



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, JUNE 9, 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 June 9, 2025 Regular Meeting Agenda, to be discussed at such meeting.
2. Presentation on Traffic Signals Maintenance and Operations.
3. Presentation on Schoolyard Forests for 7 MISD Campuses gifted from the Texas A & M Forest Service Grant.
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 the 89th Regular Session of the Texas Legislature. Tex. Gov't. Code §551.071.
 - B) 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 June 6, 2025 at 3:30PM 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

6/9/2025

1. Agenda Item: Present questions to staff relating to the June 9, 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:



ITEM SUMMARY

BOARD: City Commission

AGENDA ITEM

2.

DATE SUBMITTED

06/03/2025

MEETING DATE

6/9/2025

1. Agenda Item: Presentation on Traffic Signals Maintenance and Operations.
2. Party Making Request:
3. Applicant: Marlen Garza
4. Nature of Request: Overview of the 2018 Traffic Bond, current operations, maintenance and future improvements for all traffic signals maintained and operated by the City of McAllen Traffic
5. Fiscal Impact Summary:
6. Budgeted:

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

Marlen Garza	Created/Initiated - 6/3/2025
Juan Olaguibel	Approved - 6/4/2025
Austin Stevenson	New -
8. Staff Recommendation:
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
Date: June 9, 2025
Subject: Signals Operations & Maintenance Overview

Overview of the 2018 Traffic Bond, current operations, maintenance and future improvements for all traffic signals maintained and operated by the City of McAllen Traffic Operations Staff.



CITY OF
McALLEN
TRAFFIC OPERATIONS

Traffic Signals Maintenance & Operations

BOND 2018 – Traffic Improvements

1) Cabinets & Controllers-	\$1,349,000
2) Communication (Fiber/Wi-fi)-	\$901,000
3) Signal Timing Study-	\$750,000
	\$3,000,000

Cabinets and Controllers



TS-1 and TS-2
Type 1
Controllers

TS-2 Type 2
Controllers
With Ethernet Port that
serves to connect to fiber



Traffic Signal Cabinet
“Brains”

Traffic Signal Controller

Cabinets and Controllers- Summary

Cabinet and Controller installations have been completed through numerous funding sources:

98 BOND 2018 Funds
21 MPO Funding
25 City of McAllen CIP
6 TxDOT
150

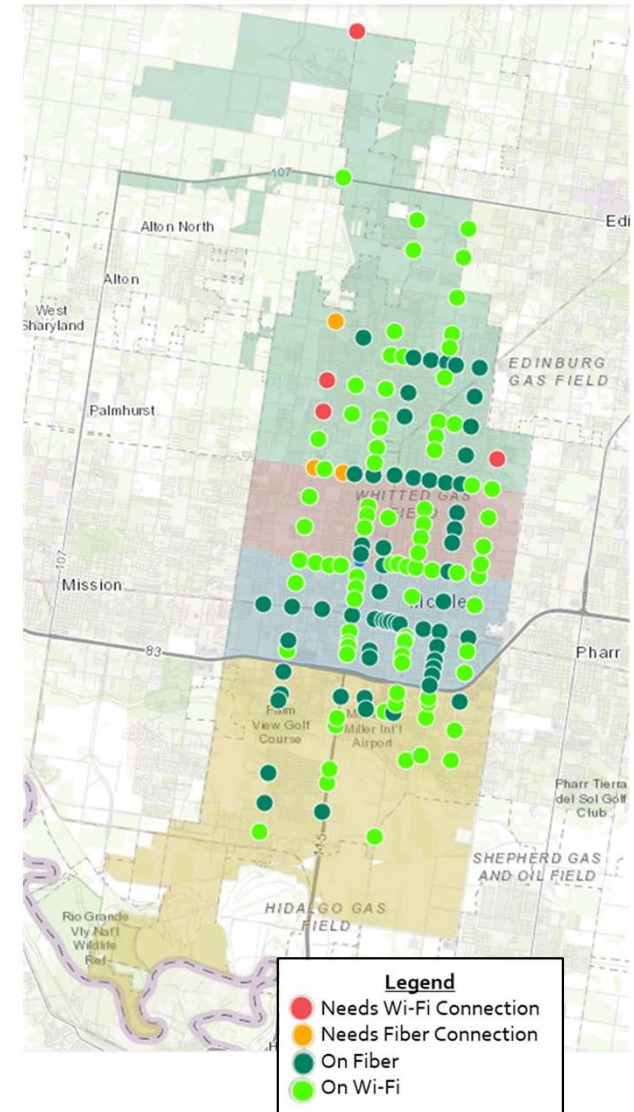
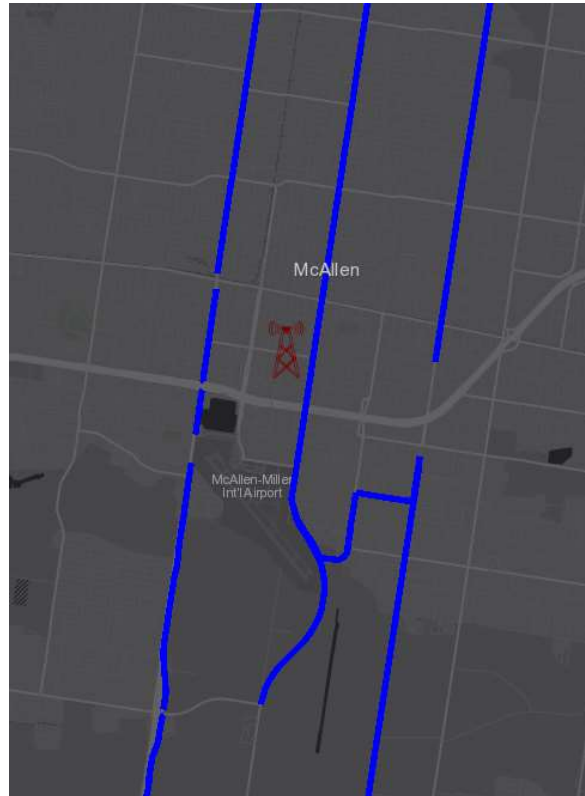


Communications – Fiber or Wifi



Legend

- Existing Infrastructure
- Future Locations
- Central Office (City Hall)



Legend

- Needs Wi-Fi Connection
- Needs Fiber Connection
- On Fiber
- On Wi-Fi

Signal Timing Study

- Signal timings for 162 Intersections
- Recommendation of the use of Flashing Yellow Arrow to reduce congestion
- Recommendations for additions of right turn lanes to improve traffic flow
- Maintain and update signal timings on a 3-5 year basis





Highlights

- Currently working on installation of back plates and new street signs along major and minor corridors.
- Upgrading pedestrian crossings with new audible systems for visually impaired.
- Testing phase for new detection systems like radar and video with AI capabilities.
- Seeking grants with that overlap with our Vision Zero Plan:
 - Highway Safety Improvement Plan (HSIP)
 - RGV Metropolitan Planning Organization- Category 10
 - Safe Street for All (SS4A)
 - Transportation Alternatives Program



CITY OF
McALLEN
TRAFFIC OPERATIONS

Marlen Garza, P.E.

Traffic Operations Department Director

traffic@mcallen.net

Office: 956-681-2715



ITEM SUMMARY

BOARD: City Commission

AGENDA ITEM

3.

DATE SUBMITTED

06/02/2025

MEETING DATE

6/9/2025

1. Agenda Item: Presentation on Schoolyard Forests for 7 MISD Campuses gifted from the Texas A & M Forest Service Grant.
2. Party Making Request:
3. Nature of Request: Updates to be provided on the Texas A&M Forest Service Grant of \$2,730,000 for 7 Schoolyard Forests, awarded to Quinta Mazatlán. The presentation includes a PowerPoint by the Landscape Architect, Heffner Design Team, regarding the seven (7) Schematic Designs for the qualifying schools with Community Parks.
The grant is a partnership with Quinta Mazatlan (to manage the grant and provide educational/training/curriculum/signage), McAllen Independent School District. (to maintain the School Zone elements), and McAllen Parks & Recreation (to maintain the City School Parks Elements).
4. Routing:

Janie Garcia	Created/Initiated - 6/2/2025
Yajaira Flores	Approved - 6/3/2025
Angie Rodriguez	Approved - 6/3/2025
Sonia Resendez	Approved - 6/3/2025
Gerardo Noriega	Approved - 6/3/2025
Austin Stevenson	Final Approval - 6/4/2025
5. Staff Recommendation: Proceed with Design Development.
6. Advisory Board:
7. City Attorney:
8. Manager's Recommendation:



MEMORANDUM

City of McAllen

TO: Isaac J. Tawil, City Manager

FROM: Yajaira Flores, Director of Convention Facilities 

DATE: May 29, 2025

SUBJECT: QM Grant Update on Seven MISD Schoolyard Forests

GOAL:

Update to be provided on the Texas A&M Forest Service Grant of \$2,730,000 for 7 Schoolyard Forests, awarded to Quinta Mazatlán. Presentation includes a Power Point with the Landscape Architect, Heffner Design Team, regarding the seven (7) Schematic Designs for the qualifying schools with Community Parks.

EXPLANATION:

The grant is a partnership with Quinta Mazatlán (to manage the grant and provide educational training/curriculum/signage), McAllen Independent School District (to maintain the School Zone elements), and McAllen Parks & Recreation (to maintain the City School Park Elements).

Project Timeline

MOU Signed by City & MISD	Feb.	2024
Grant Award	April	2024
Input/Design Teams	Jan-May	2025
Design Development	May-June	2025
Construction Documents	Sept.	2025
Construction Bid & Award	Dec.	2025
Construction Timeline	Fall	2027

The presentation will be made to the McAllen ISD board on June 10th, 5:30 pm, for "Informational Purposes Only".

RECOMMENDATION:

Proceed with Design Development.

QUINTA MAZATLAN

What We Do



KEY INITIATIVES

1. Partner with Education & Conservation Groups
2. Provide Curriculum Programs for Schools & Groups
3. Grow "Tiny Forests" at Schools and City Spaces
4. Design "Outdoor Learning Campuses"
5. Steward Habitat & Trails for Local Tourists



1998

Purchased by
City of McAllen



2006

Opened
to the Community



A MANSION WITH A MISSION TO CONNECT CHILDREN WITH NATURE
TO GROW HEALTHIER, HAPPIER AND SMARTER CHILDREN!

QM & MISD PARTNERSHIP

Science
Curriculum
Programs



3,880 MISD Students

- 3rd Grade
- 5th Grade
- 7th Grade
- HS AP Science



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TO GROW HEALTHIER, HAPPIER AND SMARTER CHILDREN!

QM & MISD PARTNERSHIP

Tiny Forests
help
transform
asphalt
and
grass
areas
into
Natural
Environments



CATHEY MIDDLE SCHOOL



BEFORE



AFTER (Planted Spring 2023)

SAM HOUSTON ELEMENTARY



BEFORE



AFTER (Planted Spring 2024)



A MANSION WITH A MISSION TO CONNECT CHILDREN WITH NATURE
TO GROW HEALTHIER, HAPPIER AND SMARTER CHILDREN!

QM & MISD PARTNERSHIP

Schoolyard Forest Grant
Awarded by
an Amazing
Conservation
& Funding
Partner



TEXAS A&M FOREST SERVICE



GRANT SUBMISSION

Feb. 2024

- MOU with City & MISD Signed & Submitted
- \$2,730,000 for 7 MISD "Schoolyard Forests"
- Goal to improve Environment, Education & Mental-Physical Health

GRANT AWARD

April 2024

SCHEMATIC DESIGNS

March 2025

DESIGN DEVELOPMENT

June 2025

CONSTRUCTION DOCS

Sept. 2025

CONSTRUCTION BID

Dec. 2025

& AWARD

Fall of 2027

CONSTRUCTION TIMELINE

(12-18 Months)

RGV GRANT AWARDS (Total Over \$14 Million)

1. Quinta Mazatlán: Partnership with MISD
2. City of Pharr: Partnership with PSJA
3. Rio Grande Int'l Study Center: Partnership with Laredo ISD
4. Texas Trees Fdn in Dallas: Partnership with Donna ISD & Mercedes ISD



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TO GROW HEALTHIER, HAPPIER AND SMARTER CHILDREN!

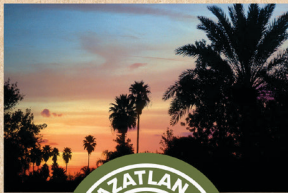


7 MISD SCHOOLS CHOSEN BY GRANTOR

CJEST TOOL (Climate & Economic Justice Screening Tool)

Average: 11% Tree Canopy
Goal: 30% Tree Canopy

School	# Students	Tree Canopy Cover	Lower Income
Alvarez	450 Students	13.0% Canopy	96%
Victor Fields	456 Students	9.9% Canopy	91.01%
Sam Houston	362 Students	6.7% Canopy	88.12%
Andrew Jackson	566 Students	13.6% Canopy	90.99%
Theodore Roosevelt	409 Students	8.5% Canopy	95.35%
Juan Seguin	567 Students	12.0% Canopy	97.18%
Woodrow Wilson	418 Students	14.9% Canopy	92.58%

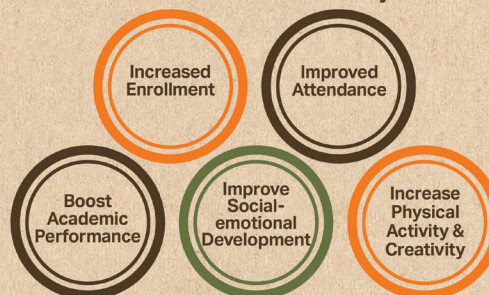


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TO GROW HEALTHIER, HAPPIER AND SMARTER CHILDREN!



OUTDOOR LEARNING CAMPUS

Provides Tools to Benefit Every Child



For every dollar invested in greening, operating
and maintaining a schoolyard,
it yields at least triple (\$3.6) in benefits
in the community, and in economic and
environmental benefits. earthconomics.org



A MANSION WITH A MISSION TO CONNECT CHILDREN WITH NATURE
TO GROW HEALTHIER, HAPPIER AND SMARTER CHILDREN!

PARTNERSHIPS WITH PRINCIPALS ARE KEY TO SUCCESS! 100% ON BOARD!



Theodore Roosevelt
Principal – Rachel Montgomery



Woodrow Wilson
Principal - Erika Garcia



Juan Seguin
Principal - Juan Nevarez



Victor Fields
Principal-Teresa Trdla



Alvarez
Principal – Melissa Lara



Andrew Jackson
Principal - Erika Salinas



Sam Houston
Principal - Jessica Lowe



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TO GROW HEALTHIER, HAPPIER AND SMARTER CHILDREN!

OUTDOOR LEARNING CAMPUS

Key Design
Stakeholders



MISD & PARTNERSHIP ENGAGEMENT



City of McAllen
Quinta Mazatlan
Colleen Hook
John Brush

Heffner Design Team
Andrew Heffner
Maribel Lopez

McAllen Parks
& Recreation
Sarai Garcia

MISD Leadership
Superintendent
Dr. Rene Gutierrez
Business & Operations
Lorena Garcia
Robert Trevino
Instructional Leadership
Jeanette Nino
Stephanie Beltran
Human Resources
Dr. Albert Canales
Police Department
Principles & Teachers
Security & Safety Team

Region One
Allen Williams

Texas A&M Forest Service
Mac Martin
Bill Green
Carlos Garcia Patlan

**Children & Nature
Network**
Anne Muller
Brenda Kessler



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TO GROW HEALTHIER, HAPPIER AND SMARTER CHILDREN!

OUTDOOR LEARNING CAMPUS 8 Key Features

Tiny Forest



Natural Play

Trail & Signage



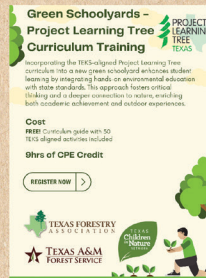
Cultural-Wickiup

Budding Botanist



Learning Hill

Tiny Library



Curriculum-Training



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TO GROW HEALTHIER, HAPPIER AND SMARTER CHILDREN!

OUTDOOR LEARNING CAMPUS

Supports our Regions Unique Biodiversity AND is a Living Science Lab!



RGV NATIVE TREES

Anacahuita
Anacua
Coma
Cedar Elm
Honey Mesquite
Mexican Ash
Retama
Tenaza
Texas Ebony
Western Soapberry

APPROVED BY:
Texas A&M Forest Service
(Bill Green &
Carlos Garcia Patlan)

Disclaimer: Target species but final list based on market availability at time of purchase.



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TO GROW HEALTHIER, HAPPIER AND SMARTER CHILDREN!

OUTDOOR LEARNING CAMPUS

Supports our Regions Unique Biodiversity AND is a Living Science Lab!



RGV NATIVE SHRUBS

Babybonnets
Berlandier's Fiddlewood
Crucita
Guayacan
Mexican Trixis
Narrowleaf Forestiera
Skeletonleaf Goldeneye
Tamaulipan Spring
Mistflower
Turk's Cap
Whitebrush

APPROVED BY:
Texas A&M Forest Service
(Bill Green &
Carlos Garcia Patlan)

Disclaimer: Target species but final list based on market availability at time of purchase.



A MANSION WITH A MISSION TO CONNECT CHILDREN WITH NATURE
TO GROW HEALTHIER, HAPPIER AND SMARTER CHILDREN!

OUTDOOR LEARNING CAMPUS

Texas A&M
Forest Service
STEPS TO
SUCCESS

1. Funding
2. Planning
3. Designing
4. Construction
5. Operating & Maintaining



PARTNER INVESTMENT: Create a New Scope of Work for Maintenance



• City School Park P&R:

MOU will be amended to address the "Additional Amenities" as areas benefit the community!

- **School Zone MISD:** A new scope of work for staff and/or contractors should be developed to care for the "Additional Amenities" inside the "School Zone".

BENEFITS FOR STUDENTS

Leverage maintenance expenses with Bigger Benefits-Outcomes for Students & Schools:

- ✓ Increased Enrollment
- ✓ Increased Attendance
- ✓ Boost Academic Performance
- ✓ Improve Social-emotional Development
- ✓ Increase Physical Activity
- ✓ Increase Creativity in Teaching

BENEFITS FOR THE ENVIRONMENT

- ✓ Improves stormwater management
- ✓ Reduces air pollution
- ✓ Provides habitat for pollinators and other wildlife
- ✓ Cools the campus & neighborhood
- ✓ Protects biodiversity of plants & trees
- ✓ Beautifies the campus & neighborhood



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TO GROW HEALTHIER, HAPPIER AND SMARTER CHILDREN!

OUTDOOR LEARNING CAMPUS

Strategy
to Achieve
Equity for
the 11
More
Elementary
Campuses



THANK YOU CHILDREN & NATURE NETWORK

\$50,000 "Planning Grant" to address 3 Goals

- 1 Outdoor Inventory on 11 Schools
- 2 Conceptual Plans with Budget Recommendations on 11 Schools
- 3 Design a "Guideline Booklet" for MISD Outdoor Learning Campuses

RECOMMENDATION FOR NEXT STEPS:

- MISD inclusion of 11 Conceptual Plans in 2025 Master Plan as an Exhibit/Addendum



A MANSION WITH A MISSION TO CONNECT CHILDREN WITH NATURE
TO GROW HEALTHIER, HAPPIER AND SMARTER CHILDREN!

KEY FEATURES OF MISD SCHOOLYARD FORESTS



WIKIUP

TINY
FOREST



POTTING
STATION



BUDDING
BOTANIST NOOK



POTTING
WALL



BOULDER PEACE
CIRCLE



DRY RIVER
BED AND
BRIDGE



LEARNING
HILL



TRAIL
ARBOR



BALANCING
BEAM

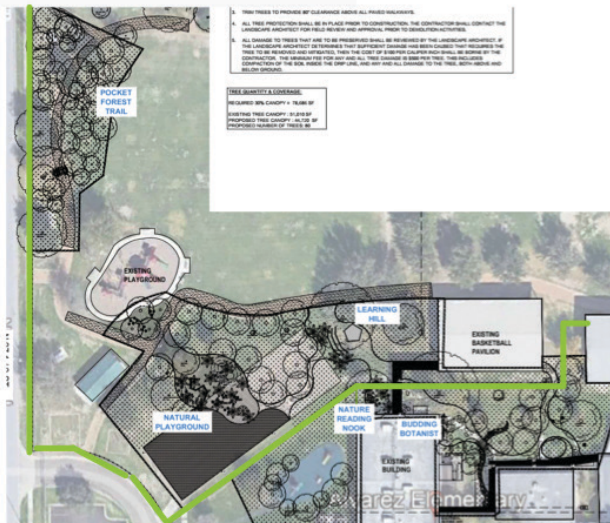


SEATING
LOGS

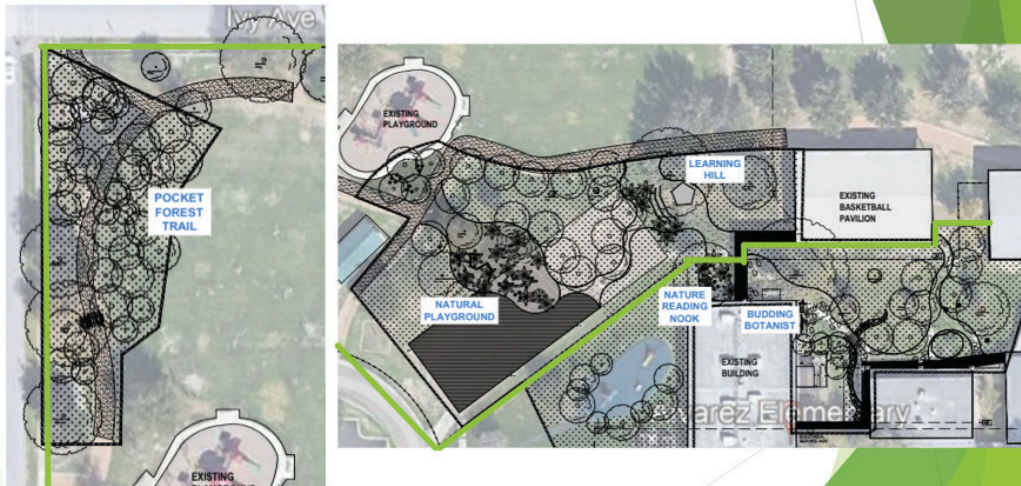


COOKIE
SEATING

ALVAREZ ELEMENTARY- OVERALL

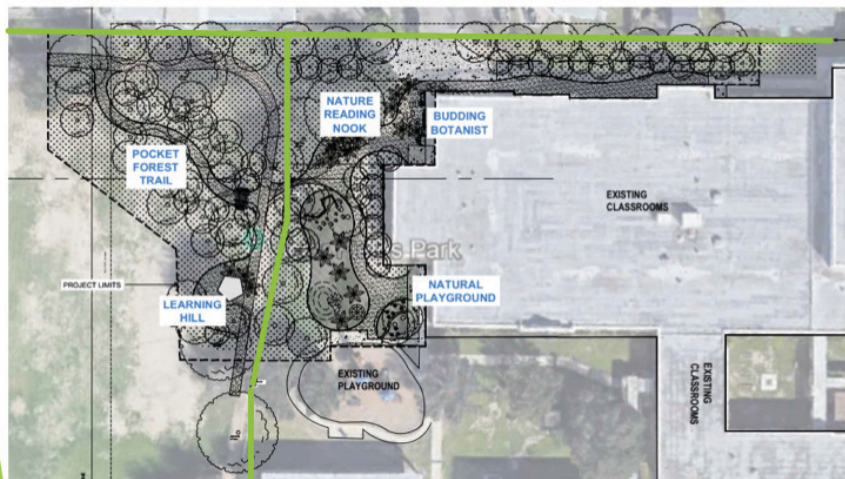


ALVAREZ ELEMENTARY



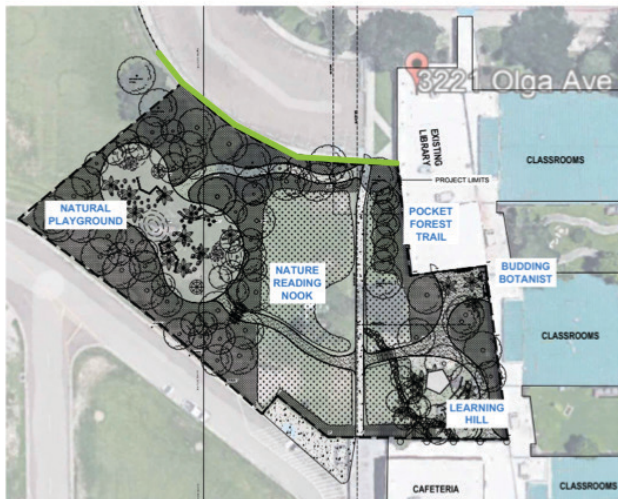
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FIELDS ELEMENTARY



5

HOUSTON ELEMENTARY



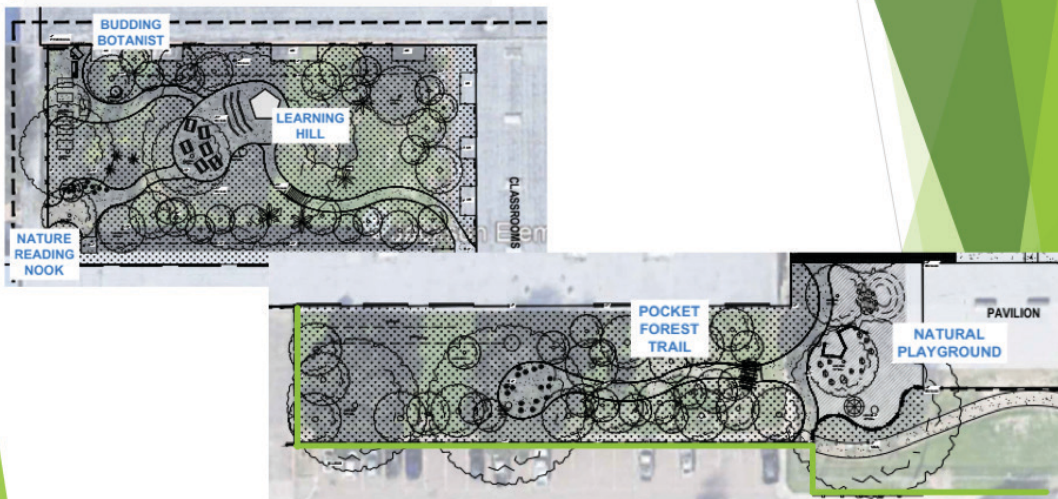
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JACKSON ELEMENTARY - OVERALL



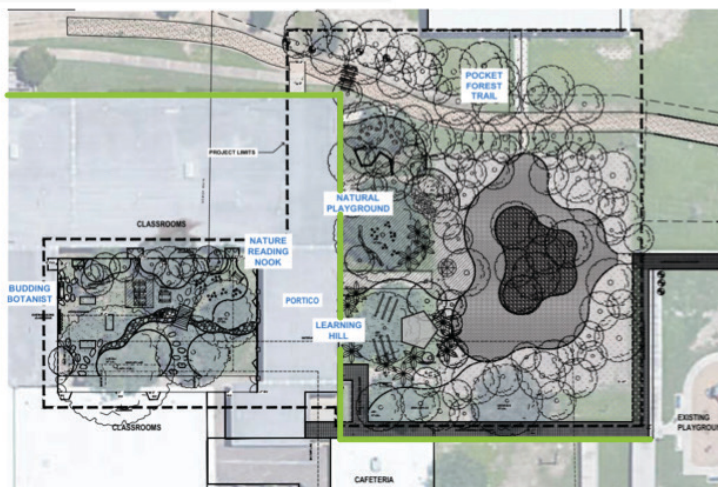
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JACKSON ELEMENTARY



8

ROOSEVELT ELEMENTARY



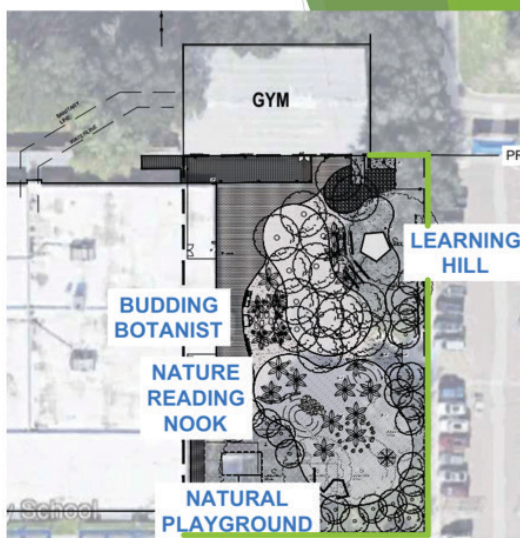
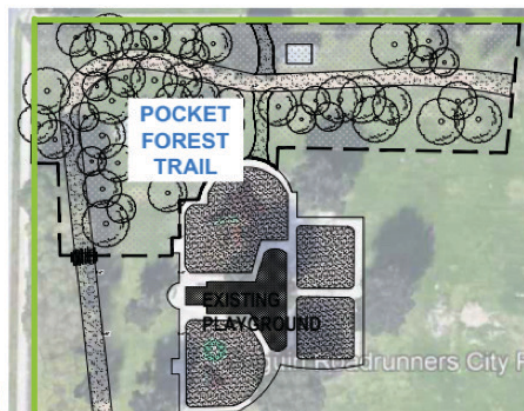
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SEGUIN ELEMENTARY- OVERALL



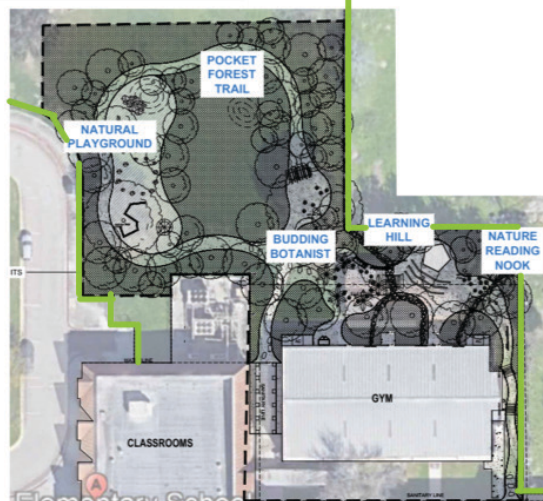
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SEGUIN ELEMENTARY



11

WILSON ELEMENTARY



12

Thank you!



Every child deserves nature as it makes them
healthier, happier, smarter-----
And more inclined to conservation.

A MANSION WITH A MISSION TO CONNECT CHILDREN WITH NATURE
TO GROW HEALTHIER, HAPPIER AND SMARTER CHILDREN!



ITEM SUMMARY

BOARD: City Commission

AGENDA ITEM

4.A.

DATE SUBMITTED

06/03/2025

MEETING DATE

6/9/2025

1. Agenda Item: Consultation with City Attorney regarding legal aspects of the 89th Regular Session of the Texas Legislature. Tex. Gov't. Code §551.071.
2. Party Making Request: Austin Stevenson
3. Nature of Request: Consultation with City Attorney regarding legal aspects of the 89th Regular Session of the Texas Legislature. Tex. Gov't. Code §551.071.
4. Routing:
Alma Villarreal Created/Initiated - 6/3/2025
5. Staff Recommendation:
6. Advisory Board:
7. City Attorney:
8. Manager's Recommendation:



ITEM SUMMARY

BOARD: City Commission

AGENDA ITEM

4.B.

DATE SUBMITTED

06/03/2025

MEETING DATE

6/9/2025

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/Initiated - 6/3/2025
5. Staff Recommendation:
6. Advisory Board:
7. City Attorney:
8. Manager's Recommendation: