

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

The McAllen Board of Commissioners convened in a Workshop on **Monday, April 27, 2026**, at 4:00 pm, at McAllen City Hall Third Floor (3rd) Commission Chambers.

Mayor Javier Villalobos, Pro Tem Victor "Seby" Haddad, Commissioner Antonio "Tony" Aguirre, Jr., Commissioner Rolando "Rolly" Rios, Commissioner Rodolfo "Rudy" Castillo and Commissioner Jose R. "Pepe" Cabeza de Vaca were present

Absent: Commissioner Joaquin Zamora

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 APRIL 27, 2026, REGULAR MEETING AGENDA, TO BE DISCUSSED AT SUCH A MEETING.

There were no questions regarding the April 27, 2026, workshop agenda.

2. PRESENTATION ON THE STREET LIGHT UPDATE.

Marlene Garza presented an update to the Mayor and City Commission on the Street Lights by District project. She noted that the previous update was provided during the City Commission Workshop on April 28, 2025. The project is an in-house initiative focused on increasing street lighting throughout residential neighborhoods and major arterial roadways to meet current City of McAllen standards.

The primary goal of the project is to enhance lighting in existing neighborhoods along with high-traffic corridors to improve visibility and safety. Project priorities were outlined as follows: established neighborhoods, high-volume roadways, annexed areas, and undeveloped areas. The most recent progress update covered Spring 2025, with in-house project efforts having commenced during FY 2022–2023.

Ms. Garza provided a status update by district and explained that street light installation is a construction-driven process that requires extended timelines. She noted that a notification process is followed and that AEP crews are currently working at multiple locations simultaneously.

Phase II of the project was also discussed, which includes East–West corridors such as Business 83, Dove Avenue, Pecan Boulevard, Nolana Avenue, Trenton Road, Hackberry Avenue, Jackson Avenue, and Military Highway.

Members of the Commission shared comments and raised questions regarding project timelines, underground boring schedules, delays related to Magic Valley, corrective actions being taken, canceled installations, lighting in alleys and service drives, reporting systems for street light outages beyond the 311 system, ongoing work in neighborhoods, downtown alley lighting, and the permitting process. Staff answered questions posed by the council members.

Staff were thanked for their presentation.

3. PRESENTATION ON THE DAINAGE UTILITY FEE UPDATE.

Eduardo Mendoza and Mario Cruz presented an update on the Drainage Utility Fee, which included an overview of the program's background, revenue information, completed and programmed projects. Staff noted that the Drainage Utility Fee was adopted in March 2018 and is collected through customers' monthly utility bills. The fee is based on the average impervious cover for residential properties, with a monthly charge of \$1.50 per Equivalent Residential Unit (ERU). Projects have been awarded throughout the duration of the program.

An update on year 8's revenue was provided. Staff reported that nine projects have been completed, with additional projects currently under construction or ongoing. Projects discussed included the Torres Acres Roadway and Drainage Improvements, Northeast McAllen–Edinburg Lateral, 2nd Street and Savannah Avenue Drainage Improvements, and the Trade Zone Lateral Channel Improvements. Year 8 program updates were also reviewed.

Mayor and Commission members asked questions regarding updates to miscellaneous categories on utility bills, the South Wastewater Treatment Plant, the Balboa Pump Station, Reinvestment Development Areas (RDA), system capacity, volume, and drainage project prioritization. Additional discussion included questions about District 3, specifically Project No. 13 and other drainage projects located within the district. Clarification was requested regarding which projects were completed using drainage utility fees versus those funded through bond-funded water projects, Development Corporation water projects, and grants, including funding for the Las Palmas Community Center. Staff answered questions posed by the council members.

Staff were thanked for the presentation.

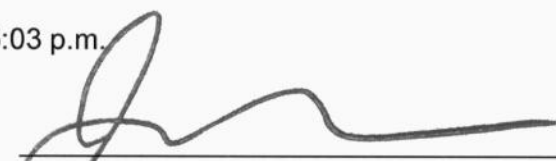
4. EXECUTIVE SESSION, CHAPTER 551, TEXAS GOVERNMENT CODE, SECTION 551.071 (CONSULTATION WITH ATTORNEY), SECTION 551.072 (DELIBERATION REGARDING REAL PROPERTY), SECTION 551.074 (PERSONNEL MATTERS) AND SECTION 551.087 (ECONOMIC DEVELOPMENT).

A) CONSIDERATION OF ECONOMIC DEVELOPMENT MATTERS. TEX. GOV'T. CODE §551.087.


PUBLIC COMMENT: Miles Diaz, Diana Laura Morales and Fabiola Escalon

ADJOURN

Without objection, the meeting adjourned at 5:03 p.m.



Javier Villalobos
Mayor

Attest: 

Perla Lara, TRMC/CMC, CPM
City Secretary