



Mayor Javier Villalobos  
Mayor Pro Tem/Commissioner Pepe Cabeza de Vaca  
Commissioner Tony Aguirre, Jr.  
Commissioner Joaquin Zamora

Commissioner Rolando "Rolly" Rios  
Commissioner Rodolfo "Rudy" Castillo  
Commissioner Michael Fallek  
City Manager Isaac J. Tawil

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**NOTICE OF WORKSHOP TO BE HELD BY THE  
MCALLEN BOARD OF COMMISSIONERS  
MONDAY, JUNE 8, 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 June 8, 2026 Regular Meeting Agenda, to be discussed at such meeting.
2. Downtown Mobility Presentation.
3. Alley Stimulus Capital Project 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.
  - B) Deliberation regarding critical infrastructure facility. Tex. Gov't. Code § 551.0761.
  - C) Consultation with City Attorney regarding pending litigation. Tex. Gov't. Code §551.071.

**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 June 2, 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





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**ITEM SUMMARY**

BOARD: City Commission

AGENDA ITEM  
DATE SUBMITTED  
MEETING DATE

2.  
05/29/2026  
6/8/2026

1. Agenda Item: Downtown Mobility Presentation.

2. Party Making Request:

3. Nature of Request:

4. Routing:

Angela Cano  
Mario Delgado  
Juan Olaguibel

Created/Initiated - 05/29/2026  
Approved - 06/02/2026  
New -

5. Staff Recommendation:

6. Advisory Board:

7. City Attorney:

8. Manager's Recommendation:



# Downtown Mobility

Mario Delgado, Transit Director

CITY COMMISSION MEETING

June 8, 2026

# Presentation Overview

## **Downtown Mobility Initiative:**

- Free Downtown Circulator
- Enhanced Mobility Infrastructure
- Federal Partnership
- Downtown Economic Development & Revitalization

# Why Mobility Matters

## Current Challenges

- Limited Parking near key destinations
- Short-distance vehicle trips create congestion
- Visitors may be unfamiliar with parking options
- Need for enhanced pedestrian experience

## Opportunity

Create a seamless mobility network that connects:

- Restaurants
- Retail
- Entertainment
- Offices
- Public Parking

Mobility is an economic development tool.



# Free Downtown Circulator

**Convenient, Accessible, and Free**

## Operating Schedule

Fridays and Saturdays

9:00 AM – 6:00 PM

No fare required

## Benefits

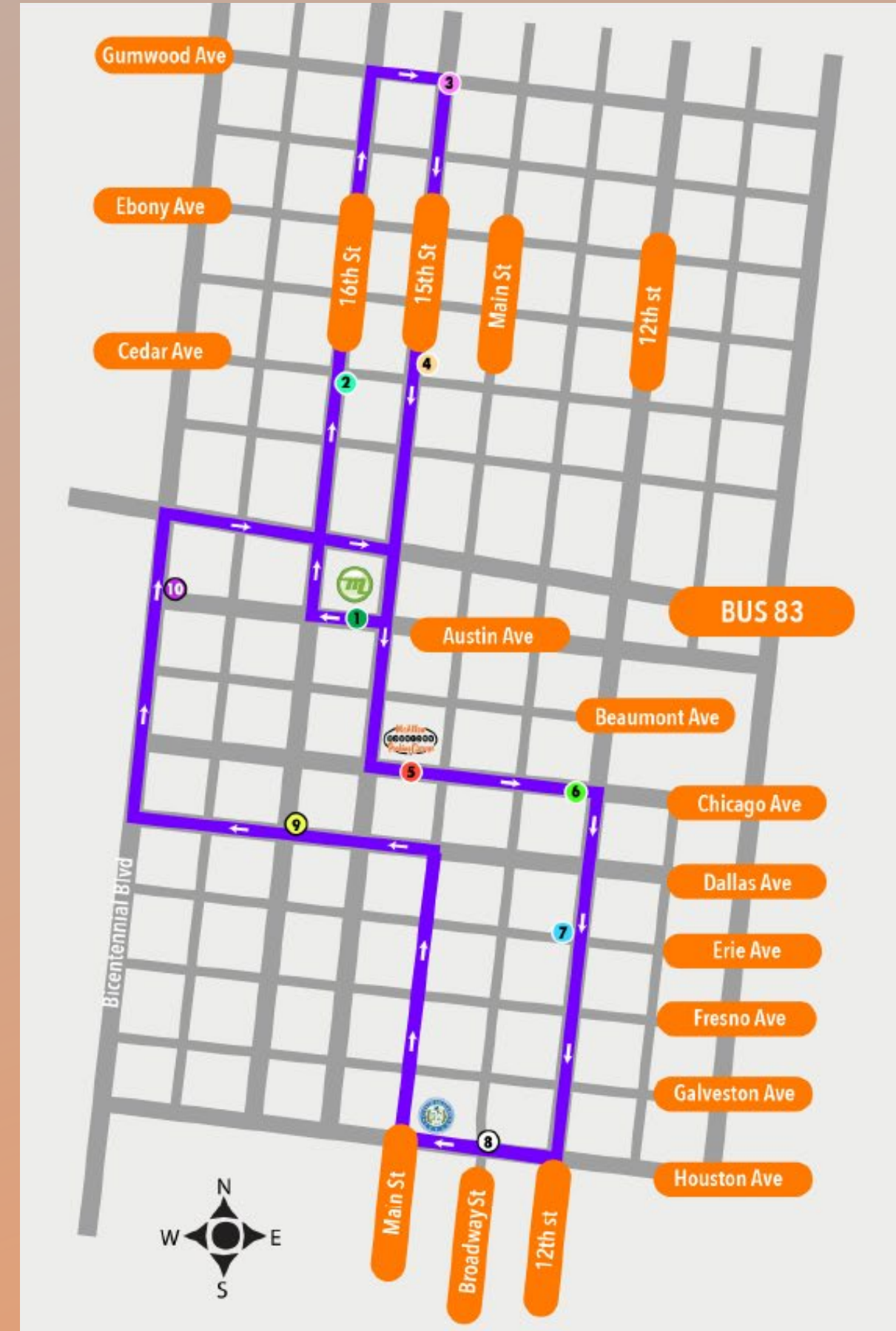
Connects parking to destinations

Encourages downtown visitation

Reduces parking pressure

Supports local businesses

Park once and enjoy downtown.



# Federal Investment Maximizes Local Resources

## Leveraging Federal Transit Administration Support

### FTA Approval

- Parking garage eligible as a federally participating Park & Ride facility
- Federal participation for operations, maintenance, and capital costs

### Benefits

- Reduces local financial burden
- Maximizes existing infrastructure
- Creates long-term sustainability
- Streetscape Improvements

This initiative leverages federal resources to support local mobility goals as well as making downtown more attractive and walkable.

# Vision for Downtown McAllen

## A More Connected Downtown

### The Vision

A downtown where residents and visitors can:

- Park once
- Move easily
- Explore safely
- Support local businesses

### Benefits

- Increased customer access
- Stronger event attendance
- Enjoy public spaces
- Enhanced property values

This initiative represents a strategic investment in mobility, economic development, and quality of place that will benefit residents, businesses, and visitors for years to come.



QUESTIONS?

Thank you!



**ITEM SUMMARY**

BOARD: City Commission

AGENDA ITEM  
DATE SUBMITTED  
MEETING DATE

3.  
06/01/2026  
6/8/2026

1. Agenda Item: Alley Stimulus Capital Project Update.

2. Party Making Request:

3. Applicant:

4. Nature of Request:

5. Fiscal Impact Summary:

6. Budgeted:

Bid Amount: \_\_\_\_\_  
Under Budget: \_\_\_\_\_

Budgeted Amount: \_\_\_\_\_  
Over Budget: \_\_\_\_\_  
Amount Remaining: \_\_\_\_\_

7. Routing:

Jorge Gutierrez  
Eduardo Mendoza  
Michelle Rivera  
Martin Canales

Created/Initiated - 06/01/2026  
Approved - 06/01/2026  
Approved - 06/02/2026  
Final Approval - 06/02/2026

8. Staff Recommendation:

9. Advisory Board:

10. City Attorney:

11. Manager's Recommendation:



**ENGINEERING DEPARTMENT  
MEMORANDUM**

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**To:** Isaac Tawil, City Manager

**From:** Eduardo Mendoza, Director of Engineering P.E.

**Date:** June 8, 2026

**Subject:** Alley Stimulus Capital Project Update

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**Explanation**

This is a historical update on the Alley Projects.



# Stimulus Capital Project

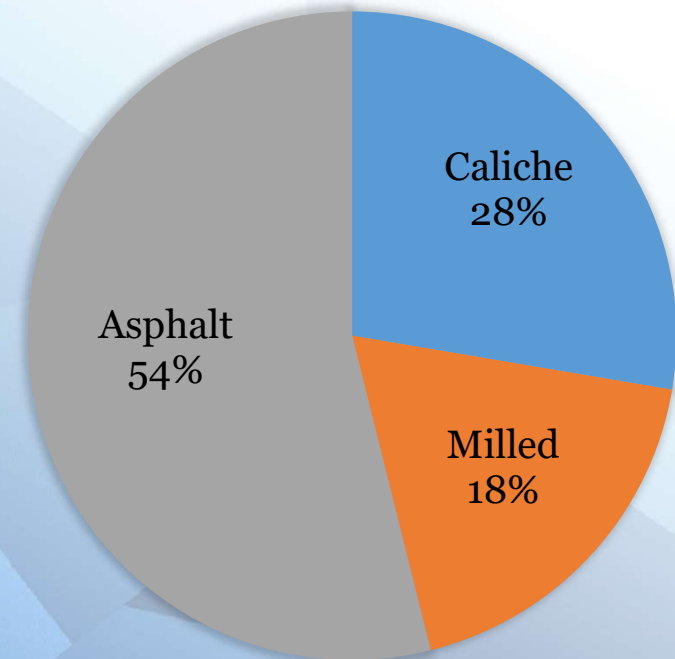
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*Alley Upgrades - Residential*

# Inventory of Alleys

➤ Inventory Overall 141 Miles

- Caliche 40
- Milled 26
- Asphalt 76



# Inventory by District – In Miles

District	Miles	Paved	Non-Paved	% Paved	Cost to Pave
1	30	27	3	90%	\$ 1,061,025
2	6	6	0	100%	
3	14	4	10	29%	\$ 3,667,200
4	24	3	21	13%	\$ 8,318,475
5	33	15	18	45%	\$ 7,128,150
6	35	21	14	60%	\$ 5,604,375
Total:	141	76	66	54%	\$ 25,779,225

## Budget of \$3.6 M

- Professional Services - \$287,625
  - Estimating 9% of overall budget
- Budget for construction - \$3.2M

**5.5 Miles Approx.**

# Scope of Work

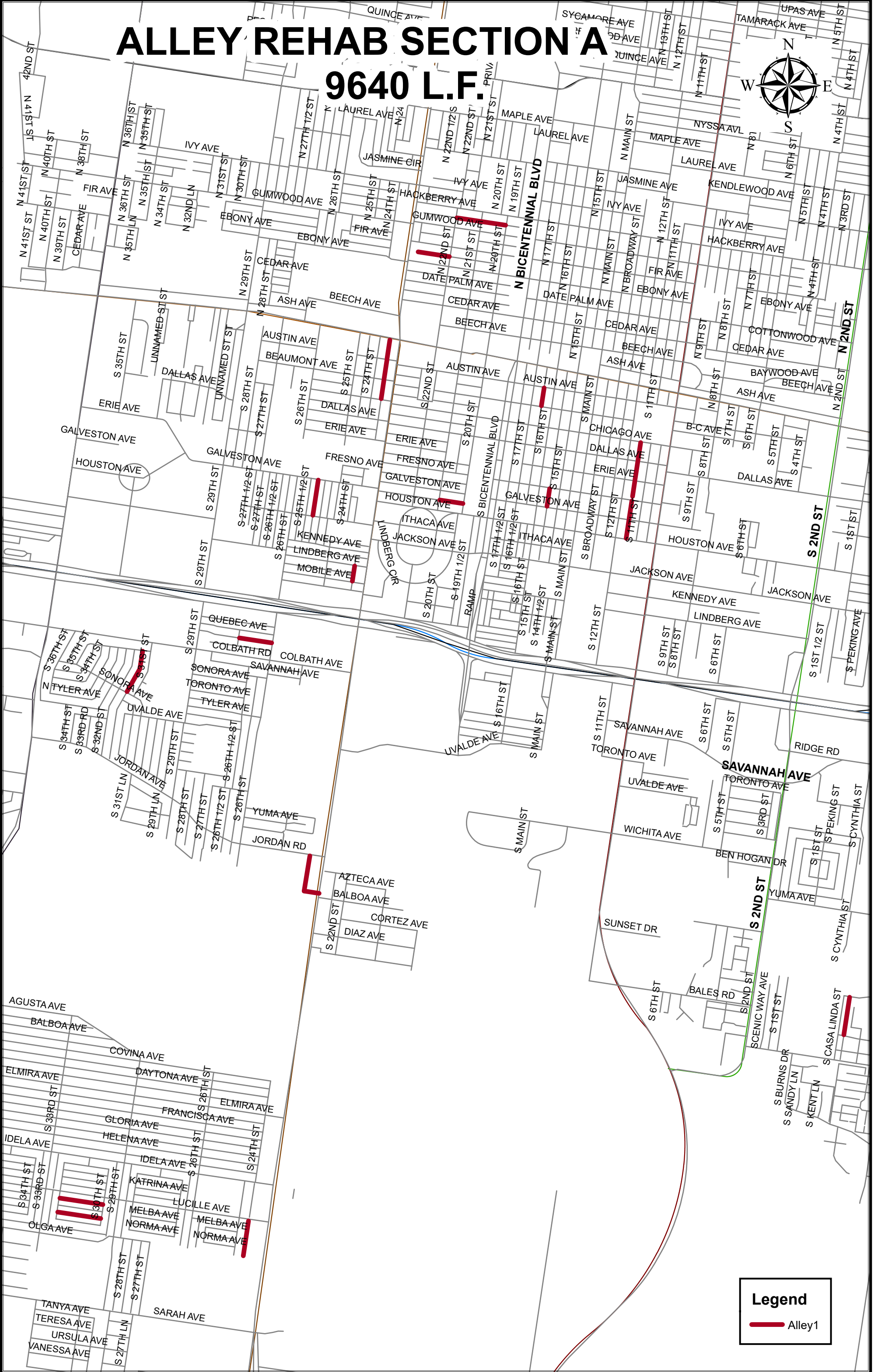
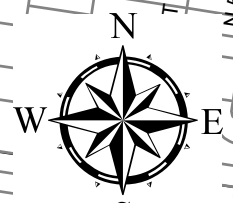
- Selection of Alleys – 5.5 Miles
- Identify specifics of each alley

Original Alley Spreadsheet Overview

Attribute	Value	Points
Surface Condition	Poor	50
	Fair	25
	Good	0
Pavement Surface	Poor	.35*(%Dirt)
	Fair	.20*(%Caliche)
	Good	.05*(%Milling)
Driveway Connections	No	0
	Yes	15
Garbage Route	Yes	15
	No	0

# ALLEY REHAB SECTION A

## 9640 L.F.



**Legend**


— Alley1

# ALLEY REHAB SECTION B

## 9578 L.F.



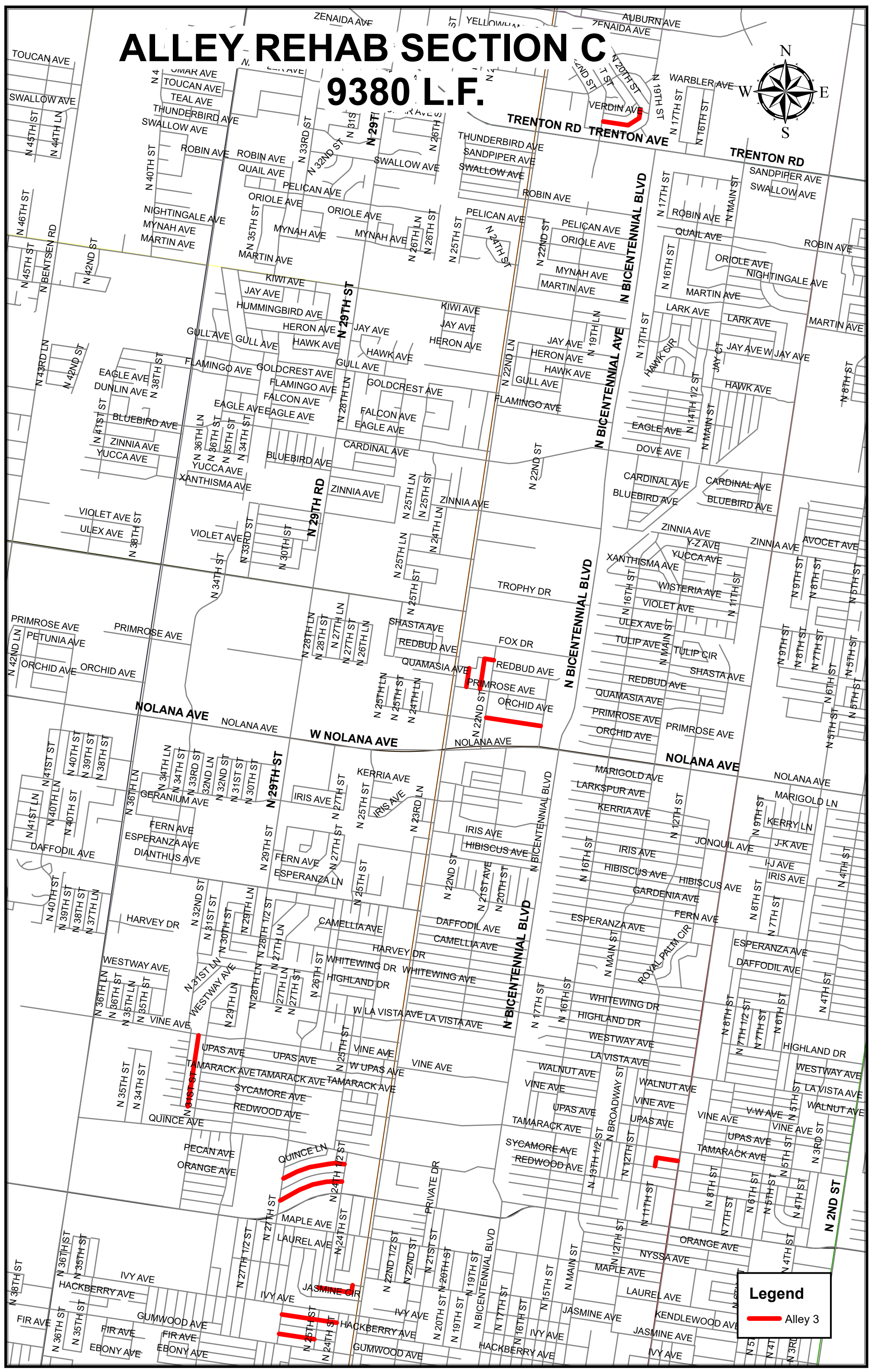
**Legend**

 Alley 2


S. 2ND ST

# ALLEY REHAB SECTION C

## 9380 L.F.



**Legend**

 Alley 3



**Questions ?**



**ITEM SUMMARY**

BOARD:	AGENDA ITEM	4.A.
	DATE SUBMITTED	
	MEETING DATE	6/8/2026

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:



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**ITEM SUMMARY**

BOARD:	AGENDA ITEM	4.B.
	DATE SUBMITTED	
	MEETING DATE	6/8/2026

1. Agenda Item: Deliberation regarding critical infrastructure facility. Tex. Gov't. Code § 551.0761.

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:

