



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

AGENDA
CITY COMMISSION REGULAR MEETING
MONDAY, SEPTEMBER 22, 2025 – 5:00 PM
MCALLEN CITY HALL
CITY COMMISSION CHAMBERS; 3RD FLOOR
1300 HOUSTON AVENUE
MCALLEN TEXAS, 78501

"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 - Mayor Javier Villalobos
PLEDGE OF ALLEGIANCE - Mayor Javier Villalobos
INVOCATION - Commissioner Jose R. "Pepe" Cabeza de Vaca
PROCLAMATION - Week Without Driving - Mario Delgado
National Day of Remembrance for Murder Victims - Robert Garcia

AGENDA ITEM PUBLIC COMMENT (Individuals wishing to speak regarding an agenda item on today's agenda, please contact City Secretary before 5:00pm)

1. PUBLIC HEARING:

- A)** Public Hearing on 2025 Proposed Tax Rate.
- B)** Annual Update and Public Hearing on the proposed assessments within the Tres Lagos Public Improvement District including, the 2025-2026 Service and Assessment Plan, and the 2025-2026 Assessment Roll.

END OF PUBLIC HEARING

- 2. CONSENT AGENDA:** *(All matters listed under Consent Agenda are considered to be routine by the Governing Body and will be enacted by one motion. There will be no separate discussion of these items; however, if discussion is desired, that item(s) will be removed from the Consent Agenda and will be considered separately.)*

- A) Approval of Minutes of Special Meeting held August 29th, Workshop and Regular Meeting held September 8th, and Special Meeting held September 11, 2025.
- B) Subdivision Monthly Report.
- C) Project Status Monthly Report through August 31, 2025.
- D) Parks & Recreation Monthly Project Status Report.
- E) Award of Contract for the extension of the Mowing of Weedy Lots (Project No. 08-23-S66-118).
- F) Consideration and Authorization to remove 1st Quarter of Fiscal Year 2024-2025 Uncollectible Sanitation & Drainage Fee Accounts from the General Ledger and begin Write-off procedures.
- G) Consideration and Approval of First Amendment to Airline Operating Agreement and Terminal Building Lease with Delta Air Lines, Inc. at McAllen International Airport.
- H) Consideration and Approval for a Memorandum of Understanding between the City of McAllen and McAllen Independent School District for 2025 Marching Band Events.
- I) CONSENT RESOLUTIONS
 - 1. Resolution authorizing the acceptance of grant funds from the 2025 National Fitness Campaign program.
 - 2. Resolution authorizing the submission of the Fiscal Year 2026-2027 Other Victim Assistance Grant Program Application to the Office of the Attorney General of Texas.
- J) Approval of Tax Refunds over \$500.00.
 - 1. Berrios Andres Jr. & Barbara
 - 2. Corelogic

3. BIDS/CONTRACTS:

- A) Consideration and Approval of a request by the Developer, VSR Investments, LLC, of Los Ebanos Oaks Subdivision to enter into a contractual agreement for the public improvements along Los Ebanos Road.
- B) Consideration and Approval of Collective Bargaining Agreement with the McAllen Firefighters Association.

4. ORDINANCES:

- A) Roll call vote on Adoption of an Ordinance approving and adopting the City of McAllen Annual Budget for Fiscal Year 2025-2026.
- B) Roll call vote on Adoption of an Ordinance approving and adopting the City of McAllen 2025 Property Tax Rate.
- C) Providing adoption of an ordinance for the Amendments/Modification to Solid Waste Ordinance.
- D) Providing an abandonment for a 20.0 foot by 171.0 foot utility easement out of Lot 11, Botelo Industrial Park Subdivision, Hidalgo County, Texas, 6613 South 27th Street (ABD2024-0009).
- E) Ordinance Amending the McAllen Code of Ordinances, Article III, Division 3, Chapter 106, Section 106-82 and Section 106-86 and Article IV, Division 2, Section 106-166 providing for a utility rate increase.

- F) Discussion and possible action on an Ordinance approving and adopting the Tres Lagos Public Improvement District 2025-2026 Service and Assessment Plan and 2025-2026 Assessment Roll; Establishing classifications for the apportionment of costs and the methods of assessment of special benefits for improvements, maintenance, and special services to property within the District; closing the hearing and levying debt service assessments for the cost of improvements to be provided in the District, ordinary maintenance assessment and limited-benefit maintenance assessment for the cost of maintenance and operation of the District, and special service assessments for the costs of provision of supplemental services within the District against the property in the District and against the owners thereof, providing for the collection of the assessments; making certain findings related to the nature of the property within the Public Improvement District; and providing an effective date.

5. RESOLUTIONS:

- A) Resolution appointing a chairman for Reinvestment Zone Number One, City of McAllen Board of Directors for the year 2026.
- B) Resolution approving the City's Investment Policy and Strategy.
- C) Resolution nominating a candidate for the Hidalgo County Appraisal District Board of Directors.

6. MANAGER'S REPORT:

- A) Review of Quarterly Investment Reports for the Quarters ending March 31st, and June 30, 2025.
- B) Future Agenda Items.

7. TABLED ITEM:

- A) Consideration of a variance request to the Right-of-Way dedication requirement for a quarter mile collector for proposed Ware Village Subdivision, Hidalgo County, Texas; 4100 State Highway 107.

8. 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) Consideration of Economic Development matters. Tex. Gov't. Code §551.087.
- B) Consultation with City Attorney regarding legal aspects of the special sessions of the Texas Legislature. Tex. Gov't. Code §551.071.
- C) Consultation with City Attorney regarding legal aspects of ordinance enforcement. Tex. Gov't. Code §551.071.
- D) Consultation with City Attorney regarding legal aspects of contractual agreement. 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 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 September 16, 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