

**STATE OF TEXAS
COUNTY OF HIDALGO
CITY OF MCALLEN**

The McAllen Board of Commissioners convened in a Workshop on **Monday, October 13, 2025**, at 4:20 pm, at McAllen City Hall Third Floor (3rd) Commission Chambers.

Mayor Javier Villalobos, Commissioner Antonio "Tony" Aguirre, Commissioner Joaquin Zamora, Jr., Commissioner Rolando "Rolly" Rios, and Commissioner Jose R. "Pepe" Cabeza de Vaca were present

Absent: Mayor Pro Tem Victor "Seby" Haddad and Commissioner Rodolfo "Rudy" Castillo

Also, present City Manager Isaac Tawil, City Attorney Austin Stevenson, Deputy City Manager Michelle Rivera, Assistant City Manager Jeff Johnston, Assistant City Manager Elvira Alonso, City Secretary Perla Lara

CALL TO ORDER

Mayor Javier Villalobos called the meeting to order at 4:00 pm.

1. PRESENT QUESTIONS RELATING TO STAFF RELATING TO THE OCTOBER 13TH REGULAR MEETING AGENDA TO BE DISCUSSED AT SUCH A MEETING.

No questions were presented by the City Commissioners to staff concerning the agenda for the regular October 13th meeting.

2. ENERGY CHALLENGES PRESENTATION.

A presentation was delivered by staff addressing key aspects of proposed energy infrastructure alternatives and their potential impacts. Topics included customer growth, substation safety and health considerations, property value implications, site selection criteria, reliability, and opportunities for economic development.

Mr. Aron Keefly responded to concerns previously raised during a city commission meeting. He highlighted that AEP Texas has experienced the equivalent of over 35 years of growth within the past three years, driven by technological advancements and industrial expansion in the Rio Grande Valley.

Mr. Nick Delucio provided insights into transmission and distribution systems, emphasizing safety protocols for both customers and employees. He reassured attendees that substations are built to meet rigorous safety standards and are equipped with protective systems. He also noted that incidents such as fires and explosions are extremely rare.

A lengthy discussion ensued. Council members posed questions regarding various topics, including relevant studies, published research, World Health Organization findings, exposure assessments, the most recent AEP substations, the number of substations operated by Magic Valley, residential versus commercial criteria, residential and commercial industrial concerns, expansion strategies from existing substations, and specific locations such as existing subdivision, Trenton and 23rd Street, 23rd Street and Buddy Owens Boulevard.

Ms. Elizabeth Suarez provided insights from an economic development standpoint, emphasizing the infrastructure needs within the community. She noted that ERCOT has approved a plan for a 345-kilovolt transmission line extension in McAllen, describing it as a strategic opportunity for the city to proactively position itself ahead of upcoming energy projects. She emphasized that without adequate infrastructure, the community faces significant limitations in its ability to support growth and development.

Mayor Javier Villalobos expressed appreciation to the staff for their informative presentation.

3. PUBLIC ART UPDATE.

Said item was not addressed.

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) CONSIDERATION OF ECONOMIC DEVELOPMENT MATTERS. TEX. GOV'T. CODE §551.087.
- B) CONSULTATION WITH CITY ATTORNEY REGARDING A RESOLUTION AUTHORIZING THE EXERCISE OF EMINENT DOMAIN AUTHORITY TO ACQUIRE 0.245 ACRES (10,682 SQUARE FEET) OF LAND LOCATED IN THE GREGORIO COMACHO SURVEY, SECTION NO. 68, ABSTRACT NO. 28, CITY OF MCALLEN, HIDALGO COUNTY, TEXAS, BEING A PORTION OF LOT 4, BLOCK 3, A.J. MCCOLL SUBDIVISION, ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN VOLUME 21, PAGE 598, DEED RECORDS OF HIDALGO COUNTY TEXAS (D.R.H.C.T.); BEING THAT SAME CALLED 14.11 ACRE TRACT OF LAND, AS CONVEYED TO MCALLEN SSK INVESTMENT, LLC AS DESCRIBED IN DOCUMENT NO. 1729033, OF THE OFFICIAL PUBLIC RECORDS OF HIDALGO COUNTY TEXAS, FOR PROVIDING ENLARGING, OR IMPROVING AN AIRPORT OR OTHER PUBLIC USE. TEX. GOV'T, CODE §551.071.
- C) CONSULTATION WITH CITY ATTORNEY REGARDING LEGAL ASPECTS OF CONTRACTUAL AGREEMENTS. TEX. GOV'T, CODE §551.071.

PUBLIC COMMENT: None.

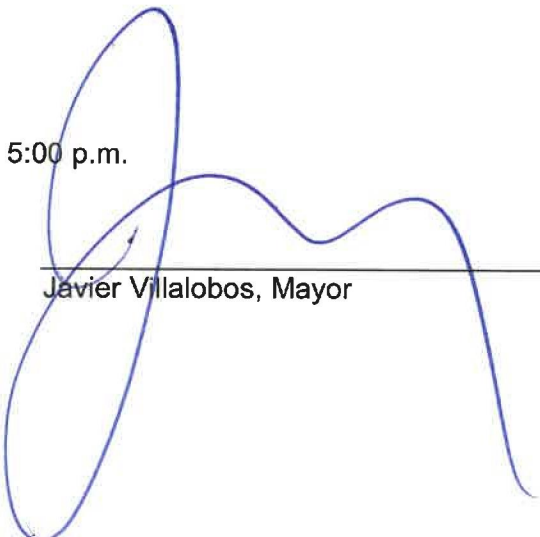
ADJOURN

Without objection, the meeting adjourned at 5:00 p.m.

Attest:



Perla Lara, TRMC/CMC, CPM
City Secretary



Javier Villalobos, Mayor