



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, MARCH 23, 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 March 23, 2020 Regular Meeting Agenda, to be discussed at such meeting.
2. Status update on the McAllen 311 Center.
3. Rosa Linda Alley Abandonment Consideration.
4. Holiday Parade Recap.
5. Subdivision Monthly Report.
6. Status Report on Parks & Recreation Projects.
7. Project Status Report through February 29, 2020.
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 Action of emergency situation. (Section 551.071, T.G.C.)
- B) Consultation with City Attorney regarding Economic Development Agreement with City of McAllen. (Section 551.071, T.G.C.)
- C) Consideration of Economic Development Matters. (Section 551.087, T.G.C.)
- D) Discussion and possible Lease, Sale or Purchase of Real Estate Property: Tract 1. (Section 551.072, 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 March 20, 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

3/16/2020

MEETING DATE

3/23/2020

1. Agenda Item: Present questions to staff relating to the March 23, 2020 Regular Meeting Agenda, to be discussed at such meeting.
2. Party Making Request:
3. Nature of Request:
4. Routing:

Cindy Gonzalez

Created/Initiated - 3/16/2020
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.

3/23/2020

1. Agenda Item: Status update on the McAllen 311 Center.

2. Party Making Request:

3. Nature of Request:

4. Routing:

Cindy Gonzalez
Jeff Johnston
Kevin Pagan

Created -

5. Staff Recommendation:

6. Advisory Board:

7. City Attorney:

8. Manager's Recommendation:



Memo

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

From: Marco Tovas, Customer Service Coordinator – McAllen 311

cc: Jeff Johnston, Assistant City Manager

Date: March 3, 2020

Re: McAllen 311 Update

Goal: Staff will present a status update on the McAllen 311 Call Center.

Please see attached flyer.



ITEM SUMMARY

BOARD: City Commission

AGENDA ITEM
DATE SUBMITTED
MEETING DATE

3.
3/16/2020
3/23/2020

1. Agenda Item: Rosa Linda Alley Abandonment Consideration.

2. Party Making Request:

3. Nature of Request:

4. Routing:

Michelle Rivera

Created/Initiated - 3/16/2020

5. Staff Recommendation:

6. Advisory Board:

7. City Attorney:

8. Manager's Recommendation:

Memo



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

From: Michelle Rivera, Assistant City Manager

Date: March 16, 2020

Re: Possible Alley Abandonment

When Rosa Linda Subdivision was initially subdivided it was in the county and they dedicated a 10' strip in the rear of the properties for construction of a future alley. However, now the land is in the city limits of McAllen and subdivision requirements do not require or even encourage alley construction. The tract of land immediately north is now being subdivided and the owner does not desire, and is not required to, dedicate the matching 10' strip on the south side to allow the building of the alley.

We would like to approach the property owners to see if they would like to have the 10' strip of right-of-way revert to them to become part of their property as we are unable to get machinery in there to maintain. Most have fences already built at their existing property line and there are electric power poles and lines within the 10' strip so we would need to maintain a utility easement.

The other consideration is that if not all the property owners want the additional land there would be a non-uniform line and small pockets of land that can't be accessed.

February 14, 2020

McAllen Property Owner
XXX Harvey Drive
McAllen, TX 78501

Dear Property Owner:

When your property was initially subdivided, you were asked by Hidalgo County to dedicate 10 feet of the rear of your property for the construction of a future alley. Since then, your subdivision was annexed into the City of McAllen. The land to the north of your property is undergoing the subdivision process and, as is City of McAllen policy for residential developments, we are not asking for dedication of land for completion of the alley.

Given we have no plans to complete the alley behind your property and no City Departments currently use the alley, we are prepared to return the 10 feet you dedicated back to you. Should you be interested in receiving the 10 feet back, please contact the (Planning/Legal/City Management?) Department with your decision within 10 days of receiving this letter. Once we receive the decision of all property owners, we will move forward with abandoning the alley.

Should you or client have any questions, please feel free to contact my office at (956) 681-1001 or the Planning Department at (956) 681-1250.

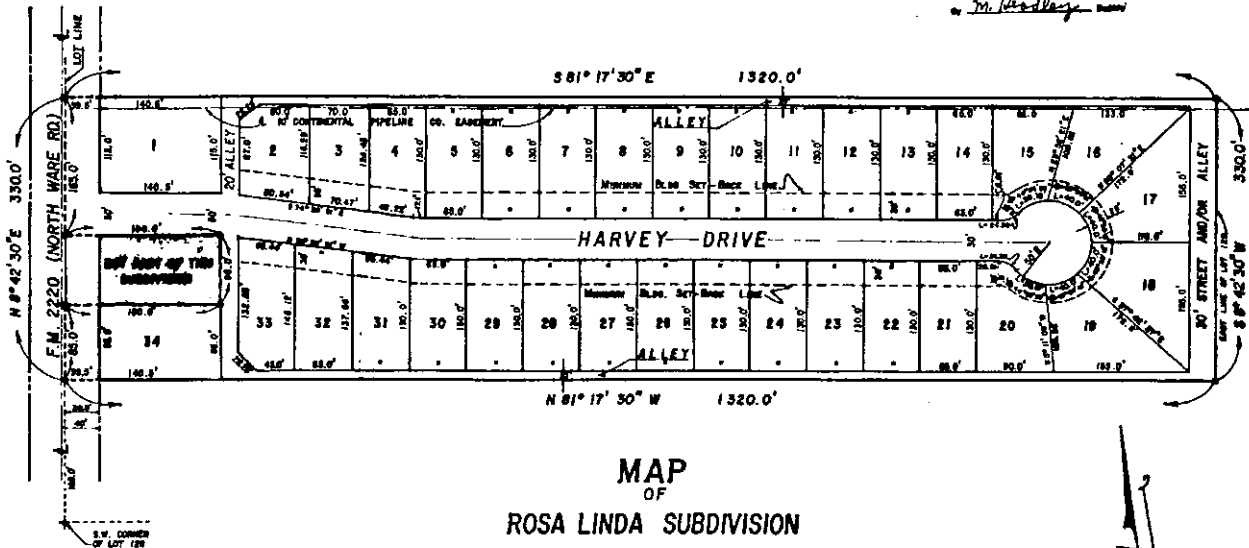
Sincerely,

Roel "Roy" Rodriguez, PE
City Manager

15605

FILED FOR RECORD THIS DATE
At 9:28 o'clock A.M.

SEP 8 1971

SANTOS SALDANA
County Clerk, Hidalgo County, Texas
By *M. H. Hays* Deputy

APPROVED FOR RECORDING

BY

COMMISSIONER'S COURT

Held at 10:00 A.M. Sept. 19 71

SANTOS SALDANA, County Clerk

Hidalgo County, Texas

By *Luis A. Buitrago* Deputy

J. C. L. FABIAN, A REGISTERED PUBLIC SURVEYOR, DO HEREBY CERTIFY THE FOREGOING MAP TO BE A TRUE AND CORRECT REPRESENTATION OF THE LANDS HEREON SHOWN AS PLATTED BY ME FROM SURVEY OF THE OUTSIDE BOUNDARIES OF SAME.

STATE OF TEXAS :
COUNTY OF HIDALGO :

KNOW ALL MEN BY THESE PRESENTS :

THAT WE THE UNDERSIGNED, OWNERS OF THE PROPERTY HEREON DESCRIBED, DO HEREBY ADOPT, DEDICATE AND CONFIRM THE FOREGOING MAP OF " ROSA LINDA SUBDIVISION "

AND DO HEREBY DEDICATE TO THE PUBLIC THE SURFACE USE OF THE STREETS AND ALLEYS THEREON SHOWN.

[Signature]
ROBERTO RODRIGUEZ

[Signature]
JOVITA V. RODRIGUEZ

STATE OF TEXAS :
COUNTY OF HIDALGO :

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED ABOVE NAMED OWNER, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED THAT THEY EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED. GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS THE 10th DAY OF August, A.D. 1971.

[Signature]
NOTARY PUBLIC IN AND FOR
HIDALGO COUNTY, TEXAS

THIS PLAT APPROVED BY THE McALLEN ZONING AND PLANNING BOARD ON THIS THE 10th DAY OF July, A.D. 1971

BY: *[Signature]*
Chairman

THIS PLAT APPROVED BY THE CITY COMMISSION OF THE CITY OF McALLEN, TEXAS ON THIS THE 22nd DAY OF August, A.D. 1971

ATTEST:
[Signature]
CITY CLERK

CONFESSED &

THIS PLAT APPROVED BY THE HIDALGO COUNTY WATER/IMPROVEMENT DISTRICT NO. ONE ON THIS THE 2nd DAY OF September, A.D. 1971

[Signature]
Secretary

[Signature]
President

[Signature]
Approved
9-7-71



ITEM SUMMARY

BOARD: City Commission

AGENDA ITEM
DATE SUBMITTED
MEETING DATE

4.

3/23/2020

1. Agenda Item: Holiday Parade Recap.

2. Party Making Request:

3. Nature of Request:

4. Routing:

Cindy Gonzalez
Yajaira Flores
Joe Vera
Kevin Pagan

Created -

5. Staff Recommendation:

6. Advisory Board:

7. City Attorney:

8. Manager's Recommendation:

OFFICIAL
SOUTH POLE
OF TEXAS



Presented By



2019

MCALLEN HOLIDAY
PARADE RECAP

CITY COMMISSION
RECAP REPORT



BERT
OGDEN
FIESTA
CHEVROLET

Jim Darling
Mayor

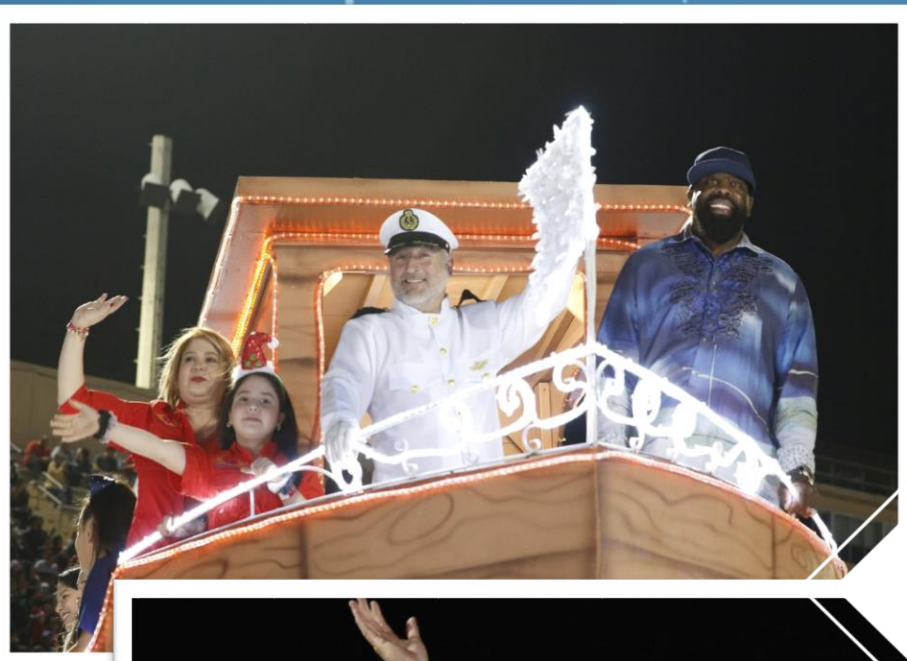
The background is a deep blue night sky filled with numerous white snowflakes of various sizes and several bright yellow stars. A red ribbon with a white border curves from the top left corner. In the lower right, a large Ferris wheel with dark blue gondolas is visible. To the left of the Ferris wheel, a dark silhouette of a clock tower stands. The bottom of the image features a light blue and white wavy pattern representing snow or ice. In the bottom left corner, there is a small sprig of green pine needles with a red Christmas ornament and a yellow star. In the bottom right corner, another sprig of green pine needles is visible.

VIDEO

INDUSTRY RECOGNITION



HIGHLIGHTS



**\$14.8
Million**

**2019
Economic Impact
(UTRGV)**



SURVEY & ECONOMIC IMPACT ANALYSIS

HIGHLIGHTS



Attendees
260,000



*Participants &
Volunteers*
over
5,000

SURVEY & ECONOMIC IMPACT ANALYSIS

HIGHLIGHTS

Sponsor
Investment
\$744,100
Retention Rate
97%

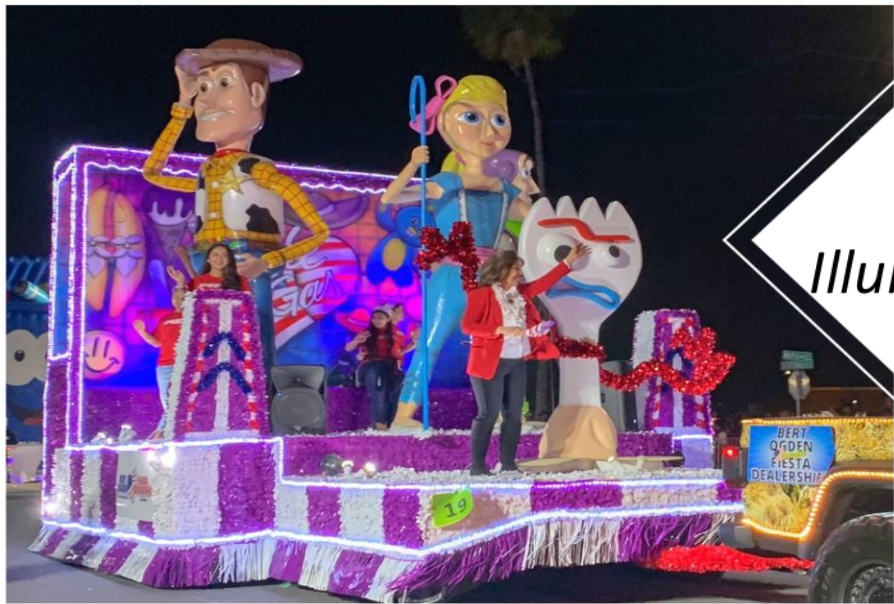


BY THE

NUMBERS

60

Illuminated Floats



34

Giant Balloons



13

Marching Bands



TELEVISION COVERAGE



United States markets included Rio Grande Valley, Laredo, and Corpus Christi while Mexico markets included Monterrey, Nuevo Leon; Saltillo, Coahuila. Local and regional network affiliates included ABC, CBS, FOX, Univision, Unimas, Telemundo & Telexitos.

Regional Views

11,181,005

Impressions



PROMOTIONAL | MARKETING | MEDIA

BROADCAST

**Viewership
Over
22 Million**

**The parade was
televised in the
31 largest
Hispanic
markets**



PRINT

11 Newspapers

3 Magazines

Posters

Utility Stuffers

Flyers

1,900,602

Impressions

RADIO

16 stations

9,922,600

Impressions



Holiday Parade
Presented By **H-E-B**

Free parking at South Texas College
then our free Polar Express shuttle will make sure
you make it to the parade without a problem!

FREE PARKING!

Polar Express Route
South Texas College Pecan Campus 12 PM - 12 AM
29th St. & Pecan Blvd.

Thank you

SPONSORS

Presented by **H-E-B**

Powered by **BUDWEISER**, **reliant**, **Driscoll**, **McAllen**, **LINEBARGER**, **MXIAN**, **UTRGV**, **Heinen**, **McAllen**, **pepsi**, **tota**, **TEXAS**

MEDIA SPONSORS

THE MENTOR, **CU21**, **FOX**, **ADVANCE**, **Presidio**

WWW.MCALLENHOLIDAYPARADE.COM



SATURDAY, DECEMBER 7 | 6 PM

HURRY LIMITED SEATING AVAILABLE

South Pole of Texas
McAllen Holiday Parade
Presented By **H-E-B**

ONLY \$8 VIP CHAIRS
ALONG THE PARADE ROUTE

TICKETS ON SALE TODAY!
Lark Community Center, 2601 Lark Avenue
Las Palmas Community Center, 1921 N. 25th Street
Palm View Community Center, 3401 Jordan Road West

Powered by **BUDWEISER**, **reliant**, **Driscoll**

www.McAllenHolidayParade.com



South Pole of Texas
McAllen Holiday Parade
Presented By **H-E-B**

OPENING HOLIDAY MUSICAL EXTRAVAGANZA

Mane de la Parra
Performs with 500 4th and 5th grade choir students from McAllen I.S.D.

4:30 PM
VIP Stadium Ticket Required
MPAC Box Office
801 Convention Ctr. Blvd.
www.ticketmaster.com

Performances by Valley Symphony Orchestra
UTRGV Tuba Christmas
Choreographed Holiday Fireworks Spectacular

SATURDAY, DECEMBER 7, 2019
McAllen Veterans Memorial Stadium
2001 N. Bicentennial Blvd.

Powered by **BUDWEISER**, **reliant**, **Driscoll**

www.McAllenHolidayParade.com



Christmas EVENT MAP
Friday, Dec 6, 2019 from 5 p.m. to 11 p.m.
and Saturday, December 7, 2019 from 12 noon to 12 a.m.

LEGEND

- SANTA
- FOOD VENDORS
- SPONSOR ROW
- BUDWEISER
- H-E-B TAMALADA
- BALLOON PREVIEW
- MAIN STAGE
- COMMUNITY STAGE
- MARKET PLACE
- CARNIVAL AREA
- CLYDESDALES
- DALLAS COWBOYS ZONE
- CHRISTMAS WONDERLAND

McAllen Holiday Parade
Presented By **H-E-B**

39 Giant balloons
55 Illuminated parade floats
Your favorite stars
Musical performances
Snow at the stadium
& much more!

Powered by **BUDWEISER**, **reliant**, **Driscoll**

McAllen Veterans Memorial Stadium
2001 N. Bicentennial Blvd., McAllen, Texas

PROMOTIONAL | MARKETING | MEDIA CAMPAIGN & OUTREACH



December 7 | 6 PM

OFFICIAL
SOUTH POLE OF TEXAS

McAllen Holiday Parade
Presented By **H-E-B**

39 Giant balloons
55 Illuminated parade floats
Your favorite stars
Musical performances
Snow at the stadium
& much more!

Powered by **BUDWEISER**, **reliant**, **Driscoll**

McAllen Veterans Memorial Stadium
2001 N. Bicentennial Blvd., McAllen, Texas

PROMOTIONAL | MARKETING | MEDIA
CAMPAIGN & OUTREACH



BILLBOARDS

*Static & Digital
Impressions*

15,225,144



BUS WRAPS

16

Routes

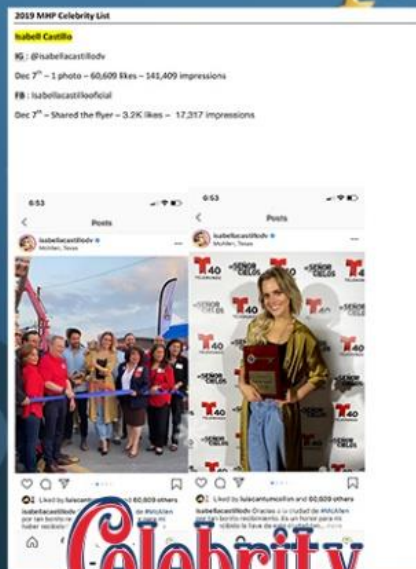
Impressions

17,731,00

McAllen Holiday Parade

PROMOTIONAL | MARKETING | MEDIA CAMPAIGN & OUTREACH

2 Independent Influencers



Celebrity
Social Media Posts

Influencer Report Cecy Velasco

December 07, 2019

- Profile: Mom, Lifestyle.
- Instagram account: @cecyvelasco
- Followers: 41.4 K
- % engagement on stories: 19.6%
- % engagement on posts: 2%



Influencer Visit



News Coverage

PROMOTIONAL | MARKETING | MEDIA CAMPAIGN & OUTREACH



PROMOTIONAL | MARKETING | MEDIA
CAMPAIGN & OUTREACH



**Event Social Media
Impressions & Reach
of
8,021,424**

PROMOTIONAL | MARKETING | MEDIA
CAMPAIGN & OUTREACH

Media Investment
\$121,000

Earned Media Value
\$1.6M

Media Impressions
\$87.9M



Opening Ceremony Extravaganza

Featuring Mane De La Parra
& 500 Choir Students





CHRISTMAS IN THE PARK



CHRISTMAS IN THE PARK



CITY OF McALLEN

2019 City Annual Holiday Parade

OVERALL REVENUE & EXPENSE BUDGET

	Budget FY 19-20	Actuals as of 2/13/2020
Revenues:		
Christmas Parade - Sponsorship	\$ 625,000	\$ 645,002
Sponsorship Accounts Receivable	-	81,098
Subtotal	\$ 625,000	\$ 726,100
Christmas Parade - Ticket Sales /Stadium	55,000	56,765
Other Sales	-	2,634
Transfer-In-Hotel Occupancy Tax	100,000	100,000
Reimbursement - Celebrities	-	11,500
Total Revenues	\$ 780,000	\$ 896,999
Expenditures:		
Parade - Miscellaneous	\$ 23,300	\$ -
Parade - Balloons	70,000	73,181
Parade - Band Program	15,000	12,429
Parade - Celebrities	70,000	74,642
Parade - Floats	90,000	91,609
Parade - Marketing / Media	120,000	121,373
Parade - Rental	64,000	63,835
Parade - Security	4,000	2,735
Parade - Stadium/Show Production	60,000	63,418
Parade - Overtime	30,000	29,993
Parade Day- Overtime	100,000	110,887
Parade - Employment Agency	3,500	3,500
Parade - Car Rentals	2,000	1,535
Parade - Travel /Lodging	12,500	9,470
Parade - Meals	2,000	2,742
Parade - Video Production & Photography	12,000	7,835
Parade - Banners/Signage	5,000	8,243
Parade - Foreign Trade Zone- Storage	36,700	37,975
Parade - Sponsorship Fulfillments	15,000	14,656
Parade-Parade Lighting	15,000	19,672
Total Expenditures	\$ 750,000	\$ 749,732
Revenue over/under Expenditures		\$ 147,267
Hotel Occupancy Tax		(100,000)
Net Operational		\$ 47,267

2019

McAllen Holiday Parade

Presented By

H-E-B

powered by:

**BERT
OGDEN** **FIESTA
DEALERSHIPS**
RIO GRANDE VALLEY EDINBURG

Budweiser

reliant.

Driscoll
HEALTH SYSTEM



ITEM SUMMARY

BOARD: City Commission

AGENDA ITEM
DATE SUBMITTED
MEETING DATE5.
3/16/2020
3/23/20201. 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 - 3/16/2020
Approved - 3/17/2020
Approved - 3/17/2020
New -

5. Staff Recommendation:

6. Advisory Board:

7. City Attorney:

8. Manager's Recommendation:

City of McAllen

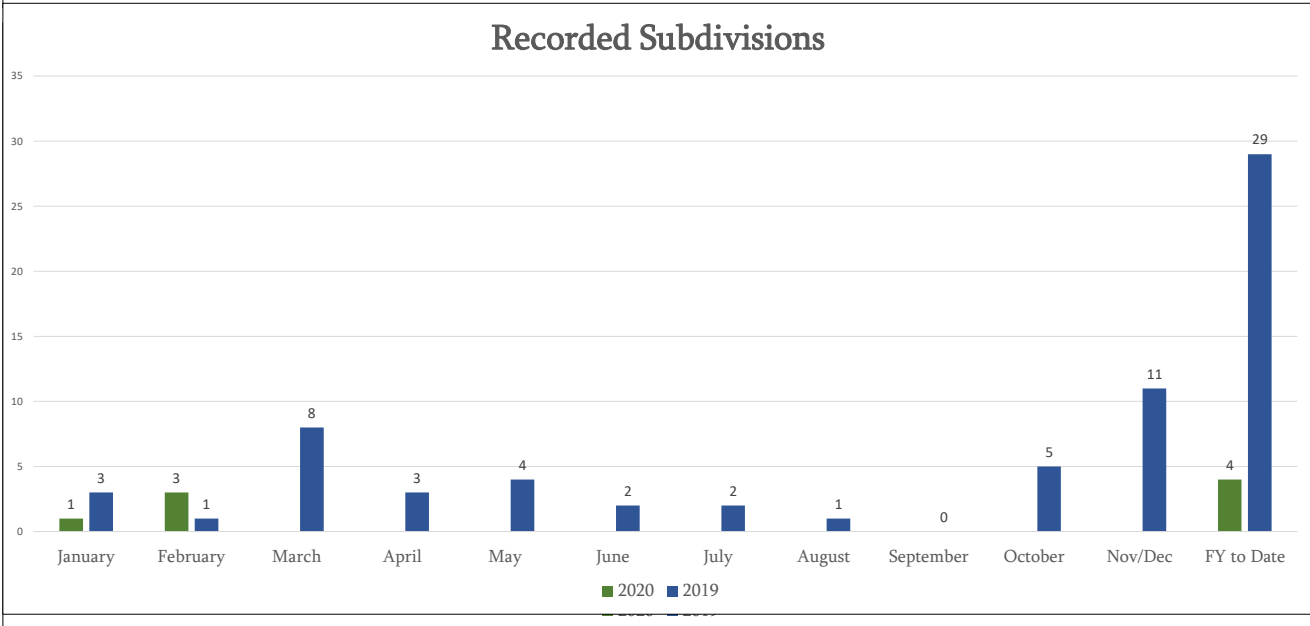
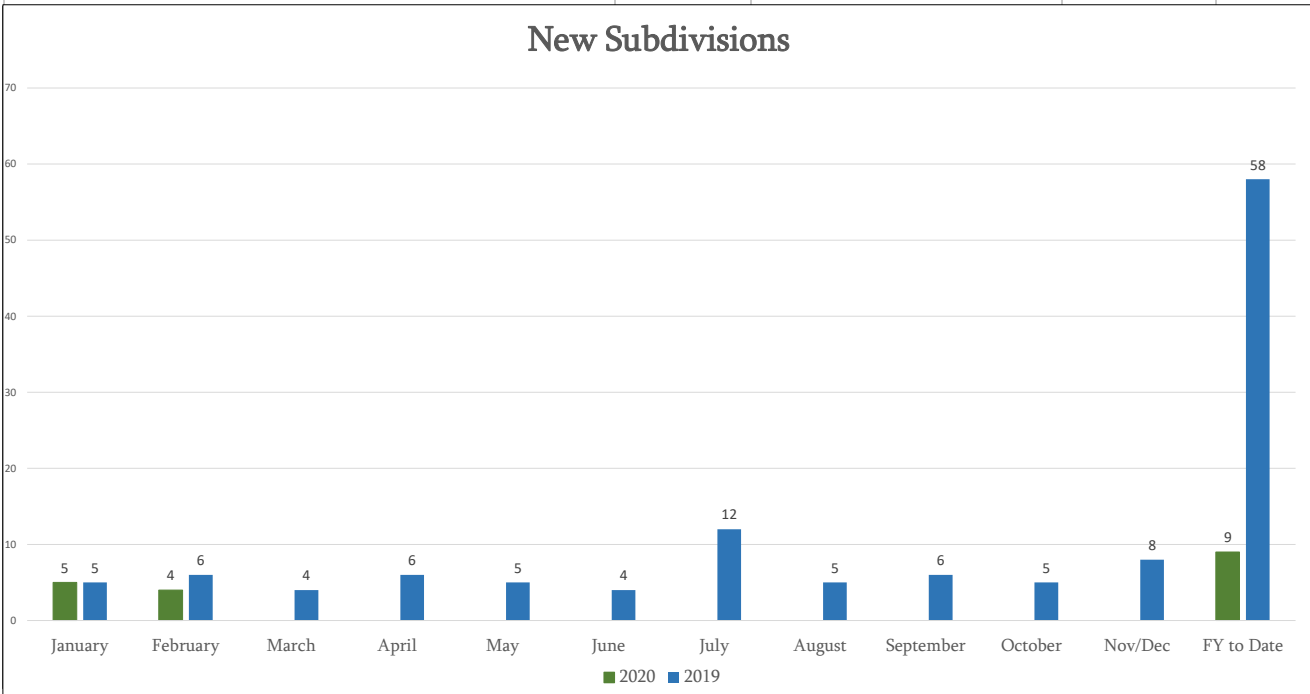
Subdivision Report Ending February 29, 2020

Planning Department



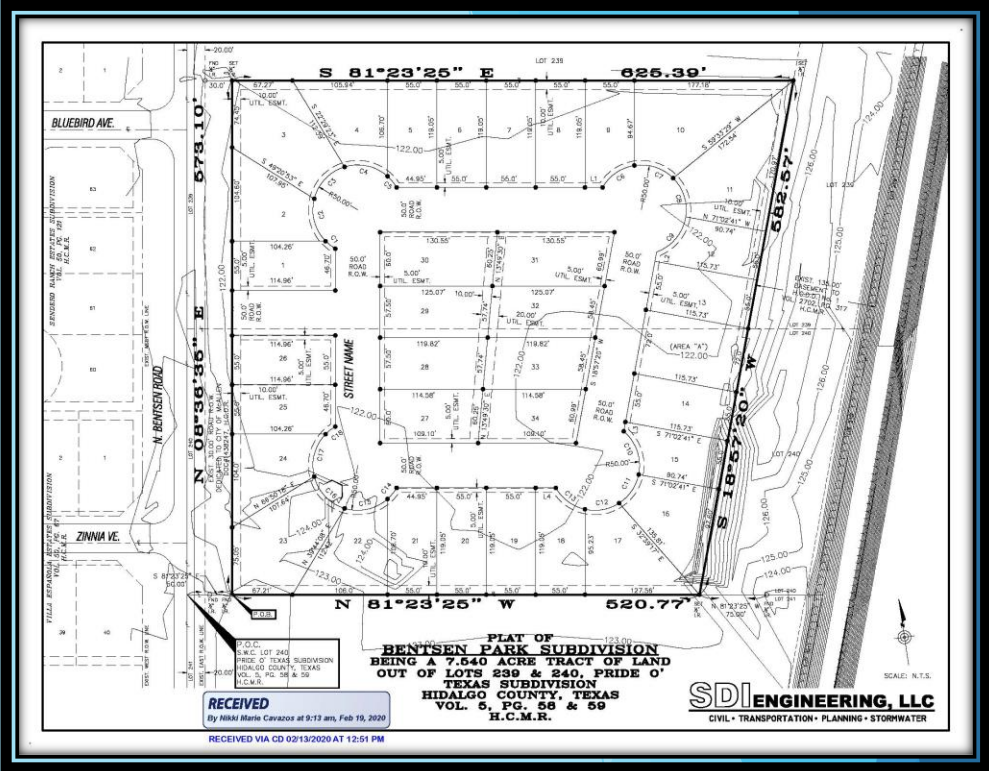
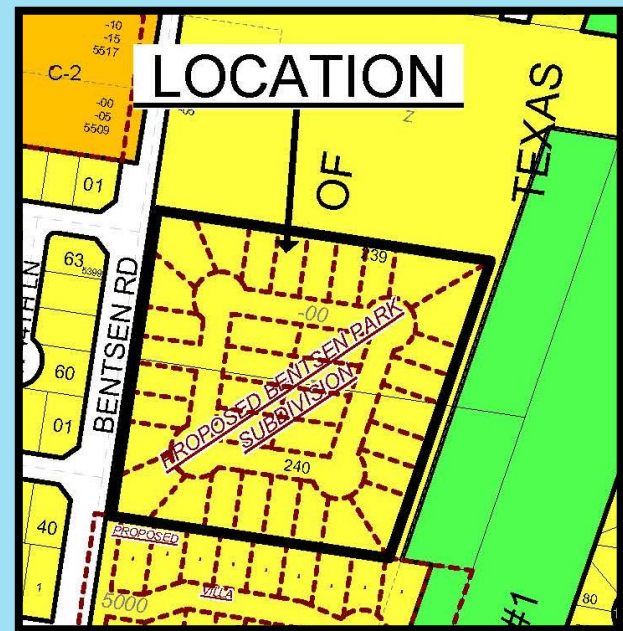
	Zoning	Type of Development	Number of Lots	Acres
New Subdivisions				
1. Bentsen Park Subdivision	R-1	Residential	34	7.54
2. Genesis 2nd Subdivision	C-3	Commercial	1	1.5022
3. Mcallen Temple Subdivision	R-1	Institutional	1	10.615
4. Reynolds Estates Subdivision	I-1	Light Industrail	10	9.558

Recorded Subdivisions				
1. Las Villas at the Groves on Shary Subdivision	R-3A	Apartments	24	10.727
2. Old Pecan Grove Subdivision	R1/C1	Residential/ Commercial	8	4
3. Shary Estates Subdivision	R-3A	Apartments	32	11.66



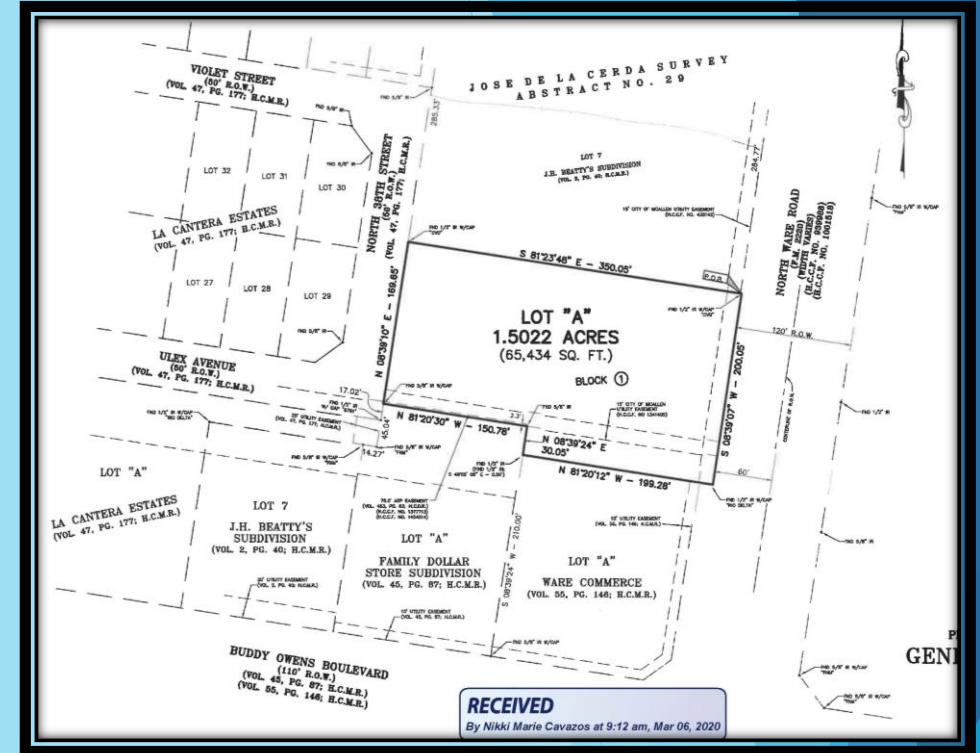
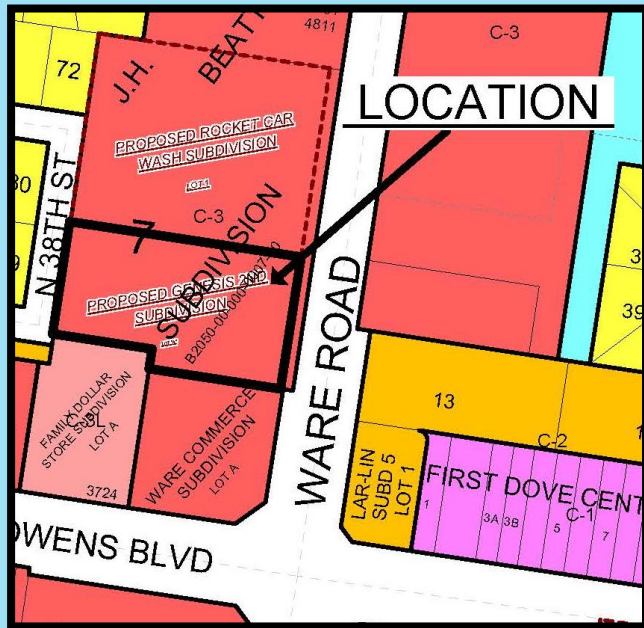
Bentsen Park Subdivision

Zoning: R-1
Type of Development: Residential
Lots: 34
Acres: 7.54



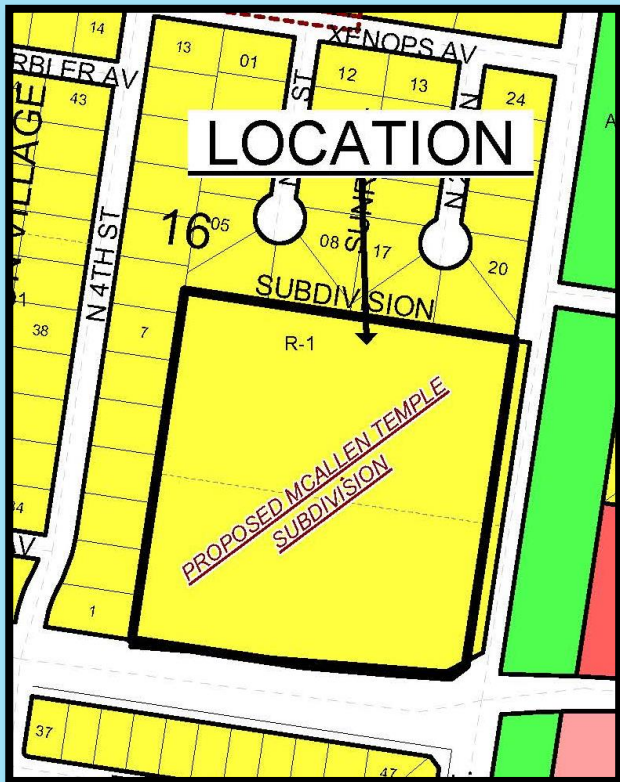
Genesis 2nd Subdivision

Zoning: C-3
Type of Development: Commercial
Lots: 1
Acres: 1.5022



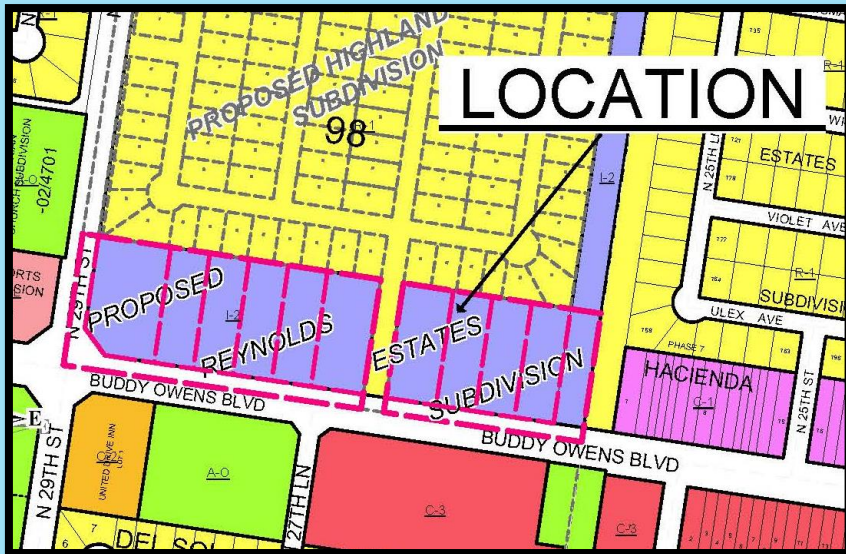
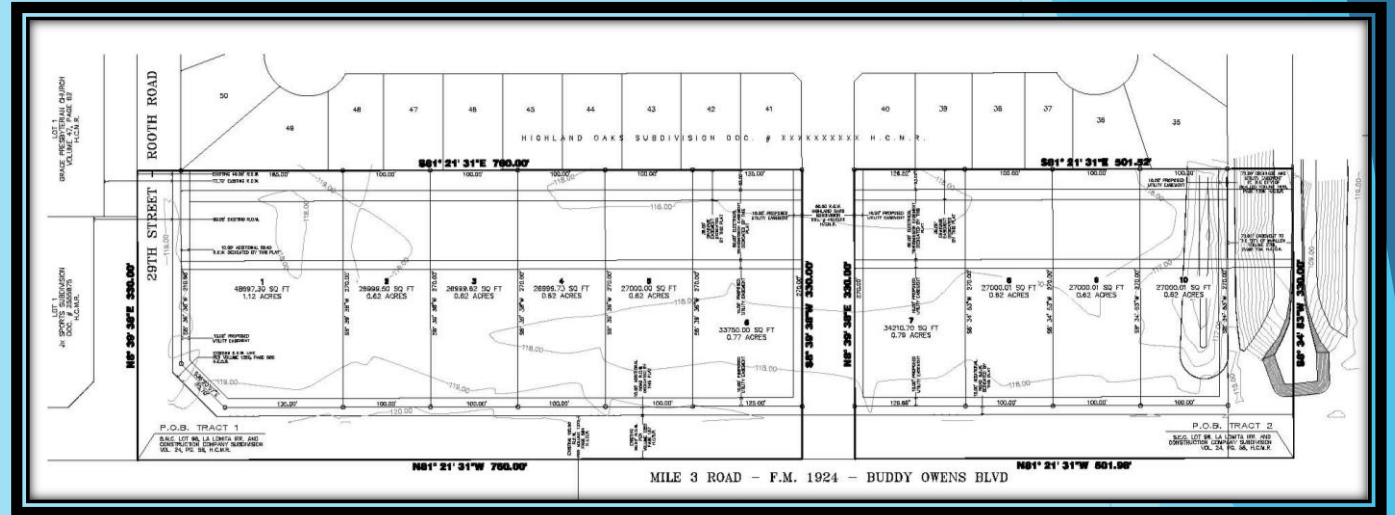
McAllen Temple Subdivision

Zoning: R-1
Type of Development: Institutional
Lots: 1
Acres: 10.615



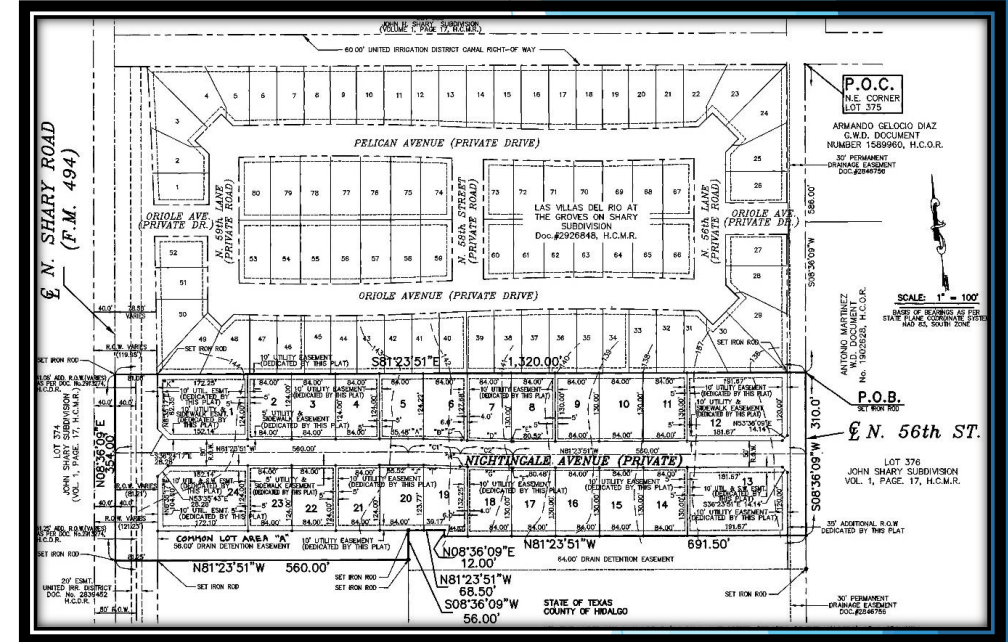
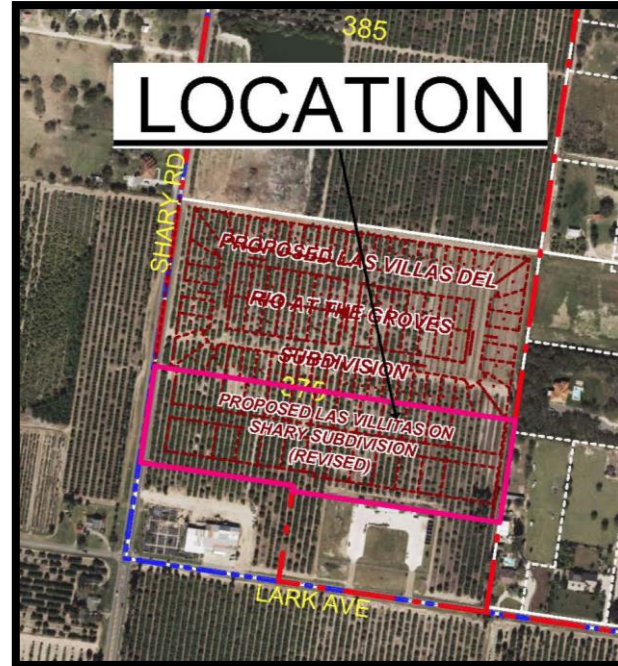
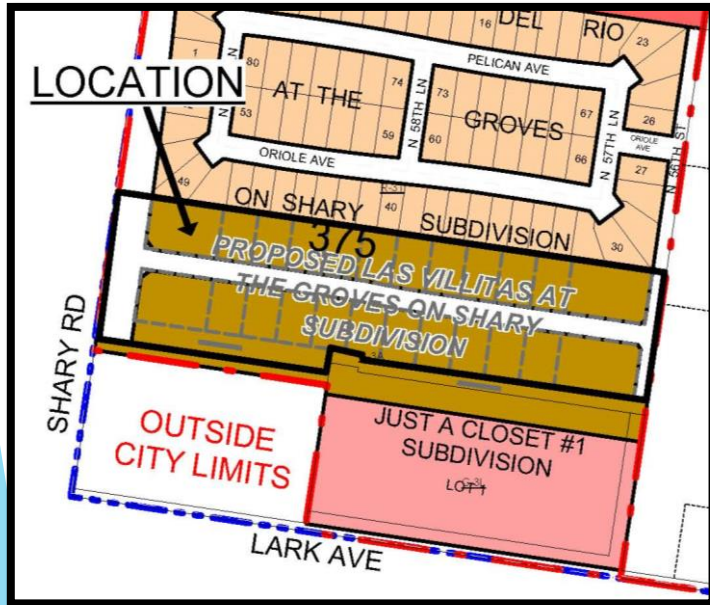
Reynolds Estates Subdivision

Zoning: I-1
Type of Development: Light Industrial
Lots: 10
Acres: 9.558



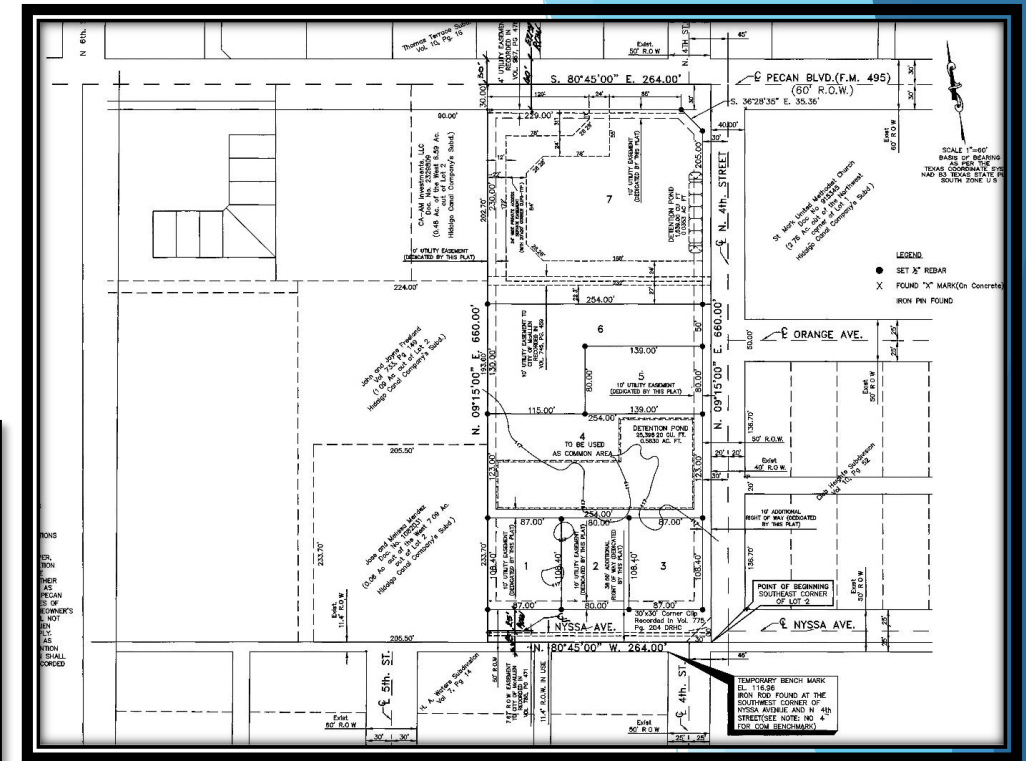
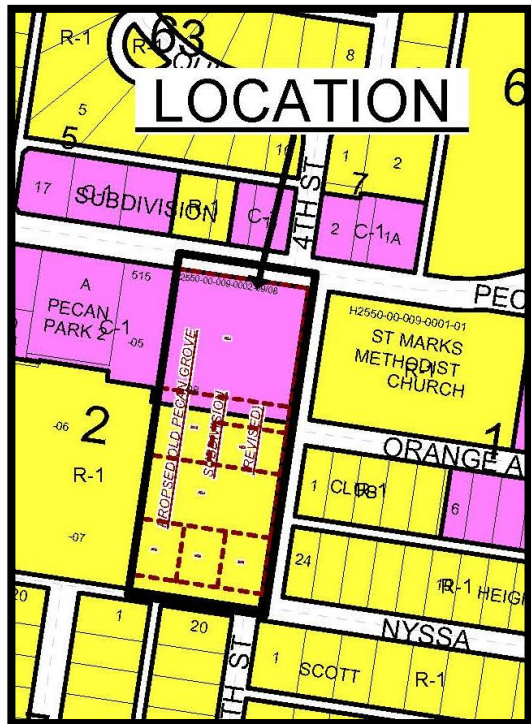
Las Villitas at the Groves on Shary Subdivision

Zoning: R-3A
Type of Development: Apartments
Lots: 24
Acres: 10.727



Old Pecan Grove Subdivision

Zoning: R1/C1
Type of Development: Residential/Commercial
Lots: 8
Acres: 4



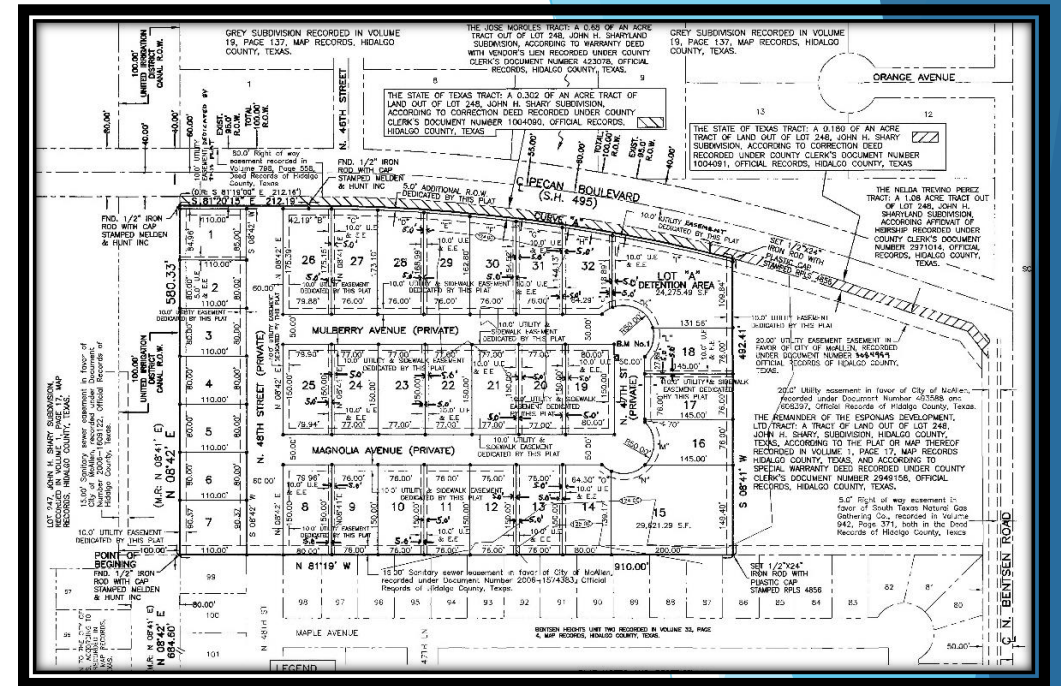
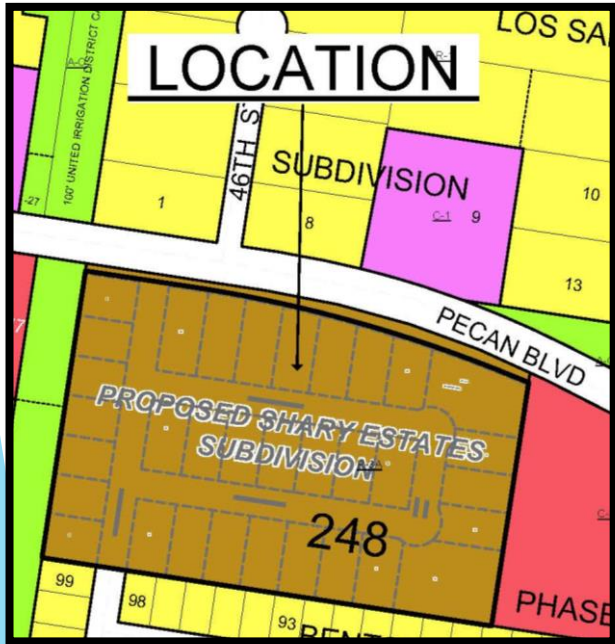
Shary Estates Subdivision

Zoning: R-3A

Type of Development: Apartments

Lots: 32

Acres: 11.66





ITEM SUMMARY

BOARD: City Commission

AGENDA ITEM
DATE SUBMITTED
MEETING DATE

6.
3/17/2020
3/23/2020

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 - 3/17/2020
Approved - 3/17/2020
Final Approval - 3/17/2020

5. Staff Recommendation:

6. Advisory Board:

7. City Attorney:

8. Manager's Recommendation:

City Commission Update





AIRPORT PARK



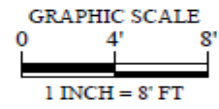
AIRPORT PARK



VINE AND WARE ROAD: LANDSCAPE

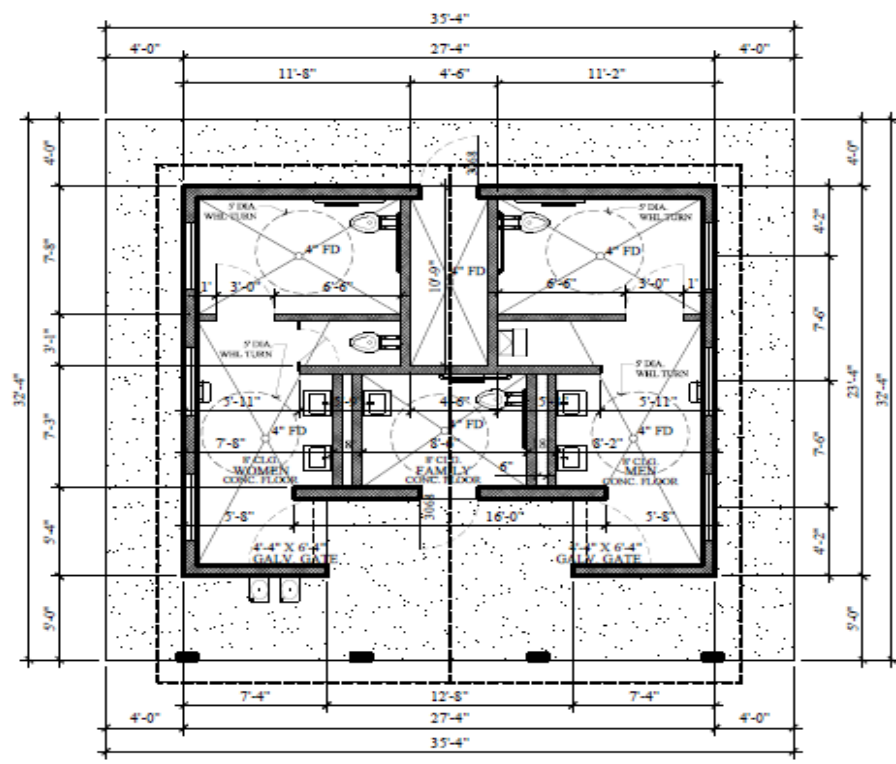


VINE AND WARE ROAD UNVEILING

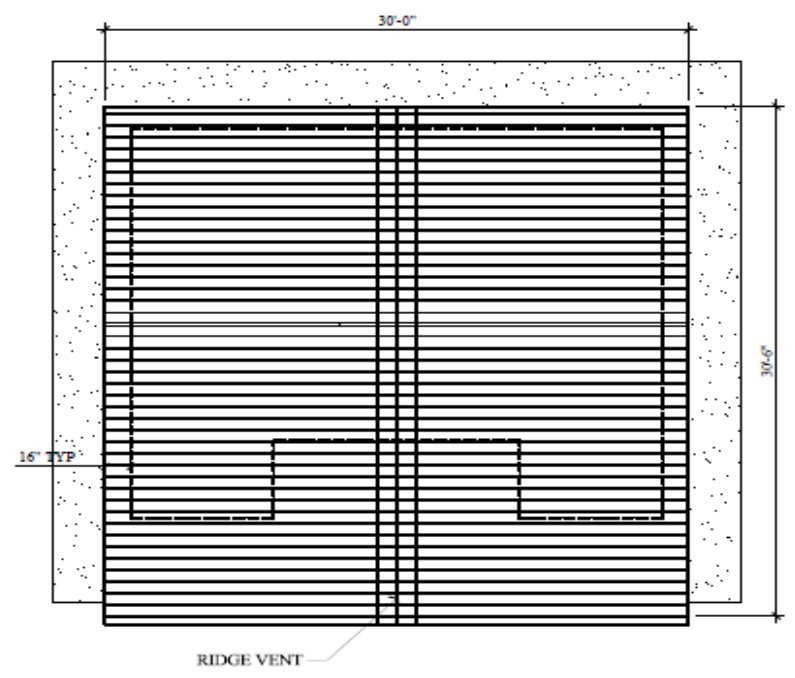


REVISIONS	
DATE	DESCRIPTION

REVISIONS	
DATE	DESCRIPTION



1 FLOOR PLAN
Scale: 1" = 8'



2 ROOF PLAN
Scale: 1" = 8'

TOTAL SQUARE FOOTAGE = 579 SF

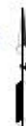
LA VISTA PARK



LA VISTA PARK



GRAPHIC SCALE
0 80' 160'
1 INCH = 160' FT



REVISIONS:	
DATE	DESCRIPTION



WARE AND COLBATH

Rosalin Suarez
Park
McAllen, Texas



KC12157



Date:
02.27.2020

Notes:
Revised with Wave Hex
Roof's

Miracle
In Texas

Represented by:



PARK PLACE
RECREATION DESIGNS



SUAREZ PLAYGROUND: CDBG



ITEM SUMMARY

BOARD: City Commission

AGENDA ITEM
DATE SUBMITTED
MEETING DATE

7.
3/17/2020
3/23/2020

1. Agenda Item: Project Status Report through February 29, 2020.
2. Party Making Request: Yvette Barrera
3. Nature of Request: Project Status Report through February 29th, 2020.
4. Routing:

Grecia Martinez	Created/Initiated - 3/17/2020
Yvette Barrera	Approved - 3/17/2020
Michelle Rivera	Approved - 3/17/2020
Kevin Pagan	New - 2/18/2020
5. Staff Recommendation: Project Status Report through February 29th, 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: March 23, 2020
Subject: Project Status Report through February 29th, 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 February 29th, 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: Intersection Improvements
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. Hidalgo International Bridge FMCSA Southern Border Program
12. McAllen Public Works Automotive Warehouse Expansion & Elevator
13. 2018 Bond Drainage Improvement Projects: Group E
14. TxDOT Update on Bicentennial and I2



PROJECT STATUS REPORT

Through February 29th, 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 181 working days into construction. Crews have completed the exterior painting of the parking garage. 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. The installation of the metal siding has started.



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 Orders: \$0
Original Contract (Days): 150 - Calendar Days
Contract End Date: March 16, 2020
Change Order (Days): 0

Construction Status: As of February 29, 2020, pavement repair along Jackson Avenue between 8th Street and 2nd street is complete. Crews continue to work on curb and gutter installation and pavement reconstruction on Kennedy Avenue.



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:	\$116,281.25
Original Contract (Days):	145- Calendar Days
Original Contract End Date:	Sept. 16, 2019 (revised to Jan 08, 2020)
Change Order (Days):	114

Construction Status: Through the month of February, construction under and around the kinder-Morgan gas was granted and associated pavement repairs and utility adjustments are scheduled to be completed by the first week of March. Grading in and around detention facility ongoing.



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)

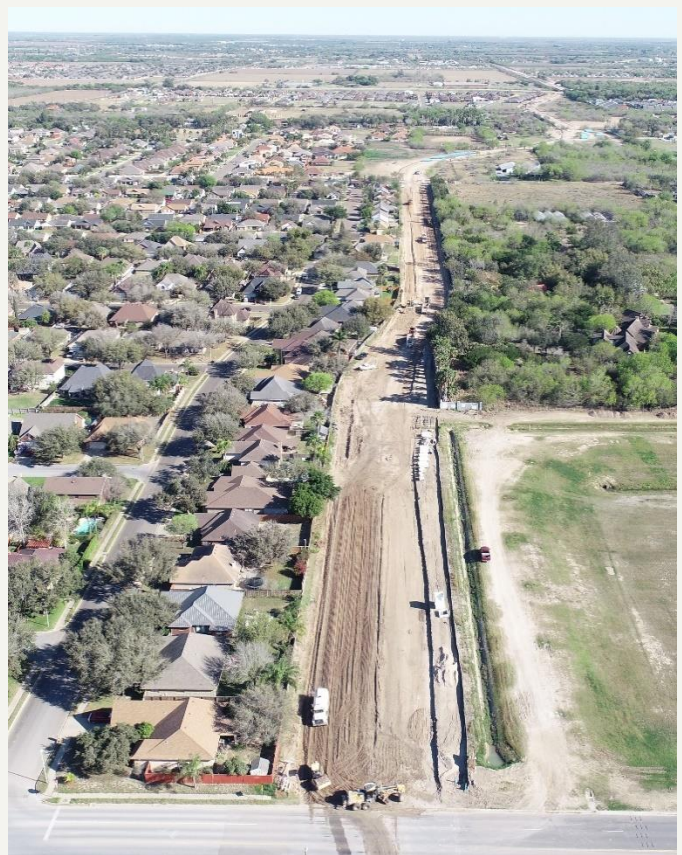
This project consist of the extension of a 4 lane urban curb and gutter paved roadway form Trenton Road to State Highway 107 (University Drive). The extension of Bicentennial Boulevard is 2.80 miles and includes storm water management system, potable water and sanitary sewer infrastructure, installation 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: Clearing of roadway right of way is mostly complete from Trenton Rd. to Sprague Road. Construction of water, irrigation and sanitary sewer infrastructure continues throughout the project limits. Construction of storm sewer infrastructure has begun with installation of storm sewer main between Auburn Avenue and Frontera Road. Roadway excavation and subgrade stabilization continues between Trenton Road and Auburn Avenue.



Bicentennial Blvd. Auburn Ave. to Trenton Road



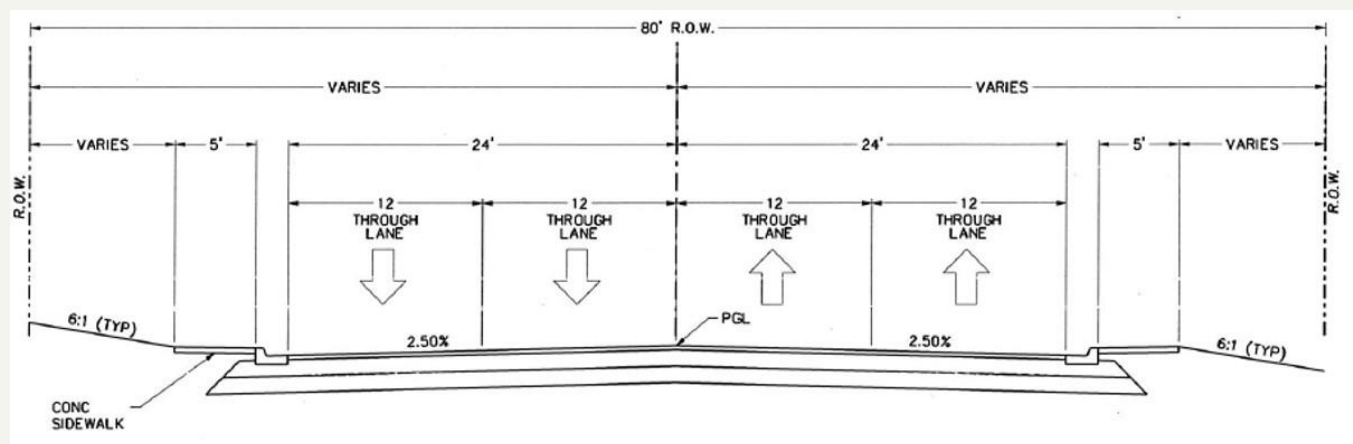
Bicentennial Blvd. Auburn Ave. to Frontera Road

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, 2nd Street, 23rd Street (pending two locations for possible night installations) and is currently working on McColl Road. IT staff is working on AEP permits for aerial fiber along McColl Road and Ware Road. Traffic Staff has installed 56 out of the 98 cabinets purchased through the Bond.

Staff continues to monitor Wi-Fi antennas along 10th Street and 23rd Street. These signals, along with those currently connected via fiber, are continued to be monitored remotely.

Staff will be working with IT to get the specifications needed for quotes on the video wall at the Traffic Management Center.



Traffic staff working on cabinet upgrades.

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: 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. The new light fixtures installation under the canopy has started. In addition, the new roof installation has started. The pouring concrete for the new tollbooth pad is completed.



Hidalgo International Bridge FMCSA Southern Border Program

The project site encompasses 1.0 acre in the northeast corner of the existing port which is located at 1026 South International Blvd., Hidalgo, Texas. The site is approximately .5 miles north of the McAllen-Hidalgo-Reynosa International Bridge on the Rio Grande River and is bordered to the north Bridge Street and to the west by South International Blvd (US Hwy 281), both in the City of Hidalgo.

Project consists of a new Federal Motor Carrier Safety Administration (FMCSA) inspection canopy, support office and associated bus circulation for the Land Port of Entry (LPOE) at Hidalgo, Texas. The site is currently part of the developed Port of Entry. It has no significant topography. Site work to include reworking of a minimally used paved area for the new medium II admin. Building, single lane bus inspection canopy and inspection pit, a covered waiting canopy for bus passengers and a bus passenger restroom kiosk.

Construction Company:	NM Contracting, LLC.
Original Contract:	\$1,303,400.00
Change Order: 1	\$23,000.00
Original Contract (Day's):	180 Working Days
Contract End Date:	December 13, 2019 – August 31, 2020
Change Order (Day's):	0 Additional Days

Construction Status: The Notice to Proceed was issued on December 13, 2019. The project is 77 working days into construction. In addition, contractor is installing the underground conduit for the electrical. Construction crews have also started the installation of the plywood sheathing on the structure.



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 120 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.



2018 Bond Drainage Improvement Projects

Construction Company:	M.J.A. Construction, LLC
Original Contract:	\$ 466,083.67
Change Orders to date:	\$ 0
Original Contract (Days):	150-calendar Days
Original Contract End Date:	November 19, 2020
Change Order (Days):	0

Marigold Avenue (alley) Drainage Improvements

This project consists of grading and paving improvements to convey runoff to a nearby storm sewer system.

The project is substantially complete. All proposed storm sewer infrastructure is installed and functional. The concrete valley gutter and associated alley pavement is complete. Crews are working to address minor items noted during the project walk-through.



N 12th Street at Esperanza Avenue Drainage Improvements

This project consists of upgrading existing catch basins and replacing undersized storm sewer lines.

Construction is scheduled to begin upon substantial completion of the adjacent N. Main Street at Harvey Avenue Drainage Improvements project.

2018 Bond Drainage Improvements

N. Main Street at Harvey Avenue Drainage Improvements

This project consists of upgrading undersized catch basins and related storm sewer lines.

All proposed storm sewer infrastructure is installed. Waterline replacements/adjustments are in progress. Preparation for pavement reconstruction will begin upon completion of the underground infrastructure.



Iris Avenue at Cynthia Avenue Drainage Improvements

The project consists of improving surface flows and replacing undersized catch basins.

The project is substantially complete. All proposed infrastructure is installed and functional. Pavement reconstruction is complete. Crews are working to address minor items noted during the project walk-through.



2018 Bond Drainage Improvements

Construction Company:	Roth Excavating, Inc.
Original Contract:	\$ 151,108.00
Change Order to date:	\$ 0
Original Contract (Days):	60 - calendar Days
Original Contract End Date:	February 13, 2020
Change Order (Days):	0

7 ½ at Highland Avenue Drainage Improvements

This project consist of replacing undersized catch basins and installing a new storm sewer trunk line to convey water to a larger downstream system.

All proposed storm sewer infrastructure is installed. Trech compaction and testing as well as utility adjustments (i.e. water, sanitary sewer) are in progress.



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:

- Three lanes now open on both Eastbound and Westbound main lanes
- Overlay complete on Westbound main lanes.
- Contractor working on overlay for Eastbound main lanes to be completed by April 9th.

Proposed Bicentennial Intersection Progress:

- Contractor is installing curb on both North section of Bicentennial Intersection.

Phase 3 of project has begun. Estimated completion date is October 31, 2020.



ITEM SUMMARY

BOARD: City Commission

AGENDA ITEM

8.A.

DATE SUBMITTED

3/19/2020

MEETING DATE

3/23/2020

1. Agenda Item: Consultation with City Attorney regarding Legal Action of emergency situation. (Section 551.071, T.G.C.)
2. Party Making Request: Kevin Pagan
3. Nature of Request: Consultation with City Attorney regarding Legal Action of emergency situation. (Section 551.071, T.G.C.)
4. Routing:

Leilani Estrada Colima

Created/Initiated - 3/19/2020
5. Staff Recommendation:
6. Advisory Board:
7. City Attorney:
8. Manager's Recommendation:



ITEM SUMMARY

BOARD: City Commission

AGENDA ITEM

8.B.

DATE SUBMITTED

3/17/2020

MEETING DATE

3/23/2020

1. Agenda Item: Consultation with City Attorney regarding Economic Development Agreement with 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 Economic Development Agreement with 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:

Leilani Estrada Colima	Created/Initiated - 3/17/2020
------------------------	-------------------------------
8. Staff Recommendation:
9. Advisory Board:
10. City Attorney:
11. Manager's Recommendation:



ITEM SUMMARY

BOARD: City Commission

AGENDA ITEM

8.C.

DATE SUBMITTED

3/5/2020

MEETING DATE

3/23/2020

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 - 3/5/2020
------------------------	------------------------------
8. Staff Recommendation:
9. Advisory Board:
10. City Attorney: N/A - KDP
11. Manager's Recommendation: None. RR



ITEM SUMMARY

BOARD: City Commission

AGENDA ITEM

8.D.

DATE SUBMITTED

3/10/2020

MEETING DATE

3/23/2020

1. Agenda Item: Discussion and possible Lease, Sale or Purchase of Real Estate Property: Tract 1.
(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 property: Tract 1.
(Section 551.072, T.G.C.)

5. Fiscal Impact Summary:

6. Budgeted:

Bid Amount: _____
Under Budget: _____

Budgeted Amount: _____
Over Budget: _____
Amount Remaining: _____

7. Routing:

Leilani Estrada Colima

Created/Initiated - 3/10/2020

8. Staff Recommendation:

9. Advisory Board:

10. City Attorney: N/A - KDP

11. Manager's Recommendation: None. RR