

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

The McAllen Board of Commissioners convened in a Regular Meeting on Monday, **April 28, 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 and 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.

PROCLAMATIONS

AUSOMELY AUTHENTIC DAY

Commissioner Jose R. "Pepe" Cabeza de Vaca presented a proclamation for AU**somely AU**thentic Day.

MISS ROSE MENDEZ DAY

Mayor Pro Tem Omar Quintanilla presented a proclamation for Miss Rose Mendez Day.

UNITED WAY OF SOUTH TEXAS 44TH ANNIVERSARY

Commissioner Antonio "Tony" Aguirre, Jr. presented a proclamation for the United Way of South Texas 44th Anniversary.

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.

Commissioner Jose R. "Pepe" Cabeza de Vaca moved to approve the items listed on the Routine Items section of the agenda and seconded by Commissioner Joaquin Zamora. The motion carried unanimously.

1. REZONE FROM R-1 (SINGLE FAMILY RESIDENTIAL-OC) DISTRICT TO R-2 (MEDIUM-DENSITY RESIDENTIAL-UDC) DISTRICT: A 1.81 ACRE TRACT OF LAND OUT OF LOT 207, JOHN H. SHARY SUBDIVISION, HIDALGO COUNTY, TEXAS; 313 SOUTH TAYLOR ROAD.

Approved the R-2 Zoning at 313 South Taylor Road, as per Planning and Zoning Commission.

2. REZONE FROM R-1 (SINGLE-FAMILY RESIDENTIAL-OC) DISTRICT TO C-2 (REGIONAL COMMERCIAL-UDC) DISTRICT: A 1.31 ACRE TRACT OF LAND OUT OF THE WEST 332.0 FEET OUT OF A 1.71 ACRE TRACT OUT OF LOT ONE (1), BLOCK FOUR (4), A.J. MCCOLL SUBDIVISION, HIDALGO COUNTY, TEXAS; 4617 NORTH JACKSON ROAD.

Approved the C-2 Zoning at 4617 North Jackson Road, as per Planning and Zoning Commission.

3. REZONE FROM A-O (AGRICULTURAL AND OPEN SPACE- OC) DISTRICT TO R3 (HIGH DENSITY RESIDENTIAL-UDC) DISTRICT: 5.32 ACRE TRACT OF LAND OUT OF LOT 1, FIRST UNITED METHODIST CHURCH SUBDIVISION, HIDALGO COUNTY, TEXAS; 4200 NORTH MCCOLL ROAD (REAR).

Approved the R-3 Zoning at 4200 North McColl Road (rear), as per Planning and Zoning Commission.

4. REQUEST OF JULIO RUZ/RUZCA ON BEHALF OF MONICA CALDERON, FOR A CONDITIONAL USE PERMIT, FOR LIFE OF USE, AND ADOPTION OF AN ORDINANCE, FOR A GUEST HOUSE, AT LOT 4, ORANGEWOOD EAST SUBDIVISION, HIDALGO COUNTY, TEXAS; 700 EAST SUNDOWN DRIVE.

Approved a Conditional Use Permit and adopted an ordinance, for life of use, for a guest house at 700 East Sundown Drive, as per Planning and Zoning Commission.

The establishment must comply with the requirements set forth in Section 138-118(a)(5) of the Zoning Ordinance (Old Code) and specific requirements are as follows:

- 1) Only one guest house shall be permitted on the property.
- 2) The proposed use shall comply with setback requirements. The proposed structure's setbacks comply.
- 3) The proposed use shall be connected to the same utilities as the primary residence.
- 4) Lot size must be a minimum 8,000 square feet. According to the Hidalgo County Appraisal District, the lot size where the guest house will be built is 37,353 square feet.
- 5) Separate driveways or garages for the proposed use shall not be permitted. The applicant is not proposing an independent driveway for the proposed guesthouse.
- 6) The proposed use shall not be rented.
- 7) The permit shall be revoked if money is ever paid for rent or utility expenses are shared with the proposed use.

5. REQUEST OF DAVID M. ROSSOW, FOR A CONDITIONAL USE PERMIT, FOR ONE YEAR, AND ADOPTION OF AN ORDINANCE, FOR A SMOKE AND VAPE SHOP, AT LOTS 5 & 6, BLOCK 1, TRENTON COMMERCIAL PARK SUBDIVISION, HIDALGO COUNTY, TEXAS; 2200 TRENTON ROAD, SUITE 2A.

Approved a Conditional Use Permit and adopted an ordinance, for one year, for a Smoke and Vape Shop at 2200 Trenton Road, Suite 2A, as per Planning and Zoning Commission.

The establishment must comply with the requirements set forth in Section 138-118(a)(4) of the Zoning Ordinance and specific requirements are as follows:

- 1) The property line of the lot of any of the above-mentioned business must be at least 400 ft. from the nearest residence or residentially zoned property, church, school, or publicly owned property, and must be designed to prevent disruption of the character of adjacent residential areas, and must not be heard from the residential area after 10:00 p.m. The proposed establishment is within 400 feet of a residential zone.
- 2) The abovementioned business must be as close as possible to a major arterial, and shall not allow the traffic generated by such business onto residential streets, or allow such traffic to exit into and disrupt residential areas. The subject property has frontage along Trenton Road.
- 3) The abovementioned business must provide parking in accordance with the city off-street parking ordinance as a minimum, and make provisions to prevent use of adjacent streets for parking, especially those in adjacent residential areas, by providing additional onsite parking.
- 4) The abovementioned business must do everything possible to prevent the unauthorized parking by the patrons of such business on adjacent businesses or residential properties including, when necessary, the installation of fences and hedges, and the reorientation of entrances;
- 5) The abovementioned business should do everything possible and be designed to discourage criminal activities and vandalism, both on the site and on adjacent properties. Included would

be provision of sufficient lighting and perimeter fencing, elimination of dark areas, and the orientation of the building such that it provides maximum visibility as much as possible of the site from a public street.

- 6) The abovementioned business must make provisions to keep litter to a minimum, and to keep it from blowing onto adjacent streets and property.
- 7) The abovementioned business shall restrict the number of people within the building to those allowed by the Planning and Zoning Commission at the time of permit issuance, after having considered the recommendations of the Fire Marshal, Building Official and Director of Planning. The occupancy load for this establishment will be established by the Building and Inspections Department as part of the building permit review process.

B) REZONING:

1. REZONE FROM R-1 (SINGLE FAMILY RESIDENTIAL-OC) DISTRICT TO R-2 (MEDIUM-DENSITY RESIDENTIAL-UDC) DISTRICT: A 2.4 ACRE (GROSS), TRACT OF LAND OUT OF LOT 75, LA LOMITA IRRIGATION AND CONSTRUCTION COMPANY'S SUBDIVISION, HIDALGO COUNTY, TEXAS; 3100 LARK AVENUE.

Mayor Javier Villalobos inquired if there was anyone opposed to the 1B1 rezoning. Mr. Jorge Antonio Forina and Mr. Mario Quintanilla spoke in opposition to the rezoning. The project engineer spoke in favor of the rezoning.

Staff recommended approval of the R-2 zoning at 3100 Lark Avenue, as per Planning and Zoning Commission.

Discussion ensued. Comments and concerns were raised by Council. After due consideration, Commissioner Victor "Seby" Haddad moved to disapprove the R-2 zoning as recommended and seconded by Commissioner Joaquin Zamora. The motion carried unanimously.

C) CONDITIONAL USE PERMITS:

1. REQUEST OF JEFF A. LOWDER ON BEHALF OF MCALLEN COUNTRY CLUB INC., FOR AN AMENDMENT TO THE CONDITIONAL USE PERMIT, FOR LIFE OF THE USE, AND ADOPTION OF AN ORDINANCE, FOR AN INSTITUTIONAL USE AT EAST 400 - WEST 499.1 FEET – NORTH 300 FEET OF LOT 1, BLOCK 6 EXCEPT SOUTH 85.77 FEET 2.57 ACRES NET, HIDALGO CANAL CO-MC SUBDIVISION, HIDALGO COUNTY, TEXAS; 501 WICHITA AVENUE.

Staff recommended approval of a Conditional Use Permit and adoption of an ordinance, for life of the use, for an Institutional Use at 501 Wichita Avenue, as per Planning and Zoning Commission.

The establishment must comply with the requirements set forth in Section 138-118 (OC) of the Zoning Ordinance and specific requirements are as follows:

1. The proposed use shall not generate traffic onto residential size streets or disrupt residential areas, and shall be as close as possible to a major arterial. There is access to Wichita Avenue.
2. The proposed use shall comply with the McAllen Off-Street Parking and Loading Ordinance and make provisions to prevent the use of street parking, especially in residential areas. There is existing parking area provided on the property.
3. The proposed use shall prevent the unauthorized parking of its patrons on adjacent businesses or residences by providing fences, hedges or reorientation of entrances and exits.
4. The proposed use shall provide sufficient lighting to eliminate dark areas, perimeter fencing, and an orientation of the building to provide maximum visibility from a public street in order to discourage vandalism and criminal activities.
5. Provisions should be made to prevent litter from blowing onto adjacent streets and residential areas.
6. The number of persons within the buildings shall be restricted to those allowed by the Fire Marshal and Building Official at the time of permit issuance.

Commissioner Jose R. "Pepe" Cabeza de Vaca moved to approve the Conditional Use Permit as recommended and seconded by Commissioner Joaquin Zamora. The motion carried unanimously.

2. REQUEST OF CLAUDIA M. MARQUINA ON BEHALF OF GOLDEN WOLF LEGACY, LLC, FOR A CONDITIONAL USE PERMIT, FOR ONE YEAR, AND THE ADOPTION OF AN ORDINANCE, FOR A VAPE SHOP/LIQUOR STORE,

**AT LOT 2, LA VISTA COMMERCE SUBDIVISION, HIDALGO COUNTY, TEXAS;
2301 NORTH 23rd STREET SUITE 90.**

Staff recommended disapprove of a Conditional Use Permit and adoption of an ordinance, for one year, for a Vape Shop/Liquor Shop at 2301 North 23rd Street, Suite 90, as per Planning and Zoning Commission.

The establishment must comply with the requirements set forth in Section 138-118(a)(4) of the Zoning Ordinance and specific requirements are as follows:

- 1) The property line of the Lot of the above mentioned business must be at least 400 feet from the nearest residence or residentially zoned property, church, school, or publicly owned property, and must be designed to prevent disruption of the character of adjacent residential areas, and must not be heard from the residential area after 10:00 p.m. The proposed establishment is within 400 ft. of a residential zone use to the west and McAllen ISD to the east of the subject property.
- 2) The business must be as close as possible to a major arterial and shall not generate traffic onto residential sized streets. The property has access to North 23rd Street.
- 3) The business must provide parking in accordance with the McAllen Off-Street Parking Ordinance as a minimum and make provisions to prevent the use of adjacent streets for parking. The 972 sq. ft. vape shop/liquor store would require 3 parking spaces; there are 35 common parking spaces provided on site.
- 4) The business must do everything possible to prevent the unauthorized parking of its patrons on adjacent properties.
- 5) The business shall provide sufficient lighting to eliminate dark areas and maximize visibility from a public street to discourage vandalism and criminal activities.
- 6) The business must make provisions to keep litter to a minimum and keep it from blowing onto adjacent properties; and
- 7) The above-mentioned business shall restrict the number of persons within the building to those allowed by the Planning and Zoning Commission at the time of permit issuance, after having taken into account the recommendations of the Fire Marshal, Building Official and Planning Director.

A lengthy discussion ensued. Comments and concerns were raised.

Commissioner Joaquin Zamora made a motion to deny the conditional use permit and was seconded by Mayor Pro Tem Omar Quintanilla. The motion failed.

Mayor Javier Villalobos called the question again. After due consideration, Commissioner Jose R. "Pepe" Cabeza de Vaca moved to approve the Conditional Use Permit and seconded by Commissioner Victor "Seby" Haddad. The motion failed with four votes in favor of the request, and Commissioner Joaquin Zamora and Mayor Pro Tem Omar Quintanilla voted against it.

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

Commissioner Joaquin Zamora moved to amend the Zoning Ordinance and seconded by Mayor Pro Tem Omar Quintanilla. The motion carried unanimously.

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 unanimously.

**A) APPROVAL OF MINUTES FOR SPECIAL MEETING HELD APRIL 3RD,
WORKSHOP AND REGULAR MEETING HELD APRIL 14, 2025.**

Approved the minutes of Special Meeting held April 3rd, Workshop and Regular Meeting held April 14, 2025, as submitted.

B) SUBDIVISION MONTHLY REPORT.

Approved Subdivision Monthly report.

C) PROJECT STATUS MONTHLY REPORT THROUGH MARCH 31, 2025.

Approved Project Status Monthly report through March 31, 2025.

D) PARKS & RECREATION MONTHLY PROJECT STATUS REPORT.

Approved Parks & Recreation Monthly Project Status report.

E) AWARD OF CONTRACT FOR THE EXTENSION OF DIRECT PRIMARY CARE AND ANCILLARY SERVICES.

Awarded a contract to Frontier Health in the amount of \$2,036,160.00 for the extension of Direct Primary Care and Ancillary Services.

F) AWARD OF CONTRACT FOR PAVEMENT MARKING SERVICES (PROJECT NO. 04-25-S46-725).

Awarded a contract to Pavement Markings in the amount of \$4,372.84 for Pavement Marking Services.

G) CONSIDERATION AND APPROVAL OF A MEMORANDUM OF UNDERSTANDING BETWEEN CITY OF MCALLEN PARKS & RECREATION AND MCALLEN INDEPENDENT SCHOOL DISTRICT FOR RAPTOR APPLICATION ACCESS.

Approved a Memorandum of Understanding between the City of McAllen Parks & Recreation and McAllen Independent School District for Raptor application access.

H) CONSIDERATION AND APPROVAL TO EXTEND THE CONTRACT WITH TYLER TECHNOLOGIES COURT SOFTWARE.

Approved to extend the contract agreement with Tyler Technologies court software.

I) CONSENT RESOLUTIONS

1. CONSIDER AND POSSIBLE ACTION TO ADOPT A RESOLUTION SUPPORTING THE DEVELOPMENT OF TAX CREDIT PROPOSALS 2025 AT BUDDY OWENS BLVD. AND AT N. WARE RD.

Approved a resolution supporting the development of tax credit proposals 2025 at Buddy Owens Blvd. and at N. Ware Rd.

2. RESOLUTION AUTHORIZING THE SUBMISSION OF A GRANT APPLICATION TO THE TEXAS DIVISION OF EMERGENCY MANAGEMENT FOR FUNDING UNDER THE HMGP DR- HURRICANE BERYL PROGRAM.

Approved a resolution authorizing the submittal of a grant application to the Texas Division of Emergency Management for funding under the HMGP DR- Hurricane Beryl Program.

3. RESOLUTION AMENDING RESOLUTION NO. 2025-18 TO INCLUDE LANGUAGE AS REQUIRED BY THE OFFICE OF THE GOVERNOR, PUBLIC SAFETY OFFICE, FOR THE FISCAL YEAR 2026 OPERATION LONE STAR GRANT PROGRAM.

Approved a resolution amending Resolution No. 2025-18 to include language as required by the Office of the Governor, Public Safety Office, for the Fiscal Year 2026 Operation Lone Star Grant Program.

4. RESOLUTION AUTHORIZING THE SUBMISSION OF A GRANT APPLICATION TO THE NATIONAL FITNESS CAMPAIGN FOR FUNDING UNDER THE OUTDOOR FITNESS COURT PROGRAM.

Approved a resolution authorizing the submittal of a grant application to the National Fitness Campaign for funding under the Outdoor Fitness Court Program.

J) APPROVAL OF TAX REFUNDS OVER \$500.00.

Approved tax refunds of over \$500.

1. LERETA, LLC

Approved tax refunds in the amount of \$613.52, \$1,590.19, \$45.73, \$54.20, \$102.12.

2. LERETA DBA ACCUMATCH

Approved a tax refund in the amount of \$2,771.93.

3. ENRIQUE & HERMELINDA AGUILAR

Approved a tax refund in the amount of \$657.50.

4. SONIA E. & FELIPE GUARDADO

Approved a tax refund in the amount of \$535.30.

5. NOLANA PROPERTIES INVESTMENTS LTD.

Approved tax refunds in the amount of \$947.67, \$1,886.75, \$1,552.61.

6. TDK FOR HER

Approved tax refunds in the amount of \$1,001.01, \$100.50.

3. BID/CONTRACT

A) CONSIDERATION AND APPROVAL OF AN INTERLOCAL AGREEMENT BETWEEN HIDALGO COUNTY IRRIGATION DISTRICT NO. ONE, CITY OF MCALLEN, AND HIDALGO COUNTY PCT. 4 FOR THE SIPHON CROSSING AT Rooth Road.

Staff recommended approval for an Interlocal Agreement between Hidalgo County Irrigation District No. 1, City of McAllen, and Hidalgo County Pct. 4 for the siphon crossing at Rooth Road.

Commissioner Joaquin Zamora moved to approve the Interlocal Agreement as recommended and seconded by Commissioner Victor "Seby" Haddad. The motion carried unanimously.

4. ORDINANCES

A) PROVIDING FOR APPROVAL OF SUBSTANTIAL AMENDMENT FOR FISCAL YEAR 2019-2020 ANNUAL ACTION PLAN FOR HOME PROGRAM.

Staff recommended approval to adopt a substantial amendment for Fiscal Year 2019-2020 Annual Action Plan for HOME Program.

Commissioner Joaquin Zamora moved to adopt the ordinance as recommended and seconded by Commissioner Victor "Seby" Haddad. The motion carried unanimously.

B) PROVIDING FOR APPROVAL OF SUBSTANTIAL AMENDMENT FOR FISCAL YEAR 2020-2021 ANNUAL ACTION PLAN FOR HOME PROGRAM.

Staff recommended approval to adopt a substantial amendment for Fiscal Year 2020-2021 Annual Action Plan for HOME Program.

Commissioner Joaquin Zamora moved to adopt the ordinance as recommended and seconded by Commissioner Victor "Seby" Haddad. The motion carried unanimously.

5. RESOLUTIONS

A) RESOLUTION AUTHORIZING THE FILING OF AN APPLICATION REQUESTING FINANCIAL ASSISTANCE FROM THE TEXAS WATER DEVELOPMENT BOARD'S STATE WATER IMPLEMENTATION FUND FOR

TEXAS (SWIFT) FOR THE CITY OF MCALLEN'S BRACKISH GROUNDWATER TREATMENT FACILITY.

Staff recommended approval of the resolution authorizing the filing of an application requesting financial assistance to the Texas Water Development Board under the SWIFT program for the Brackish Groundwater Treatment Facility.

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

B) RESOLUTION AUTHORIZING THE FILING OF AN APPLICATION REQUESTING FINANCIAL ASSISTANCE FROM THE TEXAS WATER DEVELOPMENT BOARD'S STATE WATER IMPLEMENTATION FUND FOR TEXAS (SWIFT) FOR THE ACQUISITION OF WATER RIGHTS.

Staff recommended approval of the resolution authorizing the filing of an application requesting financial assistance to the Texas Water Development Board under the SWIFT program for the acquisition of water rights.

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

C) RESOLUTION EXPRESSING OFFICIAL INTENT TO REIMBURSE CERTAIN EXPENDITURES TO ACQUIRE WATER RIGHTS AND TO CONSTRUCT, ACQUIRE, PURCHASE, IMPROVE, RENOVATE, ENLARGE, AND EQUIP IMPROVEMENTS TO THE CITY'S WATERWORKS SYSTEM FROM TEXAS WATER DEVELOPMENT BOARD SWIFT PROGRAM LOANS AND OTHER MATTERS RELATED THERETO.

Staff recommended approval of a resolution to express official intent to reimburse certain expenditures to acquire water rights and to construct, acquire, purchase, improve, renovate, enlarge, and equip improvements to the city's waterworks system from Texas Water Development Board SWIFT program loans and other matters related thereto.

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

D) CONSIDER ADOPTION OF A RESOLUTION FINDING PUBLIC NEED AND NECESSITY AND AUTHORIZING RIGHT OF WAY ACQUISITION AND EMINENT DOMAIN FOR THE BENTSEN ROAD WIDENING PROJECT (MILE 5 TO MILE 3) PARCELS 1-64.

Staff recommended approval of a resolution finding public need and necessity and authorizing right-of-way acquisition and eminent domain for the Bentsen Road Widening project (Mile 5 to Mile 3) Parcels 1-64.

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

A Voter Roll was requested: **Ayes:** Commissioner Rodolfo "Rudy" Castillo, Commissioner Jose R. "Pepe" Cabeza de Vaca, Mayor Pro Tem Omar Quintanilla, Mayor Javier Villalobos, Commissioner Joaquin Zamora, Commissioner Victor "Seby" Haddad, Commissioner Antonio "Tony" Aguirre, Jr. **Nays:** None.

6. MANAGER'S REPORT

A) ADVISORY BOARD APPOINTMENTS.

COMMUNITY DEVELOPMENT ADVISORY BOARD

Commissioner Joaquin Zamora nominated Mary Lou Henry to the Community Development Advisory Board.

KEEP MCALLEN BEAUTIFUL BOARD

Mayor Pro Tem Omar Quintanilla nominated Janie Gracia to the Keep McAllen Beautiful Board.

PARKS AND RECREATION BOARD

Commissioner Rodolfo "Rudy" Castillo nominated Ramiro Sarabia to the Park and Recreation Board.

PLANNING AND ZONING BOARD

Mayor Pro Tem Omar Quintanilla nominated Pepe Casso to the Planning and Zoning Commission Board.

Commissioner Joaquin Zamora moved to accept the nominations as recommended and seconded by Commissioner Rodolfo "Rudy" Castillo. The motion carried unanimously.

B) CONSIDER APPROVAL OF CITY OF MCALLEN EMPLOYEE HEALTH PLAN PREMIUMS FOR THE 2025-26 FISCAL YEAR.

Staff recommended approval of City of Mcallen Employee Health Plan Premiums for the 2025-26 Fiscal Year.

Commissioner Joaquin Zamora moved to approve the report as recommended and seconded by Commissioner Victor "Seby" Haddad. The motion carried unanimously.

C) FUTURE AGENDA ITEMS.

Items of upcoming workshops were reviewed as follows: No upcoming agenda items were discussed.

7. TABLED ITEM

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

Commissioner Joaquin Zamora moved to remove said item from the table and seconded by Mayor Pro Tem Omar Quintanilla. The motion carried unanimously.

Staff recommended approval of Change Order No. 1 in the amount not to exceed \$1,685,274.00 for the changes in scope to the Quinta Mazatlan - World Birding Center Project.

Commissioner Jose R. "Pepe" Cabeza de Vaca moved to approve Change Order No. 1 as recommended and seconded by Commissioner Joaquin Zamora. The motion carried unanimously.

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 ASPECTS OF CONTRACTUAL AGREEMENT. TEX. GOV'T. CODE §551.071.

Mayor Pro Tem Omar Quintanilla authorized the City Manager and City Attorney to proceed as described in executive session and seconded by Commissioner Joaquin Zamora. The motion carried unanimously.

B) CONSULTATION WITH CITY ATTORNEY REGARDING PENDING LITIGATION CAUSE NO. C-4898-23-L. TEX. GOV'T. CODE §551.071.

Mayor Pro Tem Omar Quintanilla authorized the City Manager and City Attorney to proceed as described in executive session and seconded by Commissioner Joaquin Zamora. The motion carried unanimously.

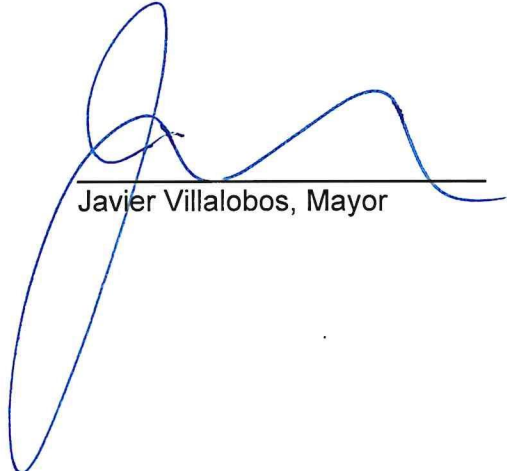
ADJOURNMENT

Without objection the meeting was adjourned at 6:10 p.m.

Attest:



Perla Lara, TRMC/CMC, CPM
City Secretary



Javier Villalobos, Mayor