

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

The McAllen Board of Commissioners convened in a Workshop on **Monday, February 23, 2026**, at 4:30 pm, at McAllen City Hall Third Floor (3rd) Commission Chambers.

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

Absent: Mayor Pro Tem Victor "Seby" Haddad

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 4:30 pm.

1. PRESENT QUESTIONS RELATING TO STAFF RELATING TO THE FEBRUARY 23, 2026, REGULAR MEETING AGENDA, TO BE DISCUSSED AT SUCH A MEETING.

Question was asked relating to item 3D.

2. TERMINAL EXPANSION UPDATE.

Staff provided an update on the ongoing Terminal Expansion project, beginning with an overview of the Terminal Programming for the Existing Upper Level. The discussion included evaluation of current space usage and considerations for future passenger flow and operational needs.

Staff also discussed Terminal Space Visioning, emphasizing the importance of creating a strong sense of place within the updated terminal. It was noted that McAllen is a community rooted in rich multicultural heritage while maintaining an eye toward future growth and innovation. This vision is guiding the development of public areas and passenger experience enhancements. It was noted that the city is charting the leadership in the region through education, healthcare, commerce, and burgeoning industries while keeping our diverse culture and history close to heart.

A conceptual mood board was presented to illustrate design themes and aesthetic direction. Staff also reviewed concepts for the Central Lobby Expansion. The Terminal Programming Upper Level was highlighted as follows:

- 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

The update included a detailed review of the Terminal Design Utility Infrastructure, with the following points highlighted:

- **Mechanical Systems:** Existing equipment has reached the end of its useful life.
- **Electrical Systems:** Staff discussed the need for improved redundancy.
- **Plumbing:** Updates will address the existing water line system and wastewater infrastructure.
- **Storm Sewer:** A realignment of the system was discussed to improve drainage.

Staff also reviewed several proposed improvements, including:

- **Proposed Air Handling Units**
- **Proposed Cooling Tower**
- **Electrical Design and Proposed Redundancy Features**
- **Proposed East and West Service Yards**
- **New Electrical Support Equipment**
- **Proposed New Services**
- **Existing Wastewater and Waterline Reroute**
- **Existing Storm Sewer Reroute**

No action was required at this time; the update was provided for informational purposes.

Council members shared comments and questions, and Mayor Villalobos thanked staff for the presentation.

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.**

PUBLIC COMMENT: Marcia Olivarez, Veronica Garza, Bert Guerra and Laurel McLeaish addressed the Council during the public comment section of the agenda.

ADJOURN

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

Javier Villalobos
Mayor

Attest:


Perla Lara, TRMC/CMC, CPM
City Secretary