

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

The McAllen Board of Commissioners convened in a Workshop on **Monday, February 10, 2020** at 4:00 pm, at McAllen City Hall Third Floor (3rd) Commission Chambers, with the following present:

Mayor Jim Darling, Mayor Pro Tem Veronica Whitacre, Commissioner Javier Villalobos, Commissioner Joaquin Zamora, Commissioner Omar Quintanilla, Commissioner Tania Ramirez and Commissioner Victor "Seby" Haddad

Staff: City Manager Roy Rodriguez, City Attorney Kevin Pagan, Assistant City Manager Michelle Rivera, Assistant City Manager Jeff Johnston, Assistant City Manager Joe Vera, City Engineer Yvette Barrera and City Secretary Perla Lara

CALL TO ORDER

Mayor Jim Darling called the meeting to order.

1. PRESENT QUESTIONS TO STAFF RELATING TO THE FEBRUARY 10, 2020 REGULAR MEETING AGENDA, TO BE DISCUSSED AT SUCH MEETING.

A question was asked on item 2B of consent agenda.

2. DISCUSSION OF CONTRACT AMENDMENT NO. 3 FOR THE QUINTA MAZATLAN PALM HOUSE DESIGN SERVICES.

Staff provide a brief update of Contract Amendment No. 3 for the Quinta Mazatlán Palm House Design Services. Staff noted that the contract amendment included revisions to various components of the project that would require additional design services to be compensated. The following were discussed:

- Additional Architectural Services
- Proposal & Project Schedule
- Redesign Work
- Scope of Services

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

A discussion ensued. Comments and concerns were shared by the Mayor and City Commission. Questions were raised as to: 1) Palm Room, 2) No Enclosed Space and 3) Roof. Staff answered questions posed by the Mayor and City Commission.

Staff mentioned that said item was listed on the Regular City Commission Regular meeting agenda for consideration. Mayor Jim Darling thanked staff for their presentation.

3. OVERVIEW OF PROPOSED TAX CREDIT DEVELOPMENTS.

Staff provided an update of the proposed tax credit developments. It was noted that the Planning Department had received requests for Resolutions of Support for five separate low-income housing tax credit developments from three separate developers: Blue Sky Communities, Madhouse Development and the McAllen Housing Authority as follows:

- Blue Oaks
- Avanti Legacy Valor Heights
- Avanti Legacy Rosedale
- Roosevelt Senior Village
- Hibiscus Village

Comments and concerns were shared by the Mayor and City Commission. Questions were raised as to: 1) Notice of Funding, 2) Delapidated Structures, 3) McAllen Housing Authority, 4) Rankings and Letters of Support, 5) Roosevelt and Hibiscus Properties, 6) Fees, 7) Historical Sites and 8) Item being on MSD Agenda. Staff answered questions posed by the Mayor and City Commission.

Mayor Jim Darling thanked staff for their presentation.

4. DISCUSSION OF BOARDS EX-OFFICIO MEMBERS FOR MCALLEN BOYS AND GIRLS CLUB AND OTHERS.

Staff discussed the boards ex-officio members for McAllen Boys and Girls Club and others. Staff was directed to update the boards and commission list as follows:

- Victor "Seby" Haddad – Palm Valley
- Mayor Pro Tem Veronica Whitacre – Museum
- Commissioner Tania Ramirez – Census Committee

Comments and concerns were shared by the Mayor and City Commission. Staff answered questions posed by the Mayor and City Commission. Mayor Jim Darling thanked staff for their presentation.

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 LEGALS 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. 23RD 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) OF ECONOMIC DEVELOPMENT MATTERS. (SECTION 551.087, T.G.C.)

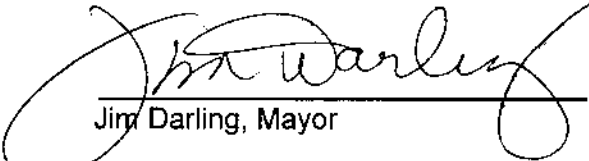
PUBLIC COMMENT SESSION: 1) Jaqueline Reed, 2) Victoria Reyes, 3) Alicia Reyes

ADJOURNMENT

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

Attest:


Perla Lara, TRMC/CMC, CPM
City Secretary


Jim Darling, Mayor