



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

AGENDA
CITY COMMISSION REGULAR MEETING
MONDAY, SEPTEMBER 14, 2026 – 5:00 PM
MCALLEN CITY HALL
CITY COMMISSION CHAMBERS; 3RD FLOOR
1300 HOUSTON AVENUE
MCALLEN TEXAS, 78501

"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 - Mayor Javier Villalobos

PLEDGE OF ALLEGIANCE - Mayor Javier Villalobos

INVOCATION - Mayor Pro Tem Jose R. "Pepe" Cabeza de Vaca

PROCLAMATIONS - McAllen Public Library Month - Kathleen Horan

Constitution Week - Cheyanne Zink

National Day of Remembrance for Murder Victims- Robert Garcia

AGENDA ITEM PUBLIC COMMENT (Individuals wishing to speak regarding an agenda item on today's agenda, please contact City Secretary before 3:30pm)

1. PUBLIC HEARING:

A) ROUTINE ITEMS: *(All Rezoning and Conditional Use Permits listed under this section come with a favorable recommendation from the Planning & Zoning Commission and will be enacted by one motion. However, if there is opposition at the meeting or a discussion is desired, that item(s) will be removed from the Routine Items section of the agenda and will be considered separately.)*

1. Rezoning from R-1 (Low Density Residential-UDC) District to R-2 (Medium Density Residential-UDC): Lot 11, Block 3, Colonia McAllen Subdivision, Hidalgo County; 2700 South 26½ Street. **REZ2026-0115**

2. Rezoning from C-3 (General Business-OC) District to C-2 (Regional Commercial-UDC) a 1.952 acre tract of land out of Lot 109, Pride O' Texas Subdivision, Hidalgo County, Texas; 3800 State Highway 107. **REZ2026-0124**

3. Request of Garman Real Estate Development LLC, for a Conditional Use Permit, for life of Use, and the adoption of an ordinance for an Associated Recreation at Lot 1, Northwest Creek Subdivision, Hidalgo County, Texas; 10421 North 34th Street. **CUP2026-0060**

4. Request of Sarahi Duarte, on behalf of Monroe Cigar Bar LLC, for a Conditional Use Permit, for one year and the adoption of an ordinance for a bar/lounge (Cigar Lounge) at the west 69.5 feet of Lot 11 and East 49.5 feet of Lot 10, Block 2, Doss Addition Subdivision, Hidalgo County, Texas; 803 North 10th Street. **CUP2026-0063**

5. ROUTINE CITY INITIATED REZONINGS

a. Rezoning from A-O (Agricultural and Open Space-OC), R-1 (Single-Family Residential-OC) and C-3 (General Business-OC) Districts under the Old Code (OC) To A-O (Agricultural and Open Space-UDC) District under the new Unified Development Code (UDC) for the following properties:

QUINTA MAZTLAN LOT 1

600 Sunset Drive

500 and 804 Bales Road (PID: 674016 and 175515)

700 Sunset Drive (PID: 675893)

2801 South 10th Street (PID: 189372) **REZ2026-0116**

b. Rezoning from R-1 (Single Family Residential-OC) and C-3L (Light Commercial-OC) Districts under the Old Code (OC) to R-1 (Low Density Residential-UDC) District under the new Unified Development Code (UDC) For the following properties:

2700 South McColl Road (PID: 1351918) **REZ2026-0117**

c. Rezoning from C-3 (General Business-OC) to C-2 (Regional Commercial-UDC) District under the new Unified Development Code (UDC) for the following properties:

RIDGE PLAZA

1200-1424 East Savannah Avenue

1900-2108 South "M" Street

2108 and 2109 East Vermont Avenue

1901, 2101 and 2109 South "K" Center Street

1900 and 1912 South Jackson Road

2108 East Ridge Road

ESPENSEN ACRES LOTS 2-4

2312, 2400 and 2412 South Jackson Road

JACKSON MEADOWS LOTS 66C-66G AND 67C-67W

2500, 2512, 2600, 2608 and 2616 South Jackson Road

2700, 2704, 2708, 2712, 2716, 2720, 2724, 2728, 2732, 2736, 2740, 2800, 2804, 2808, 2812, 2816, 2820, 2824, 2828, 2832 and 2836 South Jackson Road

LAS CANADAS LOTS 1-19 BLOCK 1

2900, 2902, 2904, 2906, 2910, 2912, 2914, 2916, 2918, 3000, 3002, 3004, 3006, 3010, 3012, 3014, 3016, 3018 and 3020 South Jackson Road

VILLA HERMOSA BLOCKS 1-2

3400 and 3500 South Jackson Road

1400 East Savannah Avenue (PID: 645218) **REZ2026-0118**

d. Rezoning from R-1(Single-Family Residential-OC) District and A-O (Agriculture & Open Space-OC), under the Old Code (OC), to R-1 (Low Density Residential-UDC) District under the new Unified Development Code (UDC) for the following properties:

7600, 8000, and 8124 South McColl Road Rear (PIDs: 290334, 290341 and 290343) **REZ2026-0120**

e. Rezoning from R-1 (Single-Family Residential-OC), A-O (Agriculture & Open Space-OC), and I-1 (Light Industrial-OC) Districts under the Old Code (OC) to A-O (Agricultural & Open Space-UDC) District under the new Unified Development Code (UDC) for the following properties:

7100 South McColl Road Rear (PID: 290333)

7201 and 7524 South 10th Street (PID: 644853 and 189956) **REZ2026-0121**

f. Rezoning from C-3 (General Business-OC) District under the Old Code (OC) to C-2 (Regional Commercial-UDC) District under the new Unified Development Code (UDC) for the following properties:

RIVER VALLEY LOT 1

700 South Jackson Road

JACKSON GARDENS LOTS A-B

800 and 808 South Jackson Road

JACKSON CROSSING CENTER SUBDIVISION, Lots 1-7

820, 900 and 920 South Jackson Road

1301, 1317, 1401 and 1417 East Jackson Avenue

WALMART NO. 2 LOTS A, 1, 3, 4, 7

1100 East Jackson Avenue

1200 East Jackson Avenue

1402 South Jackson Road

1410 South Jackson Road

1412 East Jackson Road

Lot 2A Wal-Mart Subdivision No. 2, Lot 2A

1300 East Jackson Road

STATION 1 LOT 1

1501 South "K" Center Street

JACKSON PLAZA LOT 1

1100 South Jackson Road

LAS MISIONES LOT 1

1328 South Jackson Road

SOUTH TEXAS MEDICAL PARK LOTS 1-13

1201, 1301, 1309, 1401 and 1409 East Ridge Road

1601 and 1609 South "K" Center Street

1301, 1309, 1317 and 1325 East Quebec Avenue

1600 and 1608 South Jackson Road

1108 East Jackson Avenue and Rear, 1208, 1224, 1300 East Jackson Avenue and Rear, 1400, 1412 East Jackson Avenue and Rear, 1420, 1428 East Jackson Avenue and Rear (PID: 508167, 508166, 550569, 550570, 550567, 550568, 508160, 508161, 508165, 508164, 510811, 510813, 510808 and 510810)

2000, 2020, 2200, 2216 and 2300 South Jackson Road (PID: 507988, 231201,

231196, 231199 and 231194)
REZ2026-0122

- B) Amending the Zoning Ordinance of the City of McAllen.
- C) Public Hearing on the City of McAllen's Proposed Budget for Fiscal Year 2026-2027.

END OF PUBLIC HEARING

- 2. **CONSENT AGENDA:** *(All matters listed under Consent Agenda are considered to be routine by the Governing Body and will be enacted by one motion. There will be no separate discussion of these items; however, if discussion is desired, that item(s) will be removed from the Consent Agenda and will be considered separately.)*
 - A) Approval of Minutes of Budget Workshops held August 5th, August 12th, August 18th, Workshop and Regular Meeting held on Monday, August 24, 2026.
 - B) Consideration and Approval of Various City Surplus Vehicles and Equipment.
 - C) Consent Resolutions
 - 1. Consideration and Approval of Resolution to accept Federal Aviation Administration (FAA) Grant No. 67.
 - 2. Consideration and Approval of Resolution to Accept Federal Aviation Administration (FAA) Grant No. 68.
- 3. **BIDS/CONTRACTS:**
 - A) Consideration and Approval of the Construction Manager-At-Risk (CMAR) Proposal Qualification for the City of McAllen New Golf Course (Project No. 08-26-C39-1434).
 - B) Award of Contract for Professional Services - Annual Land Surveying Services 2026 (Project No. 04-26-S58-730).
 - C) Consideration and Approval of Change Order No. 1 for the 2nd St. at Byron Nelson Avenue Drainage Improvements (Project No.12-25-C10-638).
- 4. **RESOLUTION:**
 - A) Consideration and possible approval of a resolution casting vote for TML IRP Board of Trustees Election.
- 5. **VARIANCES:**
 - A) Consideration of a variance request to not extend North 49th Street to Pecan Boulevard for the proposed Pecan Plaza Subdivision, Hidalgo County, Texas; 4801 Pecan Boulevard. **VAR2026-0031**
 - B) Consideration of a variance request to not provide the North-South ¼ Mile Collector for the proposed Star Subdivision, Hidalgo County, Texas; 401 East Dicker Road. **VAR2026-0030**

6. MANAGER'S REPORT:

- A)** Advisory Board Appointments.
- B)** Future Agenda Items.

7. TABLED ITEM(S):

- A)** Award of Contract for Airport Rescue Firefighting Apparatus Foam Transition Project (Project No. 06-26-S83-497).
- B)** Consideration of a variance request for sidewalk requirements along East Nassau Avenue, East Pineridge Avenue and S. "H" Street for the proposed Pecina Estates Subdivision, Hidalgo County, Texas; 841 E. Pineridge Avenue. **VAR2026-0029**

8. 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)** Discussion and possible lease, sale or purchase of real property, Tracts 1. Tex. Gov't. Code §551.072.
- B)** 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 September 8, 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

1.A.1.

DATE SUBMITTED

08/24/2026

MEETING DATE

9/14/2026

1. Agenda Item: Rezoning from R-1 (Low Density Residential-UDC) District to R-2 (Medium Density Residential-UDC): Lot 11, Block 3, Colonia McAllen Subdivision, Hidalgo County; 2700 South 26½ Street. **REZ2026-0115**
2. Party Making Request: Omar Sotelo
3. Applicant: Gloria Gutierrez
4. Nature of Request: Rezoning from R-1 (Low Density Residential-UDC) District to R-2 (Medium Density Residential-UDC): Lot 11, Block 3, Colonia McAllen Subdivision, Hidalgo County; 2700 South 26½ Street. **REZ2026-0115**
5. Fiscal Impact Summary:
6. Budgeted:

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

Jessica Cavazos	Created/Initiated - 08/24/2026
Omar Sotelo	Approved - 08/25/2026
Martin Canales	Approved - 08/25/2026
Michelle Rivera	Final Approval - 08/26/2026
8. Staff Recommendation: Staff Recommends Approval
9. Advisory Board:
10. City Attorney: Approve -AS
11. Manager's Recommendation: Approve - IJT

Memo

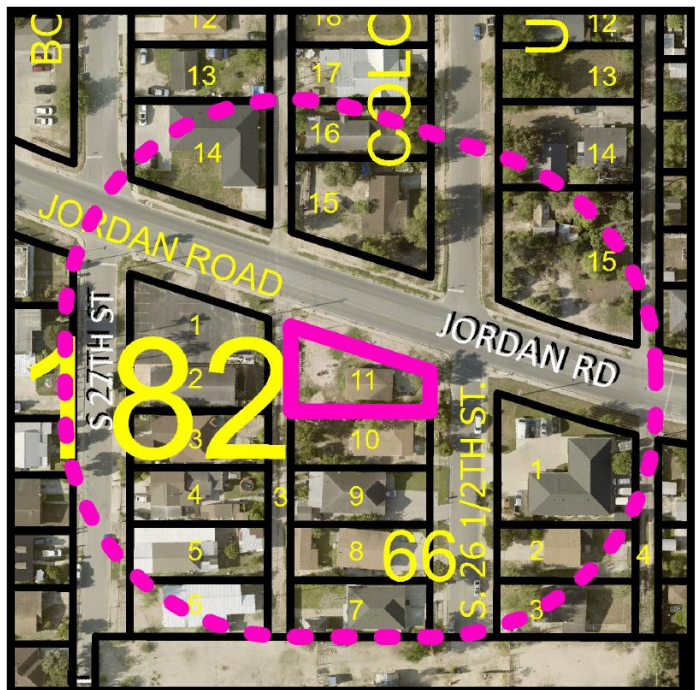
TO: Isaac J. Tawil, City Manager

FROM: Omar Sotelo, CPM, Director of Planning

DATE: September 14, 2026

SUBJECT: REZONING FROM R-1 (LOW DENSITY RESIDENTIAL-UDC) DISTRICT TO R-2 (MEDIUM DENSITY RESIDENTIAL-UDC): LOT 11, BLOCK 3, COLONIA MCALLEN SUBDIVISION, HIDALGO COUNTY; 2700 SOUTH 26½ STREET. (REZ2026-0115)

LOCATION: The subject property is located at the southwest corner of Jordan Road and South 26½ Street.



PROPOSAL: The applicant is requesting to rezone the property to R-2 (Medium-Density Residential-UDC) District for a proposed duplex development.

ADJACENT ZONING: The adjacent properties are zoned R-1(Low Density Residential-UDC) to the south, west, and north, and R-2 (Medium-Density Residential-UDC) to the east.

LAND USE: The current land use of the subject property is a single-family residential home. Surrounding uses include a church, fourplexes, apartments, and single-family residences.

COMPREHENSIVE PLAN: The Envision McAllen Future Land Use Plan designates the future land use for this property as Complete Communities. Complete communities allow duplexes and small multi-family development to create diversity in housing choices.

DEVELOPMENT TRENDS: The development trend in this area is single and multi-family residential along Jordan Road.

ANALYSIS: The requested zoning does conform to the future land use designation established by the Envision McAllen Future Land Use Plan. It also follows the existing zoning and development trend in this area.

If the rezoning is approved, any future construction must comply with all development and conditional use permit requirements where applicable under the UDC.

Staff has not received any phone calls, letters, or emails in opposition to the rezoning request.

PLANNING AND ZONING COMMISSION RECOMMENDATION: At the Planning and Zoning Commission meeting of August 18, 2026, no one appeared in opposition to the rezoning request. The board unanimously voted to recommend approval of the rezoning request to R-2 (Medium-Density Residential-UDC) District. There were six members present and voting.



ITEM SUMMARY

BOARD: City Commission

AGENDA ITEM

1.A.2.

DATE SUBMITTED

08/24/2026

MEETING DATE

9/14/2026

1. Agenda Item: Rezoning from C-3 (General Business-OC) District to C-2 (Regional Commercial-UDC) a 1.952 acre tract of land out of Lot 109, Pride O' Texas Subdivision, Hidalgo County, Texas; 3800 State Highway 107. **REZ2026-0124**
2. Party Making Request: Omar Sotelo
3. Applicant: Jaime Hora Bowman
4. Nature of Request: Rezoning from C-3 (General Business-OC) District to C-2 (Regional Commercial-UDC) a 1.952 acre tract of land out of Lot 109, Pride O' Texas Subdivision, Hidalgo County, Texas; 3800 State Highway 107. **REZ2026-0124**
5. Fiscal Impact Summary:
6. Budgeted:

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

Jessica Cavazos	Created/Initiated - 08/24/2026
Omar Sotelo	Approved - 08/25/2026
Martin Canales	Approved - 08/25/2026
Michelle Rivera	Final Approval - 08/26/2026
8. Staff Recommendation: Staff Recommends Approval
9. Advisory Board:
10. City Attorney: Approve -AS
11. Manager's Recommendation: Approve - IJT

Memo

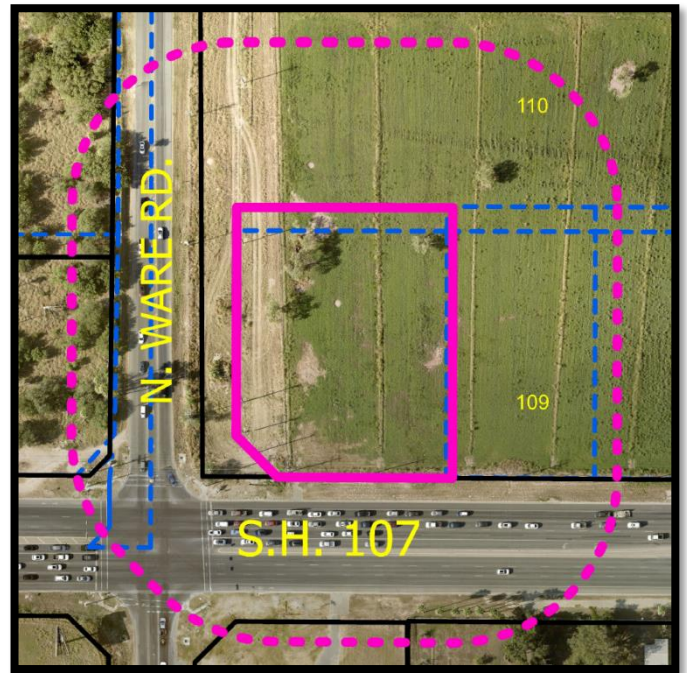
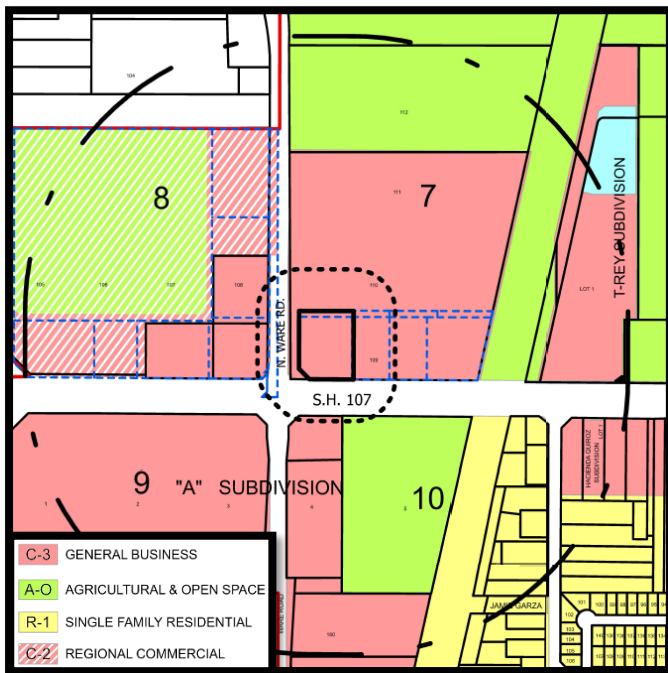
TO: Isaac J. Tawil, City Manager

FROM: Omar Sotelo, CPM, Director of Planning

DATE: September 14, 2026

SUBJECT: REZONING FROM C-3 (GENERAL BUSINESS-OC) DISTRICT TO C-2 (REGIONAL COMMERCIAL-UDC) A 1.952 ACRE TRACT OF LAND OUT OF LOT 109, PRIDE O' TEXAS SUBDIVISION, HIDALGO COUNTY, TEXAS; 3800 STATE HIGHWAY 107. (REZ2026-0124)

LOCATION: The subject property is located on the northeast corner of State Highway 107 and North Ware Road.



PROPOSAL: The owner is requesting to rezone the property to C-2 (Regional Commercial-UDC) District for a proposed gas station and convenience store with gasoline sales.

ADJACENT ZONING: The adjacent properties are zoned C-3 (General Business-OC) in all directions, and A-O (Agriculture and Open Space-OC) to the southeast.

LAND USE: The subject property is currently vacant. Surrounding uses include residential, commercial, and vacant land.

COMPREHENSIVE PLAN: The Envision McAllen Future Land Use Plan designates the future land use for this property as Regional Commercial.

DEVELOPMENT TRENDS: The development trend in this area is commercial.

ANALYSIS: The requested zoning does conform to the future land use designation established by the Envision McAllen Future Land Use Plan. It also does follow the existing zoning trend in this area.

If the rezoning is approved, any future construction must comply with all development and conditional use permit requirements where applicable under the UDC.

Staff has not received any phone calls, letters, or emails in opposition to the rezoning request.

PLANNING AND ZONING COMMISSION RECOMMENDATION: At the Planning and Zoning Commission meeting of August 18, 2026, no one appeared in opposition to the rezoning request. The board unanimously voted to recommend approval of the rezoning request to C-2 (Regional Commercial-UDC) District. There were six members present and voting.



ITEM SUMMARY

BOARD: City Commission

AGENDA ITEM

1.A.3.

DATE SUBMITTED

08/24/2026

MEETING DATE

9/14/2026

1. Agenda Item: Request of Garman Real Estate Development LLC, for a Conditional Use Permit, for life of Use, and the adoption of an ordinance for an Associated Recreation at Lot 1, Northwest Creek Subdivision, Hidalgo County, Texas; 10421 North 34th Street. **CUP2026-0060**
2. Party Making Request: Omar Sotelo
3. Applicant: Garman Real Estates LLC
4. Nature of Request: Request of Garman Real Estate Development LLC, for a Conditional Use Permit, for life of Use, and the adoption of an ordinance for an Associated Recreation at Lot 1, Northwest Creek Subdivision, Hidalgo County, Texas; 10421 North 34th Street. **CUP2026-0060**
5. Fiscal Impact Summary:
6. Budgeted:

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

Jessica Cavazos	Created/Initiated - 08/24/2026
Omar Sotelo	Approved - 08/25/2026
Martin Canales	Approved - 08/25/2026
Michelle Rivera	Final Approval - 08/26/2026
8. Staff Recommendation: Staff Recommends Approval
9. Advisory Board:
10. City Attorney: Approve -AS
11. Manager's Recommendation: Approve - IJT

Planning Department

Memo

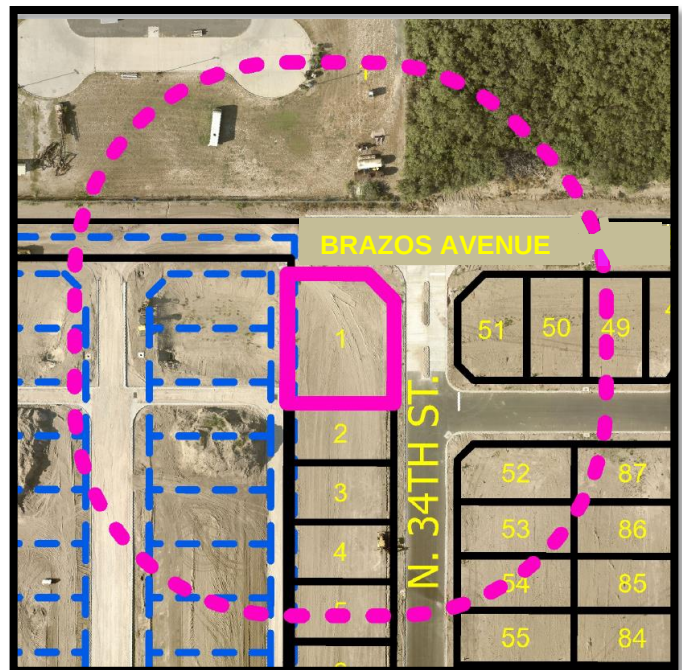
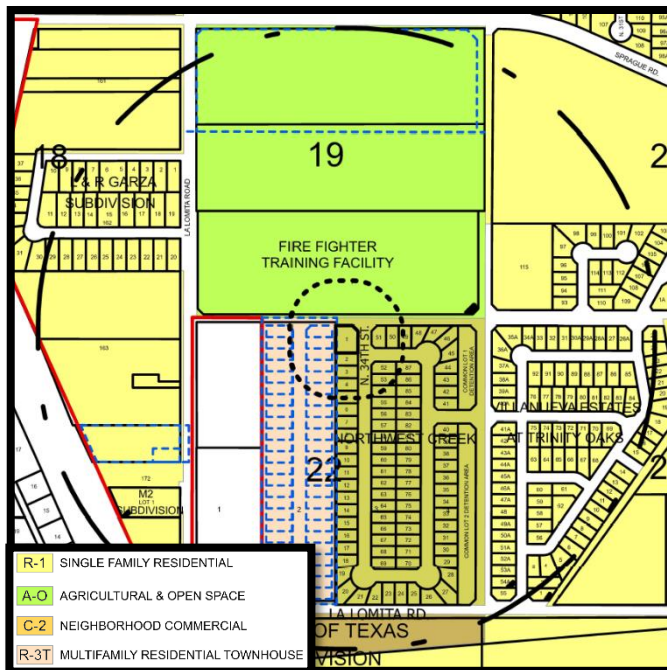
TO: Isaac J. Tawil, City Manager

FROM: Omar Sotelo, CPM, Director of Planning

DATE: September 14, 2026

SUBJECT: REQUEST OF GARMAN REAL ESTATE DEVELOPMENT LLC, FOR A CONDITIONAL USE PERMIT, FOR LIFE OF USE, AND THE ADOPTION OF AN ORDINANCE FOR AN ASSOCIATED RECREATION AT LOT 1, NORTHWEST CREEK SUBDIVISION, HIDALGO COUNTY, TEXAS; 10421 NORTH 34TH STREET (CUP2026-0060)

BRIEF DESCRIPTION: The subject property is located along the west side of North 34th Street, South of Brazos Avenue, and is zoned R-2 (Duplex-Fourplex-OC) District. Adjacent zoning is R-3T(Multifamily Residential Townhomes-OC) District to the west, R-2 (Duplex-Fourplex-OC) District to the south and east, and A-O (Agriculture and Open Space-OC) to the north. An associated recreation center is allowed in an R-2 (Duplex-Fourplex-OC) District with a Conditional Use Permit and in compliance with all requirements.



HISTORY: Northwest Creek Subdivision was recorded on February 23, 2026. This is the first CUP application for this property.

ANALYSIS: The property is currently vacant. The applicant is proposing to build and operate a 11,887.5 sq. ft. outdoor activity space for residents on this property. The proposed hours of operation are 6:00 a.m. to 9:00 p.m. The submitted site plan depicts a playground area, half basketball court, a full volleyball court, and a canopy structure for several tables and seating area. The proposed facility will provide no parking spaces as the applicant asserts it is within walking distance of residents who will use the facility. The applicant provided community amnemy use policy, depicting that the number of guests are limited to a maximum of 3 per unit and the HOA will manage the use of the common area and parking in the subdivision.

The site plan must comply with all requirements on the building permit, including setbacks, landscaping, parking, etc. The proposed associated recreation must also comply with the following specific requirements:

- 1) No form of pollution shall emanate beyond the immediate property line of the permitted use; An 8 foot masonry wall is required on the west side of the property;
- 2) Additional reasonable restrictions or conditions such as open space, loading and parking requirements, suitable landscaping, curbing, sidewalks or other similar improvements may be imposed in order to carry out the spirit of the Zoning Ordinance or mitigate adverse effects of the proposed use. No off-street parking spaces are proposed. No parking is allowed on Brazos Avenue for the proposed associated recreation;
- 3) The associated recreation shall comply with requirements established for accessory uses. The recreation areas proposed are for the use of the overall development;
- 4) The associated recreation shall be customarily incidental to and maintained and operated as a part of the primary residential use. The recreation areas will be maintained by the Homeowner's Association/Public Improvement District (PID);
- 5) The associated recreation shall not be hazardous to and does not impair the uses or enjoyment of nearby residential uses in a greater degree than the residential uses;
- 6) The associated recreation shall not add to levels of noise, odor, vibration and lighting or degrees of traffic congestion, dust or pollutants, in a greater amount than the adjacent residential uses.

If approval is granted, the establishment must comply with all other Zoning Ordinances, Building Codes, and Fire Department requirements.

Staff has not received any phone calls, emails, or letters in opposition to this request.

PLANNING AND ZONING COMMISSION RECOMMENDATION: At the Planning and Zoning Commission meeting of August 18, 2026, no one appeared in opposition to the CUP request. The board unanimously voted to recommend approval of the CUP, for life of use, subject to compliance with the Zoning Ordinance, Fire Department, and Building Code requirements. There were six members present and voting.

ORDINANCE NO. 2026 – ____

**AN AMENDMENT TO THE CITY OF MCALLEN ZONING
ORDINANCE TO ISSUE A CONDITIONAL USE PERMIT,
REQUIRING COMPLIANCE WITH LISTED CONDITIONS
AND ORDAINING OTHER PROVISIONS RELATING TO
THE SUBJECT MATTER THEREOF.**

WHEREAS, on September 14, 2026 the City of McAllen Board of Commissioners considered an application for a Conditional Use Permit, for life of use, and adoption of an ordinance, for an associated recreation at Lot 1 Northwest Creek Subdivision, Hidalgo County, Texas; 10421 North 34th Street; and

WHEREAS, after reviewing the application, the recommendation of the Planning and Zoning Commission, public comment, if any, and staff's presentation the Board of Commissioners finds the proposed use does not interfere with compatible and orderly development within the City;

NOW, THEREFORE, BE IT ORDAINED BY THE BOARD OF COMMISSIONERS OF THE CITY OF McALLEN, TEXAS, THAT:

SECTION I: A Conditional Use Permit is hereby granted for an associated recreation, Lot 1, Northwest Creek Subdivision, Hidalgo County, Texas; 10421 Northwest Creek. The Conditional Use Permit shall expire when the use ceases.

SECTION II: The Conditional Use Permit issued pursuant to this ordinance shall only remain in effect and retain validity while all conditions listed on the permit as authorized by the City Commission at a meeting held on September 14, 2026 or contained in the McAllen Code of Ordinances are met, including but not limited to the following: 1. No form of pollution shall emanate beyond the immediate property line of the permitted use; An 8 foot masonry wall is required on the west side of the property; **2.** Additional reasonable restrictions or conditions such as open space, loading and parking requirements, suitable landscaping, curbing, sidewalks or other similar improvements may be imposed in order to carry

out the spirit of the Zoning Ordinance or mitigate adverse effects of the proposed use. No off-street parking spaces are proposed. No parking is allowed on Brazos Avenue for the proposed associated recreation; 3. The associated recreation shall comply with requirements established for accessory uses. The recreation areas proposed are for the use of the overall development; 4. The associated recreation shall be customarily incidental to and maintained and operated as a part of the primary residential use. The recreation areas will be maintained by the Homeowner's Association/Public Improvement District (PID); 5. The associated recreation shall not be hazardous to and does not impair the uses or enjoyment of nearby residential uses in a greater degree than the residential uses; 6. The associated recreation shall not add to levels of noise, odor, vibration and lighting or degrees of traffic congestion, dust or pollutants, in a greater amount than the adjacent residential uses.

SECTION III: The City Secretary of the City of McAllen is hereby directed **not** to publish this ordinance in the Code of Ordinances of the City of McAllen as it is not amendatory thereof.

SECTION IV: If any part or parts of this Ordinance are found to be invalid or unconstitutional by a court having competent jurisdiction, then such invalidity or unconstitutionality shall not affect the remaining parts hereof and such remaining parts shall remain in full force and effect and to that extent this ordinance is considered severable.

CONSIDERED, PASSED and APPROVED this 14th day of September 2026, at a Regular Meeting of the Board of Commissioners at which a quorum was present and which was held in accordance with Chapter 551 of the Texas Government Code.

SIGNED this ____ day of September 2026.

CITY OF McALLEN, TEXAS

Javier Villalobos, Mayor

ATTEST:

Perla Lara, TRMC/CMC, CPM
City Secretary

APPROVED AS TO FORM:

Austin Stevenson, City Attorney



ITEM SUMMARY

BOARD: City Commission

AGENDA ITEM

1.A.4.

DATE SUBMITTED

08/24/2026

MEETING DATE

9/14/2026

1. Agenda Item: Request of Sarahi Duarte, on behalf of Monroe Cigar Bar LLC, for a Conditional Use Permit, for one year and the adoption of an ordinance for a bar/lounge (Cigar Lounge) at the west 69.5 feet of Lot 11 and East 49.5 feet of Lot 10, Block 2, Doss Addition Subdivision, Hidalgo County, Texas; 803 North 10th Street. **CUP2026-0063**
2. Party Making Request: Omar Sotelo
3. Applicant: Sarahi Duarte Monroe on behalf of Cigar Bar
4. Nature of Request: Request of Sarahi Duarte, on behalf of Monroe Cigar Bar LLC, for a Conditional Use Permit, for one year and the adoption of an ordinance for a bar/lounge (Cigar Lounge) at the west 69.5 feet of Lot 11 and East 49.5 feet of Lot 10, Block 2, Doss Addition Subdivision, Hidalgo County, Texas; 803 North 10th Street. **CUP2026-0063**
5. Fiscal Impact Summary:
6. Budgeted:

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

Jessica Cavazos	Created/Initiated - 08/24/2026
Omar Sotelo	Approved - 08/25/2026
Martin Canales	Approved - 08/25/2026
Michelle Rivera	Final Approval - 08/26/2026
8. Staff Recommendation: Staff Recommends Approval
9. Advisory Board:
10. City Attorney: Approve -AS
11. Manager's Recommendation: Approve - IJT

Memo

TO: Isaac J. Tawil, City Manager

FROM: Omar Sotelo, CPM, Director of Planning

DATE: September 14, 2026

SUBJECT: REQUEST OF SARAHI DUARTE, ON BEHALF OF MONROE CIGAR BAR LLC, FOR A CONDITIONAL USE PERMIT, FOR ONE YEAR AND THE ADOPTION OF AN ORDINANCE FOR A BAR/LOUNGE (CIGAR LOUNGE) AT THE WEST 69.5 FEET OF LOT 11 AND EAST 49.5 FEET OF LOT 10, BLOCK 2, DOSS ADDITION SUBDIVISION, HIDALGO COUNTY, TEXAS; 803 NORTH 10TH STREET (CUP2026-0063)

BRIEF DESCRIPTION: The subject property is located at the northwest corner of Hackberry Avenue and North 10th Street, and is zoned C-3 (General Business-OC) District. Adjacent zoning is R-1 (Single-Family Residential-OC) District to the west, C-3 (General Business-OC) to the north and east, and CC-UT (City Core Uptown-UDC) to the south. A bar/lounge is permitted in a C-3 District with a Conditional Use Permit and in compliance with all requirements.



HISTORY: Doss Addition was recorded on August 29, 1926. This is the first CUP for a bar/lounge (Cigar Lounge) for the subject property.

ANALYSIS: The applicant is proposing to operate a bar/lounge (Cigar Lounge) from 887 sq. ft. lease space.. The proposed days and hours of operation are Monday through Thursday from 5:00 p.m. to 12:00 a.m and Friday through Saturday from 5:00 p.m. to 2:00 a.m. The proposed bar/lounge must comply with all conditions of Section 138-118(a)(4) of the ordinance, including, but not limited to the following:

- 1) The property line of the lot of any of the abovementioned businesses must be at least 300 feet from the nearest residence or residentially zoned property, church, school, or publicly owned property, and must be designed to prevent disruptions of the character of adjacent residential areas, and must not be heard from the residential area after 10:00 p.m. The property is within 300 feet from residences, residentially zoned properties and a church.
- 2) The abovementioned businesses must be as close as possible to a major arterial, and shall not allow the traffic generated by such businesses onto residential streets, or allow such traffic to exit into and disrupt residential areas. The establishment has direct access to North 10th Street;
- 3) The abovementioned businesses must provide parking in accordance with the city off street parking ordinance as a minimum, and make provisions to prevent use of adjacent streets for parking, especially those in adjacent residential areas, by providing additional onsite parking. Based on the square footage of the establishment where the bar/lounge is proposing to operate, 9 parking spaces are required and 25 are provided as part of the common parking area. The parking lot must be properly striped and maintained free of potholes.
- 4) The abovementioned businesses must do everything possible to prevent the unauthorized parking by the patrons of such businesses on adjacent business or residential properties including, when necessary, the installation of fences and hedges, and the reorientation of entrances;
- 5) The abovementioned businesses should do everything possible and be designed to discourage criminal activities and vandalism, both on the site and on adjacent properties. Included would be provision of sufficient lighting and perimeter fencing, elimination of dark areas, and the orientation of the building such that it provides maximum visibility of as much as possible of the site from a public street;
- 6) The abovementioned businesses must make provisions to keep litter to a minimum, and to keep it from blowing onto adjacent streets and properties;
- 7) The abovementioned businesses shall restrict the number of persons within the building to those allowed by the Planning and Zoning Commission at the time of permit issuance, after having taken into account the recommendations of the Fire Marshal, Building Official and Director of Planning. This number cannot exceed the number provided for in existing city ordinances.

If approval is granted, the applicant must sign an acknowledgement and agreement to all conditions.

Staff has not received any phone calls, emails, or letters in opposition to this request.

PLANNING AND ZONING COMMISSION RECOMMENDATION: At the Planning and Zoning Commission meeting of August 18, 2026, no one appeared in opposition to the CUP request. The board unanimously voted to recommend approval of the CUP, for one year, subject to compliance with the Zoning Ordinance, Fire Department, and Building Code requirements. There were six members present and voting.

ORDINANCE NO. 2026 – ____

**AN AMENDMENT TO THE CITY OF MCALLEN ZONING
ORDINANCE TO ISSUE A CONDITIONAL USE PERMIT,
REQUIRING COMPLIANCE WITH LISTED CONDITIONS
AND ORDAINING OTHER PROVISIONS RELATING TO
THE SUBJECT MATTER THEREOF.**

WHEREAS, on September 14, 2026 the City of McAllen Board of Commissioners considered an application for a Conditional Use Permit, for one year, and adoption of an ordinance, for a bar/lounge (Cigar Lounge) at the west 69.5 feet of Lot 11, and east 49.5 feet of Lot 10, Block 2, Doss Addition Subdivision, Hidalgo County, Texas; 803 North 10th Street; and

WHEREAS, after reviewing the application, the recommendation of the Planning and Zoning Commission, public comment, if any, and staff's presentation the Board of Commissioners finds the proposed use does not interfere with compatible and orderly development within the City;

NOW, THEREFORE, BE IT ORDAINED BY THE BOARD OF COMMISSIONERS OF THE CITY OF McALLEN, TEXAS, THAT:

SECTION I: A Conditional Use Permit is hereby granted for an for a bar/lounge (Cigar Lounge) at the west 69.5 feet of Lot 11, and east 49.5 feet of Lot 10, Block 2, Doss Addition Subdivision, Hidalgo County, Texas; 803 North 10th Street. The Conditional Use Permit shall expire when the use ceases.

SECTION II: The Conditional Use Permit issued pursuant to this ordinance shall only remain in effect and retain validity while all conditions listed on the permit as authorized by the City Commission at a meeting held on September 14, 2026 or contained in the McAllen Code of Ordinances are met, including but not limited to the following: 1) The property line of the lot of any of the abovementioned businesses must be at least 300 feet from the nearest residence or residentially zoned property, church, school, or publicly owned property, and must be designed to prevent

disruptions of the character of adjacent residential areas, and must not be heard from the residential area after 10:00 p.m. The property is within 300 feet from residences, residentially zoned properties and a church. 2) The abovementioned businesses must be as close as possible to a major arterial, and shall not allow the traffic generated by such businesses onto residential streets, or allow such traffic to exit into and disrupt residential areas. The establishment has direct access to North 10th Street; 3) The abovementioned businesses must provide parking in accordance with the city off street parking ordinance as a minimum, and make provisions to prevent use of adjacent streets for parking, especially those in adjacent residential areas, by providing additional onsite parking. Based on the square footage of the establishment where the bar/lounge is proposing to operate, 9 parking spaces are required and 25 are provided as part of the common parking area. The parking lot must be properly striped and maintained free of potholes. 4) The abovementioned businesses must do everything possible to prevent the unauthorized parking by the patrons of such businesses on adjacent business or residential properties including, when necessary, the installation of fences and hedges, and the reorientation of entrances; 5) The abovementioned businesses should do everything possible and be designed to discourage criminal activities and vandalism, both on the site and on adjacent properties. Included would be provision of sufficient lighting and perimeter fencing, elimination of dark areas, and the orientation of the building such that it provides maximum visibility of as much as possible of the site from a public street; 6. The abovementioned businesses must make provisions to keep litter to a minimum, and to keep it from blowing onto adjacent streets and properties; 7) The abovementioned businesses shall restrict the number of persons within the building to those allowed by the Planning and Zoning Commission at the time of permit issuance, after having taken into account the recommendations of the Fire Marshal, Building Official and Director of Planning. This number cannot exceed the number provided for in existing city ordinances.

SECTION III: The City Secretary of the City of McAllen is hereby directed **not** to publish this ordinance in the Code of Ordinances of the City of McAllen as it is not amendatory thereof.

SECTION IV: If any part or parts of this Ordinance are found to be invalid or unconstitutional by a court having competent jurisdiction, then such invalidity or unconstitutionality shall not affect the remaining parts hereof and such remaining parts shall remain in full force and effect and to that extent this ordinance is considered severable.

CONSIDERED, PASSED and APPROVED this 14th day of September 2026, at a Regular Meeting of the Board of Commissioners at which a quorum was present and which was held in accordance with Chapter 551 of the Texas Government Code.

SIGNED this ____ day of September 2026.

CITY OF McALLEN, TEXAS

Javier Villalobos, Mayor

ATTEST:

Perla Lara, TRMC/CMC, CPM
City Secretary

APPROVED AS TO FORM:

Austin Stevenson, City Attorney



ITEM SUMMARY

BOARD: City Commission

AGENDA ITEM

1.A.5.a.

DATE SUBMITTED

08/25/2026

MEETING DATE

9/14/2026

1. Agenda Item: Rezoning from A-O (Agricultural and Open Space-OC), R-1 (Single-Family Residential-OC) and C-3 (General Business-OC) Districts under the Old Code (OC) To A-O (Agricultural and Open Space-UDC) District under the new Unified Development Code (UDC) for the following properties:
QUINTA MAZTLAN LOT 1
600 Sunset Drive
500 and 804 Bales Road (PID: 674016 and 175515)
700 Sunset Drive (PID: 675893)
2801 South 10th Street (PID: 189372) **REZ2026-0116**
2. Party Making Request: Omar Sotelo
3. Applicant: City of Mcallen
4. Nature of Request: Rezoning from A-O (Agricultural and Open Space-OC), R-1 (Single-Family Residential-OC) and C-3 (General Business-OC) Districts under the Old Code (OC) To A-O (Agricultural and Open Space-UDC) District under the new Unified Development Code (UDC) for the following properties:
QUINTA MAZTLAN LOT 1
600 Sunset Drive
500 and 804 Bales Road (PID: 674016 and 175515)
700 Sunset Drive (PID: 675893)
2801 South 10th Street (PID: 189372) **REZ2026-0116**
5. Fiscal Impact Summary:
6. Budgeted:

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

Jessica Cavazos	Created/Initiated - 08/25/2026
Omar Sotelo	Approved - 08/25/2026
Martin Canales	Approved - 08/25/2026
Michelle Rivera	Final Approval - 08/26/2026
8. Staff Recommendation: Staff Recommends Approval
9. Advisory Board:
10. City Attorney: Approve -AS

11. Manager's Recommendation: Approve - IJT

Memo

TO: Isaac J. Tawil, City Manager

FROM: Omar Sotelo, CPM, Director of Planning

DATE: September 14, 2026

SUBJECT: REZONING FROM A-O (AGRICULTURAL AND OPEN SPACE-OC), R-1 (SINGLE-FAMILY RESIDENTIAL-OC) AND C-3 (GENERAL BUSINESS-OC) DISTRICTS UNDER THE OLD CODE (OC) TO A-O (AGRICULTURAL AND OPEN SPACE-UDC) DISTRICT UNDER THE NEW UNIFIED DEVELOPMENT CODE (UDC) FOR THE FOLLOWING PROPERTIES:

CASE REZ2026-0116:

QUINTA MAZTLAN LOT 1

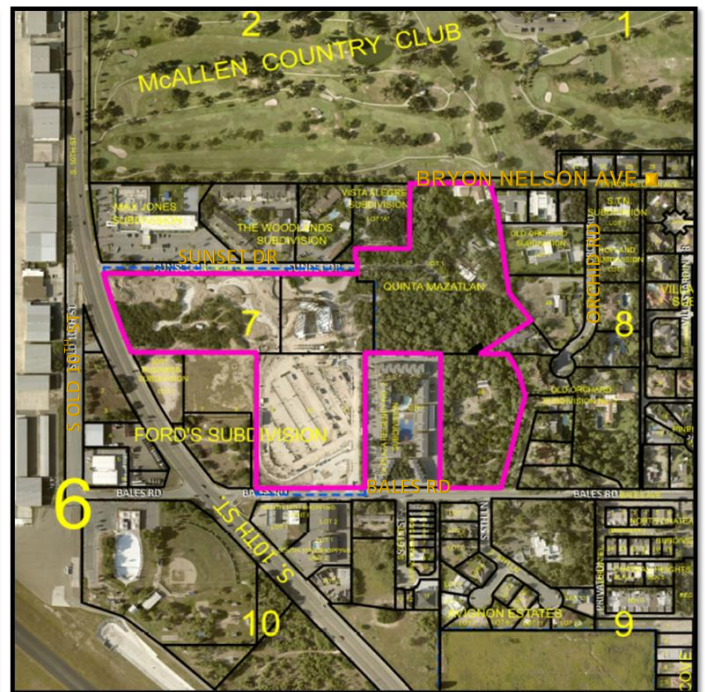
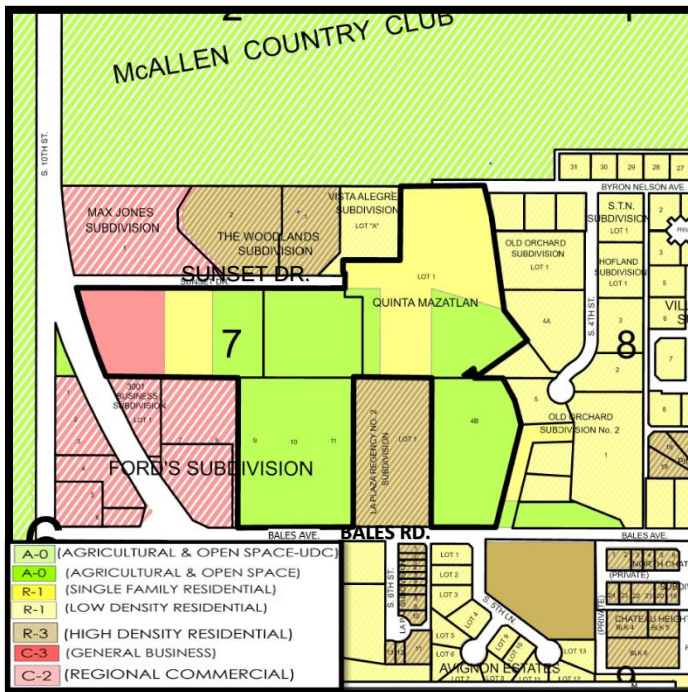
600 Sunset Drive

500 and 804 Bales Road (PID: 674016 and 175515)

700 Sunset Drive (PID: 675893)

2801 South 10th Street (PID: 189372)

LOCATION: The subject properties are located east of South 10th Street along Bryon Nelson Avenue and Bales Road and Sunset Drive.



PROPOSAL: The City of McAllen is requesting to rezone the properties to A-O (Agricultural and Open Space-UDC) District as part of the citywide rezoning pertaining to the adoption of the new McAllen Unified Development Code (UDC).

ADJACENT ZONING: The surrounding properties are zoned R-1 (Low-Density Residential-UDC) District, R-3 (High-Density Residential-UDC) District, A-O (Agricultural and Open Space-UDC) District, C-3 (General Business) District, and C-2 (Regional Commercial-UDC).

LAND USE: The subject properties include Agricultural and open space (City Park-Quinta Mazatlan and Birding Center) and vacant land. Surrounding uses include, residential (condominiums, townhomes, and single-family residential), commercial, hotels, McAllen Country Club and city parks (Golf Course), and vacant land.

COMPREHENSIVE PLAN: The Envision McAllen Future Land Use Plan designates the future land use for this property as Complete Communities, which allow for established low-density neighborhoods to welcome compatible density and commercial uses into their neighborhoods via incremental infill. Most of the close-in existing neighborhoods in McAllen have been included under this future land use. These areas are majority residential, with some office, retail, and other nonresidential uses that serve residents.

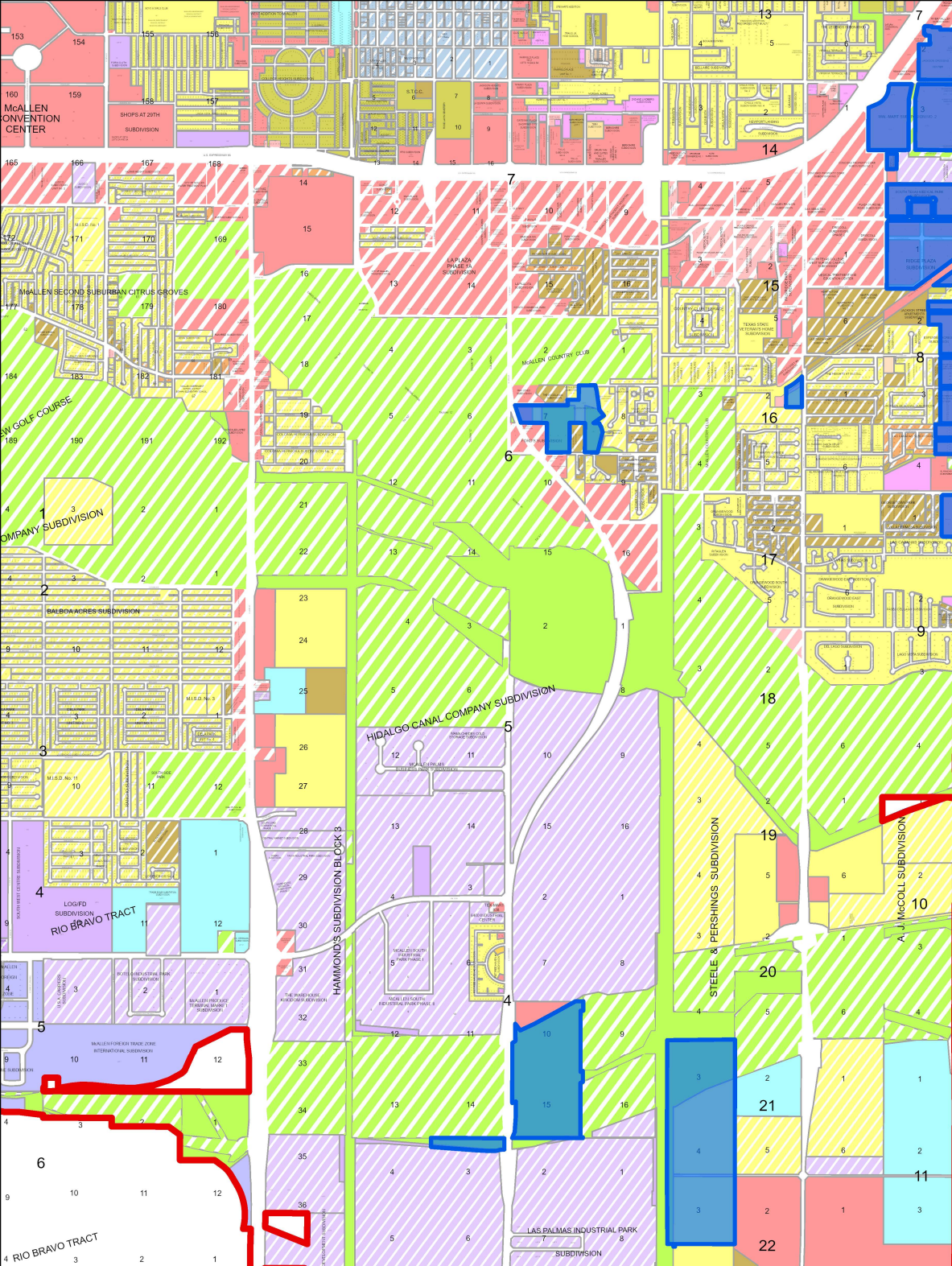
DEVELOPMENT TRENDS: The development trend in this area is residential, commercial, and recreational.

ANALYSIS: The requested zoning does conform to the future land use designation established by the Envision McAllen Future Land Use Plan. It is also compatible with the existing development pattern and prevailing zoning trend in the surrounding area.

If the rezoning is approved, any future construction must comply with all development and conditional use permit requirements where applicable under the UDC.

Staff has not received any phone calls, letters, or emails in opposition to the rezoning request.

PLANNING AND ZONING COMMISSION RECOMMENDATION: At the Planning and Zoning Commission meeting of August 18, 2026, no one appeared in opposition to the rezoning request. The board unanimously voted to recommend approval of the request to A-O (Agricultural and Open Space-UDC) District. There were six members present and voting.



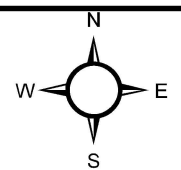
S. JACKSON RD.



CITY OF McALLEN PLANNING DEPARTMENT

LEGEND
SCALE: N.T.S.

AREA MAP



SUBJECT PROPERTY

OLD ZONE

- A-O (AGRICULTURAL & OPEN...)
- R-1 (SINGLE FAMILY RES...)
- R-2 (DUPLEX-FOURPLEX)

- R-3A (APARTMENTS)
- R-3C (CONDOMINIUMS)
- R-3T (TOWNHOMES)
- R-4 (MOBILE HOMES)

- C-1 (OFFICE BUILDING)
- C-2, (NEIGHBORHOOD COMM...)
- C-3 (GENERAL BUSINESS)
- C-3L (LIGHT COMMERCIAL)

- C-4 (COMMERCIAL IND...)
- I-1, (LIGHT INDUSTRIAL)
- I-2 (HEAVY INDUSTRIAL)

UDC ZONE

- A-O (AGRICULTURAL & OPEN...)
- R-1 (LOW DENSITY RES...)

- R-2 (MEDIUM-DENSITY RES...)
- R-3 (HIGH-DENSITY RES...)
- C-1 (LOCAL COMMERCIAL)
- C-2 (REGIONAL COMMERCIAL)

- I-1 (LIGHT INDUSTRIAL)
- I-2 (HEAVY INDUSTRIAL)
- M-1 (LOCAL MIXED USE)
- M-2 (REGIONAL MIXED USE)

- CC-DT (CITY-CORE DOWNTOWN)
- CC-UT (CITY-CORE UPTOWN)

This map is a representation of the official zoning map. For zoning verification contact the Planning Department at 956-681-1250, or select city maps at <http://www.mcallen.net>. Furthermore, this map is for informational purposes and is not prepared for or suitable for legal, engineering, or surveying purposes. It does not represent an on ground survey and represent approximate relative location of property boundaries.



ITEM SUMMARY

BOARD: City Commission

AGENDA ITEM

1.A.5.b.

DATE SUBMITTED

08/25/2026

MEETING DATE

9/14/2026

1. Agenda Item: Rezoning from R-1 (Single Family Residential-OC) and C-3L (Light Commercial-OC) Districts under the Old Code (OC) to R-1 (Low Density Residential-UDC) District under the new Unified Development Code (UDC) For the following properties:
2700 South McColl Road (PID: 1351918) **REZ2026-0117**
2. Party Making Request: Omar Sotelo
3. Applicant: City of Mcallen
4. Nature of Request: Rezoning from R-1 (Single Family Residential-OC) and C-3L (Light Commercial-OC) Districts under the Old Code (OC) to R-1 (Low Density Residential-UDC) District under the new Unified Development Code (UDC) For the following properties:
2700 South McColl Road (PID: 1351918) **REZ2026-0117**
5. Fiscal Impact Summary:
6. Budgeted:

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

Jessica Cavazos	Created/Initiated - 08/25/2026
Omar Sotelo	Approved - 08/25/2026
Martin Canales	Approved - 08/25/2026
Michelle Rivera	Final Approval - 08/26/2026
8. Staff Recommendation: Staff Recommends Approval
9. Advisory Board:
10. City Attorney: Approve -AS
11. Manager's Recommendation: Approve - IJT

Memo

TO: Isaac J. Tawil, City Manager

FROM: Omar Sotelo, CPM, Director of Planning

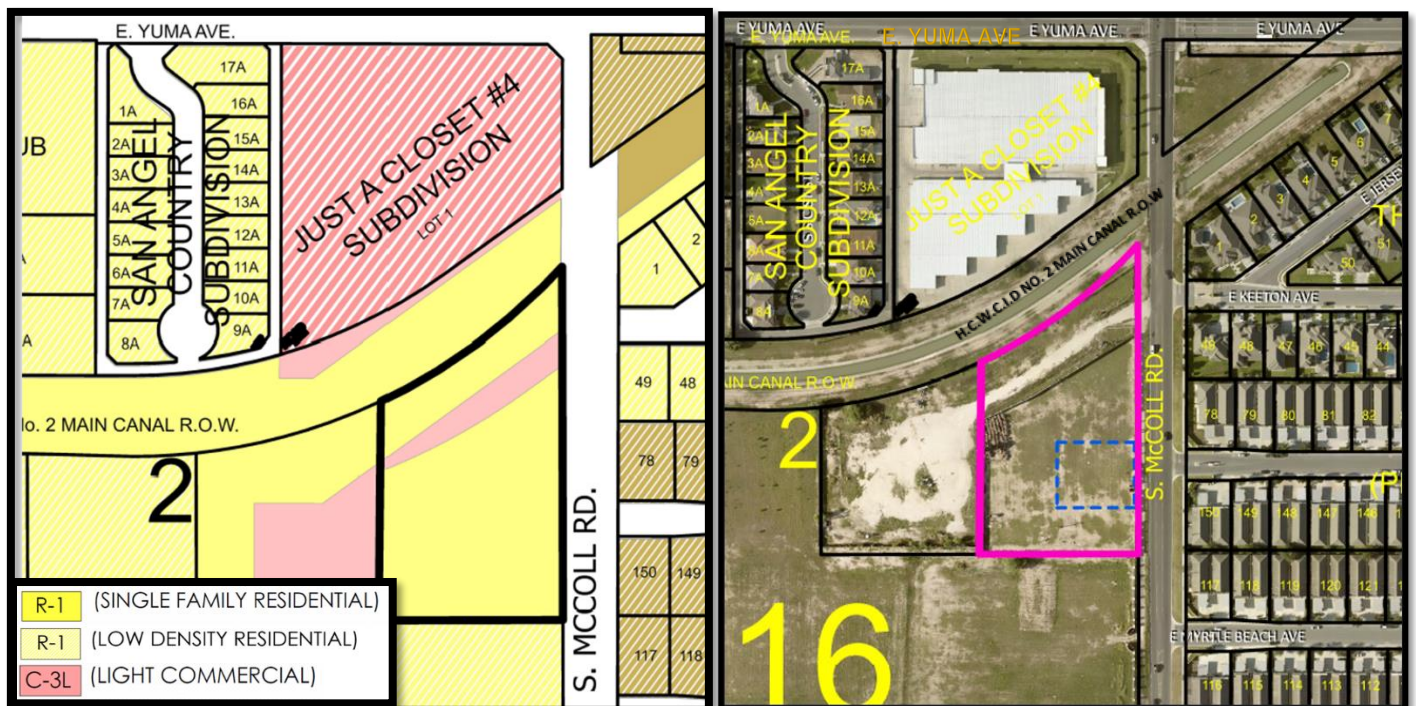
DATE: September 14, 2026

SUBJECT: REZONING FROM R-1 (SINGLE FAMILY RESIDENTIAL-OC) AND C-3L (LIGHT COMMERCIAL-OC) DISTRICTS UNDER THE OLD CODE (OC) TO R-1 (LOW DENSITY RESIDENTIAL-UDC) DISTRICT UNDER THE NEW UNIFIED DEVELOPMENT CODE (UDC) FOR THE FOLLOWING PROPERTIES:

CASE REZ2026-0117:

2700 South McColl Road (PID: 1351918)

LOCATION: The subject property is located south of East Yuma Avenue, along the west side of South McColl Road.



PROPOSAL: The City of McAllen is requesting to rezone the properties to R-1 (Low Density Residential-UDC) District as part of the citywide rezoning pertaining to the adoption of the new McAllen Unified Development Code (UDC).

ADJACENT ZONING: The adjacent properties are zoned R-1 (Single-Family Residential-OC) District, R-1 (Low-Density Residential-UDC) District, R-3 (High-Density Residential-UDC) District, and C-3L (Light Commercial-OC) District.

LAND USE: The subject property is currently vacant. The surrounding uses include Single-family residences, commercial and vacant land.

COMPREHENSIVE PLAN: The Envision McAllen Future Land Use Plan designates the future land use for this property as Complete Communities, which allow for established low-density neighborhoods to welcome compatible density and commercial uses into their neighborhoods via incremental infill. Most of the close-in existing neighborhoods in McAllen have been included under this future land use. These areas are majority residential, with some office, retail, and other nonresidential uses that serve residents.

DEVELOPMENT TRENDS: The development trend in this area is residential and light commercial properties.

ANALYSIS: The requested zoning does conform to the future land use designation established by the Envision McAllen Future Land Use Plan. It is also compatible with the existing development pattern and prevailing zoning trend in the surrounding area.

If the rezoning is approved, any future construction must comply with all development and conditional use permit requirements where applicable under the UDC.

Staff has not received any phone calls, letters, or emails in opposition to the rezoning request.

PLANNING AND ZONING COMMISSION RECOMMENDATION: At the Planning and Zoning Commission meeting of August 18, 2026 no one appeared in opposition to the rezoning request. The board unanimously voted to recommend approval of the request to R-1 (Low Density Residential-UDC) District. There were six members present and voting.



ITEM SUMMARY

BOARD: City Commission

AGENDA ITEM

1.A.5.c.

DATE SUBMITTED

08/25/2026

MEETING DATE

9/14/2026

1. Agenda Item: Rezoning from C-3 (General Business-OC) to C-2 (Regional Commercial-UDC)
District under the new Unified Development Code (UDC) for the following properties:
RIDGE PLAZA
1200-1424 East Savannah Avenue
1900-2108 South "M" Street
2108 and 2109 East Vermont Avenue
1901, 2101 and 2109 South "K" Center Street
1900 and 1912 South Jackson Road
2108 East Ridge Road
ESPENSEN ACRES LOTS 2-4
2312, 2400 and 2412 South Jackson Road
JACKSON MEADOWS LOTS 66C-66G AND 67C-67W
2500, 2512, 2600, 2608 and 2616 South Jackson Road
2700, 2704, 2708, 2712, 2716, 2720, 2724, 2728, 2732, 2736, 2740, 2800, 2804, 2808, 2812,
2816, 2820, 2824, 2828, 2832 and 2836 South Jackson Road
LAS CANADAS LOTS 1-19 BLOCK 1
2900, 2902, 2904, 2906, 2910, 2912, 2914, 2916, 2918, 3000, 3002, 3004, 3006, 3010, 3012,
3014, 3016, 3018 and 3020 South Jackson Road
VILLA HERMOSA BLOCKS 1-2
3400 and 3500 South Jackson Road
1400 East Savannah Avenue (PID: 645218) **REZ2026-0118**
2. Party Making Request: Omar Sotelo
3. Applicant: City of Mcallen
4. Nature of Request: Rezoning from C-3 (General Business-OC) to C-2 (Regional Commercial-UDC)
District under the new Unified Development Code (UDC) for the following properties:
RIDGE PLAZA
1200-1424 East Savannah Avenue
1900-2108 South "M" Street
2108 and 2109 East Vermont Avenue
1901, 2101 and 2109 South "K" Center Street
1900 and 1912 South Jackson Road
2108 East Ridge Road
ESPENSEN ACRES LOTS 2-4
2312, 2400 and 2412 South Jackson Road
JACKSON MEADOWS LOTS 66C-66G AND 67C-67W
2500, 2512, 2600, 2608 and 2616 South Jackson Road
2700, 2704, 2708, 2712, 2716, 2720, 2724, 2728, 2732, 2736, 2740, 2800, 2804, 2808, 2812,
2816, 2820, 2824, 2828, 2832 and 2836 South Jackson Road
LAS CANADAS LOTS 1-19 BLOCK 1

2900, 2902, 2904, 2906, 2910, 2912, 2914, 2916, 2918, 3000, 3002, 3004, 3006, 3010, 3012, 3014, 3016, 3018 and 3020 South Jackson Road
VILLA HERMOSA BLOCKS 1-2
3400 and 3500 South Jackson Road
1400 East Savannah Avenue (PID: 645218) **REZ2026-0118**

5. Fiscal Impact Summary:

6. Budgeted:

Bid Amount:	_____	Budgeted Amount:	_____
Under Budget:	_____	Over Budget:	_____
		Amount Remaining:	_____

7. Routing:

Jessica Cavazos	Created/Initiated - 08/25/2026
Omar Sotelo	Approved - 08/25/2026
Martin Canales	Approved - 08/25/2026
Michelle Rivera	Final Approval - 08/26/2026

8. Staff Recommendation: Staff Recommends Approval

9. Advisory Board:

10. City Attorney: Approve -AS

11. Manager's Recommendation: Approve - IJT

Memo

TO: Isaac J. Tawil, City Manager

FROM: Omar Sotelo, CPM, Director of Planning

DATE: September 14, 2026

SUBJECT: Rezoning from C-3 (General Business-OC) to C-2 (Regional Commercial-UDC) District under the new Unified Development Code (UDC) for the following properties:

CASE REZ2026-0118:

RIDGE PLAZA

1200-1424 East Savannah Avenue
1900-2108 South "M" Street
2108 and 2109 East Vermont Avenue
1901, 2101 and 2109 South "K" Center Street
1900 and 1912 South Jackson Road
2108 East Ridge Road

ESPENSEN ACRES LOTS 2-4

2312, 2400 and 2412 South Jackson Road

JACKSON MEADOWS LOTS 66C-66G AND 67C-67W

2500, 2512, 2600, 2608 and 2616 South Jackson Road
2700, 2704, 2708, 2712, 2716, 2720, 2724, 2728, 2732, 2736,
2740, 2800, 2804, 2808, 2812, 2816, 2820, 2824, 2828, 2832
and 2836 South Jackson Road

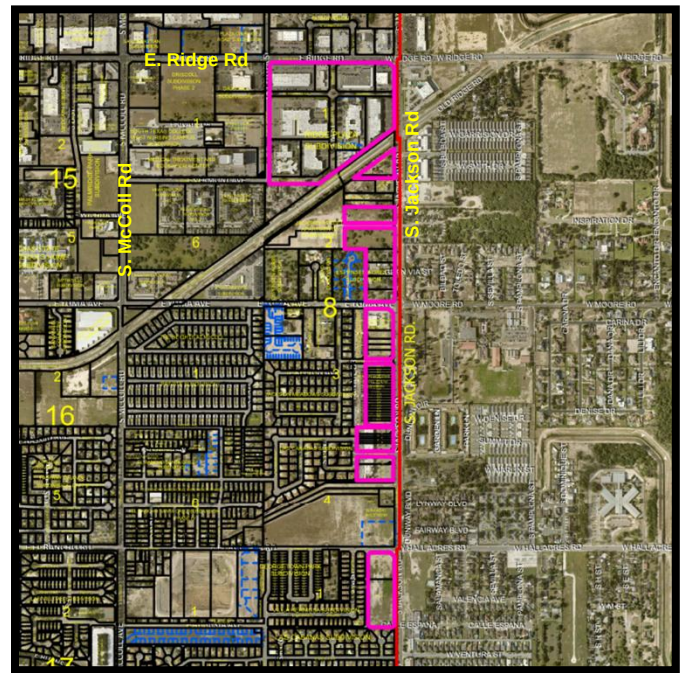
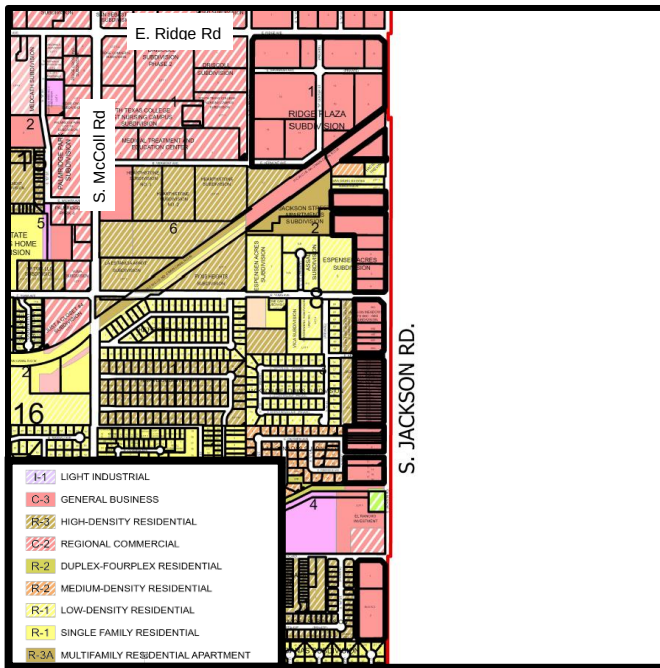
LAS CANADAS LOTS 1-19 BLOCK 1

2900, 2902, 2904, 2906, 2910, 2912, 2914, 2916, 2918, 3000,
3002, 3004, 3006, 3010, 3012, 3014, 3016, 3018 and
3020 South Jackson Road

VILLA HERMOSA BLOCKS 1-2

3400 and 3500 South Jackson Road
1400 East Savannah Avenue (PID: 645218)

LOCATION: The subject properties are located west of South Jackson Road, south of East Ridge Road, and east of South McColl Road.



PROPOSAL: The City of McAllen is requesting to rezone the properties to C-2 (Regional Commercial-UDC) District as part of the citywide rezoning pertaining to the adoption of the new McAllen Unified Development Code (UDC).

ADJACENT ZONING: The adjacent properties are zoned C-3 (General Business-OC), R-1 (Single-Family Residential-OC), R-1 (Low-Density Residential-UDC), R-2 (Medium-Density Residential-UDC), R-3 (High-Density Residential-UDC), R-3A (Multifamily Residential Apartment-OC) and A-O (Agricultural and Open Space-UDC) Districts.

LAND USE: The subject properties' uses include commercial plazas and vacant land, and surrounding uses include commercial, single and multifamily residential.

COMPREHENSIVE PLAN: The Envision McAllen Future Land Use Plan designates the future land use for these properties as Regional Commercial and Complete Communities.

DEVELOPMENT TRENDS: The development trend of this area is commercial.

ANALYSIS: The requested zoning conforms to the future land use designation as shown on the Envision McAllen Future Land Use Plan. It also follows the development trend in this area.

If the rezoning is approved, any future construction must comply with all development and conditional use permit requirements where applicable under the UDC.

Staff has not received any phone calls, letters, or emails in opposition to the rezoning request.

PLANNING AND ZONING COMMISSION RECOMMENDATION: At the Planning and Zoning Commission meeting of August 18, 2026 no one appeared in opposition to the rezoning request. The board unanimously voted to recommend approval of the request to C-2 (Regional Commercial-UDC) District. There were six members present and voting.



ITEM SUMMARY

BOARD: City Commission

AGENDA ITEM

1.A.5.d.

DATE SUBMITTED

08/25/2026

MEETING DATE

9/14/2026

1. Agenda Item: Rezoning from R-1(Single-Family Residential-OC) District and A-O (Agriculture & Open Space-OC), under the Old Code (OC), to R-1 (Low Density Residential-UDC) District under the new Unified Development Code (UDC) for the following properties: 7600, 8000, and 8124 South McColl Road Rear (PIDs: 290334, 290341 and 290343) **REZ2026-0120**
2. Party Making Request: Omar Sotelo
3. Applicant: City of Mcallen
4. Nature of Request: Rezoning from R-1(Single-Family Residential-OC) District and A-O (Agriculture & Open Space-OC), under the Old Code (OC), to R-1 (Low Density Residential-UDC) District under the new Unified Development Code (UDC) for the following properties: 7600, 8000, and 8124 South McColl Road Rear (PIDs: 290334, 290341 and 290343) **REZ2026-0120**
5. Fiscal Impact Summary:
6. Budgeted:

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

Jessica Cavazos	Created/Initiated - 08/25/2026
Omar Sotelo	Approved - 08/25/2026
Martin Canales	Approved - 08/25/2026
Michelle Rivera	Final Approval - 08/26/2026
8. Staff Recommendation: Staff Recommends Approval
9. Advisory Board:
10. City Attorney: Approve -AS
11. Manager's Recommendation: Approve - IJT

Memo

TO: Isaac J. Tawil, City Manager

FROM: Omar Sotelo, CPM, Director of Planning

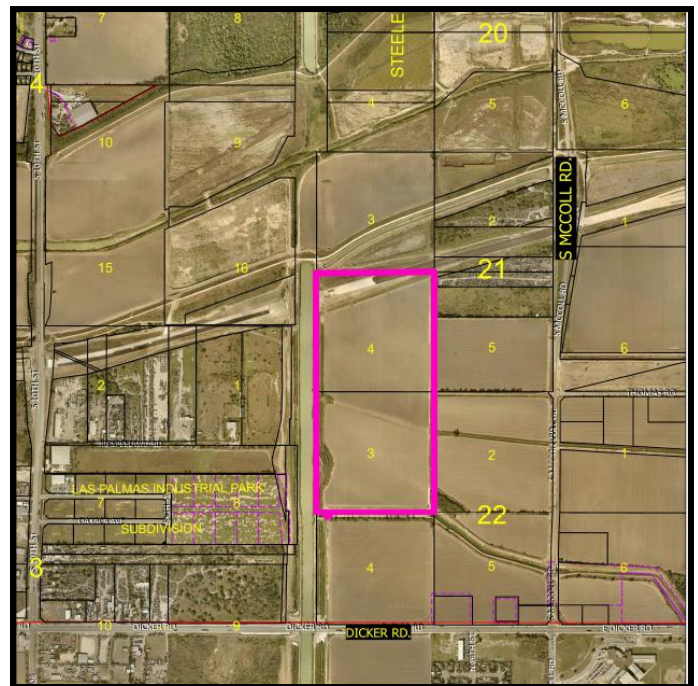
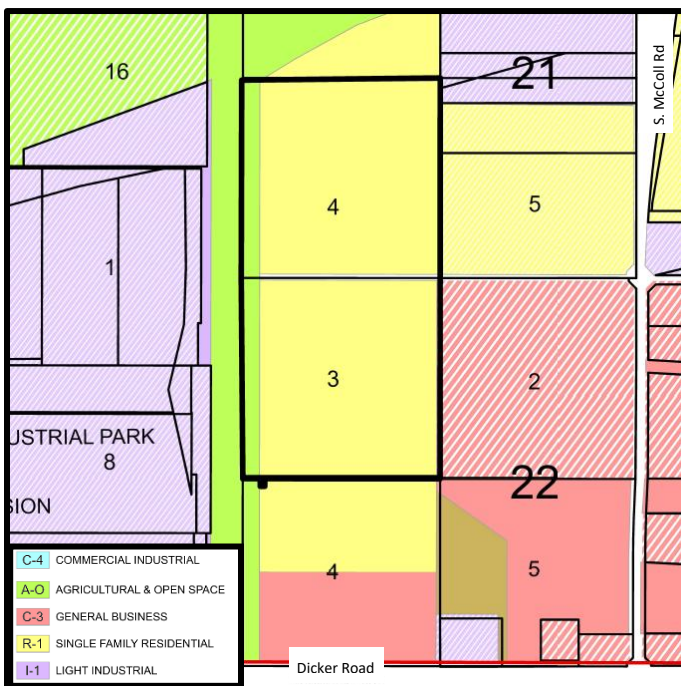
DATE: September 14, 2026

SUBJECT: REZONING FROM R-1 (SINGLE-FAMILY RESIDENTIAL-OC) DISTRICT AND A-O (AGRICULTURE & OPEN SPACE-OC), UNDER THE OLD CODE (OC), TO R-1 (LOW DENSITY RESIDENTIAL-UDC) DISTRICT UNDER THE NEW UNIFIED DEVELOPMENT CODE (UDC) FOR THE FOLLOWING PROPERTIES:

CASE REZ2026-0120:

7600, 8000, and 8124 South McColl Road Rear (PIDs: 290334, 290341 and 290343)

LOCATION: The subject properties are located west of South McColl Road, north of Dicker Road.



PROPOSAL: The City of McAllen is requesting to rezone the properties to R-1 (Low Density Residential-UDC) District as part of the citywide rezoning pertaining to the adoption of the new McAllen Unified Development Code (UDC).

ADJACENT ZONING: The adjacent properties are zoned A-O (Agriculture & Open Space-OC), R-1 (Single-Family Residential-OC), C-2 (Regional Commercial-UDC), C-3 (General Business-OC), and I-1 (Light Industrial-UDC) Districts.

LAND USE: The current land use of the subject properties is agriculture. The surrounding uses include agriculture and industrial.

COMPREHENSIVE PLAN: The Envision McAllen Future Land Use Plan designates the future land use for this property as Industrial.

DEVELOPMENT TRENDS: The development trend in this area is agriculture.

ANALYSIS: The requested zoning does not conform to the future land use designation established by the Envision McAllen Future Land Use Plan. However, the properties are currently zoned residential and also follows the existing zoning trend for the area.

If the rezoning is approved, any future construction must comply with all development and conditional use permit requirements where applicable under the UDC.

Staff has not received any phone calls, letters, or emails in opposition to the rezoning request.

PLANNING AND ZONING COMMISSION RECOMMENDATION: At the Planning and Zoning Commission meeting of August 18, 2026 no one appeared in opposition to the rezoning request. The board unanimously voted to recommend approval of the request to R-1 (Low-Density Residential-UDC) District. There were six members present and voting.



ITEM SUMMARY

BOARD: City Commission

AGENDA ITEM

1.A.5.e.

DATE SUBMITTED

08/25/2026

MEETING DATE

9/14/2026

1. Agenda Item: Rezoning from R-1 (Single-Family Residential-OC), A-O (Agriculture & Open Space-OC), and I-1 (Light Industrial-OC) Districts under the Old Code (OC) to A-O (Agricultural & Open Space-UDC) District under the new Unified Development Code (UDC) for the following properties: 7100 South McColl Road Rear (PID: 290333) 7201 and 7524 South 10th Street (PID: 644853 and 189956) **REZ2026-0121**
2. Party Making Request: Omar Sotelo
3. Applicant: City of Mcallen
4. Nature of Request: Rezoning from R-1 (Single-Family Residential-OC), A-O (Agriculture & Open Space-OC), and I-1 (Light Industrial-OC) Districts under the Old Code (OC) to A-O (Agricultural & Open Space-UDC) District under the new Unified Development Code (UDC) for the following properties:
7100 South McColl Road Rear (PID: 290333)
7201 and 7524 South 10th Street (PID: 644853 and 189956) **REZ2026-0121**
5. Fiscal Impact Summary:
6. Budgeted:

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

Jessica Cavazos	Created/Initiated - 08/25/2026
Omar Sotelo	Approved - 08/25/2026
Martin Canales	Approved - 08/25/2026
Michelle Rivera	Final Approval - 08/26/2026
8. Staff Recommendation: Staff Recommends Approval
9. Advisory Board:
10. City Attorney: Approve -AS
11. Manager's Recommendation: Approve - IJT

Memo

TO: Isaac J. Tawil, City Manager

FROM: Omar Sotelo, CPM, Director of Planning

DATE: September 14, 2026

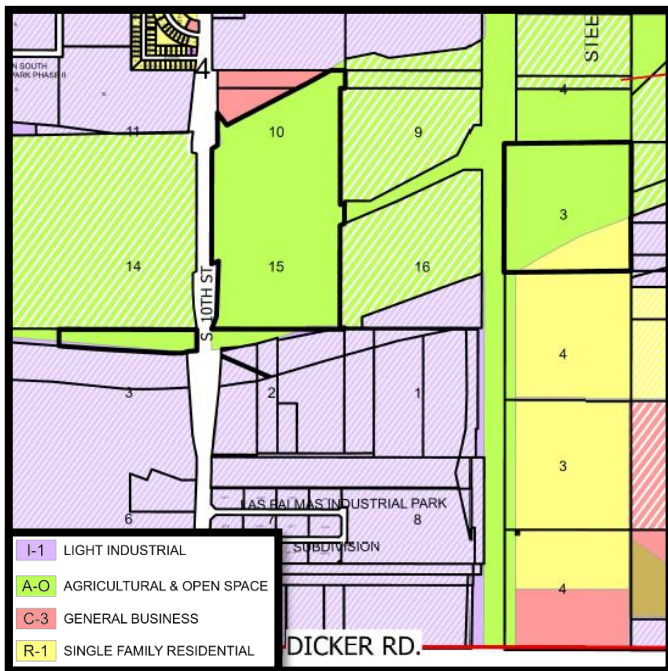
SUBJECT: REZONING FROM R-1 (SINGLE-FAMILY RESIDENTIAL-OC), A-O (AGRICULTURE & OPEN SPACE-OC), AND I-1 (LIGHT INDUSTRIAL-OC) DISTRICTS UNDER THE OLD CODE (OC) TO A-O (AGRICULTURAL & OPEN SPACE-UDC) DISTRICT UNDER THE NEW UNIFIED DEVELOPMENT CODE (UDC) FOR THE FOLLOWING PROPERTIES:

CASE REZ2026-0121:

7100 South McColl Road Rear (PID: 290333)

7201 and 7524 South 10th Street (PID: 644853 and 189956)

LOCATION: The subject properties are located east and west of South 10th Street, north of Dicker Road.



PROPOSAL: The City of McAllen is requesting to rezone the properties to A-O (Agriculture & Open Space-UDC) District as part of the citywide rezoning pertaining to the adoption of the new McAllen Unified Development Code (UDC).

ADJACENT ZONING: The adjacent properties are zoned I-1(Light Industrial-UDC) District to the north and south, A-O (Agriculture & Open Space-UDC) District to the east and west, R-1 (Single-Family Residential-OC) Districts to the south, and C-3 (General Business-OC) District to the north.

LAND USE: The current land use of the subject properties is agriculture. Surrounding uses include agriculture in all directions and industrial use to the south.

COMPREHENSIVE PLAN: The Envision McAllen Future Land Use Plan designates the future land use for this property as Industrial.

DEVELOPMENT TRENDS: The development trend in this area is agriculture and industrial use.

ANALYSIS: The requested zoning does not conform to the future land use designation established by the Envision McAllen Future Land Use Plan. However, it is compatible with existing zoning of the properties and the zoning trend in the area.

If the rezoning is approved, any future construction must comply with all development and conditional use permit requirements where applicable under the UDC.

Staff has not received any phone calls, letters, or emails in opposition to the rezoning request.

PLANNING AND ZONING COMMISSION RECOMMENDATION: At the Planning and Zoning Commission meeting of August 18, 2026, no one appeared in opposition to the rezoning request. The board unanimously voted to recommend approval of the rezoning request to A-O (Agricultural and Open Space-UDC) District. There were six members present and voting.



ITEM SUMMARY

BOARD: City Commission

AGENDA ITEM

1.A.5.f.

DATE SUBMITTED

08/25/2026

MEETING DATE

9/14/2026

1. Agenda Item: Rezoning from C-3 (General Business-OC) District under the Old Code (OC) to C-2 (Regional Commercial-UDC) District under the new Unified Development Code (UDC) for the following properties:

RIVER VALLEY LOT 1

700 South Jackson Road

JACKSON GARDENS LOTS A-B

800 and 808 South Jackson Road

JACKSON CROSSING CENTER SUBDIVISION, Lots 1-7

820, 900 and 920 South Jackson Road

1301, 1317, 1401 and 1417 East Jackson Avenue

WALMART NO. 2 LOTS A, 1, 3, 4, 7

1100 East Jackson Avenue

1200 East Jackson Avenue

1402 South Jackson Road

1410 South Jackson Road

1412 East Jackson Road

Lot 2A Wal-Mart Subdivision No. 2, Lot 2A

1300 East Jackson Road

STATION 1 LOT 1

1501 South "K" Center Street

JACKSON PLAZA LOT 1

1100 South Jackson Road

LAS MISIONES LOT 1

1328 South Jackson Road

SOUTH TEXAS MEDICAL PARK LOTS 1-13

1201, 1301, 1309, 1401 and 1409 East Ridge Road

1601 and 1609 South "K" Center Street

1301, 1309, 1317 and 1325 East Quebec Avenue

1600 and 1608 South Jackson Road

1108 East Jackson Avenue and Rear, 1208, 1224, 1300 East Jackson Avenue and Rear, 1400,

1412 East Jackson Avenue and Rear, 1420, 1428 East Jackson Avenue and Rear (PID: 508167,

508166, 550569, 550570, 550567, 550568, 508160, 508161, 508165, 508164, 510811, 510813,

510808 and 510810)

2000, 2020, 2200, 2216 and 2300 South Jackson Road (PID: 507988, 231201, 231196, 231199 and 231194)

REZ2026-0122

2. Party Making Request: Omar Sotelo

3. Applicant: City of Mcallen

4. Nature of Request: Rezoning from C-3 (General Business-OC) District under the Old Code (OC) to C-2 (Regional Commercial-UDC) District under the new Unified Development Code (UDC) for the following properties:

RIVER VALLEY LOT 1

700 South Jackson Road

JACKSON GARDENS LOTS A-B

800 and 808 South Jackson Road

JACKSON CROSSING CENTER SUBDIVISION, Lots 1-7

820, 900 and 920 South Jackson Road

1301, 1317, 1401 and 1417 East Jackson Avenue

WALMART NO. 2 LOTS A, 1, 3, 4, 7

1100 East Jackson Avenue

1200 East Jackson Avenue

1402 South Jackson Road

1410 South Jackson Road

1412 East Jackson Road

Lot 2A Wal-Mart Subdivision No. 2, Lot 2A

1300 East Jackson Road

STATION 1 LOT 1

1501 South "K" Center Street

JACKSON PLAZA LOT 1

1100 South Jackson Road

LAS MISIONES LOT 1

1328 South Jackson Road

SOUTH TEXAS MEDICAL PARK LOTS 1-13

1201, 1301, 1309, 1401 and 1409 East Ridge Road

1601 and 1609 South "K" Center Street

1301, 1309, 1317 and 1325 East Quebec Avenue

1600 and 1608 South Jackson Road

1108 East Jackson Avenue and Rear, 1208, 1224, 1300 East Jackson Avenue and Rear, 1400,

1412 East Jackson Avenue and Rear, 1420, 1428 East Jackson Avenue and Rear (PID: 508167, 508166, 550569, 550570, 550567, 550568, 508160, 508161, 508165, 508164, 510811, 510813, 510808 and 510810)

2000, 2020, 2200, 2216 and 2300 South Jackson Road (PID: 507988, 231201, 231196, 231199 and 231194)

REZ2026-0122

5. Fiscal Impact Summary:

6. Budgeted:

Bid Amount: _____

Under Budget: _____

Budgeted Amount: _____

Over Budget: _____

Amount Remaining: _____

7. Routing:

Jessica Cavazos

Omar Sotelo

Martin Canales

Michelle Rivera

Created/Initiated - 08/25/2026

Approved - 08/25/2026

Approved - 08/25/2026

Final Approval - 08/26/2026

8. Staff Recommendation: Staff Recommends Approval

9. Advisory Board:

10. City Attorney: Approve -AS

11. Manager's Recommendation: Approve - IJT

Memo

TO: Isaac J. Tawil, City Manager

FROM: Omar Sotelo, CPM, Director of Planning

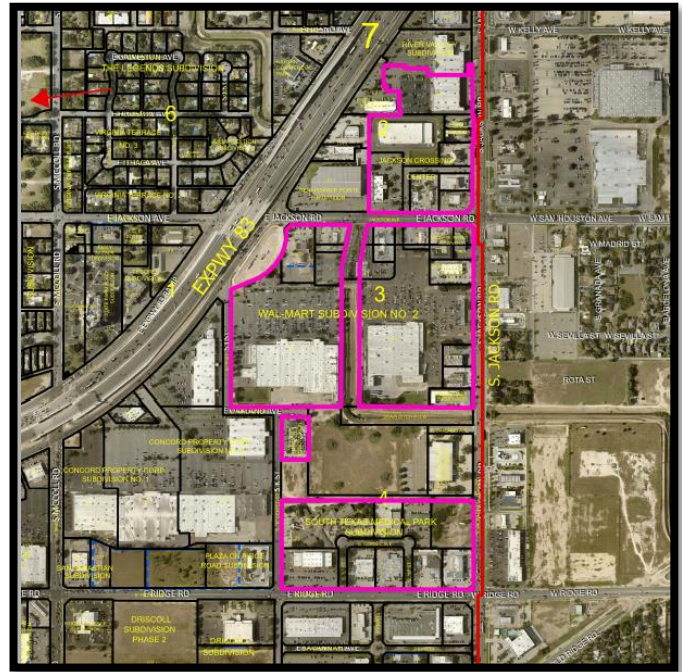
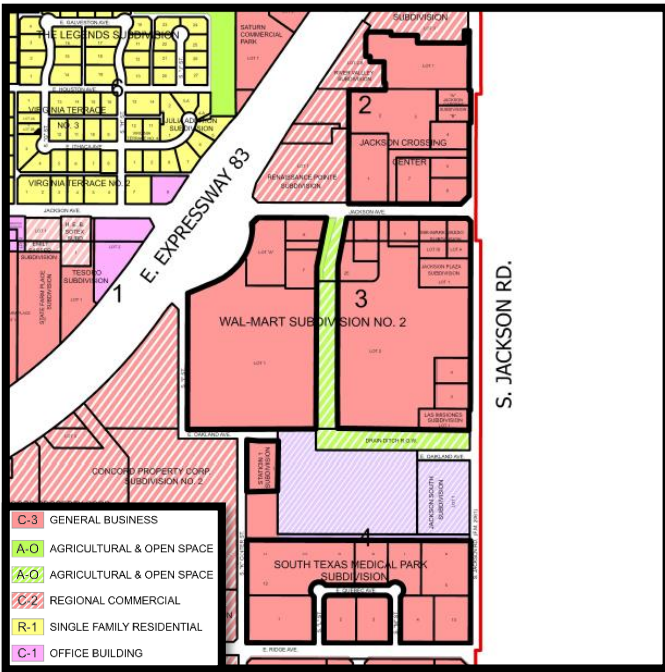
DATE: September 14, 2026

SUBJECT: REZONING FROM C-3 (GENERAL BUSINESS-OC) DISTRICT UNDER THE OLD CODE (OC) TO C-2 (REGIONAL COMMERCIAL-UDC) DISTRICT UNDER THE NEW UNIFIED DEVELOPMENT CODE (UDC) FOR THE FOLLOWING PROPERTIES:

CASE REZ2026-0122:

RIVER VALLEY LOT 1
700 South Jackson Road
JACKSON GARDENS LOTS A-B
800 and 808 South Jackson Road
JACKSON CROSSING CENTER SUBDIVISION, Lots 1-7
820, 900 and 920 South Jackson Road
1301, 1317, 1401 and 1417 East Jackson Avenue
WALMART NO. 2 LOTS A, 1, 3, 4, 7
1100 East Jackson Avenue
1200 East Jackson Avenue
1402 South Jackson Road
1410 South Jackson Road
1412 East Jackson Road
Lot 2A Wal-Mart Subdivision No. 2, Lot 2A
1300 East Jackson Road
STATION 1 LOT 1
1501 South "K" Center Street
JACKSON PLAZA LOT 1
1100 South Jackson Road
LAS MISIONES LOT 1
1328 South Jackson Road
SOUTH TEXAS MEDICAL PARK LOTS 1-13
1201, 1301, 1309, 1401 and 1409 East Ridge Road
1601 and 1609 South "K" Center Street
1301, 1309, 1317 and 1325 East Quebec Avenue
1600 and 1608 South Jackson Road
1108 East Jackson Avenue and Rear, 1208, 1224, 1300 East Jackson Avenue and Rear, 1400, 1412 East Jackson Avenue and Rear, 1420, 1428 East Jackson Avenue and Rear (PID: 508167, 508166, 550569, 550570, 550567, 550568, 508160, 508161, 508165, 508164, 510811, 510813, 510808 and 510810)
2000, 2020, 2200, 2216 and 2300 South Jackson Road (PID: 507988, 231201, 231196, 231199 and 231194)

LOCATION: The subject properties are located along the southeast portion of East Expressway 83, west of South Jackson Road.



PROPOSAL: The City of McAllen is requesting to rezone the properties to C-2 (Regional Commercial-UDC) District as part of the citywide rezoning pertaining to the adoption of the new McAllen Unified Development Code (UDC).

ADJACENT ZONING: The adjacent properties are zoned C-2 (Regional Commercial-UDC), C-3 (General Business-OC), I-1 (Light Industrial-UDC), and A-O (Agricultural & Open Space-UDC) Districts. The properties on the east side of South Jackson Road are outside the City limits.

LAND USE: The current land use of the subject properties is commercial. The surrounding uses are commercial in all directions.

COMPREHENSIVE PLAN: The Envision McAllen Future Land Use Plan designates the future land use for this property as Regional Commercial, which allow for commercial uses.

DEVELOPMENT TRENDS: The development trend in this area is commercial.

ANALYSIS: The requested zoning does conform to the future land use designation established by the Envision McAllen Future Land Use Plan. It also follows the development trend in this area.

If the rezoning is approved, any future construction must comply with all development and conditional use permit requirements where applicable under the UDC.

Staff has not received any phone calls, letters, or emails in opposition to the rezoning request.

PLANNING AND ZONING COMMISSION RECOMMENDATION: At the Planning and Zoning Commission meeting of August 18, 2026, no one appeared in opposition to the rezoning request. The board unanimously voted to recommend approval of the rezoning request to C-2 (Regional Commercial-UDC) District. There were six members present and voting.



ITEM SUMMARY

BOARD: City Commission

AGENDA ITEM
DATE SUBMITTED
MEETING DATE

1.B.
08/25/2026
9/14/2026

1. Agenda Item: Amending the Zoning Ordinance of the City of McAllen.

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:

Mario Cedillo
Omar Sotelo
Martin Canales
Michelle Rivera

Created/Initiated - 08/25/2026
Approved - 08/25/2026
Approved - 08/25/2026
Final Approval - 08/26/2026

8. Staff Recommendation: Staff Recommends Approval

9. Advisory Board:

10. City Attorney: Approve -AS

11. Manager's Recommendation: Approve - IJT

ORDINANCE NO. 2026-_____

AN ORDINANCE AMENDING THE ZONING ORDINANCE OF THE CITY OF MCALLEN, TEXAS, BY PROVIDING THAT THE FOLLOWING PROPERTIES, ALL LOCATED IN HIDALGO COUNTY TEXAS, SHALL BE REZONED FROM THE NOTED OLD CODE (OC) CLASSIFICATION TO THE NOTED UNIFIED DISTRICT CLASSIFICATION (UDC) AS DESCRIBED HEREIN, AND AMENDING THE ZONING MAP TO CONFORM TO THE CHANGES:

- (1) LOT 11 BLOCK 3, COLONIA MCALLEN SUBDIVISION, FROM R-1 (OC) TO R-2 (UDC);
- (2) 1.952 ACRE TRACT OF LAND OUT OF LOT 109, PRIDE O' TEXAS SUBDIVISION, FROM C-3 (OC) TO C-2 (UDC);
- (3) LOT 1, QUINTA MAZTLAN SUBDIVISION, AND PIDS: 674016, 175515, 675893, AND 189372, FROM C-1 (OC) AND C-3 (OC) TO R-1 (UDC);
- (4) PID: 1351918, FROM R-1 (OC) AND C-3L (OC) TO C-2 (UDC);
- (5) RIDGE PLAZA SUBDIVISION, LOTS 2-4, ESPENSEN ACRES SUBDIVISION, LOTS 66C-66G AND 67C-67W JACKSON MEADOWS SUBDIVISION, LOTS 1-19, BLOCK 1 LAS CANADAS SUBDIVISION, BLOCKS 1-2, VILLA HERMOSA SUBDIVISION AND PID: 645218, FROM C-3 (OC) TO C-2 (UDC);
- (6) PIDS: 290334, 290341, AND 290343 FROM R-1 (OC) AND A-O (OC) TO R-1 (UDC);
- (7) PIDS: 290333, 644853, AND 189956, FROM R-1 (OC), A-O (OC) AND I-1 (OC) TO A-O (UDC);
- (8) LOT 1, RIVER VALLEY SUBDIVISION, LOTS A-B, JACKSON GARDENS SUBDIVISION, LOTS 1-7, JACKSON CROSSING CENTER SUBDIVISION, LOTS A, 1, 3, 4, 7, WALMART NO.2 SUBDIVISION, LOT 2A, LOT 2A WALMART SUBDIVISION, NO.2, LOT 1, STATION 1 SUBDIVISION, LOT 1, JACKSON PLAZA SUBDIVISION, LOT 1, LAS MISIONES SUBDIVISION, LOTS 1-13, SOUTH TEXAS MEDICAL PARK SUBDIVISION, AND PIDS: 508167, 508166, 550569, 550570, 550567, 550568, 508160, 508161, 508165, 508164, 510811, 510813, 510808 and 510810, 507988, 231201, 231196, 231199 and 231194 FROM C-3 (OC) TO C-2 (UDC);

NOW, BE IT ORDAINED BY THE BOARD OF COMMISSIONERS OF THE CITY OF MCALLEN, TEXAS,

THAT:

SECTION I: The following tract of land, which is located within the city limits of the City of McAllen, Texas, shall be rezoned from R-1 (General Business-OC) District to R-2 (Medium -Density Residential-UDC) District:

Lot 11, Block 11, Colonia McAllen Subdivision, as recorded in volume 13, page 33, Map Records of Hidalgo County, Texas

SECTION II: The following tract of land, which is located within the city limits of the City of McAllen, Texas, shall be rezoned from C-3 (General Business-OC) District to C-2 (Regional Commercial-UDC) District:

BEING A 1.952 ACRE (85,022 SQ.FT.) TRACT OF LAND SITUATED IN LOT 109, PRIDE O' TEXAS SUBDIVISION, PART OF LA LOOMITA SUBDIVISION, AS RECORDED INVOLUME 5, PAGE 58 OF THE MAP RECORDS OF HIDALGO COUNTY, TEXAS, AND BEING OUT OF THAT CERTAIN TRACT DESCRIBED AS ALL OF LOTS 109, 110, AND 111, PRIDE O' TEXAS SUBDIVISION, CONVEYED TO WARE ROAD DEVELOPMENT LLC BY GENERAL WARRANTY DEED RECORDED IN DOCUMENT NO. 2022-3359325, OFFICIAL PUBLIC RECORDS OF HIDALGO COUNTY, TEXAS; SAID 1.952 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOW:

BEGINNING AT A FOUND MONUMENT STAMPED "TXDOT PHARR DISTRICT" LOCATED AT THE EASTERLY END OF A RIGHT OF WAY CUT OFF CORNER LOCATED AT INTERSECTION OF THE NORTH RIGHT OF WAY LINE OF FARM TO MARKET ROAD 107 (RIGHT OF WAY VARIES) AND THE EAST RIGHT OF WAY LINE OF N. WARE ROAD (RIGHT OF WAY CRIES) FOR THE MOST EARSTLY SOUTHWEST CORNER OF THE TRACT HEREIN DESCRIBED;

THENCE NORTH 36°17'45" WEST, A DISTANCE OF 70.85 FEET ALONG THE SAID RIGHT OF WAY CUTOFF CORNER LINE TO A SET ½ " IRON ROD WITH GREEN CAP STAMPED "BOWMAN" (HEREAFTER REFERRED TO AS A ½" ITON ROD WITH GREEN CAP) AT THE INTERSECTION OF THE NORTH RIGHT OF WAY LINE OF FARM TO MARKET ROAD 107 (RIGHT OF WAY VARIES) AND THE EAST RIGHT OF WAY LINE OF N. WARE ROAD (RIGHT OF WAY VARIES) FOR THE MOST WESTERLY SOUTHWEST CORNER OF THE TRACT HEREIN DESCRIBED;

THENCE NORTH 08°36'54" EAST, A DISTANCE OF 277.96 FEET DEPARTING SAID CUT-OFF CORNER ALONG THE COMMON LINE BETWEEN THE EAST RIGHT OF WAY LINE OF SAID N. WARE ROAD (RIGHT OF WAY VARIES) AND THIS TRACT, TO A SET ½" IRON ROD WITH GREEN CAP AT THE COMMON WEST CORNER BETWEEN A 23.0618 ACRE TRACT, BEING

THE REMAINING PORTION OF LOTS 109, 110, 111, SAID PRIDE O' TEXAS SUBDIVISION AND THIS TRACT FOR THE NORTHWEST CORNER OF THE TRACT HEREIN DESCRIBED;

THENCE SOUTH 81°24'51" EAST, A DISTANCE OF 262.51 FEET DEPARTING THE RIGHT OF WAY LINE OF SAID N. WARE ROAD (RIGHT OF WAY VARIES) ALONG THE COMMON LINE BETWEEN THE SAID 23.0618 ACRE TRACT AND THIS TRACT, TO A SET ½" IRON ROD WITH GREEN CAP SET FOR THE NORTHWEST CORNER OF THE TRACT HEREIN DESCRIBED;

THENCE SOUTH 08°36'18" WEST, A DISTANCE OF 329.31 FEET ALONG THE COMMON LINE BETWEEN SAID 23.0618 ACRE TRACT AND THIS TRACT, TO A SET ½" IRON ROD WITH GREEN CAP AT THE NORTH RIGHT OF WAY LINE OF SAID FARM TO MARKET ROAD 107 (RIGHT OF WAY VARIES), AND FOR THE SOUTHEAST CORNER OF THE TRACT HEREIN DESCRIBED, FROM WHICH AN IRON ROD FOUND ON THE COMMON LINE BETWEEN THE WEST LINE OF THE SAID HIDALGO COUNTY IRRIGATION DISTRICT NO. 1 CANAL (200' RIGHT OF WAY) AND SAID 23.0618 ACRE TRACT, BEARS SOUTH 81°06'18" EAST, A DISTANCE OF 591.11 FEET;

THENCE NORTH 81°06'18" WEST, A DISTANCE OF 212.55 FEET ALONG THE COMMON LINE BETWEEN THE NORTH RIGHT OF WAY LINE SAID FARM TO MARKET ROAD 107 (RIGHT OF WAY VARIES) AND THIS TRACT TO THE POINT OF BEGINNING, AND CONTAINING 1.952 ACRE (85,022 SQ. FT.) OF LAND, MORE OR LESS.

SECTION III: The following tract of land, which is located within the city limits of the City of McAllen, Texas, shall be rezoned from A-O (Agricultural and Open Space-OC), R-1 (Single Family Residential -OC) District and C-3 (General Business-OC) to A-O (Agricultural and Open Space-UDC) District:

Lot 1, Quinta Maztlan Subdivision, as recorded in instrument number 2139080, Map Records of Hidalgo County, Texas

Hidalgo County PID: 674016 and 175515 - Temporary Address: 500 and 804 Bales Road

Hidalgo County PID: 675893 - Temporary Address: 700 Sunset Drive

Hidalgo County PID: 189372 - Temporary Address: 2801 South 10th Street

SECTION IV: The following tract of land, which is located within the city limits of the City of McAllen, Texas, shall be rezoned from R-1 (Single Family Residential-OC) District and C-3L (Light Commercial-OC) to R-1 (Low

Density Residential-UDC) District:

Hidalgo County PID: 1351918 - Temporary Address: 2700
South McColl Road

SECTION V: The following tract of land, which is located within the city limits of the City of McAllen, Texas,
shall be rezoned from C-3 (General Business-OC) District to C-2 (Regional Commercial-UDC) District:

Ridge Plaza Subdivision, Lots 2-4, Espensen Acres Subdivision,
Lots 66C-66G and 68C-67W, Jackson Meadows Subdivision, Lots
1-19, Block 1, Las Canadas Subdivision, Blocks 1-2, Villa Hermosa
Subdivision, as recorded in volume 39, page 27, volume 19, page
84, instrument number 2899686, instrument number 2654876,
volume 52, page 173, volume 54, page 43, Map Records of Hidalgo
County, Texas

Hidalgo County PID: 645218 - Temporary Address: 1400 East
Savannah Avenue

SECTION VI: The following tract of land, which is located within the city limits of the City of McAllen, Texas,
shall be rezoned from A-O (Agricultural & Open Space-OC) District to A-O (Agricultural & Open Space-UDC)
District:

Hidalgo County PIDS: 290334, 290341, and 290343 - Temporary
Addresses: 7600, 8000, and 8124 South McColl Road Rear

SECTION VII: The following tract of land, which is located within the city limits of the City of McAllen, Texas,
shall be rezoned from R-1 (Single Family Residential-OC) District, A-O (Agricultural and Open Space-OC), and I-1
(Light Industrial-OC) to A-O (Agricultural and Open Space-UDC) District:

Hidalgo County PID: 290333 - Temporary Address: 7100 South
McColl Road Rear

Hidalgo County PID: 644853 and 189956 - Temporary Address:
7201 and 7524 South 10th Street

SECTION VIII: The following tract of land, which is located within the city limits of the City of McAllen, Texas,
shall be rezoned from R-1 (Single Family Residential-OC) District to R-1 (Low Density Residential-UDC) District:

Lot 1, River Valley Subdivision, Lots A-B, Jackson Gardens
Subdivision, Lots 1-7, Jackson Crossing Center Subdivision, Lots
A, 1, 3, 4, 7, Walmart No. 2 Subdivision, Lot 2A, Lot 2A Wal-Mart
Subdivision, Lot 1, Station 1 Subdivision, Lot 1, Jackson Plaza
Subdivision, Lot 1, Las Misiones Subdivision, Lots 1-13, South
Texas Medical Park Subdivision, as recorded in volume 42, page
58, volume 28, page 103B, instrument number 1965536, volume

27, page 11, volume 30, page 37B, volume 42, page 200, volume 50, page 21, volume 47, page 118, volume 25, page 56, Map Records of Hidalgo County, Texas

Hidalgo County PID: 508167, 508166, 550569, 550570, 550567, 550568, 508160, 508161, 508165, 508164, 510811, 510813, 510808 and 510810 - Temporary Address: 1108 East Jackson Avenue and Rear, 1208, 1224, 1300 East Jackson Avenue and Rear, 1400, 1412 East Jackson Avenue and Rear, 1420, 1428 East Jackson Avenue and Rear

Hidalgo County PID: 507988, 231201, 231196, 231199 and 231194- Temporary Address: 2000, 2020, 2200, 2216 and 2300 South Jackson

SECTION IX: This Ordinance shall become effective immediately upon its passage and publication in accordance with the law.

SECTION X: This Ordinance shall be and remain in full force and effect from and after its passage by the Board of Commissioners and the caption of this Ordinance shall be published according to Section 2-56 of the Code of Ordinances of the City of McAllen.

SECTION XI: If any part or parts of this Ordinance are found to be invalid or unconstitutional by a court having competent jurisdiction, then such invalidity or unconstitutionality shall not affect the remaining parts hereof and such remaining parts shall remain in full force and effect, and to that extent this Ordinance is considered severable.

SECTION XII: This ordinance shall not be published in the Code of Ordinances of the City of McAllen, Texas, as it is not amendatory thereof, however, it shall be cited in the appropriate appendix of the Code of Ordinances.

CONSIDERED, PASSED and APPROVED this 14 day of September 2026, at a regular meeting of the Board of Commissioners of the City of McAllen at which a quorum was present and which was held in accordance with Chapter 551 of the Texas Government Code.

SIGNED this ____ day of September 2026.

CITY OF MCALLEN

Javier Villalobos, Mayor

ATTEST:

Perla Lara, TRMC/CMC, CPM
City Secretary

Approved as to form:

Austin Stevenson, City Attorney



ITEM SUMMARY

BOARD: City Commission

AGENDA ITEM

1.C.

DATE SUBMITTED

08/14/2026

MEETING DATE

9/14/2026

1. Agenda Item: Public Hearing on the City of McAllen's Proposed Budget for Fiscal Year 2026-2027.
2. Party Making Request: Isaac Tawil, Angie Rodriguez
3. Applicant:
4. Nature of Request: Public Hearing on the Fiscal Year 2026-2027 Proposed City of McAllen Budget, as required by State Law, with formal adoption of the budget scheduled for September 28, 2026. A copy of the proposed budget is posted on the city website for public inspection, as required by law.
5. Fiscal Impact Summary: Public Hearing on the City of McAllen's Proposed Budget for **Fiscal Year 2026-2027.**
Combined Budget All Funds Total Appropriations **\$644,871,967.**
6. Budgeted:

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

Stephanie Rivera	Created/Initiated - 08/14/2026
Angie Rodriguez	Approved - 08/31/2026
Sonia Resendez	Approved - 08/31/2026
Mark Vega	Approved - 09/04/2026
Maria Chavero	Final Approval - 09/04/2026
8. Staff Recommendation: Public Hearing on the City of McAllen's Proposed Budget for Fiscal Year 2026-2027.
9. Advisory Board:
10. City Attorney: Approve -AS
11. Manager's Recommendation: Approve - IJT

		City of McAllen, Texas Proposed FY 2026-2027 Combined Budget Summary - All Funds						Budget Public Hearing 9/14/2026					
	Beginning Fund Balance	Projected Revenues	Transfers In	Transfers Out	Operations	Capital Outlay	Debt Service	Total Appropriations	Revenue Over/Under Expenditures	Other Items Working Capital	Ending Fund Balance		
General Fund	\$ 108,535,330	\$ 169,624,270	\$ 9,043,531	\$ (7,282,212)	\$ 167,809,385	\$ 2,725,636	\$ 582,303	\$ 171,117,324	\$ 268,265	\$ -	\$ 108,803,595		
Total General Fund	108,535,330	169,624,270	9,043,531	(7,282,212)	167,809,385	2,725,636	582,303	171,117,324	268,265	-	108,803,595		
Special Revenue Funds													
Hotel Occupancy Tax	85,389	5,323,030	-	(3,887,950)	1,435,080	-	-	1,435,080	-	-	85,389		
Hotel Venue Tax	1,732,714	1,557,959	-	(1,373,610)	-	-	-	-	184,349	-	1,917,063		
Development Corp. of McAllen, Inc.	32,545,287	37,789,366	-	(6,206,637)	28,816,880	20,010,000	-	48,826,880	(17,244,151)	-	15,301,136		
McAllen Marketing	698,269	489,492	576,000	-	1,000,000	-	-	1,000,000	65,492	-	763,761		
City Special Events	2,029,680	4,628,552	190,000	(12,000)	4,541,870	7,000	-	4,548,870	257,682	-	2,287,362		
EB - 5	(7,532)	12,581	-	-	-	-	-	-	12,581	-	5,049		
Parklands Zones #1,2,3	2,079,550	291,775	-	-	-	1,087,559	-	1,087,559	(795,784)	-	1,283,766		
Public, Educational, and Governmental (PEG)	1,725,391	217,022	-	-	-	188,448	-	188,448	28,574	-	1,753,965		
Friends of Quinta	563,901	721,536	-	(510,834)	205,201	-	-	205,201	5,501	-	569,402		
McAllen Performing & Cultural Arts Foundation	205,029	66,886	-	-	82,400	-	-	82,400	(15,514)	-	189,515		
Community Development Block Grant (CDBG)	1,524	2,050,864	-	-	1,096,052	954,812	-	2,050,864	-	-	1,524		
Police Department Seized	1,790,388	-	-	-	-	-	-	-	-	-	1,790,388		
Downtown Services Parking	9,218	1,400,587	-	-	1,383,011	-	-	1,383,011	17,576	-	26,794		
Drainage Fee	7,352,259	1,591,596	-	-	-	8,737,104	-	8,737,104	(7,145,508)	-	206,751		
Tax Increment Reinvestment Zone (TIRZ) #1 & 2A	8,286,652	2,506,792	2,385,292	(936,800)	18,333	5,571,650	-	5,589,983	(1,634,699)	-	6,651,953		
Total Special Revenue Funds	59,097,719	58,648,038	3,151,292	(12,927,831)	38,578,827	36,556,573	-	75,135,400	(26,263,901)	-	32,833,818		
Debt Service Funds													
Sales Tax Revenue Bond Debt Service	117,517	1,705,307	300,000	-	-	-	2,005,307	2,005,307	-	-	117,517		
Local Government Finance Corporation Debt Service	317,287	-	864,719	-	-	-	864,719	864,719	-	-	317,287		
TIRZ #1 Debt Service	910,027	777,884	740,000	-	-	-	1,517,884	1,517,884	-	-	910,027		
General Obligation-Tax Note/C.O.	7,669,337	4,836,214	801,058	-	-	-	5,637,272	5,637,272	-	-	7,669,337		
Water Debt Service	2,078,005	40,580	7,340,349	-	-	-	6,344,000	6,344,000	1,036,929	-	3,114,934		
Wastewater Debt Service	3,137,763	53,780	5,353,797	-	-	-	5,353,797	5,353,797	53,780	-	3,191,543		
Sanitation Debt Service (NAD Bank)	-	-	1,294,583	-	-	-	1,294,583	1,294,583	-	-	-		
Airport PFC Debt Service	357,298	-	645,675	-	-	-	645,675	645,675	-	-	357,298		
Anzalduas Intl Crossing Debt Service A & B	1,209,464	-	2,571,094	-	-	-	2,571,094	2,571,094	-	-	1,209,464		
Anzalduas Cargo Constr. Debt Service A & B (NAD Bank)	992,132	-	3,625,700	-	-	-	3,625,700	3,625,700	-	-	992,132		
Total Debt Service Funds	16,788,830	7,413,765	23,536,975	-	-	-	29,860,031	29,860,031	1,090,709	-	17,879,539		
Capital Projects Funds													
Capital Improvement Projects	9,744,242	1,198,481	4,881,920	-	-	15,003,245	-	15,003,245	(8,922,844)	-	821,398		
Infrastructure & Improvements	8,979,883	205,979	-	(3,437,000)	-	4,120,837	-	4,120,837	(7,351,858)	-	1,628,025		
Quinta Mazatlán - Center for Urban Ecology	(14,967,646)	5,000,014	12,009,123	-	-	1,947,750	-	1,947,750	15,061,387	-	93,741		
Traffic / Drainage Bond	2,331,683	173,787	-	-	-	1,683,413	-	1,683,413	(1,509,626)	-	822,057		
Parks Facility / Fire Station #2 Construction	270,565	30,120	-	-	-	142,350	-	142,350	(112,230)	-	158,335		
Street Improvement Construction	438,265	14	-	-	-	427,955	-	427,955	(427,941)	-	10,324		
City Hall Expansion / Reservoir Development	8,830,504	328,385	-	(6,561,289)	-	2,597,600	-	2,597,600	(8,830,504)	-	-		
Information Technology	436,971	5,455	-	-	-	-	-	-	5,455	-	442,426		
Water Depreciation	5,700,733	150,266	2,437,853	-	1,470,060	4,827,000	-	6,297,060	(3,708,941)	-	1,991,792		
Water Capital Improvement	5,933,388	1,353,462	1,331,800	-	831,800	4,830,000	-	5,661,800	(2,976,538)	-	2,956,850		
Water Revenue Bonds	34,148,977	59,725,021	-	-	-	78,323,719	-	78,323,719	(18,598,698)	-	15,550,279		
Wastewater Depreciation	14,199,774	780,417	3,982,819	-	2,504,905	12,600,000	-	15,104,905	(10,341,669)	-	3,858,105		
Wastewater Capital Improvement	16,484,488	1,599,056	1,479,000	-	879,005	11,740,400	-	12,619,405	(9,541,349)	-	6,943,139		
Wastewater Revenue Bond - CWSRF	14,677	441,871	-	-	-	441,361	-	441,361	510	-	15,187		
Sanitation Depreciation	12,480,863	4,066,393	-	-	-	4,576,654	-	4,576,654	(510,261)	-	11,970,602		
Champion Lakes Golf Course Depreciation	761,917	34,562	300,000	-	-	148,081	-	148,081	186,481	-	948,398		
Quinta Mazatlán - CUE Facility Depreciation	-	-	250,000	-	-	-	-	-	250,000	-	250,000		
Convention Center Depreciation	4,049,177	136,020	250,000	-	-	541,500	-	541,500	(155,480)	-	3,893,697		
Performing Arts Depreciation	2,417,426	84,964	250,000	-	-	99,350	-	99,350	235,614	-	2,653,040		
Airport Passenger Facility Charge	8,453,662	2,755,530	-	(3,521,323)	40,000	7,136,517	-	7,176,517	(7,942,310)	-	511,352		
Airport Customer Facility Charge	1,779,061	987,992	-	-	819,000	-	-	819,000	168,992	-	1,948,053		
Airport Capital Improvement	30,912	20,573,713	9,764,472	-	661,440	29,626,897	-	30,288,337	49,848	-	80,760		
Bridge Capital Improvement	6,199,061	214,766	1,476,038	-	-	4,416,000	-	4,416,000	(2,725,196)	-	3,473,865		
Anzalduas Bridge Capital Improvement	3,766,758	111,848	708,651	-	-	275,000	-	275,000	545,499	-	4,312,257		
Anzalduas Cargo Construction	5,677,510	678,120	-	-	-	-	-	-	678,120	-	6,355,630		
Total Capital Project Funds	138,162,851	100,636,236	39,121,676	(13,519,612)	7,206,210	185,505,629	-	192,711,839	(66,473,539)	-	71,689,312		
Enterprise Funds													
Water	21,249,109	41,378,527	-	(11,110,002)	23,437,560	-	-	23,437,560	6,830,965	(530,036)	27,550,038		
Wastewater	8,045,534	29,443,332	-	(10,815,616)	13,781,690	-	-	13,781,690	4,846,026	-	12,891,560		
Sanitation	18,895,859	27,515,511	-	(1,319,583)	26,527,821	5,119,500	-	31,647,321	(5,451,393)	-	13,444,466		
Champion Lakes Golf Course	3,269,952	2,721,290	-	(300,000)	3,869,061	-	-	3,869,061	(1,447,771)	-	1,822,181		
Quinta Mazatlán - CUE Facility	-	1,255,220	-	(250,000)	582,290	148,499	-	730,789	274,431	-	274,431		
McAllen Convention Center	10,660,249	3,946,384	2,870,159	(274,500)	7,027,041	5,402,117	-	12,429,158	(5,887,115)	-	4,773,134		
McAllen Performing Arts Center	2,722,532	1,616,857	1,290,343	(274,500)	2,610,200	547,650	-	3,157,850	(525,150)	-	2,197,382		
McAllen International Airport	17,748,003	11,307,365	-	(9,104,824)	8,269,737	318,758	-	8,588,495	(6,385,954)	-	11,362,049		
Metro McAllen Transit	570,745	5,434,941	1,975,657	(25,000)	7,444,844	-	-	7,444,844	(59,246)	-	511,499		
Bus Terminal	655,318	13,526,382	1,273,061	-	1,380,874	13,225,000	-	14,605,874	193,569	-	848,887		
McAllen International Toll Bridge	1,297,263	15,720,411	-	(7,577,914)	8,127,497	15,000	-	8,142,497	-	-	1,297,263		
McAllen Intl Toll Bridge - Restricted Acct	6,348,318	-	6,089,376	(6,652,531)	-	-	-	-	-	-	5,785,163		
Anzalduas International Crossing	90,475	10,679,228	-	(6,917,945)	1,925,149	-	-	1,925,149	1,836,134	-	1,926,609		
Total Enterprise Funds	91,553,357	164,545,448	13,498,596	(54,622,415)	104,983,764	24,776,524	-	129,760,288	(5,775,504)	(530,036)	84,684,662		
Internal Service Funds													
Inter-Departmental Service	55,988	7,580,000	-	-	7,182,038	-	-	7,182,038	397,962	-	453,950		
General Depreciation	17,114,390	4,968,330	-	-	-	8,588,739	-	8,588,739	(3,620,409)	-	13,493,981		
Health Insurance	-	26,983,344	-	-	24,133,387	-	-	24,133,387	2,849,957	(475,000)	2,374,957		
Retiree Health Insurance	426,395	1,391,947	-	-	1,238,134	-	-	1,238,134	153,813	-	580,208		
Workers Compensation	7,964,288	2,824,509	-	-	2,709,071	-	-	2,709,071	115,438	475,000	8,554,726		
Property & Casualty Insurance	1,192,309	2,306,863	-	-	2,435,716	-	-	2,435,716	(128,853)	-	1,063,456		
Total Internal Service Funds	26,753,370	46,054,993	-	-	37,698,346	8,588,739	-	46,287,085	(232,092)	-	26,521,278		
TOTALS	\$ 440,891,457	\$ 546,922,750	\$ 88,352,070	\$ (88,352,070)	\$ 356,276,532	\$ 258,153,101	\$ 30,442,334	\$ 644,871,967	\$ (97,386,062)	\$ (530,036)	\$ 342,412,204		



ITEM SUMMARY

BOARD: City Commission

AGENDA ITEM

2.A.

DATE SUBMITTED

09/04/2026

MEETING DATE

9/14/2026

1. Agenda Item: Approval of Minutes of Budget Workshops held August 5th, August 12th, August 18th, Workshop and Regular Meeting held on Monday, August 24, 2026.
2. Party Making Request:
3. Applicant:
4. Nature of Request:
5. Fiscal Impact Summary:
6. Budgeted:

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

Mario Cedillo	Created/Initiated - 09/04/2026
Perla Lara	Final Approval - 09/04/2026
8. Staff Recommendation:
9. Advisory Board:
10. City Attorney: Approve -AS
11. Manager's Recommendation: Approve - IJT

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

The McAllen Board of Commissioners convened in a Workshop on **Wednesday, August 5, 2026**, at 4:00 pm, at Champion Lakes Golf Course, 2701 South Ware Road, McAllen, Texas.

Mayor Javier Villalobos, Mayor Pro Tem Jose R. Pepe Cabeza de Vaca, Commissioner Antonio “Tony” Aguirre, Commissioner Rolando “Rolly” Rios, Commissioner Rodolfo “Rudy” Castillo, and Commissioner Michael Fallek

Absent: Commissioner Joaquin Zamora

Staff: City Manager Isaac Tawil, City Attorney Austin Stevenson, Assistant City Manager Jeff Johnston, Deputy City Manager Michelle Rivera, Assistant City Manager Elvira Alonso, Assistant City Manager Juan Olaguibel, Deputy City Secretary Cindy Zuniga, Budget Director Angie Rodriguez, Cesar Rodriguez Director of Strategy Management, Sonia Resendez Finance Director

CALL TO ORDER

Mayor Javier Villalobos called the meeting to order.

1. DISCUSSION OF FY 2026-2027 CITY OF MCALLEN BUDGET.

City Manager Isaac J. Tawil welcomed those in attendance and noted that, following the general budget overview presented on Tuesday, several General Fund and Enterprise Fund departments had been scheduled to provide budget presentations. Departments presenting included the Police Department, Fire Department, Parks & Recreation Department, Public Works Department, Golf Course, Convention Center, Performing Arts Facilities, Airport, and International Bridges.

It was noted that the workshop agenda had been distributed. Staff advised that the Capital Projects presentation originally scheduled for August 6 had been rescheduled to August 12. Staff further noted that the budget workshop wrap-up was scheduled for August 18, the public hearing for September 14, and final budget adoption for September 28.

Police Department

Staff presented on the Police Department, its proposed budget and reviewed requested appropriations, including collective bargaining agreement obligations, vacation and salary, information technology server upgrades, vehicle replacement needs, intersection cameras, health insurance premium adjustments, sidearm assessments and upgrades, police department cameras, and Flock Safety System. Budget details reflected on Page 14 of the handouts distributed were also discussed.

Members of the Commission offered comments and asked questions regarding the department's operations and budget requests. Staff responded to all questions and were thanked for their presentation.

Fire Department

Fire Chief Gloria presented the Fire Department's proposed budget, addressing apparatus replacement, overall department priorities, future growth and improvements, fleet depreciation schedules, replacement plans, funding sources, staffing needs, facility improvements, plans for a new fire station, long-term departmental goals, EMS services, and capital replacement schedules.

Members of the Commission offered comments and asked questions regarding the department's operations and budget requests. Staff responded to all questions and were thanked for their presentation.

Parks & Recreation Department

The Parks & Recreation Department reviewed its proposed budget and discussed plans and priorities for the upcoming fiscal year. Topics included vehicle and fleet needs to improve operational efficiency, depreciation funding, and the planned remodeling of the Las Palmas stage facility.

Members of the Commission offered comments and asked questions regarding the department's operations and budget requests. Staff responded to all questions and were thanked for their presentation.

Public Works Department

Robert Trevino Public Works Department Director provided an overview of its proposed budget, departmental operations, and General Fund activities. Discussion included the sanitation fund balance, dumpsters and replacement lids, sludge operations, roll-off containers, recycling bins, remodeling of the second-floor, HVAC improvements, facility camera systems, and storage area renovations.

Members of the Commission offered comments and asked questions regarding the department's operations and budget requests. Staff responded to all questions and were thanked for their presentation.

Golf Course

Carlos Espinoza Golf Course Director presented the department's proposed budget and reviewed current projects and future plans for golf course improvements. Discussion

included credit card processing fees, clubhouse operations, enterprise fund performance, and the overall financial position of the golf course, which was reported to remain strong.

Members of the Commission offered comments and asked questions regarding the department's operations and budget requests. Staff responded to all questions and were thanked for their presentation.

Convention Center and Performing Arts Facilities

Yajaira Flores Convention Center Director presented the proposed budget for the Convention Center and Performing Arts Facilities, providing an overview of the City's four event venues. Discussion focused on both Enterprise and General Fund operations and the facilities contributions to tourism, economic development, education, the arts, environmental stewardship, and quality of life.

Staff reported that two nonprofit fundraising organizations, the McAllen Performing Arts Foundation and Friends of Quinta Mazatlán Foundation, continue to support programming and operations. It was noted that the facilities host more than 500 events annually and have accumulated approximately 564 event days over an eighteen-month period. Additional discussion addressed depreciation funding, reserve balances, and continued investments to maintain aging facilities, some of which are now more than twenty years old.

Members of the Commission offered comments and asked questions regarding the department's operations and budget requests. Staff responded to all questions and were thanked for their presentation.

Airport

Jeremy Santoscoy McAllen International Airport Director reviewed the department's proposed budget and operational activities. Discussion included passenger activity trends for 2024 and 2025, seasonal airline service, fuel costs, baggage fees, the launch of Phoenix service, daily flight routes, airport stability and regional connectivity, and the recently launched Monterrey service.

Additional discussion focused on the Airport's operating fund, working capital balance, operating revenues, estimated revenues, aeronautical revenues, non-aeronautical revenues, CNC contracts, fixed-base operator services, and department expenditures.

Members of the Commission offered comments and asked questions regarding the department's operations and budget requests. Staff responded to all questions and were thanked for their presentation.

International Bridges

Juan Olaguibel Asistant City Manager presented the proposed budgets for the McAllen-Hidalgo International Bridge and the Anzalduas International Bridge. Discussion included General Fund contributions, current debt amortization schedules, operational revenues, and toll rates.

Members of the Commission offered comments and asked questions regarding the department's operations and budget requests. Staff responded to all questions and were thanked for their presentation.

Further discussion followed, with staff continuing to respond to questions and comments from the Commission.

Mayor Javier Villalobos expressed appreciation to staff for their presentations.

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

ADJOURNMENT

Without objection, the meeting was adjourned at 5:21 pm.

Javier Villalobos, Mayor

Attest

Perla Lara, TRMC/CMC, CPM
City Secretary

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

The McAllen Board of Commissioners convened in a Workshop on **Wednesday, August 12, 2026**, at 4:00 pm, at Champion Lakes Golf Course, 2701 South Ware Road, McAllen, Texas.

Mayor Javier Villalobos, Mayor Pro Tem Jose R. Pepe Cabeza de Vaca, Commissioner Antonio “Tony” Aguirre, Commissioner Joaquin Zamora Commissioner Rolando “Rolly” Rios, Commissioner Rodolfo “Rudy” Castillo, and Commissioner Michael Fallek

Staff: City Manager Isaac Tawil, City Attorney Austin Stevenson, Assistant City Manager Jeff Johnston, Deputy City Manager Michelle Rivera, Assistant City Manager Elvira Alonso, Assistant City Manager Juan Olaguibel, Deputy City Secretary Cindy Zuniga, Budget Director Angie Rodriguez, Cesar Rodriguez Director of Strategy Management, Sonia Resendez Finance Director

CALL TO ORDER

Mayor Javier Villalobos called the meeting to order.

1. DISCUSSION OF FY 2026-2027 CITY OF MCALLEN BUDGET.

City Manager Isaac J. Tawil welcomed those in attendance and, following the general budget overview, noted that two handouts had been distributed. The first handout provided a five-year and ten-year historical review of the City of McAllen's property tax rate.

Mr. Tawil highlighted the following topics:

- Expenditure increases and decreases
- Ten-year expenditure trends
- General Fund revenues and over/under expenditures
- Ad Valorem Tax Capacity
- Capital Investment Plan

Additional discussion included:

- Property valuations
- Business personal property tax exemptions
- Veteran exemptions
- Freeport exemption impacts
- Non-homestead property improvements
- Unassigned fund balances
- Capital project fund appropriations
- Debt capacity analysis and its importance
- McAllen's tax base (FY 2020-2025)

- FY 2025 total tax rate comparison among Valley cities
- 242 days of working capital
- Projected General Fund balances for FY 2027 through FY 2031
- FY 2026 Interest and Sinking (I&S) Tax Rate
- Drainage high-priority projects
- Quality of Life projects

Capital Improvement Projects (CIP) 2026

Eduardo Mendoza, Engineering Director, presented the various departmental Capital Improvement Projects (CIP), reviewing recurring projects, rollover projects, and proposed new projects. A summary of capital project fund balances was also presented.

Commission members offered comments and asked questions throughout the presentation. Staff responded to all inquiries and were thanked for their presentations.

Infrastructure and Improvement Fund

Mr. Mendoza reviewed the Infrastructure and Improvement Fund list of projects, including:

- Alleys
- Connectivity Trail/Precinct 2 Project
- ERP
- Irrigation District Trail Projects
- Tennis Center
- Multipurpose Facility Property

A summary of the Infrastructure and Improvement Fund balances was also reviewed.

TIRZ No. 2A Fund

The TIRZ No. 2A Fund project list was presented.

Mr. Mendoza reviewed recurring project: Administrative Costs. Additionally he highlighted on the following rollover projects:

- Augusta Avenue Drainage
- Country Club Terrace Drainage Improvements
- Dallas Avenue at South 1st Street Drainage Improvements
- El Ranch Roadway and Drainage
- El Rancho Subdivision Drainage
- Lindberg Avenue Drainage Improvements
- South McColl and Pine Ridge

- Yuma Avenue Widening from 2nd street to Jackson Avenue
- Yuma Avenue Right-of-Way Acquisition (2nd Street to Jackson Avenue)

New Project:

- Yuma Road Irrigation Crossing

Drainage Fee Fund

Eduardo Mendoza reviewed recurring projects, rollover projects, and proposed new projects as follows:

Rollover Projects:

- 2nd Street and Savannah Avenue Drainage Improvements
- Harvey Stormwater Pump Station Upgrades
- McAllen Lateral Channel Improvements
- Northeast McAllen/Edinburg Lateral Improvements
- Trade Zone Lateral Channel Improvements

New Projects:

- Balboa Acres RDF Phase II
- Feasibility Study: McAllen-Pharr Lateral Improvements
- Feasibility Study: Pharr South Lateral Improvements
- Military Highway Outfall
- N. Depot Road at Chapin Road Drainage Improvements
- Retiree Haven Outfall
- Torres Acres Roadway and Drainage Improvements

Traffic and Drainage Bond Improvement Fund

Marlene Garza Traffic Director reviewed recurring projects, rollover projects, and proposed new projects as follows:

Rollover Projects:

- 2nd Street Extension and Roundabout at Wisconsin Avenue (Design)
- South 2nd Street at Byron Nelson
- Gray Subdivision Drainage Improvements
- Houston Avenue at South 2nd Street Drainage Improvements
- La Lomita Stormwater Detention Facility
- Northwest Blueline Regrade
- South 1st Street at Beaumont Avenue Drainage Improvements

- Yucca and 1st Street Drainage Improvements

Street Improvement Construction Bond Fund

Rollover Project:

- Nolana Avenue from 23rd Street to Ware Road

Parks Projects

Denny Meline, Parks Director, presented projects included in Parkland Zone Nos. 1, 2, and 3.

Parks Facility/Fire Station No. 2 Construction Fund

Rollover Project:

- Fire Station No. 2 Air Conditioning Replacement

The Quinta Mazatlán Center for Urban Ecology was also briefly discussed.

Airport CIP Fund

Jeremy Santoscoy, Airport Director, presented and reviewed recurring projects, rollover projects, and proposed new projects as follows:

Recurring Project:

- Terminal Amenity Improvements

Rollover Projects:

- Airport Parking Lot Improvements
- General Aviation Federal Inspection Station
- General Aviation Infrastructure Improvements
- General Aviation Land Acquisition
- General Aviation Master Business Plan
- Parallel Runway Study
- Parking Equipment Replacement
- RIM-HS1 Improvements
- Runway and Taxiway Safety Improvements
- Safety Management System Study
- Terminal Elevator Rehabilitation
- Terminal Expansion Feasibility Study

- Terminal Improvements

Airport Passenger Facility Fund

Rollover Projects:

- Airport Fire Station
- Airport Security Systems Replacement
- ARFF Unit Replacement
- Public Address/Flight Information Display System Improvements
- Professional Services
- Terminal Passenger Boarding Bridges (Gates 1 and 3)

McAllen International Bridge CIP Fund

Juan Olaguibel Assistant City Manager reviewed recurring projects, rollover projects, and proposed new projects as follows:

Rollover Projects:

- Administration Building Remodel
- Building A & B Restroom Addition
- Building B Canopy
- Fence Restoration Project
- Generator Upgrades
- IT Storage and Network Equipment
- Maintenance Building Expansion
- Monument Sign
- Office Building Upgrades
- Restroom Trailers
- Southbound Restroom Repurpose Project
- Taxi Island Improvements

New Projects:

- ½-Ton Crew Cab Truck
- Compact Vehicle
- Sewer Improvements
- Administration Building Roof Replacement

Anzalduas Bridge CIP Fund

Recurring Project:

- Computer and Equipment Upgrades

Rollover Project:

- Anzalduas Truck Booth and Facility Upgrades

Further discussion followed, with staff continuing to respond to questions and comments from the Commission.

Mayor Javier Villalobos concluded the discussion by expressing his appreciation to staff for their presentations and continued efforts in planning and implementing the City's capital improvement projects.

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

ADJOURNMENT

Without objection, the meeting was adjourned at 5:35 pm.

Javier Villalobos, Mayor

Attest

Perla Lara, TRMC/CMC, CPM
City Secretary

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

The McAllen Board of Commissioners convened in a Workshop on **Tuesday, August 18, 2026**, at 4:00 pm, at Champion Lakes Golf Course, 2701 South Ware Road, McAllen, Texas.

Mayor Javier Villalobos, Mayor Pro Tem Jose R. Pepe Cabeza de Vaca, Commissioner Antonio “Tony” Aguirre, Commissioner Joaquin Zamora Commissioner Rolando “Rolly” Rios, Commissioner Rodolfo “Rudy” Castillo, and Commissioner Michael Fallek

Staff: City Manager Isaac Tawil, City Attorney Austin Stevenson, Assistant City Manager Jeff Johnston, Deputy City Manager Michelle Rivera, Assistant City Manager Elvira Alonso, Assistant City Manager Juan Olaguibel, Perla Lara Secretary Cindy Zuniga, Budget Director Angie Rodriguez, Cesar Rodriguez Director of Strategy Management, Sonia Resendez Finance Director

CALL TO ORDER

Mayor Javier Villalobos called the meeting to order.

1. DISCUSSION OF FY 2026-2027 CITY OF MCALLEN BUDGET.

City Manager Isaac J. Tawil welcomed those in attendance. Mayor Javier Villalobos announced that the City Commission would recess and convene in Executive Session.

Upon returning from Executive Session, City Manager Tawil reviewed the proposed agency funding allocations from the **General Fund** as follows:

- Amigos Del Valle: \$107,000
- Comfort House: \$5,000
- Museum of South Texas History: \$20,000
- Mujeres Unidas: \$10,000
- McAllen Town Band: \$38,000
- Valley Symphony Orchestra (VSO): \$225,000
- McAllen Chamber of Commerce: \$702,000
- Boys & Girls Club of McAllen: \$1.1 million
- International Museum of Art & Science (IMAS): \$950,000
- Heritage Center: \$140,000
- CASA of Hidalgo County: \$35,000

The City Manager also reviewed agencies proposed to receive funding through the **McAllen Development Corporation**, including:

- Comfort House: \$20,000
- McAllen Economic Development Corporation (MEDC): \$1.1 million

- Lyft Program Fund: \$100,000

Additional Development Corporation-funded programs and agencies discussed included:

- South Texas College Training Program: \$450,000
- South Texas College Nursing Program: \$500,000
- VIDA: \$550,000
- Milagro Clinic: \$200,000
- Boys & Girls Club of McAllen: \$400,000
- Christian Manor: \$270,000
- Texas A&M University Higher Education Programs: \$450,000

A handout regarding Development Corporation funding was distributed to the members of the Commission. Representatives from the City Manager's Office were present to answer questions. It was noted that the handout included information on recurring projects, rollover projects, agency agreements, and proposed new projects. City Manager touched on two new projects that included the 2nd Street extension with Roundabout at Wisconsin Avenue and the New Short Course and Driving Range.

City Manager Tawil stated that a budget wrap-up presentation highlighting all changes requested by the City Commission would be presented at the August 24 workshop. He further noted that an additional public hearing on the tax rate would be held and would require a roll-call vote. Adoption of the FY 2026-2027 Budget is scheduled for the September 28 regular City Commission meeting.

Commission members offered comments and asked questions throughout the discussion. Staff responded to all questions and provided additional clarification as requested.

Mayor Villalobos concluded the discussion by expressing appreciation to staff for their presentations and continued efforts during the budget development process.

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

ADJOURNMENT

Without objection, the meeting was adjourned at 5:44 pm.

Javier Villalobos, Mayor

Attest

Perla Lara, TRMC/CMC, CPM
City Secretary

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

The McAllen Board of Commissioners convened in a Workshop on **Monday, August 24, 2026**, at 4:00 pm, at McAllen City Hall Third Floor (3rd) Commission Chambers.

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

Also, present City Attorney Austin Stevenson, Deputy City Manager Michelle Rivera, Assistant City Manager Jeff Johnston, Assistant City Manager Juan Olaguibel, 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 AUGUST 24th REGULAR MEETING AGENDA, TO BE DISCUSSED AT SUCH A MEETING.

No questions were presented by the City Commissioners to staff concerning the agenda for the regular August 24th meeting.

2. BUDGET WRAP-UP 2026-2027.

City Manager Isaac J. Tawil provided a summary of the General Fund Wrap-Up for Fiscal Year 2026-2027. He reviewed the beginning fund balance, projected revenues, proposed total revenues, revenue increases, planned appropriations, and the minimum required fund balance.

The following budget sections were reviewed:

Page 1: General Fund Summary

- ✓ Building Inspections & Permits – Vehicles Replacement Rental Depreciation
- ✓ IT – Software Maintenance Increase
- ✓ Fire – FIRE and EMS Equipment (CDBG Funded)
- ✓ Fire – Pumper Fire Truck (Unit #657) Replacement Rental Depreciation
- ✓ Quinta Mazatlan – A/C Replacement
- ✓ Quinta Mazatlan CUE – New Department – Compensation & Benefits – 5 Additional Positions
- ✓ Supplies
- ✓ Other Services & Charges
- ✓ Maintenance
- ✓ Capital Outlay
- ✓ Depreciations
- ✓ Agencies Adjustments

Page 2: Development Corporation Proposed Total Appropriations

- ✓ Proposed Total Revenues
- ✓ EDA Reimbursement – MCC Industrial Park
- ✓ MCC Industrial Park – 380 Agreement
- ✓ Ware Road Underground Trail Passage – Rollover
- ✓ Agencies Adjustment

Page 3: Sanitation Fund, including dumpsters, service containers, facility remodeling projects, and second-floor conference room improvements

- ✓ Proposed Tax Revenue
- ✓ Commercial Box – (175) Dumpsters
- ✓ Commercial Box – (500) Dumpster Floors
- ✓ Commercial Box – (2250) Dumpster Lids
- ✓ Roll Off – Fuel Increase
- ✓ Roll Off – (6) Sludge Containers
- ✓ Recycling – (3200) 96 Gallon Recycling Bins
- ✓ Recycling – (15) Cardboard Dumpsters
- ✓ Administration – 2nd Floor Conference Room
- ✓ Administration – HVAC Controls/Programming
- ✓ Administration – (10) Facility Cameras

Page 4: General Depreciation Fund changes

- ✓ Adjustment to Rental Depreciation Revenue
- ✓ Building Permits & Inspections – (2) ½ Ton Trucks
- ✓ Fire – Pumper Fire Truck

City Manager also reviewed beginning fund balances, projected revenues, proposed appropriations, and expenditure increases for each fund.

Additional information was provided regarding the proposed roundabout intersection project. City Manager indicated staff would return with cost estimates and potential funding reallocations once additional information becomes available.

The City Manager further noted that the tax rate would be presented as part of the regular meeting agenda later that day and same would require a record vote by the City Commission.

Commission members offered comments and asked questions, which were addressed by staff.

3. PRESENTATION ON CITY OF MCALLEN 2026 COMMUNITY SURVEY RESULTS.

Cesar Rodriguez, Director of Strategic Management, provided an overview of the 2026 Community Survey methodology and results. He noted that community surveys had previously

been conducted in 2015, 2019, and 2022. The 2026 survey was conducted from March 27 through May 15 utilizing mail surveys, telephone interviews, online responses, and direct outreach to residents.

The survey included comparisons with other Texas cities and provided benchmark data measuring resident satisfaction levels. Information regarding respondent demographics and geographic distribution throughout the city was also reviewed. Staff noted that the survey results showed a 95% confidence level and represented a statistically valid sample of McAllen residents.

Key findings and topics reviewed included:

- Overall resident satisfaction levels
- Quality-of-life expectations
- Changes in resident perceptions between 2022 and 2026
- Public safety satisfaction levels
- Benchmarking comparisons with peer cities
- Customer service performance
- City communications
- McAllen as a place to live and raise a family
- Traffic and transportation concerns
- Street maintenance
- Stormwater management
- Code enforcement
- Pedestrian accessibility
- Animal care services
- Visibility of police presence in neighborhoods
- Safety in downtown areas after dark
- Emergency preparedness and public education
- Parks and recreation services
- Public comments and open-ended survey responses

Staff also reviewed survey rankings identifying those issues residents considered most important, including traffic congestion, stormwater infrastructure, street maintenance, code enforcement, traffic signals, pedestrian accessibility, public safety, animal care services, and emergency management education.

The presentation concluded with a review of the proposed action plan for improvement, which focused on:

- Stormwater Management Systems
- Maintenance of City Streets
- Enforcement of City Codes and Ordinances
- Pedestrian Accessibility
- Quality of Animal Care Services

- Visibility of Police in Neighborhoods
- Downtown Safety
- Emergency Management Education
- Parks and Recreation Services

Commission members discussed the survey findings and asked questions regarding implementation strategies, timelines, and funding considerations.

Commissioner Joaquin Zamora inquired how the survey results would be shared with departments such as Traffic Operations, Public Works, and Code Enforcement and asked how the identified priorities would be incorporated into future action plans. Discussion followed regarding implementation timelines, long-term capital planning, and utilizing the survey results to guide future Capital Improvement Projects and operational priorities.

Mayor Javier Villalobos expressed appreciation to staff for the comprehensive presentation and thanked them for their work in conducting and presenting the survey results.

The workshop recessed at 4:45 p.m.

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) **CONSULTATION WITH CITY ATTORNEY REGARDING LEGAL ASPECTS OF CONTRACTS. TEX. GOV'T. CODE §551.071.**
 - B) **CONSULTATION WITH CITY ATTORNEY REGARDING PENDING LITIGATION. TEX. GOV'T. CODE §551.071**
 - C) **DISCUSSION AND POSSIBLE LEASE, SALE OR PURCHASE OF REAL PROPERTY. TEX. GOV'T. CODE §551.072**
 - D) **CONSULTATION WITH CITY ATTORNEY REGARDING PERSONNEL MATTERS. TEX. GOV'T. CODE §551.071.**

PUBLIC COMMENT: Diane R. Hinojosa

ADJOURN

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

Javier Villalobos, Mayor

Attest:

Perla Lara, TRMC/CMC, CPM
City Secretary

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

The McAllen Board of Commissioners convened in a Regular Meeting on Monday, **August 24, 2026, at 5:00 PM**, at McAllen City Hall Third Floor (3rd) Commission Chambers, with the following present:

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

Staff: City Manager Isaac Tawil, City Attorney Austin Stevenson, Deputy City Manager Michelle Rivera, Assistant City Manager Jeff Johnston, Assistant City Manager Juan Olaguibel, Assistant City Manager Elvira Alonzo, City Secretary Perla Lara, City Engineer Eduardo Mendoza, Planning Director Omar Sotelo, Finance Director Sonia Resendez

CALL TO ORDER

Mayor Javier Villalobos called the meeting to order.

PRESENTATION

Staff presented Games of Texas Medal Recognitions.

AGENDA ITEM PUBLIC COMMENT (Individuals wishing to speak regarding an agenda item on today's agenda, please contact City Secretary before 3:30pm)

1. PUBLIC HEARING

Mayor Javier Villalobos called the Public Hearing to order.

- A) ROUTINE ITEMS: (ALL REZONINGS AND CONDITIONAL USE PERMITS LISTED UNDER THIS SECTION COME WITH A FAVORABLE RECOMMENDATION FROM THE PLANNING & ZONING COMMISSION AND WILL BE ENACTED BY ONE MOTION. HOWEVER, IF THERE IS OPPOSITION AT THE MEETING OR A DISCUSSION IS DESIRED, THAT ITEM(S) WILL BE REMOVED FROM THE ROUTINE ITEMS SECTION OF THE AGENDA AND WILL BE CONSIDERED SEPARATELY.)**

Mayor Javier Villalobos asked if there was anyone to speak in opposition to the items under this section of the agenda. Kelley Vela spoke on item 5B.

Mayor Pro Tem Jose R. "Pepe" Cabeza de Vaca moved to approve the items listed on the Routine Items section of the agenda and seconded by Commissioner Joaquin Zamora. The motion carried unanimously.

1. REZONING FROM C-3 (GENERAL BUSINESS-OC) DISTRICT TO R-3 (HIGH DENSITY RESIDENTIAL-UDC): 10.18 ACRES OUT OF LOT 6, BLOCK 22,

STEELE AND PERSHING SUBDIVISION, HIDALGO COUNTY, TEXAS; 8401 SOUTH MCCOLL ROAD. REZ2026-0103

Approved the R-3 Zoning at 8401 South McColl Road, in accordance with the Planning and Zoning Commission.

2. REZONING FROM R-1 (SINGLE-FAMILY RESIDENTIAL-OC) DISTRICT TO R-1 (LOW-DENSITY RESIDENTIAL-UDC) DISTRICT: LOT 1 BLOCK 2, MAPLE HEIGHTS SUBDIVISION, HIDALGO COUNTY, TEXAS; 1321 NORTH 8TH STREET. REZ2026-0105

Approved the R-1 Zoning at 1321 North 8th Street, in accordance with the Planning and Zoning Commission.

3. REZONING FROM C-1 (LOCAL COMMERCIAL-OC) AND C-3 (GENERAL COMMERCIAL-OC) DISTRICTS TO R-1 (LOW-DENSITY RESIDENTIAL-UDC) DISTRICT: 2.34 ACRES OUT OF LOT 5, BLOCK 15, STEELE & PERSHING SUBDIVISION, HIDALGO COUNTY, TEXAS; 500 EAST WICHITA AVENUE. REZ2026-0106

Approved the R-1 Zoning at 500 East Wichita Avenue, in accordance with the Planning and Zoning Commission.

4. REZONING FROM C-3 (GENERAL BUSINESS-OC) DISTRICT TO C-2 (REGIONAL COMMERCIAL-UDC) DISTRICT: LOT 1, CHILI PEPPER EXPRESS SUBDIVISION, AND LOT 1, REPLAT OF PARK WEST SUBDIVISION, HIDALGO COUNTY, TEXAS; 11001 & 11201 NORTH 10TH STREET. REZ2026-0107

Approved the C-2 Zoning at 11001 & 11201 North 10th Street, in accordance with the Planning and Zoning Commission.

5. REZONING FROM C-4 (COMMERCIAL INDUSTRIAL-OC) DISTRICT TO C-2 (REGIONAL COMMERCIAL-UDC) DISTRICT: LOTS 1-7, SHOPS AT TRES LAGOS SUBDIVISION, HIDALGO COUNTY, TEXAS; 4304, 4312, 4400, 4200, 4208, 4212, 4300 TRES LAGOS BOULEVARD. REZ2026-0108

Approved the C-2 Zoning at 4304, 4312, 4400, 4200, 4208, 4212, 4300 Tres Lagos Boulevard in accordance with the Planning and Zoning Commission.

6. REQUEST OF JUAN F. GARZA, ON BEHALF OF VAR 37 LLC, FOR A CONDITIONAL USE PERMIT, FOR ONE YEAR, AND ADOPTION OF AN ORDINANCE, FOR A RESTAURANT/BAR (VAR 37) AT THE NORTH 19.43 FEET OF LOT 3 AND ALL OF LOT 4, BLOCK 2, MCALLEN ADDITION SUBDIVISION, HIDALGO COUNTY, TEXAS; 1101 BUSINESS HIGHWAY 83. CUP2026-0055

Approved a Conditional Use Permit and adopted an ordinance, for one year, for Restaurant/Bar at 1101 Business Highway 83, in accordance with the Planning and Zoning Commission.

The establishment must comply with the requirements set forth in Section 3.2.5.A of the UDC, including, but not limited to, the following:

1. Adequate Lighting, including, but not limited to, all entrances and exits
2. Security personnel based on occupancy load
3. Security cameras with a minimum retention load of 30 days at the entrance, exit, and based on the square footage
4. Noise control
5. Age verification device with capability to produce reports
6. Mark all occupants that are under the age of 21 years with UV ink
7. Litter control
8. Maximum occupancy load established by the building official

7. REQUEST OF JUAN CARLOS MARQUEZ, ON BEHALF OF APOSTOLIC ASSEMBLY OF THE FAITH IN CHRIST JESUS, FOR A CONDITIONAL USE PERMIT, FOR LIFE OF THE USE, AND ADOPTION OF AN ORDINANCE FOR AN INSTITUTIONAL USE (APOSTOLIC CHURCH) AT LOT 1, APOSTOLIC CHURCH SUBDIVISION, HIDALGO COUNTY, TEXAS; 801 EAST CEDAR AVENUE. CUP2026-0056

Approved a Conditional Use Permit and adopted an ordinance, for life of the use, for Apostolic Church at 801 East Cedar Avenue, in accordance with the Planning and Zoning Commission.

The establishment must comply with the requirements set forth in Section 138-118 of the Zoning Ordinance and specific requirements are as follows:

- 1) The proposed use shall not generate traffic onto residential size streets or disrupt residential areas, and shall be as close as possible to a major arterial.
- 2) The proposed use shall comply with the McAllen Off-Street Parking Ordinance and make provisions to prevent the use of street parking especially in residential areas. Required parking is 90 spaces; 93 spaces are provided.
- 3) The proposed use shall prevent the unauthorized parking of its patrons on adjacent businesses or residences by providing fences, hedges, or reorientation of entrances and exits;
- 4) The proposed use shall provide sufficient lighting to eliminate dark areas, perimeter fencing, and an orientation of the building to provide maximum visibility from a public street in order to discourage vandalism and criminal activities;
- 5) Provisions shall be made to prevent litter from blowing onto adjacent streets and residential areas;
- 6) The number of persons within the building shall be restricted to those allowed by the Fire Marshal and Building Official at the time of permit issuance;
- 7) Sides adjacent to a residentially zoned or used property shall be screened by a 6 ft. opaque fence;

8. REQUEST OF JESUS F. DAVILA, ON BEHALF OF OTBG NORTH PARK LLC, FOR A CONDITIONAL USE PERMIT, FOR ONE YEAR, AND ADOPTION OF AN ORDINANCE, FOR A RESTAURANT/BAR (OAK TEXAS\BAR & GRILL-NORTH PARK) AT LOT 3, NORTH PARK VILLAGE PHASE 2 SUBDIVISION, HIDALGO COUNTY, TEXAS; 1200 AUBURN AVENUE, BLDG. 300, SUITE 300. CUP2026-0058

Approved a Conditional Use Permit and adopted an ordinance, for one year, for Restaurant/Bar at 1200 Auburn Avenue, Bldg. 300, Suite 300, in accordance with the Planning and Zoning Commission.

The establishment must comply with the requirements set forth in Section 138-118(a) of the Zoning Ordinance and specific requirements are as follows:

- a) The property line of the lot of any of the abovementioned businesses must be at least 400 feet from the nearest residence or residentially zoned property, church, school, or publicly owned property, and must be designed to prevent disruptions of the character of adjacent residential areas, and must not be heard from the residential area after 10:00 p.m. The establishment is within 400 feet of residential zone/use.
- b) The abovementioned businesses must be as close as possible to a major arterial, and shall not allow the traffic generated by such businesses onto residential streets, or allow such traffic to exit into and disrupt residential areas. The property has direct access to Auburn Avenue.
- c) The abovementioned businesses must provide parking in accordance with the city off-street parking ordinance as a minimum, and make provisions to prevent use of adjacent streets for parking, especially those in adjacent residential areas, by providing additional onsite parking. Based on 3,536 sq. ft. of restaurant/bar use, 35 parking spaces are required and more than 250 are provided as per site plan with shared parking within the plaza.
- d) The abovementioned businesses must do everything possible to prevent the unauthorized parking by the patrons of such businesses on adjacent business or residential properties including, when necessary, the installation of fences and hedges, and the reorientation of entrances.
- e) The abovementioned businesses should do everything possible and be designed to discourage criminal activities and vandalism, both on the site and on adjacent properties. Included would be provision of sufficient lighting and perimeter fencing, elimination of dark areas, and the orientation of the building such that it provides maximum visibility of as much as possible of the site from a public street.
- f) The abovementioned businesses must make provisions to keep litter to a minimum, and to keep it from blowing onto adjacent streets and properties.
- g) The abovementioned businesses shall restrict the number of persons within the building to those allowed by the planning and zoning commission at the time of permit issuance, after having taken into account the recommendations of the fire marshal, building official and director of planning. This number cannot exceed the number provided for in existing city ordinances.

If approval is granted, the establishment must comply with all other Zoning Ordinances, Building Codes, and Fire Department requirements.

9. ROUTINE CITY INITIATED REZONINGS

**A. REZONING FROM R-1 (SINGLE-FAMILY RESIDENTIAL-OC) DISTRICT UNDER THE OLD CODE (OC) TO R-1 (LOW-DENSITY RESIDENTIAL-UDC) DISTRICT UNDER THE NEW UNIFIED DEVELOPMENT CODE (UDC) FOR THE FOLLOWING PROPERTIES:
AUGUSTA VILLAGE SUBDIVISION, LOTS 1-3, HIDALGO COUNTY, TEXAS
1005, 1009 AND 1013 EAST AGUSTA AVENUE
702 EAST EL RANCHO ROAD (PID: 290268)
704 EAST EL RANCHO ROAD (PID: 290273)
708 EAST EL RANCHO ROAD AND REAR (PID: 290271 AND 500072)**

706 EAST EL RANCHO ROAD (PID: 290272)
 712 EAST EL RANCHO ROAD (DRIVE) (PID: 290269)
 800 EAST EL RANCHO ROAD AND REAR (PID: 290270 AND 290291)
 810 EAST EL RANCHO ROAD AND REAR (PID: 290263 AND 796354)
 900 EAST EL RANCHO ROAD (PID: 20826014, 290264, 290261 AND 290262)
 1000 EAST EL RANCHO ROAD (PID: 290265)
 3401 SOUTH MCCOLL ROAD (PID: 290266)
 3413 SOUTH MCCOLL ROAD (PID: 290267)
 3417 SOUTH MCCOLL ROAD (PID: 625707)
 3419 SOUTH MCCOLL ROAD (PID: 695405)
 3421 SOUTH MCCOLL ROAD (PID: 290258)
 3501 SOUTH MCCOLL ROAD (PID: 290259)
 3521 SOUTH MCCOLL ROAD (PID: 290278)
 705 EAST AGUSTA AVENUE (PID: 290279)
 709 EAST AGUSTA AVENUE (PID: 290280)
 825 EAST AGUSTA AVENUE (PID: 290281)
 901 EAST AGUSTA AVENUE (PID: 290282)
 905 EAST AGUSTA AVENUE (PID: 290283)
 909 EAST AGUSTA AVENUE (PID: 290284)
 1001 EAST AGUSTA AVENUE (PID: 290285)
 1101 EAST AGUSTA AVENUE (PID: 290288)
 1109 EAST AGUSTA AVENUE (PID: 290289)
 3551 SOUTH "K" CENTER STREET (PID: 943783) REZ2026-0109

Approved the R-1 Zoning at:

702 East El Rancho Road
 704 East El Rancho Road
 708 East El Rancho Road and Rear
 706 East El Rancho Road
 712 East El Rancho Road (Drive)
 800 East El Rancho Road and Rear
 810 East El Rancho Road and Rear
 900 East El Rancho Road
 1000 East El Rancho Road
 3401 South McColl Road
 3413 South McColl Road
 3417 South McColl Road
 3419 South McColl Road
 3421 South McColl Road
 3501 South McColl Road
 3521 South McColl Road
 705 East Agusta Avenue
 709 East Agusta Avenue
 825 East Agusta Avenue
 901 East Agusta Avenue
 905 East Agusta Avenue
 909 East Agusta Avenue
 1001 East Agusta Avenue
 1101 East Agusta Avenue
 1109 East Agusta Avenue

3551 South "K" Center Street, in accordance with the Planning and Zoning Commission.

**B. REZONING FROM R-1 (SINGLE-FAMILY RESIDENTIAL-OC) DISTRICT UNDER THE OLD CODE (OC) TO R-1 (LOW-DENSITY RESIDENTIAL-UDC) DISTRICT UNDER THE NEW UNIFIED DEVELOPMENT CODE (UDC) FOR THE FOLLOWING PROPERTIES:
LAS VINAS SUBDIVISION, LOTS 1-58; ORANGEWOOD EAST SUBDIVISION, LOTS 1-6 AND 9-29; ORANGEWOOD EAST ADDITION SUBDIVISION, LOTS 8-A AND 30-41, HIDALGO COUNTY, TEXAS
1000-1013 EAST COVINA AVENUE
3700-3913 SOUTH "J" STREET
3700-3725 SOUTH "I" STREET
3612-3708 SOUTH "H" STREET
3612-3624 SOUTH "G" STREET
700-1109 EAST BALBOA AVENUE
700-925 EAST SUNDOWN DRIVE
3800-3801 AND 3824-3908 SOUTH "F" STREET
701-924 EAST BURNS DRIVE REZ2026-0110**

Approved the R-1 Zoning at:

1000-1013 East Covina Avenue

3700-3913 South "J" Street

3700-3725 South "I" Street

3612-3708 South "H" Street

3612-3624 South "G" Street

700-1109 East Balboa Avenue

700-925 East Sundown Drive

3800-3801 and 3824-3908 South "F" Street

701-924 East Burns Drive, in accordance with the Planning and Zoning Commission.

**C. REZONING FROM R-1 (SINGLE-FAMILY RESIDENTIAL-OC) DISTRICT UNDER THE OLD CODE (OC) TO R-1 (LOW-DENSITY RESIDENTIAL-UDC) DISTRICT UNDER THE NEW UNIFIED DEVELOPMENT CODE (UDC) FOR THE FOLLOWING PROPERTIES:
DEL LAGO SUBDIVISION, LOTS 1-39 AND COMMON AREA & PRIVATE LAKE, AND LAGO VISTA SUBDIVISION, LOTS 1-55, HIDALGO COUNTY, TEXAS
701-1001 EAST FRANCISCA AVENUE
812-1312 EAST HELENA AVENUE
4300-4416 SOUTH "F" STREET
4400-4421 SOUTH "H" STREET
4300-4501 SOUTH "J" STREET
4200-4413, 4500 AND 4512 SOUTH "K" CENTER STREET
4202-4403 SOUTH "K" LANE
4200-4401 SOUTH "L" STREET
4200-4401 AND 4501 SOUTH "M" STREET REZ2026-0111**

Approved the R-1 Zoning at:

701-1001 East Francisca Avenue

812-1312 East Helena Avenue

4300-4416 South "F" Street

4400-4421 South "H" Street
4300-4501 South "J" Street
4200-4413, 4500 and 4512 South "K" Center Street
4202-4403 South "K" Lane
4200-4401 South "L" Street
4200-4401 and 4501 South "M" Street, in accordance with the Planning and Zoning Commission.

**D. REZONING FROM R-1 (SINGLE-FAMILY RESIDENTIAL-OC) DISTRICT UNDER THE OLD CODE (OC) TO R-1 (LOW-DENSITY RESIDENTIAL-UDC) DISTRICT UNDER THE NEW UNIFIED DEVELOPMENT CODE (UDC) FOR THE FOLLOWING PROPERTIES:
ORANGEWOOD SUBDIVISION UNIT NO. 1 SUBDIVISION, LOTS 1 -18;
ORANGEWOOD SUBDIVISION UNIT NO. 3 SUBDIVISION, LOT 1;
RITAGLEN SUBDIVISION, LOT "A"; AND ORANGEWOOD SOUTH SUBDIVISION, LOTS 1-31, HIDALGO COUNTY, TEXAS
200-300 CHRIS LANE
3300- 3325 SANDY LANE ("A" STREET)
3300-3325 KENT LANE ("B" STREET)
400 EAST EL RANCHO ROAD
300 EAST BURNS AVENUE
3800-3824 SUNDOWN COURT WEST
3801-3825 SUNDOWN COURT EAST
3900-3930 SUNDOWN DRIVE
3800-4117 BURNS DRIVE SOUTH
4001-4025 BURNS COURT REZ2026-0112**

Approved the R-1 Zoning at
200-300 Chris Lane
3300- 3325 Sandy Lane ("A" Street)
3300-3325 Kent Lane ("B" Street)
400 East El Rancho Road
300 East Burns Avenue
3800-3824 Sundown Court West
3801-3825 Sundown Court East
3900-3930 Sundown Drive
3800-4117 Burns Drive South
4001-4025 Burns Court, in accordance with the Planning and Zoning Commission.

**E. REZONING FROM R-1 (SINGLE-FAMILY RESIDENTIAL-OC) DISTRICT UNDER THE OLD CODE (OC) TO R-1 (LOW-DENSITY RESIDENTIAL-UDC) DISTRICT UNDER THE NEW UNIFIED DEVELOPMENT CODE (UDC) FOR THE FOLLOWING PROPERTIES:
EL RANCHO SANTA CRUZ SUBDIVISION PHASE 1 SUBDIVISION, LOTS 11-36; LOTS 5 AND 6, EL RANCHO SANTA CRUZ SUBDIVISION PHASE 1, LOTS 5 AND 6; LOTS 37-A THRU 37-G INCLUSIVE EL RANCHO SANTA CRUZ SUBDIVISION PHASE 1, LOTS 37-A – 37-G;
EL RANCHO SANTA CRUZ PHASE 2 SUBDIVISION, LOTS 82-91; EL RANCHO SANTA CRUZ SUBDIVISION PHASE 4 SUBDIVISION, BLOCKS 1-8; ISELA & JOSE FUENTES SUBDIVISION, LOT 1; SNELL SUBDIVISION, LOTS 1-3; FUENTES DAVILA SUBDIVISION, LOT 1; FUENTES II SUBDIVISION, LOT 1; R. MARTINEZ SUBDIVISION, LOTS**

1-3; R. MARTINEZ FAMILY SUBDIVISION, LOTS 1-4; MAXIMO JR. SUBDIVISION, LOT 1; OLYMPIA PLACE SUBDIVISION, LOTS 1-2; LARA SUBDIVISION, LOT 1; AND RANCHO CRUZ SUBDIVISION, LOTS 1-6, HIDALGO COUNTY, TEXAS.

700 –1113 EAST PINERIDGE AVENUE

3009, 3011, 3016, 3024 AND 3025 SOUTH “J” STREET

2901, 2913, 2917, 3001, 3013, 3017, 3109, 3113, 3201, 3205, 3209, 3213, 3301, 3305 AND 3313 SOUTH MCCOLL ROAD

704, 708, 710, 712, 800, 804, 808, 812 AND 820 EAST NASSAU AVENUE

801-845 EAST OLYMPIA AVENUE

2913, 3001 AND 3108-3313 SOUTH “H” STREET

2910, 2912, 2916, 3000, 3001, 3009 AND 3208-3313 SOUTH “G” STREET

3209-3316 SOUTH “G” LANE

3208-3313 SOUTH “H” LANE

3108-3313 SOUTH “H” STREET

3021 SOUTH “J” STREET (PID: 273940)

3017 SOUTH “J” STREET (PID: 273944)

3013 SOUTH “J” STREET (PID: 273942)

3001 SOUTH “J” STREET (PID: 273939)

2909 SOUTH “J” STREET (PID: 273938)

2905 SOUTH “J” STREET (PID: 273937)

2901 SOUTH “J” STREET (PID: 273936)

2900 SOUTH “J” STREET (PID: 273946)

2904 SOUTH “J” STREET (PID: 273947)

2908 SOUTH “J” STREET (PID: 273948)

3000 SOUTH “J” STREET (PID: 273949)

3004 SOUTH “J” STREET (PID: 273950)

3008 SOUTH “J” STREET (PID: 273951)

3012 SOUTH “J” STREET (PID: 273952)

901 EAST PINERIDGE AVENUE (PID: 273954)

3013 SOUTH “H” STREET (PID: 273955)

3009 SOUTH “H” STREET (PID: 273956)

2905 SOUTH “H” STREET (PID: 273960)

2901 SOUTH “H” STREET (PID: 273961)

841 EAST PINERIDGE AVENUE (PID: 273957)

825 EAST PINERIDGE AVENUE (PID: 273923)

821 EAST PINERIDGE AVENUE (PID: 273919)

817 EAST PINERIDGE AVENUE (PID: 273914)

3005 SOUTH MCCOLL ROAD (PID: 273908)

835 EAST OLYMPIA AVENUE (PID: 167594)

828 EAST NASSAU AVENUE (PID: 273921)

832 EAST NASSAU AVENUE (PID: 273926)

836 EAST NASSAU AVENUE (PID: 273930 AND 273931)

844 EAST NASSAU AVENUE (PID: 273934)

812 EAST PINERIDGE AVENUE (PID: 274158)

3009 SOUTH MCCOLL ROAD (PID: 273909)

1021 EAST EL RANCHO ROAD (PID: 274155) REZ2026-0113

Approved the R-1 Zoning at 700 –1113 East Pineridge Avenue
3009, 3011, 3016, 3024 and 3025 South “J” Street

2901, 2913, 2917, 3001, 3013, 3017, 3109, 3113, 3201, 3205, 3209, 3213, 3301, 3305 and 3313
South McColl Road
704, 708, 710, 712, 800, 804, 808, 812 and 820 East Nassau Avenue
801-845 East Olympia Avenue
2913, 3001 and 3108-3313 South "H" Street
2910, 2912, 2916, 3000, 3001, 3009 and 3208-3313 South "G" Street
3209-3316 South "G" Lane
3208-3313 South "H" Lane
3108-3313 South "H" Street
3021 South "J" Street
3017 South "J" Street
3013 South "J" Street
3001 South "J" Street
2909 South "J" Street
2905 South "J" Street
2901 South "J" Street
2900 South "J" Street
2904 South "J" Street
2908 South "J" Street
3000 South "J" Street
3004 South "J" Street
3008 South "J" Street
3012 South "J" Street
901 East Pineridge Avenue
3013 South "H" Street
3009 South "H" Street
2905 South "H" Street
2901 South "H" Street
841 East Pineridge Avenue
825 East Pineridge Avenue
821 East Pineridge Avenue
817 East Pineridge Avenue
3005 South McColl Road
835 East Olympia Avenue
828 East Nassau Avenue
832 East Nassau Avenue
836 East Nassau Avenue
844 East Nassau Avenue
812 East Pineridge Avenue
3009 South McColl Road
1021 East El Rancho Road, in accordance with the Planning and Zoning Commission.

**F. REZONING FROM R-1 (SINGLE-FAMILY RESIDENTIAL-OC) DISTRICT UNDER THE OLD CODE (OC) TO R-1 (LOW-DENSITY RESIDENTIAL-UDC) DISTRICT UNDER THE NEW UNIFIED DEVELOPMENT CODE (UDC) FOR THE FOLLOWING PROPERTIES:
LAS CABANAS SUBDIVISION, LOTS 1-60; AND PASEO DEL LAGO SUBDIVISION, LOTS 1-51; HIDALGO COUNTY, TEXAS.
1200-1420 EAST BALBOA AVENUE
3600-3613 AND 3800-3917 SOUTH "L" STREET
3602-3615 SOUTH "L" LANE**

3602-3615 SOUTH "K" LANE
3600-3613 AND 3800-3916 SOUTH "M" STREET
3602-3615 SOUTH "M" LANE
3713-3917 SOUTH "K" CENTER STREET
3912 SOUTH JACKSON ROAD (PID: 231261)
3908 SOUTH JACKSON ROAD (PID: 231262)
3820 SOUTH JACKSON ROAD UNIT A (PID: 231264)
3820 SOUTH JACKSON ROAD UNIT D (PID: 231266)
3830 SOUTH JACKSON ROAD (PID: 231259)
3800B SOUTH JACKSON ROAD (PID: 344482)
3820 SOUTH JACKSON ROAD AND REARS 1-6 (PID: 231259, 344482,
231263, 351364, 231265 AND 538337) - (133 CLEARVIEW PLACE,
CLEARVIEW DRIVE) REZ2026-0114

Approved the R-1 Zoning at
 1200-1420 East Balboa Avenue
 3600-3613 and 3800-3917 South "L" Street
 3602-3615 South "L" Lane
 3602-3615 South "K" Lane
 3600-3613 and 3800-3916 South "M" Street
 3602-3615 South "M" Lane
 3713-3917 South "K" Center Street
 3912 South Jackson Road
 3908 South Jackson Road
 3820 South Jackson Road Unit A
 3820 South Jackson Road Unit D
 3830 South Jackson Road
 3800B South Jackson Road
 3820 South Jackson Road and Rears 1-6 - (133 Clearview Place, Clearview Drive), in accordance
 with the Planning and Zoning Commission.

B) AMENDING THE ZONING ORDINANCE OF THE CITY OF MCALLEN.

Mayor Pro Tem Jose R. "Pepe" Cabeza de Vaca moved to amend the Zoning Ordinance and
 seconded by Commissioner Joaquin Zamora. The motion carried unanimously.

END OF PUBLIC HEARING

Mayor Javier Villalobos declared the Public Hearing closed.

- 2. CONSENT AGENDA (ALL MATTERS LISTED UNDER CONSENT AGENDA ARE CONSIDERED TO BE ROUTINE BY THE GOVERNING BODY AND WILL BE ENACTED BY ONE MOTION. THERE WILL BE NO SEPARATE DISCUSSION OF THESE ITEMS; HOWEVER, IF DISCUSSION IS DESIRED, THAT ITEM(S) WILL BE REMOVED FROM THE CONSENT AGENDA AND WILL BE CONSIDERED SEPARATELY.)**

Mayor Pro Tem Jose R. "Pepe" Cabeza de Vaca moved to approve the items listed on the
 Consent Agenda. The motion was seconded by Commissioner Joaquin Zamora and carried
 unanimously.

- A) APPROVAL OF MINUTES OF RETREAT, BUDGET WORKSHOP HELD AUGUST 4TH, WORKSHOP AND REGULAR MEETING HELD AUGUST 10, 2026.**

The minutes of the Retreat, Budget Workshop held August 4th, Workshop and Regular meeting held August 10, 2026, were reviewed and approved as submitted.

- B) SUBDIVISION MONTHLY REPORT.**

Approved Subdivision Monthly report.

- C) PROJECT STATUS MONTHLY REPORT THROUGH JULY 31, 2026.**

Approved Project Status Monthly Report though July 31, 2026.

- D) PARKS MONTHLY STATUS REPORT.**

Approved Parks Monthly Status Report.

- E) AWARD OF CONTRACT FOR PROFESSIONAL ENGINEERING AND CONSTRUCTION PHASE SERVICES - INDUSTRIAL PARK DEVELOPMENT (PROJECT NO. 02-26-S41-658).**

Awarded a contract to South Texas Infrastructure Group, LLC in the amount of \$730,750.00 for Professional Engineering and Construction Phase Services - Industrial Park Development.

- F) CONSIDERATION AND APPROVAL OF CHANGE ORDER NO. 1 AND FINAL RECONCILIATION OF QUANTITIES FOR 2026 SINGLE MACHINE REPAVING (PROJECT NO. 02-26-C18-510).**

Approved Change Order No. 1 and Final Reconciliation of Quantities in the decrease amount of \$92,382.12 for a final contract amount of \$1,194,853.88 for the 2026 Single Machine Repaving Project.

- G) CONSIDERATION AND APPROVAL OF AN INTERLOCAL COOPERATION CONTRACT WITH MCALLEN ISD FOR QUINTA MAZATLAN (PROJECT NO. 08-26-S116-01).**

Approved an Interlocal Cooperation Contract with McAllen ISD for Quinta Mazatlan.

- H) CONSENT RESOLUTIONS**

1. RESOLUTION APPROVING THE EXECUTION AND DELIVERY OF A FINANCING AGREEMENT WITH THE TEXAS WATER DEVELOPMENT BOARD REGARDING THE ISSUANCE OF WATERWORKS AND SEWER SYSTEM BONDS BY THE CITY FOR A BRACKISH GROUNDWATER TREATMENT PLANT, SUPPORTING INFRASTRUCTURE AND RELATED ISSUANCE COSTS, AND APPROVING THE OBLIGATIONS OF THE CITY WITH RESPECT TO SUCH AGREEMENT; AND RESOLVING OTHER MATTERS RELATING TO THE SUBJECT.

Approved the Execution and Delivery of a Financing Agreement with the Texas Water Development Board Regarding the Issuance of Waterworks and Sewer System Bonds by the City for a Brackish Groundwater Treatment Plant, Supporting Infrastructure and Related Issuance Costs, and Approving the Obligations of the City with Respect to Such Agreement; and Resolving Other Matters Relating to the Subject.

3. BID/CONTRACTS

A) CONSIDERATION AND APPROVAL OF SUPPLEMENTAL AGREEMENT NO. 1 TO CONTRACT AMENDMENT NO. 3 - 2020 WITH KSA FOR THE RUNWAY 14-32 & TAXIWAY A SAFETY IMPROVEMENTS PHASE 3, 4A AND 4C AT MCALLEN INTERNATIONAL AIRPORT (PROJECT NO.11-21-S13-01 (ORIGINAL PROJECT 08-20-S52-459)).

Staff recommended approval of Supplemental Agreement No. 1 to Contract Amendment No. 3-2020 with KSA Engineers, Inc. for Runway 14-32 & Taxiway A Safety Improvements Phase 3, 4A and 4C in the amount of \$977,987 for a revised total amount of \$2,226,833.

The City Commission recessed into executive session at 5:32 pm and resumed at 5:40pm.

Commissioner Joaquin Zamora moved to approve the agreement as recommended. The motion was seconded by Commissioner Michael Fallek and carried unanimously.

4. MANAGER'S REPORT

A) CONSIDERATION AND AUTHORIZATION TO REMOVE UNCOLLECTIBLE TAX ACCOUNTS FROM THE DELINQUENT TAX ROLL.

Kelly Salazar of Linebarger, Goggan Blair & Sampson gave a presentation of Year-to-Date Delinquent Tax Collection Report.

Commissioner Antonio "Tony" Aguirre, Jr., moved to approve the removal of uncollectible tax accounts from the delinquent tax roll as recommended. The motion was seconded by Mayor Pro Tem Jose R. "Pepe" Cabeza de Vaca and carried unanimously.

B) DISCUSSION OF THE 2026 PROPOSED TAX RATE, TAKE A RECORD VOTE ON THE PROPOSED RATE, AND SCHEDULE A PUBLIC HEARING. ANNOUNCE THE MEETING DATE TO ADOPT THE TAX RATE.

Staff briefly reviewed revenue tax rate and noted that by state law only one public hearing is required. It was also noted that tax rate can be held and adopted after the public hearing scheduled for Monday, September 28, 2026 at 5 pm at City Commission Chambers.

Discussion ensued. Comments and concerns were expressed by Mayor and City Commission. Mrs. Rebecca Grimes answered questions posed by Council.

After discussion on item 4B a Roll Call was requested:

ROLL CALL VOTE:

Ayes: Mayor Javier Villalobos, Mayor Pro Tem Jose R. "Pepe" Cabeza de Vaca, Commissioner Antonio "Tony" Aguirre, Jr., Commissioner Joaquin Zamora, Commissioner Rodolfo "Rudy" Castillo, Commissioner Rolando "Rolly" Rios, Commissioner Michael Fallek.
Nays: None.

C) FUTURE AGENDA ITEMS.

Items of upcoming workshops were reviewed as follows:

- ✓ Mend Collaborative Downtown Study Presentation
- ✓ January City Commission Retreat
- ✓ Airport Improvements Update
- ✓ January City Commission Retreat

5. TABLED ITEM(S)

A) AWARD OF CONTRACT FOR AIRPORT RESCUE FIREFIGHTING APPARATUS FOAM TRANSITION PROJECT (PROJECT NO. 06-26-S83-497).

Item remained tabled.

B) CONSIDERATION OF A VARIANCE REQUEST FOR SIDEWALK REQUIREMENTS ALONG EAST NASSAU AVENUE, EAST PINERIDGE AVENUE AND S. "H" STREET FOR THE PROPOSED PECINA ESTATES SUBDIVISION, HIDALGO COUNTY, TEXAS; 841 E. PINERIDGE AVENUE. VAR2026-0029

Commissioner Joaquin Zamora moved to remove said item from the table and seconded by Mayor Pro Tem Jose R. "Pepe" Cabeza de Vaca. The motion carried unanimously.

Staff have recommended approval to waive the sidewalks on E. Pineridge Ave and require sidewalks on E. Nassau Ave and S. "H" Street. At this time, Kelly Vela spoke on item 5B.

A lengthy discussion ensued. Comments and concerns were raised and shared by the city commission. Staff answered questions posed by city commission.

After due consideration, Mayor Pro Tem Jose R. "Pepe" Cabeza de Vaca moved to table the variance. The motion was seconded by Commissioner Joaquin Zamora and carried unanimously.

6. 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).

On behalf of the Presiding Officer, City Attorney recommended recessing into Executive Session pursuant to Chapter 551, Texas Government Code, Section 551.071 Consultation with Attorney on Items 6A, 6B, and 6D; Section 551.072 Deliberation Regarding Real Property on Item 6C.

A) CONSULTATION WITH CITY ATTORNEY REGARDING LEGAL ASPECTS OF CONTRACTS. TEX. GOV'T. CODE §551.071.

Commissioner Michael Fallek moved to authorize the City Manager and City Attorney to proceed as described in executive session and was seconded by Commissioner Joaquin Zamora. The motion carried unanimously.

B) CONSULTATION WITH CITY ATTORNEY REGARDING PENDING LITIGATION. TEX. GOV'T. CODE §551.071.

Commissioner Michael Fallek moved to authorize the City Manager and City Attorney to proceed as described in executive session and was seconded by Commissioner Joaquin Zamora. The motion carried unanimously.

C) DISCUSSION AND POSSIBLE LEASE, SALE OR PURCHASE OF REAL PROPERTY, TRACTS 1. TEX. GOV'T. CODE §551.072.

Commissioner Michael Fallek moved to authorize the City Manager and City Attorney to proceed as described in executive session and was seconded by Commissioner Joaquin Zamora. The motion carried unanimously.

D) CONSULTATION WITH CITY ATTORNEY REGARDING PERSONNEL MATTERS. TEX. GOV'T. CODE §551.071.

Commissioner Michael Fallek moved to authorize the City Manager and City Attorney to proceed as described in executive session and was seconded by Commissioner Joaquin Zamora. The motion carried unanimously.

ADJOURNMENT

Without objection the meeting was adjourned at 5:57 p.m.

Javier Villalobos, Mayor

Attest:

Perla Lara, TRMC/CMC, CPM
City Secretary



ITEM SUMMARY

BOARD: City Commission

AGENDA ITEM

2.B.

DATE SUBMITTED

08/25/2026

MEETING DATE

9/14/2026

1. Agenda Item: Consideration and Approval of Various City Surplus Vehicles and Equipment.
2. Party Making Request: Roberto Trevino
3. Applicant:
4. Nature of Request: Public Works staff has a need to declare—as surplus—unusable, inoperable, outdated or otherwise worn out vehicles, equipment, and City property gathered from various departments. These vehicles, equipment, and property are in different stages of disrepair or obsolete and most have been replaced by new vehicles or equipment.
5. Fiscal Impact Summary: N/A
6. Budgeted:

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

Stephanie Puentes	Created/Initiated - 08/25/2026
Roberto Trevino	Approved - 09/02/2026
Angie Rodriguez	Approved - 09/02/2026
Sonia Resendez	Approved - 09/02/2026
Gerardo Noriega	Approved - 09/02/2026
Elvira Alonzo	Final Approval - 09/04/2026
8. Staff Recommendation: Public Works recommends approval to declare the described vehicles, equipment, and property as surplus and begin the disposal of said assets through auctioneering services and/or recycling salvage yards.
9. Advisory Board:
10. City Attorney: Approve -AS
11. Manager's Recommendation: Approve - IJT

TO: Isaac J. Tawil, City Manager
FROM: Robert Trevino Jr., Public Works Director
DATE: Tuesday, August 25, 2026
RE: Vehicle/Equipment & General Property Surplus Declaration

Goal: Public Works staff has a need to declare—as surplus—unusable, inoperable, outdated or otherwise worn-out vehicles, equipment, and general property. These vehicles, equipment, and general property is in different stages of disrepair and most have been replaced.

Explanation: The City of McAllen conducts auctions as needed to dispose of vehicles, equipment, and general property that are not economical to repair, have been replaced, or are unsafe to operate. All proceeds are returned to the corresponding fund where the purchase originated (i.e. General Fund, Sanitation Fund). Attached is a list of all vehicles and equipment including photos of these items proposed for surplus declaration.

Options:

1. The City can defer the sale of some or all vehicles and equipment at the risk of significantly lower returns.
2. The City may elect to retain some or all vehicles and equipment.

Recommendation: Public Works recommends approval to declare the described vehicles, equipment, and general property as surplus and begin the disposal of said assets through auctioneering services and/or recycling salvage yards.

Please advise if you require additional information. Attached is a list and description of all items being presented for review and consideration.



CITY GENERAL PROPERTY SURPLUS

DEPARTMENT	DESCRIPTION	MODEL/SERIAL #	QTY	CONDITION
FIRE DEPARTMENT	BROWN OFFICE CHAIRS AND 1 BLACK	N/A	8	OBSOLETE
FIRE DEPARTMENT	EXERCISE EQUIPMENT-BACK AND LEG	N/A	1	OBSOLETE
FIRE DEPARTMENT	UNDERCARRIAGE HITCH WITH BRACKETS	N/A	1	OBSOLETE
FIRE DEPARTMENT	EXERCISE BENCH	N/A	3	OBSOLETE
FIRE DEPARTMENT	INCLINE EXERCISE BENCH	N/A	1	OBSOLETE
FIRE DEPARTMENT	AMANA 2 DOOR FRIDGE	N/A	1	OBSOLETE
FIRE DEPARTMENT	WHIRLPOOL WASHER	N/A	1	OBSOLETE
FIRE DEPARTMENT	FORD BACK BUMPER, BLACK	N/A	1	OBSOLETE
FIRE DEPARTMENT	BUBBLE GUM DISPENSER	N/A	1	OBSOLETE
FIRE DEPARTMENT	CENTER CONSOLE 3 AND 1 BACK SEAT	N/A	4	OBSOLETE
FIRE DEPARTMENT	BLACK TOP COVER FOR MULE/GATOR	N/A	1	OBSOLETE
FIRE DEPARTMENT	WHIRLPOOL MICROWAVE	N/A	1	OBSOLETE
FIRE DEPARTMENT	SIDE STEPS FOR TRUCK	N/A	2	OBSOLETE
FIRE DEPARTMENT	BACK COVER ROLLER FOR TRUCK	N/A	1	OBSOLETE
FIRE DEPARTMENT	SETS WEIGHTS LBS-50,40,30,25,20,60,70,45,10	N/A	VARIOUS	OBSOLETE
FIRE DEPARTMENT	BAR FOR WEIGHTS	N/A	2	OBSOLETE
FIRE DEPARTMENT	OFFICE FLOOR MATS	N/A	9	OBSOLETE
FIRE DEPARTMENT	SHOP TOWEL DISPENSER TORK	N/A	1	OBSOLETE
FIRE DEPARTMENT	BIG AIR FANS	N/A	2	OBSOLETE
FIRE DEPARTMENT	HP LASER/SCAN MACHINE	N/A	1	OBSOLETE
FIRE DEPARTMENT	OFFICE STANDUP FAN	N/A	1	OBSOLETE
FIRE DEPARTMENT	OFFICE SUPPLIES/STAPLE	N/A	VARIOUS	OBSOLETE
FIRE DEPARTMENT	MIDDLE CONSOLE STAND	N/A	1	OBSOLETE
FIRE DEPARTMENT	TRUCK FRONT GRILLE - PIERCE	N/A	1	OBSOLETE
FIRE DEPARTMENT	RED FORD TAIL GATE WITH CAMERA	N/A	1	OBSOLETE
FIRE DEPARTMENT	FRONT TRUCK BUMPER	N/A	1	OBSOLETE
FIRE DEPARTMENT	PRECOR TREADMILL	N/A	1	OBSOLETE
FIRE DEPARTMENT	DESK/TABLE	N/A	1	OBSOLETE
FIRE DEPARTMENT	BODYGUARD STEPPER	N/A	1	OBSOLETE
FIRE DEPARTMENT	FILING CABINETS	N/A	4	OBSOLETE
VITALS	5-TIER BROCHURE DISPLAY RACK	N/A	1	OBSOLETE
VITALS	ROLLING DESK CHAIR	N/A	1	OBSOLETE
VITALS	ROLLING DESK CHAIR	N/A	1	OBSOLETE
VITALS	LETTER BROCHURE HOLDER	N/A	1	OBSOLETE
VITALS	MONEY DETECTOR PEN (QUANTITY-9 PENS)	N/A	1	OBSOLETE
VITALS	ELECTRONIC SIGNATURE PAD	T-L460-HSB-R	1	OBSOLETE
VITALS	STAPLER	N/A	2	OBSOLETE
VITALS	FUJITSU-DOCUMENT SCANNER	C10A240194	1	OBSOLETE
VITALS	COUNTERFEIT DETECTOR	RDC-2000	1	OBSOLETE
VITALS	KYOCERA TONER (2-YELLOW, 1-MAGENTA)	N/A	3	OBSOLETE
VITALS	SWINGLINE ELECTRIC STAPLER: 20 SHEET CAPACITY	48207	2	OBSOLETE
VITALS	MISCELLANEOUS CANVAS WALL DÉCOR 1	N/A	1	OBSOLETE
VITALS	MISCELLANEOUS CANVAS WALL DÉCOR 2	N/A	1	OBSOLETE
VITALS	MISCELLANEOUS CANVAS WALL DÉCOR 3	N/A	1	OBSOLETE
VITALS	TABLE	N/A	1	OBSOLETE
CITY SECRETARY	COMPUTER MOUSES		3	OBSOLETE
CITY SECRETARY	HOLEPUNCHERS		3	OBSOLETE
CITY SECRETARY	FILE HOLDER		1	OBSOLETE
CITY SECRETARY	CALCULATOR		1	OBSOLETE
CITY SECRETARY	RAFFLE TICKET SPINNER		1	OBSOLETE
CITY SECRETARY	TAPE DISPENSER		1	OBSOLETE
CITY SECRETARY	STAPLERS		2	OBSOLETE
CITY SECRETARY	POST-IT DISPENSERS		2	OBSOLETE
CITY SECRETARY	KEYBOARD		1	OBSOLETE
CITY SECRETARY	FILE HOLDER		1	OBSOLETE
PASSPORTS	TV MOUNT		1	OBSOLETE
PASSPORTS	MONEY DETECTOR		1	OBSOLETE
CITY HALL	OFFICE CHAIRS	N/A	10	OBSOLETE
CITY HALL	OUTSIDE SHOWCASE	CLARIDGE	1	OBSOLETE
TAX OFFICE	FILE SORTER	N/A	4	OBSOLETE

TAX OFFICE	DESK LAMPS	N/A	2	OBSOLETE
TAX OFFICE	CALCULATOR	CANON	2	OBSOLETE
TAX OFFICE	DRAWER ORANIZER	N/A	2	OBSOLETE
TAX OFFICE	MONITOR RISERS	FELLOWES	2	OBSOLETE
TAX OFFICE	ACRYLIC HOLDERS	N/A	3	OBSOLETE
TAX OFFICE	MISC SUPPLIES	N/A		OBSOLETE
TAX OFFICE	WRIST REST	N/A	2	OBSOLETE
TAX OFFICE	DESK TRAYS	N/A	11	OBSOLETE
TAX OFFICE	DESK ORGANIZER	N/A	3	OBSOLETE
TAX OFFICE	KEYBOARD RISER	N/A	1	OBSOLETE
TAX OFFICE	BACK SUPPORT	N/A	1	OBSOLETE
TAX OFFICE	OFFICE CHAIRS	N/A	2	OBSOLETE
MANAGEMENT AND BUDGET	DOCUMENT SCANNER - FUJITSU FI-7160	fi-7160 / A36DC35978	1	OBSOLETE
MANAGEMENT AND BUDGET	DESKTOP PRINTING CALCULATOR - CANON	CP1213D / 20010780	1	OBSOLETE
MANAGEMENT AND BUDGET	DESKTOP PRINTING CALCULATOR - SHARP	VX1652H / 7D00200Y	1	OBSOLETE
MANAGEMENT AND BUDGET	DESKTOP PRINTING CALCULATOR -SHARP	EL-1197P III / 2D036758	1	OBSOLETE
SANITATION ADMIN.	BLACK MICROWAVE	MAGIC CHEF	1	OBSOLETE
SANITATION ADMIN.	OFFICE CHAIRS	N/A	20	OBSOLETE
SANITATION ADMIN.	WOOD STORAGE CABINET	N/A	1	OBSOLETE
SANITATION ADMIN.	WOOD DESK FILE CABINET	N/A	2	OBSOLETE
SANITATION ADMIN.	FANS	N/A	3	OBSOLETE
SANITATION ADMIN.	HAND SANITIZER DISPENSER	N/A	2	OBSOLETE
SANITATION ADMIN.	STAINLESS STEEL MICROWAVE	GE	1	OBSOLETE
SANITATION ADMIN.	BRIO WATER DISPENSER	BRIO	1	OBSOLETE
SANITATION ADMIN.	COMMERCIAL GRADE MICROWAVE	PANASONIC	1	OBSOLETE
SANITATION ADMIN.	WOOD DESKS	N/A	2	OBSOLETE
SANITATION ADMIN.	METAL DESK STATIONARY	N/A	4	OBSOLETE
SANITATION ADMIN.	DOCUMENT SCANNER	NEAT DESK	1	OBSOLETE
SANITATION ADMIN.	ELECTRONIC TIME RECORDER	ACROPRINT	1	OBSOLETE
SANITATION ADMIN.	STAPLERS	N/A	11	OBSOLETE
SANITATION ADMIN.	MICE	N/A	13	OBSOLETE
SANITATION ADMIN.	CALCULATORS	N/A	2	OBSOLETE
SANITATION ADMIN.	HOLE PUNCHERS	N/A	3	OBSOLETE
SANITATION ADMIN.	SHARPENER	BOSTITCH	1	OBSOLETE
SANITATION ADMIN.	THERMAL LABEL PRINTER	DYMO	1	OBSOLETE
SANITATION ADMIN.	DESKTOP PHONES	CISCO	6	OBSOLETE
SANITATION ADMIN.	DESKTOP SPEAKERS SET OF TWO	N/A	4	OBSOLETE
SANITATION ADMIN.	DESK LAMP	N/A	1	OBSOLETE
SANITATION ADMIN.	DESKTOP SCREEN	DELL	1	OBSOLETE
SANITATION ADMIN.	ELECTRIC HOLE PUNCHER	BUSINESS SOURCES	1	OBSOLETE
SANITATION ADMIN.	IPAD MINI CASES	N/A	2	OBSOLETE
SANITATION ADMIN.	SAFETY SIGN	N/A	1	OBSOLETE
SANITATION ADMIN.	HEADSET	N/A	1	OBSOLETE
SANITATION ADMIN.	DESK	N/A	1	OBSOLETE
SANITATION ADMIN.	4-DRAWER METAL FILE CABINET	N/A	1	OBSOLETE
HEALTH, CODE & ANIMAL SERVICES	PRINTER	HP LASERJET	1	OBSOLETE
HEALTH, CODE & ANIMAL SERVICES	LAWN MOWER TORO	1	1	OBSOLETE
HEALTH, CODE & ANIMAL SERVICES	LAWNMOWER TROY BILT	2	1	OBSOLETE
HEALTH, CODE & ANIMAL SERVICES	DESK	NA	1	OBSOLETE
PARKS AND RECREATION	CHAIRS		90	OBSOLETE
PARKS AND RECREATION	DESK		1	OBSOLETE
PARKS AND RECREATION	DESK		1	OBSOLETE
PARKS AND RECREATION	SHELVES		2	OBSOLETE
PARKS AND RECREATION	END DESK		1	OBSOLETE
PARKS AND RECREATION	BROWN SHELVES		2	OBSOLETE
PARKS AND RECREATION	DESK		1	OBSOLETE
PARKS AND RECREATION	DESK		1	OBSOLETE
PARKS AND RECREATION	SHELF		1	OBSOLETE
PARKS AND RECREATION	STORAGE SHELF		1	OBSOLETE
PARKS AND RECREATION	DESK		1	OBSOLETE
PARKS AND RECREATION	DESK		1	OBSOLETE
PARKS AND RECREATION	2 TIER DRAWERS		1	OBSOLETE
PARKS AND RECREATION	2 TIER DRAWERS		1	OBSOLETE
PARKS AND RECREATION	3 TIER DRAWERS		1	OBSOLETE

PARKS AND RECREATION	2 TIER DRAWERS		1	OBSOLETE
PARKS AND RECREATION	3 TIER DRAWERS		1	OBSOLETE
PARKS AND RECREATION	3 TIER DRAWERS		1	OBSOLETE
PARKS AND RECREATION	2 TIER DRAWERS		1	OBSOLETE
PARKS AND RECREATION	2 TIER DRAWERS		1	OBSOLETE
PARKS AND RECREATION	3 TIER DRAWERS		1	OBSOLETE
PARKS AND RECREATION	2 TIER DRAWERS		1	OBSOLETE
PARKS AND RECREATION	2 TIER DRAWERS		1	OBSOLETE
PARKS AND RECREATION	3 TIER DRAWERS		1	OBSOLETE
PARKS AND RECREATION	CABINET		1	OBSOLETE
PARKS AND RECREATION	CABINET		1	OBSOLETE
PARKS AND RECREATION	CABINET		1	OBSOLETE
PARKS AND RECREATION	CORDLESS IMPACT DRILL	DCF835	1	OBSOLETE
PARKS AND RECREATION	CORDLESS DRILL	DCD771	1	OBSOLETE
PARKS AND RECREATION	PADDLE BOAT SWAN #1	Tag #21405	1	OBSOLETE
PARKS AND RECREATION	PADDLE BOAT SWAN 2X	Tag #21096	1	OBSOLETE
PARKS AND RECREATION	PADDLE BOAT SWAN 4	Tag #21095	1	OBSOLETE
PARKS AND RECREATION	PADDLE BOAT SWAN IT24		1	OBSOLETE
PARKS AND RECREATION	PADDLE BOAT SWAN KSN9	Tag #21094	1	OBSOLETE
PARKS AND RECREATION	BATTERY CHARGER	DCB115	1	OBSOLETE
PARKS AND RECREATION	DREMEL	Dremel 3000	1	OBSOLETE
PARKS AND RECREATION	CORDLESS SAWZALL	R8647/ Ridgid	1	OBSOLETE
PARKS AND RECREATION	CIRCULAR SAW	Dewalt/ DW369	1	OBSOLETE
PARKS AND RECREATION	PRESSURE WASHER	11155656	1	OBSOLETE
PARKS AND RECREATION	TRAILER		1	OBSOLETE
PARKS AND RECREATION	FRONTIER FM 2115 IMPLEMENT		1	OBSOLETE
PARKS AND RECREATION	12 FT TRAILER		1	OBSOLETE
PURCHASING & CONTRACTING	MICROSOFT KEYBOARD	SCULPT ERGONOMIC	5	OBSOLETE
PURCHASING & CONTRACTING	XEROX TONER	XEROX	5	OBSOLETE
PURCHASING & CONTRACTING	STAPLERS	VARIOUS	5	OBSOLETE
PURCHASING & CONTRACTING	CALCULATORS	VARIOUS	2	OBSOLETE
PURCHASING & CONTRACTING	PAPER TRAYS	VARIOUS	4	OBSOLETE
PURCHASING & CONTRACTING	PAPER SORTERS	VARIOUS	2	OBSOLETE
PURCHASING & CONTRACTING	TRAYS - PEPPERS PRINT	N/A	4	OBSOLETE
PURCHASING & CONTRACTING	TRAYS - FRUIT PRINT	N/A	2	OBSOLETE
PURCHASING & CONTRACTING	WIRED SPEAKERS	PANASONIC	1	OBSOLETE
PURCHASING & CONTRACTING	MICROSOFT KEY PADS	SCULPT ERGONOMIC	4	OBSOLETE
PURCHASING & CONTRACTING	COMPUTER MOUSE	VARIOUS	4	OBSOLETE
PURCHASING & CONTRACTING	MANILA FOLDERS	N/A	87	OBSOLETE
PURCHASING & CONTRACTING	ELECTRICAL HOLE PUNCHER	N/A	1	OBSOLETE
PURCHASING & CONTRACTING	WIRE KEYBOARDS	DELL	2	OBSOLETE
PURCHASING & CONTRACTING	COMPUTER MOUSE 4	VARIOUS	4	OBSOLETE
PURCHASING & CONTRACTING	PAPER HOLDER	N/A	1	OBSOLETE
PURCHASING & CONTRACTING	PRONGS BOXES (50 CT)	ACCO	9	OBSOLETE
PURCHASING & CONTRACTING	SHEET PROTECTORS 25 CT	N/A	1	OBSOLETE
PURCHASING & CONTRACTING	REPORT COVERS & BINDING BARS 20 CT	N/A	1	OBSOLETE
PURCHASING & CONTRACTING	LOGITECH KEYBOARD	N/A	3	OBSOLETE
PURCHASING & CONTRACTING	LOGITECH KEYBOARD	N/A	1	OBSOLETE
PURCHASING & CONTRACTING	PAPER SORTER	N/A	1	OBSOLETE
PURCHASING & CONTRACTING	PAPER TRAYS	N/A	1	OBSOLETE
PURCHASING & CONTRACTING	SUGGESTION BOX	N/A	1	OBSOLETE
PURCHASING & CONTRACTING	MANUAL PAPER HOLE PUNCHER	N/A	1	OBSOLETE
PURCHASING & CONTRACTING	STAMPS	N/A	25	OBSOLETE
PURCHASING & CONTRACTING	POST IT HOLDER	N/A	3	OBSOLETE
PURCHASING & CONTRACTING	BINDERS	N/A	3	OBSOLETE
PURCHASING & CONTRACTING	UNDER DESK BIKE	N/A	1	OBSOLETE
PURCHASING & CONTRACTING	SORTING TRAY	N/A	1	OBSOLETE
PURCHASING & CONTRACTING	FILING CABINET	N/A	2	OBSOLETE
POLICE DEPARTMENT	TREK POLICE BICYCLE, BLACK	10450027-WTU031G0420B	1	OBSOLETE
POLICE DEPARTMENT	TREK POLICE BICYCLE, BLACK	WW2802142	1	OBSOLETE
POLICE DEPARTMENT	TREK POLICE BICYCLE, BLACK	WTU031G0494B	1	OBSOLETE
POLICE DEPARTMENT	TREK POLICE BICYCLE, BLACK	WW2802140	1	OBSOLETE
POLICE DEPARTMENT	TREK POLICE BICYCLE, BLACK	2077U0014-WTU116C9453H	1	OBSOLETE
POLICE DEPARTMENT	TREK POLICE BICYCLE, BLACK	WTU140C9091H	1	OBSOLETE

POLICE DEPARTMENT	TREK POLICE BICYCLE, BLACK	WTU218C1399J	1	OBSOLETE
POLICE DEPARTMENT	TREK POLICE BICYCLE, BLACK	WTU010C1102T	1	OBSOLETE
POLICE DEPARTMENT	TREK POLICE BICYCLE, BLACK	WTU031G03768	1	OBSOLETE
POLICE DEPARTMENT	TREK POLICE BICYCLE, BLACK	WTU236003880	1	OBSOLETE
POLICE DEPARTMENT	TREK POLICE BICYCLE, BLACK	WTU031G0599B	1	OBSOLETE
POLICE DEPARTMENT	TREK POLICE BICYCLE, BLACK	WTU204C0641E	1	OBSOLETE
POLICE DEPARTMENT	TREK POLICE BICYCLE, BLACK	WW2803718	1	OBSOLETE
POLICE DEPARTMENT	TREK POLICE BICYCLE, BLACK	WW2803723	1	OBSOLETE
POLICE DEPARTMENT	TREK POLICE BICYCLE, BLACK	WW2803698	1	OBSOLETE
POLICE DEPARTMENT	TREK POLICE BICYCLE, BLACK	WW2802162	1	OBSOLETE
POLICE DEPARTMENT	TREK POLICE BICYCLE, BLACK	R035001357	1	OBSOLETE
POLICE DEPARTMENT	TREK POLICE BICYCLE, BLACK	R033503379	1	OBSOLETE
POLICE DEPARTMENT	TREK POLICE BICYCLE, BLACK	WW2803692	1	OBSOLETE
POLICE DEPARTMENT	TREK POLICE BICYCLE, BLACK	WW2802143	1	OBSOLETE
POLICE DEPARTMENT	TREK POLICE BICYCLE, BLACK	WW2803701	1	OBSOLETE
POLICE DEPARTMENT	DIAMONDBACK POLICE BICYCLE, BLACK	03C0018941	1	OBSOLETE
POLICE DEPARTMENT	TREK POLICE BICYCLE, BLACK	R035001421	1	OBSOLETE
POLICE DEPARTMENT	TREK POLICE BICYCLE, BLACK	WTU204C0704E	1	OBSOLETE
POLICE DEPARTMENT	TREK POLICE BICYCLE, BLACK	WTU106GX348C	1	OBSOLETE
POLICE DEPARTMENT	TREK POLICE BICYCLE, BLACK	WTU031G0423B	1	OBSOLETE
POLICE DEPARTMENT	TREK POLICE BICYCLE, BLACK	WTU031G0380B	1	OBSOLETE
POLICE DEPARTMENT	TREK POLICE BICYCLE, BLACK	2077U01112	1	OBSOLETE
POLICE DEPARTMENT	TREK POLICE BICYCLE, BLACK	R91267C920	1	OBSOLETE
POLICE DEPARTMENT	TREK POLICE BICYCLE, BLACK	WTU204C0627	1	OBSOLETE
POLICE DEPARTMENT	TREK POLICE BICYCLE, BLACK	WTU021C6419H	1	OBSOLETE
POLICE DEPARTMENT	TREK POLICE BICYCLE, BLACK	WTU322C5801G	1	OBSOLETE
POLICE DEPARTMENT	TREK POLICE BICYCLE, BLACK	WTU293C1761J	1	OBSOLETE
POLICE DEPARTMENT	TREK POLICE BICYCLE, BLACK	WTU280C9678H	1	OBSOLETE
POLICE DEPARTMENT	MONGOOSE BICYCLE, BLACK	F1924WMA	1	OBSOLETE
POLICE DEPARTMENT	GIANT BICYCLE, BLACK	04GJ300736	1	OBSOLETE
POLICE DEPARTMENT	ROADMASTER BICYCLE, BLACK			OBSOLETE
POLICE DEPARTMENT	TREK POLICE BICYCLE, BLACK	WTU293C1748J	1	OBSOLETE
POLICE DEPARTMENT	TREK POLICE BICYCLE, BLACK	WTU308C0417J	1	OBSOLETE
POLICE DEPARTMENT	TREK POLICE BICYCLE, BLACK	WTU354C1114J	1	OBSOLETE
POLICE DEPARTMENT	TREK POLICE BICYCLE, BLACK	WTU021C6647H	1	OBSOLETE
POLICE DEPARTMENT	BRETFORD DRYERASE A-FRAME BOARD	N/A	1	OBSOLETE
POLICE DEPARTMENT	HON 3-SHELF METAL SHELVE, BLACK	N/A	1	OBSOLETE
POLICE DEPARTMENT	2-DOOR BULLETIN BOARD, SILVER	N/A	1	OBSOLETE
POLICE DEPARTMENT	CURTIS ALPHA 3-BURNER COFFEE MACHINE	13988285	1	OBSOLETE
POLICE DEPARTMENT	WOOD DESK WITH HUTCH, BROWN	N/A	1	OBSOLETE
POLICE DEPARTMENT	METAL CRATE, SILVER	N/A	1	OBSOLETE
POLICE DEPARTMENT	HON 5-SHELF METAL SHELVE, BEIGE	N/A	1	OBSOLETE
POLICE DEPARTMENT	ALLSTEEL ROLLING OFFICE CHAIR	N/A	25	OBSOLETE
POLICE DEPARTMENT	PICTURE FRAME, ASSORTED SIZES	N/A	8	OBSOLETE
POLICE DEPARTMENT	INSIGNIA 40" MONITOR, BLACK	NS40D2403500651	1	OBSOLETE
POLICE DEPARTMENT	FELLOWES C-220C PAPER SHREDDER	090609 G E 0008784	1	OBSOLETE
POLICE DEPARTMENT	METAL WIRE SHELVE, BLACK	N/A	15	OBSOLETE
POLICE DEPARTMENT	ELKAY EZH20 WATER FOUNTAIN	210128127	1	OBSOLETE
POLICE DEPARTMENT	ELKAY EZH20 WATER FOUNTAIN	201227852	1	OBSOLETE
POLICE DEPARTMENT	ALLSTEEL ROLLING OFFICE CHAIR, BLUE	N/A	24	OBSOLETE
POLICE DEPARTMENT	GE MICROWAVE OVEN	110TAJD03124	1	OBSOLETE
POLICE DEPARTMENT	ALLSTEEL METAL DESK, GRAY	N/A	1	OBSOLETE
POLICE DEPARTMENT	RECYCLE CONTAINER, BLUE	N/A	1	OBSOLETE
POLICE DEPARTMENT	SOUND BOARD, GRAY	N/A	1	OBSOLETE
POLICE DEPARTMENT	HON 6-SHELF METAL CABINET, BEIGE	N/A	1	OBSOLETE
POLICE DEPARTMENT	FELLOWES C-220C PAPER SHREDDER	101129 F S 4256641	1	OBSOLETE
POLICE DEPARTMENT	HAVIS METAL CENTER CONSOLE, BLACK	N/A	19	OBSOLETE
POLICE DEPARTMENT	HAVIS TELESOPING POLE & SIDE MOUNT SYSTEM, BLACK	N/A	19	OBSOLETE
POLICE DEPARTMENT	PRO GARD FRONT PARTITION/CAGE WITH ACCESSORIES, BLACK	N/A	3	OBSOLETE
POLICE DEPARTMENT	SETINA FRONT PARTITION/CAGE WITH ACCESSORIES, BLACK	N/A	18	OBSOLETE
POLICE DEPARTMENT	PRO GARD REAR PARTITION/CAGE WITH ACCESSORIES, BLACK	N/A	3	OBSOLETE
POLICE DEPARTMENT	SETINA REAR PARTITION/CAGE WITH ACCESSORIES, BLACK	N/A	17	OBSOLETE
POLICE DEPARTMENT	FORD EXPLORER BACK SEAT, BLACK	N/A	20	OBSOLETE
POLICE DEPARTMENT	FORD EXPLORER SIDE DOOR PANEL, BLACK	N/A	26	OBSOLETE
POLICE DEPARTMENT	SETINA SIDE REAR WINDOW METAL COVER, BLACK	N/A	35	OBSOLETE

POLICE DEPARTMENT	OPS PUBLIC SAFETY ALUMINUM STORAGE BOX	N/A	17	OBSOLETE
POLICE DEPARTMENT	AMERICAN ALUMINUM ACCESSORIES METAL K-9 CAGE	N/A	2	OBSOLETE
POLICE DEPARTMENT	HARLEY-DAVIDSON MOTORCYCLE WINDSHIELD, CLEAR	N/A	3	OBSOLETE
POLICE DEPARTMENT	HARLEY-DAVIDSON MOTORCYCLE REAR STORAGE BOX, WHITE	N/A	5	OBSOLETE
POLICE DEPARTMENT	SETINA BACK SEAT PLASTIC COVER, BLACK	N/A	19	OBSOLETE
POLICE DEPARTMENT	METAL TRUCK BED TOOL BOX, BLACK	N/A	2	OBSOLETE
POLICE DEPARTMENT	SWAGMAN BICYCLE RACK, BLACK	N/A	5	OBSOLETE
POLICE DEPARTMENT	ANSUL FIRE EXTINGUISHER, RED	N/A	15	OBSOLETE
POLICE DEPARTMENT	MCGRAW AIR COMPRESSOR, LIGHT BLUE	53117223230138	1	OBSOLETE
POLICE DEPARTMENT	METAL FIRE EXINGUISHER BRACKET, BLACK	N/A	5	OBSOLETE
POLICE DEPARTMENT	CHEVROLET TAHOE SIDE DOOR PANEL, BLACK	N/A	10	OBSOLETE
POLICE DEPARTMENT	HP Z440 COMPUTER TOWER	2UA749269N	1	OBSOLETE
POLICE DEPARTMENT	HP Z440 COMPUTER TOWER	2UA5492YC5	1	OBSOLETE
POLICE DEPARTMENT	HP Z440 COMPUTER TOWER	2UA5492VCM	1	OBSOLETE
POLICE DEPARTMENT	HP Z440 COMPUTER TOWER	2UA5492VFW	1	OBSOLETE
POLICE DEPARTMENT	HP Z440 COMPUTER TOWER	2UA5492Y87	1	OBSOLETE
POLICE DEPARTMENT	HP Z440 COMPUTER TOWER	2UA5492Y8J	1	OBSOLETE
POLICE DEPARTMENT	HP Z440 COMPUTER TOWER	2UA5492YC3	1	OBSOLETE
POLICE DEPARTMENT	HP Z440 COMPUTER TOWER	2UA5492YC7	1	OBSOLETE
POLICE DEPARTMENT	HP Z440 COMPUTER TOWER	2UA7242X2C	1	OBSOLETE
POLICE DEPARTMENT	HP Z440 COMPUTER TOWER	2UA7242X23	1	OBSOLETE
POLICE DEPARTMENT	DELL OPTIPLEX 710 COMPUTER TOWER	9DYFFZ1	1	OBSOLETE
POLICE DEPARTMENT	DELL OPTIPLEX 710 COMPUTER TOWER	HTR2W12	1	OBSOLETE
POLICE DEPARTMENT	DELL OPTIPLEX 710 COMPUTER TOWER	HTPVV12	1	OBSOLETE
POLICE DEPARTMENT	DELL OPTIPLEX 710 COMPUTER TOWER	1WL2942	1	OBSOLETE
POLICE DEPARTMENT	DELL OPTIPLEX 710 COMPUTER TOWER	26V6D92	1	OBSOLETE
POLICE DEPARTMENT	DELL OPTIPLEX 710 COMPUTER TOWER	1WW1942	1	OBSOLETE
POLICE DEPARTMENT	6 PELCO CCTV CAMERAS		6	OBSOLETE
POLICE DEPARTMENT	HP INK PRINTER	Q3020A	1	OBSOLETE
POLICE DEPARTMENT	EPSON 4990 SCANNER	B17501003B5C6X28077	1	OBSOLETE
POLICE DEPARTMENT	ACER G185 MONITOR	22505381485	1	OBSOLETE
POLICE DEPARTMENT	MENTALIX LSCAN 500P	001001338E2010	1	OBSOLETE
POLICE DEPARTMENT	HP PRINTER EXTENSION TRAY	1146B001AA	1	OBSOLETE
POLICE DEPARTMENT	MCGOLIATH PROLIANT ML350	MXQ202087H	1	OBSOLETE
POLICE DEPARTMENT	2 HP MONITOR STANDS	Z24N	2	OBSOLETE
POLICE DEPARTMENT	PELCO CAMERA ICS-D0101A	03174-22-0037-81	1	OBSOLETE
POLICE DEPARTMENT	PELCO CAMERA ICS-D0101A	03174-22-0087-32	1	OBSOLETE
POLICE DEPARTMENT	SPECO CAMERA CVC605CMT1	83593510036	1	OBSOLETE
POLICE DEPARTMENT	SPECO CAMERA CVC605CMT2	83591410267	1	OBSOLETE
POLICE DEPARTMENT	NTH-TVIDTW212IR	KJ402761	1	OBSOLETE
POLICE DEPARTMENT	NTH-TVIDTW212IR	KJP00743	1	OBSOLETE
POLICE DEPARTMENT	NTH-TVIDTW212IR	KJP00418	1	OBSOLETE
POLICE DEPARTMENT	NTH-TVIDTW212IR	KJP403155	1	OBSOLETE
POLICE DEPARTMENT	CANON PRINTER MF743cdw	3ES76689	1	OBSOLETE
POLICE DEPARTMENT	DELL MONITOR P24H	fg4ck94	1	OBSOLETE
POLICE DEPARTMENT	ITHACA RECEIPT PRINTER	KG002305738	1	OBSOLETE
POLICE DEPARTMENT	RECORDS CASH REGISTER RISCO 17-30138	R0029233	1	OBSOLETE
POLICE DEPARTMENT	RECORDS CASH REGISTER RISCO 17-30138	R0029236	1	OBSOLETE
POLICE DEPARTMENT	RECORDS CASH REGISTER RISCO 17-30138	R0028930	1	OBSOLETE
POLICE DEPARTMENT	DELL MONITOR 0PVGRC	CN-0PVGRC-74445-37M-BB3M	1	OBSOLETE
POLICE DEPARTMENT	CRESTRON DM-RMC-200-C DM ROOM CONTROLLER	12249403	1	OBSOLETE
POLICE DEPARTMENT	HP LASERJET PRINTER P2055DN	CN89305125	1	OBSOLETE
POLICE DEPARTMENT	DELL MONITOR 1913SF	CN-0NWX76-72872-34M-DHTL	1	OBSOLETE
POLICE DEPARTMENT	DELL MONITOR 1913SF	CN-0NWX76-72872-34M-DHWL	1	OBSOLETE
POLICE DEPARTMENT	DELL EQUAL LOGIC PS4100 SERVER	GKJGSW1	1	OBSOLETE
POLICE DEPARTMENT	DELL POWEREDGE R510 SERVER	GXG0N51	1	OBSOLETE
POLICE DEPARTMENT	DELL POWEREDGE R430 SERVER	FBG6GB2	1	OBSOLETE
POLICE DEPARTMENT	DELL POWEREDGE R430 SERVER	FBG7GB2	1	OBSOLETE
POLICE DEPARTMENT	SONY DREAM MACHINE DIGITAL CLOCK RADIO	1969628	1	OBSOLETE
POLICE DEPARTMENT	DELL MONITOR E1914HC	CN04FF47641804BS00QI	1	OBSOLETE
POLICE DEPARTMENT	DELL MONITOR E1914HC	CN04FF47641804BS00GI	1	OBSOLETE
POLICE DEPARTMENT	DELL MONITOR E1914HC	CN04FF47641804BS1BOI	1	OBSOLETE
POLICE DEPARTMENT	DELL MONITOR E1914HC	CN04FF47641804BS00AI	1	OBSOLETE
POLICE DEPARTMENT	DELL MONITOR E1914HC	CN04FF47641804BB04JB	1	OBSOLETE
POLICE DEPARTMENT	DELL MONITOR E1914HC	CN04FF47641804BS00CI	1	OBSOLETE

POLICE DEPARTMENT	DELL MONITOR E1914HC	CN04FF47641804BB040B	1	OBSOLETE
POLICE DEPARTMENT	DELL MONITOR E1914HF	CN0HDNH97287253ND6MM	1	OBSOLETE
POLICE DEPARTMENT	DELL MONITOR E1914HF	CN04FF47641804BS02HI	1	OBSOLETE
POLICE DEPARTMENT	DELL MONITOR E1914HF	CN0HDNH97287253ND7HM	1	OBSOLETE
POLICE DEPARTMENT	DELL MONITOR E1914HF	CN04FF47641804BS00JI	1	OBSOLETE
POLICE DEPARTMENT	DELL MONITOR E1914HF	CVR7T62	1	OBSOLETE
POLICE DEPARTMENT	DELL MONITOR E1914HF	DTR7T62	1	OBSOLETE
POLICE DEPARTMENT	DELL MONITOR E1916H	7ZTT692	1	OBSOLETE
POLICE DEPARTMENT	DELL MONITOR E1916H	CZTT692	1	OBSOLETE
POLICE DEPARTMENT	DELL MONITOR E1916H	6277T62	1	OBSOLETE
POLICE DEPARTMENT	DELL MONITOR E1916H	DZTT692	1	OBSOLETE
POLICE DEPARTMENT	DELL MONITOR E1916H	FOR8392	1	OBSOLETE
POLICE DEPARTMENT	DELL MONITOR P1913T	CN0PVGRC7444537MBC0M	1	OBSOLETE
POLICE DEPARTMENT	DELL MONITOR P1913T	CN0PVGRC74445435481L	1	OBSOLETE
POLICE DEPARTMENT	DELL MONITOR P1913T	CN0PVGRC74445435476L	1	OBSOLETE
POLICE DEPARTMENT	DELL MONITOR P1913T	CN0PVGRC7444537MBBEM	1	OBSOLETE
POLICE DEPARTMENT	DELL MONITOR P1913T	CN0PVGRC74445435522L	1	OBSOLETE
POLICE DEPARTMENT	DELL MONITOR P1913SF	CN0NWX767287234MDHUL	1	OBSOLETE
POLICE DEPARTMENT	DELL MONITOR P1913SF	CN0NWX767287234MDJ2L	1	OBSOLETE
POLICE DEPARTMENT	DELL MONITOR P1913SF	CN0NWX767287234MAFPL	1	OBSOLETE
POLICE DEPARTMENT	DELL MONITOR P1913SB	CN0RVC21742612CO83HU	1	OBSOLETE
POLICE DEPARTMENT	DELL MONITOR 1707FPC	CN0CC352641806262CRL	1	OBSOLETE
POLICE DEPARTMENT	DELL MONITOR P170ST	CN0VHPX37444517IA8EU	1	OBSOLETE
POLICE DEPARTMENT	DELL MONITOR 1707FPVT	CN0Y983371618785AKN9	1	OBSOLETE
POLICE DEPARTMENT	PANASONIC VIDEO MONITOR TR-930B	KA3530352	1	OBSOLETE
POLICE DEPARTMENT	PANASONIC PLASMA HDTV MB91260108	TC-P50X1	1	OBSOLETE
POLICE DEPARTMENT	SYLVANIA TV 6420FE	V16425594	1	OBSOLETE
POLICE DEPARTMENT	SYLVANIA TV 6420FE	V14413490	1	OBSOLETE
POLICE DEPARTMENT	APC BATTERY MANAGEMENT APC BATTERY MANAGEMENT	AP9921X	1	OBSOLETE
POLICE DEPARTMENT	HP Z440 WORKSTATION D65UT#ABA	2UA71629MM	1	OBSOLETE
POLICE DEPARTMENT	PRECISION TOWER 3420	DDL00M2	1	OBSOLETE
POLICE DEPARTMENT	DELL OPTIPLEX TOWER 7020	26M9D92	1	OBSOLETE
POLICE DEPARTMENT	DELL OPTIPLEX TOWER 7020	26FBD92	1	OBSOLETE
POLICE DEPARTMENT	DELL OPTIPLEX TOWER 7020	26TBD92	1	OBSOLETE
POLICE DEPARTMENT	DELL OPTIPLEX TOWER 7020	1WT0942	1	OBSOLETE
POLICE DEPARTMENT	DELL OPTIPLEX TOWER 7020	1WC4942	1	OBSOLETE
POLICE DEPARTMENT	DELL OPTIPLEX TOWER 7020	BN55D42	1	OBSOLETE
POLICE DEPARTMENT	DELL OPTIPLEX TOWER 7020	1WM3942	1	OBSOLETE
POLICE DEPARTMENT	DELL OPTIPLEX TOWER 7020	1WY1942	1	OBSOLETE
POLICE DEPARTMENT	DELL OPTIPLEX TOWER 7020	26LDD92	1	OBSOLETE
POLICE DEPARTMENT	DELL OPTIPLEX TOWER 7040	6N8YBH2	1	OBSOLETE
POLICE DEPARTMENT	DELL OPTIPLEX TOWER 7040	1FYZFK2	1	OBSOLETE
POLICE DEPARTMENT	DELL OPTIPLEX TOWER 7040	6N5YBH2	1	OBSOLETE
POLICE DEPARTMENT	DELL OPTIPLEX TOWER 7040	6N8XBH2	1	OBSOLETE
POLICE DEPARTMENT	DELL OPTIPLEX TOWER 7040	6N7XBH2	1	OBSOLETE
POLICE DEPARTMENT	DELL OPTIPLEX TOWER 7040	6N7YBH2	1	OBSOLETE
POLICE DEPARTMENT	DELL OPTIPLEX TOWER 7050	1R0PMN2	1	OBSOLETE
POLICE DEPARTMENT	DELL OPTIPLEX TOWER 7050	1QXLMN2	1	OBSOLETE
POLICE DEPARTMENT	DELL OPTIPLEX TOWER 7050	1R1MMN2	1	OBSOLETE
POLICE DEPARTMENT	DELL OPTIPLEX TOWER 7050	1QZMMN2	1	OBSOLETE
POLICE DEPARTMENT	DELL OPTIPLEX TOWER 7050	9TF47J2	1	OBSOLETE
POLICE DEPARTMENT	DELL OPTIPLEX TOWER 7050	9TG97J2	1	OBSOLETE
POLICE DEPARTMENT	DELL OPTIPLEX TOWER 7050	1QZNMN2	1	OBSOLETE
POLICE DEPARTMENT	DELL OPTIPLEX TOWER 7050	9VM97J2	1	OBSOLETE
POLICE DEPARTMENT	DELL OPTIPLEX TOWER 7050	1R1PMN2	1	OBSOLETE
POLICE DEPARTMENT	DELL OPTIPLEX TOWER 7050	9TF57J2	1	OBSOLETE
POLICE DEPARTMENT	DELL OPTIPLEX TOWER 7050	9VQ57J2	1	OBSOLETE
POLICE DEPARTMENT	DELL OPTIPLEX TOWER 7050	1QZLMN2	1	OBSOLETE
POLICE DEPARTMENT	DELL OPTIPLEX TOWER 7050	9VC37J2	1	OBSOLETE
POLICE DEPARTMENT	DELL OPTIPLEX TOWER 7050	1QYMMN2	1	OBSOLETE
POLICE DEPARTMENT	DELL OPTIPLEX TOWER 7050	1R2NMN2	1	OBSOLETE
POLICE DEPARTMENT	DELL OPTIPLEX TOWER 7050	9VM37J2	1	OBSOLETE
POLICE DEPARTMENT	DELL OPTIPLEX TOWER 7050	1R0NMN2	1	OBSOLETE
POLICE DEPARTMENT	DELL OPTIPLEX TOWER 7050	1QXNMN2	1	OBSOLETE
POLICE DEPARTMENT	DELL OPTIPLEX TOWER 7050	9VT27J2	1	OBSOLETE

POLICE DEPARTMENT	DELL OPTIPLEX TOWER 7050	1QYPMN2	1	OBSOLETE
POLICE DEPARTMENT	DELL OPTIPLEX TOWER 7050	1QXMMN2	1	OBSOLETE
POLICE DEPARTMENT	DELL OPTIPLEX TOWER 7050	6LJHHL2	1	OBSOLETE
POLICE DEPARTMENT	DELL OPTIPLEX TOWER 7050	1QYLMN2	1	OBSOLETE
POLICE DEPARTMENT	DELL OPTIPLEX TOWER 7050	9TW17J2	1	OBSOLETE
POLICE DEPARTMENT	DELL OPTIPLEX TOWER 7050	1R1NMN2	1	OBSOLETE
POLICE DEPARTMENT	DELL OPTIPLEX TOWER 7050	1QXPMN2	1	OBSOLETE
POLICE DEPARTMENT	DELL OPTIPLEX TOWER 7050	9TD37J2	1	OBSOLETE
POLICE DEPARTMENT	DELL OPTIPLEX TOWER 7050	9TR27J2	1	OBSOLETE
POLICE DEPARTMENT	HP PRODESK 600	2UA5042D47	1	OBSOLETE
POLICE DEPARTMENT	PANASONIC NETWORK RECORDER WJ-VR30 (2122)	OKA00023	1	OBSOLETE
POLICE DEPARTMENT	MIC CRADLE ARB-HT3G RX (2122)	RXSOSI0390	1	OBSOLETE
POLICE DEPARTMENT	PANASONIC BACK CAMERA WV-VC31 (2122)	OJA00163	1	OBSOLETE
POLICE DEPARTMENT	PANASONIC DASHCAM WV-VC30 (2122)	OJA00338	1	OBSOLETE
POLICE DEPARTMENT	PANASONIC DASHCAM WV-VC30 (2145)	UEA00020	1	OBSOLETE
POLICE DEPARTMENT	PANASONIC BACK CAMERA WV-VC31 (2145)	VDA00018	1	OBSOLETE
POLICE DEPARTMENT	UPS SYSTEM PAUPS1221-3994 FB (2145)	59139	1	OBSOLETE
POLICE DEPARTMENT	DISTRUBUTION CENTER PAPDC2462-2838 FC (2145)	8764	1	OBSOLETE
POLICE DEPARTMENT	MIC CRADLE ARB-HT3G RX (2145)	RXEEGN0066-V11	1	OBSOLETE
POLICE DEPARTMENT	PANASONIC NETWORK RECORDER WJ-VPU4000 (2145)	ULJ08667	1	OBSOLETE
POLICE DEPARTMENT	PANASONIC BACK CAMERA WV-VC31 (2124)	OKA00376	1	OBSOLETE
POLICE DEPARTMENT	MIC CRADLE ARB-HT3G RX (2124)	RXSOSI0113	1	OBSOLETE
POLICE DEPARTMENT	PANASONIC DASHCAM WV-VC30 (2124)	OJA00262	1	OBSOLETE
POLICE DEPARTMENT	PANASONIC NETWORK RECORDER WJ-VR30 (2124)	OKA00092	1	OBSOLETE
POLICE DEPARTMENT	PANASONIC NETWORK RECORDER WJ-VR30 (2123)	OKA00035	1	OBSOLETE
POLICE DEPARTMENT	PANASONIC BACK CAMERA WV-VC31 (2123)	OKA00395	1	OBSOLETE
POLICE DEPARTMENT	PANASONIC DASHCAM WV-VC30 (2123)	OKA00079	1	OBSOLETE
POLICE DEPARTMENT	MIC CRADLE ARB-HT3G RX (2123)	RXSOSI0121	1	OBSOLETE
POLICE DEPARTMENT	PANASONIC NETWORK RECORDER WJ-VPU4000 (2148)	ULJ08668	1	OBSOLETE
POLICE DEPARTMENT	PANASONIC DASHCAM WV-VC30 (2148)	UCA00184	1	OBSOLETE
POLICE DEPARTMENT	MIC CRADLE ARB-HT3G RX (2148)	RXEEGN0069-V11	1	OBSOLETE
POLICE DEPARTMENT	PANASONIC BACK CAMERA WV-VC31 (2148)	VDA00023	1	OBSOLETE
POLICE DEPARTMENT	PANASONIC NETWORK RECORDER WJ-VR30 (2175)	OKA00122	1	OBSOLETE
POLICE DEPARTMENT	MIC CRADLE ARB-HT3G RX (2175)	RXSOSI0119	1	OBSOLETE
POLICE DEPARTMENT	PANASONIC BACK CAMERA WV-VC31 (2175)	OKA00695	1	OBSOLETE
POLICE DEPARTMENT	PANASONIC DASHCAM WV-VC30 (2175)	OKA00012	1	OBSOLETE
POLICE DEPARTMENT	PANASONIC NETWORK RECORDER WJ-VR30 (2134)	OKA00025	1	OBSOLETE
POLICE DEPARTMENT	MIC CRADLE ARB-HT3G RX (2134)	RXSOSI0099	1	OBSOLETE
POLICE DEPARTMENT	PANASONIC BACK CAMERA WV-VC31 (2134)	OKA00222	1	OBSOLETE
POLICE DEPARTMENT	PANASONIC DASHCAM WV-VC30 (2134)	OJA00210	1	OBSOLETE
POLICE DEPARTMENT	PANASONIC NETWORK RECORDER WJ-VR30 (2042)	OJA00109	1	OBSOLETE
POLICE DEPARTMENT	MIC CRADLE ARB-HT3G RX	RXSOSI0067	1	OBSOLETE
POLICE DEPARTMENT	PANASONIC BACK CAMERA WV-VC31	OKA00311	1	OBSOLETE
POLICE DEPARTMENT	PANASONIC DASHCAM WV-VC30	OJA00139	1	OBSOLETE
POLICE DEPARTMENT	PANASONIC DASHCAM WV-VC30 (2149)	OIA00067	1	OBSOLETE
POLICE DEPARTMENT	PANASONIC NETWORK RECORDER WJ-VR30 (2149)	OKA00057	1	OBSOLETE
POLICE DEPARTMENT	PANASONIC BACK CAMERA WV-VC31 (2149)	OKA000360	1	OBSOLETE
POLICE DEPARTMENT	MIC CRADLE ARB-HT3G RX (2149)	RXSOSI0122	1	OBSOLETE
POLICE DEPARTMENT	PANASONIC BACK CAMERA WV-VC31 (2174)	OKA00139	1	OBSOLETE
POLICE DEPARTMENT	PANASONIC NETWORK RECORDER WJ-VR30 (2174)	OJA00195	1	OBSOLETE
POLICE DEPARTMENT	PANASONIC DASHCAM WV-VC30 (2174)	OJA00093	1	OBSOLETE
POLICE DEPARTMENT	MIC CRADLE ARB-HT3G RX (2174)	RXSOSI0114	1	OBSOLETE
POLICE DEPARTMENT	PANASONIC DASHCAM WV-VC30 (2127)	OJA00254	1	OBSOLETE
POLICE DEPARTMENT	PANASONIC NETWORK RECORDER WJ-VR30 (2127)	OIA00406	1	OBSOLETE
POLICE DEPARTMENT	MIC CRADLE ARB-HT3G RX (2127)	RXSOSI0118	1	OBSOLETE
POLICE DEPARTMENT	PANASONIC BACK CAMERA WV-VC31 (2127)	OKA00365	1	OBSOLETE
POLICE DEPARTMENT	PANASONIC BACK CAMERA WV-VC31 (2177)	OKA00011	1	OBSOLETE
POLICE DEPARTMENT	PANASONIC NETWORK RECORDER WJ-VR30 (2177)	OKA00046	1	OBSOLETE
POLICE DEPARTMENT	PANASONIC DASHCAM WV-VC30 (2177)	OKA00049	1	OBSOLETE
POLICE DEPARTMENT	MIC CRADLE ARB-HT3G RX (2177)	RXSOSI0124	1	OBSOLETE
POLICE DEPARTMENT	PANASONIC BACK CAMERA WV-VC31 (2173)	OKA00303	1	OBSOLETE
POLICE DEPARTMENT	PANASONIC NETWORK RECORDER WJ-VR30 (2173)	OKA00060	1	OBSOLETE
POLICE DEPARTMENT	PANASONIC DASHCAM WV-VC30 (2173)	UEA00113	1	OBSOLETE
POLICE DEPARTMENT	MIC CRADLE ARB-HT3G RX (2173)	5479A-102-RX00	1	OBSOLETE
POLICE DEPARTMENT	PANASONIC BACK CAMERA WV-VC31 (2142)	OKA00691	1	OBSOLETE

POLICE DEPARTMENT	PANASONIC NETWORK RECORDER WJ-VR30 (2142)	OHA00098	1	OBSOLETE
POLICE DEPARTMENT	PANASONIC DASHCAM WV-VC30 (2142)	OAA00189	1	OBSOLETE
POLICE DEPARTMENT	MIC CRADLE ARB-HT3G RX (2142)	RXSOSI0378	1	OBSOLETE
POLICE DEPARTMENT	PANASONIC BACK CAMERA WV-VC31 (2181)	OJA00496	1	OBSOLETE
POLICE DEPARTMENT	PANASONIC NETWORK RECORDER WJ-VR30 (2181)	OKA00151	1	OBSOLETE
POLICE DEPARTMENT	PANASONIC DASHCAM WV-VC30 (2181)	OJA00333	1	OBSOLETE
POLICE DEPARTMENT	MIC CRADLE ARB-HT3G RX (2181)	RXSOSI0362	1	OBSOLETE
POLICE DEPARTMENT	PANASONIC BACK CAMERA WV-VC31 (2140)	OKA00309	1	OBSOLETE
POLICE DEPARTMENT	PANASONIC NETWORK RECORDER WJ-VR30 (2140)	OKA00066	1	OBSOLETE
POLICE DEPARTMENT	PANASONIC DASHCAM WV-VC30 (2140)	OJA00317	1	OBSOLETE
POLICE DEPARTMENT	MIC CRADLE ARB-HT3G RX (2140)	RXSOSI0097	1	OBSOLETE
POLICE DEPARTMENT	PANASONIC BACK CAMERA WV-VC31 (2125)	OJA00224	1	OBSOLETE
POLICE DEPARTMENT	PANASONIC NETWORK RECORDER WJ-VR30 (2125)	OKA00157	1	OBSOLETE
POLICE DEPARTMENT	PANASONIC DASHCAM WV-VC30 (2125)	OKA00056	1	OBSOLETE
POLICE DEPARTMENT	MIC CRADLE ARB-HT3G RX (2125)	RXSOSI0370	1	OBSOLETE
POLICE DEPARTMENT	PANASONIC BACK CAMERA WV-VC31 (2133)	OKA00681	1	OBSOLETE
POLICE DEPARTMENT	PANASONIC NETWORK RECORDER WJ-VR30 (2133)	OJA00082	1	OBSOLETE
POLICE DEPARTMENT	PANASONIC DASHCAM WV-VC30 (2133)	OIA00368	1	OBSOLETE
POLICE DEPARTMENT	MIC CRADLE ARB-HT3G RX (2133)	RXSOSI0368	1	OBSOLETE
POLICE DEPARTMENT	PANASONIC DASHCAM WV-VC30 (2117)	OKA00008	1	OBSOLETE
POLICE DEPARTMENT	MIC CRADLE ARB-HT3G RX (2117)	RXSOSI0394	1	OBSOLETE
POLICE DEPARTMENT	PANASONIC BACK CAMERA WV-VC31 (2117)	OKA00268	1	OBSOLETE
POLICE DEPARTMENT	PANASONIC NETWORK RECORDER WJ-VR30 (2117)	OKA00075	1	OBSOLETE
POLICE DEPARTMENT	PANASONIC DASHCAM WV-VC30 (2166)	OJA00150	1	OBSOLETE
POLICE DEPARTMENT	MIC CRADLE ARB-HT3G RX (2166)	RXSOSI0373	1	OBSOLETE
POLICE DEPARTMENT	PANASONIC BACK CAMERA WV-VC31 (2166)	OKA00312	1	OBSOLETE
POLICE DEPARTMENT	PANASONIC NETWORK RECORDER WJ-VR30 (2166)	OKA00136	1	OBSOLETE
POLICE DEPARTMENT	PANASONIC NETWORK RECORDER WJ-VR30 (2136)	OKA00097	1	OBSOLETE
POLICE DEPARTMENT	PANASONIC DASHCAM WV-VC30 (2136)	OJA00279	1	OBSOLETE
POLICE DEPARTMENT	MIC CRADLE ARB-HT3G RX (2136)	RXSOSI0375	1	OBSOLETE
POLICE DEPARTMENT	PANASONIC BACK CAMERA WV-VC31 (2136)	OKA00030	1	OBSOLETE
POLICE DEPARTMENT	PANASONIC DASHCAM WV-VC30	OJA00290	1	OBSOLETE
POLICE DEPARTMENT	PANASONIC DASHCAM WV-VC30	UEA00109	1	OBSOLETE
POLICE DEPARTMENT	PANASONIC DASHCAM WV-VC30	OKA00017	1	OBSOLETE
POLICE DEPARTMENT	PANASONIC DASHCAM WV-VC30	OJA00233	1	OBSOLETE
POLICE DEPARTMENT	PANASONIC DASHCAM WV-VC30	OJA00274	1	OBSOLETE
POLICE DEPARTMENT	PANASONIC DASHCAM WV-VC30	OJA00270	1	OBSOLETE
POLICE DEPARTMENT	PANASONIC DASHCAM WV-VC30	OIA00360	1	OBSOLETE
POLICE DEPARTMENT	PANASONIC NETWORK RECORDER WJ-VPU4000	ULJ08669	1	OBSOLETE
POLICE DEPARTMENT	PANASONIC NETWORK RECORDER WJ-VR30	OJA00160	1	OBSOLETE
POLICE DEPARTMENT	PANASONIC NETWORK RECORDER WJ-VR30	OKA00018	1	OBSOLETE
POLICE DEPARTMENT	PANASONIC NETWORK RECORDER WJ-VR30	OKA00116	1	OBSOLETE
POLICE DEPARTMENT	PANASONIC NETWORK RECORDER WJ-VR30	OJA00248	1	OBSOLETE
POLICE DEPARTMENT	PANASONIC NETWORK RECORDER WJ-VR30	OKA00078	1	OBSOLETE
POLICE DEPARTMENT	PANASONIC NETWORK RECORDER WJ-VR30	OJA00063	1	OBSOLETE
POLICE DEPARTMENT	PANASONIC NETWORK RECORDER WJ-VR30	OIA00361	1	OBSOLETE
POLICE DEPARTMENT	PANASONIC NETWORK RECORDER WJ-VR30	OJA00260	1	OBSOLETE
POLICE DEPARTMENT	PANASONIC BACK CAMERA WV-VC31	OKA00339	1	OBSOLETE
POLICE DEPARTMENT	PANASONIC BACK CAMERA WV-VC31	OKA00700	1	OBSOLETE
POLICE DEPARTMENT	PANASONIC BACK CAMERA WV-VC31	OKA00366	1	OBSOLETE
POLICE DEPARTMENT	PANASONIC BACK CAMERA WV-VC31	OKA00093	1	OBSOLETE
POLICE DEPARTMENT	PANASONIC BACK CAMERA WV-VC31	OJA00439	1	OBSOLETE
POLICE DEPARTMENT	PANASONIC BACK CAMERA WV-VC31	OKA00342	1	OBSOLETE
POLICE DEPARTMENT	PANASONIC BACK CAMERA WV-VC31	VDA00047	1	OBSOLETE
POLICE DEPARTMENT	PANASONIC BACK CAMERA WV-VC31	OKA00318	1	OBSOLETE
POLICE DEPARTMENT	PANASONIC BACK CAMERA WV-VC31	OKA00324	1	OBSOLETE
POLICE DEPARTMENT	ARBITRATOR MIC CRADLE ARB-HT3G RX	RXSOSI0361	1	OBSOLETE
POLICE DEPARTMENT	ARBITRATOR MIC CRADLE ARB-HT3G RX	RXETGO0255-V11	1	OBSOLETE
POLICE DEPARTMENT	ARBITRATOR MIC CRADLE ARB-HT3G RX	RXSOSI0066	1	OBSOLETE
POLICE DEPARTMENT	ARBITRATOR MIC CRADLE ARB-HT3G RX	RXETGO0258-V11	1	OBSOLETE
POLICE DEPARTMENT	ARBITRATOR MIC CRADLE ARB-HT3G RX	RXSOSI0065	1	OBSOLETE
POLICE DEPARTMENT	ARBITRATOR MIC CRADLE ARB-HT3G RX	RXSOSI0377	1	OBSOLETE
POLICE DEPARTMENT	ARBITRATOR MIC CRADLE ARB-HT3G RX	RXESGO0401-V11	1	OBSOLETE
POLICE DEPARTMENT	ARBITRATOR MIC CRADLE ARB-HT3G RX	RXSOSI0072	1	OBSOLETE
POLICE DEPARTMENT	ARBITRATOR MIC CRADLE ARB-HT3G RX	RXSOSI0100	1	OBSOLETE

POLICE DEPARTMENT	PANASONIC NETWORK RECORDER WJ-VR30 (2151)	OKA00055	1	OBSOLETE
POLICE DEPARTMENT	PANASONIC DASHCAM WV-VC30 (2151)	RXSOSI0359	1	OBSOLETE
POLICE DEPARTMENT	MIC CRADLE ARB-HT3G RX (2151)	OJA00232	1	OBSOLETE
POLICE DEPARTMENT	PANASONIC BACK CAMERA WV-VC31 (2151)	OKA00341	1	OBSOLETE
POLICE DEPARTMENT	PANASONIC NETWORK RECORDER WJ-VR30 (2137)	OKA00102	1	OBSOLETE
POLICE DEPARTMENT	PANASONIC DASHCAM WV-VC30 (2137)	OJA00070	1	OBSOLETE
POLICE DEPARTMENT	MIC CRADLE ARB-HT3G RX (2137)	RXSOSI0120	1	OBSOLETE
POLICE DEPARTMENT	PANASONIC BACK CAMERA WV-VC31 (2137)	OKA00158	1	OBSOLETE
POLICE DEPARTMENT	PANASONIC DASHCAM WV-VC30 (2087)	OKA00007	1	OBSOLETE
POLICE DEPARTMENT	MIC CRADLE ARB-HT3G RX (2087)	RXSOSI0371	1	OBSOLETE
POLICE DEPARTMENT	PANASONIC BACK CAMERA WV-VC31 (2087)	OKA00187	1	OBSOLETE
POLICE DEPARTMENT	PANASONIC NETWORK RECORDER WJ-VR30 (2138)	OKA00034	1	OBSOLETE
POLICE DEPARTMENT	PANASONIC DASHCAM WV-VC30 (2138)	OJA00261	1	OBSOLETE
POLICE DEPARTMENT	MIC CRADLE ARB-HT3G RX (2138)	RXSOSI0376	1	OBSOLETE
POLICE DEPARTMENT	PANASONIC BACK CAMERA WV-VC31 (2138)	OKA00115	1	OBSOLETE
POLICE DEPARTMENT	PANASONIC NETWORK RECORDER WJ-VR30 (2152)	OKA00185	1	OBSOLETE
POLICE DEPARTMENT	PANASONIC DASHCAM WV-VC30 (2152)	OKA00077	1	OBSOLETE
POLICE DEPARTMENT	MIC CRADLE ARB-HT3G RX (2152)	RXSOSI0388	1	OBSOLETE
POLICE DEPARTMENT	PANASONIC BACK CAMERA WV-VC31 (2152)	OKA00241	1	OBSOLETE
POLICE DEPARTMENT	PANASONIC NETWORK RECORDER WJ-VR30 (2126)	OKA00124	1	OBSOLETE
POLICE DEPARTMENT	PANASONIC DASHCAM WV-VC30 (2126)	OJA00282	1	OBSOLETE
POLICE DEPARTMENT	MIC CRADLE ARB-HT3G RX (2126)	RXSOSI0104	1	OBSOLETE
POLICE DEPARTMENT	PANASONIC BACK CAMERA WV-VC31 (2126)	OKA00335	1	OBSOLETE
POLICE DEPARTMENT	PANASONIC DASHCAM WV-VC30 (2089)	OJA00311	1	OBSOLETE
POLICE DEPARTMENT	PANASONIC NETWORK RECORDER WJ-VR30 (2089)	OKA00101	1	OBSOLETE
POLICE DEPARTMENT	MIC CRADLE ARB-HT3G RX (2089)	RXSOSI0098	1	OBSOLETE
POLICE DEPARTMENT	PANASONIC BACK CAMERA WV-VC31 (2089)	OKA00683	1	OBSOLETE
POLICE DEPARTMENT	PANASONIC DASHCAM WV-VC30 (2128)	OJA00313	1	OBSOLETE
POLICE DEPARTMENT	PANASONIC NETWORK RECORDER WJ-VR30 (2128)	OKA00003	1	OBSOLETE
POLICE DEPARTMENT	MIC CRADLE ARB-HT3G RX (2128)	RXEIS0105	1	OBSOLETE
POLICE DEPARTMENT	PANASONIC BACK CAMERA WV-VC31 (2128)	OJA00289	1	OBSOLETE
POLICE DEPARTMENT	PANASONIC DASHCAM WV-VC30 (2132)	OJA00220	1	OBSOLETE
POLICE DEPARTMENT	PANASONIC NETWORK RECORDER WJ-VR30 (2132)	OKA00173	1	OBSOLETE
POLICE DEPARTMENT	MIC CRADLE ARB-HT3G RX (2132)		1	OBSOLETE
POLICE DEPARTMENT	PANASONIC BACK CAMERA WV-VC31 (2132)		1	OBSOLETE
POLICE DEPARTMENT	PANASONIC DASHCAM WV-VC30 (2149)	OIA00155	1	OBSOLETE
POLICE DEPARTMENT	PANASONIC NETWORK RECORDER WJ-VR30 (2149)	OKA00105	1	OBSOLETE
POLICE DEPARTMENT	MIC CRADLE ARB-HT3G RX (2149)	RXSOSI0382	1	OBSOLETE
POLICE DEPARTMENT	PANASONIC BACK CAMERA WV-VC31 (2149)	OKA00219	1	OBSOLETE
POLICE DEPARTMENT	PANASONIC DASHCAM WV-VC30	OKA00036	1	OBSOLETE
POLICE DEPARTMENT	MIC CRADLE ARB-HT3G RX	RXETGO0257-V11	1	OBSOLETE
POLICE DEPARTMENT	PANASONIC BACK CAMERA WV-VC31	OJA00484	1	OBSOLETE
POLICE DEPARTMENT	PANASONIC DASHCAM WV-VC30 (2147)	OJA00110	1	OBSOLETE
POLICE DEPARTMENT	PANASONIC NETWORK RECORDER WJ-VR30 (2147)	OJA00048	1	OBSOLETE
POLICE DEPARTMENT	MIC CRADLE ARB-HT3G RX (2147)	RXSOSI0393	1	OBSOLETE
POLICE DEPARTMENT	PANASONIC BACK CAMERA WV-VC31 (2147)	NONE	1	OBSOLETE
POLICE DEPARTMENT	PANASONIC DASHCAM WV-VC30 (2144)	OJA00331	1	OBSOLETE
POLICE DEPARTMENT	PANASONIC NETWORK RECORDER WJ-VR30 (2144)	OKA00150	1	OBSOLETE
POLICE DEPARTMENT	MIC CRADLE ARB-HT3G RX (2144)	RXSOSI0381	1	OBSOLETE
POLICE DEPARTMENT	PANASONIC BACK CAMERA WV-VC31 (2144)	OJA00144	1	OBSOLETE
POLICE DEPARTMENT	PANASONIC DASHCAM WV-VC30 (2135)	OKA00010	1	OBSOLETE
POLICE DEPARTMENT	PANASONIC NETWORK RECORDER WJ-VR30 (2135)	OKA00145	1	OBSOLETE
POLICE DEPARTMENT	MIC CRADLE ARB-HT3G RX (2135)	RXSOSI0123	1	OBSOLETE
POLICE DEPARTMENT	PANASONIC BACK CAMERA WV-VC31 (2135)	OKA00688	1	OBSOLETE
POLICE DEPARTMENT	PANASONIC DASHCAM WV-VC30 (2182)	OJA00129	1	OBSOLETE
POLICE DEPARTMENT	PANASONIC NETWORK RECORDER WJ-VR30 (2182)	OKA00103	1	OBSOLETE
POLICE DEPARTMENT	MIC CRADLE ARB-HT3G RX (2182)	NONE	1	OBSOLETE
POLICE DEPARTMENT	PANASONIC BACK CAMERA WV-VC31 (2182)	OKA00028	1	OBSOLETE
POLICE DEPARTMENT	PANASONIC DASHCAM WV-VC30	M080023B13C27	1	OBSOLETE
POLICE DEPARTMENT	MIC CRADLE ARB-HT3G RX	RXSOSI0398	1	OBSOLETE
POLICE DEPARTMENT	PANASONIC BACK CAMERA WV-VC31	OJA00433	1	OBSOLETE
POLICE DEPARTMENT	PANASONIC DASHCAM WV-VC30 (2143)	OJA00267	1	OBSOLETE
POLICE DEPARTMENT	PANASONIC NETWORK RECORDER WJ-VR30 (2143)	OKA00144	1	OBSOLETE
POLICE DEPARTMENT	MIC CRADLE ARB-HT3G RX (2143)	RXSOSI0389	1	OBSOLETE
POLICE DEPARTMENT	PANASONIC BACK CAMERA WV-VC31 (2143)	OJA00529	1	OBSOLETE

POLICE DEPARTMENT	PANASONIC BACK CAMERA WV-VC31 (2143)	OJA00293	1	OBSOLETE
POLICE DEPARTMENT	PANASONIC DASHCAM WV-VC30 (2172)	OJA000238	1	OBSOLETE
POLICE DEPARTMENT	PANASONIC NETWORK RECORDER WJ-VR30 (2172)	OKA00080	1	OBSOLETE
POLICE DEPARTMENT	MIC CRADLE ARB-HT3G RX (2172)	RXSOSI0391	1	OBSOLETE
POLICE DEPARTMENT	PANASONIC BACK CAMERA WV-VC31 (2172)	OKA00242	1	OBSOLETE
POLICE DEPARTMENT	PANASONIC DASHCAM WV-VC30	OJA00135	1	OBSOLETE
POLICE DEPARTMENT	PANASONIC NETWORK RECORDER WJ-VR30	OJA00102	1	OBSOLETE
POLICE DEPARTMENT	MIC CRADLE ARB-HT3G RX	RXETGO0266-V11	1	OBSOLETE
POLICE DEPARTMENT	PANASONIC BACK CAMERA WV-VC31	OKA00087	1	OBSOLETE
POLICE DEPARTMENT	PANASONIC DASHCAM WV-VC30	OJA00021	1	OBSOLETE
POLICE DEPARTMENT	PANASONIC NETWORK RECORDER WJ-VR30	OJA00164	1	OBSOLETE
POLICE DEPARTMENT	MIC CRADLE ARB-HT3G RX	RXSOSI0379	1	OBSOLETE
POLICE DEPARTMENT	PANASONIC BACK CAMERA WV-VC31	OJA00470	1	OBSOLETE
POLICE DEPARTMENT	PANASONIC DASHCAM WV-VC30 (2091)	OJA00278	1	OBSOLETE
POLICE DEPARTMENT	PANASONIC NETWORK RECORDER WJ-VR30 (2091)	OJA00166	1	OBSOLETE
POLICE DEPARTMENT	MIC CRADLE ARB-HT3G RX (2091)	RXSOSI0116	1	OBSOLETE
POLICE DEPARTMENT	PANASONIC BACK CAMERA WV-VC31 (2091)	OKA00322	1	OBSOLETE
POLICE DEPARTMENT	PANASONIC DASHCAM WV-VC30 (2039)	OGA00085	1	OBSOLETE
POLICE DEPARTMENT	PANASONIC NETWORK RECORDER WJ-VR30 (2039)	OKA00059	1	OBSOLETE
POLICE DEPARTMENT	MIC CRADLE ARB-HT3G RX (2039)	RXSOSI0365	1	OBSOLETE
POLICE DEPARTMENT	PANASONIC BACK CAMERA WV-VC31 (2039)	OKA00348	1	OBSOLETE
POLICE DEPARTMENT	PANASONIC DASHCAM WV-VC30 (2146)	OHA00265	1	OBSOLETE
POLICE DEPARTMENT	PANASONIC NETWORK RECORDER WJ-VR30 (2146)	OHA00026	1	OBSOLETE
POLICE DEPARTMENT	MIC CRADLE ARB-HT3G RX (2146)	RXSOSI0069	1	OBSOLETE
POLICE DEPARTMENT	PANASONIC BACK CAMERA WV-VC31 (2146)	OKA00352	1	OBSOLETE
POLICE DEPARTMENT	PANASONIC DASHCAM WV-VC30 (2118)	SJA00056	1	OBSOLETE
POLICE DEPARTMENT	PANASONIC NETWORK RECORDER WJ-VR30 (2118)	SIA00189	1	OBSOLETE
POLICE DEPARTMENT	MIC CRADLE ARB-HT3G RX (2118)	RXSOSI0372	1	OBSOLETE
POLICE DEPARTMENT	PANASONIC BACK CAMERA WV-VC31 (2118)	OKA00336	1	OBSOLETE
POLICE DEPARTMENT	PANASONIC DASHCAM WV-VC30 (2103)	OKA00073	1	OBSOLETE
POLICE DEPARTMENT	PANASONIC NETWORK RECORDER WJ-VR30 (2103)	OJA00062	1	OBSOLETE
POLICE DEPARTMENT	MIC CRADLE ARB-HT3G RX (2103)	RXSOSI0383	1	OBSOLETE
POLICE DEPARTMENT	PANASONIC BACK CAMERA WV-VC31 (2103)	OJA00418	1	OBSOLETE
POLICE DEPARTMENT	PANASONIC DASHCAM WV-VC30 (2090)	OJA00140	1	OBSOLETE
POLICE DEPARTMENT	PANASONIC NETWORK RECORDER WJ-VR30 (2090)	OJA00130	1	OBSOLETE
POLICE DEPARTMENT	MIC CRADLE ARB-HT3G RX (2090)	RXSOSI0364	1	OBSOLETE
POLICE DEPARTMENT	PANASONIC BACK CAMERA WV-VC31 (2090)	OKA00354	1	OBSOLETE
POLICE DEPARTMENT	MIC CRADLE ARB-HT3G RX	HCSOSI0245	1	OBSOLETE
POLICE DEPARTMENT	MIC CRADLE ARB-HT3G RX	HCSOSI0359	1	OBSOLETE
POLICE DEPARTMENT	PANASONIC BACK CAMERA WV-VC31	UKA00270	1	OBSOLETE
POLICE DEPARTMENT	PANASONIC DASHCAM WV-VC30	OKA00074	1	OBSOLETE
POLICE DEPARTMENT	PANASONIC DASHCAM WV-VC30	OJA00192	1	OBSOLETE
POLICE DEPARTMENT	PANASONIC DASHCAM WV-VC30	OJA00237	1	OBSOLETE
POLICE DEPARTMENT	PANASONIC NETWORK RECORDER WJ-VR30	OKA00031	1	OBSOLETE
POLICE DEPARTMENT	PANASONIC NETWORK RECORDER WJ-VR30	OHA00078	1	OBSOLETE
POLICE DEPARTMENT	PANASONIC NETWORK RECORDER WJ-VR30	OKA00020	1	OBSOLETE
POLICE DEPARTMENT	MIC CRADLE ARB-HT3G RX	RXSOSI0127	1	OBSOLETE
POLICE DEPARTMENT	PANASONIC BACK CAMERA WV-VC31	OJA00409	1	OBSOLETE
POLICE DEPARTMENT	MIC CRADLE ARB-HT3G RX	RXSOSI0071	1	OBSOLETE
POLICE DEPARTMENT	PANASONIC NETWORK RECORDER WJ-VR30	OJA00106	1	OBSOLETE
POLICE DEPARTMENT	PANASONIC NETWORK RECORDER WJ-VR30	NCA00570	1	OBSOLETE
POLICE DEPARTMENT	PANASONIC NETWORK RECORDER WJ-VR30	OJA00250	1	OBSOLETE
POLICE DEPARTMENT	PANASONIC NETWORK RECORDER WJ-VR30	OJA00170	1	OBSOLETE
POLICE DEPARTMENT	PANASONIC DASHCAM WV-VC30	OJA00068	1	OBSOLETE
POLICE DEPARTMENT	PANASONIC BACK CAMERA WV-VC31	OPKA00330	1	OBSOLETE
POLICE DEPARTMENT	MIC CRADLE ARB-HT3G RX	RXSOSI0369	1	OBSOLETE
POLICE DEPARTMENT	PANASONIC DASHCAM WV-VC30	OJA00243	1	OBSOLETE
POLICE DEPARTMENT	PANASONIC NETWORK RECORDER WJ-VR30	OHA00102	1	OBSOLETE
POLICE DEPARTMENT	PANASONIC NETWORK RECORDER WJ-VR30	OKA00111	1	OBSOLETE
POLICE DEPARTMENT	PANASONIC DASHCAM WV-VC30	OKA00076	1	OBSOLETE
POLICE DEPARTMENT	PANASONIC NETWORK RECORDER WJ-VR30	OKA00038	1	OBSOLETE
POLICE DEPARTMENT	PANASONIC NETWORK RECORDER WJ-VR31	OKA00043	1	OBSOLETE
POLICE DEPARTMENT	PANASONIC NETWORK RECORDER WJ-VR32	OKA00152	1	OBSOLETE
POLICE DEPARTMENT	PANASONIC NETWORK RECORDER WJ-VR33	OKA00104	1	OBSOLETE
POLICE DEPARTMENT	PANASONIC BACK CAMERA WV-VC31	OJA0066	1	OBSOLETE

POLICE DEPARTMENT	PANASONIC DASHCAM WV-VC30	OHA00065	1	OBSOLETE
POLICE DEPARTMENT	PANASONIC DASHCAM WV-VC30	OJA0058	1	OBSOLETE
POLICE DEPARTMENT	PANASONIC DASHCAM WV-VC30	OJA00234	1	OBSOLETE
POLICE DEPARTMENT	MIC CRADLE ARB-HT3G RX	RXSOSI0128	1	OBSOLETE
POLICE DEPARTMENT	G-FORCE SENSOR	TGSSOGO0135	1	OBSOLETE
POLICE DEPARTMENT	PANASONIC BACK CAMERA WV-VC31	OKA00264	1	OBSOLETE
POLICE DEPARTMENT	PANASONIC NETWORK RECORDER WJ-VR30	MIA00713	1	OBSOLETE
POLICE DEPARTMENT	PANASONIC NETWORK RECORDER WJ-VR30	OJA00204	1	OBSOLETE
POLICE DEPARTMENT	PANASONIC DASHCAM WV-VC30	OIA00377	1	OBSOLETE
POLICE DEPARTMENT	MIC CRADLE ARB-HT3G RX	RXSOSI0387	1	OBSOLETE
POLICE DEPARTMENT	PANASONIC NETWORK RECORDER WJ-VR30 (2111)	OJA00003	1	OBSOLETE
POLICE DEPARTMENT	PANASONIC DASHCAM WV-VC30 (2111)	OJA00080	1	OBSOLETE
POLICE DEPARTMENT	PANASONIC BACK CAMERA WV-VC31 (2111)	OJA00463	1	OBSOLETE
POLICE DEPARTMENT	MIC CRADLE ARB-HT3G RX (2111)	RXSOSI0102	1	OBSOLETE
POLICE DEPARTMENT	MIC CRADLE ARB-HT3G RX	HCSOSI0394	1	OBSOLETE
POLICE DEPARTMENT	MIC CRADLE ARB-HT3G RX	HXSOSI0099	1	OBSOLETE
POLICE DEPARTMENT	MIC CRADLE ARB-HT3G RX	HCSOSI0121	1	OBSOLETE
POLICE DEPARTMENT	MIC CRADLE ARB-HT3G RX	HCSOSI0097	1	OBSOLETE
POLICE DEPARTMENT	MIC CRADLE ARB-HT3G RX	HCSOSI0379	1	OBSOLETE
POLICE DEPARTMENT	MIC CRADLE ARB-HT3G RX	HCSOSI0378	1	OBSOLETE
POLICE DEPARTMENT	MIC CRADLE ARB-HT3G RX	RXSOSI0380	1	OBSOLETE
POLICE DEPARTMENT	MIC CRADLE ARB-HT3G RX	RXSOSI0245	1	OBSOLETE
POLICE DEPARTMENT	MIC CRADLE ARB-HT3G RX	HXSOSI0118	1	OBSOLETE
POLICE DEPARTMENT	MIC CRADLE ARB-HT3G RX	HCSOSI0375	1	OBSOLETE
POLICE DEPARTMENT	MIC CRADLE ARB-HT3G RX	HCSOSI0368	1	OBSOLETE
POLICE DEPARTMENT	MIC CRADLE ARB-HT3G RX	RXSOSI0366	1	OBSOLETE
POLICE DEPARTMENT	PANASONIC DASHCAM WV-VC30	OJA00127	1	OBSOLETE
POLICE DEPARTMENT	PANASONIC BACK CAMERA WV-VC31	OKA00306	1	OBSOLETE
POLICE DEPARTMENT	PANASONIC NETWORK RECORDER WJ-VR30	OKA00098	1	OBSOLETE
POLICE DEPARTMENT	MIC CRADLE ARB-HT3G RX	RXSOSI0115	1	OBSOLETE
POLICE DEPARTMENT	MIC CRADLE ARB-HT3G RX	HCSOGG0380	1	OBSOLETE
POLICE DEPARTMENT	PANASONIC MICROPHONE ARB-HT3G	TXSOSI0363	1	OBSOLETE
POLICE DEPARTMENT	PANASONIC BACK CAMERA WV-VC31	OKA00654	1	OBSOLETE
POLICE DEPARTMENT	ZEBRA RW420 MOBILE PRINTER (BRAZOS 3014491)	XXRC09-09-5504	1	OBSOLETE
POLICE DEPARTMENT	ZEBRA RW420 MOBILE PRINTER (BRAZOS 3010655)	XXRC09-02-5119	1	OBSOLETE
POLICE DEPARTMENT	ARBITRATOR MIC ARB-HT3GTX	TXEEGS0244-v11	1	OBSOLETE
POLICE DEPARTMENT	ARBITRATOR MIC ARB-HT3GTX	TXSOIO396	1	OBSOLETE
POLICE DEPARTMENT	ARBITRATOR MIC ARB-HT3GTX	TXSOIO072	1	OBSOLETE
POLICE DEPARTMENT	ARBITRATOR MIC ARB-HT3GTX	TXEEGN0069-v11	1	OBSOLETE
POLICE DEPARTMENT	ARBITRATOR MIC ARB-HT3GTX	TXSOSI0119	1	OBSOLETE
POLICE DEPARTMENT	ARBITRATOR MIC ARB-HT3GTX	TXSOSIO364	1	OBSOLETE
POLICE DEPARTMENT	ARBITRATOR MIC ARB-HT3GTX	TXSOSI0124	1	OBSOLETE
POLICE DEPARTMENT	ARBITRATOR MIC ARB-HT3GTX	TXEEGS0204-v11	1	OBSOLETE
POLICE DEPARTMENT	ARBITRATOR MIC ARB-HT3GTX	TXEEGS0200-v11	1	OBSOLETE
POLICE DEPARTMENT	ARBITRATOR MIC ARB-HT3GTX	TXSOSI0117	1	OBSOLETE
POLICE DEPARTMENT	ARBITRATOR MIC ARB-HT3GTX	TXEEGN0066-v11	1	OBSOLETE
POLICE DEPARTMENT	ARBITRATOR MIC ARB-HT3GTX	TXEEGI0084-v11	1	OBSOLETE
POLICE DEPARTMENT	ARBITRATOR MIC ARB-HT3GTX	TXEEGS0243-v11	1	OBSOLETE
POLICE DEPARTMENT	ARBITRATOR MIC ARB-HT3GTX	TXSOSI0126	1	OBSOLETE
POLICE DEPARTMENT	ARBITRATOR MIC ARB-HT3GTX	TXSOSI0128	1	OBSOLETE
POLICE DEPARTMENT	ARBITRATOR MIC ARB-HT3GTX	TXSOGG0378	1	OBSOLETE
POLICE DEPARTMENT	ARBITRATOR MIC ARB-HT3GTX	TXSOSI0365	1	OBSOLETE
POLICE DEPARTMENT	ARBITRATOR MIC ARB-HT3GTX	TXEEGS0202-v11	1	OBSOLETE
POLICE DEPARTMENT	ARBITRATOR MIC ARB-HT3GTX	TXSOSI0114	1	OBSOLETE
POLICE DEPARTMENT	ARBITRATOR MIC ARB-HT3GTX	TXSOSI0104	1	OBSOLETE
POLICE DEPARTMENT	ARBITRATOR MIC ARB-HT3GTX	TXSOSI0097	1	OBSOLETE
POLICE DEPARTMENT	ARBITRATOR MIC ARB-HT3GTX	TXSOSI0066	1	OBSOLETE
POLICE DEPARTMENT	ARBITRATOR MIC ARB-HT3GTX	TXSOSI0359	1	OBSOLETE
POLICE DEPARTMENT	ARBITRATOR MIC CRADLE	HCSOSI0101	1	OBSOLETE
POLICE DEPARTMENT	ARBITRATOR MIC CRADLE	HCSOSI0377	1	OBSOLETE
POLICE DEPARTMENT	ARBITRATOR MIC CRADLE	HCSOSI0071	1	OBSOLETE
POLICE DEPARTMENT	ARBITRATOR MIC CRADLE	HCSOSI0366	1	OBSOLETE
POLICE DEPARTMENT	ARBITRATOR MIC CRADLE	HCSOSI0390	1	OBSOLETE
POLICE DEPARTMENT	ARBITRATOR MIC CRADLE	HCSOSI0360	1	OBSOLETE
POLICE DEPARTMENT	ARBITRATOR MIC CRADLE	HCSOSI0393	1	OBSOLETE

POLICE DEPARTMENT	ARBITRATOR MIC CRADLE	HCSOSI0398	1	OBSOLETE
POLICE DEPARTMENT	ARBITRATOR MIC CRADLE	HCSOSI0068	1	OBSOLETE
POLICE DEPARTMENT	ARBITRATOR MIC CRADLE	HCSOSI0098	1	OBSOLETE
POLICE DEPARTMENT	ARBITRATOR MIC CRADLE	HCSOSI0103	1	OBSOLETE
POLICE DEPARTMENT	ARBITRATOR MIC CRADLE	HCSOSI0070	1	OBSOLETE
POLICE DEPARTMENT	ARBITRATOR MIC CRADLE	HCSOSI0115	1	OBSOLETE
POLICE DEPARTMENT	ARBITRATOR MIC CRADLE	HCSOSI0104	1	OBSOLETE
POLICE DEPARTMENT	ARBITRATOR MIC CRADLE	HCSOSI0072	1	OBSOLETE
POLICE DEPARTMENT	ARBITRATOR MIC CRADLE	HCSOSI0363	1	OBSOLETE
POLICE DEPARTMENT	ARBITRATOR MIC CRADLE	HCSOSI0386	1	OBSOLETE
POLICE DEPARTMENT	ARBITRATOR MIC CRADLE	HCSOSI0124	1	OBSOLETE
POLICE DEPARTMENT	ARBITRATOR MIC CRADLE	HCSOSI0128	1	OBSOLETE
POLICE DEPARTMENT	ARBITRATOR MIC CRADLE	HCSOSI0382	1	OBSOLETE
POLICE DEPARTMENT	ARBITRATOR MIC CRADLE	HCSOSI0117	1	OBSOLETE
POLICE DEPARTMENT	ARBITRATOR MIC CRADLE	HCSOSI0365	1	OBSOLETE
POLICE DEPARTMENT	ARBITRATOR MIC CRADLE	HCSOSI0371	1	OBSOLETE
POLICE DEPARTMENT	ARBITRATOR MIC CRADLE	HCSOSI0373	1	OBSOLETE
POLICE DEPARTMENT	ARBITRATOR MIC CRADLE	HCSOSI0367	1	OBSOLETE
POLICE DEPARTMENT	ARBITRATOR MIC CRADLE	HCSOSI0361	1	OBSOLETE
POLICE DEPARTMENT	ARBITRATOR MIC CRADLE	HCSOSI0388	1	OBSOLETE
POLICE DEPARTMENT	ARBITRATOR MIC CRADLE	HCSOSI0114	1	OBSOLETE
POLICE DEPARTMENT	ARBITRATOR MIC CRADLE	HCSOSI0113	1	OBSOLETE
POLICE DEPARTMENT	ARBITRATOR MIC CRADLE	HCSOSI0391	1	OBSOLETE
POLICE DEPARTMENT	ARBITRATOR MIC CRADLE	HCSOSI0100	1	OBSOLETE
POLICE DEPARTMENT	ARBITRATOR MIC DOCK	HC140600875	1	OBSOLETE
POLICE DEPARTMENT	ARBITRATOR MIC DOCK	RXSOSI0126	1	OBSOLETE
POLICE DEPARTMENT	ARBITRATOR MIC DOCK	RXSOSI0070	1	OBSOLETE
POLICE DEPARTMENT	ARBITRATOR MIC DOCK	RXSOSI0068	1	OBSOLETE
POLICE DEPARTMENT	8-SHELF METAL SHELVES, GRAY	N/A	1	OBSOLETE
POLICE DEPARTMENT	MOTORCYCLE HELMET, BLACK & WHITE	N/A	10	OBSOLETE
POLICE DEPARTMENT	ALLSTEEL ROLLING OFFICE CHAIRS, BLUE	N/A	5	OBSOLETE
POLICE DEPARTMENT	METAL SHELVING, BEIGE	N/A	2	OBSOLETE
POLICE DEPARTMENT	METAL FURNITURE MOVERS (1 SET), RED	N/A	1	OBSOLETE
POLICE DEPARTMENT	4-DRAWER METAL FILING CABINETS, BLACK	N/A	2	OBSOLETE
POLICE DEPARTMENT	5-DRAWER METAL FILING CABINETS, GRAY	N/A	2	OBSOLETE
POLICE DEPARTMENT	UTILITECH OIL FILLED RADIATOR HEATER	HO-0201	4	OBSOLETE
POLICE DEPARTMENT	COLEMAN RECHARGEABLE LANTER	N/A	26	OBSOLETE
POLICE DEPARTMENT	HEALTH O METER DIAL SCALE, BLACK	N/A	2	OBSOLETE
POLICE DEPARTMENT	SAMSUNG DVD RECORDER & VCR, BLACK	00U16VBP312924B	1	OBSOLETE
POLICE DEPARTMENT	SAFARILAND HANDGUN HOLSTER, BLACK	N/A	14	OBSOLETE
POLICE DEPARTMENT	STREAMLIGHT STINGER FLASHLIGHT, BLACK	539759	1	OBSOLETE
POLICE DEPARTMENT	STREAMLIGHT STINGER FLASHLIGHT, BLACK	589768	1	OBSOLETE
POLICE DEPARTMENT	STREAMLIGHT STINGER FLASHLIGHT, BLACK	930901	1	OBSOLETE
POLICE DEPARTMENT	STREAMLIGHT STINGER FLASHLIGHT, BLACK	218699	1	OBSOLETE
POLICE DEPARTMENT	STREAMLIGHT STINGER FLASHLIGHT, BLACK	539763	1	OBSOLETE
POLICE DEPARTMENT	STREAMLIGHT STINGER FLASHLIGHT, BLACK	594902	1	OBSOLETE
POLICE DEPARTMENT	STREAMLIGHT STINGER FLASHLIGHT, BLACK	784988	1	OBSOLETE
POLICE DEPARTMENT	STREAMLIGHT STINGER FLASHLIGHT, BLACK	729521	1	OBSOLETE
POLICE DEPARTMENT	STREAMLIGHT STINGER FLASHLIGHT, BLACK	694759	1	OBSOLETE
POLICE DEPARTMENT	STREAMLIGHT STINGER FLASHLIGHT, BLACK	219784	1	OBSOLETE
POLICE DEPARTMENT	STREAMLIGHT STINGER FLASHLIGHT, BLACK	58528	1	OBSOLETE
POLICE DEPARTMENT	STREAMLIGHT STINGER FLASHLIGHT, BLACK	539764	1	OBSOLETE
POLICE DEPARTMENT	STREAMLIGHT STINGER FLASHLIGHT, BLACK	188608	1	OBSOLETE
POLICE DEPARTMENT	STREAMLIGHT STINGER FLASHLIGHT, BLACK	537691	1	OBSOLETE
POLICE DEPARTMENT	STREAMLIGHT STINGER FLASHLIGHT, BLACK	138655	1	OBSOLETE
POLICE DEPARTMENT	STREAMLIGHT STINGER FLASHLIGHT, BLACK	161299	1	OBSOLETE
POLICE DEPARTMENT	STREAMLIGHT STINGER FLASHLIGHT, BLACK	422672	1	OBSOLETE
POLICE DEPARTMENT	6 SHELF 2-TIER METAL SHELVING, BEIGE	N/A	2	OBSOLETE
POLICE DEPARTMENT	5 SHELF 3-TIER METAL SHELVING, BEIGE	N/A	1	OBSOLETE
POLICE DEPARTMENT	FABRIC SINGLE SEAT, MAROON	N/A	2	OBSOLETE
POLICE DEPARTMENT	FABRIC DOUBLE SEAT, MAROON	N/A	1	OBSOLETE
POLICE DEPARTMENT	BENCHER METAL/WOOD TOP BENCH TABLE, BLACK	N/A	1	OBSOLETE
POLICE DEPARTMENT	METAL PHOTOGRAPHY TABLE W/LAMPS, BLACK	N/A	1	OBSOLETE
POLICE DEPARTMENT	CARDBOARD BOX CONTAINING ASSORTED CAMERA LENS	N/A	20	OBSOLETE
POLICE DEPARTMENT	CEN-TECH PORTABLE POWER PACK 12V, BLACK	62306	1	OBSOLETE

POLICE DEPARTMENT	OHAUS TRIPLE BEAM BALANCE SCALE, BEIGE	N/A	1	OBSOLETE
POLICE DEPARTMENT	NEWELL RUBBERMAID DYMO DIGITAL SCALE, BLACK & GRAY	MODEL S400	1	OBSOLETE
POLICE DEPARTMENT	PELOUZE DIGITAL SCALE, GRAY	MODEL 4040	1	OBSOLETE
POLICE DEPARTMENT	FREIGHT MASTER 150 PELOUZE ELECTRONIC SCALE, BLACK	#1608	1	OBSOLETE
POLICE DEPARTMENT	FREIGHT MASTER 150 SUNBEAM ELECTRONIC SCALE, BLACK	#1105	1	OBSOLETE
POLICE DEPARTMENT	AND EK-12001 DIGITAL SCALE, BEIGE	EP1862874	1	OBSOLETE
POLICE DEPARTMENT	MARCHSOURCE DIGITAL SCALE	N/A	1	OBSOLETE
POLICE DEPARTMENT	METAL PERISCOPE, LIGHT BLUE	N/A	1	OBSOLETE
POLICE DEPARTMENT	QUESTAR MAKSUTOV-CASSEGRAIN TELESCOPE, DARK BLUE	N/A	1	OBSOLETE
POLICE DEPARTMENT	ASSORTED CAMER LENS & ACCESSORIES	N/A	1	OBSOLETE
POLICE DEPARTMENT	SITMATIC ROLLING CHAIR, BLUE	N/A	1	OBSOLETE
POLICE DEPARTMENT	GLOBAL UPHOLSTERY ROLLING CHAIR, BLUE	N/A	10	OBSOLETE
AVIATION ADMINISTRATION	WATER HEATER STORAGE TANK	S#-23098	1	OBSOLETE
AVIATION ADMINISTRATION	3 COMPARTMENT SINK	B5C-18/1406240858	1	OBSOLETE
AVIATION ADMINISTRATION	DISHWASHER	S#-207296	1	OBSOLETE
AVIATION ADMINISTRATION	HOT WATER 3 COMPARTMENT SINK	ALL-72-CPIO/342681	1	OBSOLETE
AVIATION ADMINISTRATION	FRYER	NA	1	OBSOLETE
AVIATION ADMINISTRATION	MERCHANISER SERVICE CASE- HYBRID	S# -13102378997	1	OBSOLETE
AVIATION ADMINISTRATION	CHEMICAL CONTAINER AND PUMP FOR COOLING SYSTEM	N/A	1	OBSOLETE
AVIATION ADMINISTRATION	GAS GRILL	N/A	1	OBSOLETE
AVIATION ADMINISTRATION	ICE CREAM CONTAINERS AND ASSORTMENTS	N/A	1	OBSOLETE
AVIATION ADMINISTRATION	TV AND COMPUTER MONITORS	N/A	5	OBSOLETE
AVIATION ADMINISTRATION	ELECTRONICS BUNDLE	N/A	1	OBSOLETE
AVIATION ADMINISTRATION	ELECTRONICS BUNDLE	N/A	7	OBSOLETE
AVIATION ADMINISTRATION	COFFEE MAKER	MODEL# G1HDBLK	4	OBSOLETE
AVIATION ADMINISTRATION	GAS GRILL	N/A	2	OBSOLETE
AVIATION ADMINISTRATION	COOLERS	C50452D-C50458D	2	OBSOLETE
AVIATION ADMINISTRATION	COOLER	CF2B-F5/D62602E	1	OBSOLETE
AVIATION ADMINISTRATION	LED RECESS LIGHTS	MODEL 212702	72	OBSOLETE
AVIATION ADMINISTRATION	2x2 FLOURENCE LIGHT FIXTURES	N/A	12	OBSOLETE
AVIATION ADMINISTRATION	FILING CABINET	N/A	1	OBSOLETE
INFORMATION TECHNOLOGY	NEC PROJECTOR	WP3250W	1	OBSOLETE
INFORMATION TECHNOLOGY	NEC PROJECTOR	NP3250W	1	OBSOLETE
INFORMATION TECHNOLOGY	NEC PROJECTOR	MP3250W	1	OBSOLETE
INFORMATION TECHNOLOGY	NEC PROJECTOR	MP3250W	1	OBSOLETE
INFORMATION TECHNOLOGY	TABERNUS FORMAT DRIVE	N/A	1	OBSOLETE
PLANNING	METAL BASKET (WALL HANGER 3 SLOTS)	N/A	2	OBSOLETE
PLANNING	PLASTIC BUISNESS CARD HOLDER (8 SLOTS)	N/A	1	OBSOLETE
PLANNING	DELL KEYBOARD	N/A	3	OBSOLETE
PLANNING	DELL MOUSE	N/A	1	OBSOLETE
PLANNING	CLEAR PLASTIC BROCHURE HOLDER	N/A	2	OBSOLETE
PLANNING	DELL MONITOR (24INCH)	N/A	1	OBSOLETE
PLANNING	MONITOR RISER	N/A	4	OBSOLETE
PLANNING	POST-IT DESK ORGANIZER	N/A	2	OBSOLETE
PLANNING	CLEAR PLASTIC MAGAZINE HOLDER (4 SLOTS)	N/A	1	OBSOLETE
PLANNING	METAL BASKET (WALL HANGER 1 SLOTS)	N/A	1	OBSOLETE
PLANNING	DESK TOP MESH BASKET	N/A	1	OBSOLETE
PLANNING	DESK TOP BLACK METAL BASKET	N/A	1	OBSOLETE
PLANNING	DESK TOP SILVER BASKET	N/A	1	OBSOLETE
PLANNING	PLASTIC BLACK DESK ORGANIZER	N/A	2	OBSOLETE
PLANNING	BLACK STACKABLE ORGANIZER	N/A	4	OBSOLETE
PLANNING	BLACK PLASTIC BASKET (WALL HANGER 1 SLOTS)	N/A	1	OBSOLETE
McALLEN PUBLIC LIBRARY	APPLE TV	DY3PRM2NFF54	1	OBSOLETE
McALLEN PUBLIC LIBRARY	DIGITAL VOICE RECORDER	LPN RR 334173691	1	OBSOLETE
McALLEN PUBLIC LIBRARY	CANON- POWERSHOT ELPH 360 HS	5.02061E+11	1	OBSOLETE
McALLEN PUBLIC LIBRARY	BRIO 101 FULL HD 1080P WEBCAM	NK10R00000-01090	1	OBSOLETE
McALLEN PUBLIC LIBRARY	KODAK PHOTO PRINTER DOCK	PD450BT	1	OBSOLETE
McALLEN PUBLIC LIBRARY	KODAK DOCK ERA PHOTO PRINTER	U4EYP62113	1	OBSOLETE
McALLEN PUBLIC LIBRARY	UBESIZE 10" RING LIGHT WITH ADAPTER	ESIZE 10" RING LIGHT WITH ADAP	1	OBSOLETE
McALLEN PUBLIC LIBRARY	IPAD MINI 64GB 2019	A2133	1	OBSOLETE
McALLEN PUBLIC LIBRARY	VIDPRO SHOTGUN MICROPHONE	XM-55	1	OBSOLETE
McALLEN PUBLIC LIBRARY	SONITUM -HEADPHONES	N/A	1	OBSOLETE
McALLEN PUBLIC LIBRARY	THINK WRITE-HEADPHONES	N/A	1	OBSOLETE
McALLEN PUBLIC LIBRARY	VERIZON JETPACK MIFI-HOTSPOT	N/A	1	OBSOLETE
McALLEN PUBLIC LIBRARY	SQUARE READER	937CS108A5000627	1	OBSOLETE

McAlLEN PUBLIC LIBRARY	SINGLE POLY BOX, CLEAR	PSC12-ST	2200	OBSOLETE
McAlLEN PUBLIC LIBRARY	12MM DOUBLE POLY BOX, CLEAR	PSC34	400	OBSOLETE
McAlLEN PUBLIC LIBRARY	CLIPBOARDS	N/A	177	OBSOLETE
McAlLEN PUBLIC LIBRARY	ASSORTED TONER	TN626C	1	OBSOLETE
McAlLEN PUBLIC LIBRARY	3" BINDERS	N/A	45	OBSOLETE
McAlLEN PUBLIC LIBRARY	1" BINDERS	N/A	7	OBSOLETE
McAlLEN PUBLIC LIBRARY	MEDIUM CD ALBUMS	N/A	67	OBSOLETE
McAlLEN PUBLIC LIBRARY	LARGE CD ALBUMS	N/A	23	OBSOLETE
McAlLEN PUBLIC LIBRARY	LASER TONER CF280X	N/A	2	OBSOLETE
McAlLEN PUBLIC LIBRARY	LASER TONER CE390A	N/A	1	OBSOLETE
McAlLEN PUBLIC LIBRARY	DUMMY SECURITY CAMERA	N/A	1	OBSOLETE
McAlLEN PUBLIC LIBRARY	EPAD VISION	VP9808	1	OBSOLETE
McAlLEN PUBLIC LIBRARY	IQ SOUNDS STEREO EARPHONES	N/A	11	OBSOLETE
McAlLEN PUBLIC LIBRARY	MINI FILE CABINETS	N/A	3	OBSOLETE
McAlLEN PUBLIC LIBRARY	T-MOBILE WIFI HOTSPOT	N/A	3	OBSOLETE
McAlLEN PUBLIC LIBRARY	KEYBOARDS	N/A	2	OBSOLETE
McAlLEN PUBLIC LIBRARY	SHOTGUN MICROPHONE	CVM-VS08	1	OBSOLETE
McAlLEN PUBLIC LIBRARY	G-TABLET VIEWSONIC	UPC300-2-2	1	OBSOLETE
McAlLEN PUBLIC LIBRARY	DYMO LABEL WRITER	N/A	1	OBSOLETE
McAlLEN PUBLIC LIBRARY	AMAZON KINDLE	D00901	1	OBSOLETE
McAlLEN PUBLIC LIBRARY	AMAZON FIRE TABLET	SR043KL	1	OBSOLETE
McAlLEN PUBLIC LIBRARY	SHARP CALCULATOR	EL-1197pIII	1	OBSOLETE
McAlLEN PUBLIC LIBRARY	MONITOR STAND	N/A	1	OBSOLETE
McAlLEN PUBLIC LIBRARY	LITTLE BITS	N/A	1	OBSOLETE
McAlLEN PUBLIC LIBRARY	DRONE W/ CONTROLLER	N/A	1	OBSOLETE
McAlLEN PUBLIC LIBRARY	VIDEO CAPTURE CARD	N/A	1	OBSOLETE
McAlLEN PUBLIC LIBRARY	MEDICAL KIT	N/A	1	OBSOLETE
McAlLEN PUBLIC LIBRARY	3 HOLE PUNCH	N/A	4	OBSOLETE
McAlLEN PUBLIC LIBRARY	HARD HAT	N/A	1	OBSOLETE
McAlLEN PUBLIC LIBRARY	STAPLERS	N/A	5	OBSOLETE
McAlLEN PUBLIC LIBRARY	NOOK COLOR	N/A	1	OBSOLETE
McAlLEN PUBLIC LIBRARY	3D PRINTER FLASHFORGE	FFX9561606046684	1	OBSOLETE
McAlLEN PUBLIC LIBRARY	3D PRINTER FLASHFORGE	FFX9861606048176	1	OBSOLETE
McAlLEN PUBLIC LIBRARY	LG TV	N/A	1	OBSOLETE
McAlLEN PUBLIC LIBRARY	OCULUS VR HEADSET W/ CONTROLLERS	N/A	1	OBSOLETE
McAlLEN PUBLIC LIBRARY	ANYCUBIC RESIN 3D PRINTER WITH CURING AND WASH STATION	MW2224A0801271	1	OBSOLETE
McAlLEN PUBLIC LIBRARY	FRANKLIN MOBILE HOTSPOTS IN ASSORTED ORIGINAL PACKAGING	T9	29	OBSOLETE
McAlLEN PUBLIC LIBRARY	T-MOBILE SIM CARDS	N/A	19	OBSOLETE
McAlLEN PUBLIC LIBRARY	DISPLAY PORT CABLES INDIVIDUALLY WRAPPED IN ANTI-STATIC BAGS	EAD6127026A	65	OBSOLETE
McAlLEN PUBLIC LIBRARY	TANDBERG PAN-TILT-ZOOM (PTZ) CAMERA	TTC8-01	1	OBSOLETE
McAlLEN PUBLIC LIBRARY	TANDBERG CONTROL UNIT/CODEC	TTC7-14	1	OBSOLETE
McAlLEN PUBLIC LIBRARY	SAMSUNG PCOIP DESKTOP MONITOR	SyncMaster NC190	1	OBSOLETE
McAlLEN PUBLIC LIBRARY	LEAPFROG TABLETS IN HEAVY-DUTY PROTECTIVE CASES	NABIXD-NV10A	15	OBSOLETE
McAlLEN PUBLIC LIBRARY	FLASHFORGE DUAL-EXTRUSION 3D PRINTER	Creator Pro 2	1	OBSOLETE
McAlLEN PUBLIC LIBRARY	EXTRON VIDEO PROCESSING UNITS (RACK-MOUNTED TOGETHER)	DVS 304 & SW VGA	2	OBSOLETE
McAlLEN PUBLIC LIBRARY	MEI CASHFLOW COIN-OP PARTS AND BOARDS (SETS)	CF 7000 / 7512	3	OBSOLETE
McAlLEN PUBLIC LIBRARY	SIGNATURE BOOK DEVICE BY IBASE TECHNOLOGY, INC.	S/N: 1111001178	1	OBSOLETE
McAlLEN PUBLIC LIBRARY	EPSON PORTABLE WI-FI DOCUMENT SCANNER	DS-40	1	OBSOLETE
McAlLEN PUBLIC LIBRARY	TECHLOGIC EZ BIN	45005356	6	OBSOLETE
McAlLEN PUBLIC LIBRARY	MECCANO ROBOT	Meccanoid XL 2.0	1	OBSOLETE
McAlLEN PUBLIC LIBRARY	FOVITEC BLACK LIGHT STANDS/TRIPODS	300cm	2	OBSOLETE
McAlLEN PUBLIC LIBRARY	BLANK CDS	DVD-R	300	OBSOLETE
McAlLEN PUBLIC LIBRARY	OVERHEAD PROJECTOR	N/A	1	OBSOLETE
McAlLEN PUBLIC LIBRARY	EPSON DOCUMENT SCANNER	GT-550	1	OBSOLETE
McAlLEN PUBLIC LIBRARY	STORAGE CABINET	N/A	1	OBSOLETE
McAlLEN PUBLIC LIBRARY	MICROPHONE WITH SPEAKER	N/A	1	OBSOLETE
McAlLEN PUBLIC LIBRARY	STORAGE CABINET	N/A	1	OBSOLETE
McAlLEN PUBLIC LIBRARY	MISCELLANEOUS PALLET:	N/A	1	BROKER/FOR PARTS
McAlLEN PUBLIC LIBRARY	Line Reactor			
McAlLEN PUBLIC LIBRARY	12x12 canopy			
McAlLEN PUBLIC LIBRARY	10x10 canopy			
McAlLEN PUBLIC LIBRARY	Green Chair			
McAlLEN PUBLIC LIBRARY	Pink bistro chair			
McAlLEN PUBLIC LIBRARY	kitchen faucet			
McAlLEN PUBLIC LIBRARY	Manual 6" damper/valve			

PALMVIEW LIBRARY	STORAGE CABINET	N/A	1	OBSOLETE
PALMVIEW LIBRARY	STORAGE CABINET	N/A	1	OBSOLETE
PALMVIEW LIBRARY	STORAGE CABINET	N/A	1	OBSOLETE
PALMVIEW LIBRARY	STORAGE CABINET	N/A	1	OBSOLETE
MUNICIPAL COURT	GRAY CHAIR W/ARMREST AND ROLLERS	N/A	15	OBSOLETE
MUNICIPAL COURT	BLUE CHAIR W/ROLLERS	N/A	1	OBSOLETE
MUNICIPAL COURT	GRAY CHAIR W/ROLLERS	N/A	6	OBSOLETE
MUNICIPAL COURT	GRAY BAR STOOL CHAIRS W/ROLLERS	N/A	8	OBSOLETE
MUNICIPAL COURT	BLUE CHAIR W/ROLLERS	N/A	5	OBSOLETE
MUNICIPAL COURT	GRAY AND BLACK W/ARMREST AND ROLLERS	N/A	1	OBSOLETE
MUNICIPAL COURT	BEIGE CHAIR W/ARMREST AND ROLLERS	N/A	1	OBSOLETE
MUNICIPAL COURT	BLACK CHAIR LEATHER W/ARMREST AND ROLLERS	N/A	1	OBSOLETE
CITY HALL	OFFICE CHAIRS	N/A		OBSOLETE
CITY HALL	OUTSIDE SHOWCASE	CLARIDGE		OBSOLETE
CONVENTION CENTER	BEER DISPENSOR MODEL 153		1	OBSOLETE
CONVENTION CENTER	COMMERCIAL STOVE		1	OBSOLETE
CONVENTION CENTER	A GUN TEMP WARMER			OBSOLETE
CONVENTION CENTER			1	OBSOLETE
CONVENTION CENTER	ALTO - SHAAM HALO HEAT		1	OBSOLETE
CONVENTION CENTER	NOBLES - SCOUT 9 SWEEPER		1	OBSOLETE
CONVENTION CENTER	COOLER - BEVERAGE COOLER		1	OBSOLETE
CONVENTION CENTER	COOLER - BEVERAGE COOLER		1	OBSOLETE
CONVENTION CENTER	BALDOR MOTOR CAT M2513T		1	OBSOLETE
CONVENTION CENTER	BALDOR MOTOR CATEM2334T		1	OBSOLETE
CONVENTION CENTER	SALAD BAR STATION/ COOLER		1	OBSOLETE
CONVENTION CENTER	KITCHEN		11	OBSOLETE
CONVENTION CENTER	SALAD BAR STATION/ COOLER		1	OBSOLETE
CONVENTION CENTER	NOBLE VACUUM		1	OBSOLETE
CONVENTION CENTER	STANDIONS & RACKS		3	OBSOLETE
CONVENTION CENTER	STANDIANS		52	OBSOLETE
CONVENTION CENTER	COOLING STATIONS HALF SIZE		1	OBSOLETE
CONVENTION CENTER	STAINLESS STEEL STORAGE CABINETS		2	OBSOLETE
CONVENTION CENTER	FOOD WARMER BOX		1	OBSOLETE
CONVENTION CENTER	SISCO 3x8 BLRACHER STAGES			OBSOLETE
CONVENTION CENTER	GREEN EXECUTIVE CHAIRS		20	OBSOLETE

CITY OF McALLEN SEPTEMBER 2026 ROLLING STOCK SURPLUS					
DEPARTMENT	UNIT	YEAR/MAKE/MODEL	VIN	MILES/HRS*	CONDITION
POLICE DEPARTMENT	M15	2018 HARLEY DAVIDSON POLICE M/C	1HD1FHC10JB602021		END OF SERVICABLE LIFE / INCREASING MAINTENANCE COSTS
POLICE DEPARTMENT	M18	2018 HARLEY DAVIDSON POLICE M/C	1HD1FHC18JB642332		END OF SERVICABLE LIFE / INCREASING MAINTENANCE COSTS
POLICE DEPARTMENT	PD2045	2015 CHEVROLET SILVERADO 1500 EC SB 4WD	1GCVKPEC5FZ291949	113,835	END OF SERVICABLE LIFE / INCREASING MAINTENANCE COSTS
POLICE DEPARTMENT	PD2096	2017 FORD EXPEDITION POLICE PACKAGED SSV 2WD	1FMJU1FT9HEA24274	119,308	END OF SERVICABLE LIFE / NEEDS MAJOR REPAIRS
POLICE DEPARTMENT	PD2138	2021 FORD EXPLORER POLICE INTERCEPTOR	1FM5K8AB8MGB46900	134,974	TOTALED / COLLISION LOSS
POLICE DEPARTMENT	PD2149	2021 FORD EXPLORER POLICE INTERCEPTOR	1FM5K8AB2MGB46911	99,227	TOTALED / COLLISION LOSS
POLICE DEPARTMENT	PD2151	2021 FORD EXPLORER POLICE INTERCEPTOR	1FM5K8AB6MGB46913	101,179	TOTALED / COLLISION LOSS
POLICE DEPARTMENT	PD2160	2022 FORD EXPLORER POLICE INTERCEPTOR	1FM5K8AB6NGC23989	78,045	TOTALED / COLLISION LOSS
POLICE DEPARTMENT	PD2177	2023 FORD EXPLORER POLICE INTERCEPTOR	1FM5K8AB5PGC19337	48,708	TOTALED / COLLISION LOSS
POLICE DEPARTMENT	PD0038	2012 CHEVROLET IMPALA	2G1WD5E39C1318909	146,911	END OF SERVICABLE LIFE / INCREASING MAINTENANCE COSTS
POLICE DEPARTMENT	PD0057	2011 CHEVROLET IMPALA	2G1WD5EM7B1245269	105,505	END OF SERVICABLE LIFE / INCREASING MAINTENANCE COSTS
POLICE DEPARTMENT	PD0058	2013 CHEVROLET IMPALA	2G1WD5E3XD1257636	117,654	END OF SERVICABLE LIFE / INCREASING MAINTENANCE COSTS
POLICE DEPARTMENT	PD0064	2013 CHEVROLET IMPALA	2G1WD5E38D1259191	119,107	END OF SERVICABLE LIFE / INCREASING MAINTENANCE COSTS
POLICE DEPARTMENT	PD0076	2013 CHEVROLET IMPALA	2G1WD5E35D1259066	106,263	END OF SERVICABLE LIFE / INCREASING MAINTENANCE COSTS
POLICE DEPARTMENT	PD0104	2016 CHEVROLET IMPALA	2G1WD5E39G1104069	73,819	END OF SERVICABLE LIFE / INCREASING MAINTENANCE COSTS
POLICE DEPARTMENT	PD0941	2011 CHEVROLET IMPALA	2G1WD5EMXB1242494	82,644	END OF SERVICABLE LIFE / INCREASING MAINTENANCE COSTS
POLICE DEPARTMENT	PD0951	2011 CHEVROLET IMPALA	2G1WD5EMXB1242432	71,081	END OF SERVICABLE LIFE / INCREASING MAINTENANCE COSTS
FIRE DEPARTMENT	FD2009	2015 FORD EXPEDITION	1FMJU1FT6FEF34224	139,346	END OF SERVICABLE LIFE / INCREASING MAINTENANCE COSTS
FIRE DEPARTMENT	FD0608	2006 FORD F-250 EC SB 4WD	1FTSX21P46EB27325	89,400	END OF SERVICABLE LIFE / INCREASING MAINTENANCE COSTS
ANIMAL CONTROL	AC2504	2015 FORD F-250 EC 4WD W/ANIMAL CONTROL BODY	1FD7X2B63FEB32572	137,988	END OF SERVICABLE LIFE / INCREASING MAINTENANCE COSTS
FIRE DEPARTMENT	FD2500	2008 FORD F-250 CC SB 2WD	1FTSW20R48EE22420	109,801	END OF SERVICABLE LIFE / INCREASING MAINTENANCE COSTS
POLICE DEPARTMENT	PD3001	2013 FORD F-350 CC SB 4WD	1FT8W3BT2DEB42160	195,873	END OF SERVICABLE LIFE / INCREASING MAINTENANCE COSTS
STREET MAINTENANCE	SD0578	2007 FREIGHTLINER 12-YD DUMP TRUCK	1FVHC5CV27HX48134	106,004	END OF SERVICABLE LIFE / INCREASING MAINTENANCE COSTS
STREET MAINTENANCE	SD9020	2014 VOLVO G930B MOTOR GRADER	VCEG930BH0S576161	15,331	END OF SERVICABLE LIFE / INCREASING MAINTENANCE COSTS
BLDG PERMITS/INSPECTIONS	IN2003	2015 FORD F-150 EC SB 2WD	1FTFX1CF0FKD22142	125,485	END OF SERVICEABLE LIFE / REPAIRS NEEDED EXCEED VALUE
HEALTH/CODE COMPLIANCE	ES1505	2010 FORD F-150 RC LB 2WD	1FTMF1CW5AKE18016	137,608	END OF SERVICABLE LIFE / PROBLEMATIC
MCALLEN CABLE NETWORK	110	2004 FORD E-150 CARGO VAN	1FTRE14L44HA95429	40,443	END OF SERVICABLE LIFE / INCREASING MAINTENANCE COSTS
PARKS	PK2000	2008 FORD F-150 RC LB 2WD	1FTRF12W38KE24140	117,642	END OF SERVICABLE LIFE / INCREASING MAINTENANCE COSTS
PARKS	PK2002	2008 FORD F-150 RC LB 2WD	1FTRF12W18KE24141	133,219	END OF SERVICABLE LIFE / INCREASING MAINTENANCE COSTS
PARKS	N/A	DODGE RAM TRUCK; NO BED	1B7HE16Y1PS105121	UNK	END OF SERVICEABLE LIFE / REPAIRS NEEDED EXCEED VALUE
PARKS	N/A	TRAILER		N/A	END OF SERVICEABLE LIFE / REPAIRS NEEDED EXCEED VALUE
TRAFFIC OPERATIONS	TR2502	2015 FORD F-250 RC SERVICE BODY	1FDBF2AT2FEB12303	64,343	END OF SERVICABLE LIFE / INCREASING MAINTENANCE COSTS
TRAFFIC OPERATIONS	TR5005	2016 FORD F-550 RC BUCKET TRUCK	1FDUF5GT9GEA16042	43,680	END OF SERVICABLE LIFE / INCREASING MAINTENANCE COSTS
SANITATION-BRUSH COLL.	SA9014	2015 DOOSAN DL200-3 FRONT WHEEL LOADER	DWGCWLAVEE1010294	13,800	END OF SERVICABLE LIFE / INCREASING MAINTENANCE COSTS
SANITATION-COMMERCIAL BOX	SA8205	2016 PETERBILT PAK-MOR SIDE LOADER	3BPZLJ0XXGF101947	198,328	END OF SERVICABLE LIFE / INCREASING MAINTENANCE COSTS
SANITATION-COMPOSTING	SA9011	2014 DOOSAN DL200-3 FRONT WHEEL LOADER	DWGCWLAVCE1010233	12,388	END OF SERVICABLE LIFE / INCREASING MAINTENANCE COSTS
SANITATION-COMPOSTING	SA2505	2010 FORD F-250 CC SB 4WD	1FTSW2BR4AEA18343	106,383	END OF SERVICABLE LIFE / INCREASING MAINTENANCE COSTS
SANITATION-RECYCLING	SA8260	2014 MACK HEIL FRONT LOADER	1M2AV02C2EM011087	207,861	END OF SERVICABLE LIFE / INCREASING MAINTENANCE COSTS
SANITATION-RECYCLING	SA8306	2016 FREIGHTLINER ROLL-OFF REFUSE TRUCK	3ALHG3CYXGDGY7286	258,380	TOTALED / FIRE LOSS
SANITATION-RECYCLING	SA9032	2022 JOHN DEERE 324LX FRONT WHEEL LOADER	1LU324LXPZB068691	7,579	END OF SERVICEABLE LIFE / REPAIRS NEEDED EXCEED VALUE
SANITATION-RESIDENTIAL	SA8015	2015 PETERBILT HEIL RAPID RAIL	3BPZLJ0X9FF259727	83,646	END OF SERVICABLE LIFE / INCREASING MAINTENANCE COSTS
SANITATION-RESIDENTIAL	SA8018	2016 PETERBILT HEIL DURAPACK PYTHON	3BPZLJ0X8GF101865	152,159	END OF SERVICABLE LIFE / INCREASING MAINTENANCE COSTS
SANITATION-RESIDENTIAL	SA8025	2018 PETERBILT HEIL RAPID RAIL	3BPD LJ0X0JF197640	73,357	END OF SERVICABLE LIFE / INCREASING MAINTENANCE COSTS



M15



M18



PD2045



PD2096



PD2138



PD2149



PD2151



PD2160



PD2177



PD0038



PD0057



PD0058



PD0064



PD0076



PD0104



PD0941



PD0951



FD2009



FD0608



AC2504



SD2517



SD0138



SD0578



SD9020



IN2003



ES1505



110



PK2000



PK2002



N/A



N/A



TR2502



TR5005



SA9014



SA8205



SA9011



SA2505



SA8260



SA8306



SA9032



SA8015



SA8018



SA8025



ITEM SUMMARY

BOARD: City Commission

AGENDA ITEM

2.C.1.

DATE SUBMITTED

08/26/2026

MEETING DATE

9/14/2026

1. Agenda Item: Consideration and Approval of Resolution to accept Federal Aviation Administration (FAA) Grant No. 67.
2. Party Making Request: Jeremy Santoscoy
3. Applicant: Jeremy Santoscoy
4. Nature of Request: Consideration and Approval of Resolution to Accept FAA Grant No. 67.
5. Fiscal Impact Summary: Account: 554-0000-331-02-00-000000
6. Budgeted:

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

Estela Velasquez	Created/Initiated - 08/26/2026
Jeremy Santoscoy	Approved - 09/03/2026
Angie Rodriguez	Approved - 09/04/2026
Sonia Resendez	Approved - 09/04/2026
Gerardo Noriega	Approved - 09/04/2026
Evaristo Garcia	Final Approval - 09/04/2026
8. Staff Recommendation: Staff recommends approval of resolution to accept the offer of FAA Grant No. 67.
9. Advisory Board:
10. City Attorney: Approve -AS
11. Manager's Recommendation: Approve - IJT

Memorandum

To: Isaac J. Tawil, City Manager

From: Jeremy Santoscoy, P.E., CFM, Director of Aviation 

Date: August 18, 2026

Subject: Consideration and Approval of Resolution to Accept FAA Grant No. 67.

GOAL

Consideration and approval of Resolution to accept Federal Aviation Administration (FAA) Grant No. 67.

EXPLANATION

The FAA has submitted a federal grant offer to the City of McAllen for funding of General Aviation Land Acquisition. The proposed amount of \$1,160,741.00 or 90% of the project costs is being provided by the FAA. The Department of Aviation is requesting approval to accept the FAA Grant No. 67 through resolution.

The grant offer summary table with respect to the funding and proposed project is below:

ITEM	DESCRIPTION	ESTIMATED COST	FEDERAL SHARE (FAA Grant No. 67 - 90%)	LOCAL SHARE (PFC - 10% Match)
<i>Project Costs & Funding</i>				
1	GA Land Acquisition	\$ 1,289,712	\$ 1,160,741	\$ 128,971
Totals =		\$ 1,289,712	\$ 1,160,741	\$ 128,971

The grant offer is a total of \$1,160,741.00 with 90% of project costs funded through FAA and 10% covered with Passenger Facility Charges (PFC). The items are included in the current FY25-26 budget.

OPTIONS

1. Approve the resolution to accept the FAA Grant No. 67 offer. (staff recommendation)
2. Reject the FAA Grant No. 67 offer.

RECOMMENDATION

Staff recommends approval of resolution to accept the offer of FAA Grant No. 67.

RESOLUTION NO. 2026-_____

**AUTHORIZING ACCEPTANCE OF AN AIRPORT IMPROVEMENT PROGRAM (AIP)
GRANT FROM THE FEDERAL AVIATION ADMINISTRATION (FAA)**

WHEREAS, the City of McAllen has submitted to the FAA a Grant Application for a grant of federal funds on June 24, 2026; and

WHEREAS, the federal funds are designated for acquisition of land for general aviation development at the McAllen International Airport (MFE); and

WHEREAS, the FAA has approved the grant for the projects and costs more particularly described in the Grant Application and awarded the requested funding to MFE at 90% federal funds with a 10% local match ("Grant Award").

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COMMISSIONERS OF THE CITY OF MCALLEN, TEXAS, THAT:

- 1)** The Department of Aviation for MFE is hereby directed to accept the Grant Award provided by the Federal Aviation Administration in response to the grant application submitted to the FAA on June 24, 2026 by McAllen International Airport.
- 2)** The Finance Department is hereby directed to accept reimbursements in the amounts submitted by the Department of Aviation pending audited documentation to the FAA, and the FAA's acceptance of those costs as is a required condition of acceptance based upon the actual obligation of the United States payable under this Grant Award.
- 3)** The maximum obligation of the United States payable under this Grant Award shall be \$1,160,741.00.
- 4)** The City Manager is authorized to execute all documents necessary, and to perform any acts necessary to accept the funds awarded and implement the improvements approved under the Grant Award.
- 5)** In the event of loss or misuse of funds paid under the Grant Award, the City of McAllen assures that all funds will be returned to the United States of America, Federal Aviation Administration.

CONSIDERED, PASSED, AND APPROVED this 14th day of September, 2026 at a Regular Meeting of the Board of Commissioners of the City of McAllen Texas, at which a quorum was present and which was held in accordance with Chapter 551, Texas Government Code.

SIGNED this _____ day of September 2026.

Attest:

CITY OF McALLEN

Perla Lara, TRMC/CMC, CPM, City Secretary

Javier Villalobos, Mayor

Approved as to form:

Austin Stevenson, City Attorney



U.S. Department
of Transportation
Federal Aviation
Administration

ORIGINAL

FEDERAL AVIATION ADMINISTRATION

FY 2026

AIRPORT INFRASTRUCTURE GRANT (AIG) GRANT AGREEMENT

Part I - Offer

Federal Award Offer Date	August 12, 2026
Airport/Planning Area	McAllen International Airport
Airport Grant Number	3-48-0144-067-2026
Unique Entity Identifier	LNJPLNR7GF5
TO:	City of McAllen (herein called the "Sponsor") (For Co-Sponsors, list all Co-Sponsor names. The word "Sponsor" in this Grant Agreement also applies to a Co-Sponsor.)

FROM: **The United States of America** (acting through the Federal Aviation Administration, herein called the "FAA")

WHEREAS, the sponsor has submitted to the FAA a Project Application dated June 23, 2026, for a grant of federal funds for a project at or associated with the McAllen International Airport, which is included as part of this Grant Agreement; and

WHEREAS, the FAA has approved a project for the McAllen International Airport (herein called the "Project") consisting of the following:

Acquire Land for GA Development - Phase II (approx. 6 acres)

which is more fully described in the Project Application.

NOW THEREFORE, Pursuant to and for the purpose of carrying out Title 49, United States Code (USC), Chapters 471 and 475; 49 USC §§ 40101 et seq. and 48103; Consolidated Appropriations Act, 2024 (Public Law Number (P.L.) 118-42); Consolidated Appropriations Act, 2025 (P.L. 119-4); Consolidated Appropriations Act, 2026 (P.L. 119-75); FAA Reauthorization Act of 2024 (P.L. 118-63); Infrastructure Investment and Jobs Act of 2021 (IIJA) (P.L. 117-58) (as applicable); and the representations contained in the Project Application; and in consideration of: (a) the sponsor's adoption and ratification of the most recently published Grant Assurances; (b) the sponsor's acceptance of this offer; and (c) the benefits to accrue to the United States and the public from the accomplishment of the project, and compliance with the Grant Assurance and conditions as herein provided;

THE FEDERAL AVIATION ADMINISTRATION, FOR AND ON BEHALF OF THE UNITED STATES, HEREBY OFFERS AND AGREES to pay (90) % of the allowable costs incurred accomplishing the Project as the United States' share of the Project.

Assistance Listings Number(s): 20.117.

This Offer is made on and SUBJECT TO THE FOLLOWING TERMS AND CONDITIONS:

CONDITIONS

1. **Maximum Obligation.** The maximum obligation of the United States payable under this Offer is \$1,160,741.

The following amounts represent a breakdown of the maximum obligation for the purpose of establishing allowable amounts for any future grant amendment, which may increase the foregoing maximum obligation of the United States under the provisions of 49 USC § 47108(b):

\$0 for planning

\$0 for airport development or noise program implementation; and,

\$1,160,741 for land acquisition.

2. **Grant Performance.** This agreement is subject to the following federal award requirements:

- a. **Period of Performance:**

- i. **Start Date:** The date the recipient formally accepts this agreement and the date signed by the last signatory to the agreement.
- ii. **End Date:** Four (4) years to the calendar day from the date of acceptance.
- iii. **Extension of the Period of Performance (PoP):** The recipient may request a one-time extension of up to one year after the PoP end date by submitting a request to the FAA. The request must include, at a minimum, supporting justification for the request and the amount of additional time requested. The request must be submitted at least 10 calendar days before the PoP end date. This one-time extension may not be exercised for the sole purpose of using unobligated balances.

The PoP end date, or any extension as approved by FAA, shall not affect, relieve, or reduce recipient obligations and assurances that extend beyond the closeout of this agreement.

- b. **Budget Period:**

- i. For a single year grant offer, the budget period follows the same start and end date as the PoP provided in paragraph 2(a), and any extension of the PoP end date.

- ii. For a multi-year grant offer, per the authority provided in 49 USC § 47108 and § 47114, the budget period is from the initial PoP start date through the end of the final fiscal year identified on a multi-year grant offer (See Multi-Year Grant Special Condition, if applicable).
- c. Appropriation Period of Availability and Expenditure:
 - i. The FAA must obligate appropriated funds within the period of availability identified in the appropriation.
 - ii. In accordance with 31 USC § 1552, by September 30th of the fifth fiscal year after the period of availability, FAA must liquidate and close expired appropriations, and any remaining balance (whether obligated or unobligated) must be canceled and thereafter shall not be available for obligation or expenditure for any purpose.
 - iii. IJIA and Supplemental AIP funding are subject to this condition.
- d. Close Out:

Recipients shall begin the closeout process upon physical completion of the project(s) identified in this agreement. Closeout shall proceed expeditiously and without delay, even if the PoP end date has not been reached. In accordance with 2 Code of Federal Regulations (CFR) 200, unless the FAA authorizes a written extension, the recipient must submit all grant closeout documentation and liquidate (pay-off) all obligations incurred under this award no later than 120 calendar days after the PoP end date. If the recipient does not submit all required closeout documentation within this period, the FAA will proceed to close out the grant within one year of the PoP end date with the information available at the end of 120 days.

e. Termination:

The FAA may terminate this agreement and all of its obligations under this agreement if any of the following occur:

- i. The recipient fails to comply with the terms and conditions of this agreement;
- ii. The recipient fails to obtain or provide any recipient grant contribution as required by the agreement;
- iii. There is a material failure to comply with the Project Schedule even if it is beyond the reasonable control of the recipient;
- iv. Any project changes that the FAA determines are inconsistent with the FAA's basis for selecting the project to receive a grant;
- v. Continued grant payment inactivity, generally defined as no drawdowns over a 12-month period;
- vi. The recipient requests that the FAA terminate the agreement under this section; or
- vii. The FAA determines that termination of this agreement is in the public interest.

In terminating this agreement under this section, the FAA may elect to consider only the interests of the FAA.

- 3. Ineligible or Unallowable Costs.** In accordance with 49 USC § 47110, the sponsor is prohibited from including any costs in the grant funded portions of the project that the FAA has determined to be ineligible or unallowable, including costs incurred to carry out airport development implementing

policies and initiatives repealed by Executive Order 14148, provided such costs are not otherwise permitted by statute.

4. **Indirect Costs - Sponsor.** The sponsor may charge indirect costs under this award by applying the indirect cost rate identified in the project application, as accepted by the FAA, to allowable costs for sponsor direct salaries and wages.
5. **Determining the Final Federal Share of Costs.** The United States' share of allowable project costs will be made in accordance with 49 USC § 47109, the regulations, policies, and procedures of the Secretary of Transportation ("Secretary"), and any superseding legislation. Final determination of the United States' share will be based upon the final audit of the total amount of allowable project costs, and settlement will be made for any upward or downward adjustments to the federal share of costs.
6. **Completing the Project Without Delay and in Conformance with Requirements.** The sponsor must carry out and complete the project without undue delay, and in accordance with this agreement, 49 USC Chapters 471 and 475, IJA (P.L. 117-58) (as appropriate), and the regulations, policies, and procedures of the Secretary. Per 2 CFR § 200.308, the sponsor agrees to report and request prior FAA approval for any disengagement from performing the project that exceeds three months, or a 25 percent reduction in time devoted to the project. The report must include a reason for the project stoppage. The sponsor also agrees to comply with the grant assurances, which are part of this agreement.
7. **Amendments or Withdrawals before Grant Acceptance.** The FAA reserves the right to amend or withdraw this offer at any time prior to its acceptance by the sponsor.
8. **Offer Expiration Date.** This offer will expire and the United States will not be obligated to pay any part of the costs of the project(s) unless this offer has been accepted by the sponsor on or before **September 11, 2026**, or such subsequent date as may be prescribed in writing by the FAA.
9. **Improper Use of Federal Funds and Mandatory Disclosure.**
 - a. The sponsor must take all steps, including litigation, if necessary, to recover federal funds spent fraudulently, wastefully, or in violation of federal antitrust statutes, or misused in any other manner for any project upon which federal funds have been expended. For the purposes of this grant agreement, the term "federal funds" means funds however used or dispersed by the sponsor, that were originally paid pursuant to this or any other federal grant agreement. The sponsor must obtain the approval of the Secretary as to any determination of the amount of the federal share of such funds. The sponsor must return the recovered federal share, including funds recovered by settlement, order, or judgment, to the Secretary. Upon request, the sponsor must furnish to the Secretary all documents and records pertaining to the determination of the amount of the federal share, or to any settlement, litigation, negotiation, or other efforts taken to recover such funds. All settlements or other final positions of the sponsor, in court or otherwise, involving the recovery of such federal share require advance approval by the Secretary.
 - b. The sponsor, a recipient, and a subrecipient under this federal grant must promptly comply with the mandatory disclosure requirements as established under 2 CFR § 200.113, including reporting requirements related to recipient integrity and performance in accordance with Appendix XII to 2 CFR Part 200.

10. United States Not Liable for Damage or Injury. The United States is not responsible or liable for damage to property or injury to persons which may arise from, or be incident to, compliance with this agreement.

11. System for Award Management (SAM) Registration and Unique Entity Identifier (UEI).

- a. Requirement for System for Award Management (SAM): Unless the sponsor is exempted from this requirement under 2 CFR § 25.110, the sponsor must maintain the currency of its information in the SAM until the sponsor submits the final financial report required under this grant, or receives the final payment, whichever is later. This requires that the sponsor review and update the information at least annually after the initial registration and more frequently if required by changes in information or another award term. Additional information about registration procedures may be found at the SAM website (currently at <http://www.sam.gov>).
- b. Unique entity identifier (UEI) means a 12-character alpha-numeric value used to identify a specific commercial, nonprofit, or governmental entity. A UEI may be obtained from SAM.gov at <https://sam.gov/content/entity-registration>.

12. Electronic Grant Payment(s). Unless otherwise directed by the FAA, the sponsor must make each payment request under this agreement electronically via the Delphi eInvoicing System for Department of Transportation (DOT) Financial Assistance Awardees.

13. Informal Letter Amendment of Projects. If, during the life of the project, the FAA determines that the maximum grant obligation of the United States exceeds the expected needs of the sponsor by \$25,000 or five percent, whichever is greater, the FAA can issue a letter amendment to the sponsor unilaterally reducing the maximum obligation.

The FAA can also issue a letter to the sponsor increasing the maximum obligation if there is an overrun in the total actual eligible and allowable project costs to cover the amount of the overrun, provided it will not exceed the statutory limitations for grant amendments. The FAA's authority to increase the maximum obligation does not apply to the "planning" component of Condition No. 1, Maximum Obligation.

The FAA can also issue an informal letter amendment that modifies the grant description to correct administrative errors or to delete work items if the FAA finds it advantageous, and in the best interests of the United States.

An informal letter amendment has the same force and effect as a formal grant amendment.

14. Environmental Standards. The sponsor is required to comply with all applicable environmental standards, as further defined in the Grant Assurances, for all projects in this grant. If the sponsor fails to comply with this requirement, the FAA may suspend, cancel, or terminate this Grant Agreement.

15. Financial Reporting and Payment Requirements. The sponsor will comply with all federal financial reporting requirements and payment requirements, including submittal of timely and accurate reports.

16. Buy American. Unless otherwise approved in advance by the FAA, in accordance with 49 USC § 50101, the sponsor will not acquire or permit any contractor or subcontractor to acquire any steel or manufactured goods produced outside the United States to be used for any project for which funds are provided under this grant. The sponsor will include a provision implementing Buy American in every contract and subcontract awarded under this grant.

17. Build America, Buy America. The sponsor must comply with the requirements under the Build America, Buy America Act (P.L. 117-58).

18. Maximum Obligation Increase. In accordance with 49 USC § 47108(b)(2), as amended, the maximum obligation of the United States, as stated in Condition No. 1, Maximum Obligation, of this grant:

- a. May not be increased for a planning project;
- b. May be increased by not more than 15 percent for development projects, if funds are available;
- c. May be increased by not more than the greater of the following for a land project, if funds are available:
 - i. 15 percent; or
 - ii. 25 percent of the total increase in allowable project costs attributable to acquiring an interest in the land.

If the sponsor requests an increase, any eligible increase in funding will be subject to the United States Government share as provided in 49 USC § 47109, or IIJA (P.L. 117-58), or other superseding legislation if applicable, for the fiscal year appropriation with which the increase is funded. The FAA is not responsible for the same federal share provided herein for any amount increased over the initial grant amount. The FAA may adjust the federal share as applicable through an informal letter of amendment.

19. Audits for Sponsors.

PUBLIC SPONSORS. The sponsor must provide for a Single Audit or program-specific audit in accordance with 2 CFR Part 200. The sponsor must submit the audit reporting package to the Federal Audit Clearinghouse on the Federal Audit Clearinghouse's Internet Data Entry System at <http://harvester.census.gov/facweb/>. Upon request of the FAA, the sponsor shall provide one copy of the completed audit to the FAA. Sponsors that expend less than \$1,000,000 in federal awards and are exempt from federal audit requirements must make records available for review or audit by the appropriate federal agency officials, state, and Government Accountability Office. The FAA and other appropriate federal agencies may request additional information to meet all federal audit requirements.

20. Suspension or Debarment. When entering into a "covered transaction" as defined by 2 CFR § 180.200, the sponsor must:

- a. Verify the non-federal entity is eligible to participate in this federal program by:
 - i. Checking the System for Award Management (SAM.gov) exclusions to determine if the non-federal entity is excluded or disqualified; or
 - ii. Collecting a certification statement from the non-federal entity attesting they are not excluded or disqualified from participating; or
 - iii. Adding a clause or condition to covered transactions attesting the individual or firm are not excluded or disqualified from participating.
- b. Require prime contractors to comply with 2 CFR § 180.330 when entering into lower-tier transactions with their contractors and sub-contractors.

- c. Immediately disclose in writing to the FAA whenever (1) the sponsor learns they have entered into a covered transaction with an ineligible entity or (2) the public sponsor suspends or debars a contractor, person, or entity.

21. Ban on Texting While Driving.

- a. In accordance with Executive Order 13513, Federal Leadership on Reducing Text Messaging While Driving, October 1, 2009, and DOT Order 3902.10, Text Messaging While Driving, December 30, 2009, the sponsor is encouraged to:
 - i. Adopt and enforce workplace safety policies to decrease crashes caused by distracted drivers, including policies to ban text messaging while driving when performing any work for, or on behalf of, the Federal Government, including work relating to a grant or subgrant.
 - ii. Conduct workplace safety initiatives in a manner commensurate with the size of the business, such as:
 - a) Establishment of new rules and programs or re-evaluation of existing programs to prohibit text messaging while driving; and
 - b) Education, awareness, and other outreach to employees about the safety risks associated with texting while driving.
- f. The sponsor must insert the substance of this clause on banning texting while driving in all subgrants, contracts, and subcontracts funded with this grant.

22. Trafficking in Persons.

- a. *Posting of contact information.*
 - i. The sponsor must post the contact information of the national human trafficking hotline (including options to reach out to the hotline such as through phone, text, or TTY) in all public airport restrooms.
- b. *Provisions applicable to a sponsor that is a private entity.*
 - i. Under this grant, the sponsor, its employees, subrecipients under this grant, and subrecipient's employees must not engage in:
 - a) Severe forms of trafficking in persons;
 - b) The procurement of a commercial sex act during the period of time that the grant or cooperative agreement is in effect;
 - c) The use of forced labor in the performance of this grant; or any subaward; or
 - d) Acts that directly support or advance trafficking in persons, including the following acts:
 - 1. Destroying, concealing, removing, confiscating, or otherwise denying an employee access to that employee's identity or immigration documents;
 - 2. Failing to provide return transportation of pay for return transportation costs to an employee from a country outside the United States to the country from which the employee was recruited upon the end of employment if requested by the employee, unless:

- a. Exempted from the requirement to provide or pay for such return transportation by the federal department or agency providing or entering into the grant; or
 - b. The employee is a victim of human trafficking seeking victim services or legal redress in the country of employment or witness in a human trafficking enforcement action;
- 3. Soliciting a person for the purpose of employment, or offering employment, by means of materially false or fraudulent pretenses, representations, or promises regarding that employment;
- 4. Charging recruited employees a placement or recruitment fee; or
- 5. Providing or arranging housing that fails to meet the host country's housing and safety standards.
- ii. The FAA may unilaterally terminate this grant or take any remedial actions authorized by 22 USC § 7104b(c), without penalty, if any private entity under this grant:
 - a) is determined to have violated a prohibition in paragraph 2.a. (PoP) of this grant; or
 - b) has an employee that is determined to have violated a prohibition in paragraph 2.a. (PoP) of this grant through conduct that is either:
 - 1. Associated with the performance under this grant; or
 - 2. Imputed to the recipient or the subrecipient using the standards and due process for imputing the conduct of an individual to an organization that are provided in 2 CFR Part 180, "OMB Guidelines to Agencies on Government-wide Debarment and Suspension (Nonprocurement)," as implemented by the FAA at 2 CFR Part 1200.
- c. *Provisions applicable to a sponsor other than a private entity.*
 - i. The FAA may unilaterally terminate this award or take any remedial actions authorized by 22 USC § 7104b(c), without penalty, if subrecipient is a private entity under this grant:
 - a) is determined to have violated a prohibition in paragraph 2.a. (PoP) of this grant or
 - b) has an employee that is determined to have violated a prohibition in paragraph 2.a. (PoP) of this grant through conduct that is either:
 - 1. Associated with the performance under this grant; or
 - 2. Imputed to the sponsor or subrecipient using the standards and due process for imputing the conduct of an individual to an organization that are provided in 2 CFR Part 180, "OMB Guidelines to Agencies on Government-wide Debarment and Suspension (Nonprocurement)," as implemented by the FAA at 2 CFR Part 1200.
- d. *Provisions applicable to any sponsor or subrecipient.*
 - i. The sponsor or subrecipient must inform the FAA and the DOT Inspector General immediately of any information you receive from any source alleging a violation of a prohibition in paragraph 2.a. (PoP) of this grant.

- ii. The FAA's right to unilaterally terminate this grant as described in paragraphs 2.b. (Budget Period) or 3.a. (Close Out and Termination) of this grant, implements the requirements of 22 USC Chapter 78, and is in addition to all other remedies for noncompliance that are available to the FAA under this grant.
- iii. The sponsor must include the requirements of paragraph 2.a. (PoP) of this grant award term in any subaward it makes to a private entity.
- iv. If applicable, the sponsor must also comply with the compliance plan and certification requirements in 2 CFR § 175.105(b).
- e. *Definitions. For purposes of this grant award, term:*
 - i. "Employee" means either:
 - a) An individual employed by the sponsor or a subrecipient who is engaged in the performance of the project or program under this grant; or
 - b) Another person engaged in the performance of the project or program under this grant and not compensated by the sponsor or a subrecipient including, but not limited to, a volunteer or individual whose services are contributed by a third party as an in-kind contribution toward cost sharing requirements.
 - ii. "Private Entity" means:
 - a) Any entity, including for-profit organizations, nonprofit organizations, institutions of higher education, and hospitals. The term does not include foreign public entities, Indian Tribes, local governments, or states as defined in 2 CFR § 200.1.
 - b) The terms "severe forms of trafficking in persons," "commercial sex act," "sex trafficking," "abuse or threatened abuse of law or legal process," "coercion," "debt bondage," and "involuntary servitude" have the meanings given at section 103 of the Victims of Trafficking and Violence Protection Act of 2000, as amended (22 USC § 7102).

- 23. Grant Funded Work Included in a PFC Application.** Within 120 days of acceptance of this Grant Agreement, the sponsor must submit to the FAA an amendment to any approved Passenger Facility Charge (PFC) application that contains an approved PFC project also covered under this Grant Agreement as described in the project application. The sponsor may not make any expenditure under this Grant Agreement until project work addressed under this Grant Agreement is removed from an approved PFC application by amendment.
- 24. Exhibit "A" Property Map.** The Exhibit "A" Property Map dated May 01, 2020, is incorporated herein by reference, or is submitted with the project application and made part of this Grant Agreement.
- 25. Employee Protection from Reprisal.** In accordance with 2 CFR § 200.217 and 41 USC § 4701, an employee of a grantee, subgrantee contractor, recipient, or subrecipient must not be discharged, demoted, or otherwise discriminated against as a reprisal for disclosing to a person or body described in 41 USC § 4712(a)(2) information that the employee reasonably believes is evidence of gross mismanagement of a federal contract or grant, a gross waste of federal funds, an abuse of authority relating to a federal contract or grant, a substantial and specific danger to public health or safety, or a violation of law, rule, or regulation related to a federal contract (including the competition for or negotiation of a contract) or grant. The grantee, subgrantee, contractor, recipient, or subrecipient must inform their employees in writing of employee whistleblower rights and protections under 41 USC § 4712. See statutory requirements for whistleblower protections at 10 USC § 4701, 41 USC § 4712, 41 USC § 4304, and 10 USC § 4310.

- 26. Prohibited Telecommunications and Video Surveillance Services and Equipment.** The sponsor agrees to comply with mandatory standards and policies relating to use and procurement of certain telecommunications and video surveillance services or equipment in compliance with the National Defense Authorization Act [P.L. 115-232 § 889] and 2 CFR § 200.216.
- 27. Critical Infrastructure Security and Resilience.** The sponsor acknowledges that it has considered and addressed physical and cybersecurity and resilience in its project planning, design, and oversight, as determined by the DOT and the Department of Homeland Security (DHS). For airports that do not have specific DOT or DHS cybersecurity requirements, the FAA encourages the voluntary adoption of the cybersecurity requirements from the Transportation Security Administration and Federal Security Director identified for security risk Category X airports.
- 28. Title VI of the Civil Rights Act.** As a condition of a grant award, the sponsor shall demonstrate that it complies with the provisions of Title VI of the Civil Rights Act of 1964 (42 USC §§ 2000d et seq.) and implementing regulations (49 CFR Part 21), the Airport and Airway Improvement Act of 1982 (49 USC § 47123), the Age Discrimination Act of 1975 (42 USC § 6101 et seq.), Section 504 of the Rehabilitation Act of 1973 (29 USC § 794 et seq.), the Americans with Disabilities Act of 1990 (42 USC § 12101, et seq.), U.S. Department of Transportation and Federal Aviation Administration (FAA) Assurances, and other relevant civil rights statutes, regulations, or authorities, including any amendments or updates thereto. This may include, as applicable, providing a current Title VI Program Plan to the FAA for approval, in the format and according to the timeline required by the FAA, and other information about the communities that will be benefited and impacted by the project. The sponsor shall affirmatively ensure that when carrying out any project supported by this grant that it complies with all federal nondiscrimination and civil rights laws based on race, color, national origin, sex, creed, age, disability, and genetic information, in consideration for federal financial assistance. The Department's and FAA's Office of Civil Rights may provide resources and technical assistance to recipients to ensure full and sustainable compliance with federal civil rights requirements. Failure to comply with civil rights requirements will be considered a violation of the agreement or contract and be subject to any enforcement action as authorized by law.
- 29. Applicable Federal Anti-Discrimination Laws.** The sponsor agrees:
- a. That its compliance in all respects with all applicable federal anti-discrimination laws is material to the government's payment decisions for purposes of 31 USC § 3729(b)(4) and
 - b. To certify that it does not operate any programs promoting Diversity, Equity, and Inclusion (DEI) that violate any applicable federal anti-discrimination laws.
- 30. National Airspace System Requirements.**
- a. The sponsor shall cooperate with FAA activities installing, maintaining, replacing, improving, or operating equipment and facilities in or supporting the National Airspace System, including waiving permitting requirements and other restrictions affecting those activities to the maximum extent possible, and assisting the FAA in securing waivers of permitting or other restrictions from other authorities. The sponsor shall not take actions that frustrate or prevent the FAA from installing, maintaining, replacing, improving, or operating equipment and facilities in or supporting the National Airspace System.
 - b. If FAA determines that the sponsor has violated subsection a., the FAA may impose a remedy, including:
 - i. Additional conditions on the award;

- ii. Consistent with 49 USC Chapter 471, any remedy permitted under 2 CFR §§ 200.339–200.340, including withholding of payments; disallowance of previously reimbursed costs, requiring refunds from the recipient to the DOT; suspension or termination of the award; or suspension and debarment under 2 CFR part 180; or
 - iii. Any other remedy legally available.
 - c. In imposing a remedy under this condition, the FAA may elect to consider the interests of only the FAA.
 - d. The sponsor acknowledges that amounts that the FAA requires the sponsor to refund to the FAA due to a remedy under this condition constitute a debt to the Federal Government that the FAA may collect under 2 CFR 200.346 and the Federal Claims Collection Standards (31 CFR Parts 900–904).
- 31. Signage Costs for Construction Projects.** The sponsor agrees that it will require the prime contractor of a federally-assisted airport improvement project to post signs consistent with a DOT/FAA-prescribed format, as may be requested by the DOT/FAA, and further agrees to remove any signs posted in response to requests received prior to February 1, 2025.

SPECIAL CONDITIONS

32. **Title Evidence.** The sponsor understands and agrees that the FAA will not make nor be obligated to make any payments involving Parcel(s) of Lot 10, Block 6 (or referred to as "Neon Investment LLC property") until title evidence has been submitted to, and found to be satisfactory by the FAA, subject to no liens, encumbrances, reservations, or exceptions which, in the opinion of the FAA, might create an undue risk or interference with the use and operation of the airport.
33. **Update Accepted Exhibit "A" Property Map for Land in Project.** The sponsor understands and agrees to update the Exhibit "A" Property Map to standards satisfactory to the FAA and submit it in final form to the FAA. It is further mutually agreed that the reasonable cost of developing said Exhibit "A" Property Map is an allowable cost within the scope of this project.
34. **Land Acquisition - Future Development Land.** The sponsor agrees to perform the airport development which requires this land acquisition within 20 years of this Grant Agreement, and further agrees not to dispose of the land by sale or lease without prior consent and approval of the FAA. In the event the land is not used within 20 years for the purpose for which it was acquired, the sponsor will refund the federal share of acquisition cost or the current fair market value of the land, whichever is greater.
35. **Consultant Contract and Cost Analysis.** The sponsor understands and agrees that no reimbursement will be made on the consultant contract portion of this grant until the FAA has received the consultant contract, the sponsor's analysis of costs, and the independent fee estimate.
36. **Land Acquisition.** The sponsor agrees that no payments will be made on the grant until the sponsor has presented evidence to the FAA that it has recorded the Grant Agreement, including the Grant Assurances in the public land records of the county courthouse. The sponsor understands and agrees that recording the Grant Agreement legally enforces these requirements, encumbrances and restrictions on the obligated land.
37. **Mothers' Rooms.** As a small, medium, or large hub airport, the sponsor certifies it is in compliance with 49 USC § 47107(w).

The sponsor's acceptance of this offer and ratification and adoption of the Project Application incorporated herein shall be evidenced by execution of this instrument by the sponsor, as hereinafter provided, and this offer and acceptance shall comprise a Grant Agreement, constituting the contractual obligations and rights of the United States and the sponsor with respect to the accomplishment of the project and compliance with the Grant Assurances, terms, and conditions as provided herein. Such Grant Agreement shall become effective upon the sponsor's acceptance of this offer.

Please read the following information: By signing this document, you are agreeing that you have reviewed the following consumer disclosure information and consent to transact business using electronic communications, to receive notices and disclosures electronically, and to utilize electronic signatures in lieu of using paper documents. You are not required to receive notices and disclosures or sign documents electronically. If you prefer not to do so, you may request to receive paper copies and withdraw your consent at any time.

I declare under penalty of perjury that the foregoing is true and correct.¹

ACKNOWLEDGEMENT STATE OF <u>Texas</u> COUNTY OF <u>Tarrant</u> On <u>August 12, 2016</u> before me, a Notary Public, personally appeared <u>Rodney Clark</u>, who proved to me through satisfactory evidence to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that <u>he</u> executed the foregoing instrument in their authorized capacity by their signature on the instrument. <i>Leslie Grounds</i> Signature of Notary

**UNITED STATES OF AMERICA
FEDERAL AVIATION ADMINISTRATION**

Rodney Clark
(Signature)

Rodney Clark
(Typed Name)

Manager
(Title of FAA Official)



¹ Knowingly and willfully providing false information to the Federal government is a violation of 18 U.S.C. § 1001 (False Statements) and could subject you to fines, imprisonment, or both.

Part II - Acceptance

The sponsor does hereby ratify and adopt all assurances, statements, representations, warranties, covenants, and agreements contained in the Project Application and incorporated materials referred to in the foregoing offer, and does hereby accept this offer and by such acceptance agrees to comply with all of the Grant Assurances, terms, and conditions in this offer and in the Project Application.

Please read the following information: By signing this document, you are agreeing that you have reviewed the following consumer disclosure information and consent to transact business using electronic communications, to receive notices and disclosures electronically, and to utilize electronic signatures in lieu of using paper documents. You are not required to receive notices and disclosures or sign documents electronically. If you prefer not to do so, you may request to receive paper copies and withdraw your consent at any time.

I declare under penalty of perjury that the foregoing is true and correct.²

Dated _____

ACKNOWLEDGEMENT STATE OF _____ COUNTY OF _____ On _____, before me, a Notary Public, personally appeared _____, who proved to me through satisfactory evidence to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that _____ executed the foregoing instrument in their authorized capacity by their signature on the instrument. _____ <i>Signature of Notary</i>
--

City of McAllen
(Name of Sponsor)

(Signature of Sponsor's Authorized Official)

By: Isaac Tawil
(Typed Name of Sponsor's Authorized Official)

Title: City Manager
(Title of Sponsor's Authorized Official)

² Knowingly and willfully providing false information to the Federal Government is a violation of 18 USC § 1001 (False Statements) and could subject you to fines, imprisonment, or both.

CERTIFICATE OF SPONSOR'S ATTORNEY

I, _____, acting as Attorney for the Sponsor do hereby certify:

That in my opinion the Sponsor is empowered to enter into the foregoing Grant Agreement under the laws of the State of Texas. Further, I have examined the foregoing Grant Agreement and the actions taken by said Sponsor and Sponsor's official representative, who has been duly authorized to execute this Grant Agreement, which is in all respects due and proper and in accordance with the laws of the said State; and Title 49, United States Code (USC), Chapters 471 and 475; 49 USC §§ 40101 et seq., and 48103; Consolidated Appropriations Act, 2024 (P.L. 118-42); Consolidated Appropriations Act, 2025 (P.L. 119-4); Consolidated Appropriations Act, 2026 (P.L. 119-75); FAA Reauthorization Act of 2024 (P.L. 118-63); and the representations contained in the Project Application. In addition, for grants involving projects to be carried out on property not owned by the Sponsor, there are no legal impediments that will prevent full performance by the Sponsor. Further, it is my opinion that the said Grant Agreement constitutes a legal and binding obligation of the Sponsor in accordance with the terms thereof.

Please read the following information: By signing this document, you are agreeing that you have reviewed the following consumer disclosure information and consent to transact business using electronic communications, to receive notices and disclosures electronically, and to utilize electronic signatures in lieu of using paper documents. You are not required to receive notices and disclosures or sign documents electronically. If you prefer not to do so, you may request to receive paper copies and withdraw your consent at any time.

I declare under penalty of perjury that the foregoing is true and correct.³

Dated at _____

ACKNOWLEDGEMENT

STATE OF _____

COUNTY OF _____

On _____, before me, a Notary Public, personally appeared _____, who proved to me through satisfactory evidence to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that _____ executed the foregoing instrument in their authorized capacity by their signature on the instrument.

Signature of Notary

By: _____

(Signature of Sponsor's Attorney)

³ Knowingly and willfully providing false information to the Federal Government is a violation of 18 USC § 1001 (False Statements) and could subject you to fines, imprisonment, or both.

ASSURANCES
AIRPORT SPONSORS

A. General.

1. These assurances shall be complied with in the performance of grant agreements for airport development, airport planning, and noise compatibility program grants for airport sponsors.
2. These assurances are required to be submitted as part of the project application by sponsors requesting funds under the provisions of Title 49, USC, subtitle VII, as amended. As used herein, the term "public agency sponsor" means a public agency with control of a public-use airport; the term "private sponsor" means a private owner of a public-use airport; and the term "sponsor" includes both public agency sponsors and private sponsors.
3. Upon acceptance of this Grant Offer by the sponsor, these assurances are incorporated in and become part of this Grant Agreement.

B. Duration and Applicability.

1. Airport Development or Noise Compatibility Program Projects Undertaken by a Public Agency Sponsor.

The terms, conditions and assurances of this Grant Agreement shall remain in full force and effect throughout the useful life of the facilities developed or equipment acquired for an airport development or noise compatibility program project, or throughout the useful life of the project items installed within a facility under a noise compatibility program project, but in any event not to exceed twenty (20) years from the date of acceptance of a Grant Offer of federal funds for the project. However, there shall be no limit on the duration of the assurances regarding Exclusive Rights and Airport Revenue so long as the airport is used as an airport. There shall be no limit on the duration of the terms, conditions, and assurances with respect to real property acquired with federal funds. Furthermore, the duration of the Civil Rights assurance shall be specified in the assurances.

2. Airport Development or Noise Compatibility Projects Undertaken by a Private Sponsor.

The preceding paragraph (1) also applies to a private sponsor except that the useful life of project items installed within a facility or the useful life of the facilities developed or equipment acquired under an airport development or noise compatibility program project shall be no less than ten (10) years from the date of acceptance of federal aid for the project.

3. Airport Planning Undertaken by a Sponsor.

Unless otherwise specified in this Grant Agreement, only Assurances 1, 2, 3, 5, 6, 13, 18, 23, 25, 30, 32, 33, 34, 37, and 40 in Section C apply to planning projects. The terms, conditions, and assurances of this Grant Agreement shall remain in full force and effect during the life of the project; there shall be no limit on the duration of the assurances regarding Exclusive Rights and Airport Revenue so long as the airport is used as an airport.

C. Sponsor Certification.

The sponsor hereby assures and certifies, with respect to this grant that:

1. General Federal Requirements

It will comply with all applicable federal laws, regulations, executive orders, policies, guidelines, and requirements as they relate to the application, acceptance, and use of federal funds for this grant. Performance under this agreement shall be governed by and in compliance with the following requirements, as applicable, to the type of organization of the Sponsor and any applicable sub-recipients. The applicable provisions to this agreement include, but are not limited to, the following:

FEDERAL LEGISLATION

- a. 49 USC subtitle VII, as amended.
- b. Davis-Bacon Act, as amended — 40 USC §§ 3141-3144, 3146, and 3147, et seq.¹
- c. Federal Fair Labor Standards Act — 29 USC § 201, et seq.
- d. Hatch Act — 5 USC § 1501, et seq.²
- e. Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970, 42 USC § 4601, et seq.^{1, 2}
- f. National Historic Preservation Act of 1966 — Section 106 — 54 USC § 306108.¹
- g. Archeological and Historic Preservation Act of 1974 — 54 USC § 312501, et seq.¹
- h. Native Americans Grave Repatriation Act — 25 USC § 3001, et seq.
- i. Clean Air Act, P.L. 90-148, as amended — 42 USC § 7401, et seq.
- j. Coastal Zone Management Act, P.L. 92-583, as amended — 16 USC § 1451, et seq.
- k. Flood Disaster Protection Act of 1973 — Section 102(a) - 42 USC § 4012a.¹
- l. 49 USC § 303, (formerly known as Section 4(f)).
- m. Rehabilitation Act of 1973 — 29 USC § 794.
- n. Title VI of the Civil Rights Act of 1964 (42 USC § 2000d et seq.) (prohibits discrimination on the basis of race, color, national origin).
- o. Americans with Disabilities Act of 1990, as amended, (42 USC § 12101 et seq.) (prohibits discrimination on the basis of disability).
- p. Age Discrimination Act of 1975 — 42 USC § 6101, et seq.
- q. American Indian Religious Freedom Act, P.L. 95-341, as amended.
- r. Architectural Barriers Act of 1968, as amended — 42 USC § 4151, et seq.¹
- s. Powerplant and Industrial Fuel Use Act of 1978 — Section 403 — 42 USC § 8373.¹
- t. Contract Work Hours and Safety Standards Act — 40 USC § 3701, et seq.¹
- u. Copeland Anti-kickback Act — 18 USC § 874.¹

- v. National Environmental Policy Act of 1969 – 42 USC § 4321, et seq.¹
- w. Wild and Scenic Rivers Act, P.L. 90-542, as amended – 16 USC § 1271, et seq.
- x. Single Audit Act of 1984 – 31 USC § 7501, et seq.²
- y. Drug-Free Workplace Act of 1988 – 41 USC §§ 8101 through 8105.
- z. The Federal Funding Accountability and Transparency Act of 2006, as amended (P.L. 109-282, as amended by section 6202 of P.L. 110-252).
- aa. Civil Rights Restoration Act of 1987, P.L. 100-259.
- bb. Infrastructure Investment and Jobs Act, P.L. 117-58, Title VIII.
- cc. Build America, Buy America Act, P.L. 117-58, Title IX.
- dd. Endangered Species Act – 16 USC 1531, et seq.
- ee. Title IX of the Education Amendments of 1972, as amended – 20 USC 1681–1683 and 1685–1687.
- ff. Drug Abuse Office and Treatment Act of 1972, as amended – 21 USC 1101, et seq.
- gg. Alcohol Abuse and Alcoholism Prevention, Treatment and Rehabilitation Act of 1970, P.L. 91-616, as amended – 42 USC § 4541, et seq.
- hh. Alcohol Abuse and Alcoholism Prevention, Treatment and Rehabilitation Act of 1970, P.L. 91-616, as amended – 42 USC § 4541, et seq.
- ii. Appropriated Funds to Influence Certain Federal Contracting and Financial Transactions – 31 USC § 1352.

EXECUTIVE ORDERS

- a. Executive Order 11990 – Protection of Wetlands
- b. Executive Order 11988 – Floodplain Management
- c. Executive Order 12372 – Intergovernmental Review of Federal Programs
- d. Executive Order 12699 – Seismic Safety of Federal and Federally Assisted New Building Construction¹
- e. Executive Order 14005 – Ensuring the Future is Made in all of America by All of America's Workers
- f. Executive Order 14149 – Restoring Freedom of Speech and Ending Federal Censorship
- g. Executive Order 14151 – Ending Radical and Wasteful Government DEI Programs and Preferencing
- h. Executive Order 14154 – Unleashing American Energy
- i. Executive Order 14168 – Defending Women from Gender Ideology Extremism and Restoring Biological Truth to the Federal Government
- j. Executive Order 14173 – Ending Illegal Discrimination and Restoring Merit-Based Opportunity

FEDERAL REGULATIONS

- a. 2 CFR Part 180 – OMB Guidelines to Agencies on Governmentwide Debarment and Suspension (Nonprocurement).
- b. 2 CFR Part 200 and 1201 – Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards.^{3, 4, 5}
- c. 2 CFR Part 1200 – Nonprocurement Suspension and Debarment.
- d. 14 CFR Part 13 – Investigative and Enforcement Procedures.
- e. 14 CFR Part 16 – Rules of Practice for Federally-Assisted Airport Enforcement Proceedings.
- f. 14 CFR Part 150 – Airport Noise Compatibility Planning.
- g. 28 CFR Part 35 – Nondiscrimination on the Basis of Disability in State and Local Government Services.
- h. 28 CFR § 50.3 – U.S. Department of Justice Guidelines for the Enforcement of Title VI of the Civil Rights Act of 1964.
- i. 29 CFR Part 1 – Procedures for Predetermination of Wage Rates.¹
- j. 29 CFR Part 3 – Contractors and Subcontractors on Public Building or Public Work Financed in Whole or in Part by Loans or Grants from the United States.¹
- k. 29 CFR Part 5 – Labor Standards Provisions Applicable to Contracts Covering Federally Financed and Assisted Construction (Also Labor Standards Provisions Applicable to Nonconstruction Contracts Subject to the Contract Work Hours and Safety Standards Act).¹
- l. 41 CFR Part 60 – Office of Federal Contract Compliance Programs, Equal Employment Opportunity, Department of Labor (Federal and Federally-assisted contracting requirements).¹
- m. 49 CFR Part 20 – New Restrictions on Lobbying.
- n. 49 CFR Part 21 – Nondiscrimination in Federally-Assisted Programs of the Department of Transportation - Effectuation of Title VI of the Civil Rights Act of 1964.
- o. 49 CFR Part 23 – Participation by Disadvantage Business Enterprise in Airport Concessions.
- p. 49 CFR Part 24 – Uniform Relocation Assistance and Real Property Acquisition for Federal and Federally-Assisted Programs.^{1, 2}
- q. 49 CFR Part 26 – Participation by Disadvantaged Business Enterprises in Department of Transportation Financial Assistance Programs.
- r. 49 CFR Part 27 – Nondiscrimination on the Basis of Disability in Programs or Activities Receiving Federal Financial Assistance.¹
- s. 49 CFR Part 28 – Enforcement of Nondiscrimination on the Basis of Handicap in Programs or Activities Conducted by the Department of Transportation.
- t. 49 CFR Part 30 – Denial of Public Works Contracts to Suppliers of Goods and Services of Countries That Deny Procurement Market Access to U.S. Contractors.
- u. 49 CFR Part 32 – Governmentwide Requirements for Drug-Free Workplace (Financial Assistance).

- v. 49 CFR Part 37 – Transportation Services for Individuals with Disabilities (ADA).
- w. 49 CFR Part 38 – Americans with Disabilities Act (ADA) Accessibility Specifications for Transportation Vehicles.
- x. 49 CFR Part 41 – Seismic Safety.

FOOTNOTES TO ASSURANCE (C)(1)

- ¹ These laws do not apply to airport planning sponsors.
- ² These laws do not apply to private sponsors.
- ³ 2 CFR Part 200 contains requirements for state and local governments receiving federal assistance. Any requirement levied upon state and local governments by this regulation shall apply where applicable to private sponsors receiving federal assistance under Title 49, United States Code.
- ⁴ Cost principles established in 2 CFR Part 200 subpart E must be used as guidelines for determining the eligibility of specific types of expenses.
- ⁵ Audit requirements established in 2 CFR Part 200 subpart F are the guidelines for audits.

SPECIFIC ASSURANCES

Specific assurances required to be included in grant agreements by any of the above laws, regulations or circulars are incorporated by reference in this Grant Agreement.

2. Responsibility and Authority of the Sponsor.
a. Public Agency Sponsor:

It has legal authority to apply for this grant, and to finance and carry out the proposed project; that a resolution, motion or similar action has been duly adopted or passed as an official act of the applicant's governing body authorizing the filing of the application, including all understandings and assurances contained therein, and directing and authorizing the person identified as the official representative of the applicant to act in connection with the application and to provide such additional information as may be required.

b. Private Sponsor:

It has legal authority to apply for this grant and to finance and carry out the proposed project and comply with all terms, conditions, and assurances of this Grant Agreement. It shall designate an official representative and shall in writing direct and authorize that person to file this application, including all understandings and assurances contained therein; to act in connection with this application; and to provide such additional information as may be required.

3. Sponsor Fund Availability.

It has sufficient funds available for that portion of the project costs which are not to be paid by the United States. It has sufficient funds available to assure operation and maintenance of items funded under this Grant Agreement which it will own or control.

4. Good Title.

- a. It, a public agency or the Federal Government, holds good title, satisfactory to the Secretary, to the landing area of the airport or site thereof, or will give assurance satisfactory to the Secretary that good title will be acquired.

- b. For noise compatibility program projects to be carried out on the property of the sponsor, it holds good title satisfactory to the Secretary to that portion of the property upon which federal funds will be expended or will give assurance to the Secretary that good title will be obtained.

5. Preserving Rights and Powers.

- a. It will not take or permit any action which would operate to deprive it of any of the rights and powers necessary to perform any or all of the terms, conditions, and assurances in this Grant Agreement without the written approval of the Secretary, and will act promptly to acquire, extinguish or modify any outstanding rights or claims of right of others which would interfere with such performance by the sponsor. This shall be done in a manner acceptable to the Secretary.
- b. Subject to 49 USC § 47107(a)(16) and (x), it will not sell, lease, encumber, or otherwise transfer or dispose of any part of its title or other interests in the property shown on Exhibit A to this application or, for a noise compatibility program project, that portion of the property upon which federal funds have been expended, for the duration of the terms, conditions, and assurances in this Grant Agreement without approval by the Secretary. If the transferee is found by the Secretary to be eligible under Title 49, United States Code, to assume the obligations of this Grant Agreement and to have the power, authority, and financial resources to carry out all such obligations, the sponsor shall insert in the contract or document transferring or disposing of the sponsor's interest, and make binding upon the transferee all of the terms, conditions, and assurances contained in this Grant Agreement.
- c. For all noise compatibility program projects which are to be carried out by another unit of local government or are on property owned by a unit of local government other than the sponsor, it will enter into an agreement with that government. Except as otherwise specified by the Secretary, that agreement shall obligate that government to the same terms, conditions, and assurances that would be applicable to it if it applied directly to the FAA for a grant to undertake the noise compatibility program project. That agreement and changes thereto must be satisfactory to the Secretary. It will take steps to enforce this agreement against the local government if there is substantial non-compliance with the terms of the agreement.
- d. For noise compatibility program projects to be carried out on privately owned property, it will enter into an agreement with the owner of that property which includes provisions specified by the Secretary. It will take steps to enforce this agreement against the property owner whenever there is substantial non-compliance with the terms of the agreement.
- e. If the sponsor is a private sponsor, it will take steps satisfactory to the Secretary to ensure that the airport will continue to function as a public-use airport in accordance with these assurances for the duration of these assurances.
- f. If an arrangement is made for management and operation of the airport by any agency or person other than the sponsor or an employee of the sponsor, the sponsor will reserve sufficient rights and authority to ensure that the airport will be operated and maintained in accordance with Title 49, United States Code, the regulations and the terms, conditions and assurances in this Grant Agreement and shall ensure that such arrangement also requires compliance therewith.
- g. Sponsors of commercial service airports will not permit or enter into any arrangement that results in permission for the owner or tenant of a property used as a residence, or zoned for residential use, to taxi an aircraft between that property and any location on airport. Sponsors

of general aviation airports entering into any arrangement that results in permission for the owner of residential real property adjacent to or near the airport must comply with the requirements of Sec. 136 of Public Law 112-95 and the sponsor assurances.

6. Consistency with Local Plans.

The project is reasonably consistent with plans (existing at the time of submission of this application) of public agencies that are authorized by the state in which the project is located to plan for the development of the area surrounding the airport.

7. Consideration of Local Interest.

It has given fair consideration to the interest of communities in or near where the project may be located.

8. Consultation with Users.

In making a decision to undertake any airport development project under Title 49, United States Code, it has undertaken reasonable consultations with affected parties using the airport at which project is proposed.

9. Public Hearings.

In projects involving the location of an airport, an airport runway, or a major runway extension, it has afforded the opportunity for public hearings for the purpose of considering the economic, social, and environmental effects of the airport or runway location and its consistency with goals and objectives of such planning as has been carried out by the community and it shall, when requested by the Secretary, submit a copy of the transcript of such hearings to the Secretary. Further, for such projects, it has on its management board either voting representation from the communities where the project is located or has advised the communities that they have the right to petition the Secretary concerning a proposed project.

10. Metropolitan Planning Organization.

In projects involving the location of an airport, an airport runway, or a major runway extension at a medium or large hub airport, the sponsor has made available to and has provided upon request to the metropolitan planning organization in the area in which the airport is located, if any, a copy of the proposed amendment to the airport layout plan to depict the project and a copy of any airport master plan in which the project is described or depicted.

11. Pavement Preventive Maintenance-Management.

With respect to a project approved after January 1, 1995, for the replacement or reconstruction of pavement at the airport, it assures or certifies that it has implemented an effective airport pavement maintenance-management program and it assures that it will use such program for the useful life of any pavement constructed, reconstructed or repaired with federal financial assistance at the airport. It will provide such reports on pavement condition and pavement management programs as the Secretary determines may be useful.

12. Terminal Development Prerequisites.

For projects which include terminal development at a public use airport, as defined in Title 49, it has, on the date of submittal of the project grant application, all the safety equipment required for certification of such airport under 49 USC § 44706, and all the security equipment required by rule or regulation, and has provided for access to the passenger enplaning and deplaning area of such airport to passengers enplaning and deplaning from aircraft other than air carrier aircraft.

13. Accounting System, Audit, and Record Keeping Requirements.

- a. It shall keep all project accounts and records which fully disclose the amount and disposition by the recipient of the proceeds of this grant, the total cost of the project in connection with which this grant is given or used, and the amount or nature of that portion of the cost of the project supplied by other sources, and such other financial records pertinent to the project. The accounts and records shall be kept in accordance with an accounting system that will facilitate an effective audit in accordance with the Single Audit Act of 1984.
- b. It shall make available to the Secretary and the Comptroller General of the United States, or any of their duly authorized representatives, for the purpose of audit and examination, any books, documents, papers, and records of the recipient that are pertinent to this grant. The Secretary may require that an appropriate audit be conducted by a recipient. In any case in which an independent audit is made of the accounts of a sponsor relating to the disposition of the proceeds of a grant or relating to the project in connection with which this grant was given or used, it shall file a certified copy of such audit with the Comptroller General of the United States not later than six (6) months following the close of the fiscal year for which the audit was made.

14. Minimum Wage Rates.

It shall include, in all contracts in excess of \$2,000 for work on any projects funded under this Grant Agreement which involve labor, provisions establishing minimum rates of wages, to be predetermined by the Secretary of Labor under 40 USC §§ 3141-3144, 3146, and 3147, Public Building, Property, and Works), which contractors shall pay to skilled and unskilled labor, and such minimum rates shall be stated in the invitation for bids and shall be included in proposals or bids for the work.

15. Veteran's Preference.

It shall include in all contracts for work on any project funded under this Grant Agreement which involve labor, such provisions as are necessary to insure that, in the employment of labor (except in executive, administrative, and supervisory positions), preference shall be given to Vietnam era veterans, Persian Gulf veterans, Afghanistan-Iraq war veterans, disabled veterans, and small business concerns owned and controlled by disabled veterans as defined in 49 USC § 47112. However, this preference shall apply only where the individuals are available and qualified to perform the work to which the employment relates.

16. Conformity to Plans and Specifications.

It will execute the project subject to plans, specifications, and schedules approved by the Secretary. Such plans, specifications, and schedules shall be submitted to the Secretary prior to commencement of site preparation, construction, or other performance under this Grant Agreement, and, upon approval of the Secretary, shall be incorporated into this Grant Agreement. Any modification to the approved plans, specifications, and schedules shall also be subject to approval of the Secretary, and incorporated into this Grant Agreement.

17. Construction Inspection and Approval.

It will provide and maintain competent technical supervision at the construction site throughout the project to assure that the work conforms to the plans, specifications, and schedules approved by the Secretary for the project. It shall subject the construction work on any project contained in an approved project application to inspection and approval by the Secretary and such work shall be in

accordance with regulations and procedures prescribed by the Secretary. Such regulations and procedures shall require such cost and progress reporting by the sponsor or sponsors of such project as the Secretary shall deem necessary.

18. Planning Projects.

In carrying out planning projects:

- a. It will execute the project in accordance with the approved program narrative contained in the project application or with the modifications similarly approved.
- b. It will furnish the Secretary with such periodic reports as required pertaining to the planning project and planning work activities.
- c. It will include in all published material prepared in connection with the planning project a notice that the material was prepared under a grant provided by the United States.
- d. It will make such material available for examination by the public, and agrees that no material prepared with funds under this project shall be subject to copyright in the United States or any other country.
- e. It will give the Secretary unrestricted authority to publish, disclose, distribute, and otherwise use any of the material prepared in connection with this grant.
- f. It will grant the Secretary the right to disapprove the sponsor's employment of specific consultants and their subcontractors to do all or any part of this project as well as the right to disapprove the proposed scope and cost of professional services.
- g. It will grant the Secretary the right to disapprove the use of the sponsor's employees to do all or any part of the project.
- h. It understands and agrees that the Secretary's approval of this project grant or the Secretary's approval of any planning material developed as part of this grant does not constitute or imply any assurance or commitment on the part of the Secretary to approve any pending or future application for a federal airport grant.

19. Operation and Maintenance.

- a. The airport and all facilities which are necessary to serve the aeronautical users of the airport, other than facilities owned or controlled by the United States, shall be operated at all times in a safe and serviceable condition and in accordance with the minimum standards as may be required or prescribed by applicable Federal, state, and local agencies for maintenance and operation. It will not cause or permit any activity or action thereon which would interfere with its use for airport purposes. It will suitably operate and maintain the airport and all facilities thereon or connected therewith, with due regard to climatic and flood conditions. Any proposal to temporarily close the airport for non-aeronautical purposes must first be approved by the Secretary. In furtherance of this assurance, the sponsor will have in effect arrangements for:
 1. Operating the airport's aeronautical facilities whenever required;
 2. Promptly marking and lighting hazards resulting from airport conditions, including temporary conditions; and
 3. Promptly notifying pilots of any condition affecting aeronautical use of the airport. Nothing contained herein shall be construed to require that the airport be operated for aeronautical use during temporary periods when snow, flood, or other climatic conditions

interfere with such operation and maintenance. Further, nothing herein shall be construed as requiring the maintenance, repair, restoration, or replacement of any structure or facility which is substantially damaged or destroyed due to an act of God or other condition or circumstance beyond the control of the sponsor.

- b. It will suitably operate and maintain noise compatibility program items that it owns or controls upon which federal funds have been expended.

20. Hazard Removal and Mitigation.

It will take appropriate action to ensure that such terminal airspace as is required to protect instrument and visual operations to the airport (including established minimum flight altitudes) will be adequately cleared and protected by removing, lowering, relocating, marking, or lighting or otherwise mitigating existing airport hazards and by preventing the establishment or creation of future airport hazards.

21. Compatible Land Use.

It will take appropriate action, to the extent reasonable, including the adoption of zoning laws, to restrict the use of land adjacent to or in the immediate vicinity of the airport to activities and purposes compatible with normal airport operations, including landing and takeoff of aircraft. In addition, if the project is for noise compatibility program implementation, it will not cause or permit any change in land use, within its jurisdiction, that will reduce its compatibility, with respect to the airport, of the noise compatibility program measures upon which federal funds have been expended.

22. Economic Nondiscrimination.

- a. It will make the airport available as an airport for public use on reasonable terms and without unjust discrimination to all types, kinds and classes of aeronautical activities, including commercial aeronautical activities offering services to the public at the airport.
- b. In any agreement, contract, lease, or other arrangement under which a right or privilege at the airport is granted to any person, firm, or corporation to conduct or to engage in any aeronautical activity for furnishing services to the public at the airport, the sponsor will insert and enforce provisions requiring the contractor to:
 - 1. Furnish said services on a reasonable, and not unjustly discriminatory, basis to all users thereof, and
 - 2. Charge reasonable, and not unjustly discriminatory, prices for each unit or service, provided that the contractor may be allowed to make reasonable and nondiscriminatory discounts, rebates, or other similar types of price reductions to volume purchasers.
- c. Each fixed-based operator at the airport shall be subject to the same rates, fees, rentals, and other charges as are uniformly applicable to all other fixed-based operators making the same or similar uses of such airport and utilizing the same or similar facilities.
- d. Each air carrier using such airport shall have the right to service itself or to use any fixed-based operator that is authorized or permitted by the airport to serve any air carrier at such airport.
- e. Each air carrier using such airport (whether as a tenant, non-tenant, or subtenant of another air carrier tenant) shall be subject to such nondiscriminatory and substantially comparable rules, regulations, conditions, rates, fees, rentals, and other charges with respect to facilities directly and substantially related to providing air transportation as are applicable to all such air carriers

which make similar use of such airport and utilize similar facilities, subject to reasonable classifications such as tenants or non-tenants and signatory carriers and non-signatory carriers. Classification or status as tenant or signatory shall not be unreasonably withheld by any airport provided an air carrier assumes obligations substantially similar to those already imposed on air carriers in such classification or status.

- f. It will not exercise or grant any right or privilege which operates to prevent any person, firm, or corporation operating aircraft on the airport from performing any services on its own aircraft with its own employees (including, but not limited to maintenance, repair, and fueling) that it may choose to perform.
- g. In the event the sponsor itself exercises any of the rights and privileges referred to in this assurance, the services involved will be provided on the same conditions as would apply to the furnishing of such services by commercial aeronautical service providers authorized by the sponsor under these provisions.
- h. The sponsor may establish such reasonable, and not unjustly discriminatory, conditions to be met by all users of the airport as may be necessary for the safe and efficient operation of the airport.
- i. The sponsor may prohibit or limit any given type, kind or class of aeronautical use of the airport if such action is necessary for the safe operation of the airport or necessary to serve the civil aviation needs of the public.

23. Exclusive Rights.

It will permit no exclusive right for the use of the airport by any person providing, or intending to provide, aeronautical services to the public. For purposes of this paragraph, the providing of the services at an airport by a single fixed-based operator shall not be construed as an exclusive right if both of the following apply:

- a. It would be unreasonably costly, burdensome, or impractical for more than one fixed-based operator to provide such services, and
- b. If allowing more than one fixed-based operator to provide such services would require the reduction of space leased pursuant to an existing agreement between such single fixed-based operator and such airport. It further agrees that it will not, either directly or indirectly, grant or permit any person, firm, or corporation, the exclusive right at the airport to conduct any aeronautical activities, including, but not limited to charter flights, pilot training, aircraft rental and sightseeing, aerial photography, crop dusting, aerial advertising and surveying, air carrier operations, aircraft sales and services, sale of aviation petroleum products whether or not conducted in conjunction with other aeronautical activity, repair and maintenance of aircraft, sale of aircraft parts, and any other activities which because of their direct relationship to the operation of aircraft can be regarded as an aeronautical activity, and that it will terminate any exclusive right to conduct an aeronautical activity now existing at such an airport before the grant of any assistance under Title 49, United States Code.

24. Fee and Rental Structure.

It will maintain a fee and rental structure for the facilities and services at the airport which will make the airport as self-sustaining as possible under the circumstances existing at the particular airport, taking into account such factors as the volume of traffic and economy of collection. No part of the federal share of an airport development, airport planning or noise compatibility project for

which a grant is made under Title 49, United States Code, the Airport and Airway Improvement Act of 1982, the Federal Airport Act or the Airport and Airway Development Act of 1970 shall be included in the rate basis in establishing fees, rates, and charges for users of that airport.

25. Airport Revenues.

- a. All revenues generated by the airport and any local taxes on aviation fuel established after December 30, 1987, will be expended by it for the capital or operating costs of the airport; the local airport system; or other local facilities which are owned or operated by the owner or operator of the airport and which are directly and substantially related to the actual air transportation of passengers or property; or for noise mitigation purposes on or off the airport. The following exceptions apply to this paragraph:
 1. If covenants or assurances in debt obligations issued before September 3, 1982, by the owner or operator of the airport, or provisions enacted before September 3, 1982, in governing statutes controlling the owner or operator's financing, provide for the use of the revenues from any of the airport owner or operator's facilities, including the airport, to support not only the airport but also the airport owner or operator's general debt obligations or other facilities, then this limitation on the use of all revenues generated by the airport (and, in the case of a public airport, local taxes on aviation fuel) shall not apply.
 2. If the Secretary approves the sale of a privately owned airport to a public sponsor and provides funding for any portion of the public sponsor's acquisition of land, this limitation on the use of all revenues generated by the sale shall not apply to certain proceeds from the sale. This is conditioned on repayment to the Secretary by the private owner of an amount equal to the remaining unamortized portion (amortized over a 20-year period) of any airport improvement grant made to the private owner for any purpose other than land acquisition on or after October 1, 1996, plus an amount equal to the federal share of the current fair market value of any land acquired with an airport improvement grant made to that airport on or after October 1, 1996.
 3. Certain revenue derived from or generated by mineral extraction, production, lease, or other means at a general aviation airport (as defined at 49 USC § 47102), if the FAA determines the airport sponsor meets the requirements set forth in Section 813 of Public Law 112-95.
- b. As part of the annual audit required under the Single Audit Act of 1984, the sponsor will direct that the audit will review, and the resulting audit report will provide an opinion concerning, the use of airport revenue and taxes in paragraph (a), and indicating whether funds paid or transferred to the owner or operator are paid or transferred in a manner consistent with Title 49, United States Code and any other applicable provision of law, including any regulation promulgated by the Secretary or Administrator.
- c. Any civil penalties or other sanctions will be imposed for violation of this assurance in accordance with the provisions of 49 USC § 47107.

26. Reports and Inspections.

It will:

- a. submit to the Secretary such annual or special financial and operations reports as the Secretary may reasonably request and make such reports available to the public; make available to the

public at reasonable times and places a report of the airport budget in a format prescribed by the Secretary;

- b. for airport development projects, make the airport and all airport records and documents affecting the airport, including deeds, leases, operation and use agreements, regulations and other instruments, available for inspection by any duly authorized agent of the Secretary upon reasonable request;
- c. for noise compatibility program projects, make records and documents relating to the project and continued compliance with the terms, conditions, and assurances of this Grant Agreement including deeds, leases, agreements, regulations, and other instruments, available for inspection by any duly authorized agent of the Secretary upon reasonable request; and
- d. in a format and time prescribed by the Secretary, provide to the Secretary and make available to the public following each of its fiscal years, an annual report listing in detail:
 - 1. all amounts paid by the airport to any other unit of government and the purposes for which each such payment was made; and
 - 2. all services and property provided by the airport to other units of government and the amount of compensation received for provision of each such service and property.

27. Use by Government Aircraft.

It will make available all of the facilities of the airport developed with federal financial assistance and all those usable for landing and takeoff of aircraft to the United States for use by Government aircraft in common with other aircraft at all times without charge, except, if the use by Government aircraft is substantial, charge may be made for a reasonable share, proportional to such use, for the cost of operating and maintaining the facilities used. Unless otherwise determined by the Secretary, or otherwise agreed to by the sponsor and the using agency, substantial use of an airport by Government aircraft will be considered to exist when operations of such aircraft are in excess of those which, in the opinion of the Secretary, would unduly interfere with use of the landing areas by other authorized aircraft, or during any calendar month that:

- a. Five (5) or more Government aircraft are regularly based at the airport or on land adjacent thereto; or
- b. The total number of movements (counting each landing as a movement) of Government aircraft is 300 or more, or the gross accumulative weight of Government aircraft using the airport (the total movement of Government aircraft multiplied by gross weights of such aircraft) is in excess of five million pounds.

28. Land for Federal Facilities.

It will furnish without cost to the Federal Government for use in connection with any air traffic control or air navigation activities, or weather-reporting and communication activities related to air traffic control, any areas of land or water, or estate therein as the Secretary considers necessary or desirable for construction, operation, and maintenance at federal expense of space or facilities for such purposes. Such areas or any portion thereof will be made available as provided herein within four months after receipt of a written request from the Secretary.

29. Airport Layout Plan.

- a. The airport owner or operator will maintain a current airport layout plan of the airport showing:
 - 1. boundaries of the airport and all proposed additions thereto, together with the boundaries of all offsite areas owned or controlled by the sponsor for airport purposes and proposed additions thereto;
 - 2. the location and nature of all existing and proposed airport facilities and structures (such as runways, taxiways, aprons, terminal buildings, hangars and roads), including all proposed extensions and reductions of existing airport facilities;
 - 3. the location of all existing and proposed non-aviation areas and of all existing improvements thereon; and
 - 4. all proposed and existing access points used to taxi aircraft across the airport's property boundary.
- b. Subject to subsection 49 USC § 47107(x), the Secretary will review and approve or disapprove the plan and any revision or modification of the plan before the plan, revision, or modification takes effect.
- c. The owner or operator will not make or allow any alteration in the airport or any of its facilities unless the alteration—
 - 1. is outside the scope of the Secretary's review and approval authority as set forth in subsection (x); or
 - 2. complies with the portions of the plan approved by the Secretary.
- d. When the airport owner or operator makes a change or alteration in the airport or the facilities which the Secretary determines adversely affects the safety, utility, or efficiency of any federally owned, leased, or funded property on or off the airport and which is not in conformity with the airport layout plan as approved by the Secretary, the owner or operator will, if requested, by the Secretary:
 - 1. eliminate such adverse effect in a manner approved by the Secretary; or
 - 2. bear all costs of relocating such property or its replacement to a site acceptable to the Secretary and of restoring the property or its replacement to the level of safety, utility, efficiency, and cost of operation that existed before the alteration was made, except in the case of a relocation or replacement of an existing airport facility due to a change in the Secretary's design standards beyond the control of the airport sponsor.

30. Civil Rights.

It will promptly take any measures necessary to ensure that no person in the United States shall, on the grounds of race, color, and national origin (including limited English proficiency) in accordance with the provisions of Title VI of the Civil Rights Act of 1964 (42 USC §§ 2000d to 2000d-4); creed and sex per 49 USC § 47123 and related requirements; age per the Age Discrimination Act of 1975 and related requirements; or disability per the Americans with Disabilities Act of 1990 and related requirements, be excluded from participation in, be denied the benefits of, or be otherwise subjected to discrimination in any program and activity conducted with, or benefiting from, funds received from this grant.

- a. Using the definitions of activity, facility, and program as found and defined in 49 CFR §§ 21.23(b) and 21.23(e), the sponsor will facilitate all programs, operate all facilities, or conduct all programs in compliance with all non-discrimination requirements imposed by or pursuant to these assurances.
- b. Applicability
 - 1. Programs and Activities. If the sponsor has received a grant (or other federal assistance) for any of the sponsor's program or activities, these requirements extend to all of the sponsor's programs and activities.
 - 2. Facilities. Where it receives a grant or other federal financial assistance to construct, expand, renovate, remodel, alter, or acquire a facility, or part of a facility, the assurance extends to the entire facility and facilities operated in connection therewith.
 - 3. Real Property. Where the sponsor receives a grant or other federal financial assistance in the form of, or for the acquisition of real property or an interest in real property, the assurance will extend to rights to space on, over, or under such property.

c. Duration.

The sponsor agrees that it is obligated to this assurance for the period during which federal financial assistance is extended to the program, except where the federal financial assistance is to provide, or is in the form of, personal property, or real property, or interest therein, or structures or improvements thereon, in which case the assurance obligates the sponsor, or any transferee for the longer of the following periods:

- 1. So long as the airport is used as an airport, or for another purpose involving the provision of similar services or benefits; or
 - 2. So long as the sponsor retains ownership or possession of the property.
- d. Required Solicitation Language. It will include the following notification in all solicitations for bids, Requests For Proposals for work, or material under this Grant Agreement and in all proposals for agreements, including airport concessions, regardless of funding source:

"The (**City of McAllen**), in accordance with the provisions of Title VI of the Civil Rights Act of 1964 (42 USC §§ 2000d to 2000d-4) and the Regulations, hereby notifies all bidders or offerors that it will affirmatively ensure that for any contract entered into pursuant to this advertisement, all businesses will be afforded full and fair opportunity to submit bids in response to this invitation and no businesses will be discriminated against on the grounds of race, color, national origin (including limited English proficiency), creed, sex , age, or disability in consideration for an award."
- e. Required Contract Provisions.
 - 1. It will insert the non-discrimination contract clauses requiring compliance with the acts and regulations relative to non-discrimination in federally-assisted programs of the Department of Transportation (DOT), and incorporating the acts and regulations into the contracts by reference in every contract or agreement subject to the non-discrimination in federally-assisted programs of the DOT acts and regulations.
 - 2. It will include a list of the pertinent non-discrimination authorities in every contract that is subject to the non-discrimination acts and regulations.

3. It will insert non-discrimination contract clauses as a covenant running with the land, in any deed from the United States effecting or recording a transfer of real property, structures, use, or improvements thereon or interest therein to a sponsor.
4. It will insert non-discrimination contract clauses prohibiting discrimination on the basis of race, color, national origin (including limited English proficiency), creed, sex, age, or disability as a covenant running with the land, in any future deeds, leases, license, permits, or similar instruments entered into by the sponsor with other parties:
 - a. For the subsequent transfer of real property acquired or improved under the applicable activity, project, or program; and
 - b. For the construction or use of, or access to, space on, over, or under real property acquired or improved under the applicable activity, project, or program.
- f. It will provide for such methods of administration for the program as are found by the Secretary to give reasonable guarantee that it, other recipients, sub-recipients, sub-grantees, contractors, subcontractors, consultants, transferees, successors in interest, and other participants of federal financial assistance under such program will comply with all requirements imposed or pursuant to the acts, the regulations, and this assurance.
- g. It agrees that the United States has a right to seek judicial enforcement with regard to any matter arising under the acts, the regulations, and this assurance.

31. Disposal of Land.

- a. For land purchased under a grant for airport noise compatibility purposes, including land serving as a noise buffer, it will dispose of the land, when the land is no longer needed for such purposes, at fair market value, at the earliest practicable time. That portion of the proceeds of such disposition which is proportionate to the United States' share of acquisition of such land will be, at the discretion of the Secretary, (1) reinvested in another project at the airport, or (2) transferred to another eligible airport as prescribed by the Secretary. The Secretary shall give preference to the following, in descending order:
 1. Reinvestment in an approved noise compatibility project;
 2. Reinvestment in an approved project that is eligible for grant funding under 49 USC § 47117(e);
 3. Reinvestment in an approved airport development project that is eligible for grant funding under 49 USC §§ 47114, 47115, or 47117;
 4. Transfer to an eligible sponsor of another public airport to be reinvested in an approved noise compatibility project at that airport; or
 5. Payment to the Secretary for deposit in the Airport and Airway Trust Fund.

If land acquired under a grant for noise compatibility purposes is leased at fair market value and consistent with noise buffering purposes, the lease will not be considered a disposal of the land. Revenues derived from such a lease may be used for an approved airport development project that would otherwise be eligible for grant funding or any permitted use of airport revenue.

- b. For land purchased under a grant for airport development purposes (other than noise compatibility), it will, when the land is no longer needed for airport purposes, dispose of such land at fair market value or make available to the Secretary an amount equal to the United

States' proportionate share of the fair market value of the land. That portion of the proceeds of such disposition which is proportionate to the United States' share of the cost of acquisition of such land will, upon application to the Secretary, be reinvested or transferred to another eligible airport as prescribed by the Secretary. The Secretary shall give preference to the following, in descending order:

1. Reinvestment in an approved noise compatibility project;
 2. Reinvestment in an approved project that is eligible for grant funding under 49 USC § 47117(e);
 3. Reinvestment in an approved airport development project that is eligible for grant funding under 49 USC §§ 47114, 47115, or 47117;
 4. Transfer to an eligible sponsor of another public airport to be reinvested in an approved noise compatibility project at that airport; or
 5. Payment to the Secretary for deposit in the Airport and Airway Trust Fund.
- c. Land shall be considered to be needed for airport purposes under this assurance if (1) it may be needed for aeronautical purposes (including runway protection zones) or serve as noise buffer land, and (2) the revenue from interim uses of such land contributes to the financial self-sufficiency of the airport. Further, land purchased with a grant received by an airport operator or owner before December 31, 1987, will be considered to be needed for airport purposes if the Secretary or federal agency making such grant before December 31, 1987, was notified by the operator or owner of the uses of such land, did not object to such use, and the land continues to be used for that purpose, such use having commenced no later than December 15, 1989.
- d. Disposition of such land under (a), (b), or (c) will be subject to the retention or reservation of any interest or right therein necessary to ensure that such land will only be used for purposes which are compatible with noise levels associated with operation of the airport.

32. Engineering and Design Services.

If any phase of such project has received federal funds under Chapter 471 subchapter 1 of Title 49 USC, it will award each contract, or sub-contract for program management, construction management, planning studies, feasibility studies, architectural services, preliminary engineering, design, engineering, surveying, mapping or related services in the same manner as a contract for architectural and engineering services is negotiated under Chapter 11 of Title 40 U.S.C., or an equivalent qualifications-based requirement prescribed for or by the sponsor of the airport.

33. Foreign Market Restrictions.

It will not allow funds provided under this grant to be used to fund any project which uses any product or service of a foreign country during the period in which such foreign country is listed by the United States Trade Representative as denying fair and equitable market opportunities for products and suppliers of the United States in procurement and construction.

34. Policies, Standards, and Specifications.

It will carry out any project funded under an Airport Improvement Program Grant in accordance with policies, standards, and specifications approved by the Secretary including, but not limited to, current FAA Advisory Circulars (https://www.faa.gov/airports/aip/aip_pfc_checklist) for AIP projects as of June 23, 2026.

35. Relocation and Real Property Acquisition.

- a. It will be guided in acquiring real property, to the greatest extent practicable under state law, by the land acquisition policies in Subpart B of 49 CFR Part 24 and will pay or reimburse property owners for necessary expenses as specified in Subpart B.
- b. It will provide a relocation assistance program offering the services described in Subpart C of 49 CFR Part 24 and fair and reasonable relocation payments and assistance to displaced persons as required in Subpart D and E of 49 CFR Part 24.
- c. It will make available within a reasonable period of time prior to displacement, comparable replacement dwellings to displaced persons in accordance with Subpart E of 49 CFR Part 24.

36. Access By Intercity Buses.

The airport owner or operator will permit, to the maximum extent practicable, intercity buses or other modes of transportation to have access to the airport; however, it has no obligation to fund special facilities for intercity buses or for other modes of transportation.

37. Disadvantaged Business Enterprises (DBE)/Airport Concessions Disadvantaged Business Enterprise (ACDBE) Program.

The sponsor shall not discriminate on the basis of race, color, national origin, or sex in the award and performance of any DOT-assisted contract covered by 49 CFR Part 26, or in the award and performance of any concession activity contract covered by 49 CFR Part 23. In addition, the sponsor shall not discriminate on the basis of race, color, national origin or sex in the administration of its Disadvantaged Business Enterprise (DBE) and Airport Concessions Disadvantaged Business Enterprise (ACDBE) programs or the requirements of 49 CFR Parts 23 and 26. The sponsor shall take all necessary and reasonable steps under 49 CFR Parts 23 and 26 to ensure nondiscrimination in the award and administration of DOT-assisted contracts, and/or concession contracts. The sponsor's DBE and ACDBE programs, as required by 49 CFR Parts 26 and 23, and as approved by DOT, are incorporated by reference in this agreement. Implementation of these programs is a legal obligation and failure to carry out its terms shall be treated as a violation of this agreement. Upon notification to the sponsor of its failure to carry out its approved program, the Department may impose sanctions as provided for under Part 26 and may, in appropriate cases, refer the matter for enforcement under 18 USC § 1001 and/or the Program Fraud Civil Remedies Act of 1986 (31 USC §§ 3801-3809, 3812).

38. Hangar Construction.

If the airport owner or operator and a person who owns an aircraft agree that a hangar is to be constructed at the airport for the aircraft at the aircraft owner's expense, the airport owner or operator will grant to the aircraft owner for the hangar a long term lease that is subject to such terms and conditions on the hangar as the airport owner or operator may impose.

39. Competitive Access.

- a. If the airport owner or operator of a medium or large hub airport (as defined in 49 USC § 47102) has been unable to accommodate one or more requests by an air carrier for access to gates or other facilities at that airport in order to allow the air carrier to provide service to the airport or to expand service at the airport, the airport owner or operator shall transmit a report to the Secretary that:
 - 1. Describes the requests;

2. Provides an explanation as to why the requests could not be accommodated; and
 3. Provides a time frame within which, if any, the airport will be able to accommodate the requests.
- b. Such report shall be due on either February 1 or August 1 of each year if the airport has been unable to accommodate the request(s) in the six month period prior to the applicable due date.

40. Access to Leaded Aviation Gasoline

- a. If 100-octane low lead aviation gasoline (100LL) was made available at an airport, at any time during calendar year 2022, an airport owner or operator may not restrict or prohibit the sale of, or self-fueling with, 100-octane low lead aviation gasoline.
- b. This requirement remains until the earlier of December 31, 2030, or the date on which the airport or any retail fuel seller at the airport makes available an unleaded aviation gasoline that has been authorized for use by the FAA as a replacement for 100-octane low lead aviation gasoline for use in nearly all piston-engine aircraft and engine models; and meets either an industry consensus standard or other standard that facilitates the safe use, production, and distribution of such unleaded aviation gasoline, as determined appropriate by the FAA.
- c. An airport owner or operator understands and agrees, that any violation of this grant assurance is subject to civil penalties as provided for in 49 USC § 46301(a)(8).



ITEM SUMMARY

BOARD: City Commission

AGENDA ITEM

2.C.2.

DATE SUBMITTED

09/03/2026

MEETING DATE

9/14/2026

1. Agenda Item: Consideration and Approval of Resolution to Accept Federal Aviation Administration (FAA) Grant No. 68.
2. Party Making Request: Jeremy Santoscoy
3. Applicant: Jeremy Santoscoy
4. Nature of Request: Consideration and Approval of Resolution to Accept FAA Grant No. 68.
5. Fiscal Impact Summary: Account: 554-0000-331-02-00-000000
6. Budgeted:

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

Estela Velasquez	Created/Initiated - 09/03/2026
Jeremy Santoscoy	Approved - 09/03/2026
Angie Rodriguez	Approved - 09/04/2026
Sonia Resendez	Approved - 09/04/2026
Gerardo Noriega	Approved - 09/04/2026
Evaristo Garcia	Final Approval - 09/04/2026
8. Staff Recommendation: Staff recommends approval of resolution to accept the offer of FAA Grant No. 68.
9. Advisory Board:
10. City Attorney: Approve -AS
11. Manager's Recommendation: Approve - IJT

Memorandum

To: Isaac J. Tawil, City Manager

From: Jeremy Santoscoy, P.E., CFM, Director of Aviation 

Date: September 1, 2026

Subject: Consideration and Approval of Resolution to Accept FAA Grant No. 68.

GOAL

Consideration and approval of Resolution to accept Federal Aviation Administration (FAA) Grant No. 68.

EXPLANATION

The FAA has submitted a federal grant offer to the City of McAllen for funding of Runway Incursion Mitigation for Hot Spot 1 (HS1). The proposed amount of \$900,000 or 90% of the project costs is being provided by the FAA. The Department of Aviation is requesting approval to accept the FAA Grant No. 68 through resolution.

The grant offer summary table with respect to the funding and proposed project is below:

ITEM	DESCRIPTION	ESTIMATED COST	FEDERAL SHARE (FAA Grant No. 68 - 90%)	LOCAL SHARE (PFC - 10% Match)
<i>Project Costs & Funding</i>				
1	Runway Incursion Mitigation - HS1	\$ 1,000,000	\$ 900,000	\$ 100,000
Totals =		\$ 1,000,000	\$ 900,000	\$ 100,000

The grant offer is a total of \$900,000.00 with 90% of project costs funded through FAA and 10% covered with Passenger Facility Charges (PFC). The items are included in the current FY25-26 budget.

OPTIONS

1. Approve the resolution to accept the FAA Grant No. 68 offer. (staff recommendation)
2. Reject the FAA Grant No. 68 offer.

RECOMMENDATION

Staff recommends approval of resolution to accept the offer of FAA Grant No. 68.

RESOLUTION NO. 2026-_____

**AUTHORIZING ACCEPTANCE OF AN AIRPORT IMPROVEMENT PROGRAM (AIP)
GRANT FROM THE FEDERAL AVIATION ADMINISTRATION (FAA)**

WHEREAS, the City of McAllen has submitted to the FAA a Grant Application for a grant of federal funds on June 24, 2026; and

WHEREAS, the federal funds are designated for airfield runway incursion mitigation measures at the McAllen International Airport (MFE); and

WHEREAS, the FAA has approved the grant for the projects and costs more particularly described in the Grant Application and awarded the requested funding to MFE at 90% federal funds with a 10% local match ("Grant Award").

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COMMISSIONERS OF THE CITY OF MCALLEN, TEXAS, THAT:

- 1)** The Department of Aviation for MFE is hereby directed to accept the Grant Award provided by the Federal Aviation Administration in response to the grant application submitted to the FAA on June 24, 2026 by McAllen International Airport.
- 2)** The Finance Department is hereby directed to accept reimbursements in the amounts submitted by the Department of Aviation pending audited documentation to the FAA, and the FAA's acceptance of those costs as is a required condition of acceptance based upon the actual obligation of the United States payable under this Grant Award.
- 3)** The maximum obligation of the United States payable under this Grant Award shall be \$900,000.00.
- 4)** The City Manager is authorized to execute all documents necessary, and to perform any acts necessary to accept the funds awarded and implement the improvements approved under the Grant Award.
- 5)** In the event of loss or misuse of funds paid under the Grant Award, the City of McAllen assures that all funds will be returned to the United States of America, Federal Aviation Administration.

CONSIDERED, PASSED, AND APPROVED this 14th day of September, 2026 at a Regular Meeting of the Board of Commissioners of the City of McAllen Texas, at which a quorum was present and which was held in accordance with Chapter 551, Texas Government Code.

SIGNED this _____ day of September 2026.

Attest:

CITY OF McALLEN

Perla Lara, TRMC/CMC, CPM, City Secretary

Javier Villalobos, Mayor

Approved as to form:

Austin Stevenson, City Attorney



U.S. Department
of Transportation
Federal Aviation
Administration

FEDERAL AVIATION ADMINISTRATION

FY 2026

AIRPORT IMPROVEMENT PROGRAM (AIP) GRANT AGREEMENT

Part I - Offer

Federal Award Offer Date

Airport/Planning Area McAllen International Airport

Airport Grant Number 3-48-0144-068-2026

Unique Entity Identifier LNLJPLNR7GF5

TO: City of McAllen
(herein called the "Sponsor") (For Co-Sponsors, list all Co-Sponsor names. The word "Sponsor" in this Grant Agreement also applies to a Co-Sponsor.)

FROM: **The United States of America** (acting through the Federal Aviation Administration, herein called the "FAA")

WHEREAS, the sponsor has submitted to the FAA a Project Application dated June 23, 2026, for a grant of federal funds for a project at or associated with the McAllen International Airport, which is included as part of this Grant Agreement; and

WHEREAS, the FAA has approved a project for the McAllen International Airport (herein called the "Project") consisting of the following:

Airfield Safety Mitigation Measures (HS1)

which is more fully described in the Project Application.

NOW THEREFORE, Pursuant to and for the purpose of carrying out Title 49, United States Code (USC), Chapters 471 and 475; 49 USC §§ 40101 et seq. and 48103; Consolidated Appropriations Act, 2024 (Public Law Number (P.L.) 118-42); Consolidated Appropriations Act, 2025 (P.L. 119-4); Consolidated Appropriations Act, 2026 (P.L. 119-75); FAA Reauthorization Act of 2024 (P.L. 118-63); Infrastructure Investment and Jobs Act of 2021 (IIJA) (P.L. 117-58) (as applicable); and the representations contained in the Project Application; and in consideration of: (a) the sponsor's adoption and ratification of the most recently published Grant Assurances; (b) the sponsor's acceptance of this offer; and (c) the benefits to accrue to the United States and the public from the accomplishment of the project, and compliance with the Grant Assurance and conditions as herein provided;

THE FEDERAL AVIATION ADMINISTRATION, FOR AND ON BEHALF OF THE UNITED STATES, HEREBY OFFERS AND AGREES to pay (90) % of the allowable costs incurred accomplishing the Project as the United States' share of the Project.

Assistance Listings Number(s): 20.116.

This Offer is made on and SUBJECT TO THE FOLLOWING TERMS AND CONDITIONS:

CONDITIONS

1. **Maximum Obligation.** The maximum obligation of the United States payable under this Offer is \$900,000.

The following amounts represent a breakdown of the maximum obligation for the purpose of establishing allowable amounts for any future grant amendment, which may increase the foregoing maximum obligation of the United States under the provisions of 49 USC § 47108(b):

\$0 for planning

\$900,000 for airport development or noise program implementation; and,

\$0 for land acquisition.

2. **Grant Performance.** This agreement is subject to the following federal award requirements:

a. **Period of Performance:**

- i. **Start Date:** The date the recipient formally accepts this agreement and the date signed by the last signatory to the agreement.
- ii. **End Date:** Four (4) years to the calendar day from the date of acceptance.
- iii. **Extension of the Period of Performance (PoP):** The recipient may request a one-time extension of up to one year after the PoP end date by submitting a request to the FAA. The request must include, at a minimum, supporting justification for the request and the amount of additional time requested. The request must be submitted at least 10 calendar days before the PoP end date. This one-time extension may not be exercised for the sole purpose of using unobligated balances.

The PoP end date, or any extension as approved by FAA, shall not affect, relieve, or reduce recipient obligations and assurances that extend beyond the closeout of this agreement.

b. **Budget Period:**

- i. For a single year grant offer, the budget period follows the same start and end date as the PoP provided in paragraph 2(a), and any extension of the PoP end date.

- ii. For a multi-year grant offer, per the authority provided in 49 USC § 47108 and § 47114, the budget period is from the initial PoP start date through the end of the final fiscal year identified on a multi-year grant offer (See Multi-Year Grant Special Condition, if applicable).
- c. Appropriation Period of Availability and Expenditure:
 - i. The FAA must obligate appropriated funds within the period of availability identified in the appropriation.
 - ii. In accordance with 31 USC § 1552, by September 30th of the fifth fiscal year after the period of availability, FAA must liquidate and close expired appropriations, and any remaining balance (whether obligated or unobligated) must be canceled and thereafter shall not be available for obligation or expenditure for any purpose.
 - iii. IJJA and Supplemental AIP funding are subject to this condition.

d. Close Out:

Recipients shall begin the closeout process upon physical completion of the project(s) identified in this agreement. Closeout shall proceed expeditiously and without delay, even if the PoP end date has not been reached. In accordance with 2 Code of Federal Regulations (CFR) 200, unless the FAA authorizes a written extension, the recipient must submit all grant closeout documentation and liquidate (pay-off) all obligations incurred under this award no later than 120 calendar days after the PoP end date. If the recipient does not submit all required closeout documentation within this period, the FAA will proceed to close out the grant within one year of the PoP end date with the information available at the end of 120 days.

e. Termination:

The FAA may terminate this agreement and all of its obligations under this agreement if any of the following occur:

- i. The recipient fails to comply with the terms and conditions of this agreement;
- ii. The recipient fails to obtain or provide any recipient grant contribution as required by the agreement;
- iii. There is a material failure to comply with the Project Schedule even if it is beyond the reasonable control of the recipient;
- iv. Any project changes that the FAA determines are inconsistent with the FAA's basis for selecting the project to receive a grant;
- v. Continued grant payment inactivity, generally defined as no drawdowns over a 12-month period;
- vi. The recipient requests that the FAA terminate the agreement under this section; or
- vii. The FAA determines that termination of this agreement is in the public interest.

In terminating this agreement under this section, the FAA may elect to consider only the interests of the FAA.

- 3. Ineligible or Unallowable Costs.** In accordance with 49 USC § 47110, the sponsor is prohibited from including any costs in the grant funded portions of the project that the FAA has determined to be ineligible or unallowable, including costs incurred to carry out airport development implementing

policies and initiatives repealed by Executive Order 14148, provided such costs are not otherwise permitted by statute.

4. **Indirect Costs - Sponsor.** The sponsor may charge indirect costs under this award by applying the indirect cost rate identified in the project application, as accepted by the FAA, to allowable costs for sponsor direct salaries and wages.
5. **Determining the Final Federal Share of Costs.** The United States' share of allowable project costs will be made in accordance with 49 USC § 47109, the regulations, policies, and procedures of the Secretary of Transportation ("Secretary"), and any superseding legislation. Final determination of the United States' share will be based upon the final audit of the total amount of allowable project costs, and settlement will be made for any upward or downward adjustments to the federal share of costs.
6. **Completing the Project Without Delay and in Conformance with Requirements.** The sponsor must carry out and complete the project without undue delay, and in accordance with this agreement, 49 USC Chapters 471 and 475, IIJA (P.L. 117-58) (as appropriate), and the regulations, policies, and procedures of the Secretary. Per 2 CFR § 200.308, the sponsor agrees to report and request prior FAA approval for any disengagement from performing the project that exceeds three months, or a 25 percent reduction in time devoted to the project. The report must include a reason for the project stoppage. The sponsor also agrees to comply with the grant assurances, which are part of this agreement.
7. **Amendments or Withdrawals before Grant Acceptance.** The FAA reserves the right to amend or withdraw this offer at any time prior to its acceptance by the sponsor.
8. **Offer Expiration Date.** This offer will expire and the United States will not be obligated to pay any part of the costs of the project(s) unless this offer has been accepted by the sponsor on or before **September 11, 2026**, or such subsequent date as may be prescribed in writing by the FAA.
9. **Improper Use of Federal Funds and Mandatory Disclosure.**
 - a. The sponsor must take all steps, including litigation, if necessary, to recover federal funds spent fraudulently, wastefully, or in violation of federal antitrust statutes, or misused in any other manner for any project upon which federal funds have been expended. For the purposes of this grant agreement, the term "federal funds" means funds however used or dispersed by the sponsor, that were originally paid pursuant to this or any other federal grant agreement. The sponsor must obtain the approval of the Secretary as to any determination of the amount of the federal share of such funds. The sponsor must return the recovered federal share, including funds recovered by settlement, order, or judgment, to the Secretary. Upon request, the sponsor must furnish to the Secretary all documents and records pertaining to the determination of the amount of the federal share, or to any settlement, litigation, negotiation, or other efforts taken to recover such funds. All settlements or other final positions of the sponsor, in court or otherwise, involving the recovery of such federal share require advance approval by the Secretary.
 - b. The sponsor, a recipient, and a subrecipient under this federal grant must promptly comply with the mandatory disclosure requirements as established under 2 CFR § 200.113, including reporting requirements related to recipient integrity and performance in accordance with Appendix XII to 2 CFR Part 200.

10. **United States Not Liable for Damage or Injury.** The United States is not responsible or liable for damage to property or injury to persons which may arise from, or be incident to, compliance with this agreement.
11. **System for Award Management (SAM) Registration and Unique Entity Identifier (UEI).**
- a. Requirement for System for Award Management (SAM): Unless the sponsor is exempted from this requirement under 2 CFR § 25.110, the sponsor must maintain the currency of its information in the SAM until the sponsor submits the final financial report required under this grant, or receives the final payment, whichever is later. This requires that the sponsor review and update the information at least annually after the initial registration and more frequently if required by changes in information or another award term. Additional information about registration procedures may be found at the SAM website (currently at <http://www.sam.gov>).
 - b. Unique entity identifier (UEI) means a 12-character alpha-numeric value used to identify a specific commercial, nonprofit, or governmental entity. A UEI may be obtained from SAM.gov at <https://sam.gov/content/entity-registration>.
12. **Electronic Grant Payment(s).** Unless otherwise directed by the FAA, the sponsor must make each payment request under this agreement electronically via the Delphi Invoicing System for Department of Transportation (DOT) Financial Assistance Awardees.
13. **Informal Letter Amendment of Projects.** If, during the life of the project, the FAA determines that the maximum grant obligation of the United States exceeds the expected needs of the sponsor by \$25,000 or five percent, whichever is greater, the FAA can issue a letter amendment to the sponsor unilaterally reducing the maximum obligation.
- The FAA can also issue a letter to the sponsor increasing the maximum obligation if there is an overrun in the total actual eligible and allowable project costs to cover the amount of the overrun, provided it will not exceed the statutory limitations for grant amendments. The FAA's authority to increase the maximum obligation does not apply to the "planning" component of Condition No. 1, Maximum Obligation.
- The FAA can also issue an informal letter amendment that modifies the grant description to correct administrative errors or to delete work items if the FAA finds it advantageous, and in the best interests of the United States.
- An informal letter amendment has the same force and effect as a formal grant amendment.
14. **Environmental Standards.** The sponsor is required to comply with all applicable environmental standards, as further defined in the Grant Assurances, for all projects in this grant. If the sponsor fails to comply with this requirement, the FAA may suspend, cancel, or terminate this Grant Agreement.
15. **Financial Reporting and Payment Requirements.** The sponsor will comply with all federal financial reporting requirements and payment requirements, including submittal of timely and accurate reports.
16. **Buy American.** Unless otherwise approved in advance by the FAA, in accordance with 49 USC § 50101, the sponsor will not acquire or permit any contractor or subcontractor to acquire any steel or manufactured goods produced outside the United States to be used for any project for which funds are provided under this grant. The sponsor will include a provision implementing Buy American in every contract and subcontract awarded under this grant.

17. **Build America, Buy America.** The sponsor must comply with the requirements under the Build America, Buy America Act (P.L. 117-58).
18. **Maximum Obligation Increase.** In accordance with 49 USC § 47108(b)(2), as amended, the maximum obligation of the United States, as stated in Condition No. 1, Maximum Obligation, of this grant:
- a. May not be increased for a planning project;
 - b. May be increased by not more than 15 percent for development projects, if funds are available;
 - c. May be increased by not more than the greater of the following for a land project, if funds are available:
 - i. 15 percent; or
 - ii. 25 percent of the total increase in allowable project costs attributable to acquiring an interest in the land.

If the sponsor requests an increase, any eligible increase in funding will be subject to the United States Government share as provided in 49 USC § 47109, or IIJA (P.L. 117-58), or other superseding legislation if applicable, for the fiscal year appropriation with which the increase is funded. The FAA is not responsible for the same federal share provided herein for any amount increased over the initial grant amount. The FAA may adjust the federal share as applicable through an informal letter of amendment.

19. **Audits for Sponsors.**

PUBLIC SPONSORS. The sponsor must provide for a Single Audit or program-specific audit in accordance with 2 CFR Part 200. The sponsor must submit the audit reporting package to the Federal Audit Clearinghouse on the Federal Audit Clearinghouse's Internet Data Entry System at <http://harvester.census.gov/facweb/>. Upon request of the FAA, the sponsor shall provide one copy of the completed audit to the FAA. Sponsors that expend less than \$1,000,000 in federal awards and are exempt from federal audit requirements must make records available for review or audit by the appropriate federal agency officials, state, and Government Accountability Office. The FAA and other appropriate federal agencies may request additional information to meet all federal audit requirements.

20. **Suspension or Debarment.** When entering into a "covered transaction" as defined by 2 CFR § 180.200, the sponsor must:
- a. Verify the non-federal entity is eligible to participate in this federal program by:
 - i. Checking the System for Award Management (SAM.gov) exclusions to determine if the non-federal entity is excluded or disqualified; or
 - ii. Collecting a certification statement from the non-federal entity attesting they are not excluded or disqualified from participating; or
 - iii. Adding a clause or condition to covered transactions attesting the individual or firm are not excluded or disqualified from participating.
 - b. Require prime contractors to comply with 2 CFR § 180.330 when entering into lower-tier transactions with their contractors and sub-contractors.

- c. Immediately disclose in writing to the FAA whenever (1) the sponsor learns they have entered into a covered transaction with an ineligible entity or (2) the public sponsor suspends or debars a contractor, person, or entity.

21. Ban on Texting While Driving.

- a. In accordance with Executive Order 13513, Federal Leadership on Reducing Text Messaging While Driving, October 1, 2009, and DOT Order 3902.10, Text Messaging While Driving, December 30, 2009, the sponsor is encouraged to:
 - i. Adopt and enforce workplace safety policies to decrease crashes caused by distracted drivers, including policies to ban text messaging while driving when performing any work for, or on behalf of, the Federal Government, including work relating to a grant or subgrant.
 - ii. Conduct workplace safety initiatives in a manner commensurate with the size of the business, such as:
 - a) Establishment of new rules and programs or re-evaluation of existing programs to prohibit text messaging while driving; and
 - b) Education, awareness, and other outreach to employees about the safety risks associated with texting while driving.
- f. The sponsor must insert the substance of this clause on banning texting while driving in all subgrants, contracts, and subcontracts funded with this grant.

22. Trafficking in Persons.

- a. *Posting of contact information.*
 - i. The sponsor must post the contact information of the national human trafficking hotline (including options to reach out to the hotline such as through phone, text, or TTY) in all public airport restrooms.
- b. *Provisions applicable to a sponsor that is a private entity.*
 - i. Under this grant, the sponsor, its employees, subrecipients under this grant, and subrecipient's employees must not engage in:
 - a) Severe forms of trafficking in persons;
 - b) The procurement of a commercial sex act during the period of time that the grant or cooperative agreement is in effect;
 - c) The use of forced labor in the performance of this grant; or any subaward; or
 - d) Acts that directly support or advance trafficking in persons, including the following acts:
 - 1. Destroying, concealing, removing, confiscating, or otherwise denying an employee access to that employee's identity or immigration documents;
 - 2. Failing to provide return transportation of pay for return transportation costs to an employee from a country outside the United States to the country from which the employee was recruited upon the end of employment if requested by the employee, unless:

- a. Exempted from the requirement to provide or pay for such return transportation by the federal department or agency providing or entering into the grant; or
 - b. The employee is a victim of human trafficking seeking victim services or legal redress in the country of employment or witness in a human trafficking enforcement action;
- 3. Soliciting a person for the purpose of employment, or offering employment, by means of materially false or fraudulent pretenses, representations, or promises regarding that employment;
- 4. Charging recruited employees a placement or recruitment fee; or
- 5. Providing or arranging housing that fails to meet the host country's housing and safety standards.
- ii. The FAA may unilaterally terminate this grant or take any remedial actions authorized by 22 USC § 7104b(c), without penalty, if any private entity under this grant:
 - a) is determined to have violated a prohibition in paragraph 2.a. (PoP) of this grant; or
 - b) has an employee that is determined to have violated a prohibition in paragraph 2.a. (PoP) of this grant through conduct that is either:
 - 1. Associated with the performance under this grant; or
 - 2. Imputed to the recipient or the subrecipient using the standards and due process for imputing the conduct of an individual to an organization that are provided in 2 CFR Part 180, "OMB Guidelines to Agencies on Government-wide Debarment and Suspension (Nonprocurement)," as implemented by the FAA at 2 CFR Part 1200.
- c. *Provisions applicable to a sponsor other than a private entity.*
 - i. The FAA may unilaterally terminate this award or take any remedial actions authorized by 22 USC § 7104b(c), without penalty, if subrecipient is a private entity under this grant:
 - a) is determined to have violated a prohibition in paragraph 2.a. (PoP) of this grant or
 - b) has an employee that is determined to have violated a prohibition in paragraph 2.a. (PoP) of this grant through conduct that is either:
 - 1. Associated with the performance under this grant; or
 - 2. Imputed to the sponsor or subrecipient using the standards and due process for imputing the conduct of an individual to an organization that are provided in 2 CFR Part 180, "OMB Guidelines to Agencies on Government-wide Debarment and Suspension (Nonprocurement)," as implemented by the FAA at 2 CFR Part 1200.
- d. *Provisions applicable to any sponsor or subrecipient.*
 - i. The sponsor or subrecipient must inform the FAA and the DOT Inspector General immediately of any information you receive from any source alleging a violation of a prohibition in paragraph 2.a. (PoP) of this grant.

- ii. The FAA's right to unilaterally terminate this grant as described in paragraphs 2.b. (Budget Period) or 3.a. (Close Out and Termination) of this grant, implements the requirements of 22 USC Chapter 78, and is in addition to all other remedies for noncompliance that are available to the FAA under this grant.
- iii. The sponsor must include the requirements of paragraph 2.a. (PoP) of this grant award term in any subaward it makes to a private entity.
- iv. If applicable, the sponsor must also comply with the compliance plan and certification requirements in 2 CFR § 175.105(b).
- e. *Definitions. For purposes of this grant award, term:*
 - i. "Employee" means either:
 - a) An individual employed by the sponsor or a subrecipient who is engaged in the performance of the project or program under this grant; or
 - b) Another person engaged in the performance of the project or program under this grant and not compensated by the sponsor or a subrecipient including, but not limited to, a volunteer or individual whose services are contributed by a third party as an in-kind contribution toward cost sharing requirements.
 - ii. "Private Entity" means:
 - a) Any entity, including for-profit organizations, nonprofit organizations, institutions of higher education, and hospitals. The term does not include foreign public entities, Indian Tribes, local governments, or states as defined in 2 CFR § 200.1.
 - b) The terms "severe forms of trafficking in persons," "commercial sex act," "sex trafficking," "abuse or threatened abuse of law or legal process," "coercion," "debt bondage," and "involuntary servitude" have the meanings given at section 103 of the Victims of Trafficking and Violence Protection Act of 2000, as amended (22 USC § 7102).

23. Grant Funded Work Included in a PFC Application. Within 120 days of acceptance of this Grant Agreement, the sponsor must submit to the FAA an amendment to any approved Passenger Facility Charge (PFC) application that contains an approved PFC project also covered under this Grant Agreement as described in the project application. The sponsor may not make any expenditure under this Grant Agreement until project work addressed under this Grant Agreement is removed from an approved PFC application by amendment.

24. Exhibit "A" Property Map. The Exhibit "A" Property Map dated May 01, 2020, is incorporated herein by reference, or is submitted with the project application and made part of this Grant Agreement.

25. Employee Protection from Reprisal. In accordance with 2 CFR § 200.217 and 41 USC § 4701, an employee of a grantee, subgrantee contractor, recipient, or subrecipient must not be discharged, demoted, or otherwise discriminated against as a reprisal for disclosing to a person or body described in 41 USC § 4712(a)(2) information that the employee reasonably believes is evidence of gross mismanagement of a federal contract or grant, a gross waste of federal funds, an abuse of authority relating to a federal contract or grant, a substantial and specific danger to public health or safety, or a violation of law, rule, or regulation related to a federal contract (including the competition for or negotiation of a contract) or grant. The grantee, subgrantee, contractor, recipient, or subrecipient must inform their employees in writing of employee whistleblower rights and protections under 41 USC § 4712. See statutory requirements for whistleblower protections at 10 USC § 4701, 41 USC § 4712, 41 USC § 4304, and 10 USC § 4310.

- 26. Prohibited Telecommunications and Video Surveillance Services and Equipment.** The sponsor agrees to comply with mandatory standards and policies relating to use and procurement of certain telecommunications and video surveillance services or equipment in compliance with the National Defense Authorization Act [P.L. 115-232 § 889] and 2 CFR § 200.216.
- 27. Critical Infrastructure Security and Resilience.** The sponsor acknowledges that it has considered and addressed physical and cybersecurity and resilience in its project planning, design, and oversight, as determined by the DOT and the Department of Homeland Security (DHS). For airports that do not have specific DOT or DHS cybersecurity requirements, the FAA encourages the voluntary adoption of the cybersecurity requirements from the Transportation Security Administration and Federal Security Director identified for security risk Category X airports.
- 28. Title VI of the Civil Rights Act.** As a condition of a grant award, the sponsor shall demonstrate that it complies with the provisions of Title VI of the Civil Rights Act of 1964 (42 USC §§ 2000d et seq.) and implementing regulations (49 CFR Part 21), the Airport and Airway Improvement Act of 1982 (49 USC § 47123), the Age Discrimination Act of 1975 (42 USC § 6101 et seq.), Section 504 of the Rehabilitation Act of 1973 (29 USC § 794 et seq.), the Americans with Disabilities Act of 1990 (42 USC § 12101, et seq.), U.S. Department of Transportation and Federal Aviation Administration (FAA) Assurances, and other relevant civil rights statutes, regulations, or authorities, including any amendments or updates thereto. This may include, as applicable, providing a current Title VI Program Plan to the FAA for approval, in the format and according to the timeline required by the FAA, and other information about the communities that will be benefited and impacted by the project. The sponsor shall affirmatively ensure that when carrying out any project supported by this grant that it complies with all federal nondiscrimination and civil rights laws based on race, color, national origin, sex, creed, age, disability, and genetic information, in consideration for federal financial assistance. The Department's and FAA's Office of Civil Rights may provide resources and technical assistance to recipients to ensure full and sustainable compliance with federal civil rights requirements. Failure to comply with civil rights requirements will be considered a violation of the agreement or contract and be subject to any enforcement action as authorized by law.
- 29. Applicable Federal Anti-Discrimination Laws.** The sponsor agrees:
- a. That its compliance in all respects with all applicable federal anti-discrimination laws is material to the government's payment decisions for purposes of 31 USC § 3729(b)(4) and
 - b. To certify that it does not operate any programs promoting Diversity, Equity, and Inclusion (DEI) that violate any applicable federal anti-discrimination laws.
- 30. National Airspace System Requirements.**
- a. The sponsor shall cooperate with FAA activities installing, maintaining, replacing, improving, or operating equipment and facilities in or supporting the National Airspace System, including waiving permitting requirements and other restrictions affecting those activities to the maximum extent possible, and assisting the FAA in securing waivers of permitting or other restrictions from other authorities. The sponsor shall not take actions that frustrate or prevent the FAA from installing, maintaining, replacing, improving, or operating equipment and facilities in or supporting the National Airspace System.
 - b. If FAA determines that the sponsor has violated subsection a., the FAA may impose a remedy, including:
 - i. Additional conditions on the award;

- ii. Consistent with 49 USC Chapter 471, any remedy permitted under 2 CFR §§ 200.339–200.340, including withholding of payments; disallowance of previously reimbursed costs, requiring refunds from the recipient to the DOT; suspension or termination of the award; or suspension and debarment under 2 CFR part 180; or
 - iii. Any other remedy legally available.
 - c. In imposing a remedy under this condition, the FAA may elect to consider the interests of only the FAA.
 - d. The sponsor acknowledges that amounts that the FAA requires the sponsor to refund to the FAA due to a remedy under this condition constitute a debt to the Federal Government that the FAA may collect under 2 CFR 200.346 and the Federal Claims Collection Standards (31 CFR Parts 900–904).
31. **Signage Costs for Construction Projects.** The sponsor agrees that it will require the prime contractor of a federally-assisted airport improvement project to post signs consistent with a DOT/FAA-prescribed format, as may be requested by the DOT/FAA, and further agrees to remove any signs posted in response to requests received prior to February 1, 2025.

SPECIAL CONDITIONS

32. **Lighting.** The sponsor must operate and maintain lighting systems during the useful life of the system in accordance with applicable FAA standards.
33. **Plans and Specifications Prior to Bidding.** The sponsor agrees that it will submit plans and specifications for FAA review prior to advertising for bids.
34. **Grants Issued on Estimates.** The sponsor understands and agrees that this Grant Offer is made and accepted based on estimates for RIM/Hot Spot 1 mitigation; and the parties agree that within 120 days from the date of acceptance of this Grant Offer, the sponsor will receive bids for construction of the RIM/Hot Spot 1 mitigation contained within the project description, which is more fully described in the Project Application. If, after the sponsor has received bids, the FAA determines that the maximum grant obligation of the United States exceeds the expected needs of the sponsor by \$25,000.00 or five percent, whichever is greater based on the actual bid prices received, the FAA can issue a letter to the sponsor unilaterally reducing the maximum obligation. The sponsor understands that amendment calculations will then be limited by this reduced maximum obligation.
35. **Consultant Contract and Cost Analysis.** The sponsor understands and agrees that no reimbursement will be made on the consultant contract portion of this grant until the FAA has received the consultant contract, the sponsor's analysis of costs, and the independent fee estimate.
36. **Mothers' Rooms.** As a small, medium, or large hub airport, the sponsor certifies it is in compliance with 49 USC § 47107(w).
37. **Construction Safety Phasing Plan.** In accordance with FAA Advisory Circular 150/5370-2G, Operational Safety on Airports During Construction, and any applicable amendment or update to the Advisory Circular, the sponsor understands and agrees that construction will not commence until FAA has approved the Construction Safety Phasing Plan and Points of Interest airspace case for the project(s) described in this grant, and the project application.

The sponsor's acceptance of this offer and ratification and adoption of the Project Application incorporated herein shall be evidenced by execution of this instrument by the sponsor, as hereinafter provided, and this offer and acceptance shall comprise a Grant Agreement, constituting the contractual obligations and rights of the United States and the sponsor with respect to the accomplishment of the project and compliance with the Grant Assurances, terms, and conditions as provided herein. Such Grant Agreement shall become effective upon the sponsor's acceptance of this offer.

Please read the following information: By signing this document, you are agreeing that you have reviewed the following consumer disclosure information and consent to transact business using electronic communications, to receive notices and disclosures electronically, and to utilize electronic signatures in lieu of using paper documents. You are not required to receive notices and disclosures or sign documents electronically. If you prefer not to do so, you may request to receive paper copies and withdraw your consent at any time.

I declare under penalty of perjury that the foregoing is true and correct.¹

**UNITED STATES OF AMERICA
FEDERAL AVIATION ADMINISTRATION**

(Signature)

(Typed Name)

(Title of FAA Official)

¹ Knowingly and willfully providing false information to the Federal government is a violation of 18 U.S.C. § 1001 (False Statements) and could subject you to fines, imprisonment, or both.

Part II - Acceptance

The sponsor does hereby ratify and adopt all assurances, statements, representations, warranties, covenants, and agreements contained in the Project Application and incorporated materials referred to in the foregoing offer, and does hereby accept this offer and by such acceptance agrees to comply with all of the Grant Assurances, terms, and conditions in this offer and in the Project Application.

Please read the following information: By signing this document, you are agreeing that you have reviewed the following consumer disclosure information and consent to transact business using electronic communications, to receive notices and disclosures electronically, and to utilize electronic signatures in lieu of using paper documents. You are not required to receive notices and disclosures or sign documents electronically. If you prefer not to do so, you may request to receive paper copies and withdraw your consent at any time.

I declare under penalty of perjury that the foregoing is true and correct.²

Dated _____

City of McAllen

(Name of Sponsor)

(Signature of Sponsor's Authorized Official)

By: _____

(Typed Name of Sponsor's Authorized Official)

Title: _____

(Title of Sponsor's Authorized Official)

² Knowingly and willfully providing false information to the Federal Government is a violation of 18 USC § 1001 (False Statements) and could subject you to fines, imprisonment, or both.

CERTIFICATE OF SPONSOR'S ATTORNEY

I, _____, acting as Attorney for the Sponsor do hereby certify:

That in my opinion the Sponsor is empowered to enter into the foregoing Grant Agreement under the laws of the State of Texas. Further, I have examined the foregoing Grant Agreement and the actions taken by said Sponsor and Sponsor's official representative, who has been duly authorized to execute this Grant Agreement, which is in all respects due and proper and in accordance with the laws of the said State; and Title 49, United States Code (USC), Chapters 471 and 475; 49 USC §§ 40101 et seq., and 48103; Consolidated Appropriations Act, 2024 (P.L. 118-42); Consolidated Appropriations Act, 2025 (P.L. 119-4); Consolidated Appropriations Act, 2026 (P.L. 119-75); FAA Reauthorization Act of 2024 (P.L. 118-63); and the representations contained in the Project Application. In addition, for grants involving projects to be carried out on property not owned by the Sponsor, there are no legal impediments that will prevent full performance by the Sponsor. Further, it is my opinion that the said Grant Agreement constitutes a legal and binding obligation of the Sponsor in accordance with the terms thereof.

Please read the following information: By signing this document, you are agreeing that you have reviewed the following consumer disclosure information and consent to transact business using electronic communications, to receive notices and disclosures electronically, and to utilize electronic signatures in lieu of using paper documents. You are not required to receive notices and disclosures or sign documents electronically. If you prefer not to do so, you may request to receive paper copies and withdraw your consent at any time.

I declare under penalty of perjury that the foregoing is true and correct.³

Dated at _____

By: _____
(Signature of Sponsor's Attorney)

³ Knowingly and willfully providing false information to the Federal Government is a violation of 18 USC § 1001 (False Statements) and could subject you to fines, imprisonment, or both.

ASSURANCES
AIRPORT SPONSORS

A. General.

1. These assurances shall be complied with in the performance of grant agreements for airport development, airport planning, and noise compatibility program grants for airport sponsors.
2. These assurances are required to be submitted as part of the project application by sponsors requesting funds under the provisions of Title 49, USC, subtitle VII, as amended. As used herein, the term "public agency sponsor" means a public agency with control of a public-use airport; the term "private sponsor" means a private owner of a public-use airport; and the term "sponsor" includes both public agency sponsors and private sponsors.
3. Upon acceptance of this Grant Offer by the sponsor, these assurances are incorporated in and become part of this Grant Agreement.

B. Duration and Applicability.

1. Airport Development or Noise Compatibility Program Projects Undertaken by a Public Agency Sponsor.

The terms, conditions and assurances of this Grant Agreement shall remain in full force and effect throughout the useful life of the facilities developed or equipment acquired for an airport development or noise compatibility program project, or throughout the useful life of the project items installed within a facility under a noise compatibility program project, but in any event not to exceed twenty (20) years from the date of acceptance of a Grant Offer of federal funds for the project. However, there shall be no limit on the duration of the assurances regarding Exclusive Rights and Airport Revenue so long as the airport is used as an airport. There shall be no limit on the duration of the terms, conditions, and assurances with respect to real property acquired with federal funds. Furthermore, the duration of the Civil Rights assurance shall be specified in the assurances.

2. Airport Development or Noise Compatibility Projects Undertaken by a Private Sponsor.

The preceding paragraph (1) also applies to a private sponsor except that the useful life of project items installed within a facility or the useful life of the facilities developed or equipment acquired under an airport development or noise compatibility program project shall be no less than ten (10) years from the date of acceptance of federal aid for the project.

3. Airport Planning Undertaken by a Sponsor.

Unless otherwise specified in this Grant Agreement, only Assurances 1, 2, 3, 5, 6, 13, 18, 23, 25, 30, 32, 33, 34, 37, and 40 in Section C apply to planning projects. The terms, conditions, and assurances of this Grant Agreement shall remain in full force and effect during the life of the project; there shall be no limit on the duration of the assurances regarding Exclusive Rights and Airport Revenue so long as the airport is used as an airport.

C. Sponsor Certification.

The sponsor hereby assures and certifies, with respect to this grant that:

1. General Federal Requirements

It will comply with all applicable federal laws, regulations, executive orders, policies, guidelines, and requirements as they relate to the application, acceptance, and use of federal funds for this grant. Performance under this agreement shall be governed by and in compliance with the following requirements, as applicable, to the type of organization of the Sponsor and any applicable sub-recipients. The applicable provisions to this agreement include, but are not limited to, the following:

FEDERAL LEGISLATION

- a. 49 USC subtitle VII, as amended.
- b. Davis-Bacon Act, as amended — 40 USC §§ 3141-3144, 3146, and 3147, et seq.¹
- c. Federal Fair Labor Standards Act — 29 USC § 201, et seq.
- d. Hatch Act — 5 USC § 1501, et seq.²
- e. Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970, 42 USC § 4601, et seq.^{1, 2}
- f. National Historic Preservation Act of 1966 — Section 106 — 54 USC § 306108.¹
- g. Archeological and Historic Preservation Act of 1974 — 54 USC § 312501, et seq.¹
- h. Native Americans Grave Repatriation Act — 25 USC § 3001, et seq.
- i. Clean Air Act, P.L. 90-148, as amended — 42 USC § 7401, et seq.
- j. Coastal Zone Management Act, P.L. 92-583, as amended — 16 USC § 1451, et seq.
- k. Flood Disaster Protection Act of 1973 — Section 102(a) - 42 USC § 4012a.¹
- l. 49 USC § 303, (formerly known as Section 4(f)).
- m. Rehabilitation Act of 1973 — 29 USC § 794.
- n. Title VI of the Civil Rights Act of 1964 (42 USC § 2000d et seq.) (prohibits discrimination on the basis of race, color, national origin).
- o. Americans with Disabilities Act of 1990, as amended, (42 USC § 12101 et seq.) (prohibits discrimination on the basis of disability).
- p. Age Discrimination Act of 1975 — 42 USC § 6101, et seq.
- q. American Indian Religious Freedom Act, P.L. 95-341, as amended.
- r. Architectural Barriers Act of 1968, as amended — 42 USC § 4151, et seq.¹
- s. Powerplant and Industrial Fuel Use Act of 1978 — Section 403 — 42 USC § 8373.¹
- t. Contract Work Hours and Safety Standards Act — 40 USC § 3701, et seq.¹
- u. Copeland Anti-kickback Act — 18 USC § 874.¹

- v. National Environmental Policy Act of 1969 – 42 USC § 4321, et seq.¹
- w. Wild and Scenic Rivers Act, P.L. 90-542, as amended – 16 USC § 1271, et seq.
- x. Single Audit Act of 1984 – 31 USC § 7501, et seq.²
- y. Drug-Free Workplace Act of 1988 – 41 USC §§ 8101 through 8105.
- z. The Federal Funding Accountability and Transparency Act of 2006, as amended (P.L. 109-282, as amended by section 6202 of P.L. 110-252).
- aa. Civil Rights Restoration Act of 1987, P.L. 100-259.
- bb. Infrastructure Investment and Jobs Act, P.L. 117-58, Title VIII.
- cc. Build America, Buy America Act, P.L. 117-58, Title IX.
- dd. Endangered Species Act – 16 USC 1531, et seq.
- ee. Title IX of the Education Amendments of 1972, as amended – 20 USC 1681–1683 and 1685–1687.
- ff. Drug Abuse Office and Treatment Act of 1972, as amended – 21 USC 1101, et seq.
- gg. Alcohol Abuse and Alcoholism Prevention, Treatment and Rehabilitation Act of 1970, P.L. 91-616, as amended – 42 USC § 4541, et seq.
- hh. Alcohol Abuse and Alcoholism Prevention, Treatment and Rehabilitation Act of 1970, P.L. 91-616, as amended – 42 USC § 4541, et seq.
- ii. Appropriated Funds to Influence Certain Federal Contracting and Financial Transactions – 31 USC § 1352.

EXECUTIVE ORDERS

- a. Executive Order 11990 – Protection of Wetlands
- b. Executive Order 11988 – Floodplain Management
- c. Executive Order 12372 – Intergovernmental Review of Federal Programs
- d. Executive Order 12699 – Seismic Safety of Federal and Federally Assisted New Building Construction¹
- e. Executive Order 14005 – Ensuring the Future is Made in all of America by All of America's Workers
- f. Executive Order 14149 – Restoring Freedom of Speech and Ending Federal Censorship
- g. Executive Order 14151 – Ending Radical and Wasteful Government DEI Programs and Preferencing
- h. Executive Order 14154 – Unleashing American Energy
- i. Executive Order 14168 – Defending Women from Gender Ideology Extremism and Restoring Biological Truth to the Federal Government
- j. Executive Order 14173 – Ending Illegal Discrimination and Restoring Merit-Based Opportunity

FEDERAL REGULATIONS

- a. 2 CFR Part 180 – OMB Guidelines to Agencies on Governmentwide Debarment and Suspension (Nonprocurement).
- b. 2 CFR Part 200 and 1201 – Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards.^{3, 4, 5}
- c. 2 CFR Part 1200 – Nonprocurement Suspension and Debarment.
- d. 14 CFR Part 13 – Investigative and Enforcement Procedures.
- e. 14 CFR Part 16 – Rules of Practice for Federally-Assisted Airport Enforcement Proceedings.
- f. 14 CFR Part 150 – Airport Noise Compatibility Planning.
- g. 28 CFR Part 35 – Nondiscrimination on the Basis of Disability in State and Local Government Services.
- h. 28 CFR § 50.3 – U.S. Department of Justice Guidelines for the Enforcement of Title VI of the Civil Rights Act of 1964.
- i. 29 CFR Part 1 – Procedures for Predetermination of Wage Rates.¹
- j. 29 CFR Part 3 – Contractors and Subcontractors on Public Building or Public Work Financed in Whole or in Part by Loans or Grants from the United States.¹
- k. 29 CFR Part 5 – Labor Standards Provisions Applicable to Contracts Covering Federally Financed and Assisted Construction (Also Labor Standards Provisions Applicable to Nonconstruction Contracts Subject to the Contract Work Hours and Safety Standards Act).¹
- l. 41 CFR Part 60 – Office of Federal Contract Compliance Programs, Equal Employment Opportunity, Department of Labor (Federal and Federally-assisted contracting requirements).¹
- m. 49 CFR Part 20 – New Restrictions on Lobbying.
- n. 49 CFR Part 21 – Nondiscrimination in Federally-Assisted Programs of the Department of Transportation - Effectuation of Title VI of the Civil Rights Act of 1964.
- o. 49 CFR Part 23 – Participation by Disadvantage Business Enterprise in Airport Concessions.
- p. 49 CFR Part 24 – Uniform Relocation Assistance and Real Property Acquisition for Federal and Federally-Assisted Programs.^{1, 2}
- q. 49 CFR Part 26 – Participation by Disadvantaged Business Enterprises in Department of Transportation Financial Assistance Programs.
- r. 49 CFR Part 27 – Nondiscrimination on the Basis of Disability in Programs or Activities Receiving Federal Financial Assistance.¹
- s. 49 CFR Part 28 – Enforcement of Nondiscrimination on the Basis of Handicap in Programs or Activities Conducted by the Department of Transportation.
- t. 49 CFR Part 30 – Denial of Public Works Contracts to Suppliers of Goods and Services of Countries That Deny Procurement Market Access to U.S. Contractors.
- u. 49 CFR Part 32 – Governmentwide Requirements for Drug-Free Workplace (Financial Assistance).

- v. 49 CFR Part 37 – Transportation Services for Individuals with Disabilities (ADA).
- w. 49 CFR Part 38 – Americans with Disabilities Act (ADA) Accessibility Specifications for Transportation Vehicles.
- x. 49 CFR Part 41 – Seismic Safety.

FOOTNOTES TO ASSURANCE (C)(1)

- ¹ These laws do not apply to airport planning sponsors.
- ² These laws do not apply to private sponsors.
- ³ 2 CFR Part 200 contains requirements for state and local governments receiving federal assistance. Any requirement levied upon state and local governments by this regulation shall apply where applicable to private sponsors receiving federal assistance under Title 49, United States Code.
- ⁴ Cost principles established in 2 CFR Part 200 subpart E must be used as guidelines for determining the eligibility of specific types of expenses.
- ⁵ Audit requirements established in 2 CFR Part 200 subpart F are the guidelines for audits.

SPECIFIC ASSURANCES

Specific assurances required to be included in grant agreements by any of the above laws, regulations or circulars are incorporated by reference in this Grant Agreement.

2. Responsibility and Authority of the Sponsor.
a. Public Agency Sponsor:

It has legal authority to apply for this grant, and to finance and carry out the proposed project; that a resolution, motion or similar action has been duly adopted or passed as an official act of the applicant's governing body authorizing the filing of the application, including all understandings and assurances contained therein, and directing and authorizing the person identified as the official representative of the applicant to act in connection with the application and to provide such additional information as may be required.

b. Private Sponsor:

It has legal authority to apply for this grant and to finance and carry out the proposed project and comply with all terms, conditions, and assurances of this Grant Agreement. It shall designate an official representative and shall in writing direct and authorize that person to file this application, including all understandings and assurances contained therein; to act in connection with this application; and to provide such additional information as may be required.

3. Sponsor Fund Availability.

It has sufficient funds available for that portion of the project costs which are not to be paid by the United States. It has sufficient funds available to assure operation and maintenance of items funded under this Grant Agreement which it will own or control.

4. Good Title.

- a. It, a public agency or the Federal Government, holds good title, satisfactory to the Secretary, to the landing area of the airport or site thereof, or will give assurance satisfactory to the Secretary that good title will be acquired.

- b. For noise compatibility program projects to be carried out on the property of the sponsor, it holds good title satisfactory to the Secretary to that portion of the property upon which federal funds will be expended or will give assurance to the Secretary that good title will be obtained.

5. Preserving Rights and Powers.

- a. It will not take or permit any action which would operate to deprive it of any of the rights and powers necessary to perform any or all of the terms, conditions, and assurances in this Grant Agreement without the written approval of the Secretary, and will act promptly to acquire, extinguish or modify any outstanding rights or claims of right of others which would interfere with such performance by the sponsor. This shall be done in a manner acceptable to the Secretary.
- b. Subject to 49 USC § 47107(a)(16) and (x), it will not sell, lease, encumber, or otherwise transfer or dispose of any part of its title or other interests in the property shown on Exhibit A to this application or, for a noise compatibility program project, that portion of the property upon which federal funds have been expended, for the duration of the terms, conditions, and assurances in this Grant Agreement without approval by the Secretary. If the transferee is found by the Secretary to be eligible under Title 49, United States Code, to assume the obligations of this Grant Agreement and to have the power, authority, and financial resources to carry out all such obligations, the sponsor shall insert in the contract or document transferring or disposing of the sponsor's interest, and make binding upon the transferee all of the terms, conditions, and assurances contained in this Grant Agreement.
- c. For all noise compatibility program projects which are to be carried out by another unit of local government or are on property owned by a unit of local government other than the sponsor, it will enter into an agreement with that government. Except as otherwise specified by the Secretary, that agreement shall obligate that government to the same terms, conditions, and assurances that would be applicable to it if it applied directly to the FAA for a grant to undertake the noise compatibility program project. That agreement and changes thereto must be satisfactory to the Secretary. It will take steps to enforce this agreement against the local government if there is substantial non-compliance with the terms of the agreement.
- d. For noise compatibility program projects to be carried out on privately owned property, it will enter into an agreement with the owner of that property which includes provisions specified by the Secretary. It will take steps to enforce this agreement against the property owner whenever there is substantial non-compliance with the terms of the agreement.
- e. If the sponsor is a private sponsor, it will take steps satisfactory to the Secretary to ensure that the airport will continue to function as a public-use airport in accordance with these assurances for the duration of these assurances.
- f. If an arrangement is made for management and operation of the airport by any agency or person other than the sponsor or an employee of the sponsor, the sponsor will reserve sufficient rights and authority to ensure that the airport will be operated and maintained in accordance with Title 49, United States Code, the regulations and the terms, conditions and assurances in this Grant Agreement and shall ensure that such arrangement also requires compliance therewith.
- g. Sponsors of commercial service airports will not permit or enter into any arrangement that results in permission for the owner or tenant of a property used as a residence, or zoned for residential use, to taxi an aircraft between that property and any location on airport. Sponsors

of general aviation airports entering into any arrangement that results in permission for the owner of residential real property adjacent to or near the airport must comply with the requirements of Sec. 136 of Public Law 112-95 and the sponsor assurances.

6. Consistency with Local Plans.

The project is reasonably consistent with plans (existing at the time of submission of this application) of public agencies that are authorized by the state in which the project is located to plan for the development of the area surrounding the airport.

7. Consideration of Local Interest.

It has given fair consideration to the interest of communities in or near where the project may be located.

8. Consultation with Users.

In making a decision to undertake any airport development project under Title 49, United States Code, it has undertaken reasonable consultations with affected parties using the airport at which project is proposed.

9. Public Hearings.

In projects involving the location of an airport, an airport runway, or a major runway extension, it has afforded the opportunity for public hearings for the purpose of considering the economic, social, and environmental effects of the airport or runway location and its consistency with goals and objectives of such planning as has been carried out by the community and it shall, when requested by the Secretary, submit a copy of the transcript of such hearings to the Secretary. Further, for such projects, it has on its management board either voting representation from the communities where the project is located or has advised the communities that they have the right to petition the Secretary concerning a proposed project.

10. Metropolitan Planning Organization.

In projects involving the location of an airport, an airport runway, or a major runway extension at a medium or large hub airport, the sponsor has made available to and has provided upon request to the metropolitan planning organization in the area in which the airport is located, if any, a copy of the proposed amendment to the airport layout plan to depict the project and a copy of any airport master plan in which the project is described or depicted.

11. Pavement Preventive Maintenance-Management.

With respect to a project approved after January 1, 1995, for the replacement or reconstruction of pavement at the airport, it assures or certifies that it has implemented an effective airport pavement maintenance-management program and it assures that it will use such program for the useful life of any pavement constructed, reconstructed or repaired with federal financial assistance at the airport. It will provide such reports on pavement condition and pavement management programs as the Secretary determines may be useful.

12. Terminal Development Prerequisites.

For projects which include terminal development at a public use airport, as defined in Title 49, it has, on the date of submittal of the project grant application, all the safety equipment required for certification of such airport under 49 USC § 44706, and all the security equipment required by rule or regulation, and has provided for access to the passenger enplaning and deplaning area of such airport to passengers enplaning and deplaning from aircraft other than air carrier aircraft.

13. Accounting System, Audit, and Record Keeping Requirements.

- a. It shall keep all project accounts and records which fully disclose the amount and disposition by the recipient of the proceeds of this grant, the total cost of the project in connection with which this grant is given or used, and the amount or nature of that portion of the cost of the project supplied by other sources, and such other financial records pertinent to the project. The accounts and records shall be kept in accordance with an accounting system that will facilitate an effective audit in accordance with the Single Audit Act of 1984.
- b. It shall make available to the Secretary and the Comptroller General of the United States, or any of their duly authorized representatives, for the purpose of audit and examination, any books, documents, papers, and records of the recipient that are pertinent to this grant. The Secretary may require that an appropriate audit be conducted by a recipient. In any case in which an independent audit is made of the accounts of a sponsor relating to the disposition of the proceeds of a grant or relating to the project in connection with which this grant was given or used, it shall file a certified copy of such audit with the Comptroller General of the United States not later than six (6) months following the close of the fiscal year for which the audit was made.

14. Minimum Wage Rates.

It shall include, in all contracts in excess of \$2,000 for work on any projects funded under this Grant Agreement which involve labor, provisions establishing minimum rates of wages, to be predetermined by the Secretary of Labor under 40 USC §§ 3141-3144, 3146, and 3147, Public Building, Property, and Works), which contractors shall pay to skilled and unskilled labor, and such minimum rates shall be stated in the invitation for bids and shall be included in proposals or bids for the work.

15. Veteran's Preference.

It shall include in all contracts for work on any project funded under this Grant Agreement which involve labor, such provisions as are necessary to insure that, in the employment of labor (except in executive, administrative, and supervisory positions), preference shall be given to Vietnam era veterans, Persian Gulf veterans, Afghanistan-Iraq war veterans, disabled veterans, and small business concerns owned and controlled by disabled veterans as defined in 49 USC § 47112. However, this preference shall apply only where the individuals are available and qualified to perform the work to which the employment relates.

16. Conformity to Plans and Specifications.

It will execute the project subject to plans, specifications, and schedules approved by the Secretary. Such plans, specifications, and schedules shall be submitted to the Secretary prior to commencement of site preparation, construction, or other performance under this Grant Agreement, and, upon approval of the Secretary, shall be incorporated into this Grant Agreement. Any modification to the approved plans, specifications, and schedules shall also be subject to approval of the Secretary, and incorporated into this Grant Agreement.

17. Construction Inspection and Approval.

It will provide and maintain competent technical supervision at the construction site throughout the project to assure that the work conforms to the plans, specifications, and schedules approved by the Secretary for the project. It shall subject the construction work on any project contained in an approved project application to inspection and approval by the Secretary and such work shall be in

accordance with regulations and procedures prescribed by the Secretary. Such regulations and procedures shall require such cost and progress reporting by the sponsor or sponsors of such project as the Secretary shall deem necessary.

18. Planning Projects.

In carrying out planning projects:

- a. It will execute the project in accordance with the approved program narrative contained in the project application or with the modifications similarly approved.
- b. It will furnish the Secretary with such periodic reports as required pertaining to the planning project and planning work activities.
- c. It will include in all published material prepared in connection with the planning project a notice that the material was prepared under a grant provided by the United States.
- d. It will make such material available for examination by the public, and agrees that no material prepared with funds under this project shall be subject to copyright in the United States or any other country.
- e. It will give the Secretary unrestricted authority to publish, disclose, distribute, and otherwise use any of the material prepared in connection with this grant.
- f. It will grant the Secretary the right to disapprove the sponsor's employment of specific consultants and their subcontractors to do all or any part of this project as well as the right to disapprove the proposed scope and cost of professional services.
- g. It will grant the Secretary the right to disapprove the use of the sponsor's employees to do all or any part of the project.
- h. It understands and agrees that the Secretary's approval of this project grant or the Secretary's approval of any planning material developed as part of this grant does not constitute or imply any assurance or commitment on the part of the Secretary to approve any pending or future application for a federal airport grant.

19. Operation and Maintenance.

- a. The airport and all facilities which are necessary to serve the aeronautical users of the airport, other than facilities owned or controlled by the United States, shall be operated at all times in a safe and serviceable condition and in accordance with the minimum standards as may be required or prescribed by applicable Federal, state, and local agencies for maintenance and operation. It will not cause or permit any activity or action thereon which would interfere with its use for airport purposes. It will suitably operate and maintain the airport and all facilities thereon or connected therewith, with due regard to climatic and flood conditions. Any proposal to temporarily close the airport for non-aeronautical purposes must first be approved by the Secretary. In furtherance of this assurance, the sponsor will have in effect arrangements for:
 1. Operating the airport's aeronautical facilities whenever required;
 2. Promptly marking and lighting hazards resulting from airport conditions, including temporary conditions; and
 3. Promptly notifying pilots of any condition affecting aeronautical use of the airport. Nothing contained herein shall be construed to require that the airport be operated for aeronautical use during temporary periods when snow, flood, or other climatic conditions

interfere with such operation and maintenance. Further, nothing herein shall be construed as requiring the maintenance, repair, restoration, or replacement of any structure or facility which is substantially damaged or destroyed due to an act of God or other condition or circumstance beyond the control of the sponsor.

- b. It will suitably operate and maintain noise compatibility program items that it owns or controls upon which federal funds have been expended.

20. Hazard Removal and Mitigation.

It will take appropriate action to ensure that such terminal airspace as is required to protect instrument and visual operations to the airport (including established minimum flight altitudes) will be adequately cleared and protected by removing, lowering, relocating, marking, or lighting or otherwise mitigating existing airport hazards and by preventing the establishment or creation of future airport hazards.

21. Compatible Land Use.

It will take appropriate action, to the extent reasonable, including the adoption of zoning laws, to restrict the use of land adjacent to or in the immediate vicinity of the airport to activities and purposes compatible with normal airport operations, including landing and takeoff of aircraft. In addition, if the project is for noise compatibility program implementation, it will not cause or permit any change in land use, within its jurisdiction, that will reduce its compatibility, with respect to the airport, of the noise compatibility program measures upon which federal funds have been expended.

22. Economic Nondiscrimination.

- a. It will make the airport available as an airport for public use on reasonable terms and without unjust discrimination to all types, kinds and classes of aeronautical activities, including commercial aeronautical activities offering services to the public at the airport.
- b. In any agreement, contract, lease, or other arrangement under which a right or privilege at the airport is granted to any person, firm, or corporation to conduct or to engage in any aeronautical activity for furnishing services to the public at the airport, the sponsor will insert and enforce provisions requiring the contractor to:
 - 1. Furnish said services on a reasonable, and not unjustly discriminatory, basis to all users thereof, and
 - 2. Charge reasonable, and not unjustly discriminatory, prices for each unit or service, provided that the contractor may be allowed to make reasonable and nondiscriminatory discounts, rebates, or other similar types of price reductions to volume purchasers.
- c. Each fixed-based operator at the airport shall be subject to the same rates, fees, rentals, and other charges as are uniformly applicable to all other fixed-based operators making the same or similar uses of such airport and utilizing the same or similar facilities.
- d. Each air carrier using such airport shall have the right to service itself or to use any fixed-based operator that is authorized or permitted by the airport to serve any air carrier at such airport.
- e. Each air carrier using such airport (whether as a tenant, non-tenant, or subtenant of another air carrier tenant) shall be subject to such nondiscriminatory and substantially comparable rules, regulations, conditions, rates, fees, rentals, and other charges with respect to facilities directly and substantially related to providing air transportation as are applicable to all such air carriers

which make similar use of such airport and utilize similar facilities, subject to reasonable classifications such as tenants or non-tenants and signatory carriers and non-signatory carriers. Classification or status as tenant or signatory shall not be unreasonably withheld by any airport provided an air carrier assumes obligations substantially similar to those already imposed on air carriers in such classification or status.

- f. It will not exercise or grant any right or privilege which operates to prevent any person, firm, or corporation operating aircraft on the airport from performing any services on its own aircraft with its own employees (including, but not limited to maintenance, repair, and fueling) that it may choose to perform.
- g. In the event the sponsor itself exercises any of the rights and privileges referred to in this assurance, the services involved will be provided on the same conditions as would apply to the furnishing of such services by commercial aeronautical service providers authorized by the sponsor under these provisions.
- h. The sponsor may establish such reasonable, and not unjustly discriminatory, conditions to be met by all users of the airport as may be necessary for the safe and efficient operation of the airport.
- i. The sponsor may prohibit or limit any given type, kind or class of aeronautical use of the airport if such action is necessary for the safe operation of the airport or necessary to serve the civil aviation needs of the public.

23. Exclusive Rights.

It will permit no exclusive right for the use of the airport by any person providing, or intending to provide, aeronautical services to the public. For purposes of this paragraph, the providing of the services at an airport by a single fixed-based operator shall not be construed as an exclusive right if both of the following apply:

- a. It would be unreasonably costly, burdensome, or impractical for more than one fixed-based operator to provide such services, and
- b. If allowing more than one fixed-based operator to provide such services would require the reduction of space leased pursuant to an existing agreement between such single fixed-based operator and such airport. It further agrees that it will not, either directly or indirectly, grant or permit any person, firm, or corporation, the exclusive right at the airport to conduct any aeronautical activities, including, but not limited to charter flights, pilot training, aircraft rental and sightseeing, aerial photography, crop dusting, aerial advertising and surveying, air carrier operations, aircraft sales and services, sale of aviation petroleum products whether or not conducted in conjunction with other aeronautical activity, repair and maintenance of aircraft, sale of aircraft parts, and any other activities which because of their direct relationship to the operation of aircraft can be regarded as an aeronautical activity, and that it will terminate any exclusive right to conduct an aeronautical activity now existing at such an airport before the grant of any assistance under Title 49, United States Code.

24. Fee and Rental Structure.

It will maintain a fee and rental structure for the facilities and services at the airport which will make the airport as self-sustaining as possible under the circumstances existing at the particular airport, taking into account such factors as the volume of traffic and economy of collection. No part of the federal share of an airport development, airport planning or noise compatibility project for

which a grant is made under Title 49, United States Code, the Airport and Airway Improvement Act of 1982, the Federal Airport Act or the Airport and Airway Development Act of 1970 shall be included in the rate basis in establishing fees, rates, and charges for users of that airport.

25. Airport Revenues.

- a. All revenues generated by the airport and any local taxes on aviation fuel established after December 30, 1987, will be expended by it for the capital or operating costs of the airport; the local airport system; or other local facilities which are owned or operated by the owner or operator of the airport and which are directly and substantially related to the actual air transportation of passengers or property; or for noise mitigation purposes on or off the airport. The following exceptions apply to this paragraph:
 1. If covenants or assurances in debt obligations issued before September 3, 1982, by the owner or operator of the airport, or provisions enacted before September 3, 1982, in governing statutes controlling the owner or operator's financing, provide for the use of the revenues from any of the airport owner or operator's facilities, including the airport, to support not only the airport but also the airport owner or operator's general debt obligations or other facilities, then this limitation on the use of all revenues generated by the airport (and, in the case of a public airport, local taxes on aviation fuel) shall not apply.
 2. If the Secretary approves the sale of a privately owned airport to a public sponsor and provides funding for any portion of the public sponsor's acquisition of land, this limitation on the use of all revenues generated by the sale shall not apply to certain proceeds from the sale. This is conditioned on repayment to the Secretary by the private owner of an amount equal to the remaining unamortized portion (amortized over a 20-year period) of any airport improvement grant made to the private owner for any purpose other than land acquisition on or after October 1, 1996, plus an amount equal to the federal share of the current fair market value of any land acquired with an airport improvement grant made to that airport on or after October 1, 1996.
 3. Certain revenue derived from or generated by mineral extraction, production, lease, or other means at a general aviation airport (as defined at 49 USC § 47102), if the FAA determines the airport sponsor meets the requirements set forth in Section 813 of Public Law 112-95.
- b. As part of the annual audit required under the Single Audit Act of 1984, the sponsor will direct that the audit will review, and the resulting audit report will provide an opinion concerning, the use of airport revenue and taxes in paragraph (a), and indicating whether funds paid or transferred to the owner or operator are paid or transferred in a manner consistent with Title 49, United States Code and any other applicable provision of law, including any regulation promulgated by the Secretary or Administrator.
- c. Any civil penalties or other sanctions will be imposed for violation of this assurance in accordance with the provisions of 49 USC § 47107.

26. Reports and Inspections.

It will:

- a. submit to the Secretary such annual or special financial and operations reports as the Secretary may reasonably request and make such reports available to the public; make available to the

public at reasonable times and places a report of the airport budget in a format prescribed by the Secretary;

- b. for airport development projects, make the airport and all airport records and documents affecting the airport, including deeds, leases, operation and use agreements, regulations and other instruments, available for inspection by any duly authorized agent of the Secretary upon reasonable request;
- c. for noise compatibility program projects, make records and documents relating to the project and continued compliance with the terms, conditions, and assurances of this Grant Agreement including deeds, leases, agreements, regulations, and other instruments, available for inspection by any duly authorized agent of the Secretary upon reasonable request; and
- d. in a format and time prescribed by the Secretary, provide to the Secretary and make available to the public following each of its fiscal years, an annual report listing in detail:
 - 1. all amounts paid by the airport to any other unit of government and the purposes for which each such payment was made; and
 - 2. all services and property provided by the airport to other units of government and the amount of compensation received for provision of each such service and property.

27. Use by Government Aircraft.

It will make available all of the facilities of the airport developed with federal financial assistance and all those usable for landing and takeoff of aircraft to the United States for use by Government aircraft in common with other aircraft at all times without charge, except, if the use by Government aircraft is substantial, charge may be made for a reasonable share, proportional to such use, for the cost of operating and maintaining the facilities used. Unless otherwise determined by the Secretary, or otherwise agreed to by the sponsor and the using agency, substantial use of an airport by Government aircraft will be considered to exist when operations of such aircraft are in excess of those which, in the opinion of the Secretary, would unduly interfere with use of the landing areas by other authorized aircraft, or during any calendar month that:

- a. Five (5) or more Government aircraft are regularly based at the airport or on land adjacent thereto; or
- b. The total number of movements (counting each landing as a movement) of Government aircraft is 300 or more, or the gross accumulative weight of Government aircraft using the airport (the total movement of Government aircraft multiplied by gross weights of such aircraft) is in excess of five million pounds.

28. Land for Federal Facilities.

It will furnish without cost to the Federal Government for use in connection with any air traffic control or air navigation activities, or weather-reporting and communication activities related to air traffic control, any areas of land or water, or estate therein as the Secretary considers necessary or desirable for construction, operation, and maintenance at federal expense of space or facilities for such purposes. Such areas or any portion thereof will be made available as provided herein within four months after receipt of a written request from the Secretary.

29. Airport Layout Plan.

- a. The airport owner or operator will maintain a current airport layout plan of the airport showing:
 - 1. boundaries of the airport and all proposed additions thereto, together with the boundaries of all offsite areas owned or controlled by the sponsor for airport purposes and proposed additions thereto;
 - 2. the location and nature of all existing and proposed airport facilities and structures (such as runways, taxiways, aprons, terminal buildings, hangars and roads), including all proposed extensions and reductions of existing airport facilities;
 - 3. the location of all existing and proposed non-aviation areas and of all existing improvements thereon; and
 - 4. all proposed and existing access points used to taxi aircraft across the airport's property boundary.
- b. Subject to subsection 49 USC § 47107(x), the Secretary will review and approve or disapprove the plan and any revision or modification of the plan before the plan, revision, or modification takes effect.
- c. The owner or operator will not make or allow any alteration in the airport or any of its facilities unless the alteration—
 - 1. is outside the scope of the Secretary's review and approval authority as set forth in subsection (x); or
 - 2. complies with the portions of the plan approved by the Secretary.
- d. When the airport owner or operator makes a change or alteration in the airport or the facilities which the Secretary determines adversely affects the safety, utility, or efficiency of any federally owned, leased, or funded property on or off the airport and which is not in conformity with the airport layout plan as approved by the Secretary, the owner or operator will, if requested, by the Secretary:
 - 1. eliminate such adverse effect in a manner approved by the Secretary; or
 - 2. bear all costs of relocating such property or its replacement to a site acceptable to the Secretary and of restoring the property or its replacement to the level of safety, utility, efficiency, and cost of operation that existed before the alteration was made, except in the case of a relocation or replacement of an existing airport facility due to a change in the Secretary's design standards beyond the control of the airport sponsor.

30. Civil Rights.

It will promptly take any measures necessary to ensure that no person in the United States shall, on the grounds of race, color, and national origin (including limited English proficiency) in accordance with the provisions of Title VI of the Civil Rights Act of 1964 (42 USC §§ 2000d to 2000d-4); creed and sex per 49 USC § 47123 and related requirements; age per the Age Discrimination Act of 1975 and related requirements; or disability per the Americans with Disabilities Act of 1990 and related requirements, be excluded from participation in, be denied the benefits of, or be otherwise subjected to discrimination in any program and activity conducted with, or benefiting from, funds received from this grant.

- a. Using the definitions of activity, facility, and program as found and defined in 49 CFR §§ 21.23(b) and 21.23(e), the sponsor will facilitate all programs, operate all facilities, or conduct all programs in compliance with all non-discrimination requirements imposed by or pursuant to these assurances.
- b. Applicability
 - 1. Programs and Activities. If the sponsor has received a grant (or other federal assistance) for any of the sponsor's program or activities, these requirements extend to all of the sponsor's programs and activities.
 - 2. Facilities. Where it receives a grant or other federal financial assistance to construct, expand, renovate, remodel, alter, or acquire a facility, or part of a facility, the assurance extends to the entire facility and facilities operated in connection therewith.
 - 3. Real Property. Where the sponsor receives a grant or other federal financial assistance in the form of, or for the acquisition of real property or an interest in real property, the assurance will extend to rights to space on, over, or under such property.

- c. Duration.

The sponsor agrees that it is obligated to this assurance for the period during which federal financial assistance is extended to the program, except where the federal financial assistance is to provide, or is in the form of, personal property, or real property, or interest therein, or structures or improvements thereon, in which case the assurance obligates the sponsor, or any transferee for the longer of the following periods:

- 1. So long as the airport is used as an airport, or for another purpose involving the provision of similar services or benefits; or
 - 2. So long as the sponsor retains ownership or possession of the property.
- d. Required Solicitation Language. It will include the following notification in all solicitations for bids, Requests For Proposals for work, or material under this Grant Agreement and in all proposals for agreements, including airport concessions, regardless of funding source:

"The (**City of McAllen**), in accordance with the provisions of Title VI of the Civil Rights Act of 1964 (42 USC §§ 2000d to 2000d-4) and the Regulations, hereby notifies all bidders or offerors that it will affirmatively ensure that for any contract entered into pursuant to this advertisement, all businesses will be afforded full and fair opportunity to submit bids in response to this invitation and no businesses will be discriminated against on the grounds of race, color, national origin (including limited English proficiency), creed, sex , age, or disability in consideration for an award."
- e. Required Contract Provisions.
 - 1. It will insert the non-discrimination contract clauses requiring compliance with the acts and regulations relative to non-discrimination in federally-assisted programs of the Department of Transportation (DOT), and incorporating the acts and regulations into the contracts by reference in every contract or agreement subject to the non-discrimination in federally-assisted programs of the DOT acts and regulations.
 - 2. It will include a list of the pertinent non-discrimination authorities in every contract that is subject to the non-discrimination acts and regulations.

3. It will insert non-discrimination contract clauses as a covenant running with the land, in any deed from the United States effecting or recording a transfer of real property, structures, use, or improvements thereon or interest therein to a sponsor.
4. It will insert non-discrimination contract clauses prohibiting discrimination on the basis of race, color, national origin (including limited English proficiency), creed, sex, age, or disability as a covenant running with the land, in any future deeds, leases, license, permits, or similar instruments entered into by the sponsor with other parties:
 - a. For the subsequent transfer of real property acquired or improved under the applicable activity, project, or program; and
 - b. For the construction or use of, or access to, space on, over, or under real property acquired or improved under the applicable activity, project, or program.
- f. It will provide for such methods of administration for the program as are found by the Secretary to give reasonable guarantee that it, other recipients, sub-recipients, sub-grantees, contractors, subcontractors, consultants, transferees, successors in interest, and other participants of federal financial assistance under such program will comply with all requirements imposed or pursuant to the acts, the regulations, and this assurance.
- g. It agrees that the United States has a right to seek judicial enforcement with regard to any matter arising under the acts, the regulations, and this assurance.

31. Disposal of Land.

- a. For land purchased under a grant for airport noise compatibility purposes, including land serving as a noise buffer, it will dispose of the land, when the land is no longer needed for such purposes, at fair market value, at the earliest practicable time. That portion of the proceeds of such disposition which is proportionate to the United States' share of acquisition of such land will be, at the discretion of the Secretary, (1) reinvested in another project at the airport, or (2) transferred to another eligible airport as prescribed by the Secretary. The Secretary shall give preference to the following, in descending order:
 1. Reinvestment in an approved noise compatibility project;
 2. Reinvestment in an approved project that is eligible for grant funding under 49 USC § 47117(e);
 3. Reinvestment in an approved airport development project that is eligible for grant funding under 49 USC §§ 47114, 47115, or 47117;
 4. Transfer to an eligible sponsor of another public airport to be reinvested in an approved noise compatibility project at that airport; or
 5. Payment to the Secretary for deposit in the Airport and Airway Trust Fund.

If land acquired under a grant for noise compatibility purposes is leased at fair market value and consistent with noise buffering purposes, the lease will not be considered a disposal of the land. Revenues derived from such a lease may be used for an approved airport development project that would otherwise be eligible for grant funding or any permitted use of airport revenue.
- b. For land purchased under a grant for airport development purposes (other than noise compatibility), it will, when the land is no longer needed for airport purposes, dispose of such land at fair market value or make available to the Secretary an amount equal to the United

States' proportionate share of the fair market value of the land. That portion of the proceeds of such disposition which is proportionate to the United States' share of the cost of acquisition of such land will, upon application to the Secretary, be reinvested or transferred to another eligible airport as prescribed by the Secretary. The Secretary shall give preference to the following, in descending order:

1. Reinvestment in an approved noise compatibility project;
 2. Reinvestment in an approved project that is eligible for grant funding under 49 USC § 47117(e);
 3. Reinvestment in an approved airport development project that is eligible for grant funding under 49 USC §§ 47114, 47115, or 47117;
 4. Transfer to an eligible sponsor of another public airport to be reinvested in an approved noise compatibility project at that airport; or
 5. Payment to the Secretary for deposit in the Airport and Airway Trust Fund.
- c. Land shall be considered to be needed for airport purposes under this assurance if (1) it may be needed for aeronautical purposes (including runway protection zones) or serve as noise buffer land, and (2) the revenue from interim uses of such land contributes to the financial self-sufficiency of the airport. Further, land purchased with a grant received by an airport operator or owner before December 31, 1987, will be considered to be needed for airport purposes if the Secretary or federal agency making such grant before December 31, 1987, was notified by the operator or owner of the uses of such land, did not object to such use, and the land continues to be used for that purpose, such use having commenced no later than December 15, 1989.
- d. Disposition of such land under (a), (b), or (c) will be subject to the retention or reservation of any interest or right therein necessary to ensure that such land will only be used for purposes which are compatible with noise levels associated with operation of the airport.

32. Engineering and Design Services.

If any phase of such project has received federal funds under Chapter 471 subchapter 1 of Title 49 USC, it will award each contract, or sub-contract for program management, construction management, planning studies, feasibility studies, architectural services, preliminary engineering, design, engineering, surveying, mapping or related services in the same manner as a contract for architectural and engineering services is negotiated under Chapter 11 of Title 40 U.S.C., or an equivalent qualifications-based requirement prescribed for or by the sponsor of the airport.

33. Foreign Market Restrictions.

It will not allow funds provided under this grant to be used to fund any project which uses any product or service of a foreign country during the period in which such foreign country is listed by the United States Trade Representative as denying fair and equitable market opportunities for products and suppliers of the United States in procurement and construction.

34. Policies, Standards, and Specifications.

It will carry out any project funded under an Airport Improvement Program Grant in accordance with policies, standards, and specifications approved by the Secretary including, but not limited to, current FAA Advisory Circulars (https://www.faa.gov/airports/aip/aip_pfc_checklist) for AIP projects as of June 23, 2026.

35. Relocation and Real Property Acquisition.

- a. It will be guided in acquiring real property, to the greatest extent practicable under state law, by the land acquisition policies in Subpart B of 49 CFR Part 24 and will pay or reimburse property owners for necessary expenses as specified in Subpart B.
- b. It will provide a relocation assistance program offering the services described in Subpart C of 49 CFR Part 24 and fair and reasonable relocation payments and assistance to displaced persons as required in Subpart D and E of 49 CFR Part 24.
- c. It will make available within a reasonable period of time prior to displacement, comparable replacement dwellings to displaced persons in accordance with Subpart E of 49 CFR Part 24.

36. Access By Intercity Buses.

The airport owner or operator will permit, to the maximum extent practicable, intercity buses or other modes of transportation to have access to the airport; however, it has no obligation to fund special facilities for intercity buses or for other modes of transportation.

37. Disadvantaged Business Enterprises (DBE)/Airport Concessions Disadvantaged Business Enterprise (ACDBE) Program.

The sponsor shall not discriminate on the basis of race, color, national origin, or sex in the award and performance of any DOT-assisted contract covered by 49 CFR Part 26, or in the award and performance of any concession activity contract covered by 49 CFR Part 23. In addition, the sponsor shall not discriminate on the basis of race, color, national origin or sex in the administration of its Disadvantaged Business Enterprise (DBE) and Airport Concessions Disadvantaged Business Enterprise (ACDBE) programs or the requirements of 49 CFR Parts 23 and 26. The sponsor shall take all necessary and reasonable steps under 49 CFR Parts 23 and 26 to ensure nondiscrimination in the award and administration of DOT-assisted contracts, and/or concession contracts. The sponsor's DBE and ACDBE programs, as required by 49 CFR Parts 26 and 23, and as approved by DOT, are incorporated by reference in this agreement. Implementation of these programs is a legal obligation and failure to carry out its terms shall be treated as a violation of this agreement. Upon notification to the sponsor of its failure to carry out its approved program, the Department may impose sanctions as provided for under Part 26 and may, in appropriate cases, refer the matter for enforcement under 18 USC § 1001 and/or the Program Fraud Civil Remedies Act of 1986 (31 USC §§ 3801-3809, 3812).

38. Hangar Construction.

If the airport owner or operator and a person who owns an aircraft agree that a hangar is to be constructed at the airport for the aircraft at the aircraft owner's expense, the airport owner or operator will grant to the aircraft owner for the hangar a long term lease that is subject to such terms and conditions on the hangar as the airport owner or operator may impose.

39. Competitive Access.

- a. If the airport owner or operator of a medium or large hub airport (as defined in 49 USC § 47102) has been unable to accommodate one or more requests by an air carrier for access to gates or other facilities at that airport in order to allow the air carrier to provide service to the airport or to expand service at the airport, the airport owner or operator shall transmit a report to the Secretary that:
 - 1. Describes the requests;

2. Provides an explanation as to why the requests could not be accommodated; and
 3. Provides a time frame within which, if any, the airport will be able to accommodate the requests.
- b. Such report shall be due on either February 1 or August 1 of each year if the airport has been unable to accommodate the request(s) in the six month period prior to the applicable due date.

40. Access to Leaded Aviation Gasoline

- a. If 100-octane low lead aviation gasoline (100LL) was made available at an airport, at any time during calendar year 2022, an airport owner or operator may not restrict or prohibit the sale of, or self-fueling with, 100-octane low lead aviation gasoline.
- b. This requirement remains until the earlier of December 31, 2030, or the date on which the airport or any retail fuel seller at the airport makes available an unleaded aviation gasoline that has been authorized for use by the FAA as a replacement for 100-octane low lead aviation gasoline for use in nearly all piston-engine aircraft and engine models; and meets either an industry consensus standard or other standard that facilitates the safe use, production, and distribution of such unleaded aviation gasoline, as determined appropriate by the FAA.
- c. An airport owner or operator understands and agrees, that any violation of this grant assurance is subject to civil penalties as provided for in 49 USC § 46301(a)(8).



ITEM SUMMARY

BOARD: City Commission

AGENDA ITEM

3.A.

DATE SUBMITTED

09/02/2026

MEETING DATE

9/14/2026

1. Agenda Item: Consideration and Approval of the Construction Manager-At-Risk (CMAR) Proposal Qualification for the City of McAllen New Golf Course (Project No. 08-26-C39-1434).
2. Party Making Request:
3. Applicant:
4. Nature of Request: Approval of the three (3) best ranked CMAR proposals and authorization to move forward to step two for CMAR Services for the City of McAllen New Golf Course. Project No. 08-26-C39-1434.
5. Fiscal Impact Summary: 520-5152-464-63-45
6. Budgeted: Yes

Bid Amount:	<u>\$0.00</u>	Budgeted Amount:	<u>\$60,000</u>
Under Budget:	<u>\$0.00</u>	Over Budget:	<u>\$0.00</u>
		Amount Remaining:	<u>\$0.00</u>
7. Routing:

Luis Hernandez	Created/Initiated - 09/02/2026
Eduardo Mendoza	Approved - 09/04/2026
Angie Rodriguez	Approved - 09/04/2026
Sonia Resendez	Approved - 09/08/2026
Gerardo Noriega	Approved - 09/08/2026
Martin Canales	Approved - 09/08/2026
Michelle Rivera	Final Approval - 09/08/2026
8. Staff Recommendation: Staff recommends qualifying the first three (3) best ranked CMAR proposals received and authorization to move forward to step two for CMAR services for the City of McAllen New Golf Course. HERITAGE LINKS, MID-AMERICA GOLF AND LANDSCAPE, INC., AND GREENSCAPES SIX, LLC.
9. Advisory Board:
10. City Attorney: Approve - AS
11. Manager's Recommendation: Approve - IJT



ENGINEERING DEPARTMENT

MEMORANDUM

To: Isaac Tawil, City Manager

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

Date: September 14, 2026

Subject: Construction Manager-At-Risk (CMAR) Proposal Qualifications for the City of McAllen New Golf Course

Goal:

Staff is seeking approval of the three best ranked CMAR proposals and authorization to move forward to step two for CMAR Services for the City of McAllen New Golf Course. Project No. 08-26-C39-1434.

Brief Explanation:

On August 21, 2026, the purchasing department received five responses for the Construction Manager-At-Risk (CMAR) Services for City of McAllen New Golf Course. Project No. 08-26-C39-1434.

This project will expand the Champions Lakes Family Golf Course into an 18-hole, par-57 municipal golf destination designed for families, youth, new and experienced golfers, and visitors. The Request for Qualifications (RFQ) represents Step 1 of a two-step procurement process and is intended to identify an experienced General Contractor qualified to construct the project under the CMAR procurement and agreement.

An evaluation committee comprised of five (5) qualified City of McAllen committee members reviewed and evaluated each Statement of Qualifications (SOQ) based on the evaluation criteria established in the solicitation. The committee subsequently ranked the respondents according to their total evaluation scores. An evaluation ranking summary and copy of the selection criteria are attached for reference

Options:

1. Approve the qualified CMAR Proposals.
2. Disapprove the qualified CMAR Proposals.

Recommendation:

Staff recommends qualifying the first three best ranked CMAR proposals received and authorization to move forward to step two for CMAR services for the City of McAllen New Golf Course. HERITAGE LINKS, MID-AMERICA GOLF AND LANDSCAPE AND GREENSCAPES SIX.

SECTION IV. SELECTION CRITERIA & EVALUATION

4.1 General

The successful Proposer, if any, selected by the City in accordance with the requirements and specifications outlined in this RFQ will be the Proposer that submits a proposal in response to this RFQ on or before the Submission Deadline that provides the best value for the City based upon the selection criteria and ranking evaluation found under this Section.

By submitting a proposal, Proposer acknowledges Proposer's acceptance of the Selection Criteria, the Scope of Work, and all other requirements set forth in this RFQ as mandated by Chapter 2269 of the Texas Government Code. Proposer further acknowledges that the City must make subjective judgments during the RFQ and selection process.

After the deadline for receipt of RFQ's, an evaluation committee made up of the City Manager's designated representatives will review all responses/Request for Qualifications utilizing the selection criteria noted in Section 4.3 of this document.

4.2 Selection Process

A selection committee appointed by the City Engineer and/or City Manager will review and evaluate the submitted RFQs. The committee shall consist of five (5) members and will include at least one (1) licensed professional engineer. Other members may include City employees who are licensed engineers or who have experience with engineering services, design-related consulting services, construction management, and familiarity with the project scope.

Following the evaluation of the Request for Qualifications (RFQs), the evaluation committee will rank all proposers in order of qualifications. The three (3) highest-ranked proposers will be short-listed. Upon completion of the evaluation process, the evaluation committee will make a recommendation to the McAllen City Commission for approval of the highest-ranked proposers. The City reserves the right to request additional information or clarification from any proposers at any time during the evaluation process.

4.3 Selection Criteria

The criteria to be considered by the City in evaluating proposals and selecting a CMAR will be those listed below with their relative weightings. Proposers must carefully read and submit a complete response to all questions in Section III formatted as directed.

EXPERIENCE & QUALIFICATIONS	45%
CAPABILITY & CAPACITY TO PERFORM WORK	30%
VALUE ENGINEERING & INNOVATION	10%
FINANCIAL STABILITY	10%
REFERENCES	5%

4.4 Interviews

Interviews are not planned for responses to this RFQ for step-one of the selection process, but the City reserves the right to request interviews of qualified firms prior to making its step-two selection.

EVALUATION CRITERIA SCORES BY COMMITTEE MEMBER (100 MAXIMUM POINTS)

CONSTRUCTION MANAGER-AT-RISK (CMAR) SERVICES

CITY OF MCALLEN NEW GOLF COURSE

PROJECT NO. 08-26-C39-1434

EVALUATION CRITERIA (100 POINTS TOTAL)	RESPONDENTS				
	NM CONTRACTING	HOLCHEMONT LTD	HERITAGE LINKS	GREENSCAPES SIX	MID-AMERICA GOLF AND LANDSCAPE
EXPERIENCE & QUALIFICATIONS (45 MAX. POINTS)	55	54	213	200	210
CAPABILITY & CAPACITY TO PERFORM WORK (30 MAX. POINTS)	70	72	142	131	140
VALUE ENGINEERING & INNOVATION (10 MAX. POINTS)	22	20	40	34	38
FINANCIAL STABILITY (10 MAX. POINTS)	27	22	45	38	42
REFERENCES (5 MAX. POINTS)	11	11	22	19.5	20
TOTAL EVALUATION POINTS	185 POINTS	179 POINTS	462 POINTS	423 POINTS	450 POINTS

DISCLAIMER: THE TOTAL POINTS REFLECT THE COMBINED SCORES OF ALL EVALUATION COMMITTEE MEMBERS.



ITEM SUMMARY

BOARD: City Commission

AGENDA ITEM

3.B.

DATE SUBMITTED

09/01/2026

MEETING DATE

9/14/2026

1. Agenda Item: Award of Contract for Professional Services - Annual Land Surveying Services 2026 (Project No. 04-26-S58-730).
2. Party Making Request: Eduardo Mendoza
3. Applicant:
4. Nature of Request: Staff is seeking authorization to award professional service contracts with the eight previously shortlisted land surveying firms. Proposed fees have been negotiated.
5. Fiscal Impact Summary: Respective task orders will be assigned to various capital improvement project accounts upon confirmation of sufficient funds.
6. Budgeted:

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

Mario Cruz	Created/Initiated - 09/01/2026
Eduardo Mendoza	Approved - 09/04/2026
Angie Rodriguez	Approved - 09/04/2026
Sonia Resendez	Approved - 09/08/2026
Gerardo Noriega	Approved - 09/08/2026
Martin Canales	Approved - 09/08/2026
Michelle Rivera	Final Approval - 09/08/2026
8. Staff Recommendation: Staff recommends award of contract to the selected firms at the negotiated rates with an initial term of one (1) year after the date of award and the option to extend the contracts for two (2) additional years in one (1) year increments, with the City Manager's approval.
9. Advisory Board:
10. City Attorney: Approve - AS
11. Manager's Recommendation: Approve - IJT

To: Isaac J. Tawil, City Manager

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

Date: September 14, 2026

Subject: **Award of Contract for Professional Services - Annual Land Surveying Services 2026 (Project No. 04-26-S58-730).**

Goal

Staff is seeking to award professional service contracts with eight land surveying firms previously short-listed and approved by City Commission on June 22, 2026.

Explanation

Staff has successfully negotiated the scope of services and fees. All firms have accepted the proposed rates.

The scope of services for these contracts generally include boundary surveys, topographic/improvement surveys, and construction staking required to support the development of various capital improvement projects.

The fee schedule is presented below.

Service Type	Previous Rate 2023	Negotiated Rate 2026
Registered Professional Land Surveyor	\$ 101.50 / hour	\$ 118.00 / hour
Three Person Survey Crew	\$ 93.90 / hour	\$ 108.00 / hour
GPS Survey Crew	\$ 111.70 / hour	\$ 130.00 / hour
CAD Technician/Draftsman	\$ 53.50 / hour	\$ 62.00 / hour

The negotiated fees reflect an approximate 16% increase from the previous 2023 rate structure, roughly 5% per year. A list of the selected firms is also attached for your reference.

Options

1. Award the contracts at the negotiated rates.
2. Disapprove award of contract and request staff to renegotiate fees.

Recommendation

Staff recommends award of contract to the selected firms at the negotiated rates with an initial term of one (1) year after the date of award and the option to extend the contracts for two (2) additional years in one (1) year increments, with the City Manager's approval.

**REQUEST FOR STATEMENT OF QUALIFICATIONS FOR
PROFESSIONAL SURVEYING SERVICES 2026**
(Project No. 04-26-S58-730)

SELECTED FIRMS
Kane Lindsey, LLC. Edinburg, Texas
Halff Associates, Inc. McAllen, Texas
SAMES, Inc. McAllen, Texas
Rio Delta Engineering, Edinburg, Texas
KCI Technologies, Inc. Mission, Texas
Melden & Hunt, Inc. Edinburg, Texas
J.A. Garza Associates, LLC. McAllen, Texas
Bowman Consulting Group, LTD. San Antonio, Texas



ITEM SUMMARY

BOARD: City Commission

AGENDA ITEM

3.C.

DATE SUBMITTED

09/02/2026

MEETING DATE

9/14/2026

1. Agenda Item: Consideration and Approval of Change Order No. 1 for the 2nd St. at Byron Nelson Avenue Drainage Improvements (Project No.12-25-C10-638).
2. Party Making Request:
3. Applicant:
4. Nature of Request: Consideration and Approval of Change Order No. 1 and Final to Texas Cordia Construction, LLC for the 2nd St. at Byron Nelson Ave. Drainage Improvements (Project No.12-25-C10-638), in the amount of **\$158,121.05** and **seven (7)** additional **calendar days**.

5. Fiscal Impact Summary:
318-8732-436-66-36-ID1908 \$1,120,000 Traffic Improvement/Drainage Bond Fund

	Amount	% of Original Contract	Working Days
Original Contract	\$ 908,910.00		120
CO#1 & Final	\$ 158,121.05	17.4	7
Final Contract	\$1,067,031.05	117.4	127

6. Budgeted: FY19-25 Actuals
FY 26 Estimated

Bid Amount:	\$112,953.79	Budgeted Amount:	\$112,953.79
	<u>\$1,067,031.05</u>		<u>\$1,120,000</u>
Under Budget:	\$0.00	Over Budget:	\$0.00
	<u>\$0.00</u>		<u>\$0.00</u>
		Amount Remaining:	<u>\$0.00</u>
			<u>\$0.00</u>

7. Routing:
Jose Perez Created/Initiated - 09/02/2026
Eduardo Mendoza Approved - 09/04/2026
Angie Rodriguez Approved - 09/04/2026
Sonia Resendez Approved - 09/08/2026
Gerardo Noriega Approved - 09/08/2026
Martin Canales Approved - 09/08/2026
Michelle Rivera Final Approval - 09/08/2026

8. Staff Recommendation: Staff recommends approval of Change Order No.1 and Final in the net increase of **\$158,121.05** with **seven (7)** additional **calendar days** for a final contract amount of **\$1,067,031.05** and a final contract time of **127 calendar days**.
9. Advisory Board:
10. City Attorney: Approve - AS
11. Manager's Recommendation: Approve - IJT



ENGINEERING DEPARTMENT

MEMORANDUM

To: Isaac J. Tawil, City Manager

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

Date: September 14, 2026

**Subject: Consideration and Approval of Change Order No. 1 & Final for the Area D-5 South
2nd Street at Byron Nelson Avenue Drainage Improvements (Proj No. 12-25-C10-638)**

Goal:

Consideration and approval of Change Order No. 1 & Final Reconciliation of Contract Quantities.

Explanation:

This item presents a reconciliation of final contract quantities and subsequent amounts.

In coordination with McAllen Public Utilities, the scope of waterline improvements increased as subsurface conditions were exposed throughout the project along storm sewer alignment. As a result, additional efforts were required by contractor for the installation of waterlines, valves, and related appurtenances. In addition, the project experienced overruns in contract items associated with drainage improvements and pavement reconstruction necessary to accommodate field conditions encounter during construction.

A brief contract summary is presented below.

	Amount	Calendar Days	% of Original Contract
Original Contract	\$ 908,910.00	120	100
Change Order No. 1 & Final	\$ 158,121.05	7	17.4
Final Contract	\$ 1,067,031.05	127	117.4

A detailed contract summary is also included for your review.

Options:

1. Approve the proposed change order.
2. Disapprove the proposed change order.

Recommendation:

Staff recommends approval of Change Order No.1 and Final in the **net increase amount of \$158,121.05 with seven (7) additional calendar days** for a final contract amount of **\$ 1,067,031.05** and final contract time of **127-calendar days**.

SOUTH 2ND STREET AT BYRON AVENUE DRAINAGE IMPROVEMENTS

Project No.: 12-25-C10-638

Engineer: Cruz-Hogan Consultants, LLC.

Contractor: Texas Cordia Construction, LLC.

Account No.: 318-8732-436-66-36-ID1908

PO No.: 297152

FINAL CONTRACT SUMMARY - AUGUST 2026

Item No.	Description	Original Contract				Change Order No. 1 & FINAL		Final Contract	
		Unit	Estimated Quantity	Unit Price	Total	Quantity	Amount	Quantity	Amount
1	24" RCP CLASS III RUBBER GASKET. TO INCLUDE INSTALLATION, BACKFILL, COMPACTION, WATER JETTING, AND JOINT MATERIAL. ALL COMPLETE IN PLACE.	LF	3,901	\$ 85.00	\$ 331,585.00	0	\$ -	3,901	\$ 331,585.00
2	18" RCP CLASS III RUBBER GASKET. TO INCLUDE INSTALLATION, BACKFILL, COMPACTION, WATER JETTING, AND JOINT MATERIAL. ALL COMPLETE IN PLACE.	LF	82	\$ 130.00	\$ 10,660.00	0	\$ -	82	\$ 10,660.00
3	TYPE "A" PRECAST CONCRETE INLET. TO INCLUDE RING, COVER, AND CONCRETE BASE. ALL COMPLETE IN PLACE.	EA	7	\$ 3,810.00	\$ 26,670.00	-1	\$ (3,810.00)	6	\$ 22,860.00
4	TYPE "A" PRECAST CONCRETE INLET WITH 5' EXTENSION. TO INCLUDE RING, COVER, AND CONCRETE BASE. ALL COMPLETE IN PLACE.	EA	1	\$ 5,500.00	\$ 5,500.00	0	\$ -	1	\$ 5,500.00
5	TY "C" 4' X 4' CONCRETE INLET. TO INCLUDE STEEL GRATE, CONCRETE APRON, AND CONCRETE BASE. ALL COMPLETE IN PLACE.	EA	2	\$ 4,930.00	\$ 9,860.00	0	\$ -	2	\$ 9,860.00
6	TYPE "F" PRECAST CONCRETE INLET. TO INCLUDE FRAME & COVER, STEEL GRATES, AND CONCRETE BASE. ALL COMPLETE IN PLACE.	EA	1	\$ 5,580.00	\$ 5,580.00	0	\$ -	1	\$ 5,580.00
7	TYPE "M" CONFLICT CONCRETE MANHOLE. TO INCLUDE RING & COVER, 20" STEEL CASING, ETC. ALL COMPLETE, IN PLACE. (STA. 9+54)	EA	1	\$ 5,940.00	\$ 5,940.00	0	\$ -	1	\$ 5,940.00
8	4-FOOT DIAMETER CONCRETE STORM MANHOLE (10' – 18' DEPTH). TO INCLUDE CONCRETE BASE, RING AND COVER, DEWATERING, ETC. ALL COMPLETE, IN PLACE.	EA	4	\$ 5,940.00	\$ 23,760.00	0	\$ -	4	\$ 23,760.00
9	4-FOOT DIAMETER CONCRETE STORM MANHOLE (4' – 9' DEPTH). TO INCLUDE CONCRETE BASE, RING AND COVER, DEWATERING, ETC. ALL COMPLETE, IN PLACE.	EA	9	\$ 5,940.00	\$ 53,460.00	1	\$ 5,940.00	10	\$ 59,400.00
10	REMOVE EXISTING ASPHALT; ALONG BYRON NELSON AVE. & BALES RD., 2" AVG. THICKNESS (TYP.) ALL COMPLETE, IN PLACE.	SY	1,424	\$ 10.00	\$ 14,240.00	806	\$ 8,060.00	2,230	\$ 22,300.00
11	REMOVE EXISTING ASPHALT; ALONG 2ND STREET, 4" AVG. THICKNESS (TYP.) ALL COMPLETE, IN PLACE.	SY	2,110	\$ 11.00	\$ 23,210.00	580	\$ 6,380.00	2,690	\$ 29,590.00
12	12" FLEXIBLE BASE, TY E, GRADE 4. ALL COMPLETE, IN PLACE.	SY	3,534	\$ 21.00	\$ 74,214.00	1,386	\$ 29,106.00	4,920	\$ 103,320.00
13	2" AVG THICKNESS HMAC TY D FINE SURFACE W/LIMESTONE AGGREGATE; ALONG BYRON NELSON AVE. & BALES RD. ALL COMPLETE, IN PLACE.	SY	1,424	\$ 35.00	\$ 49,840.00	806	\$ 28,210.00	2,230	\$ 78,050.00

SOUTH 2ND STREET AT BYRON AVENUE DRAINAGE IMPROVEMENTS

Project No.: 12-25-C10-638

Engineer: Cruz-Hogan Consultants, LLC.

Contractor: Texas Cordia Construction, LLC.

Account No.: 318-8732-436-66-36-ID1908

PO No.: 297152

FINAL CONTRACT SUMMARY - AUGUST 2026

Item No.	Description	Original Contract				Change Order No. 1 & FINAL		Final Contract	
		Unit	Estimated Quantity	Unit Price	Total	Quantity	Amount	Quantity	Amount
14	4" AVG THICKNESS HMAC TY D FINE SURFACE W/LIMESTONE AGGREGATE; ALONG BYRON NELSON AVE. & BALES RD. ALL COMPLETE, IN PLACE.	SY	2,110	\$ 42.00	\$ 88,620.00	580	\$ 24,360.00	2,690	\$ 112,980.00
15	REMOVE AND REPLACE EXISTING 18" CURB & GUTTER. TO INCLUDE JOINTS, SAW CUTTING AND REINFORCING. ALL COMPLETE, IN PLACE.	LF	143	\$ 83.00	\$ 11,869.00	0	\$ -	143	\$ 11,869.00
16	REMOVE AND REPLACE EXISTING 6' VALLEY GUTTER. TO INCLUDE JOINTS, SAW CUTTING AND REINFORCING. ALL COMPLETE, IN PLACE.	LF	146	\$ 120.00	\$ 17,520.00	0	\$ -	146	\$ 17,520.00
17	REMOVE AND REPLACE CONCRETE ENTRANCE AT ALLEY. TO INCLUDE 6" 3,000 PSI CONCRETE, STEEL, ETC. ALL COMPLETE IN PLACE.	SY	20	\$ 390.00	\$ 7,800.00	0	\$ -	20	\$ 7,800.00
18	TIE 24" RCP INTO EXISTING MANHOLE. TO INCLUDE CONCRETE, ETC. ALL COMPLETE IN PLACE. (STA. 15+96)	EA	1	\$ 5,010.00	\$ 5,010.00	0	\$ -	1	\$ 5,010.00
19	CONNECT EXISTING LATERALS. TO INCLUDE CONCRETE, ETC. ALL COMPLETE IN PLACE.	EA	5	\$ 3,800.00	\$ 19,000.00	0	\$ -	5	\$ 19,000.00
20	REMOVE EXISTING MANHOLE. TO INCLUDE CONCRETE BASE, RING & COVER, DEWATERING, ETC. ALL COMPLETE, IN PLACE.	EA	3	\$ 5,650.00	\$ 16,950.00	0	\$ -	3	\$ 16,950.00
21	REMOVE EXISTING 18"-24" RCP. ALL COMPLETE IN PLACE.	LF	1,858	\$ 14.00	\$ 26,012.00	-44	\$ (616.00)	1,814	\$ 25,396.00
22	REMOVE & REPLACE 5' CONCRETE SIDEWALK TO INCLUDE HANDICAP RAMP. TO INCLUDE 3,000 PSI CONCRETE, STEEL, ADA RAMP, ETC. ALL COMPLETE IN PLACE.	LF	24	\$ 400.00	\$ 9,600.00	0	\$ -	24	\$ 9,600.00
23	6" - 45° ELBOW, C153, CLASS 350. TO INCLUDE BOLTS, JOINT RESTRAINT DEVICE, AND ETC. ALL COMPLETE, IN PLACE.	EA	4	\$ 2,720.00	\$ 10,880.00	4	\$ 10,880.00	8	\$ 21,760.00
24	6" PVC, CLASS 150, C900, DR 18. TO INCLUDE INSTALLATION, SAND BEDDING, GASKET JOINTS, TRENCHING, BACKFILL AND ETC. ALL COMPLETE, IN PLACE.	LF	16	\$ 170.00	\$ 2,720.00	16	\$ 2,720.00	32	\$ 5,440.00
25	6" DUCTILE IRON COUPLING WITH FUSION APPLIED EPOXY COATING. TO INCLUDE INSTALLATION, CONNECTION TO EXISTING WATERLINE, WRAPPING, SLEEVES, FLANGES, BOLTS, AND ETC. ALL COMPLETE, IN PLACE.	EA	1	\$ 5,660.00	\$ 5,660.00	3	\$ 16,980.00	4	\$ 22,640.00
26	TRENCH SAFETY AT LINE WORK. TO INCLUDE TRENCH SAFETY PLAN. ALL COMPLETE IN PLACE.	LS	1	\$ 9,830.00	\$ 9,830.00	0	\$ -	1	\$ 9,830.00



SOUTH 2ND STREET AT BYRON AVENUE DRAINAGE IMPROVEMENTS

Project No.: 12-25-C10-638

Engineer: **Cruz-Hogan Consultants, LLC.**

Contractor: **Texas Cordia Construction, LLC.**

Account No.: **318-8732-436-66-36-ID1908**

PO No.: **297152**

FINAL CONTRACT SUMMARY - AUGUST 2026

		Original Contract				Change Order No. 1 & FINAL		Final Contract	
Item No.	Description	Unit	Estimated Quantity	Unit Price	Total	Quantity	Amount	Quantity	Amount
27	TRAFFIC CONTROL TO INCLUDE BARRICADES, SIGNS, DETOURS, & TRAFFIC HANDLING AS PER TXDOT MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES, LATEST EDITION	LS	1	\$ 18,430.00	\$ 18,430.00	0	\$ -	1	\$ 18,430.00
28	CONSTRUCTION STAKING AND SURVEYING. ALL COMPLETE IN PLACE.	LS	1	\$ 18,770.00	\$ 18,770.00	0	\$ -	1	\$ 18,770.00
29	TEMPORARY EROSION, SEDIMENTATION, AND WATER POLLUTION PREVENTION AND CONTROL.	LS	1	\$ 5,720.00	\$ 5,720.00	0	\$ -	1	\$ 5,720.00
TOTAL - BASE BID					\$ 908,910.00		\$ 128,210.00		\$ 1,037,120.00
CHANGE ORDER NO. 1									
CO1.1	REPLACE EXISTING AC WATERLINES WITH PVC	LF	195	\$ 153.39	\$ 29,911.05	195	\$ 29,911.05	195	\$ 29,911.05
CO1.2	WATERLINE MATERIALS; BASE BID ITEMS 303-304, 309-315	LS	0	\$ -	\$ -	0	\$ -	0	\$ -
CO1.3	PAVEMENT REPAIR	SY							
TOTAL - CHANGE ORDER NO. 1					\$ 29,911.05		\$ 29,911.05		\$ 29,911.05

TOTALS	\$ 158,121.05	\$ 1,067,031.05
---------------	----------------------	------------------------

	Amount	% of Original Contract	Calendar Days
Original Contract	\$ 908,910.00	100.0%	120
Change Order No. 1 & Final	\$ 158,121.05	17.4%	7
Final Contract	\$ 1,067,031.05	117.4%	127



CHANGE ORDER

NO. 1 & FINAL

PROJECT: 2ND ST AND BYRON NELSON

OWNER: City of McAllen

ADDRESS: P.O. Box 220
McAllen, TX 78505-0220

CONTRACTOR: Texas Cordia Construction, LLC

ADDRESS: 3149A Center Point Drive
EDINBURG, TX 78539

CONTRACT FOR: 2ND ST AND BYRON NELSON

DATE OF ISSUANCE: 09/01/26

OWNER'S PROJECT NO. 12-25-C10-638

LANDSCAPE ARCHITECT:
ENGINEER: CITY OF MCALLEN

ENGINEER'S PROJECT NO. 23-2022

You are directed to make the following changes in the Contract Documents.

Purpose of Change Order:

Engineer and City staff recommends approval of change order number 1 & Final in the amount of \$158,121.05 and Seven Days (07) calendar days of time. This brings the revised contract amount to a total of \$1,067,031.05 for a contract time of 127-calendar days.

Attachments: (List documents supporting change):

City Commission Meeting 09/14/2026

Agenda Item 3.A.

CHANGE IN CONTRACT PRICE:		CHANGE IN CONTRACT TIME:	
Original Contract Price		Original Contract Time	
\$908,910.00		120	
		days	
Previous Change Orders No. 0		Net Change from Previous Change Orders	
\$ -		0	
		days	
Contract Price prior to this Change Order		Contract Time prior to this Change Order	
\$ 908,910.00		120	
		days	
Net Increase of this Change Order		Net Increase of this Change Order	
\$ 158,121.05		7	
		days	
Contract Price with all approved Change Orders		Contract Time with all approved Change Orders	
\$ 1,067,031.05		127	
		days	

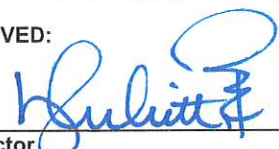
APPROVED:

by _____
Owner
Isaac Tawil, City Manager

ACKNOWLEDGED:

by _____
Director of Purchasing and Contracting
Gerardo Noriega, CPPB

APPROVED:

by 
Contractor
Yara M. Corbit, PE, CEO
Texas Cordia Construction, LLC

RECOMMENDED:

by _____
City Engineer
Eduardo Mendoza, P.E., P.T.O.E.,



ITEM SUMMARY

BOARD: City Commission

AGENDA ITEM

4.A.

DATE SUBMITTED

MEETING DATE

9/14/2026

1. Agenda Item: Consideration and possible approval of a resolution casting vote for TML IRP Board of Trustees Election.
2. Party Making Request:
3. Applicant:
4. Nature of Request:
5. Fiscal Impact Summary:
6. Budgeted:

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

Crystal Montano	Created -
Austin Stevenson	-
Angie Rodriguez	-
Sonia Resendez	-
Gerardo Noriega	-
8. Staff Recommendation:
9. Advisory Board:
10. City Attorney: Approve -AS
11. Manager's Recommendation: Approve - IJT



City of McAllen
City Attorney's Office

MEMORANDUM

To: Isaac J. Tawil, City Manager
From: Austin Stevenson, City Attorney
Date: August 27, 2026
Subject: TML IRP Election

The City of McAllen has until September 30, 2026 to cast its ballot for the Texas Municipal League Intergovernmental Risk Pool Board of Directors.

RESOLUTION NO. 2026-_____

**RESOLUTION OF THE CITY OF McALLEN BOARD OF COMMISSIONERS
CASTING VOTE FOR TML IRP BOARD OF TRUSTEES ELECTION**

WHEREAS, the Texas Municipal League Intergovernmental Risk Pool (“TML IRP”) is currently holding elections for Board of Trustees;

WHEREAS, the City of McAllen is a member of the Texas Municipal League Intergovernmental Risk Pool and is entitled to cast a vote for candidates nominated for each of the four currently available positions on the TML IRP’s Board of Trustees, Places 1 - 4;

WHEREAS, the City Commission believes the following nominees will best serve the interests of the City and the general public;

- Place 1: Carey D. Neal, Jr. – City Manager, Seagoville
- Place 2: Emily Crawford – City Manager, Abilene
- Place 3: Isaac Tawil – City Manager, McAllen
- Place 4: Austin Bleess – City Manager, City of Jersey Village

**NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COMMISSIONERS
OF THE CITY OF McALLEN, TEXAS:**

The McAllen Board of Commissioners hereby directs the City Manager and City Secretary to cast votes on behalf of the City of McAllen for the following nominees for TML IRP Board of Trustees:

- Place 1: Carey D. Neal, Jr. – City Manager, Seagoville
- Place 2: Emily Crawford – City Manager, Abilene
- Place 3: Isaac Tawil – City Manager, McAllen
- Place 4: Austin Bleess – City Manager, City of Jersey Village

CONSIDERED, PASSED and APPROVED this 14th day of September 2026, at a regular meeting of the Board of Commissioners of the City of McAllen, Texas at which a quorum was present and which was held in accordance with Chapter 552 of the Texas Government Code.

SIGNED on this the _____ day of _____, 2026.

CITY OF McALLEN

By: _____
Javier Villalobos, Mayor

Attest:

Approved as to form:

Perla Lara, TRMC, City Secretary

Austin Stevenson, City Attorney



ITEM SUMMARY

BOARD: City Commission

AGENDA ITEM

5.A.

DATE SUBMITTED

08/24/2026

MEETING DATE

9/14/2026

1. Agenda Item: Consideration of a variance request to not extend North 49th Street to Pecan Boulevard for the proposed Pecan Plaza Subdivision, Hidalgo County, Texas; 4801 Pecan Boulevard. **VAR2026-0031**
2. Party Making Request: Omar Sotelo
3. Applicant: Melden and Hunt Inc.
4. Nature of Request: Consideration of a variance request to not extend North 49th Street to Pecan Boulevard for the proposed Pecan Plaza Subdivision, Hidalgo County, Texas; 4801 Pecan Boulevard. **VAR2026-0031**
5. Fiscal Impact Summary:
6. Budgeted:

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

Jessica Cavazos	Created/Initiated - 08/24/2026
Omar Sotelo	Approved - 08/25/2026
Martin Canales	Approved - 08/25/2026
Michelle Rivera	Final Approval - 09/08/2026
8. Staff Recommendation: Staff Recommends Approval of the request
9. Advisory Board:
10. City Attorney: Approve -AS
11. Manager's Recommendation: Approve Staff Recommendation — IJT

Memo

TO: Isaac J. Tawil, City Manager

FROM: Omar Sotelo, CPM, Director of Planning

DATE: September 14, 2026

SUBJECT: CONSIDERATION OF A VARIANCE REQUEST TO NOT EXTEND NORTH 49TH STREET TO PECAN BOULEVARD FOR THE PROPOSED PECAN PLAZA SUBDIVISION, HIDALGO COUNTY, TEXAS; 4801 PECAN BOULEVARD.

Pecan Plaza Subdivision is a proposed one-lot commercial subdivision and is zoned C-3 (General Business-OC) District. The subject property is located on the south side of Pecan Blvd, approximately 1,000 feet east of N. Taylor Road. Surrounding land uses include vacant land, commercial zone property and single-family residential development.

The engineer, on behalf of the owner has submitted a variance request to not extend N. 49th street from its south boundary north to Pecan Blvd. The subdivision to the south provided for the N. 49th Street ROW dedication, including a stub-out street so the road can extend north to Pecan Blvd. Once the property is developed. However, the basis for the request is that the Traffic Department has indicated they would not recommend N. 49th street connecting with Pecan Blvd. Connecting the street could trigger a traffic signal, which would be approximately a quarter-mile from the existing signals on North Bentsen and N. Taylor Road. If the street is not extended a barricade would be required along the south boundary of this subdivision where N. 49th street currently ends.

Staff and the development team reviewed the variance request and recommended approval of the request. Traffic stated that a possible traffic signal can be triggered at this location and the traffic signal will be close to N. Bentsen Road and N. Taylor Road and the stub out would not be sufficient.

RECOMMENDATION: The Planning & Zoning Commission considered the subdivision in Revised Preliminary Form at the meeting of August 18, 2026. Following discussion, the board approved the subdivision in Revised Preliminary Form subject to conditions, drainage, and utility approval; and recommended approval of the variance request. There were members six present and voting.

OPTIONS:

1. Approve the variance as requested by the applicant.
2. Disapprove the variance request.
3. Table the variance request for additional information

CITY OF McALLEN

Planning & Zoning Commission Meeting

Subdivision Name	<i>Pecan Plaza Subdivision</i>
Owner Name	<i>CYMA Group, LLC</i>
Engineering Firm	<i>Melden & Hunt, Inc.</i>
Existing Zoning	<i>C-3 General Business</i>
Proposed Zoning	<i>C-3 General Business</i>
Number of Lots	<i>1</i>

City of McAllen Planning Department



TBPELS Firm # F-1435
TBPELS # 10096900

MELDEN & HUNT INC.
CONSULTANTS • ENGINEERS • SURVEYORS
MARIO A. REYNA • ALLAN F. BOOE • ROBERTO N. TAMEZ • RUBEN JAMES DE JESUS • MICHAEL HERNANDEZ

August 13, 2026

City of McAllen Planning Dept.
Attn: Omar Sotelo, Planning Director
311 N. 15th St.
McAllen, TX 78501

Re: Pecan Plaza Subdivision-- Variance Request to City of McAllen

Dear Mr. Sotelo:

On behalf of the developer, CYMA Group, LLC, and in reference to Pecan Plaza Subdivision we respectfully request a variance for the following item:

1. No northward extension of North 27th Street:

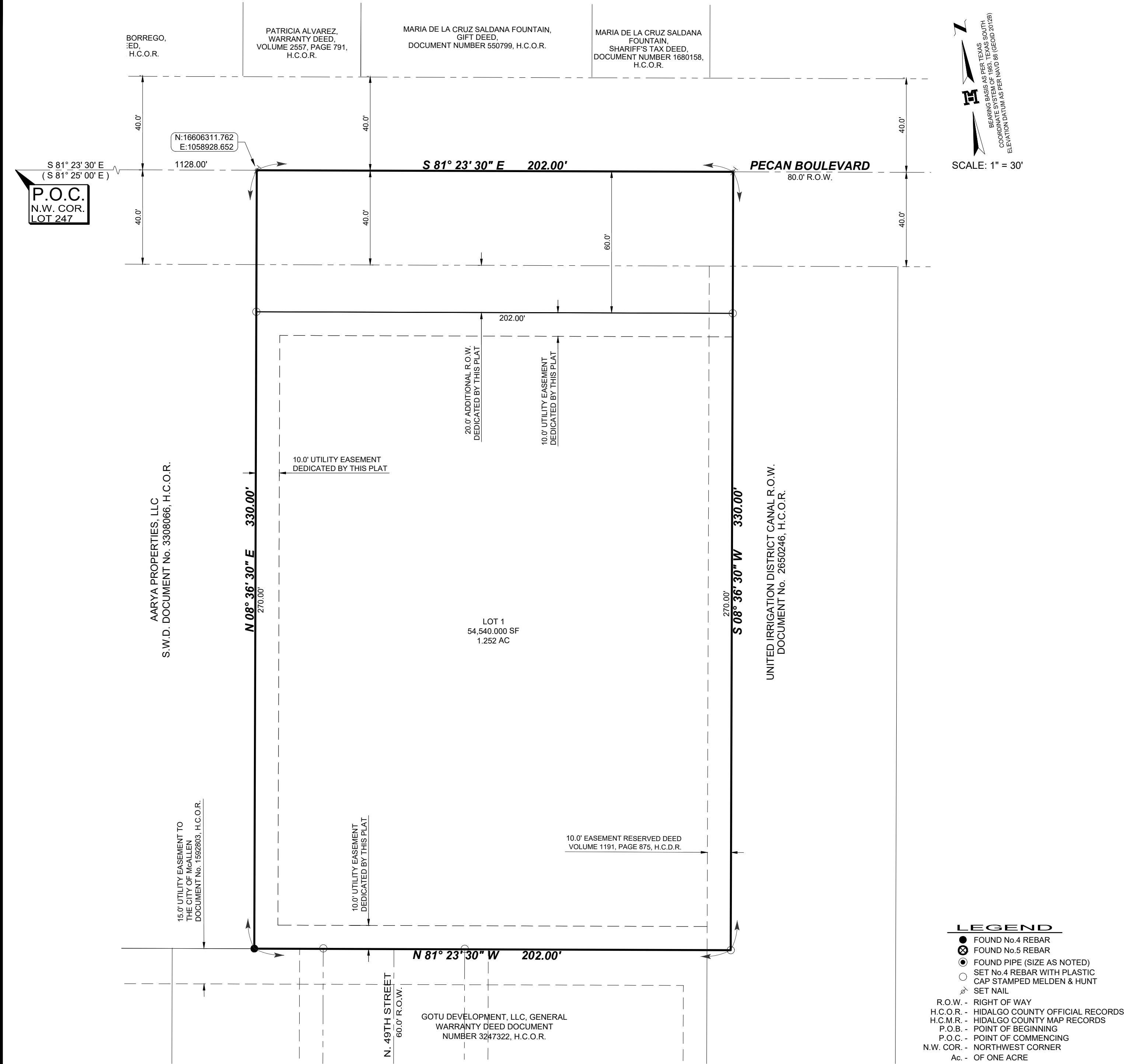
Requirement: Northward extension of N. 49th Street

Proposal: Provide for barricades at the north end of N. 49th Street as recommended by staff.

Your consideration on this matter is greatly appreciated. If you have any questions or comments, please contact our office. Thank you.

Respectfully,

Mario A. Reyna, P.E.
President



PLAT OF PECAN PLAZA SUBDIVISION

BEING A SUBDIVISION OF 1.53 ACRES
OUT OF LOT 247,
JOHN H. SHARY SUBDIVISION,
VOLUME 1, PAGE 17, H.C.M.R.
CITY OF McALLEN,
HIDALGO COUNTY, TEXAS

DRAWN BY: EM DATE 06/01/2026
REVISED BY: DATE
SURVEYED, CHECKED DATE
FINAL CHECK DATE



MELDEN & HUNT INC.
CONSULTANTS • ENGINEERS • SURVEYORS

115 W. MCINTYRE - EDINBURG, TX 78541
PH: (956) 381-0981 - FAX: (956) 381-1839
ESTABLISHED 1947 - www.meldenandhunt.com

I, THE UNDERSIGNED, CHAIRMAN OF THE PLANNING AND ZONING COMMISSION OF THE CITY OF McALLEN HEREBY CERTIFY THAT THIS SUBDIVISION PLAT CONFORMS TO ALL REQUIREMENTS OF THE SUBDIVISION REGULATIONS OF THIS CITY WHEREIN MY APPROVAL IS REQUIRED.

CHAIRMAN, PLANNING AND ZONING COMMISSION DATE

I, THE UNDERSIGNED, MAYOR OF THE CITY OF McALLEN, HEREBY CERTIFY THAT THIS SUBDIVISION PLAT CONFORMS TO ALL REQUIREMENTS OF THE SUBDIVISION REGULATIONS OF THIS CITY WHEREIN MY APPROVAL IS REQUIRED.

MAYOR, CITY OF McALLEN DATE

ATTEST: CITY SECRETARY DATE

STATE OF TEXAS §
COUNTY OF HIDALGO §

I(WE), THE UNDERSIGNED, OWNER(S) OF THE LAND SHOWN ON THIS PLAT AND DESIGNATED HEREIN AS THE PECAN PLAZA SUBDIVISION, TO THE CITY OF McALLEN, TEXAS, AND WHOSE NAME IS SUBSCRIBED HERETO, HEREBY DEDICATE TO THE USE OF THE PUBLIC ALL STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINS, EASEMENTS, WATER LINES, SEWER LINES, STORM SEWERS, FIRE HYDRANTS AND PUBLIC PLACES WHICH ARE INSTALLED OR WHICH I(WE) WILL CAUSE TO BE INSTALLED THEREON, SHOWN OR NOT SHOWN, IF REQUIRED OTHERWISE TO BE INSTALLED OR DEDICATED UNDER THE SUBDIVISION APPROVAL PROCESS OF THE CITY OF McALLEN, ALL THE SAME FOR THE PURPOSES THEREIN EXPRESSED, EITHER ON THE PLAT HEREOF OR ON THE OFFICIAL MINUTES OF THE APPLICABLE AUTHORITIES OF THE CITY OF McALLEN.

CYMA GROUP, LLC, A TEXAS LIMITED LIABILITY COMPANY

CYNTHIA LANDIN, MANAGER
4900 W. EXPRESSWAY 83, STE. 170
McALLEN, TEXAS 78501

DATE

STATE OF TEXAS §
COUNTY OF HIDALGO §

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED CYNTHIA LANDIN KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN GIVEN UNDER MY HAND AND SEAL OF OFFICE.

THIS THE _____ DAY OF _____, 20____.

NOTARY PUBLIC, FOR THE STATE OF TEXAS
MY COMMISSION EXPIRES:

STATE OF TEXAS §
COUNTY OF HIDALGO §

I, MARIO A. REYNA, A LICENSED PROFESSIONAL ENGINEER IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN TO THIS PLAT.

DATED THIS THE _____ DAY OF _____, 20____.

MELDEN & HUNT, INC.
TEXAS REGISTRATION F-1435



MARIO A. REYNA, LICENSED PROFESSIONAL ENGINEER No. 117368
STATE OF TEXAS

DATE PREPARED: 06-01-2026
DATE REVISED:
ENGINEERING JOB No. 26052.00

STATE OF TEXAS §
COUNTY OF HIDALGO §

I, ROBERTO N. TAMEZ, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECTLY MADE AND IS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND BY ME OR UNDER MY SUPERVISION.

DATED THIS THE _____ DAY OF _____, 20____.



ROBERTO N. TAMEZ R.P.L.S. # 6238
STATE OF TEXAS

DATE SURVEYED: 04-01-2026
SURVEYING JOB No. 26052.08

APPROVED BY DRAINAGE DISTRICT:

HIDALGO COUNTY DRAINAGE DISTRICT NO. 1 HEREBY CERTIFIES THAT THE DRAINAGE PLANS FOR THIS SUBDIVISION COMPLY WITH THE MINIMUM STANDARDS OF THE DISTRICT ADOPTED UNDER TEXAS WATER CODE §49.211 (C). THE DISTRICT HAS NOT REVIEWED AND DOES NOT CERTIFY THAT THE DRAINAGE STRUCTURES DESCRIBED ARE APPROPRIATE FOR THE SPECIFIC SUBDIVISION BASED ON GENERALLY ACCEPTED ENGINEERING CRITERIA. IT IS THE RESPONSIBILITY OF THE DEVELOPER AND HIS ENGINEER TO MAKE THESE DETERMINATIONS.

HIDALGO COUNTY DRAINAGE DISTRICT No. 1

RAUL E. SESIN, P.E., C.F.M.
GENERAL MANAGER

DATE

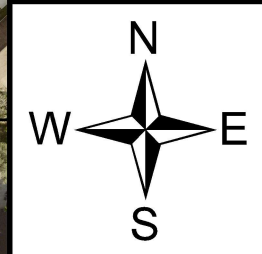


FILED FOR RECORD IN
HIDALGO COUNTY
ARTURO GUJARDO, JR.
HIDALGO COUNTY CLERK

ON: _____ AT: _____ AM/PM

INSTRUMENT NUMBER _____
OF THE MAP RECORDS OF HIDALGO COUNTY, TEXAS

BY: _____ DEPUTY



LOCATION



**PROPOSED
PECAN
PLAZA
SUBDIVISION**

PECAN BLVD

N 48TH ST

SHARV

SUB

BENTSEN

REL SUBDIVISION

LOT 1

**RED SQUARE
DENTAL AND
ORTHODONTICS PLAZA
SUBDIVISION
LOT 1**

247

N. 46TH ST.

5 64 63 62 61 60 59 58

57
56
55

99
100
101

98 97 96
116 117

25 24

26 27

1
2
3
4
5
6
7



ITEM SUMMARY

BOARD: City Commission

AGENDA ITEM

5.B.

DATE SUBMITTED

08/24/2026

MEETING DATE

9/14/2026

1. Agenda Item: Consideration of a variance request to not provide the North-South ¼ Mile Collector for the proposed Star Subdivision, Hidalgo County, Texas; 401 East Dicker Road. **VAR2026-0030**
2. Party Making Request: Omar Sotelo
3. Applicant: Star Clothing LLC
4. Nature of Request: Consideration of a variance request to not provide the North-South ¼ Mile Collector for the proposed Star Subdivision, Hidalgo County, Texas; 401 East Dicker Road.
VAR2026-0030
5. Fiscal Impact Summary:
6. Budgeted:

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

Jessica Cavazos	Created/Initiated - 08/24/2026
Omar Sotelo	Approved - 08/25/2026
Martin Canales	Approved - 08/25/2026
Michelle Rivera	Final Approval - 09/08/2026
8. Staff Recommendation: Staff Recommends Disapproval
9. Advisory Board:
10. City Attorney: None -AS
11. Manager's Recommendation: Approve Staff Recommendation — IJT

Memo

TO: Isaac J. Tawil, City Manager

FROM: Omar Sotelo, CPM, Director of Planning

DATE: September 14, 2026

SUBJECT: CONSIDERATION OF A VARIANCE REQUEST TO NOT PROVIDE THE NORTH-SOUTH ¼ MILE COLLECTOR FOR THE PROPOSED STAR SUBDIVISION, HIDALGO COUNTY, TEXAS; 401 EAST DICKER ROAD.

Star Subdivision is a proposed one-lot commercial subdivision and is zoned I-1 (Light Industrial-UDC) District. The subject property is located along the north side of East Dicker Road, west of South McColl Road. Surrounding land uses include vacant land.

The owner submitted a variance request to not provide for the North-South ¼ Mile Collector along the west boundary for the proposed Star Subdivision. The variance request is from Section 5.3.9 of the Unified Development Code (UDC), which requires all new development within the City and ETJ to comply with the applicable right-of-way requirements. The UDC requires that ¼ Mile Collectors provide a minimum of 60 ft. right-of-way, of which the applicant shall dedicate at least half (30 ft.), and a minimum of 40 ft. pavement width. The basis for this request is that the collector street will reduce the property's usable development area and disrupt tractor-trailer operations that are proposed for this subdivision.

Staff and the development team reviewed the variance request and recommended disapproval. This area is primarily undeveloped; therefore, the required collector would help establish connectivity and provide access for future development in the surrounding area. Furthermore, granting the variance could place the full 60-foot right-of-way requirement on the adjacent property to the west. The adjacent property to the west already has limited access along East Dicker Road, with guardrails occupying approximately half of the frontage.

RECOMMENDATION: The Planning & Zoning Commission considered the subdivision in revised preliminary form at the meeting of August 18, 2026. Following discussion, the board approved the subdivision in revised preliminary form subject to conditions, including drainage, and utility approvals; and recommended approval of the variance request. There were five members present and voting.

OPTIONS:

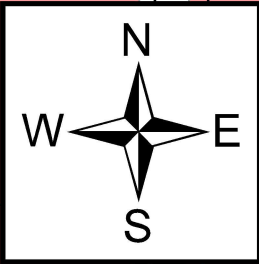
1. Approve the variance as requested by the applicant.
2. Disapprove the variance request.
3. Table the variance request for additional information

CITY OF McALLEN

Planning & Zoning Commission Meeting

Subdivision Name	<i>Star Subdivision</i>
Owner Name	<i>Star Clothing, LLC</i>
Engineering Firm	<i>R.E. Garcia & Associates</i>
Existing Zoning	<i>C-4 (Commercial Industrial-OC) District</i>
Proposed Zoning	<i>C-4 (Commercial Industrial-OC) District</i>
Number of Lots	<i>1</i>

City of McAllen Planning Department



22

LOCATION

4

5

PROPOSED
STAR SUBDIVISION

S MCCOLL RD

E DICKER RD

3

2

23



City of McAllen

Planning Department

REASON FOR APPEAL

Notes: As per McAllen Code of Ordinances Sec. 134-6, financial hardships alone are **not** an eligible standing for a variance. Please submit for consideration and review any combination of the following: *(If necessary, please use an additional page to complete responses)*

****Information provided here by the applicant does not guarantee that the Commission will grant a variance.**

*****Applicant should include all information they determine is relevant, but it is not required to provide responses to all sections listed below.**

Reason for Appeal

1. Describe the special circumstances or conditions affecting the land involved such that the strict application of the provisions of this chapter would deprive the applicant of the reasonable use of his land.

The subject site is uniquely constrained by the City's proposed north-south collector alignment along its western boundary. Extending this collector would require crossing the existing flood control levee system with a bridge, making the roadway impractical and inconsistent with existing development patterns. There is currently no north-south roadway along this alignment approximately three (3) miles to the north and one(1) mile to the south.

Futhermore, the adopted Rio Grande valley Metropolitan Planning Organization (RGVMPO) Major Thoroufare Plan does not identify or require a north-south collector in this location. Under these unique site conditions, strict

application of the subdivision requirement would unnecessarily burden the property without providing a corresponding public transportation benefit.

2. Described how the variance is necessary for the preservation and enjoyment of the legal property rights of its owner.

Requiring dedication of a 30' public right-of-way would significantly reduce the property's usable development

area by eliminating both the dedicated land and additional buildable area required for the building setbacks

adjacent to the proposed right-of-way. The property is intended to serve a commercial user with frequent tractor-trailer operations requiring adequate maneuvering, loading and parking areas. The requested variance is

necessary to allow reasonable commercial development of the property while perserving the owner's ability to

utilize the site in a manner consistant with its C-4 zoning designation

3. Describe how the variance will not be detrimental to the public health, safety or welfare or injurious to the legal rights other property owners enjoy in the area.

Granting this variance will not be detrimental to the public health, safety or welfare, nor will it adversely affect the legal rights of the neighboring property owners because no existing or planned north-south collector roadway

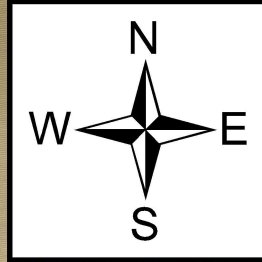
connects to this alignment which eliminates the need for the proposed right-of-way and will not interrupt the

transportation network or reduce public access. The property will continue to be adqutely served by the existing

roadway system, including Dicker Road, McColl Road and 10th Street.

4. Describe how the variance will not have the effect of preventing the orderly subdivision of other land in the area in accordance with the provisions of this chapter.

Approval of this variance will not impede the orderly subdivision of future development of adjacent properties. Existing and planned development in the area is expected to rely on Dicker Road, McColl Road and 10th Street for acess, consistant with long range regional planning objectives while allowing efficient development of the subject site



LOCATION

22

4

5

S MCCOLL RD

Guardrail Length
462 Ft

PROPOSED STAR
SUBDIVISION

E DICKER RD

3

2

23





ITEM SUMMARY

BOARD: City Commission

AGENDA ITEM
DATE SUBMITTED
MEETING DATE

6.A.
09/04/2026
9/14/2026

1. Agenda Item: Advisory Board Appointments.

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:
Emmanuel Garcia
Perla Lara

Created/Initiated - 09/04/2026
Final Approval - 09/04/2026

8. Staff Recommendation:

9. Advisory Board:

10. City Attorney: None -AS

11. Manager's Recommendation: None - IJT

Mayor Villalobos

Name	Board Name	Appointment Status	Role	Term End Date
(Vacant Seat) - (Mayor Villalobos)	Convention Center Advisory Board	Vacant Seat	Member	06/22/2028
Milly Chirino - (Mayor Villalobos)	Convention Center Advisory Board	Attendance/Resignation	Member	12/31/2027
Alex Muñoz - (Mayor Villalobos)	Golf Course Board	Attendance/Resignation	Member	12/31/2026
Fernando Salinas - (Mayor Villalobos)	Traffic Commission	Attendance/Resignation	Member	12/31/2026
Alex Lamela - (Entire Commission)	Zoning Board of Adjustments and Appeals	New Appointment	Member	12/31/2028

Commissioner Aguirre

Name	Board Name	Appointment Status	Role	Term End Date
Cynthia Gutierrez - (Comm. Aguirre)	Convention Center Advisory Board	Attendance/Resignation	Member	12/31/2027
Jose Ivan Garcia - (Comm. Aguirre)	Traffic Commission	New Appointment	Member	12/31/2028
Alex Lamela - (Entire Commission)	Zoning Board of Adjustments and Appeals	New Appointment	Member	12/31/2028

Commissioner Zamora

Name	Board Name	Appointment Status	Role	Term End Date
Melissa Osio Martinez - (Comm. Zamora)	Convention Center Advisory Board	Attendance/Resignation	Member	12/31/2027
Alex Lamela - (Entire Commission)	Zoning Board of Adjustments and Appeals	New Appointment	Member	12/31/2028

Commissioner Rios

Name	Board Name	Appointment Status	Role	Term End Date
Johnny Arguelles - (District 3)	McAllen Housing Finance Corporation	Termed Out	Chairman	12/31/2025
Alex Lamela - (Entire Commission)	Zoning Board of Adjustments and Appeals	New Appointment	Member	12/31/2028

Commissioner Castillo

Name	Board Name	Appointment Status	Role	Term End Date
(Vacant Seat) - (Comm. Castillo)	Historic Preservation Council	Attendance/Resignation	Member	12/31/2023
Alex Lamela - (Entire Commission)	Zoning Board of Adjustments and Appeals	New Appointment	Member	12/31/2028

Commissioner Fallek

Name	Board Name	Appointment Status	Role	Term End Date
Tycen Hanna - (District 5)	Building Board of Adjustments & Appeals	Attendance/Resignation	Member	12/31/2027
Alex Lamela - (Entire Commission)	Zoning Board of Adjustments and Appeals	New Appointment	Member	12/31/2028

Commissioner Cabeza de Vaca

Name	Board Name	Appointment Status	Role	Term End Date
Olivia Gomez - (Comm. Cabeza de Vaca)	Convention Center Advisory Board	Attendance/Resignation	Member	12/31/2027
Alex Lamela - (Entire Commission)	Zoning Board of Adjustments and Appeals	New Appointment	Member	12/31/2028



ITEM SUMMARY

BOARD: City Commission

AGENDA ITEM
DATE SUBMITTED
MEETING DATE

6.B.
09/02/2026
9/14/2026

1. Agenda Item: Future Agenda Items.

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:

Mario Cedillo
Perla Lara

Created/Initiated - 09/02/2026
Final Approval - 09/02/2026

8. Staff Recommendation:

9. Advisory Board:

10. City Attorney: Approve -AS

11. Manager's Recommendation: None - IJT

ITEM SUMMARY

BOARD: City Commission

AGENDA ITEM

7.A.

DATE SUBMITTED

09/02/2026

MEETING DATE

9/14/2026

1. Agenda Item: Award of Contract for Airport Rescue Firefighting Apparatus Foam Transition Project (Project No. 06-26-S83-497).
2. Party Making Request: Juan Gloria
3. Applicant: Juan Gloria
4. Nature of Request: Airport fire trucks have traditionally used AFFF (Aqueous Film-Forming Foam) to combat aircraft fires. However, AFFF has been linked to significant health and environmental concerns and is no longer being produced. To remain compliant with FAA requirements, airports must transition to F3 (Fluorine-Free Foam), which provides effective fire suppression without the long-term health and environmental risks associated with AFFF. On June 30, 2026, the Purchasing and Contracting Department received three (3) proposals. Proposals were evaluated by an evaluation committee in accordance with the criteria established in the solicitation documents. The evaluation process was conducted fairly and consistently to best value to the City. Aerostar Environmental and Construction LLC received the highest overall ranking based on the established evaluation criteria.
5. Fiscal Impact Summary: Budget - \$174,400
Bid - \$174,400
011-2020-424-63-45
6. Budgeted: Yes

Bid Amount:	<u>\$174,400</u>	Budgeted Amount:	<u>\$174,400</u>
Under Budget:	<u>\$0</u>	Over Budget:	<u>\$0.00</u>
		Amount Remaining:	<u>\$0.00</u>
7. Routing:

Jose Trujillo	Created/Initiated - 09/02/2026
Angie Rodriguez	Approved - 09/02/2026
Sonia Resendez	Approved - 09/02/2026
Gerardo Noriega	Final Approval - 09/03/2026
8. Staff Recommendation: Staff recommends approval to award a contract to the highest ranked respondent, Aerostar Environmental and Construction LLC, in the amount of \$174,400 for the Airport Rescue Firefighting (ARFF) Apparatus Foam Transition Project.
9. Advisory Board:
10. City Attorney: Approve -AS
11. Manager's Recommendation: Approve - IJT

MEMORANDUM

DATE: September 2, 2026

TO: Isaac J. Tawil / City manager

FROM: Juan A. Gloria Jr. / Fire Chief

SUBJECT: Airport Firefighting Foam Transition Project

Juan A. Gloria Jr. Date: 2026.09.02 15:53:32
-05'00'

GOAL:

Award a contract to the highest ranked respondent, Aerostar Environmental and Construction LLC, in the amount of \$174,400 for the Airport Rescue Firefighting (ARFF) Apparatus Foam Transition Project. The contract amount is within the project's approved budget.

EXPLANATION:

Airport fire trucks have traditionally used AFFF (Aqueous Film-Forming Foam) to combat aircraft fires. However, AFFF has been linked to significant health and environmental concerns and is no longer being produced. To remain compliant with FAA requirements, airports must transition to F3 (Fluorine-Free Foam), which provides effective fire suppression without the long-term health and environmental risks associated with AFFF.

On June 30, 2026, the Purchasing and Contracting Department received three (3) proposals. Proposals were evaluated by an evaluation committee in accordance with the criteria established in the solicitation documents. The evaluation process was conducted fairly and consistently to best value to the City.

Aerostar Environmental and Construction LLC received the highest overall ranking based on the established evaluation criteria.

FISCAL IMPACT:

- Budget - \$174,400
- Bid - \$174,400
- Funding: Other Services & Charges/Professional 011-2020-424-63-45

RECOMMENDATION:

Staff recommends approval to award a contract to the highest ranked respondent, Aerostar Environmental and Construction LLC, in the amount of \$174,400 for the Airport Rescue Firefighting (ARFF) Apparatus Foam Transition Project. The contract amount is within the project's approved budget.



City of McAllen Proposal for Airport Rescue Fire Fighting Apparatus Foam Transitioning Project

City of McAllen
 Mr. Isaac J. Tawil, City Manager
 Project No. 06-26-S83-497
 June 25, 2026



consisting primarily of personal protective equipment, absorbent materials, disposable filters, and cleaning materials used during the transition process.

Throughout the project, waste streams will be segregated and managed to prevent unnecessary cross-contamination and avoid increasing disposal volumes. All PFAS-impacted liquids and solids will be properly containerized, labeled, transported, and disposed of in accordance with applicable federal, state, and local requirements. Through proven cleaning procedures, careful planning, and disciplined field execution, Aerostar will minimize waste generation while successfully transitioning the Airport's ARFF vehicles from AFFF to F3 foam.

Aerostar will generate less than one 55-gallon drum of solids per ARFF vehicle.

5 COST

Task Description	Unit Cost	Quantity	Total Cost
Task 1 – Mobilization/Demobilization	\$20,000	1	\$20,000
Task 2 – AFFF Removal and truck rinsing (per ARFF Vehicle)	\$17,500	4	\$70,000
Task 3 – F3 Replenishment (per ARFF Vehicle)	\$13,500	4	\$54,000
Task 4 – Foam Calibration using no foam input-based testing (per ARFF Vehicle excluding 1992 Oshkosh TA-1500)	\$3,800	3	\$11,400
Task 5 – Waste Pickup and Transportation to Disposal Facility	\$19,000	1	\$19,000
Total with four (4) ARFF trucks			\$174,400

**Payment terms are NET 30. Pricing in this proposal is good for 90 days.*

CITY OF MCALLEN EVALUATION MATRIX



Project Name: AIRPORT RESCUE FIRE FIGHTING APPARATUS FOAM TRANSITIONING					
Project		06-26-S83-497			

EVALUATOR	AEROSTAR	TIDEWATER	ONTERRIS
EVALUATOR 1	90	78	82
EVALUATOR 2	95	77	83
EVALUATOR 3	91	78	82
***TOTAL POINTS	276	233	247

*** CRITERIA WAS A TOTAL MAX POINTS OF 100 POINTS PER EVALUATOR



ITEM SUMMARY

BOARD: City Commission

AGENDA ITEM

7.B.

DATE SUBMITTED

MEETING DATE

9/14/2026

1. Agenda Item: Consideration of a variance request for sidewalk requirements along East Nassau Avenue, East Pineridge Avenue and S. "H" Street for the proposed Pecina Estates Subdivision, Hidalgo County, Texas; 841 E. Pineridge Avenue. **VAR2026-0029**
2. Party Making Request: Omar Sotelo
3. Applicant: Kelley A. Heller -Vela
4. Nature of Request: Consideration of a variance request to sidewalk requirements along E. Nassau Avenue, E. Pineridge Avenue and S. "H" Street for the proposed Pecina Estates Subdivision, Hidalgo County, Texas; 841 E. Pineridge Avenue. **VAR2026-0029**
5. Fiscal Impact Summary:
6. Budgeted:

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

Jose Trujillo	Created -
Omar Sotelo	-
Martin Canales	-
Michelle Rivera	-
8. Staff Recommendation: Staff Recommends Approval to waive the Sidewalks on E. Pineridge Ave and require sidewalks on E. Nassau Ave and S. "H" Street.
9. Advisory Board:
10. City Attorney: Approve Staff's Recommendation -AS
11. Manager's Recommendation: Approve staff recommendation — IJT

Memo

TO: Isaac J. Tawil, City Manager

FROM: Omar Sotelo, CPM, Planning Director

DATE: August 10, 2026

SUBJECT: CONSIDERATION OF A VARIANCE REQUEST TO SIDEWALK REQUIREMENTS ALONG E. NASSAU AVE, E. PINERIDGE AVE AND S. "H" STREET FOR THE PROPOSED PECINA ESTATES SUBDIVISION, HIDALGO COUNTY, TEXAS; 841 E. PINERIDGE AVE.

Pecina Estates Subdivision is a proposed ten-lot single family development. The subject property is located approximately 1,000 ft. east of South McColl Road, fronting East Pineridge Avenue and extending north toward East Nassau Avenue. The property is zoned R-1 Single-Family Residential, with R-3A Multifamily Residential Apartments located to the north, and surrounding land uses consisting primarily of single-family residential with some multifamily apartments.

Mrs. Kelley A. Heller – Vela, on behalf of the owner, has submitted a variance request to waive sidewalk requirements along E. Nassau Avenue, E. Pineridge Avenue and S. "H" Street.

The variance request is from Section 134-120 of the Subdivision Ordinance which requires sidewalks to be installed by the developer at the front of all lots. The basis for this request is that there are no existing sidewalks in the surrounding area, and requiring sidewalks would create an isolated improvement not connected to a broader pedestrian network.

All reviewing City departments have evaluated the variance request. The departments have indicated objections to waiving the sidewalk requirement along E. Nassau Avenue and S. "H" Street; however, no objections were raised to waiving the sidewalk requirement along E. Pineridge Avenue.

RECOMMENDATION:

The Planning and Zoning Commission reviewed the subdivision in revised preliminary form, along with the variance requests, at their July 21, 2026 meeting. The Board approved the subdivision in revised preliminary form, subject to the stated conditions, and recommended approval approving the request to waive the sidewalk requirement along E. Pineridge Avenue only, and recommending disapproval of the request to waive the sidewalk requirement along E. Nassau Avenue and S. "H" Street. Four members were present and voting.

OPTIONS:

1. Approve the variances requested by the applicant.
2. Approve the variances as recommended by the Planning and Zoning Commission Board.
3. Table the variance requests for additional information.
4. Disapprove the variance requests.

CITY OF McALLEN

Planning & Zoning Commission Meeting

Subdivision Name	<i>Pecina Estates Subdivision</i>
Owner Name	<i>Pecina Antonia</i>
Engineering Firm	<i>Rioplex Engineering, LLC</i>
Existing Zoning	<i>R-1 Single Family Residential</i>
Proposed Zoning	<i>R-1 Single Family Residential</i>
Number of Lots	<i>10</i>

City of McAllen Planning Department

July 09, 2026

City of McAllen Planning Department
Attn: Mr. Omar Sotelo, Planning Director
311 N. 15th St.
McAllen, TX 78501

RE: PECINA ESTATES SUBDIVISION – VARIANCE REQUEST TO THE CITY OF McALLEN

Dear Mr. Sotelo:

On behalf of the developer, Antonia Pecina, and in reference to the proposed Pecina Estates Subdivision, we respectfully submit this request for a variance to certain requirements of the City of McAllen's Unified Development Code (UDC). The variance is outlined as follows:

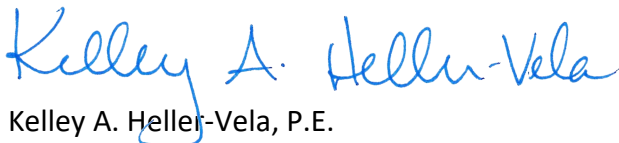
1. SIDEWALK REQUIREMENTS:

REQUIREMENT: Sidewalks are required as part of subdivision improvements and/or at the time of building permit issuance.

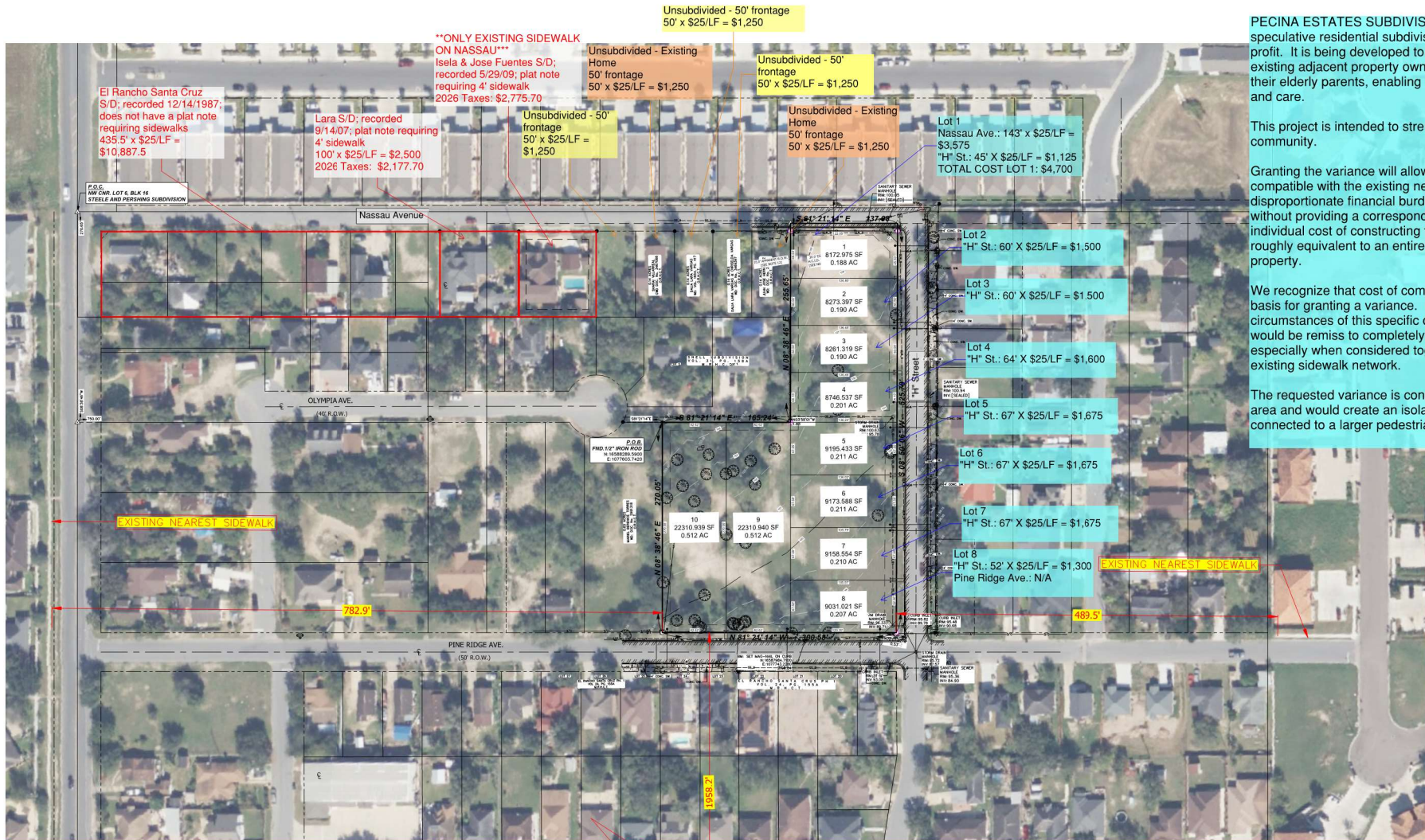
PROPOSAL: We are requesting a variance to waive the sidewalk requirement in its entirety. There are no existing sidewalks within the surrounding area, and requiring sidewalks for this subdivision would create an isolated improvement that is not connected to a larger pedestrian network. As such, the request is consistent with existing neighborhood conditions and does not compromise public safety or accessibility.

We respectfully request the consideration and approval of the variance request to allow the Pecina Estates Subdivision to proceed as currently designed. The proposed variance is minimal, reasonable, and are consistent with the intent of the UDC, while taking into account the existing conditions and constraints of the surrounding developed neighborhood. Granting the variance will allow for development that is compatible with the area and avoids unnecessary hardships. We greatly appreciate your time and assistance with this matter. Should you have any questions or need any further information, please do not hesitate to contact us.

Sincerely,

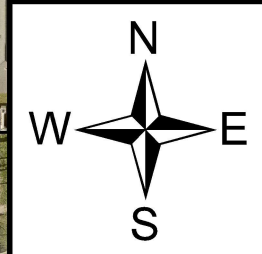


Kelley A. Heller-Vela, P.E.
Principal
Rioplex Engineering LLC



No.	DESCRIPTION	DATE
Issue Date		
REIOPLEX ENGINEERING 1200 AUBURN AVE., SUITE 200 OFFICE # 6100 631-8522 10000 N. 11TH AVE., SUITE 200 OFFICE # 6100 631-8522 AUSTIN, TX 78754		
PECINA ESTATES SUBDIVISION		
Project #	Issue Date	
EXHIBIT		
01		

E. NASSAU AVE.



LOT 1
LA & JOSE
FUENTES
SUBDIVISION

LOCATION

SNELL
SUBDIVISION

TA CRUZ
VISION

**PROPOSED
PECINA
ESTATES
SUBDIVISION**

S "H" ST

46
FUENTES
LOT 1
DAVILA
EDUARDO AND
PETRA FUENTES
SUBDIVISION
LOT 1

FUENTES 2
LOT 1

50
51
52

1
R. MART
2
SUBDIVI

E PINERIDGE AVE

CRUZ SUBDIVISION PHASE 1

2 10 11 14 1 3



ITEM SUMMARY

BOARD: City Commission

AGENDA ITEM

8.A.

DATE SUBMITTED

MEETING DATE

9/14/2026

1. Agenda Item: Discussion and possible lease, sale or purchase of real property, Tracts 1. Tex. Gov't. Code §551.072.
2. Party Making Request:
3. Applicant:
4. Nature of Request: Discussion and possible lease, sale or purchase of real property, Tracts 1. Tex. Gov't. Code §551.072.
5. Fiscal Impact Summary:
6. Budgeted:

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

Crystal Montano	Created -
Austin Stevenson	-
Angie Rodriguez	-
Sonia Resendez	-
Gerardo Noriega	-
8. Staff Recommendation:
9. Advisory Board:
10. City Attorney: None - AS
11. Manager's Recommendation: None - IJT



ITEM SUMMARY

BOARD: City Commission

AGENDA ITEM

8.B.

DATE SUBMITTED

MEETING DATE

9/14/2026

1. Agenda Item: Consideration of Economic Development matters. Tex. Gov't. Code §551.087.
2. Party Making Request: Austin Stevenson
3. Applicant:
4. Nature of Request: Consideration of Economic Development matters. Tex. Gov't. Code §551.087.
5. Fiscal Impact Summary:
6. Budgeted:

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

Crystal Montano	Created -
Austin Stevenson	-
Angie Rodriguez	-
Sonia Resendez	-
Gerardo Noriega	-
8. Staff Recommendation:
9. Advisory Board:
10. City Attorney: None - AS
11. Manager's Recommendation: None - IJT