
City of McAllen, Texas

Tres Lagos Public Improvement District (the “PID”)

Board of Directors’ Meeting

AGENDA

Wednesday, August 20, 2025

at 11:30 a.m. CST

Chase Tower Building

200 South 10th Street - Suite 1700

McAllen, TX 78501

Virtual Access:

Contact Misty Martin at

mmartin@rhodes.com for information

NOTICE: At any time during the meeting, the Board of Directors 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 Board of Directors 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.

1. Call to Order and Roll Call;
2. Proof of Quorum;
3. Citizens to be Heard;
Note: Citizen’s comments will be limited to 3 minutes per person;
4. Discuss and take possible action on approval of minutes from the following PID Board of Directors’ meeting:
 - a. May 8, 2025;
5. Receive briefing from Developer on status of Tres Lagos Project;
6. Receive community property management update;
7. Discussion and possible action on the Tres Lagos Public Improvement District accepting the donation of real property within the Las Brisas community from Rhodes Development, Inc.;
8. Discussion and possible action on the Tres Lagos Public Improvement District accepting the donation of real property within the Aqualina community from Rhodes Development, Inc.;

9. Discussion and possible action on the Tres Lagos Public Improvement District accepting the donation of real property within the Belterra community from Rhodes Development, Inc.;
10. Discussion and possible action on the Tres Lagos Public Improvement District accepting the donation of real property within the Estancia community from Rhodes Development, Inc.;
11. Consider and take possible action on approval of proposed 2025-2026 Service and Assessment Plan to include a debt service assessment, an ordinary maintenance assessment, a limited benefit maintenance assessment, and a technology assessment, and recommendation to the City Commission of the City of McAllen regarding same;
12. Consider and take possible action on approval of 2025-2026 Assessment Roll for PID, including the following assessments: (i) a debt service assessment, (ii) a residential maintenance assessment, (iii) a commercial maintenance assessment, and (iv) a technology assessment; levying the assessments on the benefitted properties within the PID; and a recommendation to the City Commission of the City of McAllen regarding same;
13. Consider and take possible action providing direction to Board Secretary to file proposed 2025-2026 Service and Assessment Plan and Assessment Roll with the City of McAllen, and take all actions necessary to provide proper notice for public hearing by the City Commission of the City of McAllen for consideration of the same;
14. New Business; and
15. Motion to Adjourn.

<u>Disability Access Information:</u> This meeting is wheelchair accessible. The accessible entrance is located in front of the main entrance.

I, Perla Lara, the undersigned authority, do hereby certify that the above Notice of Meeting and Agenda for the Tres Lagos Public Improvement District is a true and correct copy and that I posted a true and correct copy of said notice of meeting and agenda for the Tres Lagos Public Improvement District Board of Directors on August 14, 2025 on the bulletin board in the municipal building, a place readily accessible to the general public at all times for at least three business days before the scheduled date of the meeting, in accordance with Chapter 551 of the Texas Government Code

s/s _____
Perla Lara, City Secretary