

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

The McAllen Board of Commissioners convened in a Workshop on **Monday, May 11, 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, 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 MAY 11, 2020 REGULAR MEETING AGENDA, TO BE DISCUSSED AT SUCH MEETING.

There were no questions regarding the regular meeting agenda.

2. DISCUSSION OF SCHNEIDER ELECTRIC ADVERTISING A REQUEST FOR PROPOSAL FOR FINANCING OPTIONS RELATED TO THE ENERGY SERVICES CONTRACT.

Staff gave a brief update on Schneider Electric. Mrs. Lizzy Putegnat, Mr. Aaron Garcia, Mr. Ryan Wunder and Mr. Brett Hoelting presented an overview of the following:

- Comprehensive Solution
- City Wide Improvements
- Financial Overview
- Next Steps

At this time Ms. Putegnat made references to the project highlights as follows:

- Increases Efficiency, Reducing Utility Costs
- Reduces Operational & Maintenance Costs
- Creates Enhanced Visibility & Operational Control
- Modernizes Infrastructure & Addresses Critical Needs
- Improves Building Comfort, Safety & Security
- Generates Savings to Fund City Needs
- Enhances Economic & Environmental Sustainability
- Aligns with City of McAllen Public Image & Mission

Mr. Wunder made references to the LED Lighting, Mechanical & HVAC Improvements, Building Automation & Control, Financial Highlights and Impacts.

A discussion ensued. Comments and concerns were expressed by the Mayor and City Commission. Questions were asked relating to: 1) Variable Cost, 2) Chiller & Boiler Replacement, 3) Debt Service, 4) Facility by Facility or Aggregate, 5) Guaranteed Savings, 6) Rebates, 7) Time Frame and 8) How did current energy costs factor. Staff answered questions posed by the Mayor and City Commission.

After due consideration, it was the consensus of the Mayor and City Commission to table said item and bring back item at next regular city commission meeting.

Mayor Darling thanked staff for their presentation.

3. DISCUSSION OF EXTRA-TERRITORIAL JURISDICTION (ETJ) ANNEXATION TOOLS.

Staff gave a brief recap and brief history of extra-territorial jurisdiction annexation tools. Staff noted that last year incentives included the following:

- Expedited handling of permit & platting processes
- Waiver of park fees
- Delay of annexation for a certain period (not to exceed five years)

- Economic Development Grant

It was noted that offering annexation incentives to developers in the ETJ will be the main way the City can continue to grow in size even with annexation restrictions passed by the state Legislature. Also noted was the northwest area of the City has a sizeable growth potential. Staff identified lots depicted in the handouts. Staff also noted it is recommended offering annexation and incentive only to multi-lot (over five) subdivisions within a quarter mile of City limits that would allow the City to continue providing quality and timely services to all residents within City limits.

Staff mentioned that they are seeking direction on what criteria should be used for City-initiated discussion on annexation.

A discussion ensued. Comments and concerns were expressed by the Mayor and City Commission. Questions were asked relating to: 1) Phases, 2) Controlling Development, 3) Commercial vs. Residential, 4) Tres Lagos Concept, 5) Fire Services/Sharyland and 6) Bringing back a report. Staff answered questions posed by the Mayor and City Commission.

After due consideration, staff was directed to bring back a report on how it affects the City to develop within city limits. Mayor Darling thanked staff for their presentation.

4. 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 RECOGNITION OF AN EXCLUSIVE BARGAINING AGENT FOR THE MCALLEN POLICE DEPARTMENT. (SECTION 551.071, T.G.C.)**

No action.

- B) CONSULTATION WITH CITY ATTORNEY REGARDING COVID-19 RESPONSE AND RE-OPENING OF ECONOMY. (SECTION 551.071, T.G.C.)**

No action.

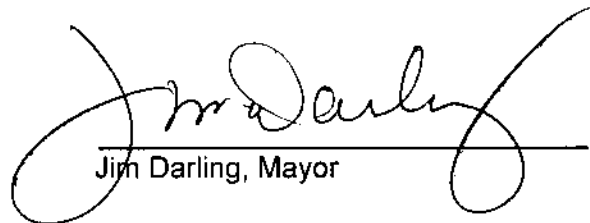
- C) DISCUSSION AND POSSIBLE LEASE, SALE OR PURCHASE OF REAL ESTATE PROPERTY: TRACT 1. (SECTION 551.072, T.G.C.)**

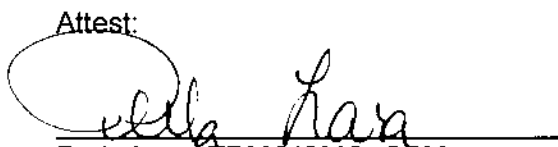
No action.

PUBLIC COMMENT SESSION: No public comment.

ADJOURNMENT

There being no other business to come before the Commission, the meeting was adjourned at 5:01 p.m.


Jim Darling, Mayor

Attest:

Perla Lara, TRMC/CMC, CPM
City Secretary