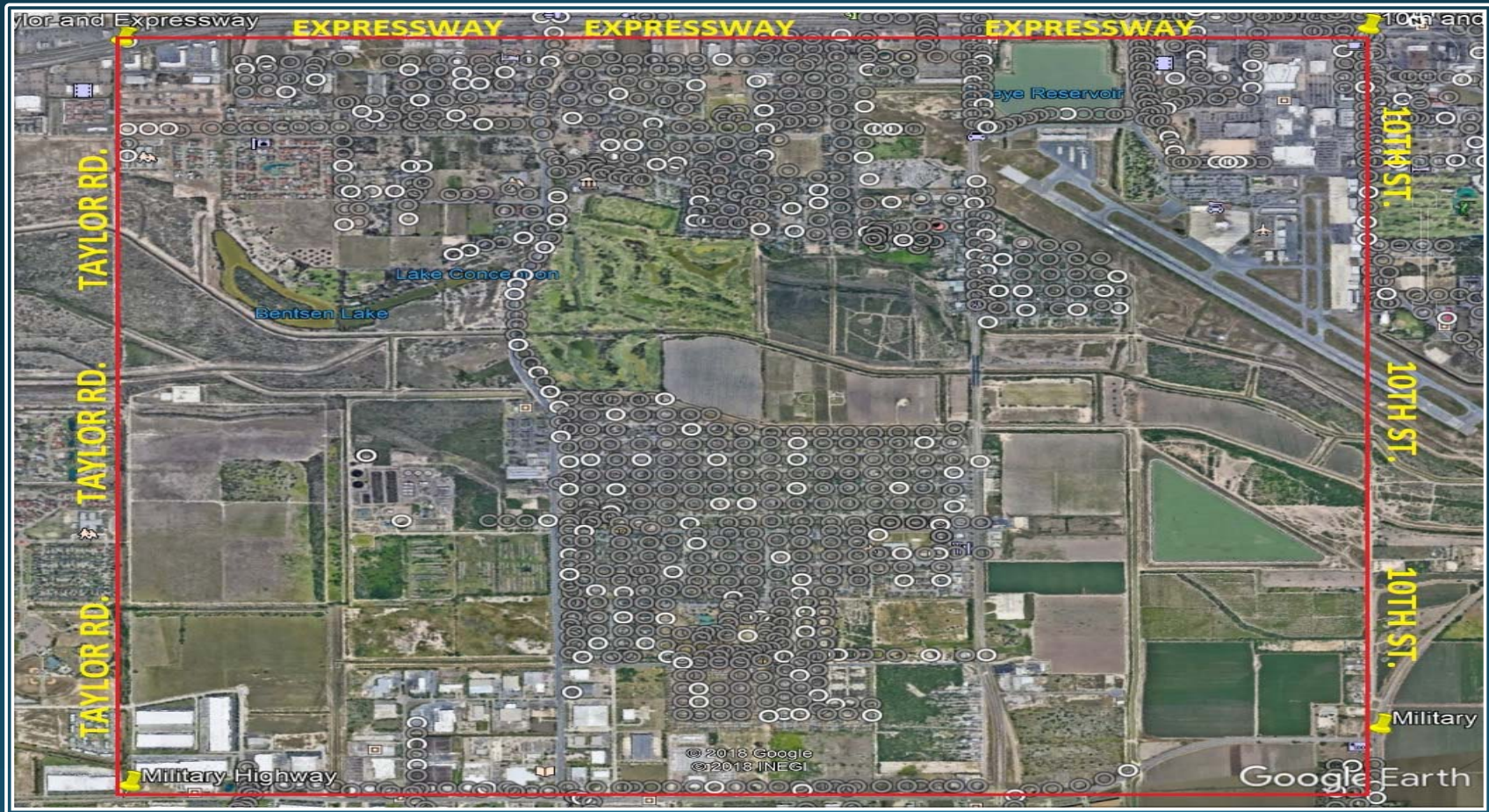
Traffic Operations

Streetlight Upgrades and Installs

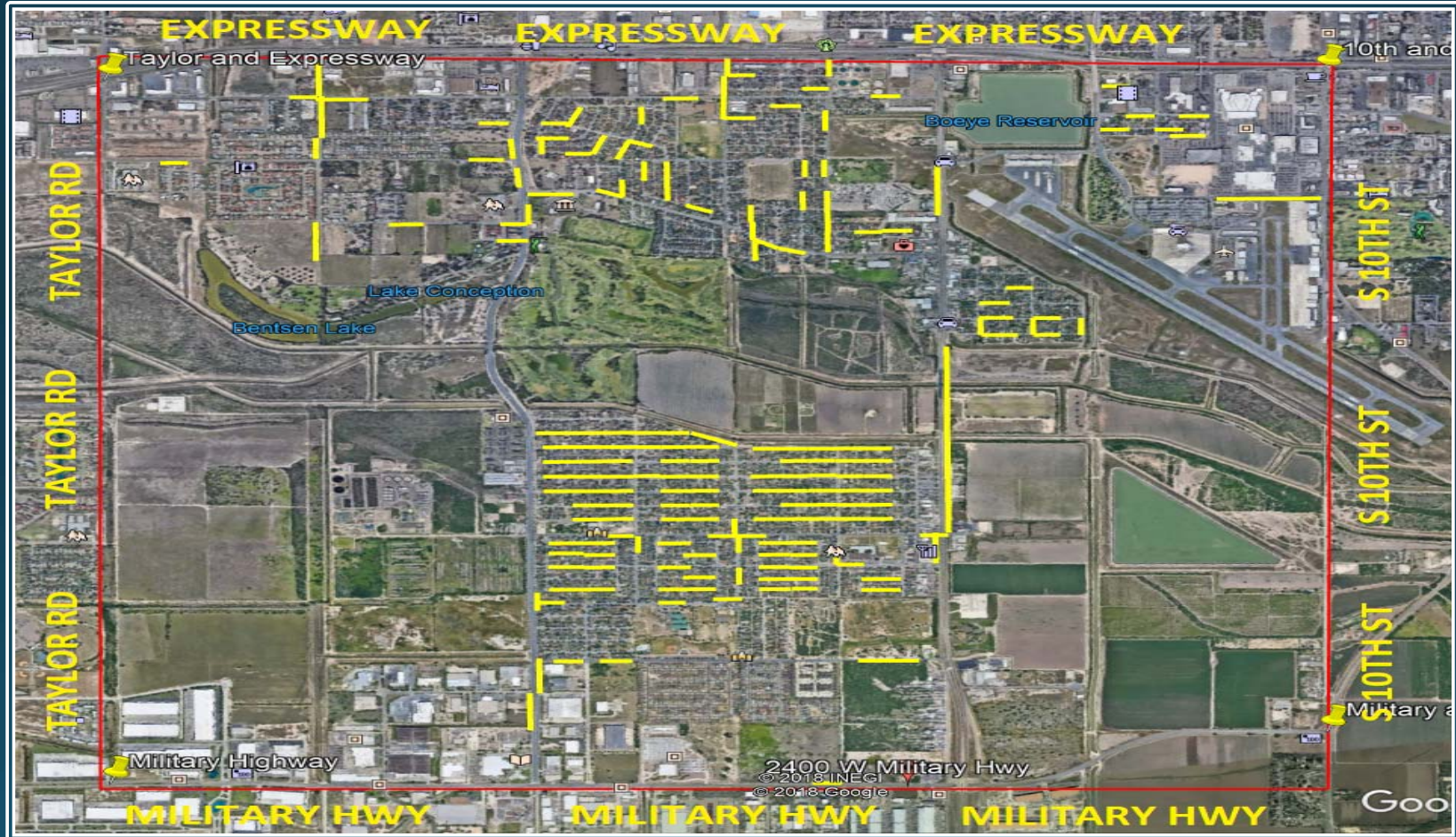
Total Survey Area



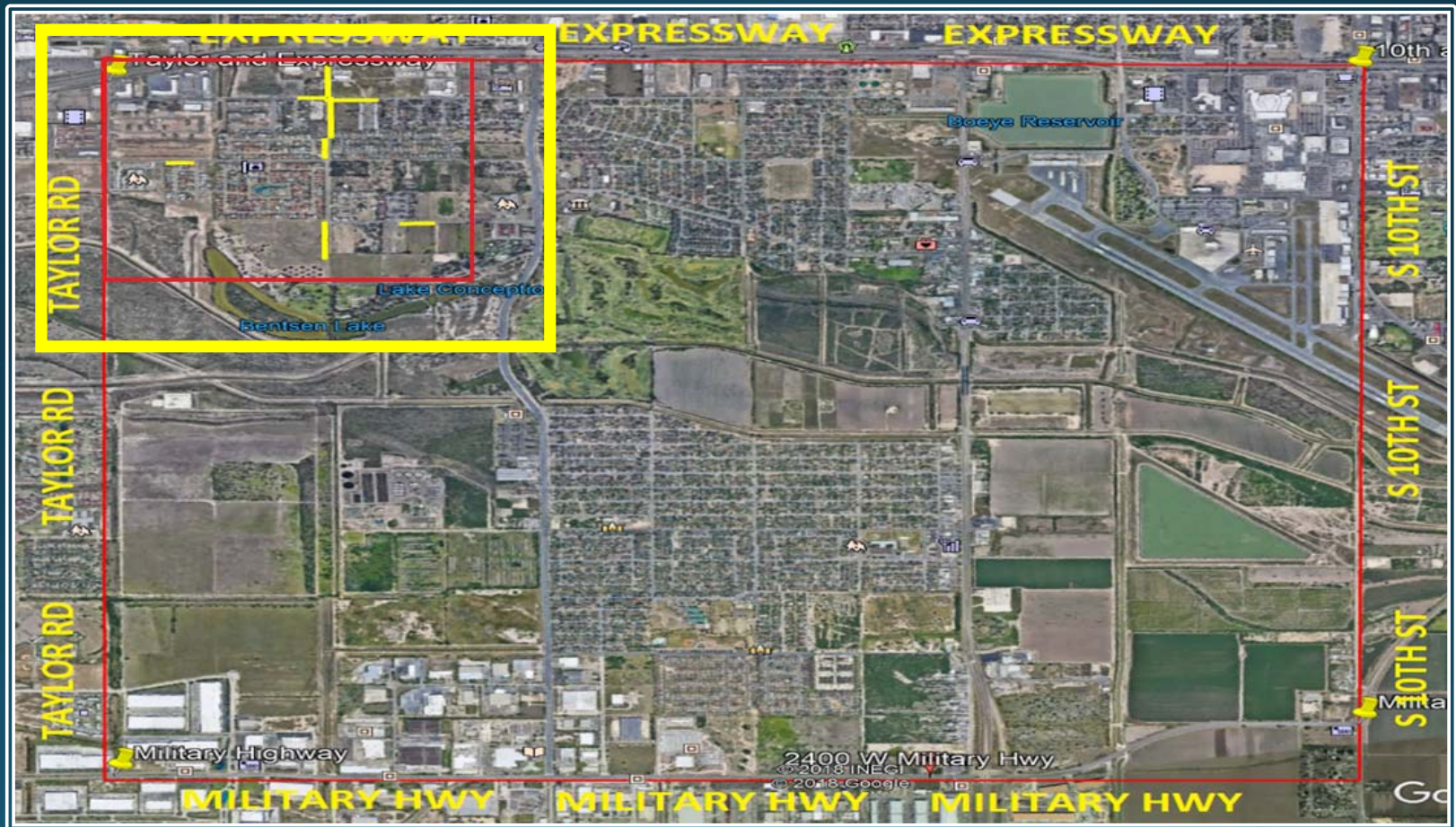
Identified Existing Streetlights



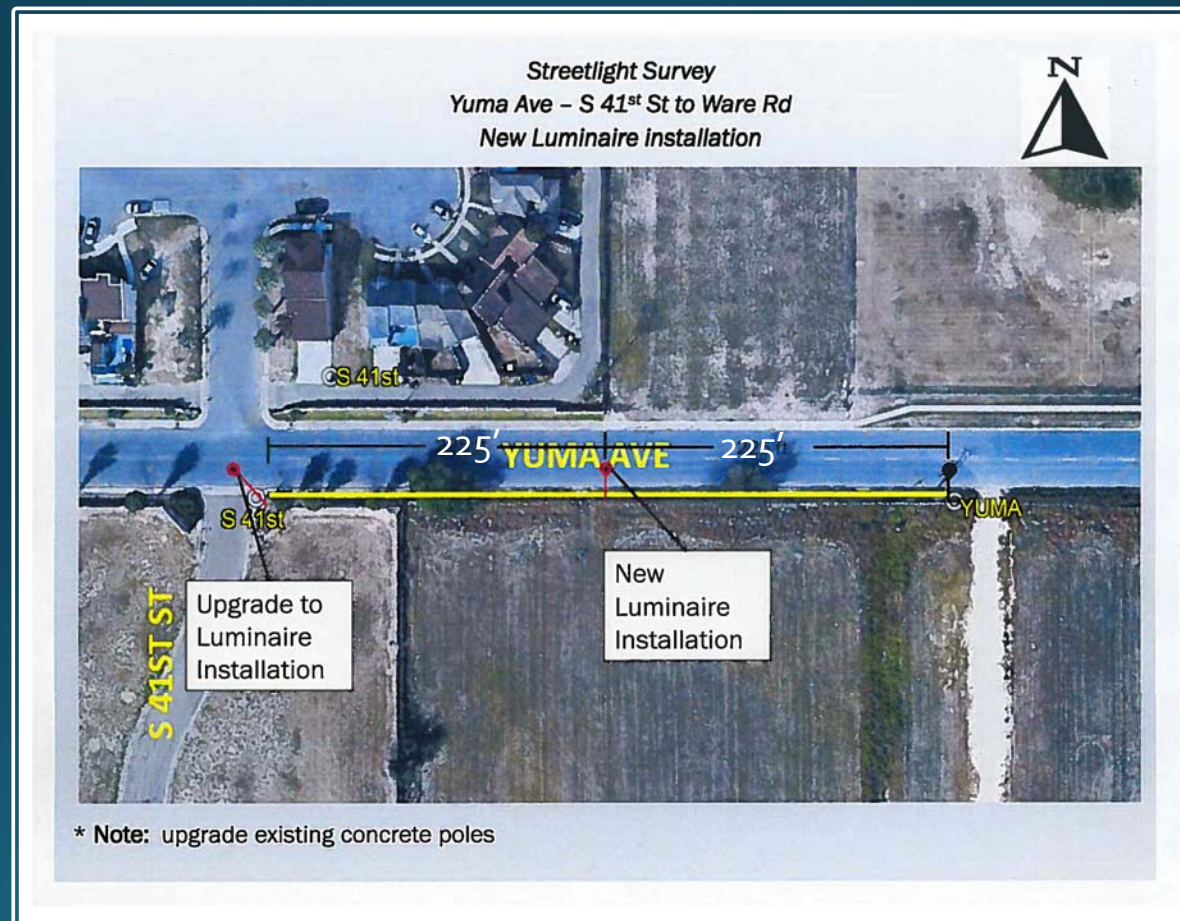
Identified Non-Compliant Streetlights



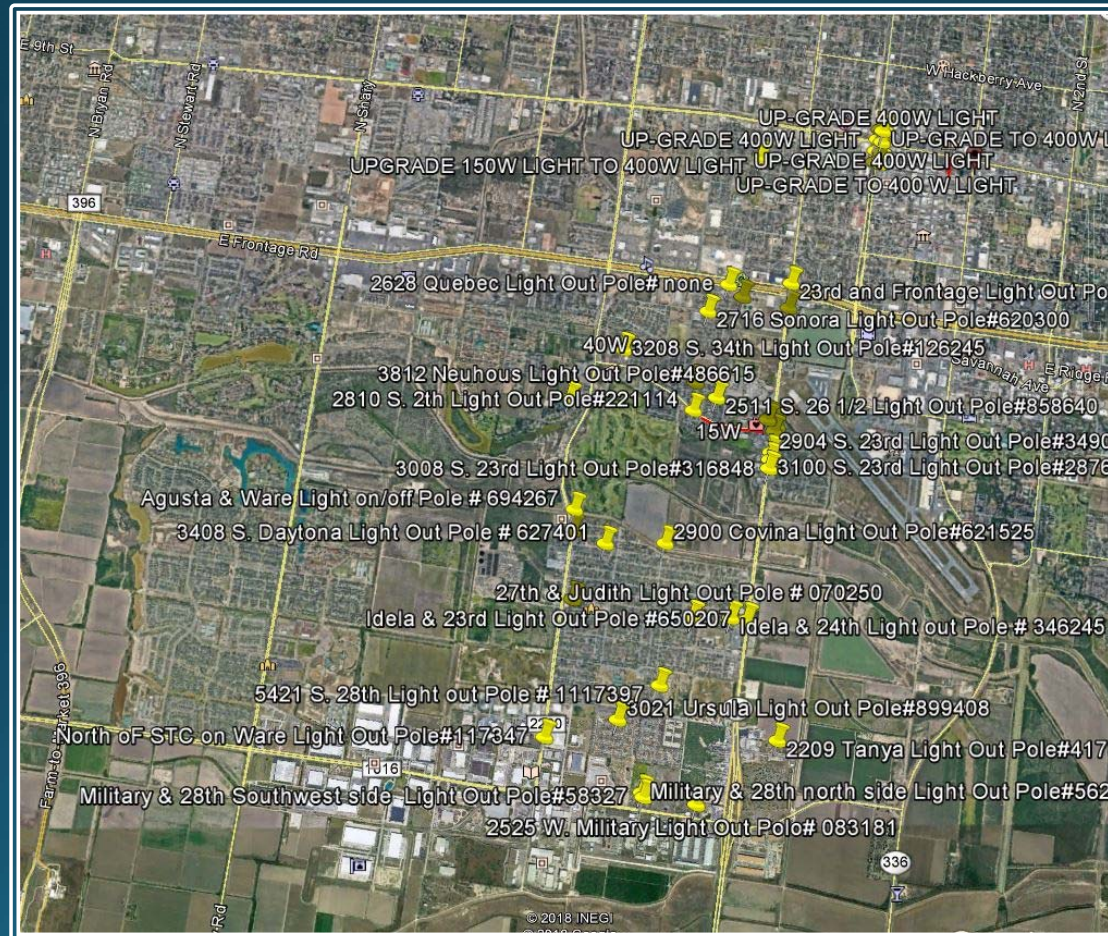
Created Sectors for Field Investigations



Staff Recommendations



Streetlight Survey



Report Submitted to AEP

Request to Repair Street Lights

Date:	5/28/2019
From :	City of McAllen - Traffic Operations
	Efrain Silva
Supervisor:	Jose Gomez
Phone:	(956) 618 - 2709

AEP

LIGHT

Pole ID #	Street Address	Pole Flagged	OUT	DIM	ON & OFF	ON ALL DAY	Broken Fixture	AEP Order Numbers
1117397	5421 S. 28th McAllen, Tx northeast corner	x	x					942097565
70250	27th & Judith Northwest Corner	x			x			941365631
396245	Idela & 24rd Northwest Corner	x	x					943821436
650207	Idela & 23rd Northwest Corner	x	x					944594754
650767	3529 S. 36th Southeast Corner	x	x					940977830
644267	Agusta & Ware Rd. Southeast Corner	x			x			946716686
667971	Cavina & Ware Rd. Southeast Corner	x	x					949573317
627401	3408 S. Daytona	x	x					942256561
447940	2700 S. 23Rrd	x	x					949636578
43668	2808 S. 23rd	x	x					948188786

Streetlight Outage Credit - AEP

OCXA ENERGY		Billing Date:	Jul 20, 2019
MCALLEN TX 78505			Page 1 of 10
ACCOUNT SUMMARY INFORMATION			
Previous Balance		\$293,481.98	
Payment Received – Thank You		\$293,481.98	
Adjustments		\$ 0.00	
Total Balance Forward		\$ 0.00	
Current Usage Charges		\$149,647.83	
Tax and Other Charges		\$2,969.73	
Total Current Charges		\$152,617.56	
TOTAL AMOUNT DUE		\$152,617.56	

OCXA ENERGY		Billing Date:	Aug 20, 2019
MCALLEN TX 78505			Page 1 of 10
ACCOUNT SUMMARY INFORMATION			
Previous Balance		\$152,617.56	
Payment Received – Thank You		\$152,617.56	
Adjustments		\$ 0.00	
Total Balance Forward		\$ 0.00	
Current Usage Charges		\$137,845.29	
Tax and Other Charges		\$2,623.20	
Total Current Charges		\$140,468.49	
TOTAL AMOUNT DUE		\$140,468.49	

OCXA ENERGY		Billing Date:	Sep 20, 2019
MCALLEN TX 78505			Page 1 of 10
ACCOUNT SUMMARY INFORMATION			
Previous Balance		\$140,468.49	
Payment Received – Thank You		\$140,468.49	
Adjustments		\$ 0.00	
Total Balance Forward		\$ 0.00	
Current Usage Charges		\$149,745.50	
Tax and Other Charges		\$2,833.73	
Total Current Charges		\$152,579.23	
TOTAL AMOUNT DUE		\$152,579.23	

Examples of credits received:

- July 2019 - \$152,617.56
- August 2019 - \$140,468.69
- September 2019 - \$152,579.23

Small Cell Node Streetlight





CITY OF
McALLEN
TRAFFIC OPERATIONS



ITEM SUMMARY

BOARD: City Commission

AGENDA ITEM
DATE SUBMITTED
MEETING DATE

5.
2/17/2020
2/24/2020

1. Agenda Item: Project Status Report through January 31, 2020.
2. Party Making Request: Yvette Barrera
3. Nature of Request: Project Status Report through January 31, 2020.
4. Routing:

Grecia Martinez	Created/Initiated - 2/17/2020
Yvette Barrera	Approved - 2/17/2020
Michelle Rivera	Approved - 2/17/2020
Kevin Pagan	Final Approval - 2/18/2020
5. Staff Recommendation: Project Status Report through January 31, 2020.
6. Advisory Board:
7. City Attorney: N/A - KDP
8. Manager's Recommendation: None. RR



ENGINEERING DEPARTMENT
MEMORANDUM

To: Roel "Roy" Rodriguez, P.E., City Manager

From: Yvette Barrera, PE, CFM, City Engineer

Date: February 24, 2020

Subject: Project Status Report through January 31, 2020.

Please find attached a list of various projects that are currently under construction and for which the Engineering Department performs Construction Management services. The work depicted is work performed through January 31, 2020.

The following projects are included:

1. McAllen Public Safety Building Parking Garage
2. Kennedy Avenue Drainage Improvements (HMGP DR-4245)
3. Westway Heights Drainage Improvements (HMGP DR-4223-016)
4. Bond Projects
5. Bicentennial Boulevard Extension (Trenton to SH107)
6. Dove (41st to Bentsen)
7. Kennedy Avenue Roadway and Drainage Improvements (Bentsen Road to Ware Road)
8. 29th Street (Oxford to 107)
9. 2018 Bond – Traffic Fiber & Cabinet/Controller Installation
10. Anzalduas International Bridge NB Inspection Station
11. McAllen Public Works Automotive Warehouse Expansion & Elevator
12. TxDOT Update on Bicentennial and I2



PROJECT STATUS REPORT

Through January 31, 2020.

By Yvette Barrera, P.E., City Engineer

McAllen Public Safety Building Parking Garage

This new parking structure is located behind the McAllen Public Safety Building and will provide 158 parking spaces, of which 134 parking spaces will be designated for the McAllen Police Department units. An additional 24 parking spaces will be used for the impound lot.

The second level of the structure will provide parking spaces for staff and will access the building via a bridge connecting the second level of the parking garage to the existing building. The façade consists of pre-cast concrete panels. Perforated panels will be anchored to the structure and will provide a modern look. The perforated panels will be used to enclose the two stairwells that will be located at each end of the parking structure. Lighting will be used to accent the stairwells and bridge in the evening hours.

Architectural Firm:	Milnet Architectural Services, PLLC
Construction Company:	D. Wilson Construction
Original Contract:	\$2,313,066.00
Change Order: 1	\$11,460.82
Original Contract (Days):	200 – Working Days
Contract End Date:	Aug. 29, 2019 -March 31, 2020

The Notice to Proceed was issued on August 29, 2019. The project is 153 working days into construction. Crews have completed the installation the spandrels and completed shear walls. In addition, the contractor has installed all double-T beams. The contractor has completed 100% of the concrete topping on the upper level. The asphalt paving on the ground level is complete. Installation of the bridge connect between the building and the garage is underway.



Kennedy Avenue Drainage Improvements

[Kennedy Avenue Drainage Improvements \(DR-4245-010\)](#)

This project consists of the installation of approximately 3,630-linear feet of storm drain pipe along Kennedy Avenue, Jackson Avenue, and Colonel Rowe Boulevard. The proposed system will tie into the existing storm sewer system on Houston Avenue. Storm drain inlets will also be installed to efficiently intercept surface runoff.

Construction Company: RDH Site and Concrete, LLC
Original Contract: \$669,506.00
Change Order: \$0
Original Contract (Day's): 150 - Calendar Days
Contract End Date: Sep. 20, 2019 –Feb. 20, 2020
Change Order (Day's): 0

Construction Status: As of January 31, 2020, all proposed storm sewer infrastructure has been installed and is functional. Preparation for pavement repair on Jackson Avenue neared completion with minor concrete flatwork along Kennedy Avenue in progress.



Westway Heights Drainage Improvements (HMGP DR-4223-016)

This project consists of the installation of approximately 7,000-linear feet of storm drain pipe within Westway Heights Subdivision. The proposed system will then connect to a proposed reinforced concrete box culvert that outfalls to the proposed storm water detention facility.

Construction Company:	NM Contracting, LLC
Original Contract:	\$2,438,795.75
Change Order to date:	\$105,000.00
Original Contract (Days):	145- Calendar Days
Original Contract End Date:	Sept. 16, 2019 (revised to Dec 13, 2019)
Change Order (Days):	88

Construction Status: Through the month of January, approximately 90% of asphalt paving has been completed, 98% of storm sewer infrastructure has been installed, and the detention pond retaining wall is substantially complete. Clearance to work under and around the Kinder-Morgan gas line was secured and work scheduled for early February to complete the remaining system segment.



Bond Projects:

23rd & Jackson, Ebony, Hackberry, and Kendlewood and 10th & Bus.

Design status: ROW acquisition is complete. Design is being finalized to get utility relocation underway. Utility relocation phase must be complete before this project may be bid out. TxDOT is participating with 99% of the construction cost, the State process is required to be followed.

23rd Street & Ebony Avenue



23rd Street & Jackson Avenue



23rd St. & Hackberry Avenue

23rd Street & Kendlewood



10th Street & Business 83

Project Location	ROW		Design Cost			Construction Cost		When	Notes
	Actual	Estimated	Actual	Estimated	Engineer	Actual	Estimated		
23rd and Jackson	\$ -	\$ 31,000.00	\$ 8,363.00	\$ -	COM	\$ -	\$ 147,573.00	Spring '20	Design 99% completed. Pending ROW and Utility Relocation
23rd and Ebony	\$ -	\$ 14,000.00	\$ 8,363.00	\$ -	COM	\$ -	\$ 162,219.00	Spring '20	Design 99% completed. Pending ROW and Utility Relocation
23rd and Hackberry	\$ -	\$ 40,000.00	\$ -	\$ -	COM	\$ -	\$ 102,268.00	Spring '20	Design 99% completed. Pending ROW and Utility Relocation
23rd and Kendlewood	\$ -	\$ 34,000.00	\$ 8,363.00	\$ -	COM	\$ -	\$ 110,788.00	Spring '20	Design 99% completed. Pending ROW and Utility Relocation
10th and Bus 83	\$ -	\$ 31,000.00	\$ -	\$ -	COM	\$ -	\$ 108,988.00	Spring '20	Design 99% completed. Pending ROW and Utility Relocation

Bicentennial Boulevard Extension (Trenton to SH107)

This project consist of the extension of a 4 lane urban curb and gutter paved roadway form Trenton Road to State Highway 107 (University Drive). The extension of Bicentennial Boulevard is 2.80 miles and includes storm water management system, potable water and sanitary sewer infrastructure, installation of two raw water underground mains for irrigation, sidewalks, and noise attenuation barriers along the right of way at existing residential subdivisions.

Construction Company:	Texas Cordia LLC, Edinburg Texas
Original Contract:	\$12,563,650.86
Change Order:	\$0
Original Contract (Day's):	359 Working Days
Contract End Date:	June 11, 2021
Change Order (Day's):	0

Construction Status: Construction has commenced, installation of all underground utilities, irrigation and storm sewer lines has begun roadway excavation is mostly complete and lime stabilization has begun between Trenton Road and Auburn Avenue. Clearing of right of way is approximately 80% complete.

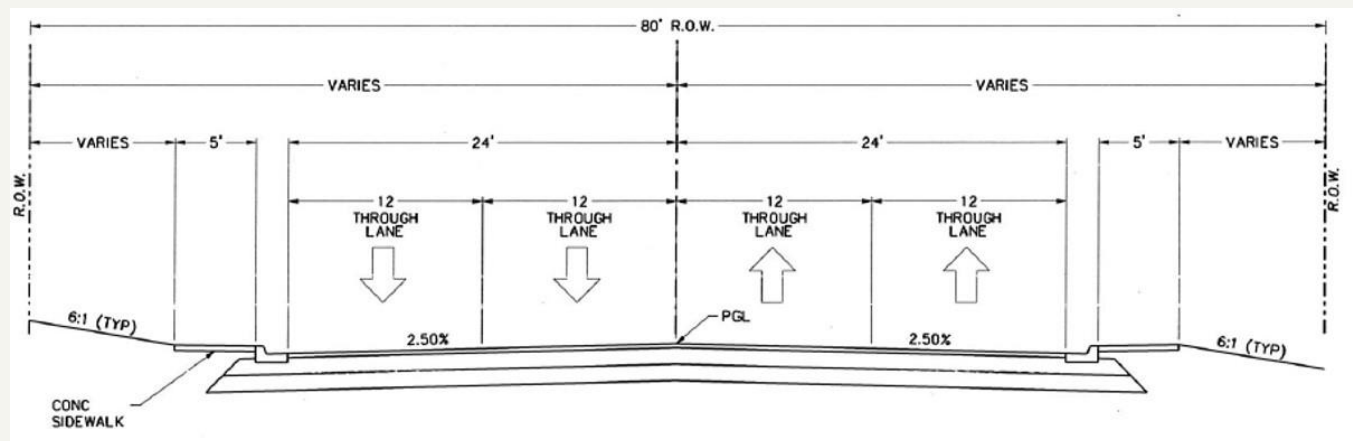


Dove (41st to Bentsen)

Design, canal crossing permit and utility coordination tasks continue. City funded project for FY 18-19.



Dove Avenue General Location Map.



Roadway Typical Section

Project Location	ROW			Design			Construction			Notes
	Actual	Estimated	Status	Cost		Engineer	Cost		When	
				Actual	Estimated		Actual	Estimated		
Dove Avenue Bentsen Road to 41st Street	\$ -	\$ -	Not Required	\$ -	\$ 192,152	TBD		\$ 1,921,519	TBD	Design 30% complete; Pending Utility Relocation and Crossing Permits with HCID N1 and Drainage District.

Kennedy Avenue Roadway and Drainage Improvements (Bentsen Road to Ware Road)

The project consists of the construction of one-half (0.5) of a mile of new roadway made up of an urban two-lane section with adjacent sidewalks, storm-water management system, bicycle lanes, water and sanitary sewer utilities. Upon completion, Kennedy Avenue will extend and connect Bentsen Road to Ware Road.

Construction Company:	RDH Construction, LLC
Original Contract:	\$ 1,522,181.50
Change Order:	\$0
Original Contract (Day's):	180 Working Days
Contract End Date:	October 19, 2020
Change Order (Day's):	0

Construction Status: Construction has commenced, right of way clearance has begun, storm water pollution prevention plan has been approved, anticipate installation of all underground water, sanitary sewer and storm installation to begin soon.



29th Street (Oxford to 107)

Project design by Dannenbaum Engineering. The project was awarded by City Commission on October 23, 2017 to 2GS, LLC. Notice to proceed with construction was issued on January 19, 2018.

Construction Company:	2GS LLC (DBA Earthworks)
Original Contract:	\$ 3,078,451.23
Change Order:	CO #1-#7 Total- \$562,543.52
Original Contract Days:	275 Working Days
Change Order (Days):	509 days (Jan. 22, 2018 –April 2020)
Contract End Date:	March 30, 2020

Construction Status: Roadway along 29th Street between the limits of Oxford Avenue and Sprague has been completely paved and striped; this area of pavement is open to the public. Currently, a road closure is being implemented north of Sprague Avenue. Through this closure, the contractor will complete the utility installation portion on this last phase and will follow with paving the roadway in this last phase of construction.



Top Center-
Phased
construction status

Bottom Right- 29th
Street & Oxford
Intersection



2018 Bond – Traffic Fiber & Cabinet/Controller Installation

Bond projects includes the installation of new controllers and cabinets along major corridors. Additional, fiber lines are being extended in order to allow communications to the Traffic Management Center for real time signal troubleshooting. Lastly, a comprehensive traffic study will be conducted to provide updated timing plans for the major corridors.

Construction Company:	Traffic Operations (Cabinets) & AJU Services (Fiber)
Original Contract:	\$3,000,000
Change Order:	N/A
Original Contract (Days):	1095 Working Days
Contract End Date:	May 2021
Change Order (Days):	N/A

Construction Status: Traffic Operations staff has completed the installation/upgrade of traffic cabinets along the 10th Street and 2nd Street and is continuing on 23rd Street. Traffic Operations and IT Staff are working to obtain permits for 23rd Street and 10th Street.

Wi-Fi equipment has been installed at 12 signals along 10th Street and 7 signals along 23rd Street. These signals, along with those currently connected via fiber, are continued to be monitored remotely.

Staff has sought out quotes for the video wall to be part of the Traffic Management Center and will be working with IT to select the best system for our needs



Upgraded Cabinet & Internal Hardware (Left) and Installation of Wi-Fi Antenna (Right)

Anzalduas International Bridge NB Inspection Station

The project is proposed to be funded through Coordinated Border Infrastructure Program administered through Texas Department of Transportation (TXDOT). The City would seek reimbursement from TXDOT for the project cost.

Construction Company: Spawglass Contractor, Inc.
Original Contract: \$2,778,395.00
Change Order: \$52,341.10
Original Contract (Day's): 200
Contract End Date: June 27, 2019 – April 24, 2020
Change Order (Day's): 12 Additional Days

Construction Status: Traffic rated plates are being utilized until the concrete fully cures. In addition, contractor is installing the underground conduit to the RPL & LPR this working is ongoing. Construction crews have started the erection of the new canopy. Contractor has ensured the site is properly secured.



McAllen Public Works Automotive Warehouse Expansion & Elevator

The existing public works facilities for the anticipated elevator implementation and regular vehicles maintenance garage expansion. The project provides an expansion and new addition to existing warehouse building. It also includes new site work, mechanical, plumbing, electrical, communications, and fire suppression with alarm system and wall accessories.

Architectural Firm:	Negrete & Kolar Architects
Construction Company:	Rigney Construction
Original Contract:	\$986,000.00
Change Order:	\$0
Original Contract (Days):	120 – Working Days
Contract End Date:	October 24, 2019- March 31, 2020

Notice to Proceed was issued on October 10, 2019. The project is 92 working days into construction. The contractor has completed the work on the foundation. The structure has arrived and the erection of the metal building will commence this week. The enlarging of four existing garage doors is ongoing.



TxDOT Update on Bicentennial and I2

CSJ: 0039-17-180 IH 2/US 83 & Bicentennial Blvd

Progress of work:

IH-2 Bridge over Bicentennial Progress:

- IH-2 center concrete barrier to be complete tomorrow.
- Three lanes to be open on Westbound Main lanes by the middle of next week(2/26/2020)

Proposed Bicentennial Intersection Progress:

- Concrete work on south side of intersection completed.
- Contractor will be pouring on the west bound frontage road (northeast side of the Bicentennial intersection) at the end of the week (2/21/2020).





ITEM SUMMARY

BOARD: City Commission

AGENDA ITEM
DATE SUBMITTED
MEETING DATE

6.
2/17/2020
2/24/2020

1. Agenda Item: Status Report on Parks & Recreation Projects.

2. Party Making Request:

3. Nature of Request:

4. Routing:

Janie Garcia
Mike Hernandez
Kevin Pagan

Created/Initiated - 2/17/2020
Approved - 2/17/2020
Final Approval - 2/18/2020

5. Staff Recommendation:

6. Advisory Board:

7. City Attorney:

8. Manager's Recommendation:

City Commission Update





AIRPORT PARK RESTROOM



AIRPORT PARK EXISTING RESTROOM DEMOLITION



VINE AND WARE ROAD: LANDSCAPE



VINE AND WARE ROAD: LANDSCAPE



TRAVIS TENNIS COURTS



TRAVIS TENNIS COURTS



BILL SCHUPP LANDSCAPING

LAYOUT NAME: L102
LAYOUT DATE: 10/10/2023
LAYOUT BY: J. N. JOY
DRAWING FILE: 10/10/2023 10:10:10 AM
DRAWING FILE: 10/10/2023 10:10:10 AM

MORRIS PARK TRAIL



CITY OF
McALLEN
PARKS AND RECREATION DEPARTMENT

PROJECT NAME

Morris Park Trail

REVISIONS	
DATE	DESCRIPTION

SCALE

Overall Layout

SHEET NO.

L1



WARE AND COLBATH



WARE AND COLBATH

ITEM SUMMARY

BOARD: City Commission

AGENDA ITEM
DATE SUBMITTED
MEETING DATE7.
2/17/2020
2/24/20201. Agenda Item: Subdivision Monthly Report.

2. Party Making Request: Edgar Garcia

3. Nature of Request:

4. Routing:

Jessica Cavazos
Edgar Garcia
Michelle Rivera
Kevin PaganCreated/Initiated - 2/17/2020
Approved - 2/17/2020
Approved - 2/17/2020
Final Approval - 2/17/2020

5. Staff Recommendation:

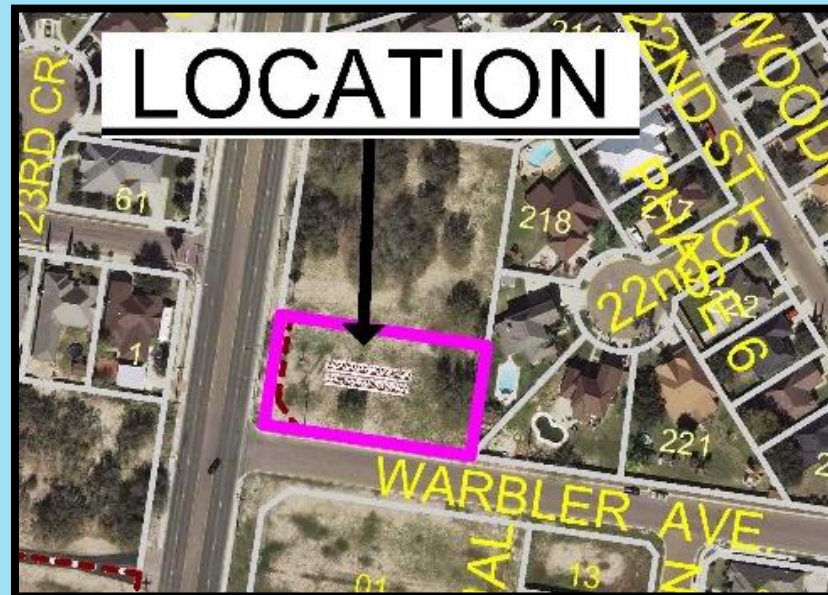
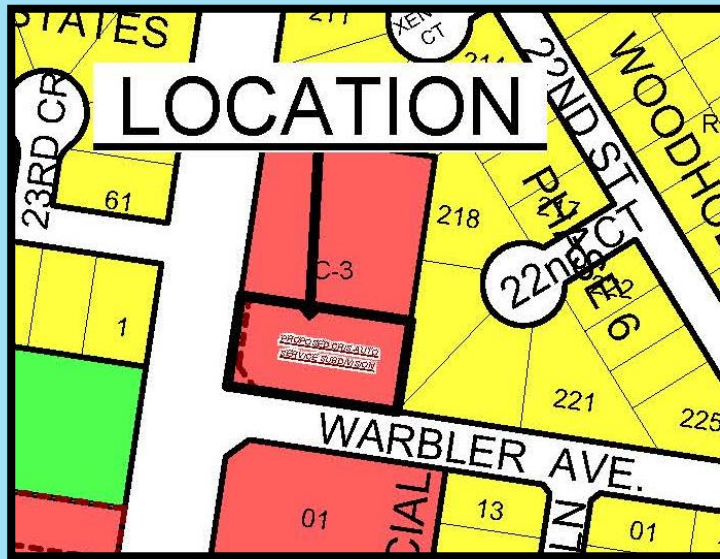
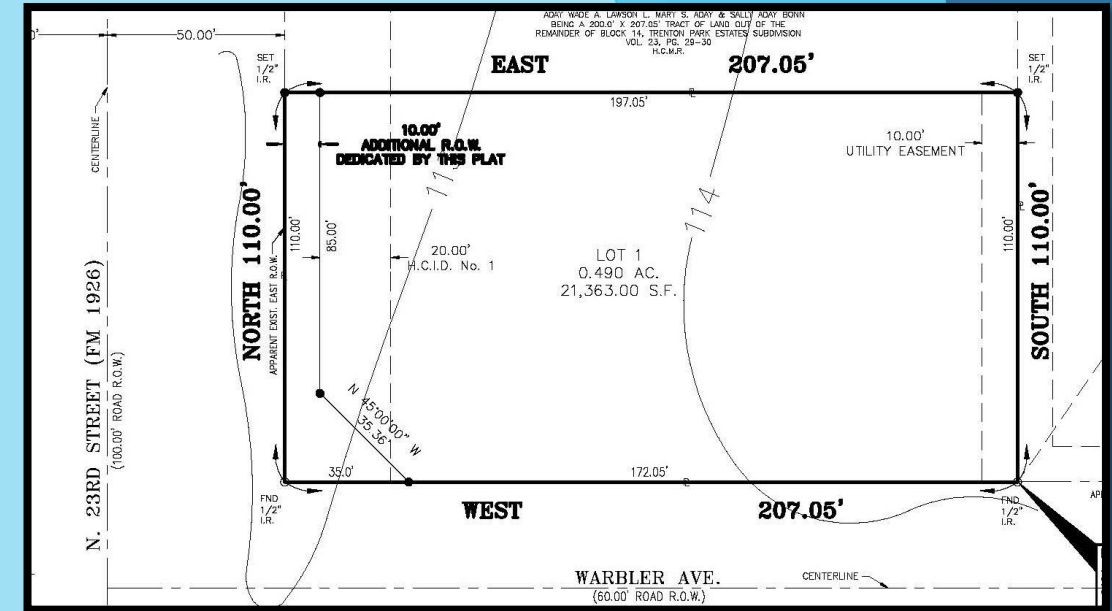
6. Advisory Board:

7. City Attorney:

8. Manager's Recommendation:

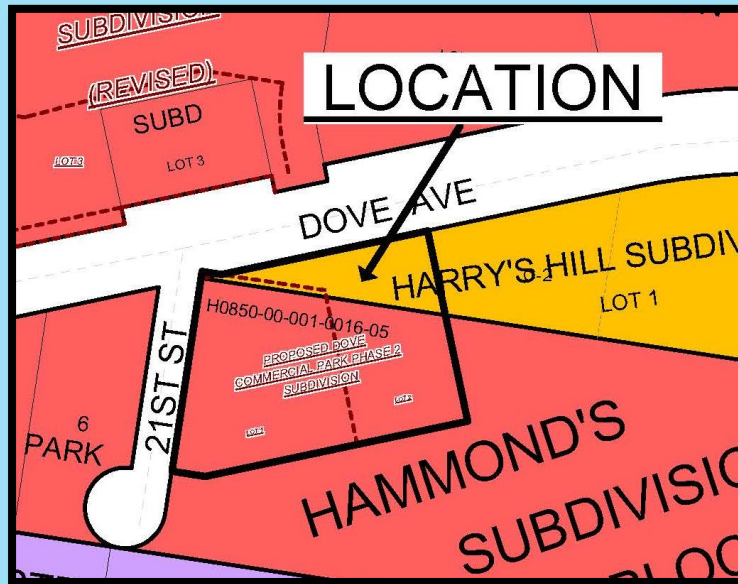
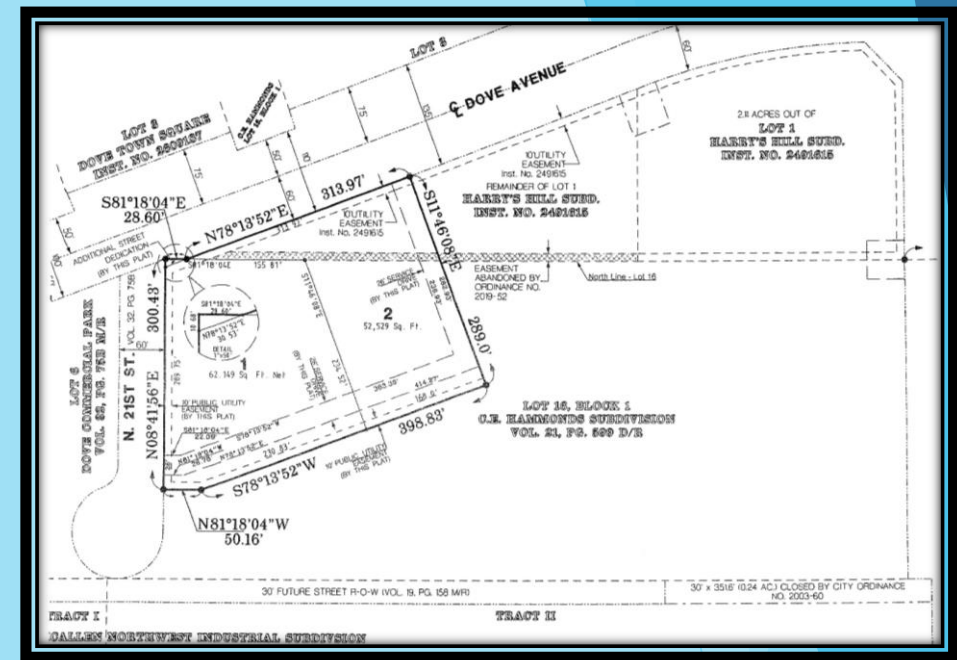
Cris-Auto Service Subdivision

Zoning: C-3
Type of Development: Commercial
Lots: 1
Acres: 0.523



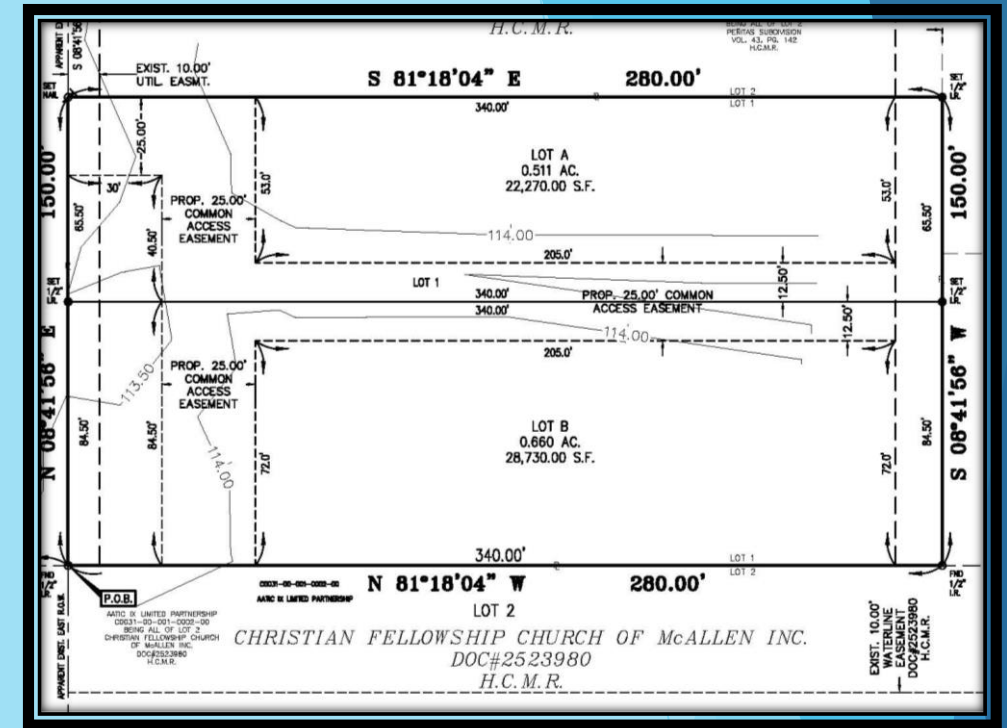
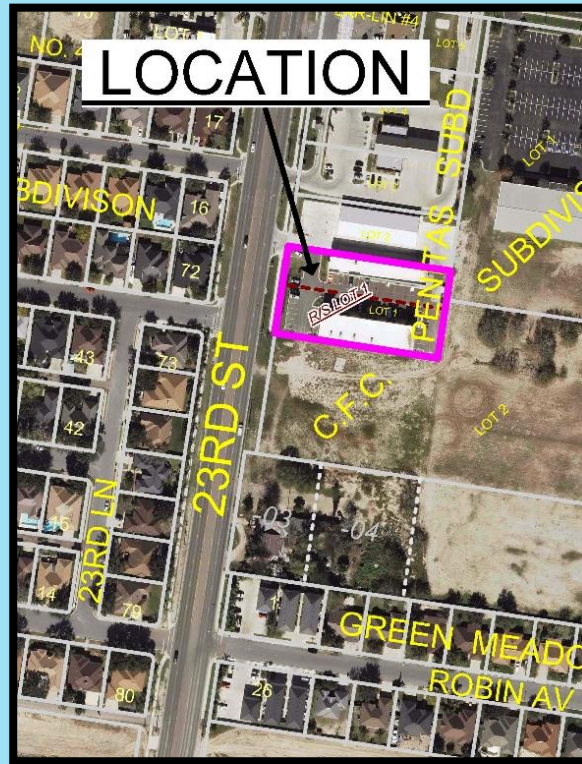
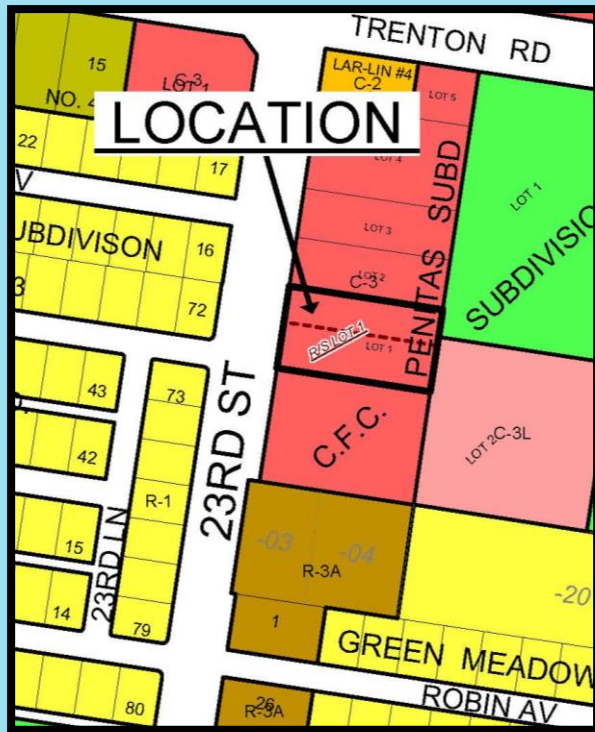
Dove Commercial Park No.2 Subdivision

Zoning: C2/C3
Type of Development: Commercial
Lots: 2
Acres: 2.64



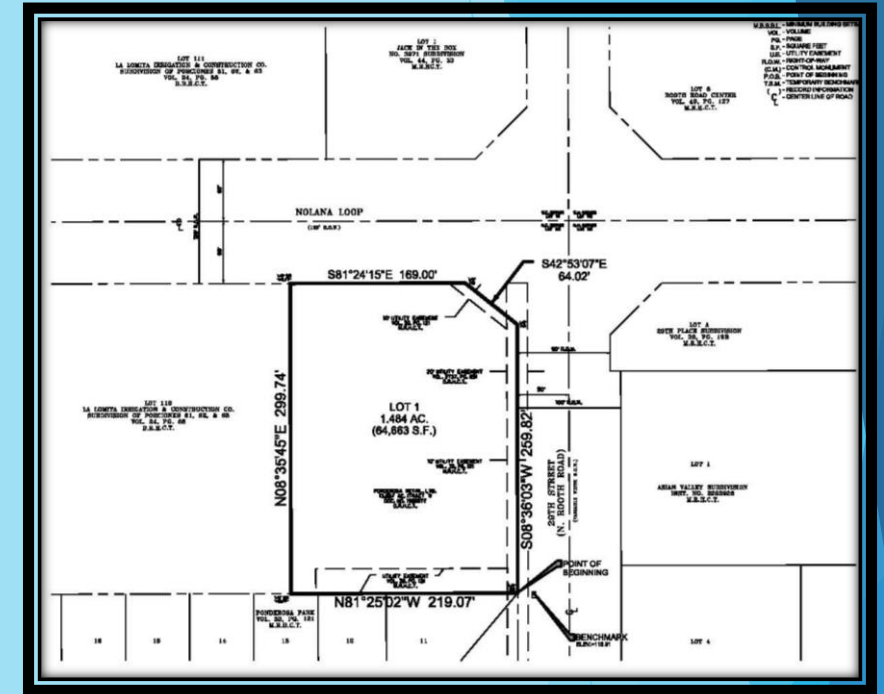
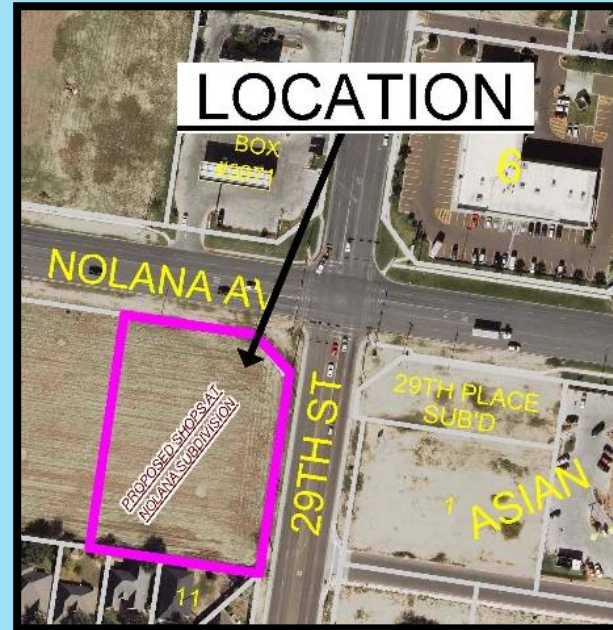
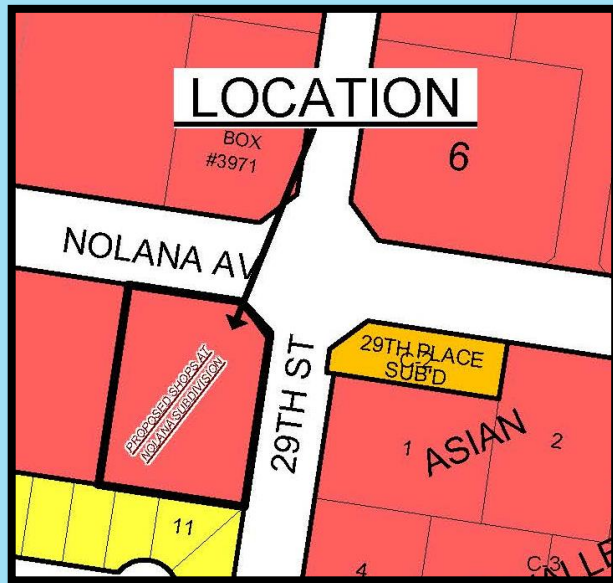
Penitas Subdivision

Zoning: C-3
Type of Development: Commercial
Lots: 2
Acres: 0.964



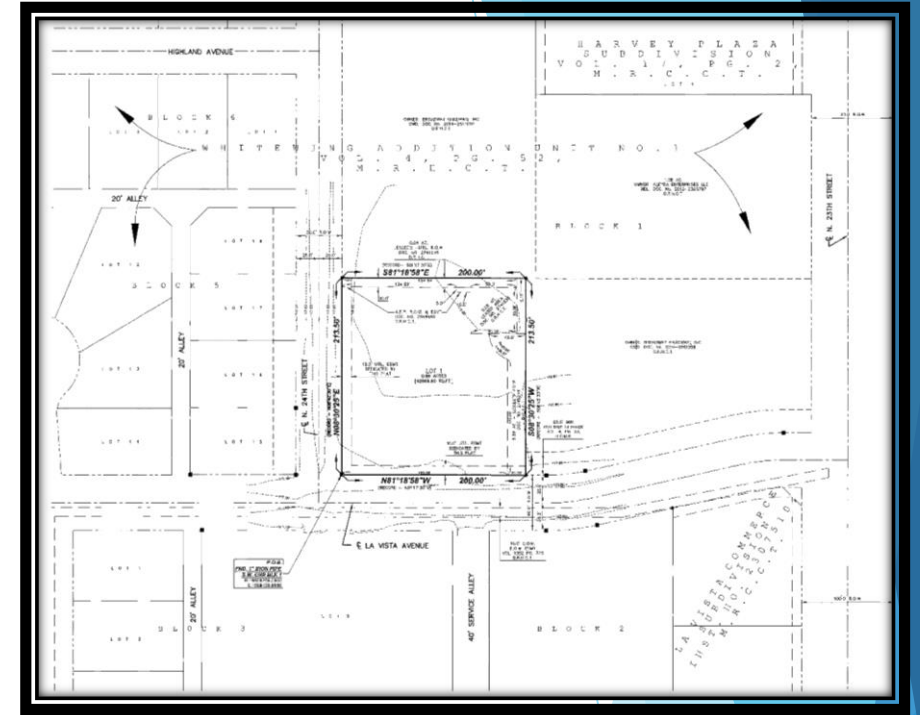
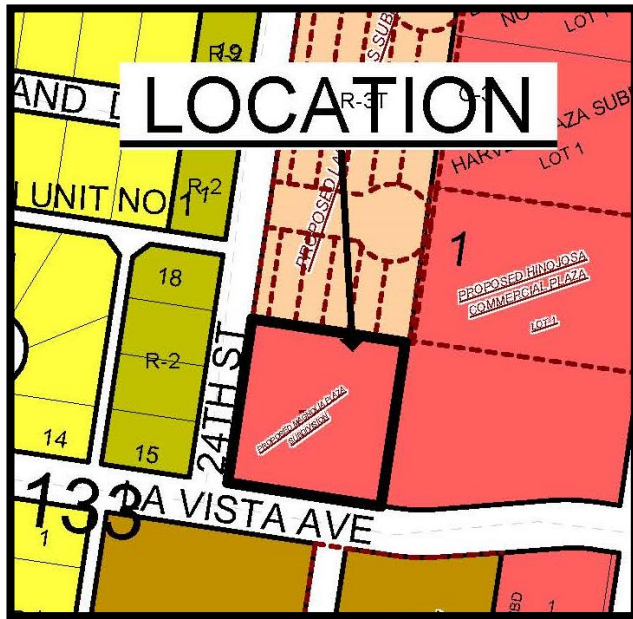
Shops at Nolana Subdivision

Zoning: C-3
Type of Development: Commercial
Lots: 1
Acres: 1.484



Magnolia Subdivision

Zoning: C-3
Type of Development: Commercial
Lots: 1
Acres: 0.98



City of McAllen

Subdivision Report Ending January 31, 2020

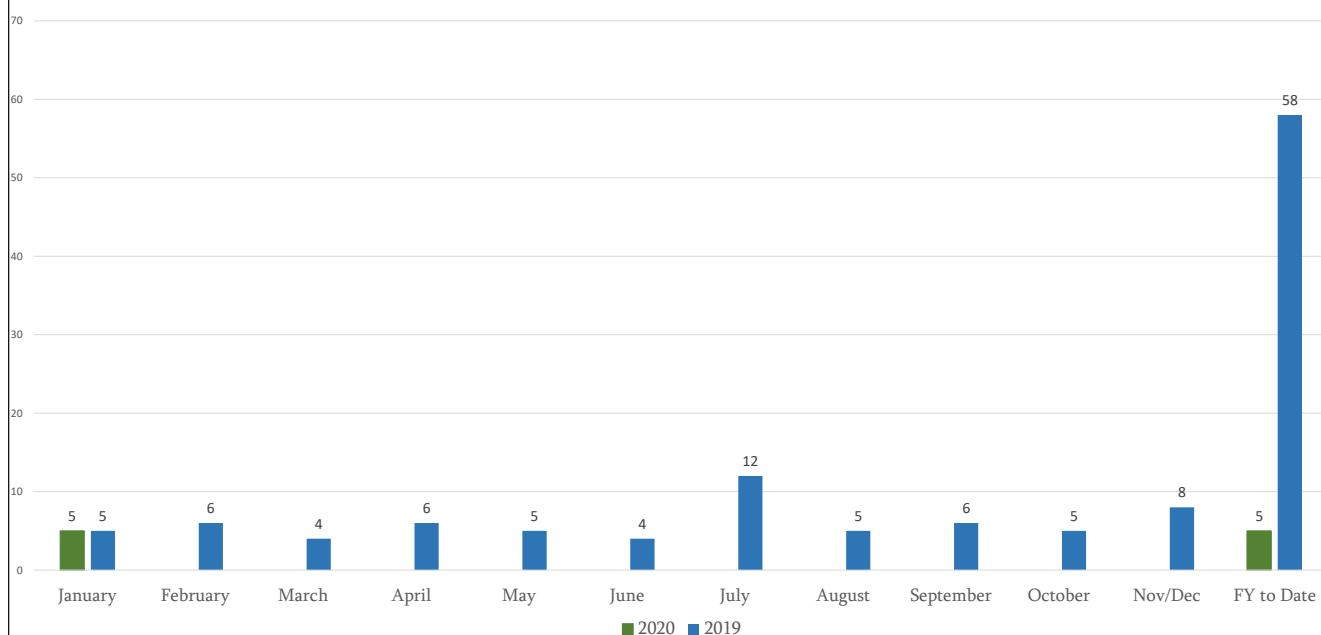
Planning Department



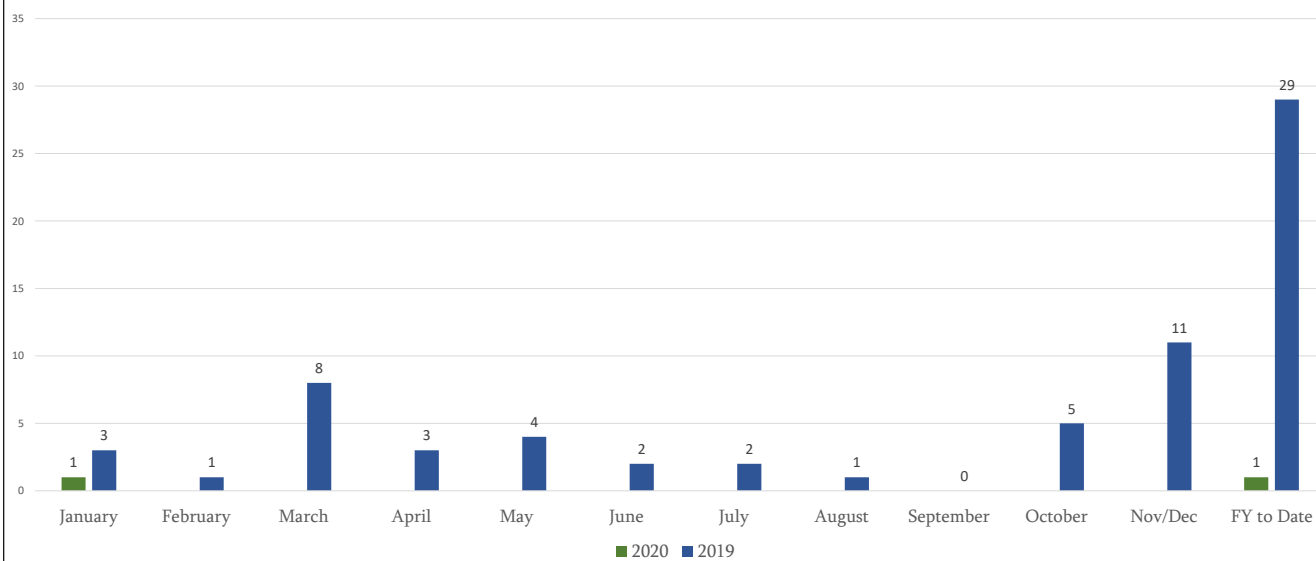
	Zoning	Type of Development	Number of Lots	Acres
New Subdivisions				
1. 495 Commerce Phase XIII Subdivision	C-3	Commercial	1	4.76
2. Cris-Auto Service Subdivision	C-3	Commercial	1	0.523
3. Dove Commercial Park No.2 Subdivision	C-2/C-3	Commercial	2	2.64
4. Penitas Subdivision	C-3	Commercial	2	0.964
5. Shops at Nolana Subdivision	C-3	Commercial	1	1.484

Recorded Subdivisions				
1. Magnolia Subdivision	C-3	Commercial	1	0.98

New Subdivisions



Recorded Subdivisions





ITEM SUMMARY

BOARD: City Commission

AGENDA ITEM

8.A.

DATE SUBMITTED

2/17/2020

MEETING DATE

2/24/2020

1. Agenda Item: Consultation with City Attorney regarding legal aspects of real estate near Brown Middle School. (Section 551.071, T.G.C.)
2. Party Making Request: Kevin Pagan
3. Applicant:
4. Nature of Request: Consultation with City Attorney regarding legal aspects of real estate near Brown Middle School. (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 - 2/17/2020
------------------------	-------------------------------
8. Staff Recommendation:
9. Advisory Board:
10. City Attorney:
11. Manager's Recommendation:



ITEM SUMMARY

BOARD: City Commission

AGENDA ITEM

8.B.

DATE SUBMITTED

2/17/2020

MEETING DATE

2/24/2020

1. Agenda Item: Consideration of Economic Development Matters. (Section 551.087, T.G.C.)
2. Party Making Request: Kevin Pagan
3. Applicant:
4. Nature of Request: Consideration of Economic Development Matters. (Section 551.087, 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 - 2/17/2020
8. Staff Recommendation:
9. Advisory Board:
10. City Attorney:
11. Manager's Recommendation:



ITEM SUMMARY

BOARD: City Commission

AGENDA ITEM

8.C.

DATE SUBMITTED

2/20/2020

MEETING DATE

2/24/2020

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 - 2/20/2020
5. Staff Recommendation:
6. Advisory Board:
7. City Attorney:
8. Manager's Recommendation: