



Mayor Javier Villalobos
Mayor Pro Tem/Commissioner J. Omar Quintanilla
Commissioner Tony Aguirre, Jr.
Commissioner Joaquin Zamora



Commissioner Rodolfo "Rudy" Castillo
Commissioner Victor "Seby" Haddad
Commissioner Pepe Cabeza de Vaca
City Manager Isaac J. Tawil

**NOTICE OF WORKSHOP TO BE HELD BY THE
MCALLEN BOARD OF COMMISSIONERS
MONDAY, JANUARY 13, 2025 – 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 January 13, 2025 Regular Meeting Agenda, to be discussed at such meeting.
2. Campground Project Update.
3. **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) Discussion and possible lease, sale or purchase of Real Estate Property, Tracts 1 and 2, Tract 3, and Tract 4. Tex. Gov't. Code §551.072.
 - B) Consultation with City Attorney regarding a resolution authorizing the exercise of eminent domain authority to acquire a tract of land being: **Tract 1:** JOHN H SHARY W250'-E756.45'-S986.84' EXC W100'-N50' LOT 328 A/K/A TR 6 & 7 5.55AC NET and **Tract 2:** The southernmost 1.39 acres of JOHN H SHARY W150'-E906'-N986.46' EXC NW1.0AC LOT 328 A/K/A TR 5 2.40AC GR 2.23AC NET; and **Tract 3:** A 6.32 acre tract of land being a portion of Lot 104, La Lomita Irrigation and Construction Company Subdivision as recorded in Volume 24, Page 68, Deed Records, Hidalgo County, Texas, also known as CONCRETE ENTERPRISES LOT 2 for a warehouse, storage facility, or other public purposes. Tex. Gov't. Code §551.071.
 - C) Consultation with City Attorney regarding a resolution authorizing the exercise of eminent domain authority to acquire the tracts of land located along the west side of North Bicentennial Boulevard, between Pecan Boulevard and Cedar Avenue, McAllen,

Hidalgo County, Texas for a park, playground, or other recreational facility and other public purposes. Tex. Gov't. Code §551.071.

- D)** Consultation with City Attorney regarding legal aspects of infrastructure project. Tex. Gov't. Code §551.071.
- E)** Consultation with City Attorney regarding legal aspects of contractual agreements. Tex. Gov't. Code §551.071.
- F)** Consideration of Economic Development matters. Tex. Gov't. Code §551.087.
- G)** Consultation with City Attorney regarding pending litigation: Cause No. C-3954-23-L. Tex. Gov't. Code §551.071.

ADJOURNMENT

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

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

I, the Undersigned Authority, do hereby certify that the attached agenda of the meeting of the McAllen Board of Commissioners is a true and correct copy and that I posted a true and correct copy of said notice on the bulletin board in the Municipal Building, a place convenient and readily accessible to the general public at all times, and said Notice was posted on January 10, 2025 at 3:30 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

MEETING DATE

1/13/2025

1. Agenda Item: Present questions to staff relating to the January 13, 2025 Regular Meeting Agenda, to be discussed at such meeting.
2. Party Making Request:
3. Nature of Request:
4. Routing:
Cindy Zuniga
5. Staff Recommendation:
6. Advisory Board:
7. City Attorney:
8. Manager's Recommendation:

Created -

ITEM SUMMARY

BOARD: City Commission

AGENDA ITEM

2.

DATE SUBMITTED

MEETING DATE

1/13/2025

1. Agenda Item: Campground Project Update.

2. Party Making Request:

3. Nature of Request:

4. Routing:

Dulce Landeros

Denny Meline

Created -

5. Staff Recommendation:

6. Advisory Board:

7. City Attorney:

8. Manager's Recommendation:



CITY COMMISSION WORKSHOP

CAMPGROUND PROJECT UPDATE - JANUARY 13, 2025



CITY COMMISSION WORKSHOP

CAMPGROUND PROJECT UPDATE

- Status Update
- Proposed Facility Names

PARKING LOT



GAZEBO - KAYAK LAUNCH DOCK

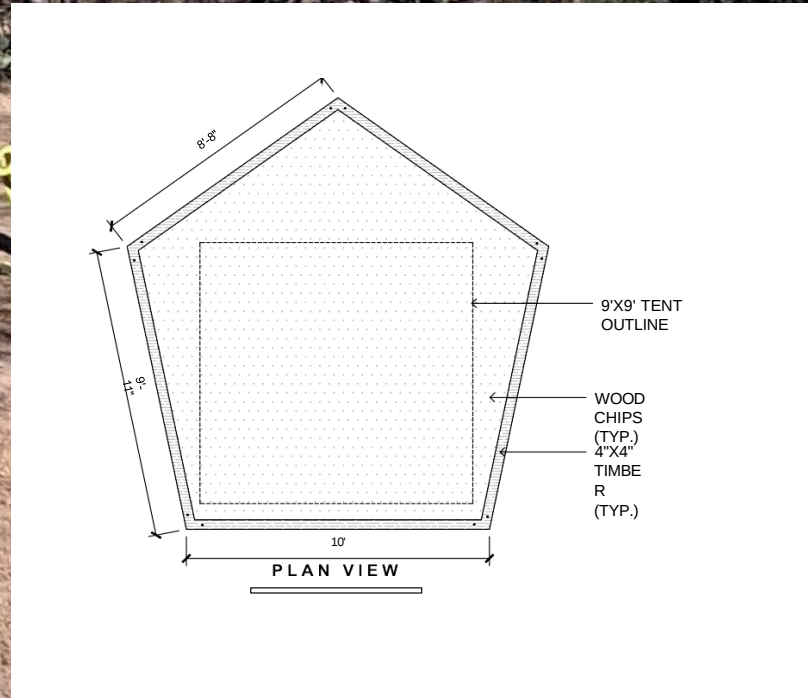


LAUNCH DOCK - GAZEBO - ARCHERY

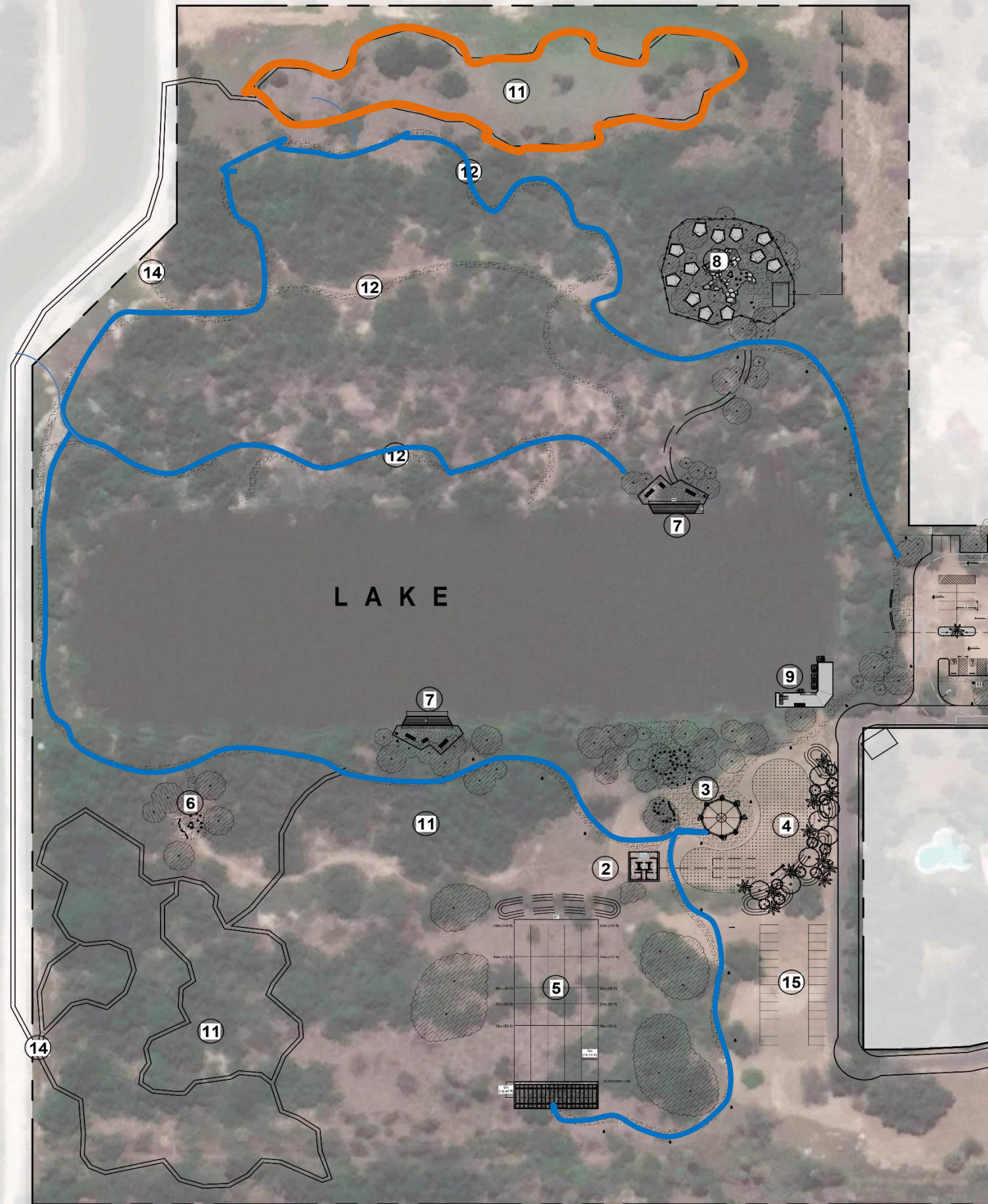


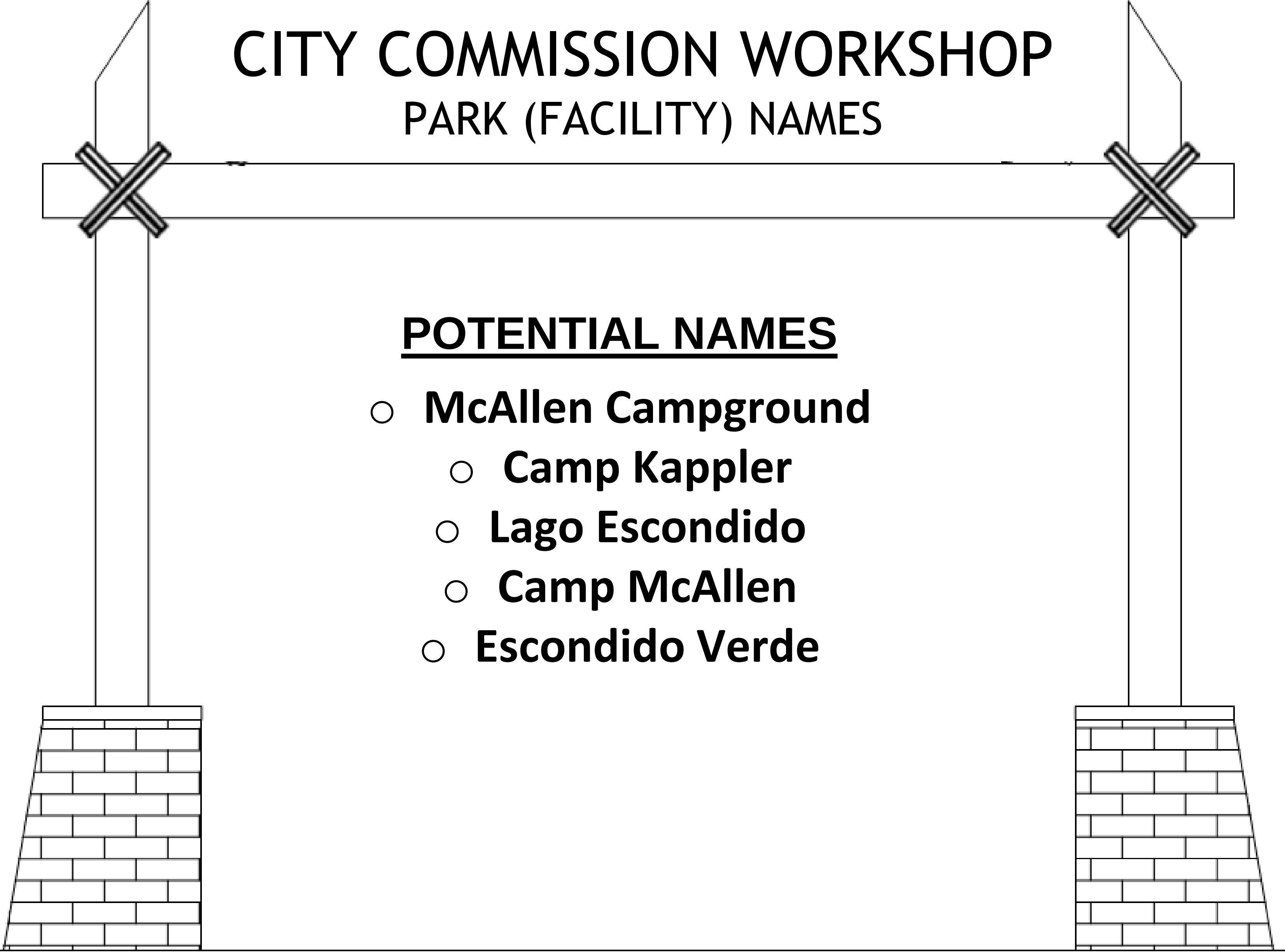


CAMPSITE



TRAILS





CITY COMMISSION WORKSHOP

PARK (FACILITY) NAMES

POTENTIAL NAMES

- **McAllen Campground**
 - **Camp Kappler**
 - **Lago Escondido**
 - **Camp McAllen**
- **Escondido Verde**



CITY COMMISSION WORKSHOP

CAMPGROUND PROJECT UPDATE - JANUARY 13, 2024





ITEM SUMMARY

BOARD: City Commission

AGENDA ITEM

3.A.

DATE SUBMITTED

MEETING DATE

1/13/2025

1. Agenda Item: Discussion and possible lease, sale or purchase of Real Estate Property, Tracts 1 and 2, Tract 3, and Tract 4. Tex. Gov't. Code §551.072.
2. Party Making Request: Austin Stevenson
3. Nature of Request: Discussion and possible lease, sale or purchase of Real Estate Property, Tracts 1 and 2, Tract 3, and Tract 4. Tex. Gov't. Code §551.072.
4. Routing:
Alma Villarreal
Created -
5. Staff Recommendation:
6. Advisory Board:
7. City Attorney:
8. Manager's Recommendation:

ITEM SUMMARY

BOARD:	AGENDA ITEM	3.B.
	DATE SUBMITTED	
	MEETING DATE	1/13/2025

1. Agenda Item: Consultation with City Attorney regarding a resolution authorizing the exercise of eminent domain authority to acquire a tract of land being: **Tract 1:** JOHN H SHARY W250'-E756.45'-S986.84' EXC W100'-N50' LOT 328 A/K/A TR 6 & 7 5.55AC NET and **Tract 2:** The southernmost 1.39 acres of JOHN H SHARY W150'-E906'-N986.46' EXC NW1.0AC LOT 328 A/K/A TR 5 2.40AC GR 2.23AC NET; and **Tract 3:** A 6.32 acre tract of land being a portion of Lot 104, La Lomita Irrigation and Construction Company Subdivision as recorded in Volume 24, Page 68, Deed Records, Hidalgo County, Texas, also known as CONCRETE ENTERPRISES LOT 2 for a warehouse, storage facility, or other public purposes. Tex. Gov't. Code §551.071.
2. Party Making Request:
3. Nature of Request:
4. Routing:
Alma Villarreal Created -
5. Staff Recommendation:
6. Advisory Board:
7. City Attorney:
8. Manager's Recommendation:



ITEM SUMMARY

BOARD: City Commission

AGENDA ITEM

3.C.

DATE SUBMITTED

MEETING DATE

1/13/2025

1. Agenda Item: Consultation with City Attorney regarding a resolution authorizing the exercise of eminent domain authority to acquire the tracts of land located along the west side of North Bicentennial Boulevard, between Pecan Boulevard and Cedar Avenue, McAllen, Hidalgo County, Texas for a park, playground, or other recreational facility and other public purposes. Tex. Gov't. Code §551.071.
2. Party Making Request: Austin Stevenson
3. Nature of Request: Consultation with City Attorney regarding a resolution authorizing the exercise of eminent domain authority to acquire the tracts of land located along the west side of North Bicentennial Boulevard, between Pecan Boulevard and Cedar Avenue, McAllen, Hidalgo County, Texas for a park, playground, or other recreational facility and other public purposes. Tex. Gov't. Code §551.071.
4. Routing:
Alma Villarreal
Created -
5. Staff Recommendation:
6. Advisory Board:
7. City Attorney:
8. Manager's Recommendation:



ITEM SUMMARY

BOARD:	AGENDA ITEM	3.D.
	DATE SUBMITTED	
	MEETING DATE	1/13/2025

1. Agenda Item: Consultation with City Attorney regarding legal aspects of infrastructure project. Tex. Gov't. Code §551.071.
2. Party Making Request: Austin Stevenson
3. Nature of Request: Consultation with City Attorney regarding legal aspects of infrastructure project. Tex. Gov't. Code §551.071.
4. Routing:
Austin Stevenson
Created -
5. Staff Recommendation:
6. Advisory Board:
7. City Attorney:
8. Manager's Recommendation:

ITEM SUMMARY

BOARD:	AGENDA ITEM	3.E.
	DATE SUBMITTED	
	MEETING DATE	1/13/2025

1. Agenda Item: Consultation with City Attorney regarding legal aspects of contractual agreements. Tex. Gov't. Code §551.071.
2. Party Making Request: Austin Stevenson
3. Nature of Request: Consultation with City Attorney regarding legal aspects of contractual agreement. Tex. Gov't. Code §551.071.
4. Routing:
Alma Villarreal
Created -
5. Staff Recommendation:
6. Advisory Board:
7. City Attorney:
8. Manager's Recommendation:



ITEM SUMMARY

BOARD: City Commission

AGENDA ITEM

3.F.

DATE SUBMITTED

MEETING DATE

1/13/2025

1. Agenda Item: Consideration of Economic Development matters. Tex. Gov't. Code §551.087.
2. Party Making Request: Austin Stevenson
3. Nature of Request: Consideration of Economic Development matters. Tex. Gov't. Code §551.087.
4. Routing:
Alma Villarreal Created -
5. Staff Recommendation:
6. Advisory Board:
7. City Attorney:
8. Manager's Recommendation:



ITEM SUMMARY

BOARD:	AGENDA ITEM	3.G.
	DATE SUBMITTED	
	MEETING DATE	1/13/2025

1. Agenda Item: Consultation with City Attorney regarding pending litigation: Cause No. C-3954-23-L. Tex. Gov't. Code §551.071.
2. Party Making Request: Austin Stevenson
3. Nature of Request: Consultation with City Attorney regarding pending litigation: Cause No. C-3954-23-L. Tex. Gov't. Code §551.071.
4. Routing:
Alma Villarreal
Created -
5. Staff Recommendation:
6. Advisory Board:
7. City Attorney:
8. Manager's Recommendation: