

# NOTICE OF MEETING

## City of McAllen, Texas

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### Tres Lagos Public Improvement District (the "PID")

#### Board of Directors' Meeting

### AGENDA

Friday, May 1, 2026

at 2:00 p.m. CST

Chase Tower Building

200 South 10th Street - Suite 1700

McAllen, TX 78501

Virtual Access:

Contact Misty Martin at

[mmartin@rhodes.com](mailto:mmartin@rhodes.com) for information

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NOTICE: At any time during the meeting, the Board of Directors 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 Board of Directors 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.

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1. **Call to Order and Roll Call.**
2. **Determine Quorum.**
3. **Public Hearing(s):** None.
4. **Public Comments:** *This item is for any member of the public who wishes to address the Board of Directors. During the Public Comments portion of the agenda, the presiding officer will call on those persons who have signed up to speak in the order they have registered. There will be no action by the Board of Directors at this time. Public comments will be limited to 3 minutes per person;*
5. **Consent Agenda Item(s):** *The Consent Agenda is considered routine and will be enacted by the Board of Directors with one motion. There will be no separate discussion of these items unless they are pulled from the Consent Agenda upon the request of a Board Member.*
  - a. Consider approval of the Minutes from the following PID Board of Directors' Meeting:
    - i. August 20, 2025;
6. **Action/Discussion Items:**
  - a. Receive briefing from Developer on status of Tres Lagos Project;
  - b. Receive community property management update;

- c. Consider and take possible action recommending approval of a Development Agreement by and between Developer and the City of McAllen, Texas, regarding maintenance and operations of the PID Improvements;
- d. Consider and take possible action ratifying the execution of a letter agreement with TXDOT regarding drainage for a TXDOT roadway improvement project;
- e. Consider and take possible action ratifying and/or approving property donations and dedications to the City of McAllen, Texas;
- f. Consider and take possible action requesting the City of McAllen, Texas to appoint/reappoint Board Members and authorizing Board Secretary to facilitate such request;
- g. New Business/Future Agenda Items; and

7. **Adjournment.**

Disability Access Information: This meeting is wheelchair accessible. The accessible entrance is located in front of the main entrance.

I, Perla Lara, the undersigned authority, do hereby certify that the foregoing is a true and correct copy of the Notice of Meeting and Agenda for the Tres Lagos Public Improvement District and that I posted a true and correct copy of the same on **April 23<sup>rd</sup>, 2026**, on the bulletin board in the municipal building, a place readily accessible to the general public at all times for at least three (3) business days before the scheduled date of the meeting, in accordance with Chapter 551 of the Texas Government Code.

s/s \_\_\_\_\_  
Perla Lara, City Secretary