



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, APRIL 28, 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 April 28, 2025 Regular Meeting Agenda, to be discussed at such meeting.
2. Street Lights by District Project Update.
3. Public Art 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 legal aspects of contractual agreement. Tex. Gov't. Code §551.071.
 - B) Consultation with City Attorney regarding pending litigation Cause No. C-4898-23-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 April 25, 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

AGENDA ITEM

DATE SUBMITTED

MEETING DATE

1. Agenda Item: Present questions to staff relating to the April 28, 2025 Regular Meeting Agenda, to be discussed at such meeting.

3. Nature of Request:

Created -

6. Advisory Board:

7. City Attorney:

8. Manager's Recommendation:



ITEM SUMMARY

BOARD: City Commission

AGENDA ITEM
DATE SUBMITTED
MEETING DATE

2.
04/22/2025
4/28/2025

1. Agenda Item: Street Lights by District Project Update.
2. Party Making Request: Marlen Garza
3. Applicant:
4. Nature of Request: Providing update on street lights by district project
5. Fiscal Impact Summary:
6. Budgeted:

Bid Amount:	_____	Budgeted Amount:	_____
Under Budget:	_____	Over Budget:	_____
		Amount Remaining:	_____
7. Routing:

Marlen Garza	Created/Initiated - 4/22/2025
Juan Olaguibel	Approved - 4/23/2025
Austin Stevenson	Final Approval - 4/23/2025
8. Staff Recommendation: Staff recommends continuing project
9. Advisory Board:
10. City Attorney:
11. Manager's Recommendation:



TRAFFIC OPERATIONS DEPARTMENT
MEMORANDUM

To: Isaac J. Tawil, City Manager
From: Marlen Garza, PE, Traffic Operations Director M.G.
Date: April 28, 2025
Subject: Streetlights by District Project Update

Explanation

Provide an update on the Streetlights by District project where additional street lights are being installed in existing (older) neighborhoods to meet current City standards for lighting.

STREET LIGHTS BY DISTRICT

Spring 2025 Updates
Traffic Operations Department

OVERVIEW

- Last update on progress was May 2024
- Goal:
Add additional lighting to existing neighborhoods and arterial roadways in an effort to bring lighting to current City Standards

PRIORITIES

1. Categories

1. Established Neighborhoods
2. Arterial Roadways
3. Annexed Areas
4. Undeveloped Areas

2. Metrics (# of lights)

District 1:	189
District 2:	141
District 3:	98
District 4:	86
District 5:	239
District 6:	350

<u>District</u>	<u># of Lights</u>	<u>Complete</u>	<u>Status</u>
1	114	35%	Currently reviewing designs, confirming locations of street lights, making payments to AEP & MVEC
2	63	16%	Under Design and construction process
3	108	10%	Submittal to AEP in May 2024- Pending Design
4	86	100%	Completed FY 21-22
5	233	0%	Submittal to AEP in November 2024- Pending Design
6	276	0%	Submittal to AEP in January 2025- Pending Design

CHALLENGES

Scheduling
boring

•2-3 week process

Public Notices
(Work in ROW)

•1-2 week process

Right of entry
(Work in Private
Property)

•2-3 week process

Securing
Easement (Inside
Private Property)

•To be determined

Installation

•Process can take 1-2
months depending on
location, power availability
and AEP construction
schedule



ITEM SUMMARY

BOARD: City Commission

AGENDA ITEM

3.

DATE SUBMITTED

04/22/2025

MEETING DATE

4/28/2025

1. Agenda Item: Public Art Presentation.
2. Party Making Request:
3. Applicant:
4. Nature of Request: Keep McAllen Beautiful has received proposals and artistic renderings from a long-time collaborating artist for the installation of a mural on the downtown parking garage. The selected design highlights the natural beauty of our city and celebrates McAllen's renowned world birding experience.

This project will be fully funded through sponsorships solicited by the Keep McAllen Beautiful Board, with a targeted completion date of September 2025.

5. Fiscal Impact Summary:

6. Budgeted:

Bid Amount:

Budgeted Amount:

Under Budget: _____

Over Budget: _____

Amount Remaining: _____

7. Routing:

Rebeca Cantu

Created/Initiated - 4/22/2025

Elvira Alonzo

Approved - 4/22/2025

Jeff Johnston

Final Approval - 4/23/2025

8. Staff Recommendation: Public Works Staff recommends consideration and approval of artistic rendering and installation of mural on downtown parking garage
9. Advisory Board:
10. City Attorney:
11. Manager's Recommendation:



Memorandum

To: Isaac J. Tawil, City Manager
From: Elvira Alonzo, CPM, Director of Public Works
Date: April 21, 2025
Re: Workshop – Public Art Update

Goal:

Public Works staff will provide a brief update on Keep McAllen Beautiful's (KMB) public art projects, including their latest initiative—a mural at the downtown parking garage.

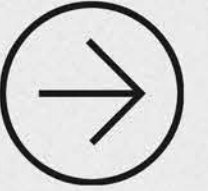
Brief Explanation:

Keep McAllen Beautiful has received proposals and artistic renderings from a long-time collaborating artist for the installation of a mural on the downtown parking garage. The selected design highlights the natural beauty of our city and celebrates McAllen's renowned world birding experience.

This project will be fully funded through sponsorships solicited by the Keep McAllen Beautiful Board, with a targeted completion date of September 2025.

Staff Recommendation:

Public Works Staff recommends consideration and approval of artistic rendering and installation of mural on downtown parking garage.



DOWNTOWN MURAL PROJECT





ART IN PUBLIC SPACES

Create Landmark

Attracts Tourist

Community Pride

Reduce Vandalism

Local Identity

Social Media Buzz

Downtown Revitalization

Elevating the Heart of McAllen

Providing Accessibility Enhancements

- A Renewed Commitment to Cleanliness
- Sidewalks That Shine
- Greener, Healthier Urban Trees
- Community Impact

Long-Term Goals Alignment

- Economic Development
- Tourism
- Community Impact



Downtown Revitalization

Elevating the Heart of McAllen

Providing Accessibility Enhancements



REFRESH
50/50



McAllen's Collaborative Canvas



REFRESH
50/50

Joining the Movement



ODESSA, TX

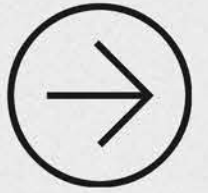
TAMPA,
FLORIDA



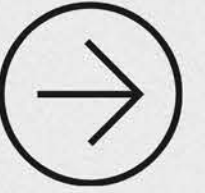
RENO,
NEVADA



LOVELAND,
CO



McAllen Parking Garage

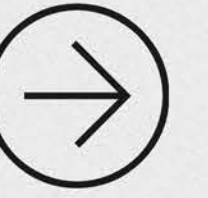


Chicago Ave. (~2,100 SQ FT)



Alley (~8,100 sq ft)

McAllen Parking Garage



Beaumont Ave. (~1,000 sq ft)



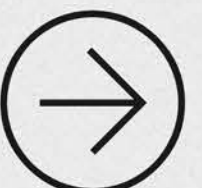
15 St. (~3,060 sq ft)

Proposed Budget

10,000+ SQ FT MURAL

- Includes UV Protection
- Paint
- Aerial Equipment
- Insurance
- Artist fee

ESTIMATED TOTAL: \$87,000

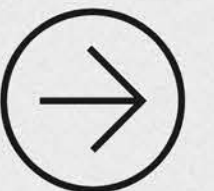


Proposed Budget

2,100+ SQ FT MURAL

- Includes UV Protection
- Paint
- Aerial Equipment
- Insurance
- Artist fee

ESTIMATED TOTAL: \$52,500



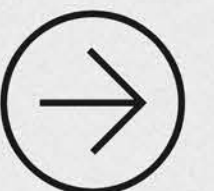
Proposed Budget

1,250+ SQ FT MURAL

- Includes UV Protection
- Paint
- Aerial Equipment
- Insurance
- Artist fee



ESTIMATED TOTAL: \$32,200



QUESTIONS?
COMMENTS?
IDEAS?

Thank you



ITEM SUMMARY

BOARD:	AGENDA ITEM	4.A.
	DATE SUBMITTED	
	MEETING DATE	4/28/2025

1. Agenda Item: Consultation with City Attorney regarding legal aspects of contractual agreement. Tex. Gov't. Code §551.071.
2. Party Making Request:
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:	AGENDA ITEM	4.B.
	DATE SUBMITTED	
	MEETING DATE	4/28/2025

1. Agenda Item: Consultation with City Attorney regarding pending litigation Cause No. C-4898-23-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-4898-23-L. Tex. Gov't. Code §551.071.
4. Routing:
Crystal Montano
Created -
5. Staff Recommendation:
6. Advisory Board:
7. City Attorney:
8. Manager's Recommendation: