



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, APRIL 27, 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 April 27, 2026 Regular Meeting Agenda, to be discussed at such meeting.
2. Presentation on the Street Light Update.
3. Presentation on the Drainage Utility Fee 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) 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 April 21, 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.

/s/
Perla Lara, TRMC/CMC, CPM
City Secretary



ITEM SUMMARY

BOARD: City Commission

AGENDA ITEM	2.
DATE SUBMITTED	04/17/2026
MEETING DATE	4/27/2026

1. Agenda Item: Presentation on the Street Light Update.
2. Party Making Request: Marlen Garza
3. Applicant:
4. Nature of Request: This is a presentation updating the City Commission and Mayor on the status of the Street Lights by District project. Last update was given at the City Commission Workshop meeting on April 28, 2025. The Street Lights by District project is a project that is an in-house project that aims at increasing lighting in residential and arterial roadways to meet current City of McAllen requirements.
5. Fiscal Impact Summary:
6. Budgeted:

Bid Amount:	_____	Budgeted Amount:	_____
Under Budget:	_____	Over Budget:	_____
		Amount Remaining:	_____
7. Routing:

Marlen Garza	Created/Initiated - 04/17/2026
Juan Olaguibel	-
8. Staff Recommendation: Staff recommends to continue to make progress on the project.
9. Advisory Board:
10. City Attorney:
11. Manager's Recommendation:



TRAFFIC OPERATIONS DEPARTMENT
MEMORANDUM

To: Isaac J Tawil, City Manager
From: Marlen Garza, PE, Traffic Operations Director
Date: April 27, 2026
Subject: Street Lights by District- Project Updates

EXPLANATION

This is a presentation updating the City Commission and Mayor on the status of the Street Lights by District project. Last update was given at the City Commission Workshop meeting on April 28, 2025.

The Street Lights by District project is a project that is an in-house project that aims at increasing lighting in residential and arterial roadways to meet current City of McAllen requirements.

Street Lights by District

Spring 2026 Updates | Traffic Operations Department



Overview

An illustration on the left side of the slide. It features a dark blue background with a yellow diagonal shape. Two black streetlights with white lampshades are positioned on the left, casting a yellow glow. Below them are two black silhouettes of houses with yellow roofs and windows. The entire illustration is set against a dark blue background that tapers to the right.

- **Goal:**

Add additional lighting to existing neighborhoods (Phase I) & high-volume roadways (Phase II) in an effort to bring lighting to current City Standards

- **Priorities:**

- Established Neighborhoods
- High-Volume Roadways (Arterial Roadways)
- Annexed Areas
- Undeveloped Areas

- Last update on progress was Spring 2025
- In-House Project Effort Commenced in FY 22-23

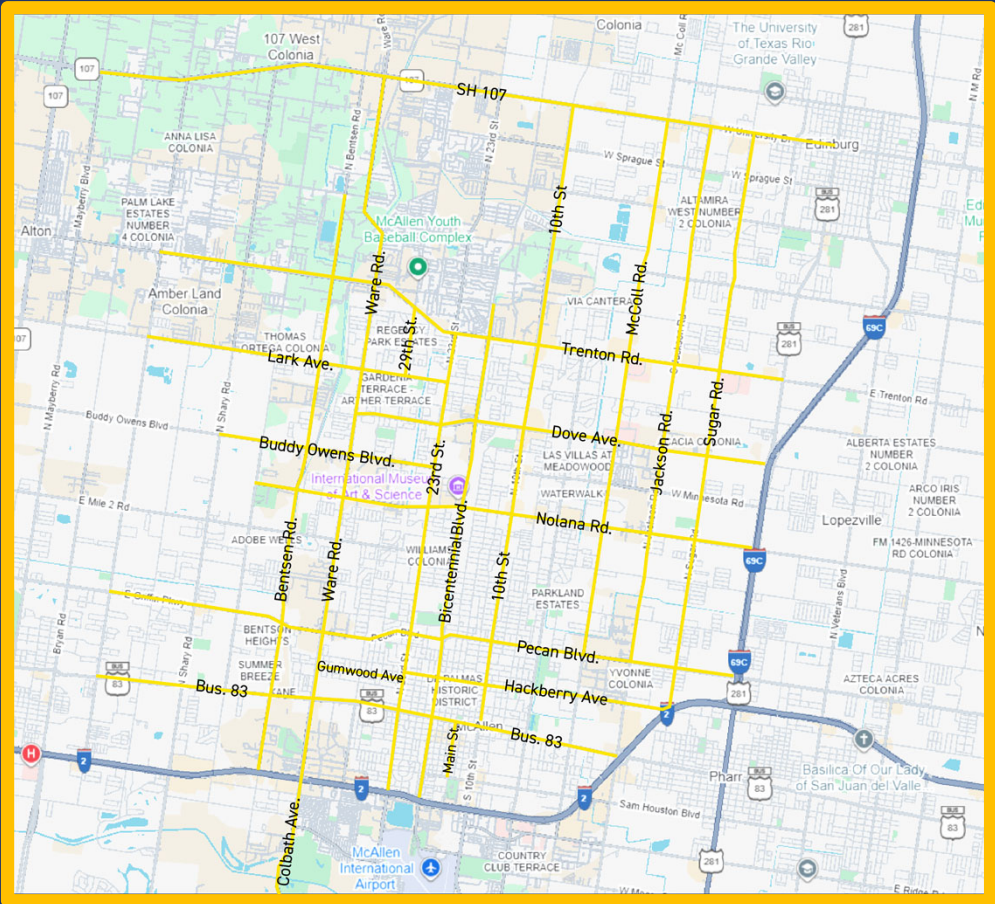
- **Metrics (# of lights)**

- *District 1:* 189
- *District 2:* 141
- *District 3:* 98
- *District 4:* 86
- *District 5:* 239
- *District 6:* 350

**Paving the
Way for Smart
Infrastructure**



High-Volume Roadways (Arterials)



Upgrades and new additions for high-volume roadways (arterials)



Today

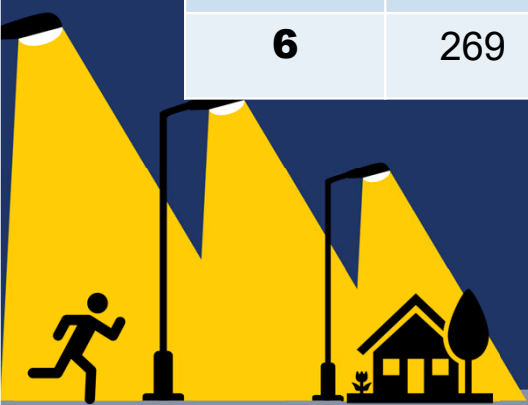


Street light Installation Progress

- **FY 23-24:** 20 Street Lights
- **FY 24-25:** 50 Street Lights
- **FY 25-26:** 89 Street Lights

Status to Date

District	# of Lights	FY 24-25	FY 25-26	Status
1	114	35%	66%	18% MVEC. Pending Legal Dept. involvement on use of private property for street light installation.
2	63	16%	32%	46% MVEC. Pending Legal Dept. involvement on use of private property for street light installation.
3	109	10%	57%	Pending Design or Construction
4	86	100%	100%	Completed FY 21-22
5	242	0%	2%	Submittal to AEP in November 2024 – Pending Design
6	269	0%	0%	Submittal to AEP in January 2025 – Pending Design



District 1

District 1	Percentage	Notes
MVEC Jurisdiction	18%	21 / 114 Lights
Right of Entry Needed	4%	4 / 114 Lights
Easement Needed	11%	12 / 114 Lights
Boring	0%	0 / 114 Lights
Pending Installation	10%	0 / 114 Lights
Canceled	2%	2 / 114 Lights
Completed	35%	75 / 114 Lights
Total	100%	114 Lights



District 2

District 2	Percentage	Notes
MVEC Jurisdiction	46%	29 / 63 Lights
Right of Entry Needed	14%	9 / 63 Lights
Easement Needed	6%	4 / 63 Lights
Boring	0%	0 / 63 Lights
Pending Installation	2%	1 / 63 Lights
Canceled	0%	0 / 63 Lights
Completed	32%	20 / 63 Lights
Total	100%	63 Lights



District 3 | 4

District 3	Percentage	Notes
Under Design	13%	14 / 109 Lights
Right of Entry Needed	4%	4 / 108 Lights
Easement Needed	1%	1 / 109 Lights
Boring	2%	2 / 109 Lights
Pending Installation	18%	20 / 109 Lights
Canceled	5%	6 / 109 Lights
Completed	57%	62 / 109 Lights
Total	100%	109 Lights

District 4	Percentage	Notes
Completed	100%	Completed in 2021
Total	100%	86 Lights

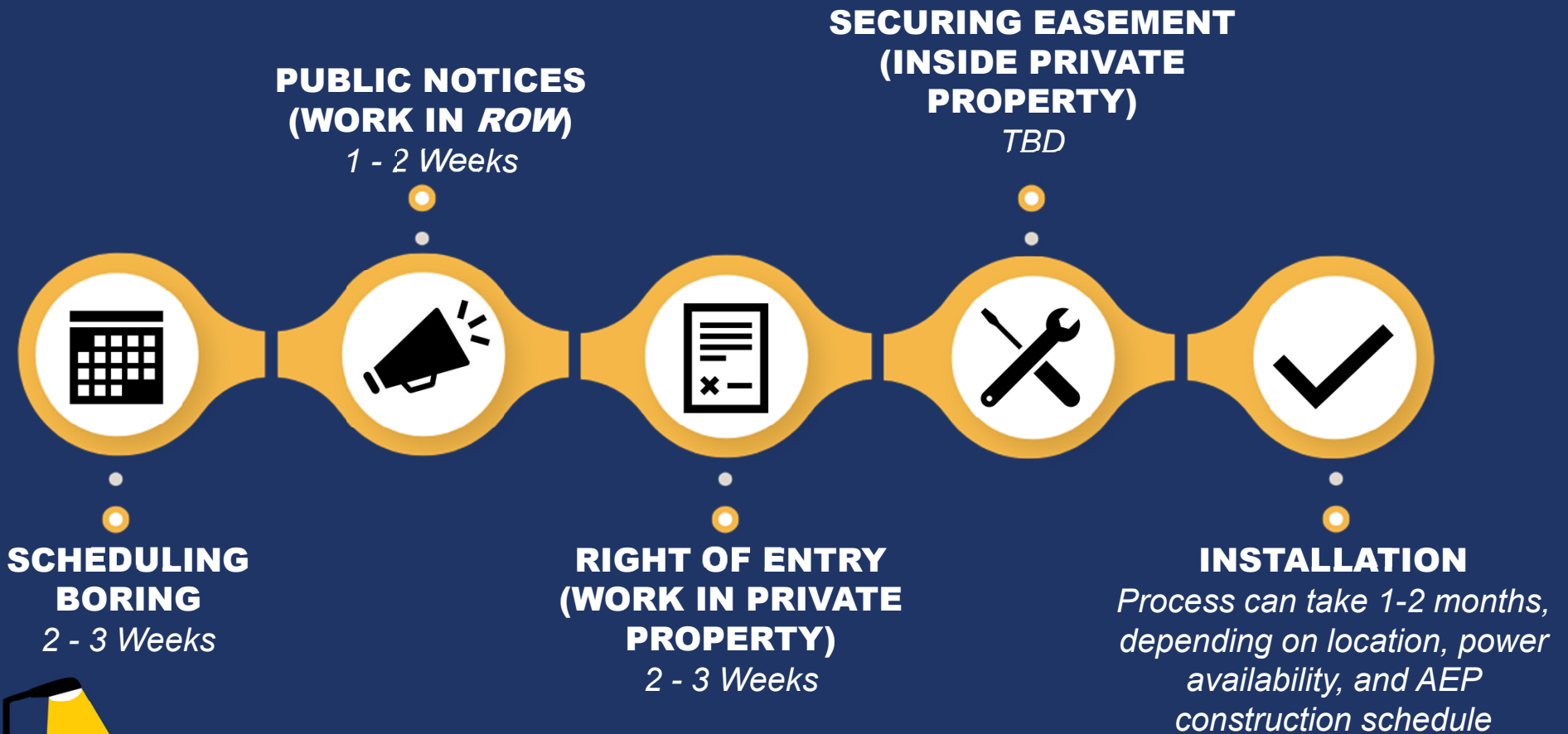


District 5 | 6

District 5	Percentage	Notes
Under Design	98%	228/242
Completed	2%	5/242
Total	100%	242 Lights

District 6	Percentage	Notes
Submitted	0%	Submitted for Design on 1 / 21 / 2025
Total	100%	269 Lights





Construction Process

Phase II

- Commenced for East-West Streets:
 - Business 83
 - Dove
 - Pecan
 - Nolana
 - Trenton
 - Hackberry
 - Jackson Avenue
 - Military Highway





Marlen Garza, P.E.

Traffic Operations Department Director

marlen.garza@mcallen.net

Office: 956-681-2715





**ENGINEERING DEPARTMENT
MEMORANDUM**

To: Isaac J. Tawil, City Manager

From: Eduardo Mendoza, PE, P.T.O.E., City Engineer


Date: April 27, 2026

Subject: Drainage Utility Fee Update

Explanation

Staff requests the opportunity to provide an update on the Drainage Utility Fee.

This brief presentation will cover the drainage utility background, revenues, and completed/programmed projects.



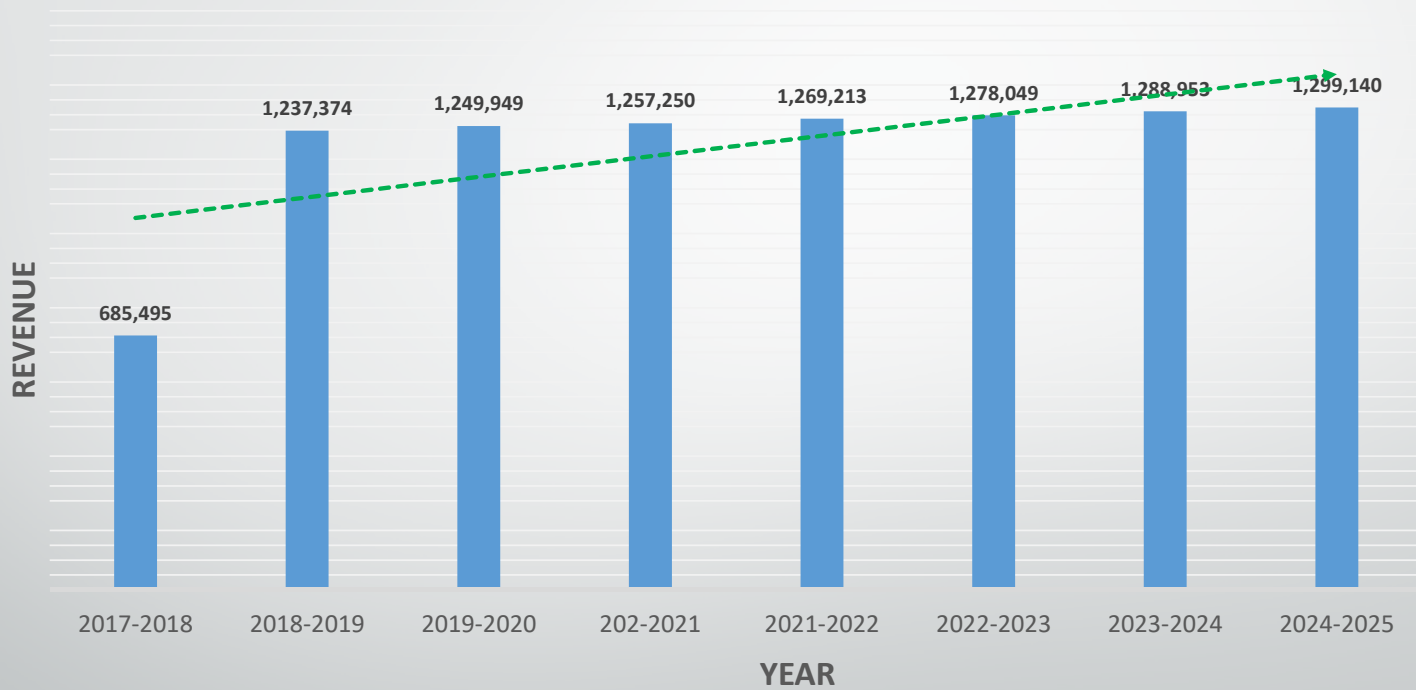
8th Annual Update Drainage Utility Fee

April 2026

Drainage Utility Fee

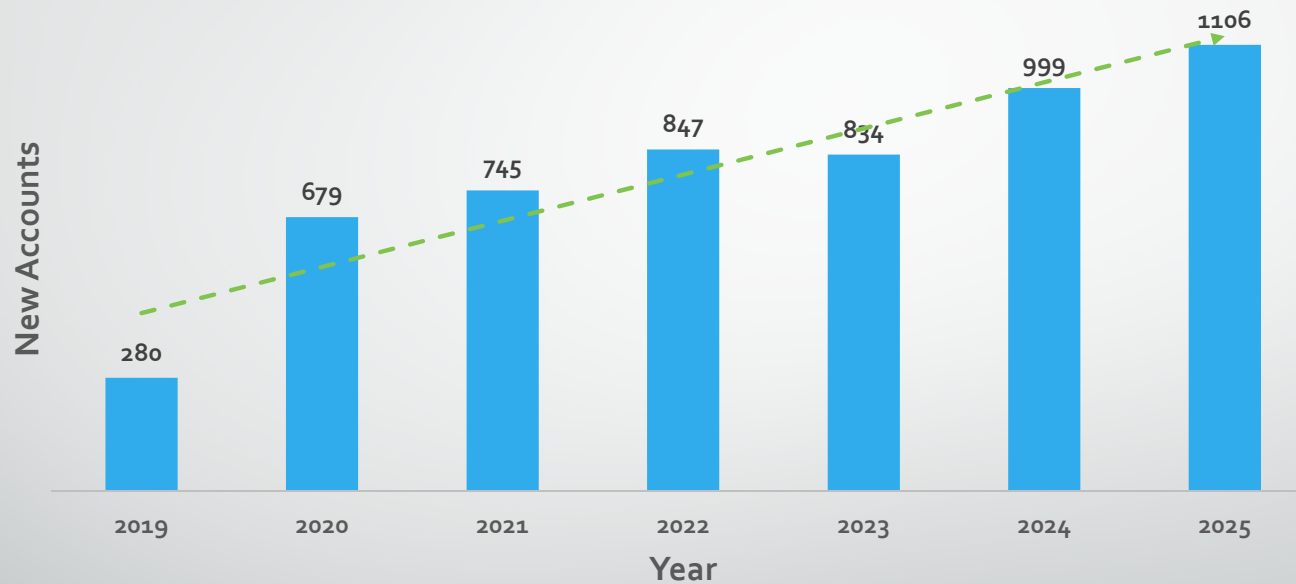
- Adopted in March 2018, paid through monthly utility bill
- Fee is based on average impervious cover for residential properties (2,700 sf = 1 ERU)
- Monthly fee of \$1.50 per ERU (min. \$1.00 / max \$75.00)
- Projects awarded throughout the term

Year 8 Revenue Update



Total (December 2025) = \$9,565,421.79

New Accounts by Year



Average per year = 784

Projects Completed - 9

PROJECT	EXPENDITURES (ACTUAL)	PHASE
8TH NORTH CAMELLIA AVENUE	\$ 233,938.78	COMPLETE
GARDENIA AVENUE AT 12 STREET	\$ 277,492.66	COMPLETE
MAIN (NORTH) STREET AT JAY AVENUE	\$ 64,928.07	COMPLETE
QUINCE AVENUE AT N. 8TH STREET	\$ 216,008.77	COMPLETE
BALBOA DITCH SLUICE GATE IMPROVEMENT	\$ 675,029.26	COMPLETE
TRADE ZONE PUMP STATION IMPROVEMENT	\$ 224,042.50	COMPLETE
SARAH AVENUE BYPASS	\$ 139,455.60	COMPLETE
NORTHWEST BLUELINE HIBISCUS TRIBUTARY	\$ 249,616.40	COMPLETE
DOVE: 41ST STREET TO BENTSEN	\$ 1,141,730.51	COMPLETE
Total Completed Projects	\$ 3,222,242.55	

See attached exhibit for project locations

Project Under Construction - 3

PROJECT	CONTRACT AMOUNT	PHASE
BALBOA ACRES STORM WATER INFRASTRUCTURE & PUMP STATION IMPROVEMENTS	\$ 1,945,979.00	CONSTRUCTION
HARVEY AVENUE STORM WATER PUMP STATION UPGRADES	\$ 768,920.00	CONSTRUCTION
MCALLEN LATERAL CHANNEL IMPROVEMENTS	\$ 5,689,125.11	CONSTRUCTION
Projects Under Construction	\$ 8,404,024.11	

See attached exhibit for project locations

Projects Ongoing- 4

PROJECT	ENGINEER ESTIMATE	PHASE
TORRES ACRES ROADWAY & DRAINAGE IMPROVEMENTS	\$ 1,334,237.00	AWAITING FUNDING
NORTHEAST MCALLEN/EDINBURG LATERAL 2 ND STREET & SAVANNAH AVENUE DRAINAGE IMPROVEMENTS	\$ 2,689,354.96	RIGHT-OF-WAY
TRADE ZONE LATERAL CHANNEL IMPROVEMENTS	\$ 721,308.00	DESIGN
	\$2,500,000	DESIGN
Projects Ongoing	\$ 7,244,899.96	

See attached exhibit for project locations

Year 8 Updates

Adding New Accounts

- New Commercial and Residential
- Accounts billed \$0.99 until assessment is completed
- Assessment in progress utilizing available appraisal district data

Create Drainage Only Accounts

- Send out letters to Property Owner per HCAD to notify of Accounts Creation
- Sign and Return Forms w/Deadline
- Account Activation

CITY OF MCALLEN DRAINAGE FEE PROJECTS



LEGEND

- DISTRICT 1
- DISTRICT 2
- DISTRICT 3
- DISTRICT 4
- DISTRICT 5
- DISTRICT 6
- MCALLEN CITY LIMITS
- COMPLETED
- CONSTRUCTION
- ONGOING

COMPLETED

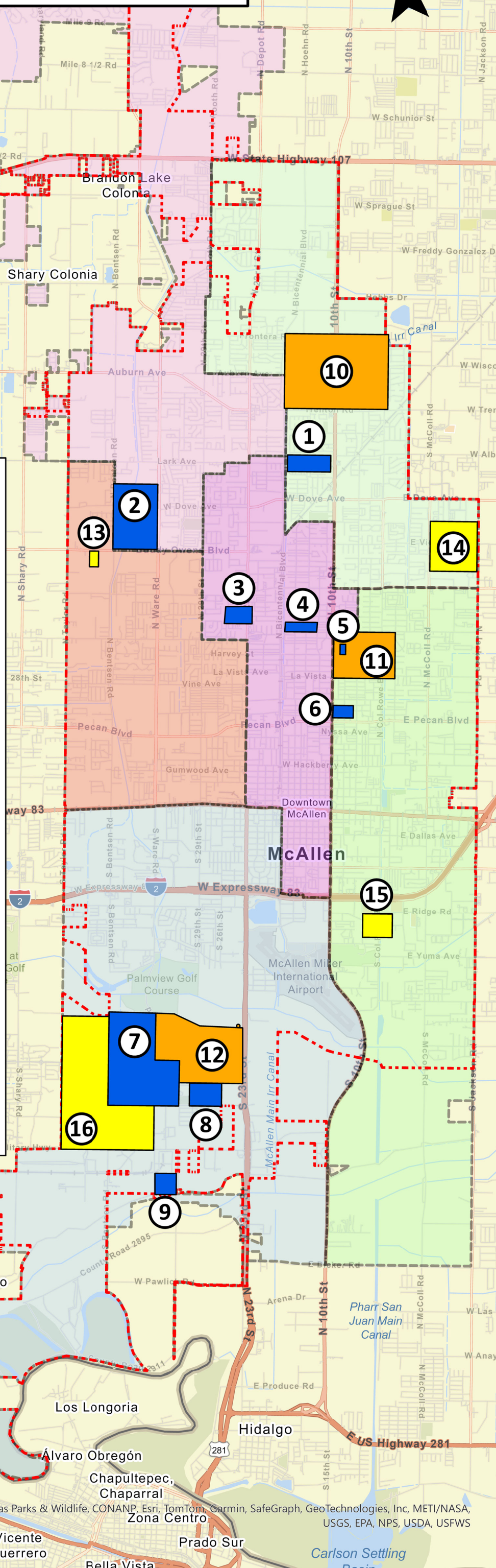
- 1 MAIN (NORTH) STREET AT JAY AVENUE
- 2 DOVE: 41ST STREET TO BENTSEN
- 3 NORTHWEST BLUELINE HIBISCUS TRIBUTARY
- 4 GARDENIA AVENUE AT 12TH STREET
- 5 8TH NORTH CAMELLIA AVENUE
- 6 QUINCE AVENUE AT N. 8TH STREET
- 7 BALBOA DITCH SLUICE GATE IMPROVEMENT
- 8 SARAH AVENUE BYPASS
- 9 TRADE ZONE PUMP STATION IMPROVEMENT

CONSTRUCTION

- 10 MCALLEN LATERAL CHANNEL IMPROVEMENTS
- 11 HARVEY AVENUE STORM WATER PUMP STATION UPGRADES
- 12 BALBOA ACRES STORM WATER INFRASTRUCTURE & PUMP STATION IMPROVEMENTS

ONGOING

- 13 TORRES ACRES ROADWAY & DRAINAGE IMPROVEMENTS
- 14 NORTHEAST MCALLEN/EDINBURG LATERAL
- 15 2ND STREET & SAVANNAH AVENUE DRAINAGE IMPROVEMENTS
- 16 TRADE ZONE LATERAL CHANNEL IMPROVEMENTS





Questions?



ITEM SUMMARY

BOARD:	AGENDA ITEM	4.A.
	DATE SUBMITTED	
	MEETING DATE	4/27/2026

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:

8. Manager's Recommendation: