



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, AUGUST 25, 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 August 25, 2025 Regular Meeting Agenda, to be discussed at such meeting.
2. Budget Wrap-Up 2025-2026.
3. Schematic Design for the New City Hall Expansion Design 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 contractual agreement. Tex. Gov't. Code §551.071.
 - B) Consultation with City Attorney regarding personnel matters. Tex. Gov't. Code §551.071.
 - C) Consideration of Economic Development matters. Tex. Gov't. Code §551.087.

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 above notice of meeting and agenda for the City of McAllen Board of Commissioners is a true and correct copy and that I posted a true and correct copy of said notice of meeting and agenda for the City of McAllen Board of Commissioners on August 19, 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/

Perla Lara, TRMC/CMC, CPM
City Secretary



ITEM SUMMARY

BOARD: City Commission

AGENDA ITEM

1.

DATE SUBMITTED

MEETING DATE

8/25/2025

1. Agenda Item: Present questions to staff relating to the August 25, 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

2.

DATE SUBMITTED

MEETING DATE

8/25/2025

1. Agenda Item: Budget Wrap-Up 2025-2026.

2. Party Making Request:

3. Nature of Request:

4. Routing:
Jose Trujillo

Created -

5. Staff Recommendation:

6. Advisory Board:

7. City Attorney:

8. Manager's Recommendation:



ITEM SUMMARY

BOARD: City Commission

AGENDA ITEM

3.

DATE SUBMITTED

07/31/2025

MEETING DATE

8/25/2025

1. Agenda Item: Schematic Design for the New City Hall Expansion Design Update.
2. Party Making Request: Eduardo Mendoza
3. Nature of Request: Consideration and Approval of the Schematic Design Phase and Authorization to proceed with the Design Development Phase for the design of the New City Hall Expansion Design project.
4. Routing:

Zef Mendoza	Created/Initiated - 07/31/2025
Eduardo Mendoza	Approved - 08/01/2025
Angie Rodriguez	Approved - 08/01/2025
Sonia Resendez	Approved - 08/01/2025
Gerardo Noriega	Approved - 08/01/2025
Michelle Rivera	Approved - 08/14/2025
Austin Stevenson	Final Approval - 08/15/2025
5. Staff Recommendation: Staff recommends approval of the Schematic Design Phase and Authorization to move into the Design Development Phase for the project.
6. Advisory Board:
7. City Attorney:
8. Manager's Recommendation:



**CITY OF MCALLEN
DEPARTMENT OF ENGINEERING
MEMORANDUM**

To: Isaac J. Tawil, City Manager
From: Eduardo Mendoza, P.E., P.T.O.E., City Engineer
Date: 31 July 2025
Subject: **Consideration and Approval of the Schematic Design for New City Hall Expansion Design Project**

GOAL

Consideration and Approval of Schematic Design Services and authorization to proceed to Design Development Services as stated in Article 1.1 of the contract agreement for Consideration and Approval of the Schematic Design for New City Hall Expansion Design.

EXPLANATION

Consideration and Approval of the Schematic Design presentation and refer attachments. Milnet Architectural Services PLLC, is concluding Schematic Design Services. According to contract language, the consultants require approval before proceeding to the next phase of design. Refer attached Phase Approval Form.

Options:

- 1.) Approve Schematic Design Services, associated Budget and issue authorization to proceed with the subsequent phase.
- 2.) Choose to revise the scope of work and approve increase in budget accordingly.

Recommendation:

Staff recommends approval of the Schematic Design Phase and Authorization to move into the Design Development Phase for the project.

PHASE APPROVAL FORM

DATE: 7-31-2025

TO: Milnet Architectural Services, PLLC.
Attn.: Rodolfo R. Molina, Jr.

RE: PHASE APPROVAL
McAllen New City Hall Design

APPROVED: Schematic Design Documents reference Article (1.2) of Owner/Architect Agreement

By execution of this document, you are hereby authorized to proceed with the Design Development for the Project. This authorization is made after our August 11, 2025, review of the Schematic Design Documents as prepared by Milnet Architectural Services, PLLC. and the Design Team.

_____ No Exceptions
_____ Exceptions as per attached list

List of Documents:

Date:

Schematic Design Package

7-31-2025

The estimated Schematic Design Construction cost Budget is authorized at forty-two million, three hundred twenty-four thousand, eight hundred and no/100 Dollars (\$42,324,800.00).

ARCHITECT

OWNER:

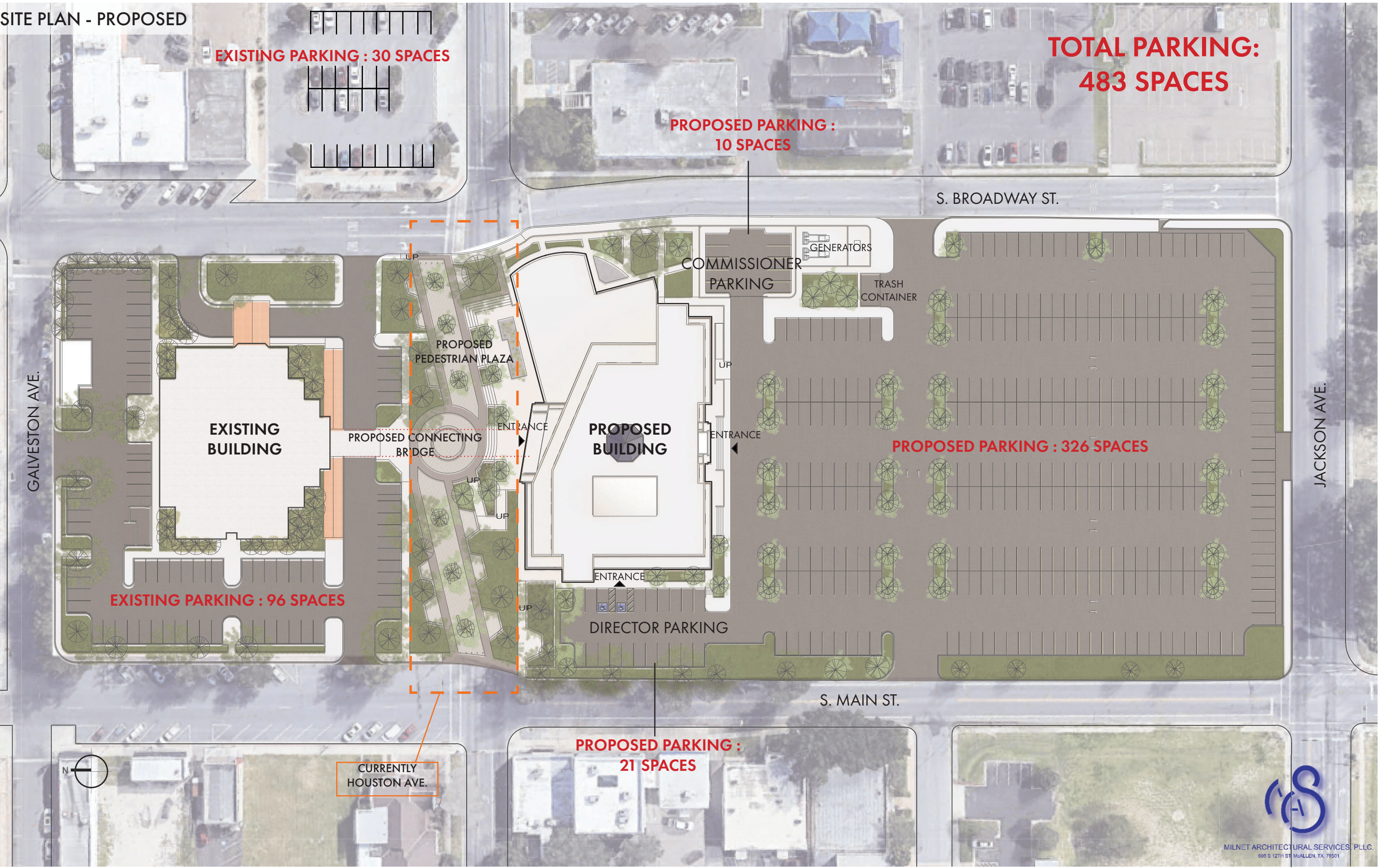
By: 
Title/Date: Architect - 07/31/2025

By: _____
Title/Date: _____



MILNET ARCHITECTURAL SERVICES, PLLC.
608 S 12TH ST. McALLEN, TX. 78501

SITE PLAN - PROPOSED



AREAL SITE CONTEXT - PROPOSED



- CONTEXT
- ① PROPOSED CITY HALL BUILDING
 - ② PEDESTRIAN PLAZA - CURRENTLY HOUSTON AVE.
 - ③ EXISTING CITY HALL BUILDING



GALVESTON AVE



LNN ARCHITECTURAL SERVICES, PLLC.
100 S. 12TH ST. MCALLEN, TX 78501

1ST FLOOR PLAN - 28,055 SQ. FT.

DEPARTMENT LEGEND

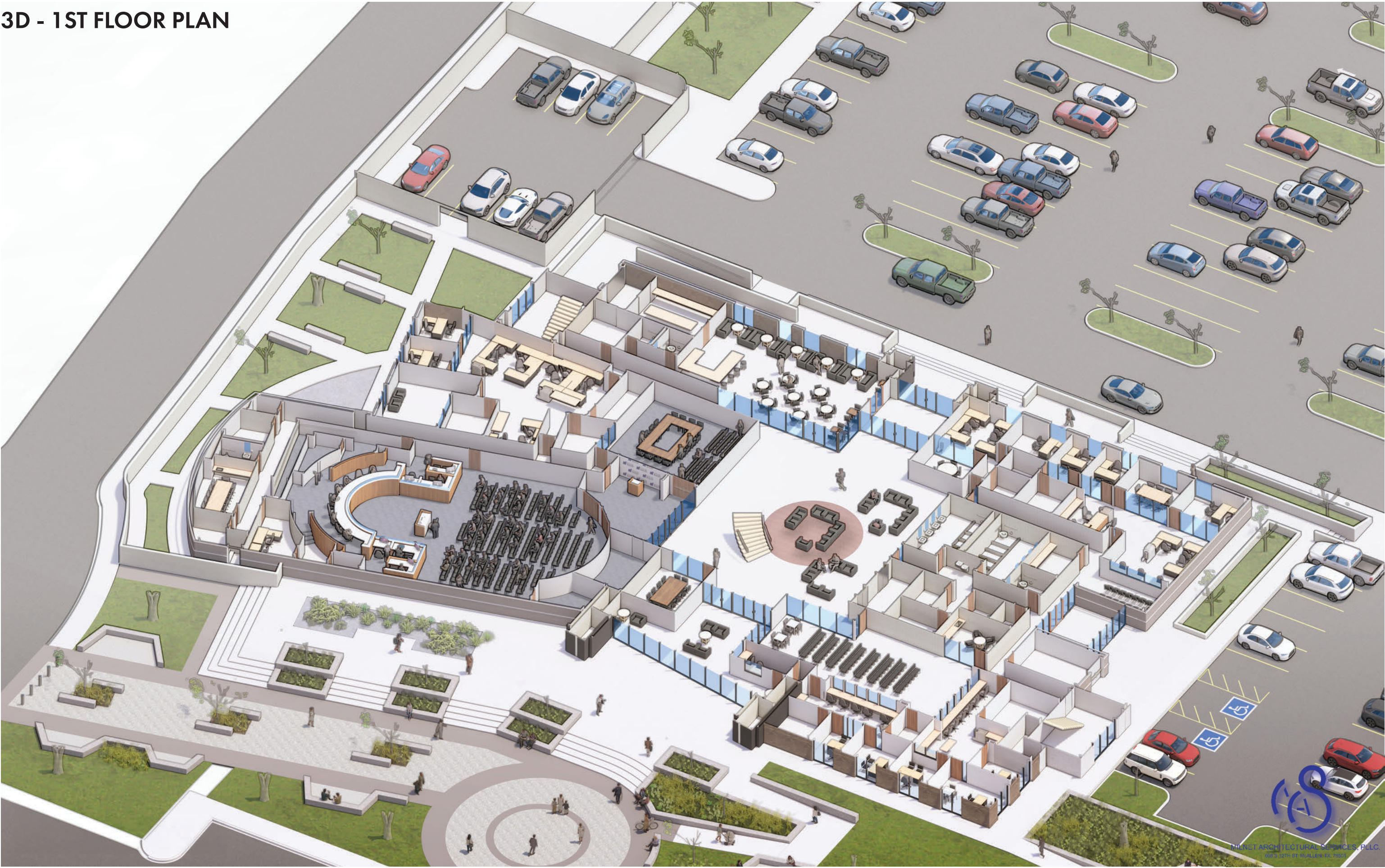
- CAFE
- CHECK - IN
- CITY AUDITOR
- CITY COMMISSION
- COMMON SPACE
- CONFERENCE ROOM
- OFFICE OF COMMUNICATIONS
- PASSPORTS
- SERVICE AREA
- TAX OFFICE
- VITALS

GROWTH PROJECTION LEGEND

- CURRENT REQUIREMENTS
- PROJECTION AT 10 YEARS
- PROJECTION AT 20 YEARS



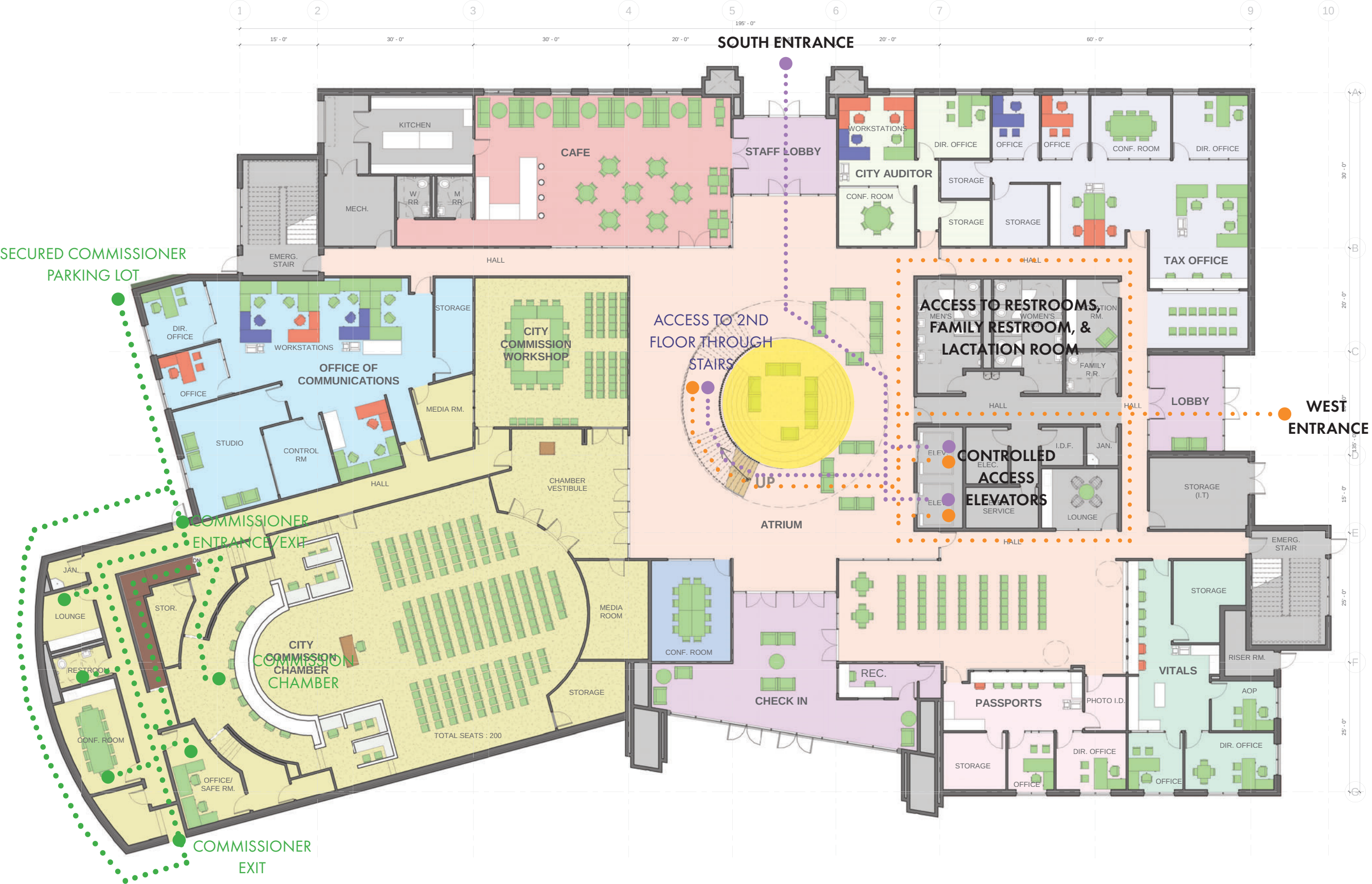
3D - 1ST FLOOR PLAN



1ST FLOOR PLAN - CIRCULATION

CIRCULATION LEGEND

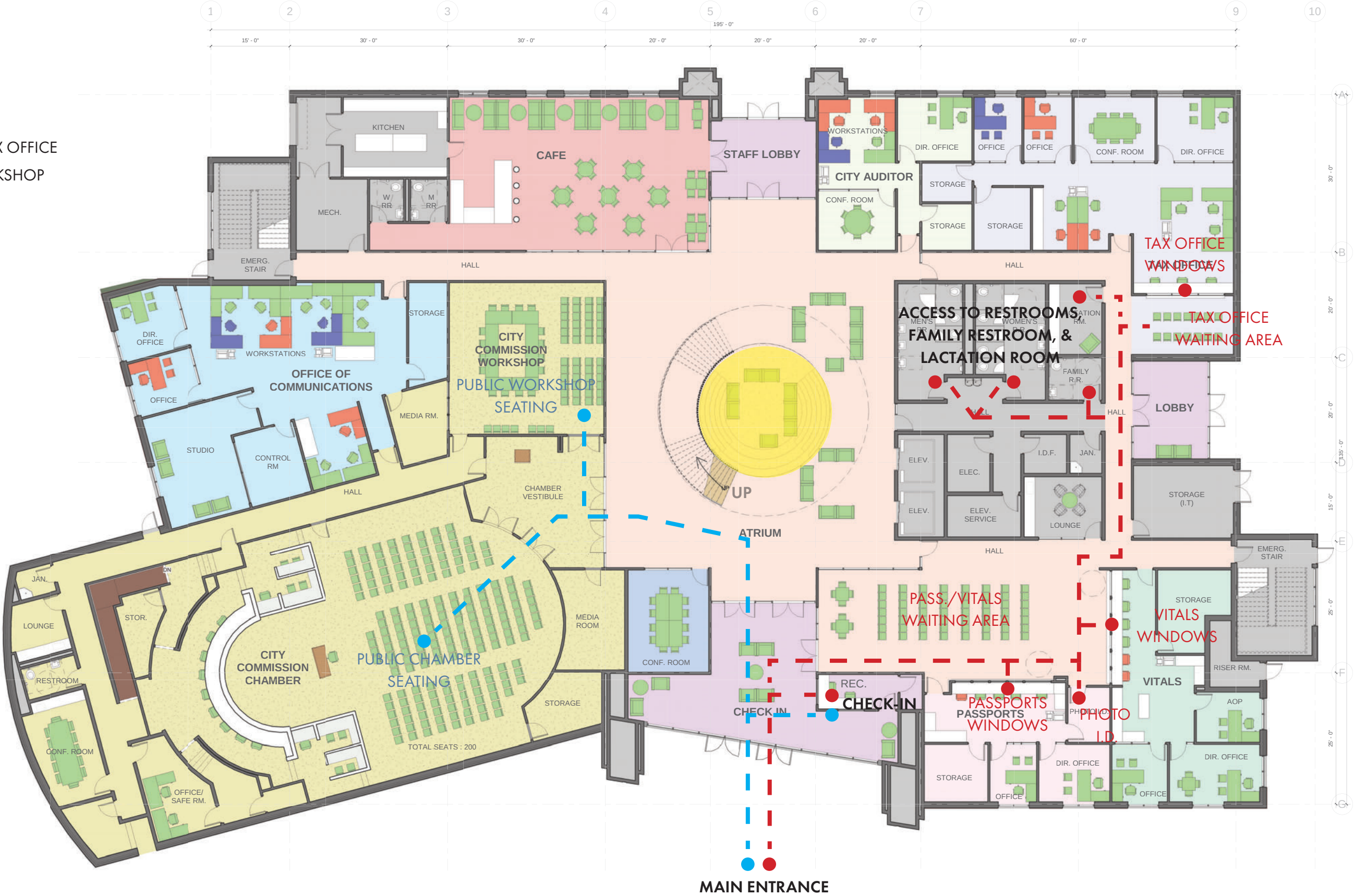
- COMMISSIONERS
- DIRECTORS
- STAFF



1ST FLOOR PLAN - CIRCULATION

CIRCULATION LEGEND

- PUBLIC - PASS./VITALS/TAX OFFICE
- PUBLIC - CHAMBER/WORKSHOP



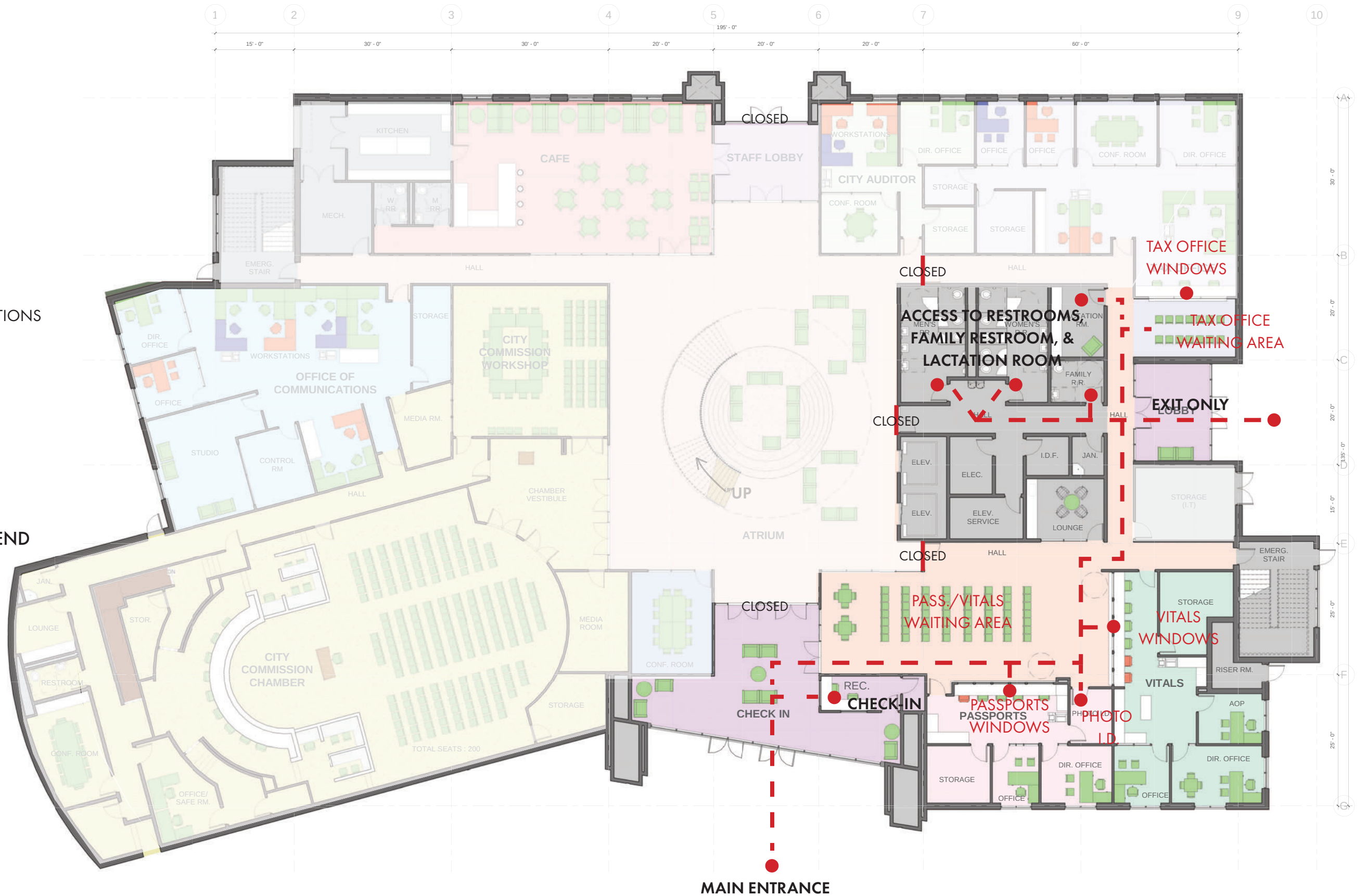
1ST FLOOR PLAN - WEEKEND OPERATION



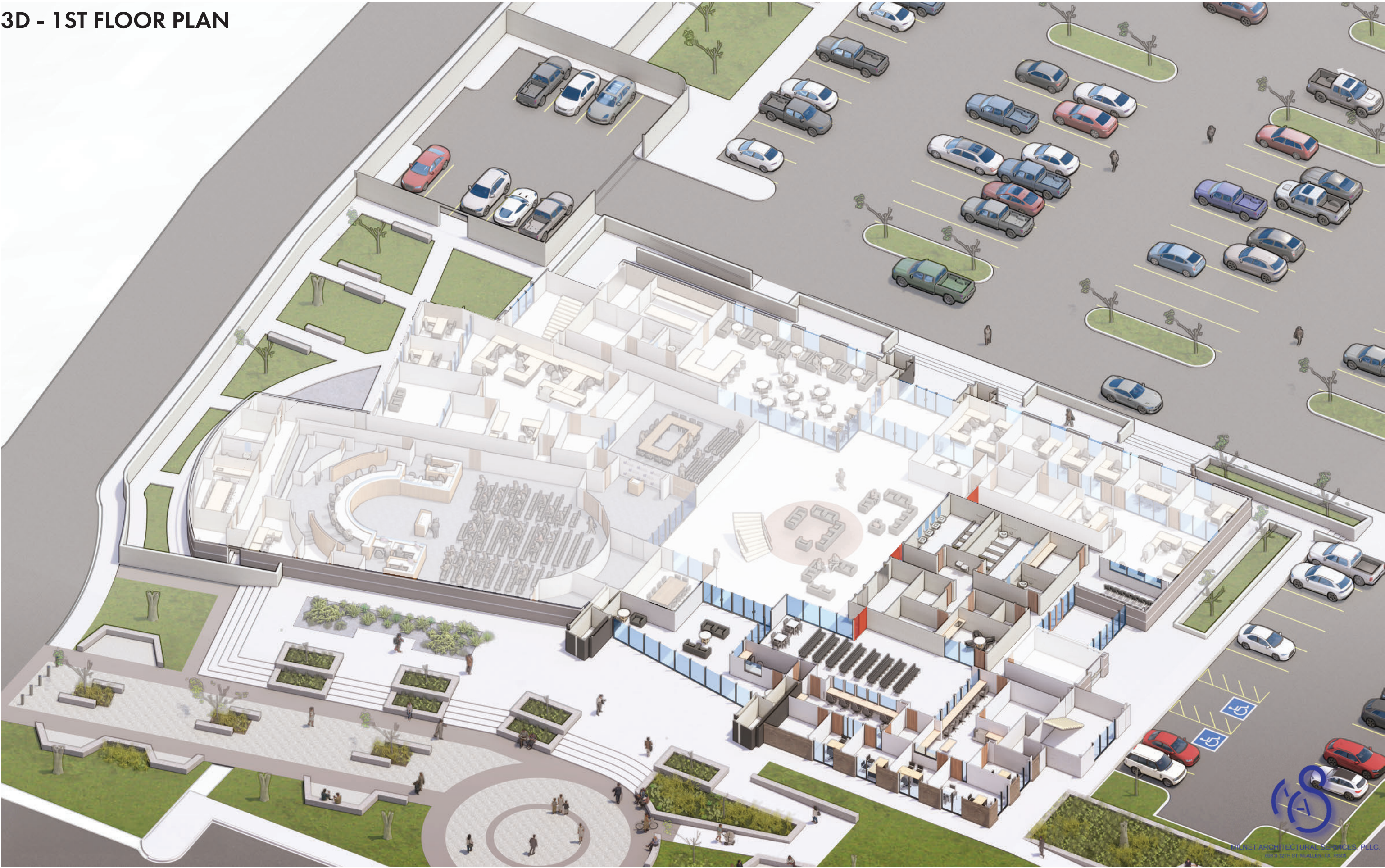
-  CAFE
-  CHECK - IN
-  CITY AUDITOR
-  CITY COMMISSION
-  COMMON SPACE
-  CONFERENCE ROOM
-  OFFICE OF COMMUNICATIONS
-  PASSPORTS
-  SERVICE AREA
-  TAX OFFICE
-  VITALS

GROWTH PROJECTION LEGEND

- CURRENT REQUIREMENTS
■ PROJECTION AT 10 YEARS
■ PROJECTION AT 20 YEARS



3D - 1ST FLOOR PLAN



2ND FLOOR PLAN - 22,340 SQ. FT.

DEPARTMENT LEGEND

- COMMON SPACE
- CONFERENCE ROOM
- EMPLOYEE BENEFITS
- FUTURE GROWTH
- HUMAN RESOURCES
- RISK MANAGEMENT
- SERVICE AREA

GROWTH PROJECTION LEGEND

- CURRENT REQUIREMENTS
- PROJECTION AT 10 YEARS
- PROJECTION AT 20 YEARS



3D - 2ND FLOOR PLAN



3RD FLOOR PLAN - 19,632 SQ. FT.

DEPARTMENT LEGEND

- COMMON SPACE
- COMMUNITY DEVELOPMENT
- CONFERENCE ROOM
- GRANT ADMINISTRATION
- GYM
- INFORMATION TECHNOLOGY
- SERVICE AREA

GROWTH PROJECTION LEGEND

- CURRENT REQUIREMENTS
- PROJECTION AT 10 YEARS
- PROJECTION AT 20 YEARS



3D - 3RD FLOOR PLAN



4TH FLOOR PLAN - 19,286 SQ. FT.

DEPARTMENT LEGEND

- COMMON SPACE
- FINANCE
- HUMAN RESOURCES
- PURCHASING & CONTRACTING
- SERVICE AREA

GROWTH PROJECTION LEGEND

- CURRENT REQUIREMENTS
- PROJECTION AT 10 YEARS
- PROJECTION AT 20 YEARS



3D - 4TH FLOOR PLAN



5TH FLOOR PLAN - 16,499 SQ. FT.

DEPARTMENT LEGEND

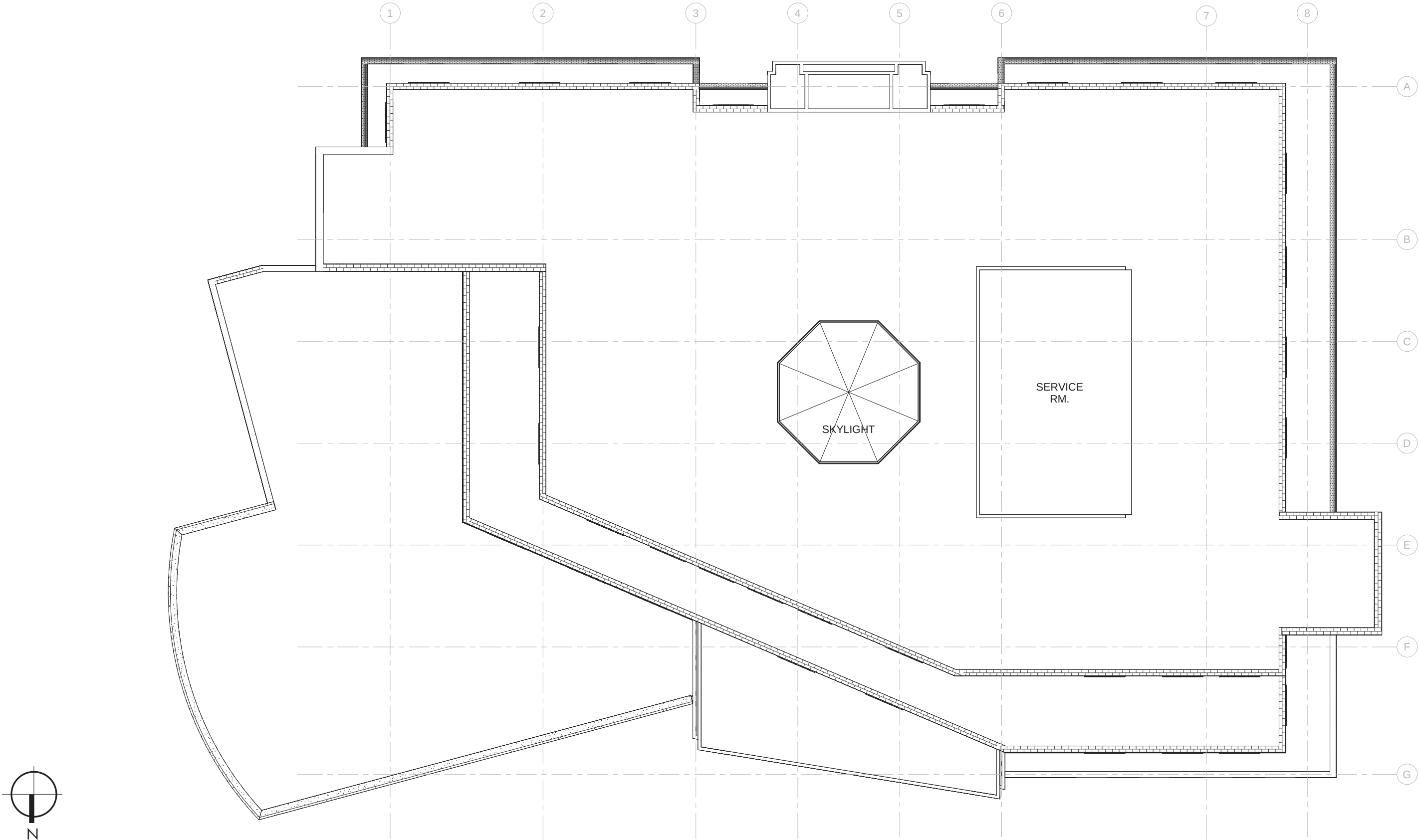
- CITY ATTORNEY
- CITY MANAGEMENT
- CITY SECRETARY
- COMMON SPACE
- CONFERENCE ROOM
- MAYOR
- SERVICE AREA

GROWTH PROJECTION LEGEND

- CURRENT REQUIREMENTS
- PROJECTION AT 10 YEARS
- PROJECTION AT 20 YEARS



ROOF PLAN



BUILDING TOTAL - 105,812 SQ. FT.

3D - ROOF



NORTHWEST - VIEW FROM S. MAIN ST.



MILNET ARCHITECTURAL SERVICES, PLLC.
608 S 12TH ST. MCALLEN, TX. 78501

NORTH ENTRANCE - VIEW FROM EXISTING CITY HALL PARKING LOT



MILNE ARCHITECTURAL SERVICES, PLLC
800 W. 12TH ST. MCALLEN, TX 78501

NORTH ENTRANCE - VIEW FROM PEDESTRIAN PLAZA



MILNET ARCHITECTURAL SERVICES, PLLC
100 S. 10TH ST. MINNEAPOLIS, MN 55402



MILNET ARCHITECTURAL SERVICES, PLLC.
608 S. FAY ST. MOBILE, TX. 36688

SOUTHEAST - VIEW FROM S. BROADWAY ST.



MILNET ARCHITECTURAL SERVICES, PLLC.
606 S 12TH ST. MOBILE, TX 36681

SOUTH ENTRANCE - VIEW FROM SOUTH PARKING LOT



MATERIAL LEGEND



BRICK VENEER FIELD



BRICK VENEER ACCENT #2



GRANITE STONE



BRICK VENEER ACCENT #1



SPLIT-FACE CMU



STUCCO FINISH OVER MTL. LATH



MILNET ARCHITECTURAL SERVICES, PLLC.
608 S 12TH ST MCALLEN, TX 78501



MILNET ARCHITECTURAL SERVICES, PLLC
100 S. 10TH ST. SUITE 200
MINNEAPOLIS, MN 55402

CONCEPTUAL INTERIOR - CITY COMMISSION COUNCIL CHAMBERS VESTIBULE



CONCEPTUAL INTERIOR - CITY COMMISSION COUNCIL CHAMBERS



CONCEPTUAL INTERIOR - CITY COMMISSION COUNCIL CHAMBERS DAIS



M&S ARCHITECTURAL SERVICES, PLLC
1000 N. 12TH ST. SUITE 100
DENVER, CO 80202

CONCEPTUAL INTERIOR - CONFERENCE ROOM



MILNET ARCHITECTURAL SERVICES, PLLC
605 S 12TH ST MCALLEN, TX 78501



ITEM SUMMARY

BOARD: City Commission

AGENDA ITEM

4.A.

DATE SUBMITTED

MEETING DATE

8/25/2025

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:
4. Routing:
Crystal Montano 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

8/25/2025

1. Agenda Item: Consultation with City Attorney regarding personnel matters. Tex. Gov't. Code §551.071.
2. Party Making Request:
3. Nature of Request:
4. Routing:
Crystal Montano
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

8/25/2025

1. Agenda Item: Consideration of Economic Development matters. Tex. Gov't. Code §551.087.

2. Party Making Request:

3. Nature of Request:

4. Routing:
Crystal Montano

Created -

5. Staff Recommendation:

6. Advisory Board:

7. City Attorney:

8. Manager's Recommendation: