



Mayor Javier Villalobos
Mayor Pro Tem/Commissioner Victor "Seby" Haddad
Commissioner Tony Aguirre, Jr.
Commissioner Joaquin Zamora

Commissioner Rolando "Rolly" Rios
Commissioner Rodolfo "Rudy" Castillo
Commissioner Pepe Cabeza de Vaca
City Manager Isaac J. Tawil

**NOTICE OF WORKSHOP TO BE HELD BY THE
MCALLEN BOARD OF COMMISSIONERS
MONDAY, JULY 14, 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 July 14, 2025 Regular Meeting Agenda, to be discussed at such meeting.
2. Camp McAllen Update.
3. Working Clearance Administrative Process Update.
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 legal aspects of employment matters. Tex. Gov't. Code §551.071.
 - B) Consultation with City Attorney regarding legal aspects of contractual agreement. Tex. Gov't. Code §551.071.
 - C) Discussion and possible lease, sale or purchase of Real Estate Property, Tracts 1. Tex. Gov't. Code §551.072.

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 July 11, 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

7/14/2025

1. Agenda Item: Present questions to staff relating to the July 14, 2025 Regular Meeting Agenda, to be discussed at such meeting.
2. Party Making Request:
3. Nature of Request:
4. Routing:
Jose Trujillo
5. Staff Recommendation:
6. Advisory Board:
7. City Attorney:
8. Manager's Recommendation:

Created -



ITEM SUMMARY

BOARD: City Commission

AGENDA ITEM
DATE SUBMITTED
MEETING DATE

2.
07/08/2025
7/14/2025

1. Agenda Item: Camp McAllen Update.
2. Party Making Request: Denny Meline
3. Nature of Request: Presentation on Camp McAllen.
4. Routing:

Dulce Landeros	Created/Initiated - 7/8/2025
Denny Meline	Approved - 7/8/2025
Michelle Rivera	Approved - 7/8/2025
Austin Stevenson	Final Approval - 7/9/2025
5. Staff Recommendation:
6. Advisory Board:
7. City Attorney:
8. Manager's Recommendation:



COMMISSION WORKSHOP

July 14th, 2025

    @McALLENPARKS / McALLENPARKS.NET

PARK HOURS

MONDAY

CLOSED FOR MAINTENANCE

TUESDAY- SUNDAY

8AM - 8PM

OFFICE / RENTAL HOURS

SUMMER (JUNE - AUGUST)

Tuesday - Friday
9:00AM - 12:00PM
4:00PM - 8:00PM

Saturday & Sunday
9:00AM - 5:00PM

FALL & SPRING (SEPTEMBER - NOVEMBER)

Tuesday - Friday
3:00PM - 8:00PM

Saturday & Sunday
9:00AM - 5:00PM

WINTER (DECEMBER - FEBRUARY)

Tuesday - Friday
3:00PM - 6:00PM

Saturday & Sunday
9:00AM - 5:00PM

GAZEBO / RESTROOM



KAYAK DOCK



FISHING DOCK





KAYAK DOCK RULES

- Non-motorized craft only (kayaks, canoes, paddleboards)
- No fishing, swimming, or diving from the dock
- PFDs (life jackets) required at all times
- One launch at a time – be courteous and quick
- 18 and under must be with an adult
- Use only during park hours
- No littering – pack out all gear and trash
- Respect wildlife and other visitors
- We are not responsible for any damage or loss to personal equipment

 **CAMP
McALLEN**

FISHING RULES

Catch & Release Only

- All anglers age 16+ must have a valid state fishing license.
- Fishing during normal park hours only.
- Rod and reel or cane pole only (2 rods max per person). No nets, traps, or snagging.
- Barbless or single hooks strongly recommended.
- Live bait allowed. Do not dump unused bait into the lake.
- Do not feed or disturb animals.
- Dispose of all line, bait containers, and litter in proper bins.

CAMP McALLEN

Community Fishing Lake REGULATIONS

Fishing license required for all anglers 17 or older.
Pike and bow fishing only. Limit 2 pike per angler.

DAILY BAG AND LENGTH LIMITS

SPECIES	DAILY BAG	LENGTH LIMIT
BASS	5	18"
CRAYFISH	10	-
FLY FISH	10	12"
GAR	1	36"
MUSKIE	1	48"
PICKEREL	5	18"
SILVER BASS	5	18"
TROUT	5	18"

No minimum length limits, unless stated above. Stock fish by MC Member or guest.

BAGGING

Anglers must keep their catch in a cooler until they leave the lake.

COMMUNITY FISHING LAKE - CAMP McALLEN

This lake is open to all anglers who are 17 years of age or older and have a valid Texas fishing license. No minimum length limits, unless stated above. Stock fish by MC Member or guest.

ARCHERY RANGE



ARCHERY RANGE HOURS

MONDAY

CLOSED MAINTENANCE

TUESDAY - FRIDAY

9:00AM - 12:00PM

4:00PM - 6:00PM

SATURDAY - SUNDAY

9:00AM - 5:00PM

subject to change based on season and patron usage

CAMPSITE



CAMPSITE SIGNAGE



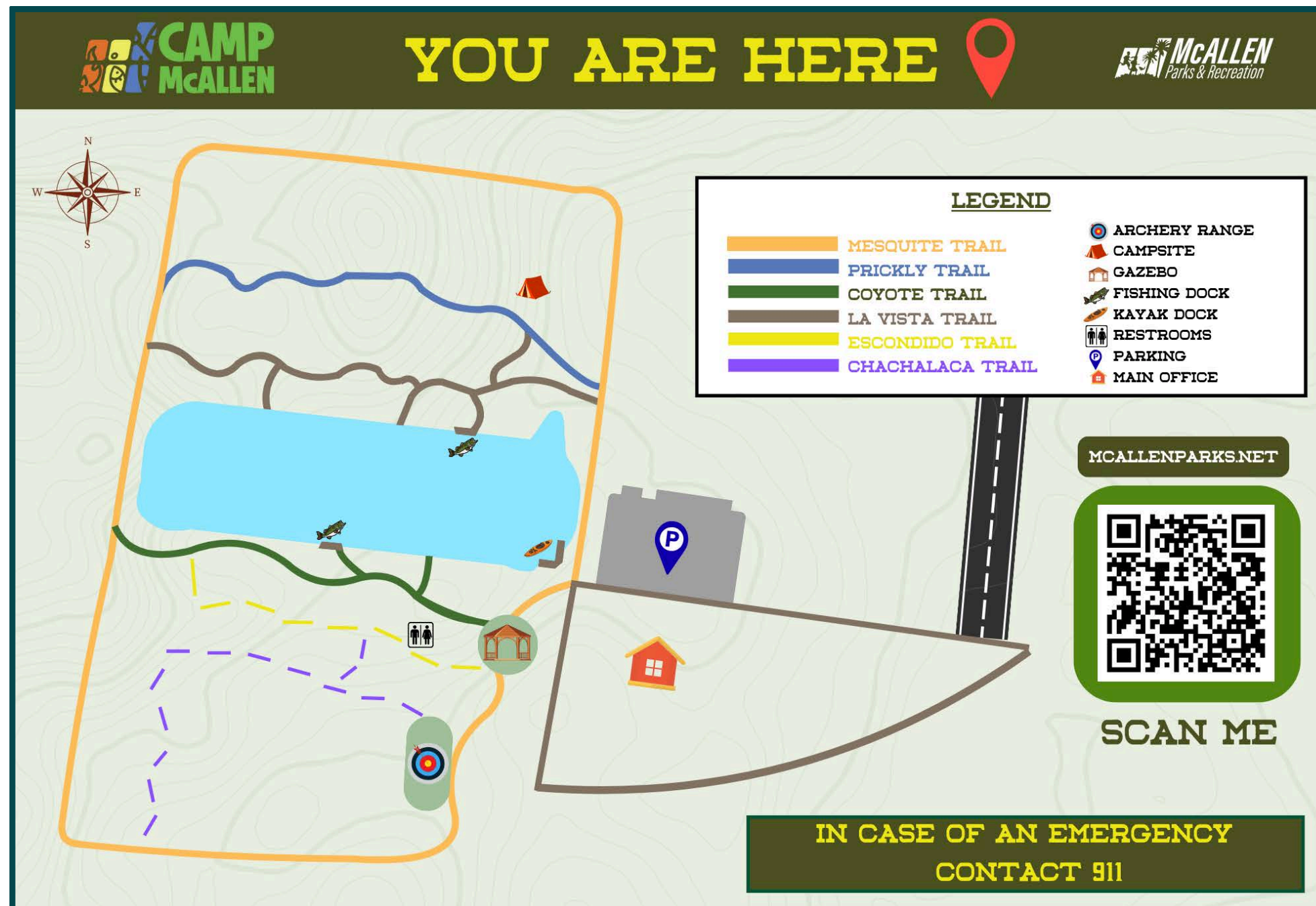
CAMPGROUND RULES

- All dogs must be on a leash at all times (CITY ORDINANCE #2010-59)
- Please remove all trash; no on-site disposal allowed.
- No generators allowed
- Do not feed, touch or disturb wildlife
- Kindly maintain noise levels to ensure a peaceful environment for all guests.
- Alcohol use is prohibited (CITY ORDINANCE #2010-59)
- No glass containers
- No smoking allowed (CITY ORDINANCE #207-32)
- Ground fires and charcoal prohibited



pending legal review

WALKING TRAILS



WALKING TRAILS SIGNAGE



PARKING LOT



OFFICE SIGNAGE MOCKUPS



RENTAL FEES

Double Kayak (30 min)	\$20 (same price as H2O Hut)
Single Kayak (30 min)	\$15 (same price as H2O Hut)
Fishing Combo (includes rod & bait)	\$10 (same price as H2O Hut)
Fishing Rod	\$5
Compound Bow + 5 arrows (1.5 hr)	\$15 per person
Recurve Bow + 5 arrows (1.5 hr)	\$10 per person
Arrows (pack of 5)	\$3 per person
Camping Tent (4 person)	\$15/night
Camping Tent (6 person)	\$25/night
Camping Pad w/ lantern	\$12/night
Lantern	\$5

CONCESSION FEES

Water	\$2
Sports Drink	\$3
Chips	\$1
Ice Cream	\$3
Bait (each)	\$2

A large wooden sign for Camp McAllen, featuring the name carved into a horizontal plank and supported by two vertical posts. The sign is set against a backdrop of a lake and dense green trees under a blue sky with white clouds. The sign is mounted on two brick pillars.

CAMP MCALLEN

Thank You

ITEM SUMMARY

BOARD: City Commission

AGENDA ITEM

3.

DATE SUBMITTED

MEETING DATE

7/14/2025

1. Agenda Item: Working Clearance Administrative Process Update.

2. Party Making Request:

3. Nature of Request:

4. Routing:

Cindy Zuniga

Created -

5. Staff Recommendation:

6. Advisory Board:

7. City Attorney:

8. Manager's Recommendation:

Working Clearance Administrative Process Update



Working Clearance

A Working Clearance is temporary electrical power connection to meter enclosures for commercial and residential structures under construction. This will assist contractors and owners with additional time to complete necessary permit conditions required to obtain a Certificate of Occupancy. It should not be used for occupancy, furniture placement, or storing inventory.

Previous Working Clearance Process

- ▶ Inspection requested at any construction phase would be approved for 30 days.
- ▶ A deposit was required at any stage of construction and refunded upon issuance of the Certificate of Occupancy.

Duration of Power Connection Approval

- ▶ Inspection requested after a Framing inspection, will be approved for 90 days.



Duration of Power Connection Approval

- ▶ Inspection is requested after an Infiltration inspection, will be approved for 60 days.



Duration of Power Connection Approval

- ▶ Inspection is requested prior to the Final inspection and the construction is at least 90% completed (including driveway), will be approved for 30 days.



Deposit

- ▶ Working Clearance inspections approved after Framing and Infiltration inspections will require a deposit. A deposit equivalent to 5% of the total estimated construction value for the remaining work is required, with a minimum deposit of \$500 and a maximum of \$5000. This deposit is refundable upon issuance of the Certificate of Occupancy.
- ▶ Working Clearance inspection prior to Final with a 90% of construction completed (including driveway – residential only), no deposit will be required.

Extension

Extensions may be requested and will be subject to approval.

- ▶ Submit extension request for working clearance at least 3 working days prior to the expiration of the current agreement
- ▶ Upon inspection approval, contractor must visit the Building Permits and Inspection Department
- ▶ Sign the updated working clearance agreement after approval

Ensuring Safety First One Structure At A Time





ITEM SUMMARY

BOARD:	AGENDA ITEM	4.A.
	DATE SUBMITTED	
	MEETING DATE	7/14/2025

1. Agenda Item: Consultation with City Attorney regarding legal aspects of employment matters. Tex. Gov't. Code §551.071.
2. Party Making Request: Austin Stevenson
3. Nature of Request: Consultation with City Attorney regarding legal aspects of employment matters. 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

4.B.

DATE SUBMITTED

MEETING DATE

7/14/2025

1. Agenda Item: Consultation with City Attorney regarding legal aspects of contractual agreement. 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

4.C.

DATE SUBMITTED

MEETING DATE

7/14/2025

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