STATE OF TEXAS
COUNTY OF HIDALGO
CITY OF MCALLEN

The McAllen Board of Commissioners convened a Regular Meeting on Monday, **April 14, 2025, at 5:00 PM**, at McAllen City Hall Third Floor (3rd) Commission Chambers, with the following present:

Mayor Javier Villalobos, Mayor Pro Tem Omar Quintanilla, Commissioner Antonio "Tony" Aguirre, Jr., Commissioner Joaquin Zamora, Commissioner Rodolfo "Rudy" Castillo, Commissioner Victor "Seby" Haddad. Absent: Commissioner Jose R. "Pepe" Cabeza de Vaca

Staff: City Manager Isaac Tawil, City Attorney Austin Stevenson, Assistant City Manager Michelle Rivera, Assistant City Manager Jeff Johnston, Assistant City Manager, Juan Olaguibel, City Secretary Perla Lara, City Engineer Eduardo Mendoza, Planning Director Omar Sotelo, Finance Director Sonia Resendez

CALL TO ORDER

Mayor Javier Villalobos called the meeting to order.

PRESENTATION

Staff recognized the FIRST Robotics Competition Rogue Rangers Legacy Team.

PROCLAMATION

NATIONAL COMMUNITY DEVELOPMENT WEEK

Commissioner Rodolfo "Rudy" Castillo presented a proclamation for National Community Development Week.

MAYORS' MONARCH PLEDGE

Commissioner Victor "Seby" Haddad presented a proclamation for the Mayors' Monarch Pledge.

AGENDA ITEM PUBLIC COMMENT (Individuals wishing to speak regarding an agenda item on today's agenda, please contact City Secretary before 5:00pm)

1. PUBLIC HEARING

Mayor Javier Villalobos called the Public Hearing to order.

A) ROUTINE ITEMS: (ALL REZONINGS AND CONDITIONAL USE PERMITS LISTED UNDER THIS SECTION COME WITH A FAVORABLE RECOMMENDATION FROM THE PLANNING & ZONING COMMISSION AND WILL BE ENACTED BY ONE MOTION. HOWEVER, IF THERE IS OPPOSITION AT THE MEETING OR A DISCUSSION IS DESIRED, THAT ITEM(S) WILL BE REMOVED FROM THE ROUTINE ITEMS SECTION OF THE AGENDA AND WILL BE CONSIDERED SEPARATELY.)

Mayor Javier Villalobos asked if there was anyone to speak in opposition to the items under this section of the agenda. No one spoke.

Commissioner Antonio "Tony" Aguirre, Jr. announced that he had a conflict with Item 1A1 and would abstain from discussion and voting on said matter. Subsequently, he filed a conflict with the City Secretary.

Commissioner Victor "Seby" Haddad moved to approve the items listed on the Routine Items section of the agenda and seconded by Commissioner Joaquin Zamora. The motion carried with four votes in favor of the request, and Commissioner Antonio "Tony" Aguirre Jr. was in abstention.

1. REZONE FROM R-1 (SINGLE-FAMILY RESIDENTIAL-OC) DISTRICT TO R-1 (LOW DENSITY RESIDENTIAL-UDC) DISTRICT: THE NORTH 9.95 ACRES OUT OF LOT 348, JOHN H. SHARY SUBDIVISION, HIDALGO COUNTY, TEXAS; 5517 NORTH BENTSEN ROAD.

Approved the R-1 (UDC) Zoning at 5517 North Bentsen Road, as per Planning and Zoning Commission.

2. REQUEST OF EDWARD LISCANO ON BEHALF OF COSME LISCANO JR. AND MARIA A. LISCANO, FOR A CONDITIONAL USE PERMIT, FOR LIFE OF THE USE, AND ADOPTION OF AN ORDINANCE, FOR A SINGLE FAMILY DWELLING ON A COMMERCIAL LOT AT THE NORTH ½ OF LOT 11, BLOCK 40, MCALLEN ADDITION SUBDIVISION, HIDALGO COUNTY, TEXAS; 415 SOUTH BICENTENNIAL BOULEVARD.

Approved a Conditional Use Permit and adopted an ordinance, for life of the use, for a Single Family Dwelling at 415 South Bicentennial Boulevard, as per Planning and Zoning Commission.

The establishment must comply with the requirements set forth in Section 138-176 of the Zoning Ordinance (OC) and specific requirements are as follows:

1) To provide sufficient space in appropriate locations for residential development to meet the present and future housing needs of the city, with allowance for a diversity of sites.
2) To protect residential areas against pollution, environmental hazards and other objectionable influences.
3) To protect residential areas, as far as possible, against heavy and through traffic.
4) To protect residential areas against congestion, as far as possible, by managing the density of population in and around them; by providing for off-street parking spaces; and by providing open areas for rest and recreation and to break the monotony of continuous building bulk, thus providing a more desirable environment for urban living.
5) To provide for privacy and access of light and air to windows, as far as possible, through controls over the spacing and height of buildings and other structures.
6) To promote the most desirable use of land and direction of building development not in conflict with the adopted policies of the city; to promote stability of residential development; to protect the character of the district; to conserve the value of land and buildings; and to protect the city's tax base.

B) REZONING:

1. TRACT I: REZONE FROM R-1 (SINGLE-FAMILY RESIDENTIAL-OC) DISTRICT TO R-3 (HIGH DENSITY RESIDENTIAL- UDC) DISTRICT: A 0.167 ACRE TRACT OF LAND OUT OF THE NORTH 2 ½ ACRES OF THE NORTH 10 ACRES OF THE SOUTH 20 ACRES OF LOT 1, BLOCK 17, STEELE AND PERSHING SUBDIVISION, HIDALGO COUNTY, TEXAS; 1021 EAST AUGUSTA AVENUE.

TRACT II: REZONE FROM R-1 (SINGLE-FAMILY RESIDENTIAL-OC) DISTRICT TO R-3 (HIGH DENSITY RESIDENTIAL- UDC) DISTRICT: A 0.334-ACRE TRACT OF LAND OUT OF THE NORTH 2 ½ ACRES OF THE NORTH 10 ACRES OF THE SOUTH 20 ACRES OF LOT 1, BLOCK 17, STEELE AND PERSHING SUBDIVISION, HIDALGO COUNTY, TEXAS; 1009 EAST AUGUSTA AVENUE.

Staff recommended disapproval of the R-3 zoning at 1021 and 1009 East Augusta Avenue, as per Planning and Zoning Commission.

Commissioner Joaquin Zamora moved to disapprove the R-3 zoning as recommended and seconded by Commissioner Victor "Seby" Haddad. The motion carried unanimously by those present.

C) CONDITIONAL USE PERMIT:

1. REQUEST OF MELDEN AND HUNT INC. ON BEHALF OF HDP WARE LLC., FOR A CONDITIONAL USE PERMIT, AND ADOPTION OF AN ORDINANCE, FOR AN AMENDMENT TO A PLANNED UNIT DEVELOPMENT (PUD) AT A 9.333-ACRE TRACT OUT OF LOT 100, LA LOMITA IRRIGATION & CONSTRUCTION CO. SUBDIVISION, HIDALGO COUNTY, TEXAS; 4900 NORTH WARE ROAD.

Staff recommended disapproval of a Conditional Use Permit and adoption of an ordinance, for an amendment to a Planned Unit Development at 4900 North Ware Road, as per Planning and Zoning Commission.

Specific requirements for the approval of PUDs are set forth in Article IV for Planned Developments of the Subdivision Ordinance, and are summarized as the following:

1. CONCEPTUAL SITE PLAN: Development and use of the property must comply with the conditional use permit conceptual site plan.
2. PERMITTED USES: Permitted uses are uses permitted in the R-3A (multifamily apartment residential) District for buildings designated as apartments. The proposed townhouse development is not permitted as per ordinance within the current zoning district designation.
3. OFF-STREET PARKING AND LOADING: Parking in compliance with Section 138-394 (1) Single-family, mobile/modular home, townhouse and duplex: Two parking spaces per dwelling unit. One off-street parking for single-family uses shall be located beyond the front yard setback. Parking on landscape development areas required by Section 110-48 is prohibited. Based on the 84 townhomes proposed, a total of 168 parking spaces will be required for the overall site, with 84 total off-street parking spaces beyond the front yard setback. A variance to the 18-foot driveway requirement is requested for six (6) lots within this PUD. These lots have driveway entrances that are around 12 feet and then expand into 18 feet, making it possible for two parking spaces to be provided per dwelling unit.
4. LANDSCAPING AND BUFFERS: A minimum of 50 percent of the area within the required front yard of any residential parcel shall be devoted to landscape material. The portion of the front yard for any residential parcel located between the property line and the extension of the side yard setback line shall be devoted to landscape material.

Based on the lot area table and landscape area table provided, all lots will be complying with the minimum landscape requirement. A minimum 2.5" caliper tree is also proposed within the front yard of each townhouse lot, which meets the requirement for tree credits as per ordinance.

As per Section 110-49, "A masonry screen eight feet in height shall be required where a commercial, industrial or multifamily use has a side or rear property line in common with a single-family use or zone. Where such use has 200 feet or less in common with any residential use or zone, the buffer shall be eight feet in height but may be cedar planks." An 8-foot cedar fence is proposed as a buffer between this townhouse development and the existing single-family zones and uses. The Planning Department is recommending disapproval of the 8-foot cedar fence variance proposal.

5. STREETS AND SETBACKS: The following minimum building setbacks are proposed:
   Front: 10 feet, or greater for easements.
   Rear: 10 feet, or greater for easements.
   Garage door: 18 feet.
   Interior sides: Lots 1-56: 7 feet south, 3 feet north; Lots 57-80: 7 feet west, 3 feet east; Lots 81-84: 7 feet south, 3 feet north.

32 feet of right-of-way (ROW) is proposed for all interior streets within this PUD. A 60-foot common access easement is proposed for access off North Ware Road. Any ROW requirements will be finalized through the associated subdivision review process.

6. DRAINAGE: Addressed through subdivision process. Final drainage detention and design and the drainage plan must be submitted and in accordance with City of McAllen Standard Design Guide.
7. ADDITIONAL PROVISIONS: Conditional Use Permit site plan controls if there is conflict with other City ordinances. A decision by the Planning Director may be reviewed by the Planning and Zoning Commission for recommendation to the City Commission Board for final determination. The Conditional Use Permit calls for mixed use and a minimum of five (5) acres. The development is proposing a single use within the existing 9.33 acres.

A 5-foot minimum sidewalk is proposed on both sides of all interior streets.

Owner, Engineer and Surveyor certification and signature block need to be shown on the PUD site plan. Submitted site plan meets requirements.
A recorded subdivision plat and PUD site plan is required prior to issuance of building permits. The subdivision review process must be completed and recorded together with the site plan.

Mayor Pro Tem Omar Quintanilla moved to approve the Conditional Use Permit and seconded by Commissioner Victor "Seby" Haddad. The motion carried unanimously by those present.

D) AMENDING THE ZONING ORDINANCE OF THE CITY OF MCALLEN.

Commissioner Joaquin Zamora moved to amend the Zoning Ordinance and seconded by Commissioner Victor "Seby" Haddad. The motion carried unanimously by those present.

END OF PUBLIC HEARING

Mayor Javier Villalobos declared the Public Hearing closed.

2. CONSENT AGENDA (ALL MATTERS LISTED UNDER CONSENT AGENDA ARE CONSIDERED TO BE ROUTINE BY THE GOVERNING BODY AND WILL BE ENACTED BY ONE MOTION. THERE WILL BE NO SEPARATE DISCUSSION OF THESE ITEMS; HOWEVER, IF DISCUSSION IS DESIRED, THAT ITEM(S) WILL BE REMOVED FROM THE CONSENT AGENDA AND WILL BE CONSIDERED SEPARATELY.)

Commissioner Joaquin Zamora moved to approve the items listed on the Consent Agenda and Mayor Pro Tem Omar Quintanilla seconded. The motion carried with four votes in favor of the request, Commissioner Victor "Seby" Haddad voting in abstention.

A) APPROVAL OF MINUTES FOR WORKSHOP AND REGULAR MEETING HELD MARCH 24, 2025.

Approved the minutes of Workshop and Regular Meeting held March 24, 2025, as submitted.

B) AWARD OF CONTRACT FOR EMPLOYEE ANCILLARY PLANS & SECTION 125 ADMINISTRATION SERVICES RFP 02-25-S25-317.

Awarded a contract to Colonial for Employee Ancillary Plans and Section 125 Administration Services.

C) AWARD OF CONTRACT FOR EMPLOYEE PRE-PAID LEGAL & IDENTITY THEFT BENEFITS.

Awarded a contract to ARAG for Employee Pre-paid Legal & Identity Theft Benefits.

D) AWARD OF CONTRACT FOR EMPLOYEE PET INSURANCE BENEFITS.

Awarded a contract to MetLife for Employee Pet Insurance Benefits.

E) AWARD OF CONTRACT FOR EMPLOYEE ASSISTANCE PLAN BENEFITS.

Awarded a contract to Optum for Employee Assistance Plan Benefits.

F) CONSIDERATION AND APPROVAL OF A MEMORANDUM OF UNDERSTANDING BETWEEN THE HIDALGO COUNTY SHERIFF'S OFFICE AND CITY OF MCALLEN FOR SHOOTING RANGE USE/TRAINING.

Approved a Memorandum of Understanding between the Hidalgo County Sheriff's Office and City of McAllen for shooting range use/training.

G) CONSIDERATION AND APPROVAL OF INTERLOCAL COOPERATION AGREEMENT BETWEEN HIDALGO COUNTY AND CITY OF MCALLEN FOR 2025 COUNTY LIBRARY SERVICES.

Approved an Interlocal Cooperation Agreement between Hidalgo County and City of McAllen for 2025 County Library Services.

H) CONSIDERATION AND APPROVAL OF A LEASE AGREEMENT FOR 'CUBAMEX' AT THE DOWNTOWN PARKING GARAGE AT PARKING GARAGE FOOD COURT (PROJECT NO. 04-25-S53-01).

Approved a lease agreement for 'Cubamex' at the Downtown Parking Garage at Parking Garage Food Court.

I) CONSIDERATION AND APPROVAL OF CHANGE ORDER NO. 2 DEDUCT FINAL RECONCILIATION FOR THE BRIDGE BUILDING C RESTROOM RENOVATIONS (PROJECT NO. 07-24-C21-707).

Approved Change Order No. 2 in the amount of $290,982.88 for the Bridge Building C Restroom Renovations Project.

J) CONSIDERATION AND APPROVAL OF INTERLOCAL AGREEMENT WITH STC FOR USE OF A BUS FOR TRANSIT ACADEMY (PROJECT NO. 04-25-S52-01).

Approved an Interlocal Agreement between City of McAllen and STC for use of a Bus for Transit Academy.

K) APPROVAL OF TAX REFUNDS OVER $500.00.

Approved tax refunds of over $500.

1. 5801SWARE, LLC

Approved a tax refund in the amount of $1,352.27.

2. DILLARD TEXAS SOUTH, LLC

Approved a tax refund in the amount of $6,401.99.

3. STACY J & RODOLFO HERNANDEZ

Approved a tax refund in the amount of $523.20.

4. CHERIE J. JOHNSON

Approved a tax refund in the amount of $701.95.

5. LINEAGE MASTER RE3, LLC

Approved a tax refund in the amount of $1,377.98.

6. MCALLEN TX I MG, LLC

Approved a tax refund in the amount of $4,489.66.

7. PECHERO BUILDING, LLC

Approved a tax refund in the amount of $1,418.74.

8. ROSEMALY G. & JOSE SILVA, JR.

Approved tax refunds in the amount of $1,068.28, $1,013.96, $946.53, $349.05.

9. JAMES T. & AMANDA STANSBERRY

Approved a tax refund in the amount of $1,709.07.

10. V & V SHADOW BROOKS, LLC

Approved a tax refund in the amount of $543.08.

11. ESMERALDA & FELIX VARGAS, JR.

Approved tax refunds in the amount of $312.03, $308.53.

12. DOMAIN DEVELOPMENT CORPORATION

Commissioner Victor "Seby" Haddad announced that he had a conflict with Item 2K12 and would abstain from discussion and voting on said matter. Subsequently, he filed a conflict with the City Secretary.

Approved tax refunds in the amount of $124.28, $122.69, $138.68, $139.64, $140.57, $117.31, $117.31, $139.54, $118.34, $143.90, $123.73, $146.58, $146.02, $157.34, $124.72, $133.75, $176.62, $190.87, $143.87, $123.73, $132.26, $136.57, $146.73, $136.75, $145.03, $132.96, $123.80, $129.60, $129.60, $129.60, $129.60, $118.80, $143.45, $118.80, $117.31, $117.31, $124.72, $117.31, $141.40, $129.50, $185.39, $177.82, $294.39, $397.58, $427.67, $217.62, $265.37, $181.23, $118.80.

13. CORELOGIC SOLUTIONS

Approved a tax refund in the amount of $3,127.42.

14. DOMAIN DEVELOPMENT CORP.

Approved tax refunds in the amount of $395.99, $391.94, $394.06.

15. LONE STAR NATIONAL BANK

Commissioner Victor "Seby" Haddad announced that he had a conflict with Item 2K15 and would abstain from discussion and voting on said matter. Subsequently, he filed a conflict with the City Secretary.

Approved tax refunds in the amount of $298.43, $3,116.00, $13.34.

16. K.E. ANDREWS & CO.

Approved a tax refund in the amount of $2,282.86.

17. WILLIAM R. MARTIN

Approved a tax refund in the amount of $1,074.36.

18. DONALD J. & BARBARA J. O'BRYAN

Approved tax refunds in the amount of $686.00, $122.68.

L) CONSENT RESOLUTIONS

1. RESOLUTION ESTABLISHING PLAN COMMITTEE FOR CITY OF MCALLEN'S 457(B) DEFERRED COMPENSATION PLANS.

Approved a resolution establishing Plan Committee for City of McAllen's 457(b) Deferred Compensation Plans.

2. RESOLUTION FOR A LOCAL ON-SYSTEM AGREEMENT WITH THE TEXAS DEPARTMENT OF TRANSPORTATION FOR A HIKE AND BIKE TRAIL UNDERPASS CROSSING AT 10TH STREET AND THE MCALLEN LATERAL CHANNEL.

Approved a resolution for a Local On-System Agreement with the Texas Department of Transportation for a Hike & Bike Trail underpass Crossing at 10th Street and the McAllen Lateral Channel.

M) CONSENT COOP PURCHASES

1. AWARD OF CONTRACT FOR THE PURCHASE OF A STAGE FOR THE MCALLEN CONVENTION CENTER THROUGH BUYBOARD (PROJECT NO. 04-25-P59-01).

Awarded a contract to Stage Right in the amount of $132,231.25 for the purchase of a stage for the McAllen Convention Center.

2. AWARD OF CONTRACT FOR THE PURCHASE OF FURNITURE FOR THE MCALLEN PERFORMING ARTS CENTER THROUGH BUY BOARD (PROJECT NO. 03-25-P50-01).

Awarded a contract to Worthington Direct in the amount of $70,638.17 for the purchase of furniture for the McAllen Performing Arts Center.

3. BIDS/CONTRACTS

A) AWARD OF CONTRACT FOR THE PURCHASE AND INSTALLATION OF LED LIGHTS FOR THE MCALLEN CONVENTION CENTER PARKING LOT (PROJECT NO. 02-25-P33-645).

Staff recommended the award of contract to Electrical Sampat, LLC in the amount of $143,744.00, for the purchase and installation of LED lights for the McAllen Convention Center Parking Lot.

Commissioner Antonio "Tony" Aguirre, Jr. moved to award the contract as recommended and seconded by Commissioner Joaquin Zamora. The motion carried unanimously by those present.

B) AWARD OF SERVICE CONTRACT FOR MONITORING AND MAINTENANCE OF CITY-WIDE WI-FI NETWORK (PROJECT NO. 03-25-S31-188).

Staff recommended the award of contract to Telepro Communications in the amount of $189,288.00, for the monitoring and maintenance of the City-Wide Wi-Fi Network.

Commissioner Joaquin Zamora moved to award the contract as recommended and seconded by Commissioner Rodolfo "Rudy" Castillo. The motion carried unanimously by those present.

C) CONSIDERATION AND APPROVAL OF AMENDMENT NO. 1 TO BURNS & MCDONNELL CONTRACT (PROJECT NO. 06-22-S59-624).

Staff recommended approval of Amendment No. 1 to the Burns & McDonnell contract for the MRF Engineering Professional services with an allowance of up to $90,000.00.

Commissioner Joaquin Zamora moved to approve the amendment as recommended and seconded by Commissioner Rodolfo "Rudy" Castillo. The motion carried unanimously by those present.

D) CONSIDERATION AND APPROVAL OF CHANGE ORDER NO. 1 FOR CHANGES IN SCOPE TO THE QUINTA MAZATLAN - WORLD BIRDING CENTER.

Staff recommended approval of Change Order No. 1 in the amount of $1,685,274.00 for the changes in scope to the Quinta Mazatlán - World Birding Center Project.

Commissioner Joaquin Zamora moved to table Change Order No. 1 and seconded by Commissioner Antonio "Tony" Aguirre, Jr. The motion carried unanimously by those present.

E) CONSIDERATION AND APPROVAL OF CHANGE ORDER NO. 1 FOR THE BALBOA ACRES STORMWATER PUMP STATION IMPROVEMENTS (PROJECT NO. 10-23-C02-667).

Staff recommended approval of Change Order No. 1 for 214 additional days with no change in contract amount in the total amount of $1,945,979.00 and a revised contract time of 579-calendar days for the Balboa Acres Stormwater Pump Station Improvements Project.

Commissioner Joaquin Zamora moved to approve Change Order No. 1 as recommended and seconded by Commissioner Rodolfo "Rudy" Castillo. The motion carried unanimously by those present.

4. ORDINANCE

A) REQUEST TO ABANDON A 0.134 ACRE UTILITY EASEMENT BEING OUT OF THE SOUTH 18.0 ACRES OF LOTS 52 AND 53, AND THE EAST 5.20 ACRES OF LOT 54, SECTION 229, TEX-MEX SUBDIVISION (PROPOSED MEDITERRANEAN SUBDIVISION), HIDALGO COUNTY, TEXAS; 13931 NORTH WARE ROAD.

Staff recommended adoption of an ordinance providing for the abandonment of a 0.134 acre of land at 13931 North Ware Road.

Commissioner Rodolfo "Rudy" Castillo moved to adopt the ordinance as recommended and seconded by Commissioner Joaquin Zamora. The motion carried unanimously by those present.

5. VARIANCES

A) CONSIDERATION OF A VARIANCE REQUEST TO THE INTERIOR STREETS RIGHT-OF-WAY AND PAVING WIDTH REQUIREMENTS FOR PROPOSED VILLAS AT TRES LAGOS PHASE I SUBDIVISION, HIDALGO COUNTY, TEXAS; 5300 TRES LAGOS BOULEVARD.

Staff recommended approval of a variance request to the interior streets right-of-way and Paving Width requirements for proposed Villas at 5300 Tres Lagos Boulevard.

Commissioner Joaquin Zamora moved to approve the variance as recommended and seconded by Commissioner Rodolfo "Rudy" Castillo. The motion carried unanimously by those present.

B) CONSIDERATION OF A VARIANCE REQUEST TO DIVIDE THE REQUIRED PARK FEE PRIOR TO RECORDING FOR PROPOSED 29TH SUBDIVISION, HIDALGO COUNTY, TEXAS; 8516 NORTH 29TH STREET.

Staff recommended disapproval of a variance request to divide the required park fee payment prior to recording for 8516 29th Street.

Commissioner Joaquin Zamora moved to disapprove the variance as recommended and seconded by Commissioner Victor "Seby" Haddad. The motion carried unanimously by those present.

C) CONSIDERATION OF A VARIANCE REQUEST TO DIVIDE THE REQUIRED PARK FEE PAYMENT PRIOR TO RECORDING FOR PROPOSED ENCLAVE ON 107 SUBDIVISION, HIDALGO COUNTY, TEXAS; 2700 STATE HIGHWAY 107.

Staff recommended disapproval of a variance request to divide the required park fee payment prior to recording for 2700 State Highway 107.

Commissioner Victor "Seby" Haddad moved to disapprove the variance as recommended and seconded by Commissioner Joaquin Zamora. The motion carried unanimously by those present.

D) CONSIDERATION OF A VARIANCE REQUEST TO DIVIDE THE REQUIRED PARK FEE PAYMENT PRIOR TO RECORDING FOR PROPOSED PECAN LUXURY LIVING SUBDIVISION, HIDALGO COUNTY, TEXAS; 4000 PECAN BOULEVARD.

Staff recommended disapproval of a variance request to divide the required park fee payment prior to recording for 4000 Pecan Boulevard.

Commissioner Victor "Seby" Haddad moved to disapprove the variance as recommended and seconded by Commissioner Joaquin Zamora. The motion carried unanimously by those present.

6. MANAGER'S REPORT

A) REVIEW OF QUARTERLY INVESTMENT REPORT FOR QUARTER ENDING SEPTEMBER 30, 2024.

Staff presented the Quarterly Investment Report for quarter ending September 30, 2024 and recommended acceptance of said report as per the Audit Investment Committee.

Commissioner Joaquin Zamora moved to approve the report as recommended and seconded by Commissioner Antonio "Tony" Aguirre, Jr. The motion carried unanimously by those present.

B) FUTURE AGENDA ITEMS.

Items of upcoming workshops were reviewed as follows: City Wide Wi-Fi Update

7. 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. TEX. GOV'T. CODE §551.072.

Mayor Pro Tem Omar Quintanilla moved to authorize the City Manager and City Attorney to proceed as described in executive session and seconded by Commissioner Rodolfo "Rudy" Castillo. The motion carried unanimously by those present.

B) CONSULTATION WITH CITY ATTORNEY REGARDING A RESOLUTION AUTHORIZING THE EXERCISE OF EMINENT DOMAIN AUTHORITY TO

ACQUIRE TWO TRACTS OF LAND BEING: (1) ROBINSON LOT 1 LOCATED AT 3209 S. BUSINESS 83, MCALLEN, TEXAS AND (2) KING'S HIGHWAY 2.15 AC OUT OF 5.066 AC LOT 1 2.15AC LOCATED AT 0 S. 33RD STREET, MCALLEN, TEXAS FOR PROVIDING, ENLARGING, OR IMPROVING AN AUDITORIUM, ROADWAY, PARK, RECREATIONAL FACILITY, CONVENTION FACILITY, OR OTHER PUBLIC USE. TEX. GOV'T. CODE §551.071.

"I move that the City of McAllen authorize and ratify the use of power of eminent domain to acquire the following parcels of land: **Tract 1:** ROBINSON LOT 1 located at 3209 S. Business 83, McAllen, Texas and **Tract 2:** KING'S HIGHWAY 2.15 AC OUT OF 5.066 AC LOT 1 2.15AC LOCATED AT 0 S. 33rd Street, McAllen, Texas for providing, enlarging, or improving an auditorium, roadway, park, recreational facility, convention facility, or other public use. (Tex. Gov't. Code §551.071)

CONSIDERED, PASSED and APPROVED this 14th day of April 2025, at a regular meeting of the City Commission of the City of McAllen at which a quorum was present and which was held in accordance with VTCA, Government Code §551.001 et seq by the following vote, to wit:

Ayes: Mayor Javier Villalobos, Commissioner Antonio "Tony" Aguirre, Jr., Commissioner Joaquin Zamora, Mayor Pro Tem Omar Quintanilla, Commissioner Rodolfo "Rudy" Castillo, Commissioner Victor "Seby" Haddad. **Nays**: None

C) CONSULTATION WITH CITY ATTORNEY REGARDING LEGAL ASPECTS OF INFRASTRUCTURE DEVELOPMENT. TEX. GOV'T. CODE §551.071.

No action.

D) CONSIDERATION OF ECONOMIC DEVELOPMENT MATTERS. TEX. GOV'T. CODE §551.087.

Commissioner Joaquin Zamora moved to authorize the City Manager and City Attorney to proceed as described in executive session and seconded by Commissioner Rodolfo "Rudy" Castillo. The motion carried unanimously by those present.

ADJOURNMENT

Without objection the meeting was adjourned at 5:53 p.m.

Javier Villalobos, Mayor

Attest:

Perla Lara, TRMC/CMC, CPM
City Secretary