



Mayor Javier Villalobos
Mayor Pro Tem/Commissioner J. Omar Quintanilla
Commissioner Tony Aguirre, Jr.
Commissioner Joaquin Zamora



Commissioner Rodolfo "Rudy" Castillo
Commissioner Victor "Seby" Haddad
Commissioner Pepe Cabeza de Vaca
City Manager Isaac J. Tawil

**NOTICE OF WORKSHOP TO BE HELD BY THE
MCALLEN BOARD OF COMMISSIONERS
MONDAY, JANUARY 27, 2025 – 4:00 PM
MCALLEN CITY HALL
CITY COMMISSION CHAMBERS; 3RD FLOOR
1300 HOUSTON AVENUE
MCALLEN TEXAS, 78501**

AGENDA

"At any time during the course of this meeting, the City Commission may retire to Executive Session under Texas Government Code 551.071(2) to confer with its legal counsel on any subject matter on this agenda in which the duty of the attorney to the City Commission under the Texas Disciplinary Rules of Professional Conduct of the State Bar of Texas clearly conflicts with Chapter 551 of the Texas Government Code. Further, at any time during the course of this meeting, the City Commission may retire to Executive Session to deliberate on any subject slated for discussion at this meeting, as may be permitted under one or more of the exceptions to the Open Meetings Act set forth in Title 5, Subtitle A, Chapter 551, Subchapter D of the Texas Government Code."

CALL TO ORDER

1. Present questions to staff relating to the January 27, 2025 Regular Meeting Agenda, to be discussed at such meeting.
2. Hidalgo County Regional Mobility Authority Presentation.
3. Palm Valley Animal Society (PVAS) Shelter Project Update.
4. Backflow Prevention Policy Presentation.
5. Construction Manager At Risk (CMAR) Presentation.
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)**
 - A) Discussion and possible lease, sale or purchase of Real Estate Property, Tract 1. Tex. Gov't. Code §551.072.
 - B) Consideration of Economic Development matters. Tex. Gov't. Code §551.087.
 - C) Consultation with City Attorney regarding a resolution authorizing the exercise of eminent domain authority to acquire a tract of land being: A 1.45 gross acre tract of land, more or less, out of the Northwest corner of Lot 2, of the Northwest 1/4th of Section 7, HIDALGO CANAL COMPANY'S S/D, Hidalgo County, Texas, according to the map recorded in Volume Q, Page 177, Deed Records of Hidalgo County, Texas, reference to which is here made for all purposes and more particularly described metes and bounds, also known as 801 S. Main Street, McAllen, Texas 78501 for a municipal building or other public purposes. Tex. Gov't. Code §551.071.

ADJOURNMENT

IF ANY ACCOMMODATION FOR A DISABILITY IS REQUIRED (OR INTERPRETERS FOR THE DEAF), NOTIFY THE CITY SECRETARY'S DEPARTMENT AT 681-1020 FORTY-EIGHT (48) HOURS PRIOR TO THE MEETING DATE. WITH REGARD TO ANY ITEM, THE BOARD OF COMMISSIONERS MAY TAKE VARIOUS ACTIONS INCLUDING BUT NOT LIMITED TO RESCHEDULING AN ITEM IN ITS ENTIRETY FOR A FUTURE DATE OR TIME.

C E R T I F I C A T I O N

I, the Undersigned Authority, do hereby certify that the attached agenda of the meeting of the McAllen Board of Commissioners is a true and correct copy and that I posted a true and correct copy of said notice on the bulletin board in the Municipal Building, a place convenient and readily accessible to the general public at all times, and said Notice was posted on January 24, 2025 at 3:30 PM and will remain so posted continuously for at least 72 hours preceding the scheduled time of said 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.

DATE SUBMITTED

MEETING DATE

1/27/2025

1. Agenda Item: Present questions to staff relating to the January 27, 2025 Regular Meeting Agenda, to be discussed at such meeting.
2. Party Making Request:
3. Nature of Request:
4. Routing:
Cindy Zuniga
5. Staff Recommendation:
6. Advisory Board:
7. City Attorney:
8. Manager's Recommendation:

Created -

ITEM SUMMARY

BOARD: City Commission

AGENDA ITEM

2.

DATE SUBMITTED

MEETING DATE

1/27/2025

1. Agenda Item: Hidalgo County Regional Mobility Authority Presentation.

2. Party Making Request:

3. Nature of Request:

4. Routing:

Jose Trujillo

Created -

5. Staff Recommendation:

6. Advisory Board:

7. City Attorney:

8. Manager's Recommendation:

HIDALGO COUNTY REGIONAL MOBILITY AUTHORITY

HCRMA Board of Directors

S. David Deanda, Jr., Chairman

Ezequiel Reyna, JR., Vice Chairman

Juan Carlos Del Angel, Secretary/Treasurer

Gabriel Kamel, Director

Francisco “Frank” Pardo, Director

Sergio Saenz, Director

Michael J. Williamson, Director

HCRMA Staff

Pilar Rodriguez, PE, Executive Director

Ramon Navarro IV, PE, CFM, Chief Constr. Engineer

Celia Gaona, CIA, Chief Auditor/Compliance Officer.

Jose Castillo, Chief Financial Officer.

Ruben Alfaro, PE, CFM, Development Engineer

Sergio Mandujano, Constr. Records Keeper

Maria Alaniz, Admin. Assistant

Ivonne Rodriguez, Admin. Assistant

JANUARY 2025

PROJECT UPDATES AND PERMITS



WHO WE ARE:

THE HIDALGO COUNTY REGIONAL MOBILITY AUTHORITY IS AN INDEPENDENT GOVERNMENTAL AGENCY CREATED BY THE TEXAS TRANSPORTATION COMMISSION AND THE HIDALGO COUNTY COMMISSIONERS COURT ON NOVEMBER 17TH, 2005, TO ACCELERATE NEEDED TRANSPORTATION PROJECTS IN HIDALGO COUNTY.

OVERSEEN BY A SEVEN-MEMBER BOARD OF DIRECTORS, THE HIDALGO COUNTY RMA IS COMMITTED TO FINDING WAYS TO EMPOWER OUR LOCAL COMMUNITY TO TAKE CHARGE OF OUR TRANSPORTATION FUTURE.

WHAT WE DO:

THE HIDALGO COUNTY RMA'S PURPOSE IS TO PROVIDE HIDALGO COUNTY WITH OPPORTUNITIES TO ACCELERATE NEEDED TRANSPORTATION PROJECTS, THROUGH THE DIRECTION OF A LOCAL BOARD MAKING LOCAL CHOICES ABOUT LOCAL MOBILITY NEEDS THAT ENHANCE THE QUALITY OF LIFE AND ECONOMIC GROWTH FOR ALL RESIDENTS IN OUR REGION.

SERVICES:

OVERWEIGHT/OVERSIZE CORRIDOR ADMINISTRATION

365 TOLL ROAD

HIDALGO COUNTY LOOP

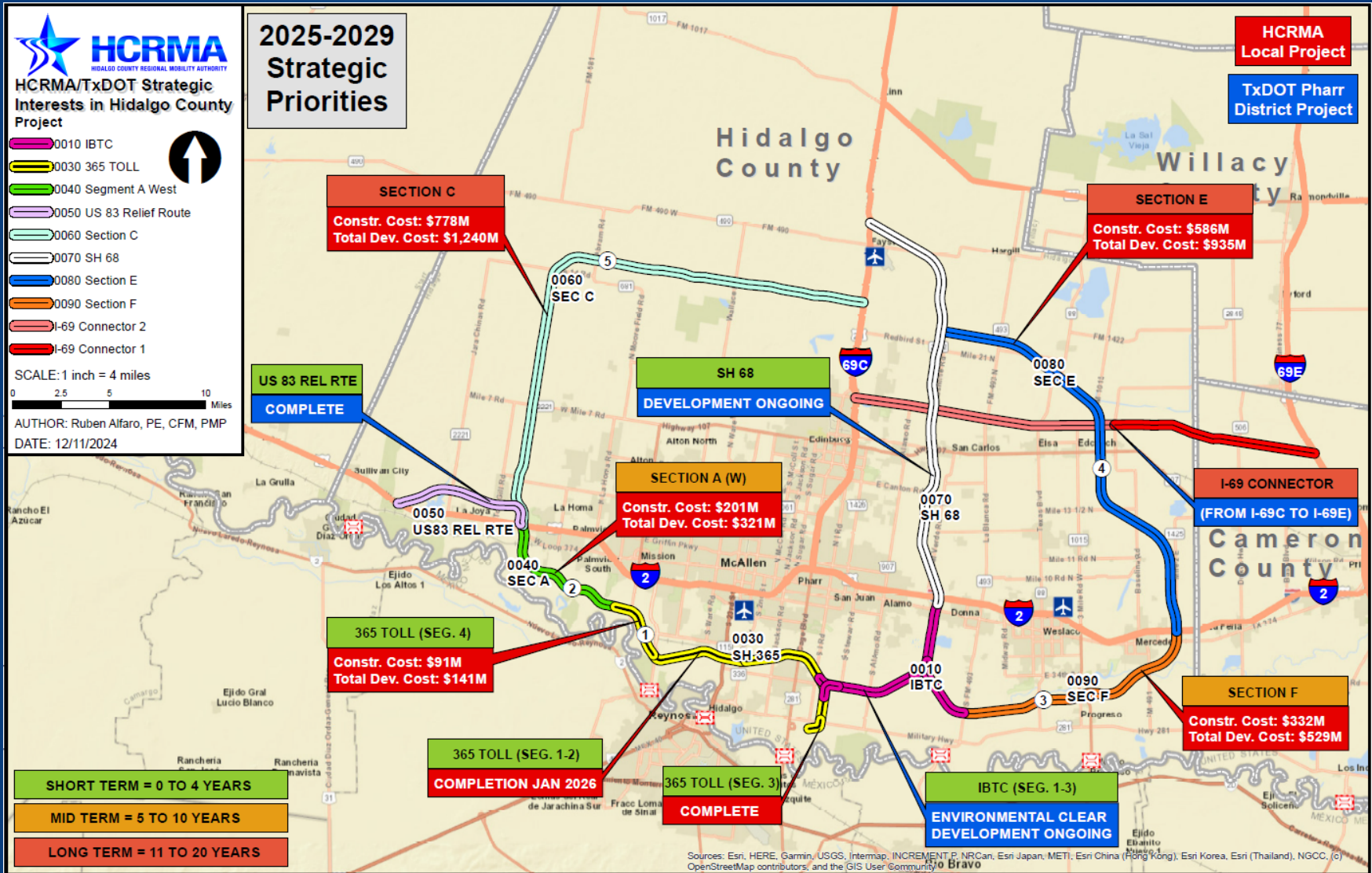


OVERWEIGHT/OVERSIZE CORRIDOR PERMITS



HIDALGO COUNTY ALLOWS SHIPPERS TO SECURELY ORDER SPECIALIZED OVERWEIGHT PERMITS ONLINE. THE PERMITS COVER TRAVEL OVER THE HIDALGO COUNTY ROADS LISTED BELOW FOR VEHICLES WEIGHING NO MORE THAN THE MEXICAN LEGAL WEIGHT LIMIT OR 125,000 LBS.

HCRMA STRATEGIC PLAN



365 TOLL (ALL SEGMENTS)

MAJOR MILESTONES:

NEPA CLEARANCE 07/03/2015

100% ROW AS OF 09/30/2018

PH 1: 365 SEG. 3

COMPLETED: NOVEMBER 2018

FINAL COST: \$19,301,032.92

PH 2: 365 TOLL

SEGS. 1 & 2

NTP: 03-17-2022

TO BE COMPLETED: 11-2025

PH 3: 365 TOLL

SEG. 4

PROPOSED LET: 2029

ESTIMATED COST: \$110 M

TO BE COMPLETED: 2029

SEGMENTS 1 AND 2 **(UNDER CONSTRUCTION)**

CONTRACT TIME:

1264 DAYS

CONTRACT AMOUNT:

\$295,932,420.25

CONTRACTOR:

PULICE CONSTRUCTION

TIME TO DATE:

1001 DAYS

AMOUNT PAID:

\$140,898,045.98

COMPLETION RATE:

53%



365 TOLL SEGMENTS 1 & 2



EB FRONTAGE ROADS:

FROM MILITARY HWY. TO THOMAS RD.

FROM 10TH ST. TO 23RD ST.

FROM SHARY RD. TO ANZALDUAS
CONNECTOR.

WB FRONTAGE ROADS:

FROM ANZALDUAS CONNECTOR TO
SHARY RD.

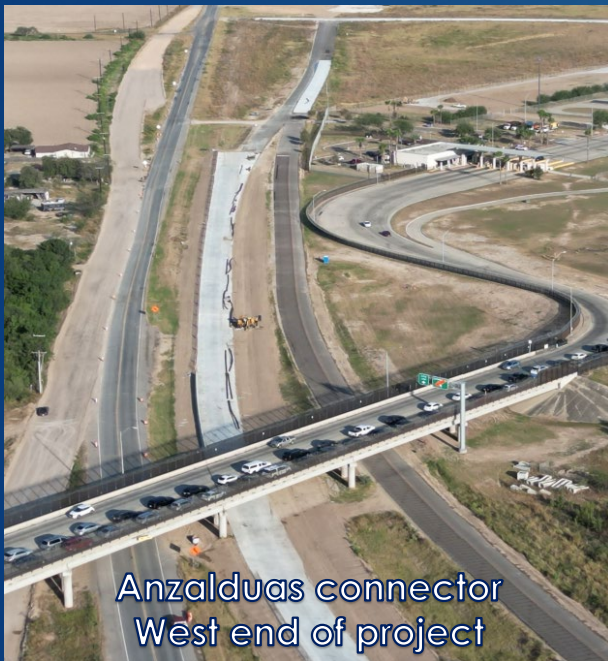
FROM 23RD ST. TO 10TH ST.

FROM THOMAS RD. TO MILITARY HWY.

365 TOLL SEGMENTS 1 & 2



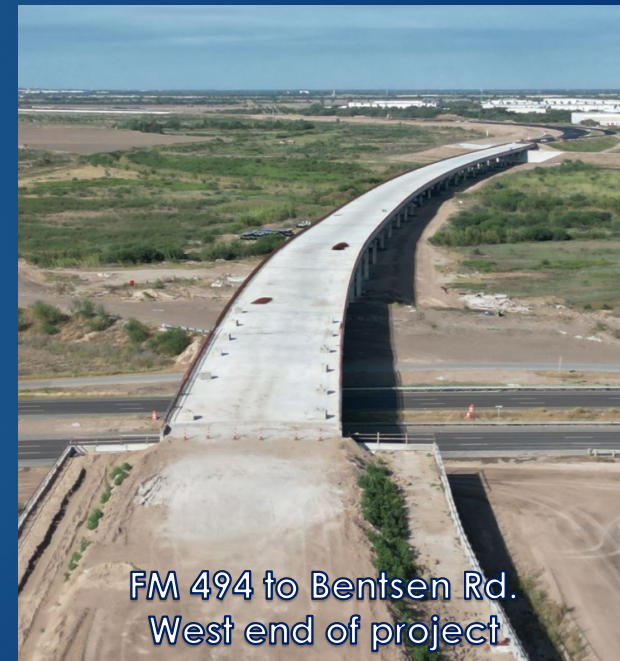
- ❑ Project construction completion expected November 2025.
- ❑ As of December 2024, project is 53% complete.
- ❑ Major floodway bridge and floodway levee relocation completed.



Anzalduas connector
West end of project



FM 494 to Bentsen Rd.
West end of project



FM 494 to Bentsen Rd.
West end of project



365 TOLL SEGMENTS 1 & 2



LOCATION: EAST OF GLASSCOCK RD. INTERSECTION
CONTRACTOR WORKING ON CONTINUOUSLY REINFORCED
CONCRETE PAVEMENT ON THE WESTBOUND LANES.

365 TOLL SEGMENTS 1 & 2



LOCATION: JACKSON ROAD OVERPASS

CONTRACTOR WORKING ON IRRIGATION CANAL BYPASS
AND COLUMN CAPS TO PREPARE FOR BEAM SETTING.

365 TOLL SEGMENTS 1 & 2



LOCATION: I RD. AND THOMAS RD. INTERSECTION
CONTRACTOR WORKING ON COLUMNS AND PREPARING
FOR CONSTRUCTION OF THE INTERSECTION ROUNDABOUT.

365 TOLL SEGMENTS 1 & 2



LOCATION: ANAYA RD. OVERPASS

CONTRACTOR HAS COMPLETED BEAM INSTALLATION AND IS PREPARING TO WORK ON THE BRIDGE DECK TO FINALLY PROCEED WITH THE CONCRETE BRIDGE SLAB.

365 TOLL SEGMENT 4



PROJECT LIMITS:

FROM: FM 1016/CONWAY AVE.

TO: FM 396/ANZALDUAS HIGHWAY

LENGTH: 3.47 MILES

ESTIMATED COST: \$140,681,600.00

PROPOSED LETTING DATE: FY 2029

NEXT STEPS:

- ▶ ENVIRONMENTAL REFRESHER
- ▶ ROW ACQUISITION
- ▶ PS&E DEVELOPMENT

CHALLENGES:

- ▶ FUNDING TBD

COST BREAKDOWN:

MANAGEMENT SUPPORT	\$1,353,300.00
PRELIMINARY ENGINEERING	\$1,353,300.00
FINAL DESIGN	\$6,315,400.00
ROW ACQUISITION	\$25,200,000.00
UTILITY RELOCATION	\$4,511,000.00
CONSTRUCTION	\$94,731,000.00
CONSTRUCTION MANAGEMENT	\$7,217,600.00
TOTAL DEVELOPMENT COST	\$140,681,600.00

PROPOSED FUNDING:

- ▶ TOLL REVENUE BONDS

PRIORITY

1



SHORT TERM PROJECTS

IBTC UPDATES

- ❑ Environmental Clearance achieved
- ❑ Schematic Approved
- ❑ Successfully transitioned project to TxDOT
- ❑ Fully funded for construction by TxDOT
- ❑ PS&E Contract to be executed December 2024

SH 68 UPDATES

- ❑ TxDOT is in the final stages of environmental phase. Expected to be environmentally clear by summer 2025 (ROD).
- ❑ Schematic design in progress by TxDOT (95% complete).



DEVELOPMENT ALONG 365 TOLL

HCMA - Policies and Forms

hcrma.net/forms.html

HCRMA
HIDALGO COUNTY REGIONAL MOBILITY AUTHORITY

Spanish

About Us Meetings Projects Documents GIS Map Open Records Transparency Staff Login

Policies

- [Access Management Policy](#)
- [Driveway Request Form](#)
- [Conflict Policy](#)
- [Internal Ethics and Compliance Manual](#)
- [Investment Policy](#)
- [Procurement of Goods and Services](#)

Forms

- [HCRMA Form Engineering Contract](#)
- [Questionnaire Form](#)

Documents

- [Strategic Plan](#)
- [Financial Information](#)
- [Reports](#)
- [PM Reports](#)
- [Resolutions](#)
- [Policies and Forms](#)
- [Maps](#)

[Hiring Notice](#)

[JOB OPPORTUNITIES](#)

[Calendar of Events](#)

[View Full Calendar...](#)

[Sign Up for Meeting Notices](#)

[2024 Invoice Schedule](#)

[No Title]

Our Purpose

“The Hidalgo County Regional Mobility Authority was created to be a proactive partner empowering our community to address our transportation and mobility concerns through leadership with local, state, and federal agencies.”

Contact Us

203 W. Newcombe Ave
Pharr, Texas 78577 (Map)
Mon-Fri: 8:00am-12:00pm | 1:00pm-5:00pm

Administration
Phone: 956.402.4762
Fax: 956.468.2176

ACCESS MANAGEMENT POLICY



Access Management Policy

Adopted: February 2, 2016

Revised: August 25, 2020

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DRIVEWAY REQUEST FORM

SUBMIT FOR:

- ▶ STREET TIE-IN
- ▶ COMMERCIAL DRIVEWAY
- ▶ RESIDENTIAL DRIVEWAY
- ▶ TEMPORARY DRIVEWAYS
- ▶ SIDEWALKS
- ▶ HYDRAULICS ONLY



HCRMA Application for Access Driveway and / or
Street Tie-in Permit for HCRMA Facilities

1. Application Requirements:

1. Review the HCRMA Access Management Policy listed at: <https://www.hcrma.net/forms.html>
2. Complete the **Driveway / Tie-in Permit Application** along with the **Driveway Construction Request** and **Permit to Construct Access Driveway Facilities**.
3. A copy of the executed Property Deed (required for ALL requests).
4. Digital Submittals: submit entire application package on via file share link or Flash Drive
MUST BE SIGNED & SEALED P.E. DRAWINGS FOR ALL COMMERCIAL SITES:
 - Drawings must contain information of the items listed below:
 - Legible drawings-all text on 11"x17" sheets shall be readable.
 - Width of driveway or street tie-in (including medians).
 - Radius of return.
 - Edge of pavement.
 - Distance of access from the property lines.
 - Distance between driveways
 - Ditch line; indicate inside diameter of nearest upstream and downstream culverts.
 - Show all driveways (with name of business) within 501 feet either side of the property.
 - Show all surface utilities and drainage structures on HCRMA right of way.
 - Show entrance or exit ramps that are within 1000 feet of access locations.
 - Show traffic signals within 1000 feet.
 - Show "Posted Speed" and color of sign on all HCRMA highways adjacent to the site.
 - Master plan of the entire development for all commercial sites.
5. 11"x17" copy of the Right of Way map showing exact location of access.
6. Copy of Site Map showing exact location of the access point(s).
7. Provide an exhibit with aerial image background with site marked.
8. Property shall be staked showing the locations of each access point(s).
9. Environmental requirements:
 - Provide FEMA (include Panel Number) map or a land survey SIGNED & SEALED by a Registered Public Land Surveyor stating or depicting whether the proposed highway improvement is within the 100-year floodplain.
 - If a clear US ARMY CORP of ENGINEERS (USACE) jurisdictional determination or an approval USACE permit has been obtained, then information pertaining to the 100-year floodplain is not required. USACE telephone number is (409) 766-3184.
10. Street tie-in or highway modifications: a SPONSORSHIP LETTER shall be submitted from the City or County (that will maintain the highway once completed) or plans must be SIGNED and approved by the City or County.
11. Traffic Impact Analysis: Provide ONE pdf copy, with Synchro runs on file share link or Flash Drive.
12. Use additional reports, exhibits, engineered plans, attachments, volumes, etc. as necessary to provide a full explanation of the proposed access and any temporary / permanent improvements needed to accomplish these connections.

NOTE:

1. An incomplete package will be returned with instructions on what material is needed to complete your submittal.
2. Please contact HCRMA Chief Development Engineer, Eric Davila, PE, PMP, CCM at 956-402-4762 or eric.davila@hcrma.net with any questions regarding the Application.

Released: 03/04/2022
Page 1 of 13



THANKS!



ITEM SUMMARY

BOARD: City Commission

AGENDA ITEM

3.

DATE SUBMITTED

01/20/2025

MEETING DATE

1/27/2025

1. Agenda Item: Palm Valley Animal Society (PVAS) Shelter Project Update.
2. Party Making Request:
3. Nature of Request: Staff will present a brief update on the PVAS Shelter project.
4. Routing:

Mario Cruz	Created/Initiated - 1/20/2025
Eduardo Mendoza	Approved - 1/21/2025
Michelle Rivera	Approved - 1/22/2025
Austin Stevenson	Final Approval - 1/22/2025
5. Staff Recommendation:
6. Advisory Board:
7. City Attorney:
8. Manager's Recommendation:



ENGINEERING DEPARTMENT
MEMORANDUM

To: Isaac J. Tawil, City Manager

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

Date: January 27, 2025

Subject: Palm Valley Animal Society (PVAS) Shelter Project Update

Explanation

At the request of the City Commission, staff requests the opportunity to provide an update on the PVAS shelter design project.

This brief presentation will cover the current architectural programming efforts and its related elements, anticipated schedule, and an overall project timeline.

Palm Valley Animal Society (PVAS) Shelter Design Progress Report



City Commission Workshop
Monday, January 27, 2025

Consultant – Shelter Planners of America



Scope:

- 1.) Architectural Programming
- 2.) Design and Construction Document Development

Project Site: Laurie P. Andrews Center



2451 N Expressway 281
Edinburg



©2024 Eagleview



Architectural Programming Elements

Current and Future Animal Demographics
Building Space Program
Outdoor Areas and Site Assessment
Schematic Layout
Opinion of Probable Cost



Architectural Programming Schedule

Data Collection – in progress

Data Dissemination and Review – 2 weeks

Day and a half site visit

Develop Draft Report – 8 to 10 weeks

Report Review – 1 week

Finalize Report – 1 Week

Anticipated Project Timeline



Programming
4-months



Design
9-months



Questions & Open Discussion



ITEM SUMMARY

BOARD: City Commission

AGENDA ITEM

4.

DATE SUBMITTED

MEETING DATE

1/27/2025

1. Agenda Item: Backflow Prevention Policy Presentation.

2. Party Making Request:

3. Nature of Request:

4. Routing:

Jose Trujillo

Created -

5. Staff Recommendation:

6. Advisory Board:

7. City Attorney:

8. Manager's Recommendation:



Backflow Prevention Policy Revision



These are some effects of a failed backflow prevention and cross connection program.

- **Water contamination**
- **A Health Hazard for the public**
- **Financial Loss for Business**

Owners

- **Financial Loss for the Local**

Government



City of Laredo Updates the Community on the Efforts Conducted Due to the Boil Water Notice

Post Date: 10/11/2024 6:45 PM

Laredo, Texas — The City of Laredo's water treatment plant continues to deliver high-quality water throughout its distribution system. The current boil water notice is believed **to be caused by an external source**—possibly a contractor connecting to the system **without backflow prevention** or a water line break in the affected area. The City's top priority is ensuring public safety.

Source: Dallas Morning News

Grand Prairie found foaming agent in water supply:

Here's what to know:

Grand Prairie residents north of I-20 warned to not drink city water supply

By Carol Taylor, Matt Kyle, Lana Ferguson and Julia James

Staff Writers Sep. 4, 2024, Updated 3:29 p.m. CDT

*Wednesday morning, Grand Prairie Mayor Ron Jensen said the contamination was caused by crews using a foaming agent to extinguish a fire Tuesday in the Great Southwest Industrial District. **Backflow caused the contaminant to enter the water supply.***



Source: The Texas Tribune

“Crisis upon crisis”: Industrial pollutants leave San Angelo residents without water as winter storm bears down

In some areas of the West Texas city, the state found concentrations of benzene, a known carcinogen, to be 35 times the safe limit. For other chemicals identified in the water, no concentration is considered safe.

BY ERIN DOUGLAS

FEB. 12, 2021UPDATED: FEB. 14, 2021

The cause of the contamination is still under investigation. But, according to city and state officials, the source is likely an industrial company connected to the water system. Water may have flowed into an industrial plant, came into contact with dangerous chemicals there, lost pressure, **and flowed back out into the system** where it infiltrated nearby homes.



Corpus Christi residents scrambling after water supply contamination

Residents in Corpus Christi were caught by surprise Wednesday evening as city officials announced a ban on using the city's water after a chemical made its way into the supply.

BY [ELEANOR DEARMAN](#)

DEC. 15, 2016 11 AM CENTRAL

Corpus Christi residents were caught by surprise Wednesday evening when city officials directed them not to shower or drink tap water after a chemical made its way into the city's water supply.

The city believes there's anywhere from 3 to 24 gallons of the chemical in the water supply, the Corpus Christi Caller-Times reported.

A release from the city attributed the contamination to “a recent back-flow incident in the industrial district.”



Hazard Evaluation:

Many substances can be introduced into the water system. The degree to which they affect the water system is determined by the degree of hazard when introduced into the water system.

There are two (2) degrees of hazard:

- Non-Health Hazard
- Health Hazard

Non-Health Hazard

A cross-connection or potential cross-connection involving any substance that generally would not be a health hazard but would **constitute a nuisance** or be **aesthetically objectionable** if introduced into the potable water supply.

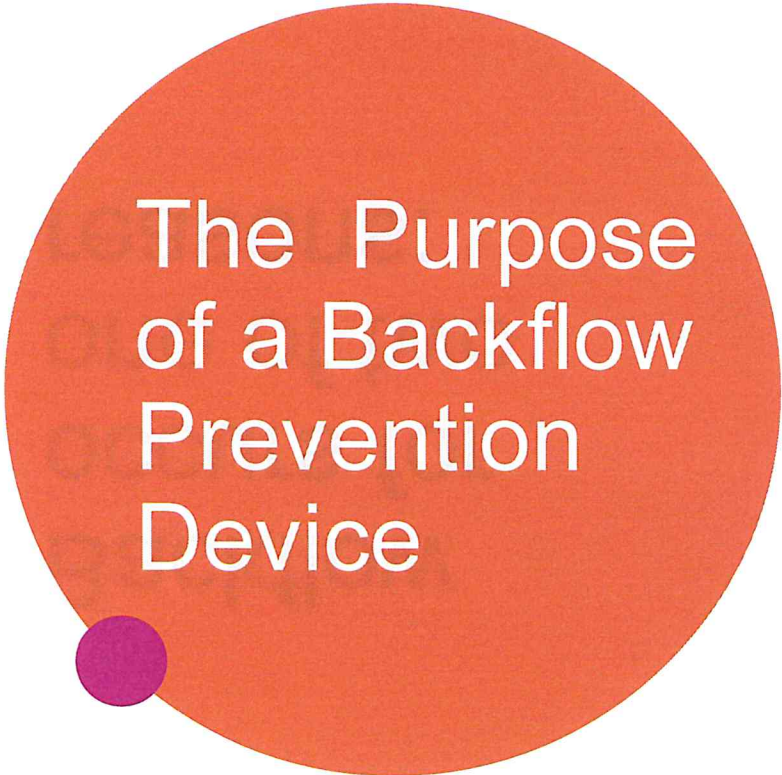


Health Hazard

A cross-connection, potential contamination hazard, or other situation involving any substance that **can cause death, illness, spread disease**, or has a high probability of causing such effects if introduced into the potable water supply.



Backflow is a plumbing term for:
An unwanted flow of water in the reverse direction

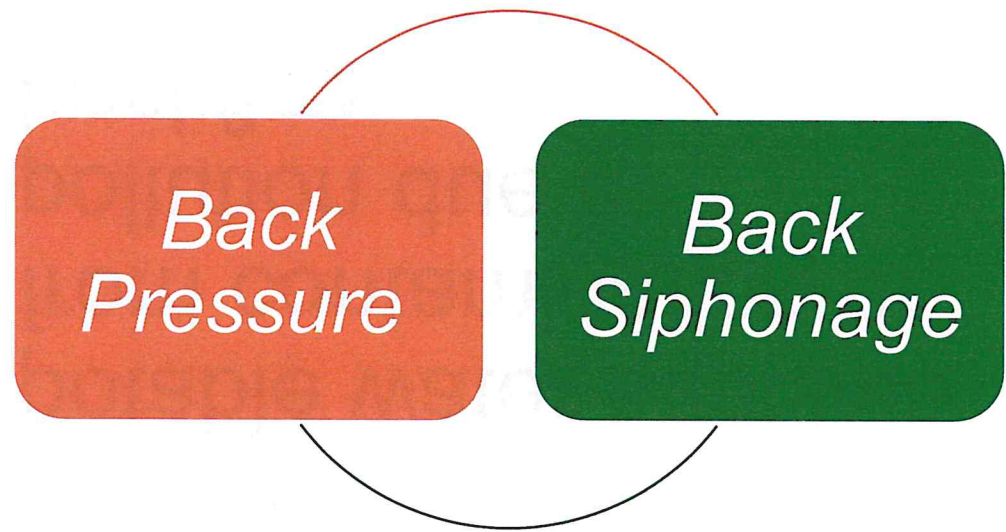


The Purpose of a Backflow Prevention Device



Is used to protect
potable water supplies
from contamination or
pollution due to
backflow

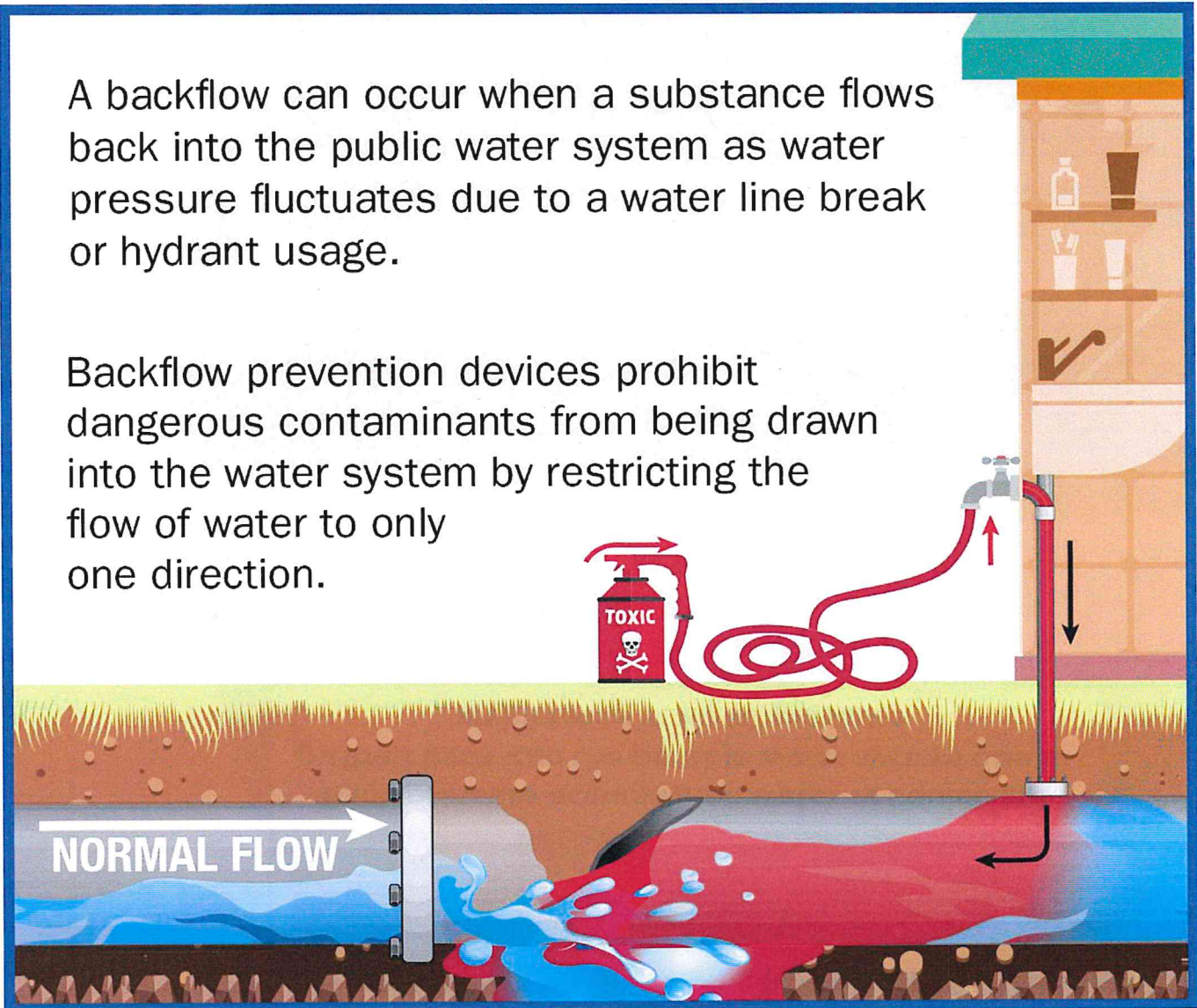
Backflow occurs for one of two reasons:



Backflow

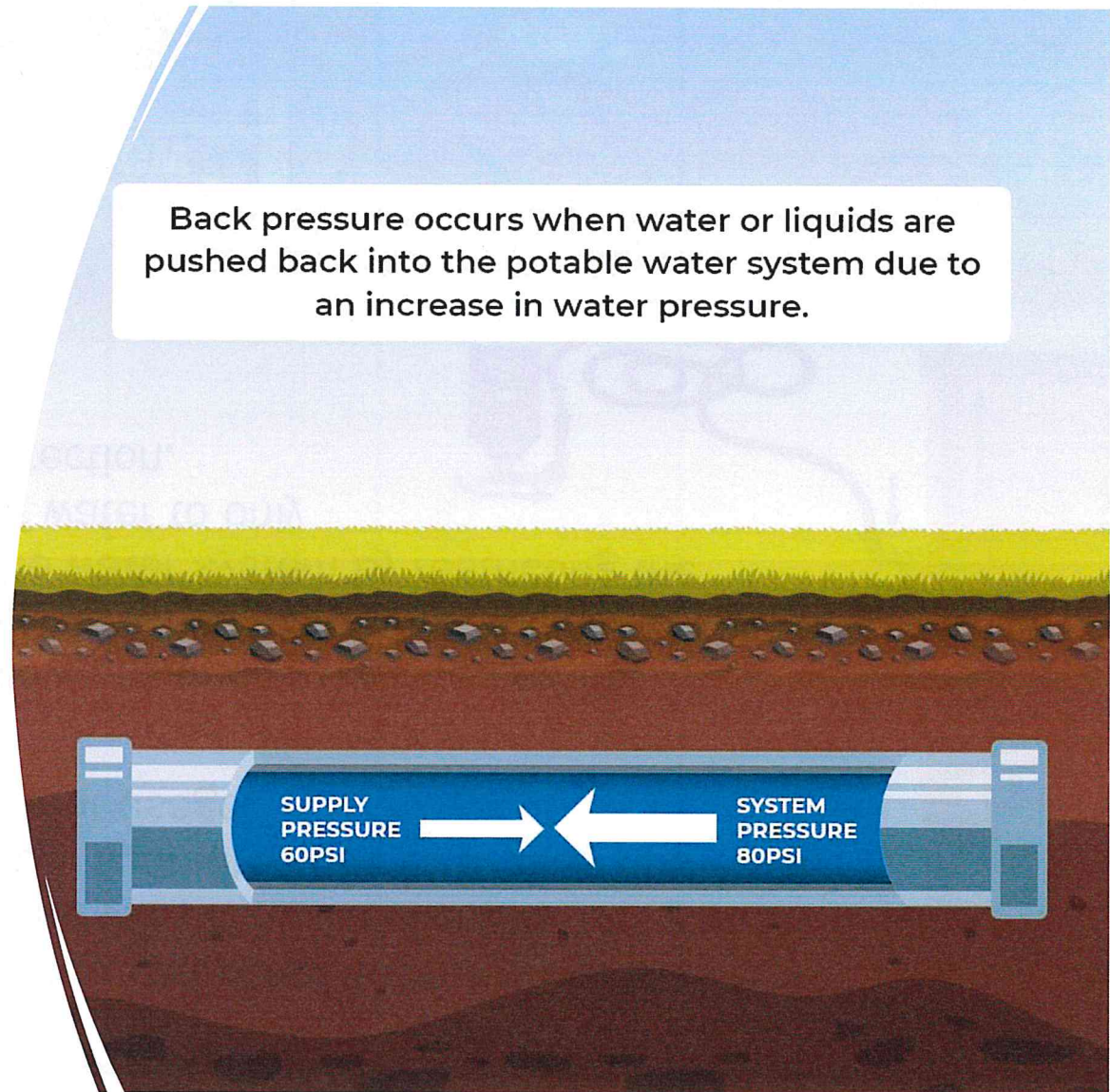
A backflow can occur when a substance flows back into the public water system as water pressure fluctuates due to a water line break or hydrant usage.

Backflow prevention devices prohibit dangerous contaminants from being drawn into the water system by restricting the flow of water to only one direction.



Back Pressure

Back pressure occurs when water or liquids are pushed back into the potable water system due to an increase in water pressure.

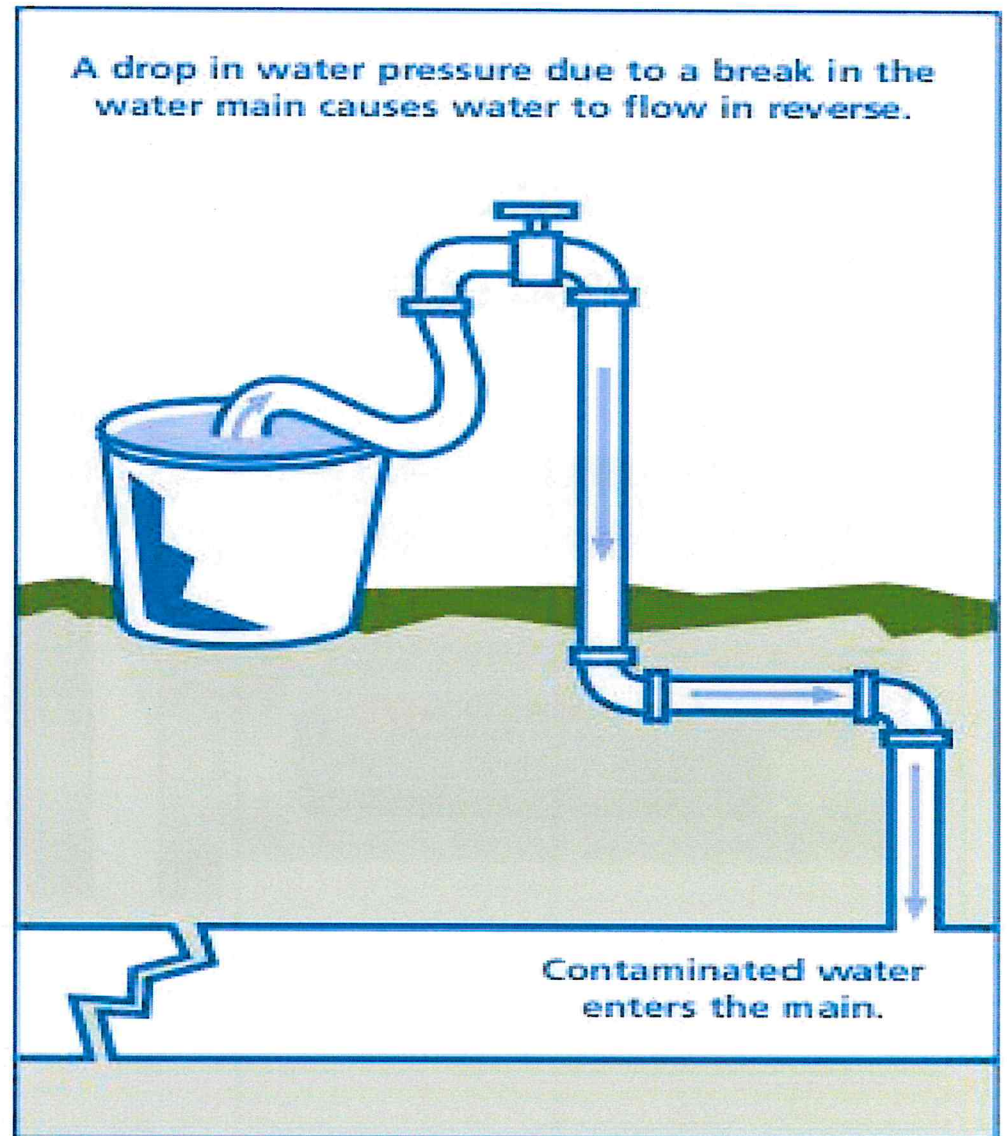


Back Siphonage



Flow reverses *due to decrease or loss of supply line pressure*

Reverse Flow



What is being revised on the policy?

- **Additional language to the notice letter.**
- **Advising backflow device owners with three (3) notices, prior to compliance due date.**
- **Reduced the deployment of the sub-contractor time from 10 days to 5 days.**



Notice

Backflow Preventer Test Report Due by 7/17/24

April 17, 2024

John Doe
1234 Street Ave.
McAllen, Texas 78504

Dear Customer:

Our records indicate that the following backflow assembly(ies) at your property are due for testing:

Service Address: 1234 Street Ave. McAllen

Type	Serial Number	Test Due Date
FEBCO PVB 01.00 765-1	H265550	7/17/2024

State and local regulations require that the assemblies be tested to safeguard the public water supply from contamination.¹ Testing is required at least once annually, and must be performed by individuals licensed by the Texas Commission on Environmental Quality (TCEQ). For your convenience, a list of licensed testers recognized by McAllen Public Utility is enclosed.

A completed testing report must be submitted within 90 days of this notice. Once the test is completed, please submit the original TCEQ Backflow Prevention Assembly Test and Maintenance Report to:

McAllen Public Utility
P.O. Box 220
McAllen, TX 78504

Alternatively, you may email the report to MPUbackflow@mcallen.net.

Please note that failure to comply will result with McAllen Public Utility sending a sub-contractor to perform the required Backflow Prevention Assembly Test(s) within five (5) days. Any repairs, maintenance, modifications, device replacements or any additional services required will be your responsibility. Fees for testing will be billed through the regular utility billing process. In addition, an administrative fee of \$25.00 will be added. If the installation(s) are deemed unsafe and a threat to the City of McAllen Public Water System, it will lead to interruption of your water service.²

Thank you for your cooperation. If you have any questions about the testing requirements, or need additional information, you may contact us at (956) 681-1665.

Sincerely,

MPU Backflow Division

¹ Referenced Regulations:

- TCEQ Rules and Regulations: <https://www.tceq.texas.gov/drinkingwater/cross-connection>
- MPU's policy: <https://www.mcallenpublicutility.com/water-systems> (see Backflow tab)
- City of McAllen Code Ordinance: https://library.municode.com/tx/mcallen/codes/code_of_ordinances (see Part II, Chapter 22, Article IV, Sec. 22-130)

² Standard disconnection procedures will apply, including any associated disconnection and reconnection fees.

1st Notice To Customer (90 day)

- TEST DUE DATE
- SUBMIT TEST REPORT **WITHIN 90 DAYS** OF THIS NOTICE
- A LIST OF LICENSED TESTERS INCLUDED
- DISPATCH SUB-CONTRACTOR WITHIN 5 DAYS OF NON-COMPLIANCE
- FEES FOR TESTING WILL BE BILLED THROUGH THE UTILITY BILL
- IF DEVICE IS FOUND NON-COMPLIANT, THEIR SERVICES WILL BE INTERRUPTED



Second Notice

Backflow Preventer Test Report Due by 7/17/24

May 17, 2024

John Doe
1234 Street Ave.
McAllen, TX 78504

Dear Customer:

Our records indicate that the following backflow assembly(ies) at your property are due for testing:

Service Address: 1234 Street Ave., McAllen, Texas

Type	Serial Number	Test Due Date
FEBCO PVB 01.00 765-1	H265550	7/17/2024

State and local regulations require that the assemblies be tested to safeguard the public water supply from contamination.¹ Testing is required at least once annually, and must be performed by individuals licensed by the Texas Commission on Environmental Quality (TCEQ). For your convenience, a list of licensed testers recognized by McAllen Public Utility is enclosed.

A completed testing report must be submitted within 60 days of this notice. Once the test is completed, please submit the original TCEQ Backflow Prevention Assembly Test and Maintenance Report to:

McAllen Public Utility
P.O. Box 220
McAllen, TX 78504

Alternatively, you may email the report to MPUbackflow@mcallen.net

Please note that failure to comply will result with McAllen Public Utility sending a sub-contractor to perform the required Backflow Prevention Assembly Test(s) within five (5) days. Any repairs, maintenance, modifications, device replacements or any additional services required will be your responsibility. Fees for testing will be billed through the regular utility billing process. In addition, an administrative fee of \$25.00 will be added. If the installation(s) are deemed unsafe and a threat to the City of McAllen Public Water System, it will lead to interruption of your water service.²

Thank you for your cooperation. If you have any questions about the testing requirements, or need additional information, you may contact us at (956) 681-1665.

Sincerely,
MPU Backflow Division

¹ Referenced Regulations:

- TCEQ Rules and Regulations: <https://www.tceq.texas.gov/drinkingwater/cross-connection>
- MPU's policy: <https://www.mcallenpublicutility.com/water-systems> (see Backflow tab)
- City of McAllen Code Ordinance: https://library.municode.com/mcallen/codes/code_of_ordinances (see Part II, Chapter 22, Article IV, Sec. 22-136)

² Standard disconnection procedures will apply, including any associated disconnection and reconnection fees.

2nd Notice To Customer (60 Day)

- TEST DUE DATE
- SUBMIT TEST REPORT **WITHIN 60 DAYS** OF THIS NOTICE
- A LIST OF LICENSED TESTERS INCLUDED
- DISPATCH A SUB-CONTRACTOR WITHIN 5 DAYS OF NON-COMPLIANCE
- FEES FOR TESTING WILL BE BILLED THROUGH THE UTILITY BILL
- IF DEVICE IS FOUND NON-COMPLIANT, THEIR SERVICES WILL BE INTERRUPTED



FINAL NOTICE

Backflow Preventer Test Report Due by 7/17/24

June 17, 2024

John Doe
1234 Street Ave.
McAllen, Texas 78504

Dear Customer:

This letter serves as a final notice regarding the required testing of the backflow prevention assembly(ies) located at your property, listed below. Testing is mandated by state and local regulations to safeguard the public water supply from contamination.¹

Service Address: 1234 Street Ave., McAllen, Texas

Type	Serial Number	Test Due Date
FEBCO PVB 01.00 765-1	H265550	7/17/2024

Testing must be performed by individuals licensed by the Texas Commission on Environmental Quality (TCEQ). For your convenience, a list of licensed testers recognized by McAllen Public Utility is enclosed.

We urge you to submit a completed testing report within 30 days of this notice. Once the test is completed, please submit the original TCEQ Backflow Prevention Assembly Test and Maintenance Report to:

McAllen Public Utility
P.O. Box 220
McAllen, TX 78504

Alternatively, you may email the report to MPUbackflow@mcallen.net.

Please note that failure to comply will result with McAllen Public Utility sending a sub-contractor to perform the required Backflow Prevention Assembly Test(s) within five (5) days. Any repairs, maintenance, modifications, device replacements or any additional services required will be your responsibility. Fees for testing will be billed through the regular utility billing process. In addition, an administrative fee of \$25.00 will be added. If the installation(s) are deemed unsafe and a threat to the City of McAllen Public Water System, it will lead to interruption of your water service.²

Thank you for your prompt attention to this important matter. If you have any questions about the testing requirements, or need additional information, you may contact us at (956) 681-1665.

Sincerely,
MPU Backflow Division

¹ Referenced Regulations:

- TCEQ Rules and Regulations: <https://www.tceq.texas.gov/drinkwater/cross-connection>
- MPU's policy: <https://www.mcallenpublicutility.com/water-systems> (see Backflow tab)
- City of McAllen Code Ordinance: https://library.municode.com/tx/mcallen/codes/code_of_ordinances (see Part II, Chapter 22, Article IV, Sec. 22-136)

² Standard disconnection procedures will apply, including any associated disconnection and reconnection fees.

Final Notice To Customer (30 day)

- TEST DUE DATE
- LETTER SERVES AS FINAL NOTICE
- SUBMIT TEST REPORT WITHIN 30 DAYS OF THIS NOTICE
- A LIST OF LICENSED TESTERS INCLUDED
- DISPATCH A SUB-CONTRACTOR WITHIN 5 DAYS OF NON-COMPLIANCE
- FEES FOR TESTING WILL BE BILLED THROUGH THE UTILITY BILL
- IF DEVICE IS DEEMED NON-COMPLIANT, THEIR SERVICES WILL BE INTERRUPTED

Does the City of
McAllen Have a
Backflow
Preventer Tester
Sub-Contractor?

YES!

- **SUB-CONTRACTOR NAME:**
 - *Valley Garden Center INC. DBA
SOUTHERN LANDSCAPES, McAllen TX*
- **TERM OF CONTRACT: 4 YEARS**
- **CONTRACT EXPIRES: SEPTEMBER 2026**

QUESTIONS





ITEM SUMMARY

BOARD: City Commission

AGENDA ITEM
DATE SUBMITTED
MEETING DATE

5.
01/22/2025
1/27/2025

1. Agenda Item: Construction Manager At Risk (CMAR) Presentation.
2. Party Making Request:
3. Nature of Request:
4. Routing:
Jose Trujillo
Eduardo Mendoza
Michelle Rivera
Austin Stevenson
Created/Initiated - 1/22/2025
Approved - 1/22/2025
Approved - 1/22/2025
Final Approval - 1/22/2025
5. Staff Recommendation:
6. Advisory Board:
7. City Attorney:
8. Manager's Recommendation:



ENGINEERING DEPARTMENT

MEMORANDUM

To: Isaac J. Tawil, City Manager
From: Eduardo Mendoza, P.E., City Engineer
Date: January 22, 2025
Subject: **Alternative Bidding Process**

GOAL

Review of alternative procurement process for projects

Explanation

City staff previously presented an alternative procurement process designed for large and unique projects. The most recent example is the Center for Urban Ecology project, which utilized this approach. This presentation provides an update on the bidding process.

Recommendation

Staff recommends consideration and review of the procurement process.

Alternative Bidding Option

Construction Manager At Risk

Construction Manager At Risk

The Construction Manager at Risk (CMAR) is a delivery method which entails a commitment by the Construction Manager (CM) to deliver the project within a Guaranteed Maximum Price (GMP) which is based on the construction documents and specifications at the time of the GMP plus any reasonably inferred items.

Bidding Options

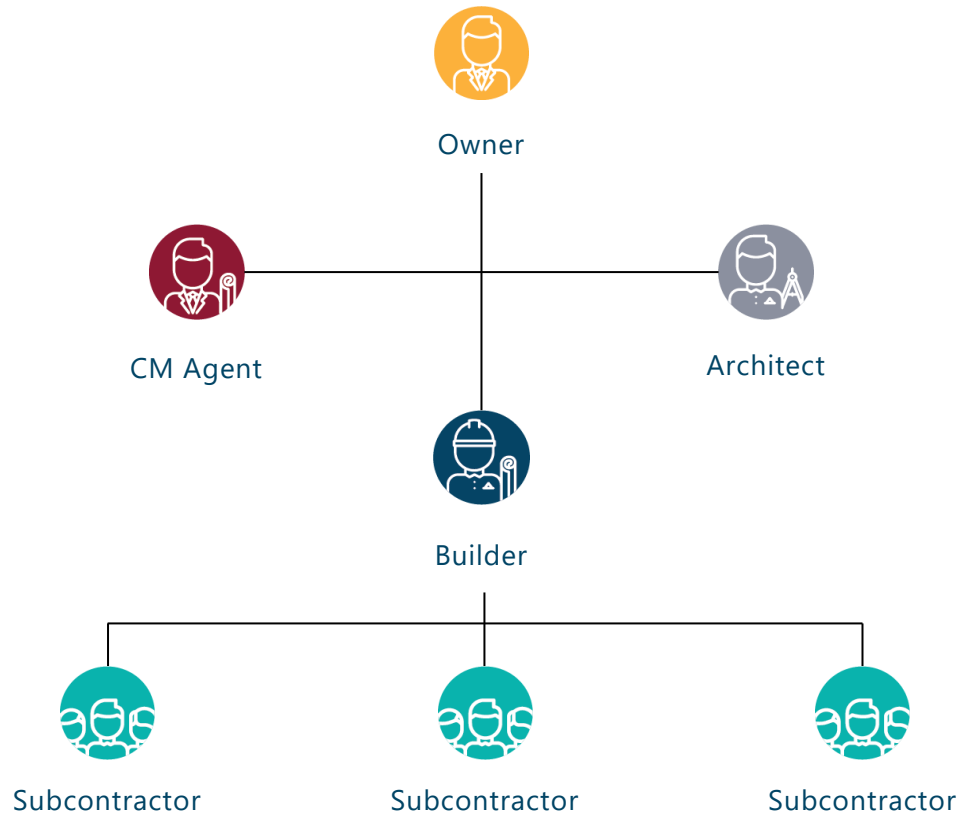
Competitive Sealed Bids

- Standard Practice for most projects in City
- Contract must be awarded to the lowest responsible bidder based on cost
- General contractor quality is not guaranteed
- Process intends to stimulate price competition
- Faster process, requires less time for evaluation
- Shorter bid process

Construction Manager At Risk

- Provides design phase and preconstruction services
- Construction Manager becomes contractor.
- Owner participates in trade and subcontractor selection.
- Contract is based on a “Guaranteed Maximum Price” (GMP)
- Open book accounting.

Construction Manager at Risk (CMAR)



BENEFITS

Qualification-based CMAR selection

CMAR provides construction input during design Construction cost established earlier in the process

Potential cost savings from bidding directly to subcontract tier

Potential time savings from overlap of design and construction

One contract for construction

CONSIDERATIONS

Potential conflict of interest in CMAR's dual role as consultant and independent contractor

Must clearly define basis for CMAR compensation

Must clearly define how and when GMP is set

Requires expertise to define and evaluate the GMP, assumptions, and contingencies

Potential premium paid for expedited process

CM at Risk Advantages

Advantages Cont.

- Construction Manager selected based on qualifications, experience and proposed team rather than low cost
- Design phase assistance with budgeting, planning and constructability results in ability to influence outcome by addressing issues early
- Early cost estimates and feedback to help in the design development process resulting in a more accurate cost model
- Team concept with owner and designer
- **BEST SUITED FOR:** new or renovation projects that are schedule sensitive, difficult to define or subject to potential changes; also for projects requiring a high level of construction oversight due to multi phases, technical complexity or multi-discipline coordination

Guaranteed Maximum Price

Guaranteed Maximum Price

- Based on bids for work packages, general conditions, contingency and set fee
- Essentially a “cost-plus” contract with guaranteed maximum
- Final price is based on actual bids received, amount of contingency used, and agreed upon general conditions/fee
- Any savings on actual costs revert to the owner
- All items of GMP are negotiable with the exception of the CM fee and Trade Contractor Bids
- Can include allowances for work that is unclear or undefined to ensure no financial surprises

CM at Risk

CM at Risk creates the opportunity to...

- Hire an experienced team member based on qualifications
- Manage the budget process and see all costs via open book accounting
- Save time on the schedule through fast tracking and pre-purchase
- Design a “buildable” building with a great deal of thought about value, quality, durability and user benefits
- Have a greater opportunity to select and prequalify subcontractors for the project resulting in significant quality improvement
- Design-to-budget, and effective purchasing and scope delineation
- Engage in a positive and collaborative design and construction process



ITEM SUMMARY

BOARD: City Commission

AGENDA ITEM

6.A.

DATE SUBMITTED

MEETING DATE

1/27/2025

1. Agenda Item: Discussion and possible lease, sale or purchase of Real Estate Property, Tract 1. Tex. Gov't. Code §551.072.
2. Party Making Request: Austin Stevenson
3. Applicant:
4. Nature of Request: Discussion and possible lease, sale or purchase of Real Estate Property, Tract 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:
Jose Trujillo
- Created -
8. Staff Recommendation:
9. Advisory Board:
10. City Attorney:
11. Manager's Recommendation:



ITEM SUMMARY

BOARD: City Commission

AGENDA ITEM

6.B.

DATE SUBMITTED

MEETING DATE

1/27/2025

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:
Jose Trujillo
- Created -
8. Staff Recommendation:
9. Advisory Board:
10. City Attorney:
11. Manager's Recommendation:



ITEM SUMMARY

BOARD:

AGENDA ITEM

DATE SUBMITTED

MEETING DATE

6.C.

01/23/2025

1/27/2025

1. Agenda Item: Consultation with City Attorney regarding a resolution authorizing the exercise of eminent domain authority to acquire a tract of land being: A 1.45 gross acre tract of land, more or less, out of the Northwest corner of Lot 2, of the Northwest 1/4th of Section 7, HIDALGO CANAL COMPANY'S S/D, Hidalgo County, Texas, according to the map recorded in Volume Q, Page 177, Deed Records of Hidalgo County, Texas, reference to which is here made for all purposes and more particularly described metes and bounds, also known as 801 S. Main Street, McAllen, Texas 78501 for a municipal building or other public purposes. Tex. Gov't. Code §551.071.
2. Party Making Request: Austin Stevenson
3. Nature of Request: Consultation with City Attorney regarding a resolution authorizing the exercise of eminent domain authority to acquire a tract of land being: A 1.45 gross acre tract of land, more or less, out of the Northwest corner of Lot 2, of the Northwest 1/4th of Section 7, HIDALGO CANAL COMPANY'S S/D, Hidalgo County, Texas, according to the map recorded in Volume Q, Page 177, Deed Records of Hidalgo County, Texas, reference to which is here made for all purposes and more particularly described metes and bounds, also known as 801 S. Main Street, McAllen, Texas 78501 for a municipal building or other public purposes. Tex. Gov't. Code §551.071.
4. Routing:
Alma Villarreal
Created/Initiated - 1/23/2025
5. Staff Recommendation:
6. Advisory Board:
7. City Attorney:
8. Manager's Recommendation: