



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, FEBRUARY 23, 2026 – 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 February 23, 2026 Regular Meeting Agenda, to be discussed at such meeting.
2. Terminal Expansion Update.
3. **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 contracts. Tex. Gov't. Code §551.071.
 - B) Consultation with City Attorney regarding potential and pending litigation. 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 February 17, 2026 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.

Perla Lara, TRMC/CMC, CPM
City Secretary



ITEM SUMMARY

BOARD: City Commission

AGENDA ITEM

1.

DATE SUBMITTED

MEETING DATE

2/23/2026

1. Agenda Item: Present questions to staff relating to the February 23, 2026 Regular Meeting Agenda, to be discussed at such meeting.
2. Party Making Request:
3. Nature of Request:
4. Routing:
Leslie Salinas
5. Staff Recommendation:
6. Advisory Board:
7. City Attorney:
8. Manager's Recommendation:

Created -



ITEM SUMMARY

BOARD: City Commission

AGENDA ITEM
DATE SUBMITTED
MEETING DATE

2.
02/13/2026
2/23/2026

1. Agenda Item: Terminal Expansion Update.
2. Party Making Request: Jeremy Santoscoy
3. Nature of Request: Utility Infrastructure - Terminal Expansion Update.
4. Routing:

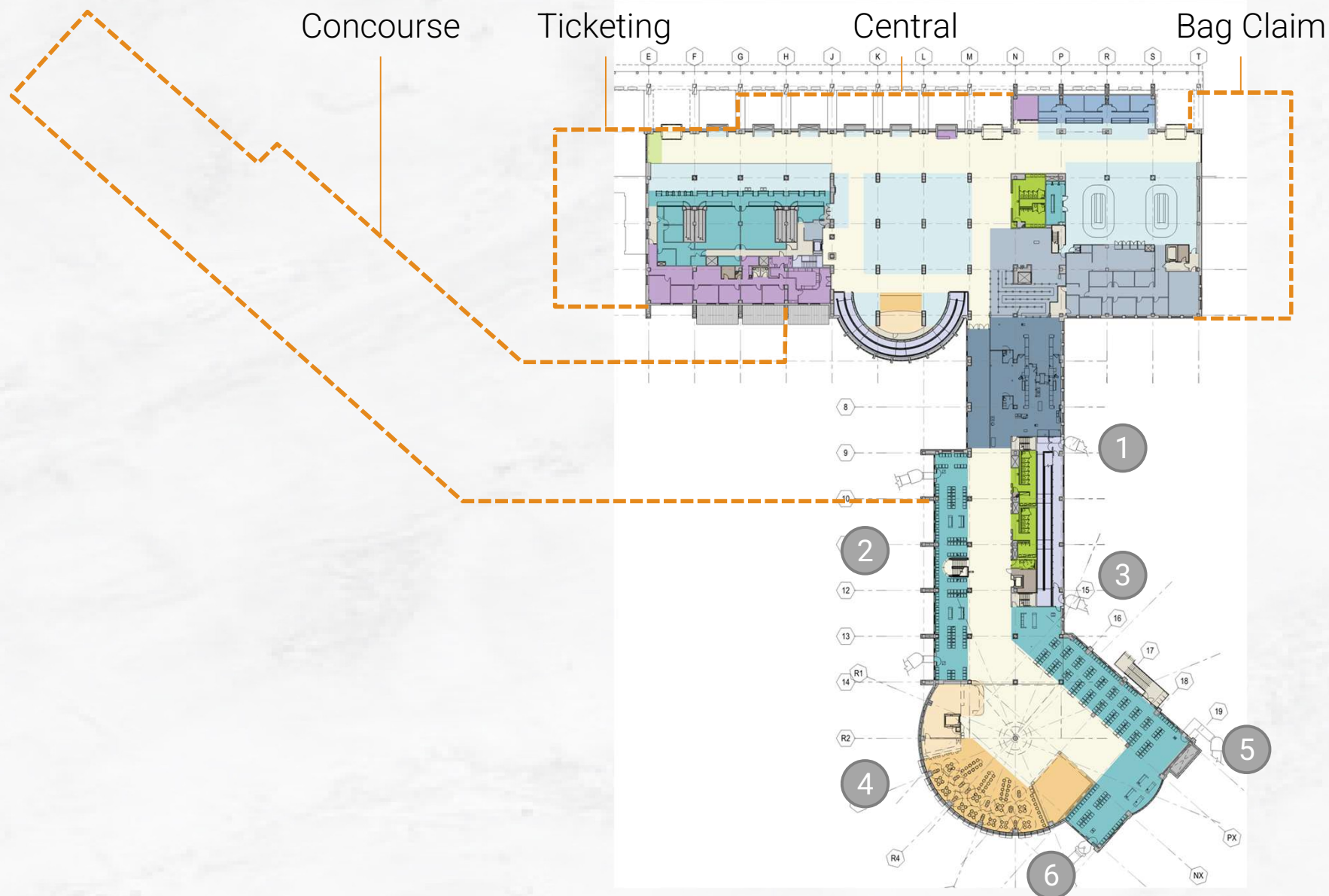
Estela Velasquez	Created/Initiated - 02/13/2026
Jeremy Santoscoy	Approved - 02/13/2026
Angie Rodriguez	Approved - 02/13/2026
Sonia Resendez	Approved - 02/13/2026
Gerardo Noriega	Approved - 02/13/2026
Austin Stevenson	Final Approval - 02/13/2026
5. Staff Recommendation:
6. Advisory Board:
7. City Attorney:
8. Manager's Recommendation:



TERMINAL EXPANSION UPDATE

February 23, 2026 – CITY COMMISSION WORKSHOP

TERMINAL PROGRAMMING EXISTING UPPER LEVEL



TERMINAL PROGRAMMING UPPER LEVEL

Ticket Lobby / Bag Claim

- Increase ticket counter capacity.
- Expand baggage claim capacity.
- Increase restroom capacity.

Central Expansion

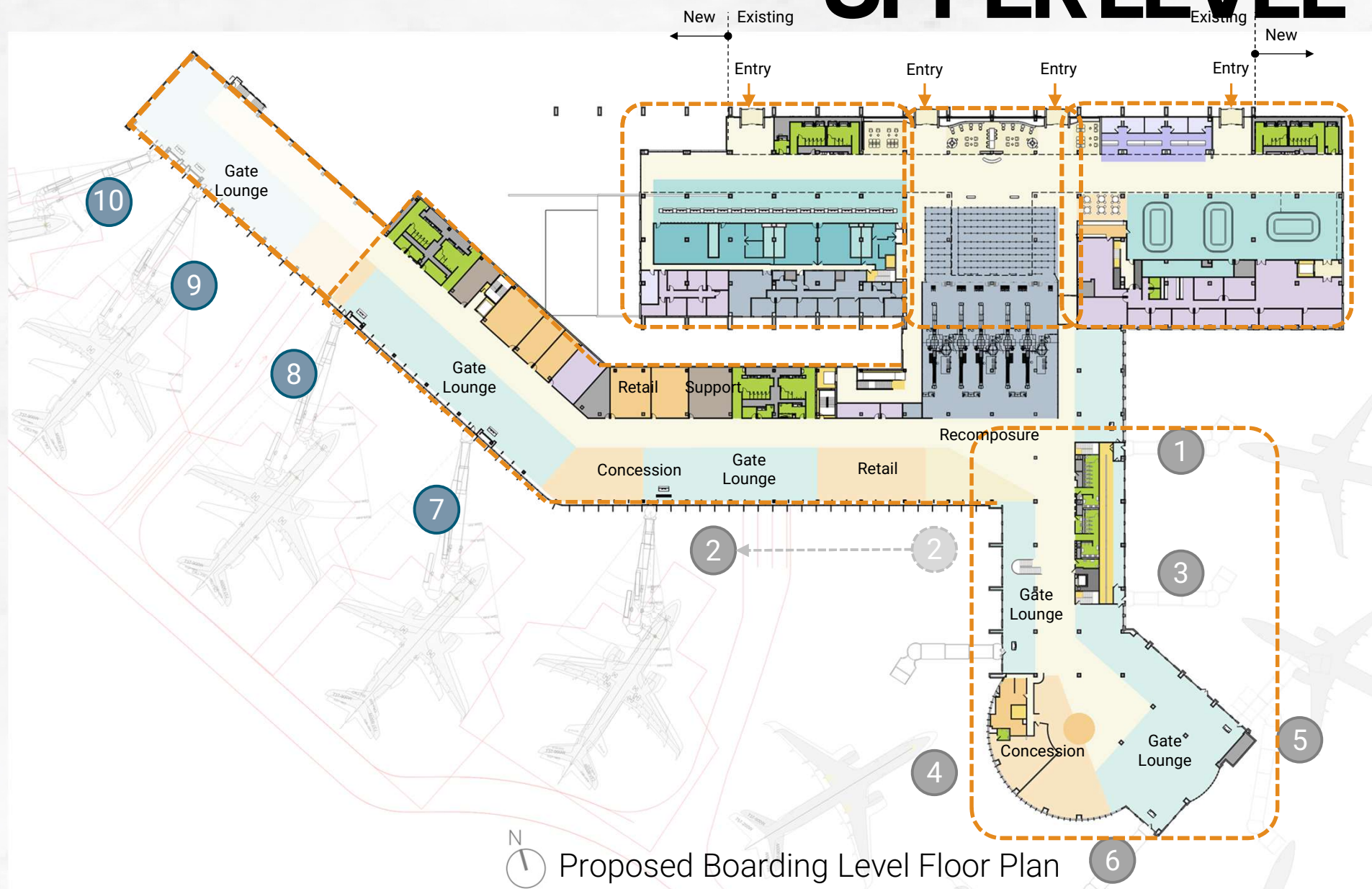
- Seating / Exhibit programming
- Pre-Security Concession

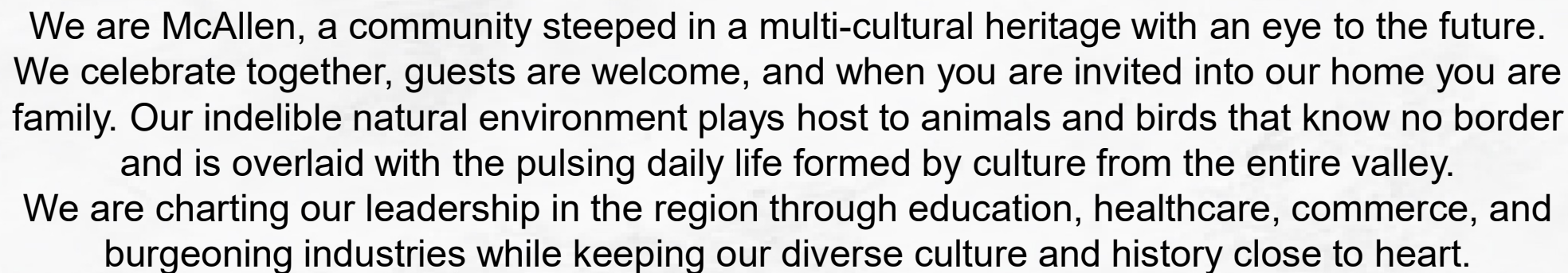
New Concourse

- 10 Gate expansion
- Future gate potential
- Increase restroom capacity.
- Addition of concession

Existing Concourse

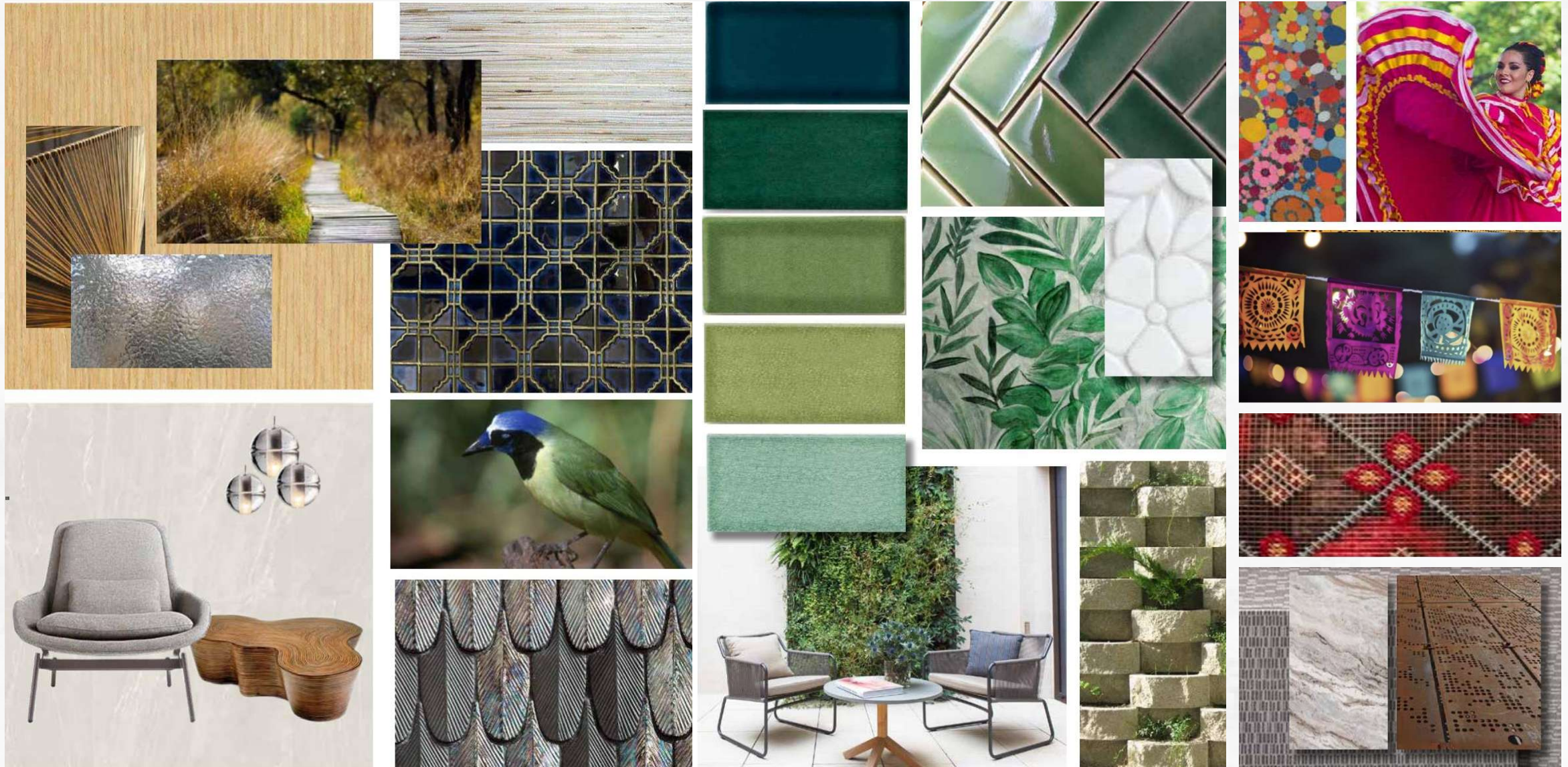
- Repurpose concession and add central concession at apex after TSA checkpoint.





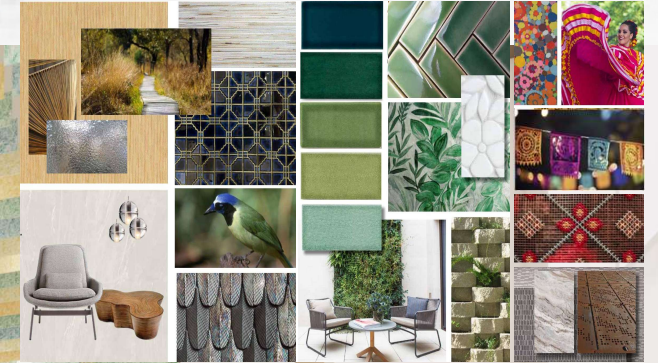
We are McAllen, we are home.

CONCEPTUAL MOOD BOARD VISIONING / SENSE OF PLACE



Natural Balance + Vibrant Heritage Accents

TERMINAL PROGRAMMING CENTRAL LOBBY EXPANSION





TERMINAL DESIGN UTILITY INFRASTRUCTURE

Mechanical

- Existing equipment end of its useful life

Electrical

- Redundancy

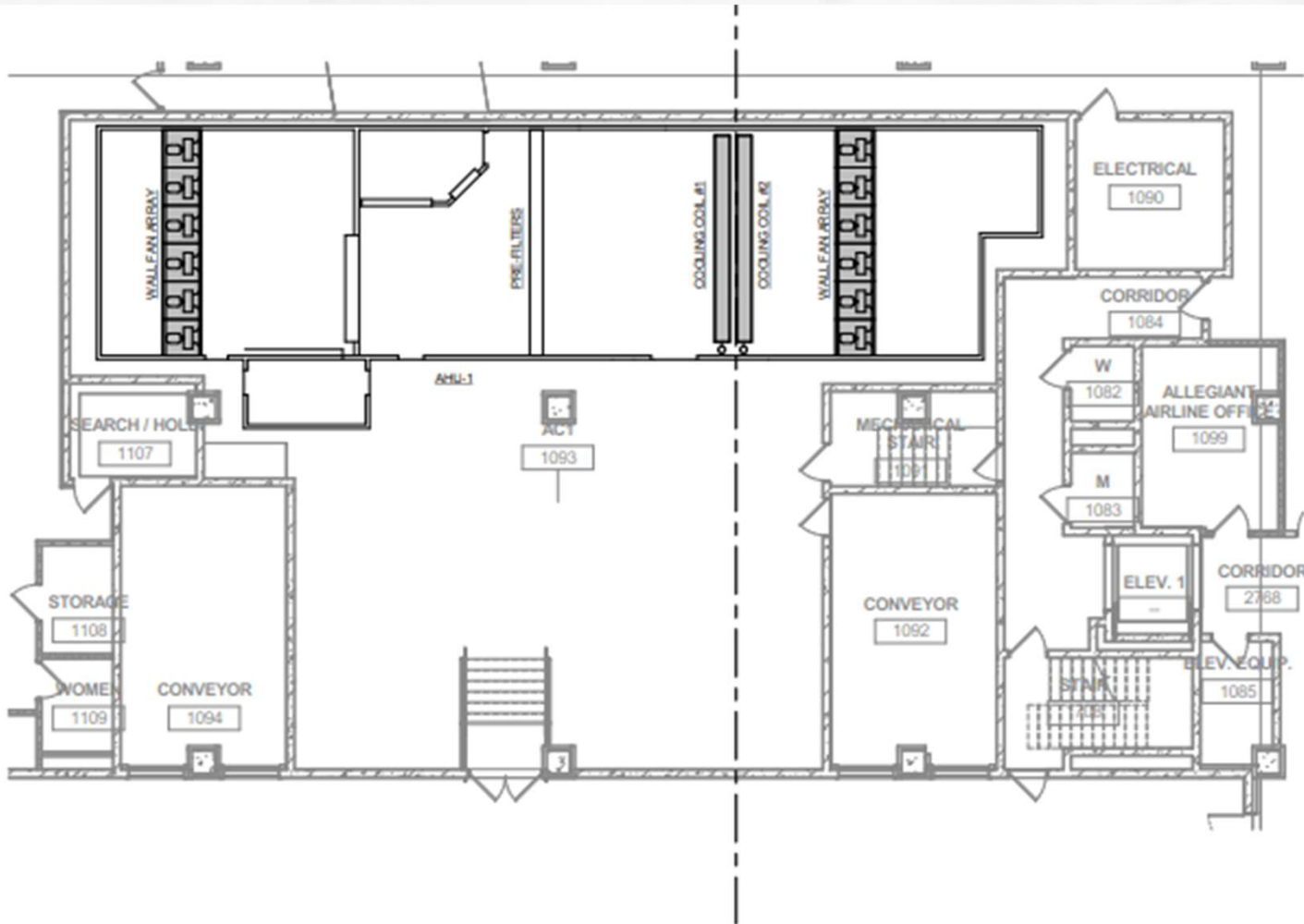
Plumbing

- Water line / Existing Wastewater / Fire Suppressant

Storm Sewer

- Realignment

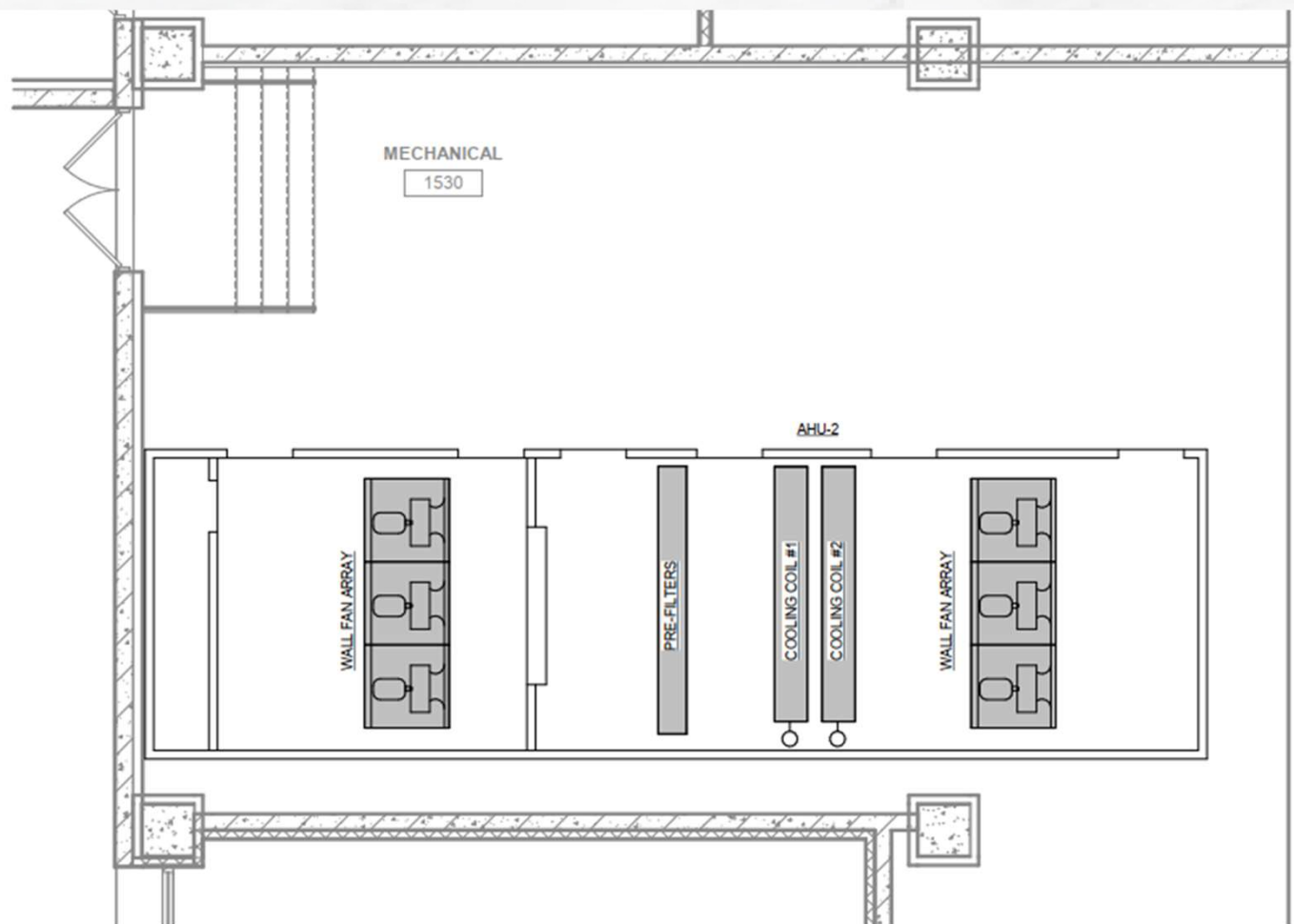
MECHANICAL DESIGN PROPOSED AIR HANDLING UNITS



AHU-1 (Multi zone VAV unit)

- Capacity increase approximately 70tons
- Minimal modification to AHU walls
- Remove existing supply and Return fans
- Remove existing chilled water cooling coils
- New fan array supply and return fans
 - Increased CFMs for load demand
 - Increased Redundancy
- New chilled water cooling coils in series to meet in demand load
- Reroute of hydronic piping
- Associate dampers and controls

MECHANICAL DESIGN PROPOSED AIR HANDLING UNITS



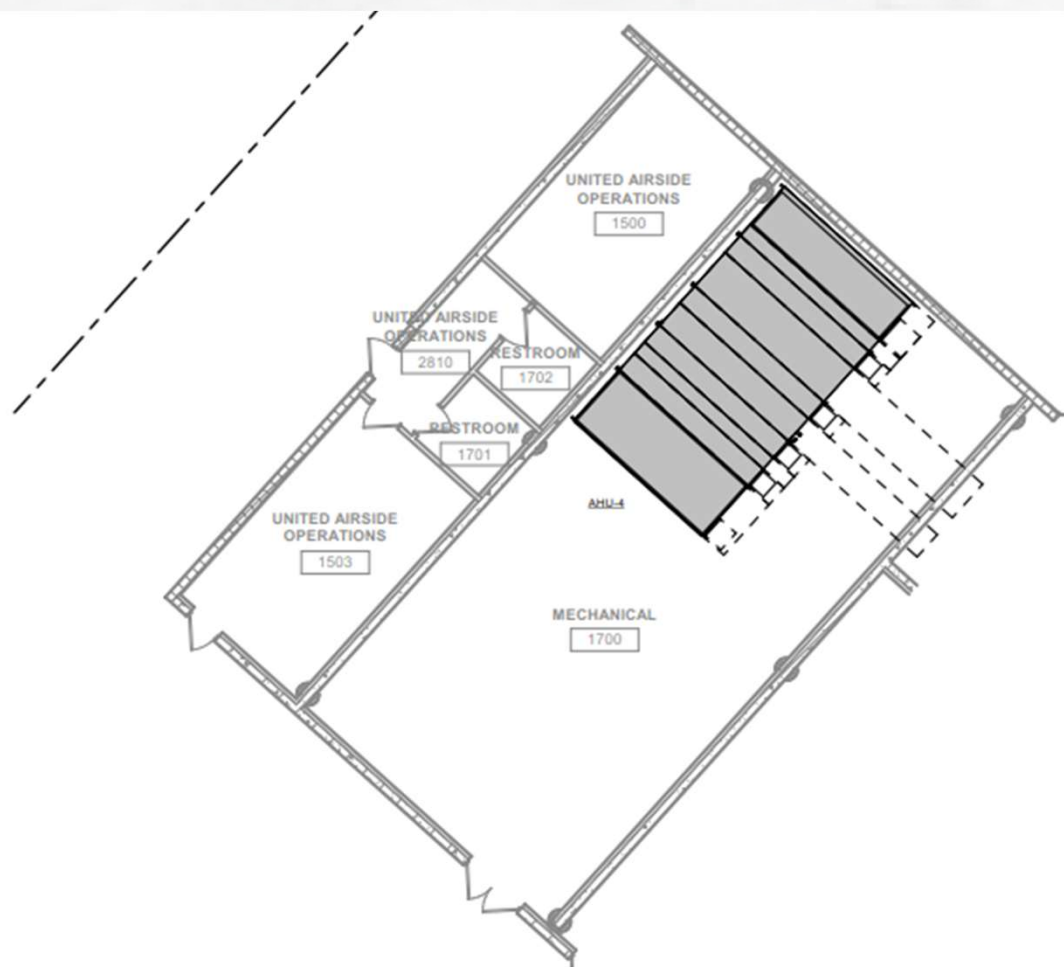
AHU-2 (Multi Zone VAV unit)

- Capacity increase approximately 60tons
- Minimal modification to AHU walls
- Remove existing supply and Return fans
- Remove existing chilled water cooling coils
- New fan array supply and return fans
 - Increased CFMs for load demand
 - Increased Redundancy
- New chilled water cooling coils in series to meet in demand load
- Reroute of hydronic piping
- Associated Damper and controls

MECHANICAL DESIGN PROPOSED AIR HANDLING UNITS

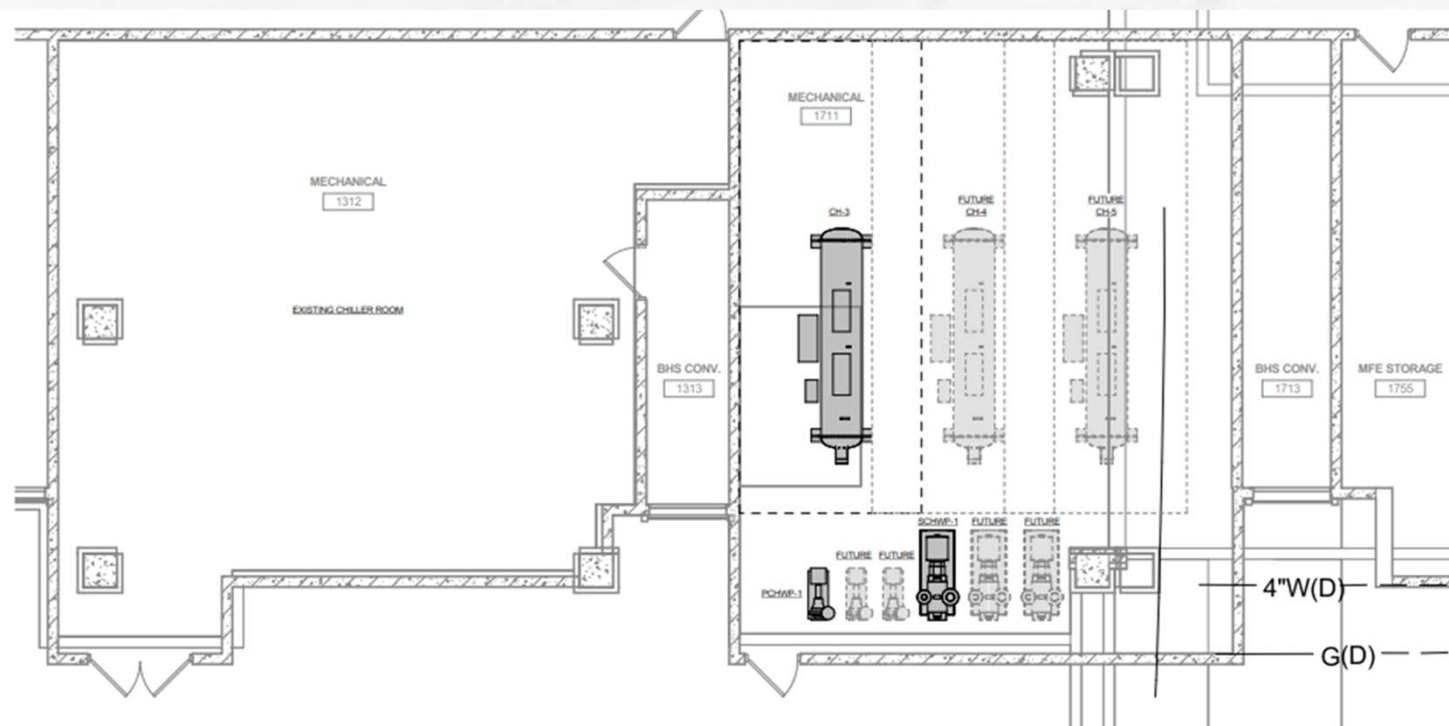
AHU-4 (Multi zone VAV unit)

- New chilled water air handling unit to service new concourse addition
- Approximately 200ton total capacity
- Fan array supply and return fan



④ MECHANICAL ENLARGED PLAN - LOWER LEVEL - MECH 1700
1/8" = 1'-0"

MECHANICAL DESIGN PROPOSED CHILLER UNITS



① MECHANICAL ENLARGED PLAN - LOWER LEVEL - MECH 1711
1/4" = 1'-0"

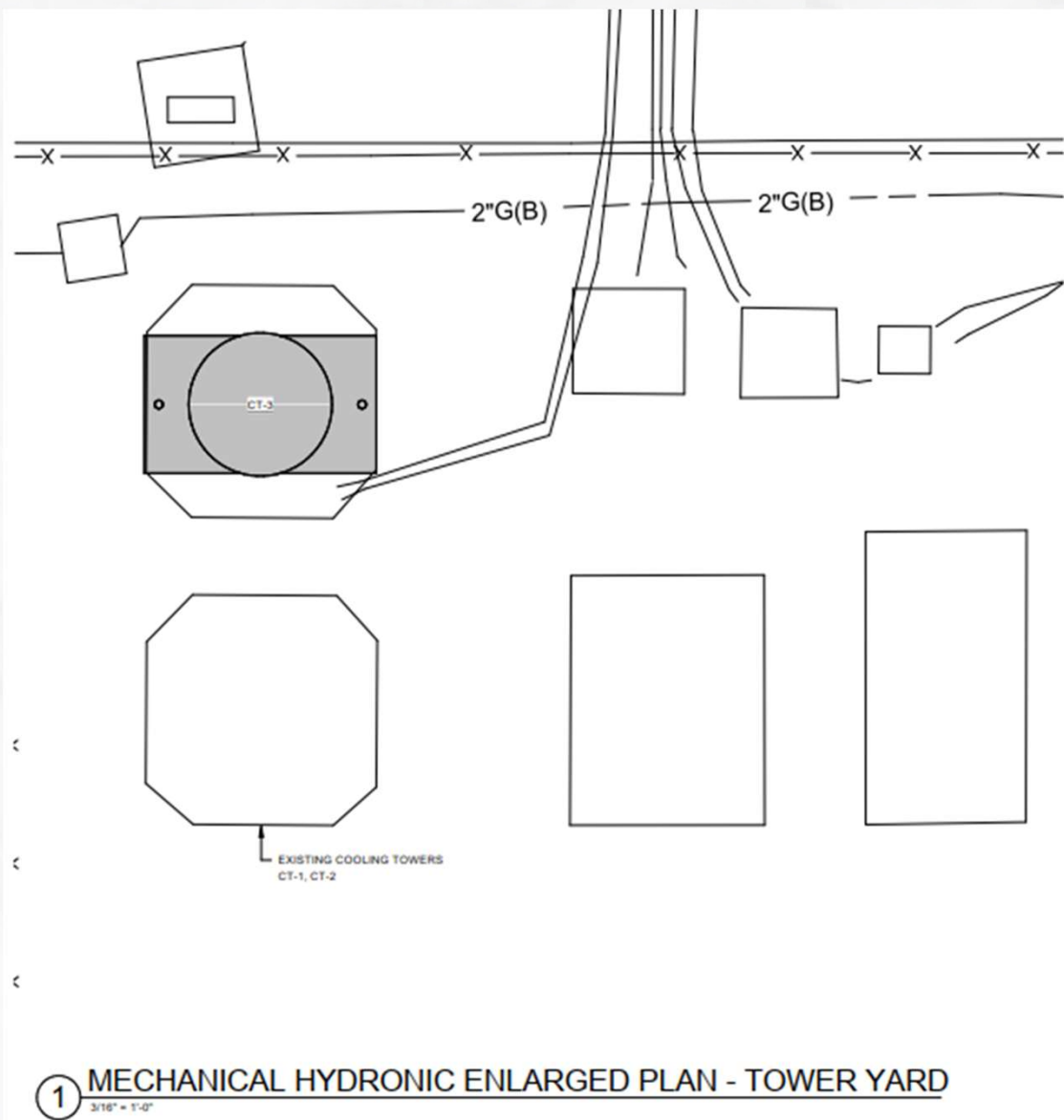
Chilled water system capacity approximately 850 tons

- Addition of a new 350 ton water cooled chiller
- Addition of associated pumps for new chiller
- Provide added capacity demand for existing AHU-1, 2, and new AHU-4
- Proposed new mechanical room layout
- Existing chillers (2 – 250 tons)
 - 5-10 years operation life remaining
 - New chillers of same size have a larger footprint due to switch over to A2L Refrigerants
- New chiller will be integrated into the existing system
- Modifications to existing chilled water and hydronic hot water piping

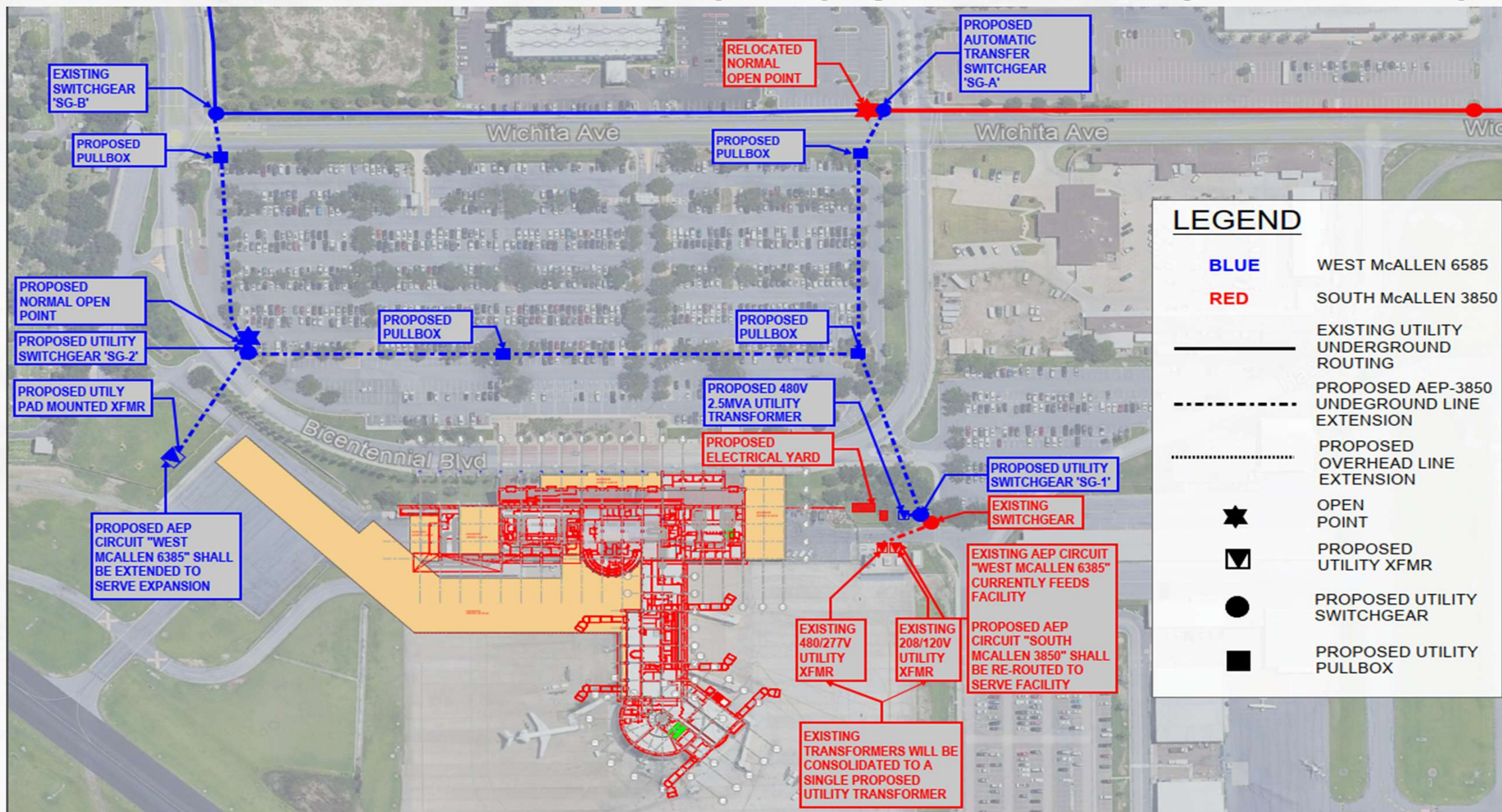
MECHANICAL DESIGN PROPOSED COOLING TOWER

New Cooling Tower

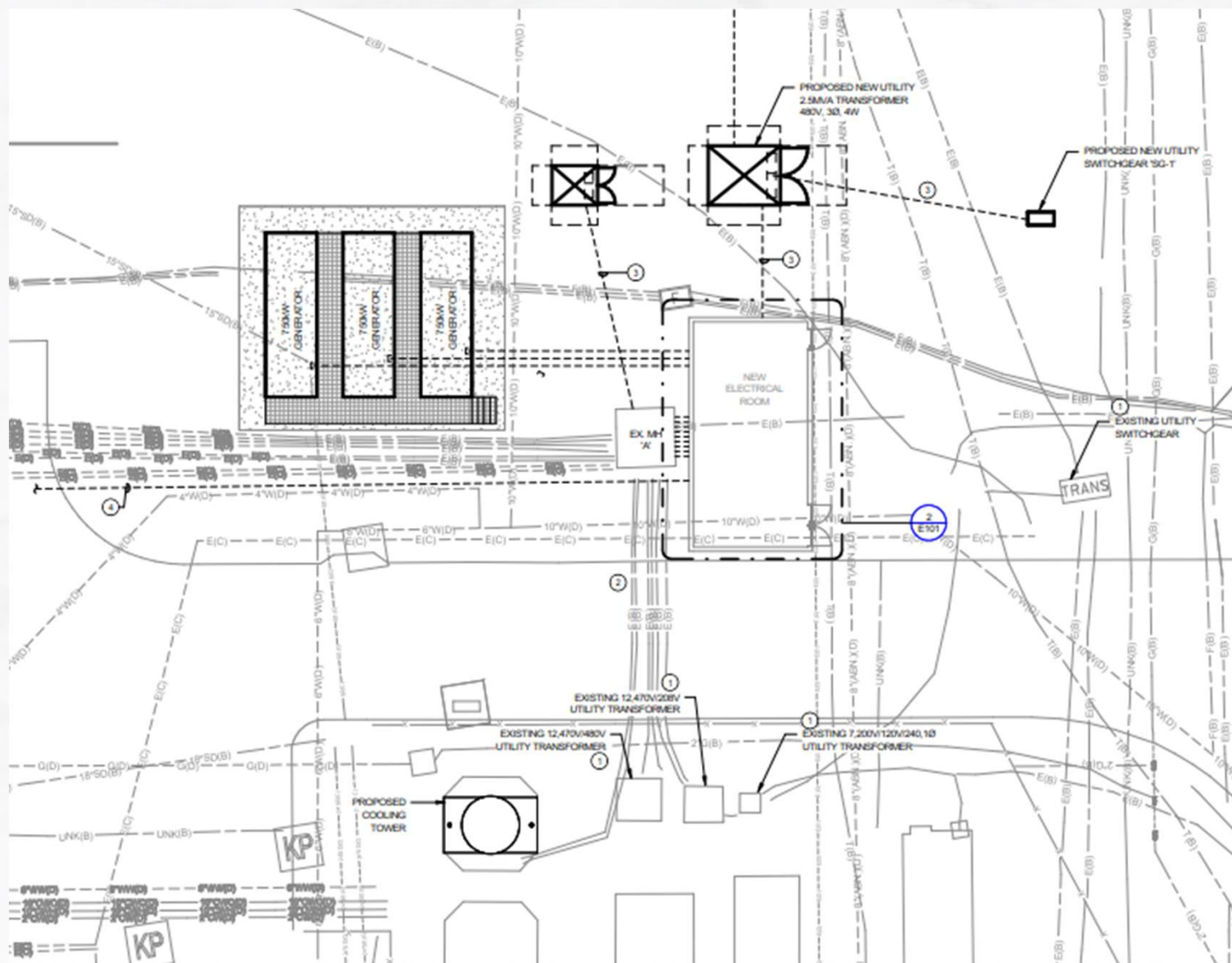
- Support additional load demand
- Will be added to existing tower yard
- Main chilled water line will increase in size



ELECTRICAL DESIGN PROPOSED REDUNDANCY



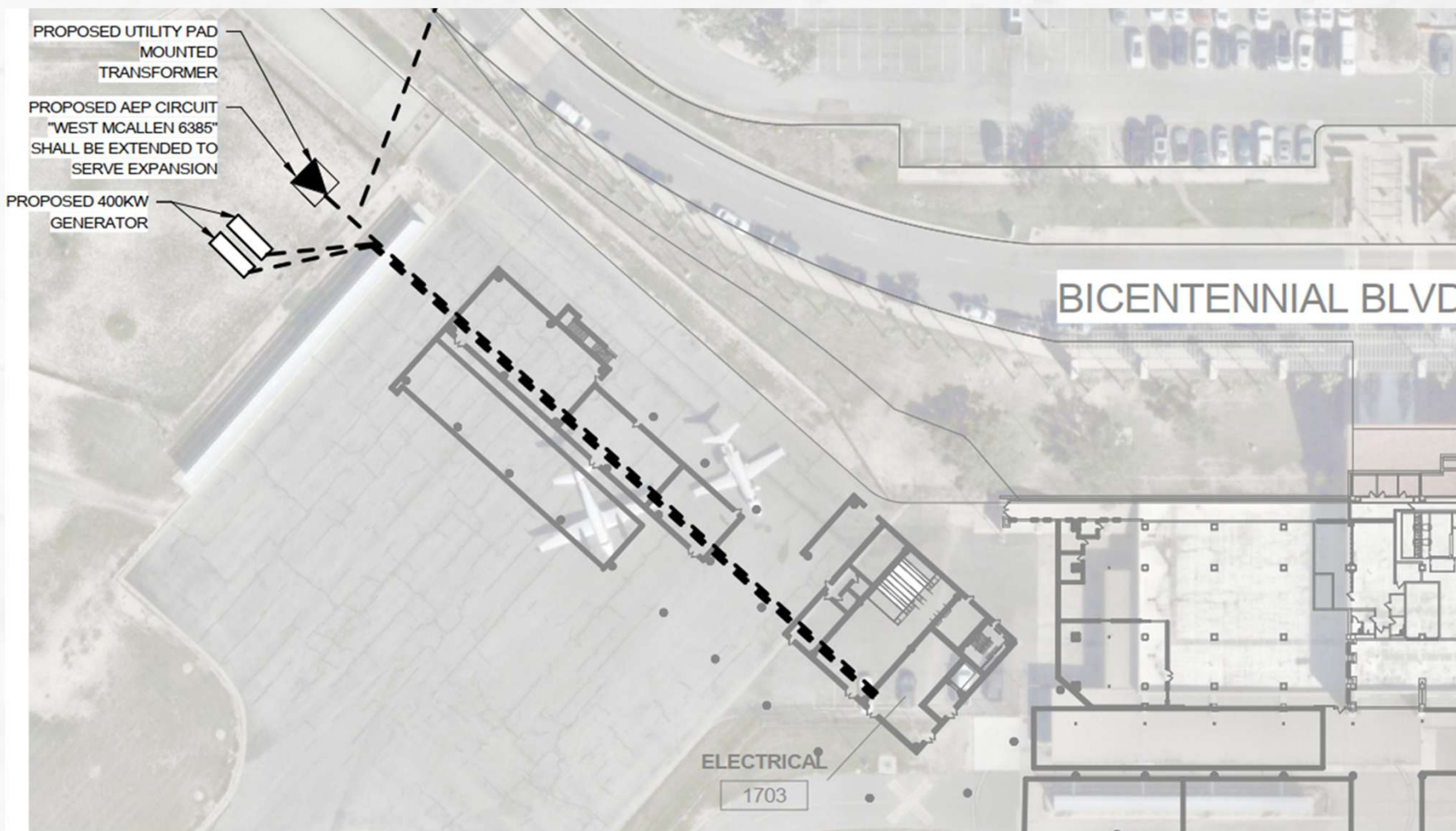
ELECTRICAL DESIGN PROPOSED EAST SERVICE YARD



New Electrical Support Equipment

- New Electrical Room located adjacent to existing electrical manhole.
- New AEP Switchgear and Utility transformer located north of existing CUP
- New Emergency generators located north of existing CUP.
- Relocation of existing underground service may be required to be re-routed.
- Tree removal will be required in this area.
- Soil grading around gensets, and transformers.

ELECTRICAL DESIGN PROPOSED WEST SERVICE YARD



New Electrical Support Equipment

- New electrical service, pad mounted transformer for concourse expansion.
- Proposed approximate location of emergency generator

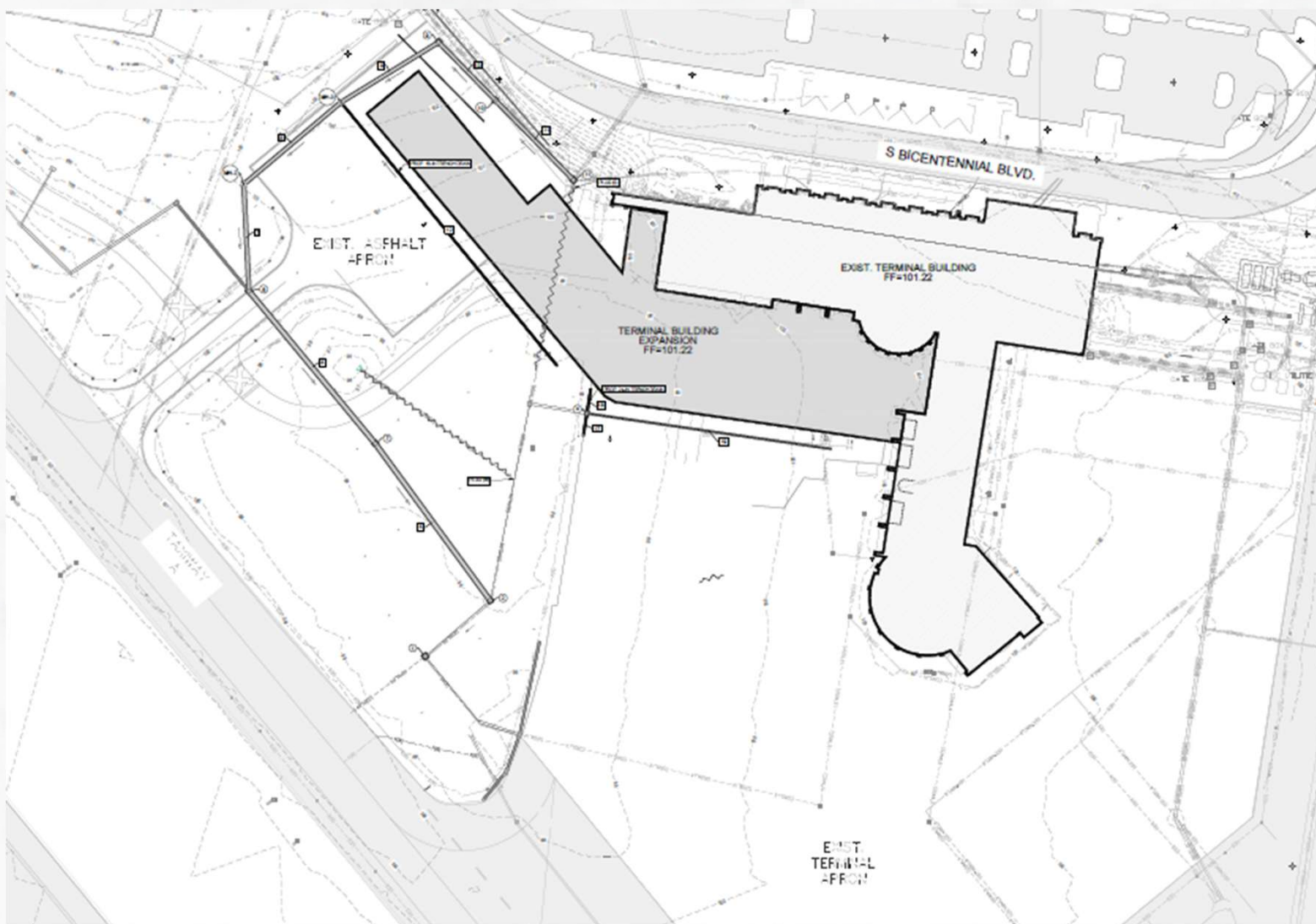
PLUMBING DESIGN PROPOSED NEW SERVICES



Existing Wastewater and Water line Reroute

- New wastewater and water service for concourse expansion.

STORM SEWER DESIGN PROPOSED NEW SERVICES



Existing Storm Sewer Reroute

- Existing storm sewer reroute due to concourse expansion.
- Proposed storm sewer will also address drainage for the adjacent ramp expansion.



JEREMY SANTOSCOY, P.E.

DIRECTOR OF AVIATION
MCALLEN INTERNATIONAL AIRPORT



(956) 681-1521



WWW.MCALLENAIRPORT.COM



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ITEM SUMMARY

BOARD:

AGENDA ITEM

3.A.

DATE SUBMITTED

MEETING DATE

2/23/2026

1. Agenda Item: Consultation with City Attorney regarding legal aspects of contracts. Tex. Gov't. Code §551.071.
2. Party Making Request: Austin Stevenson
3. Nature of Request: Consultation with City Attorney regarding legal aspects of contracts. Tex. Gov't. Code §551.071.
4. Routing:
Crystal Montano Created -
5. Staff Recommendation:
6. Advisory Board:
7. City Attorney: None -AS
8. Manager's Recommendation:



ITEM SUMMARY

BOARD:	AGENDA ITEM	3.B.
	DATE SUBMITTED	
	MEETING DATE	2/23/2026

1. Agenda Item: Consultation with City Attorney regarding potential and pending litigation. 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: None -AS
8. Manager's Recommendation:



ITEM SUMMARY

BOARD:	AGENDA ITEM	3.C.
	DATE SUBMITTED	
	MEETING DATE	2/23/2026

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: None -AS

8. Manager's Recommendation: