



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, FEBRUARY 24, 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 February 24, 2025 Regular Meeting Agenda, to be discussed at such meeting.
2. Presentation on Backflow Prevention Policy.
3. Presentation on Commission Chamber back wall redesign options.
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 pending litigation: Civil Action No. 7-24-cv-00123. Texas Gov't Code §551.071.
 - B) Consultation with City Attorney regarding legal aspects of contractual agreement. Texas Gov't Code §551.071.
 - C) Consultation with City Attorney regarding pending litigation: Cause No. C-0074-19-D. Texas 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 February 21, 2025 at 4:00 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

2/24/2025

1. Agenda Item: Present questions to staff relating to the February 24, 2025 Regular Meeting Agenda, to be discussed at such meeting.
2. Party Making Request:
3. Nature of Request:
4. Routing:
Jose Trujillo
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

2/24/2025

1. Agenda Item: Presentation on Backflow Prevention Policy.

2. Party Making Request: Mark Vega

3. Nature of Request:

4. Routing:
Jose Trujillo

Created -

5. Staff Recommendation:

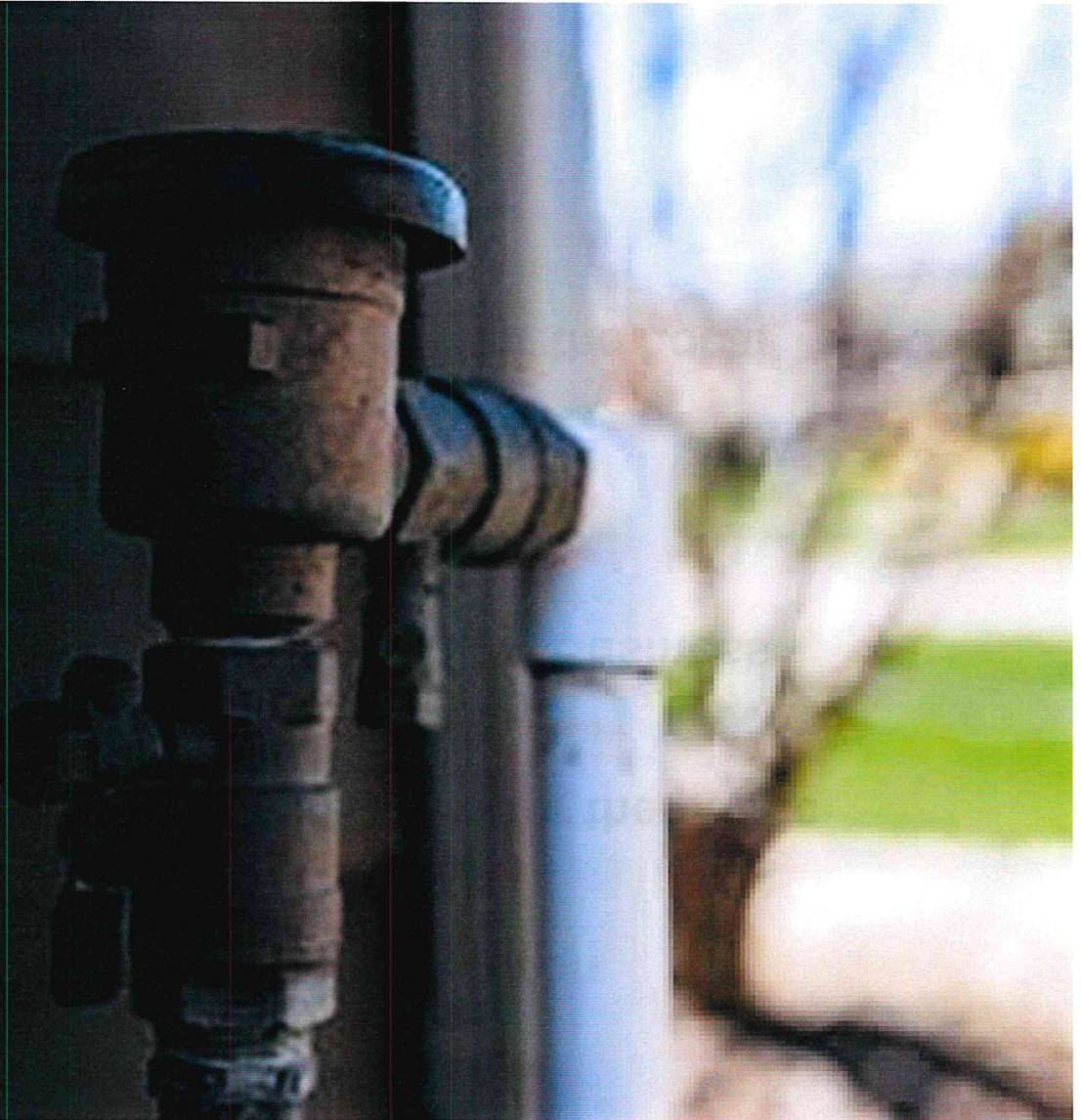
6. Advisory Board:

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

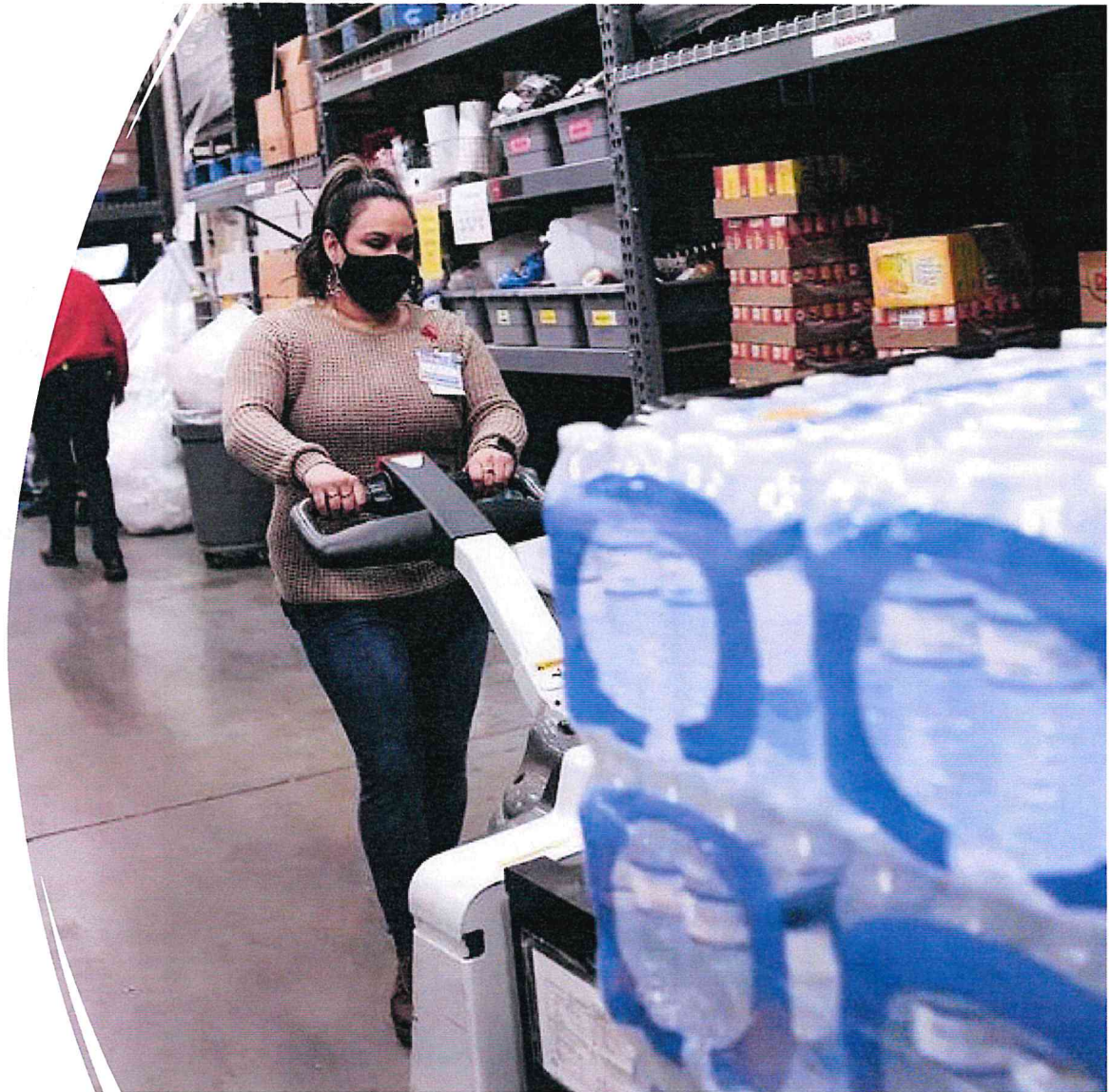
“Crisis upon crisis”: Industrial pollutants leave San Angelo residents without water as winter storm bears down

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.

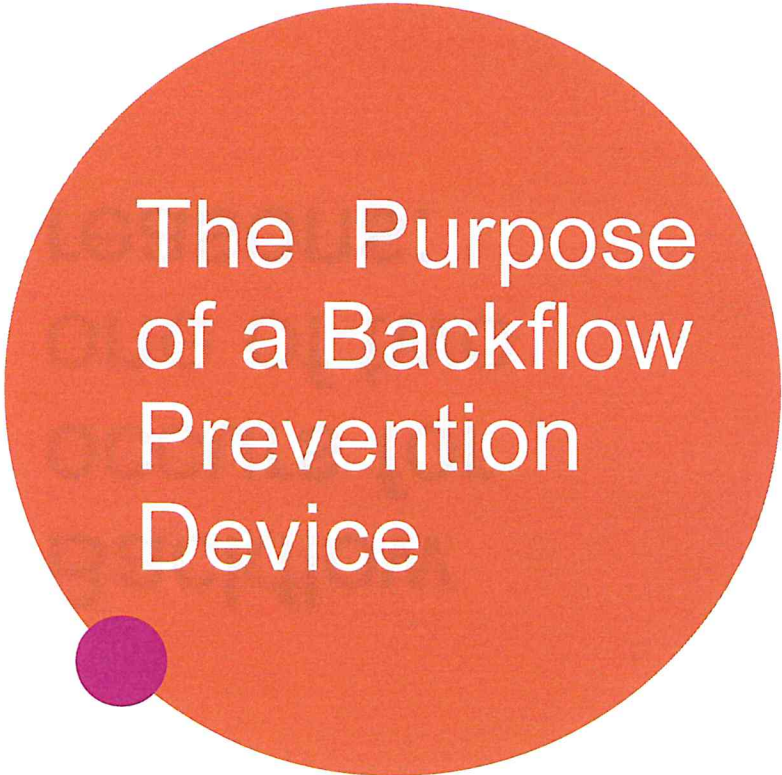


Health Hazard

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

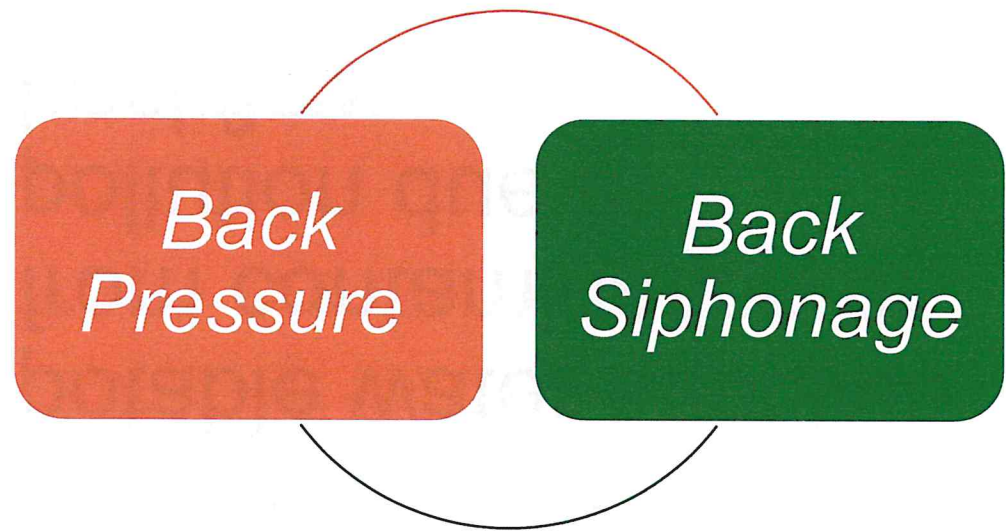


The Purpose of a Backflow Prevention Device



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

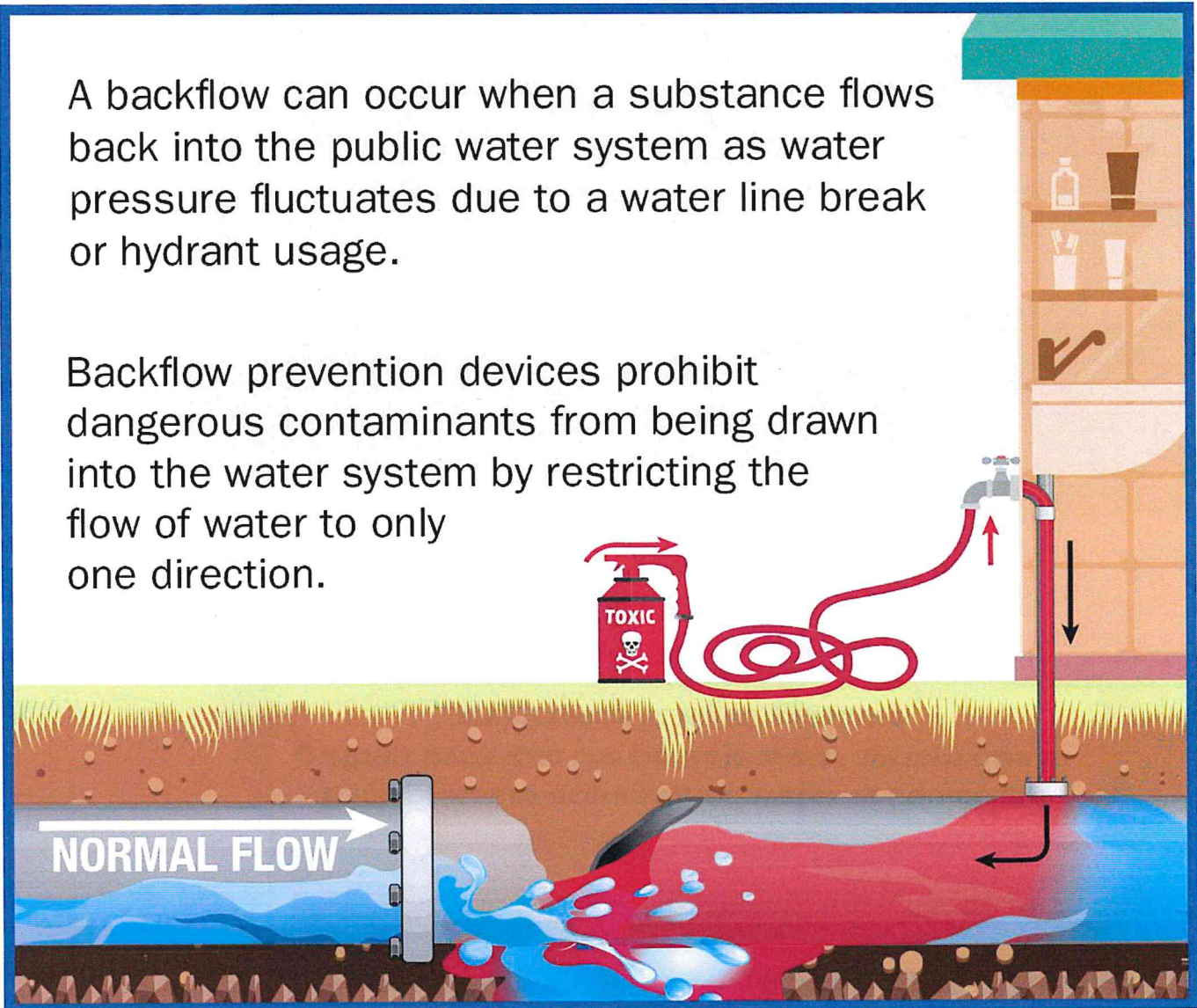
Backflow
occurs for
one of two
reasons:



Backflow

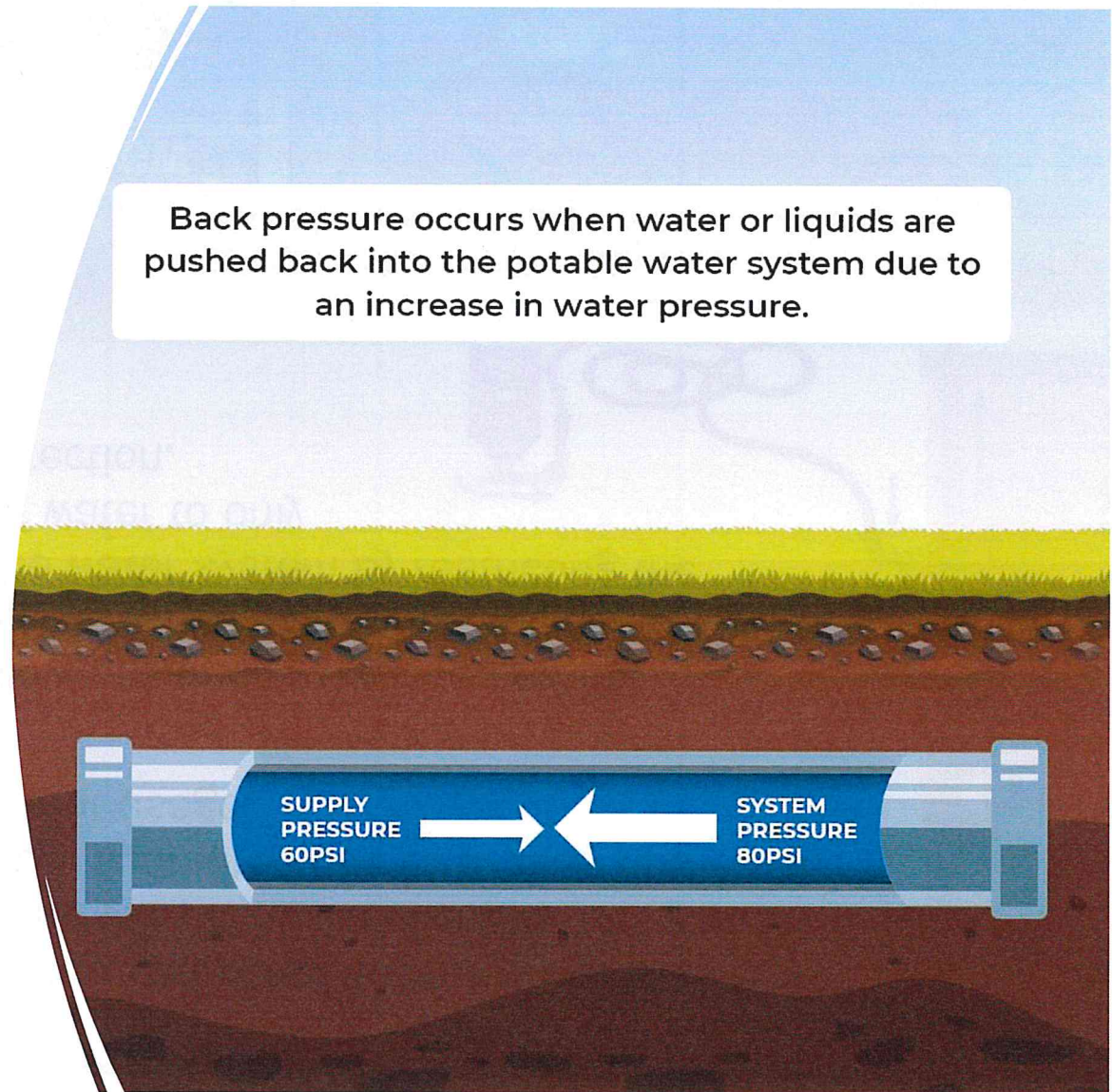
A backflow can occur when a substance flows back into the public water system as water pressure fluctuates due to a water line break or hydrant usage.

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.

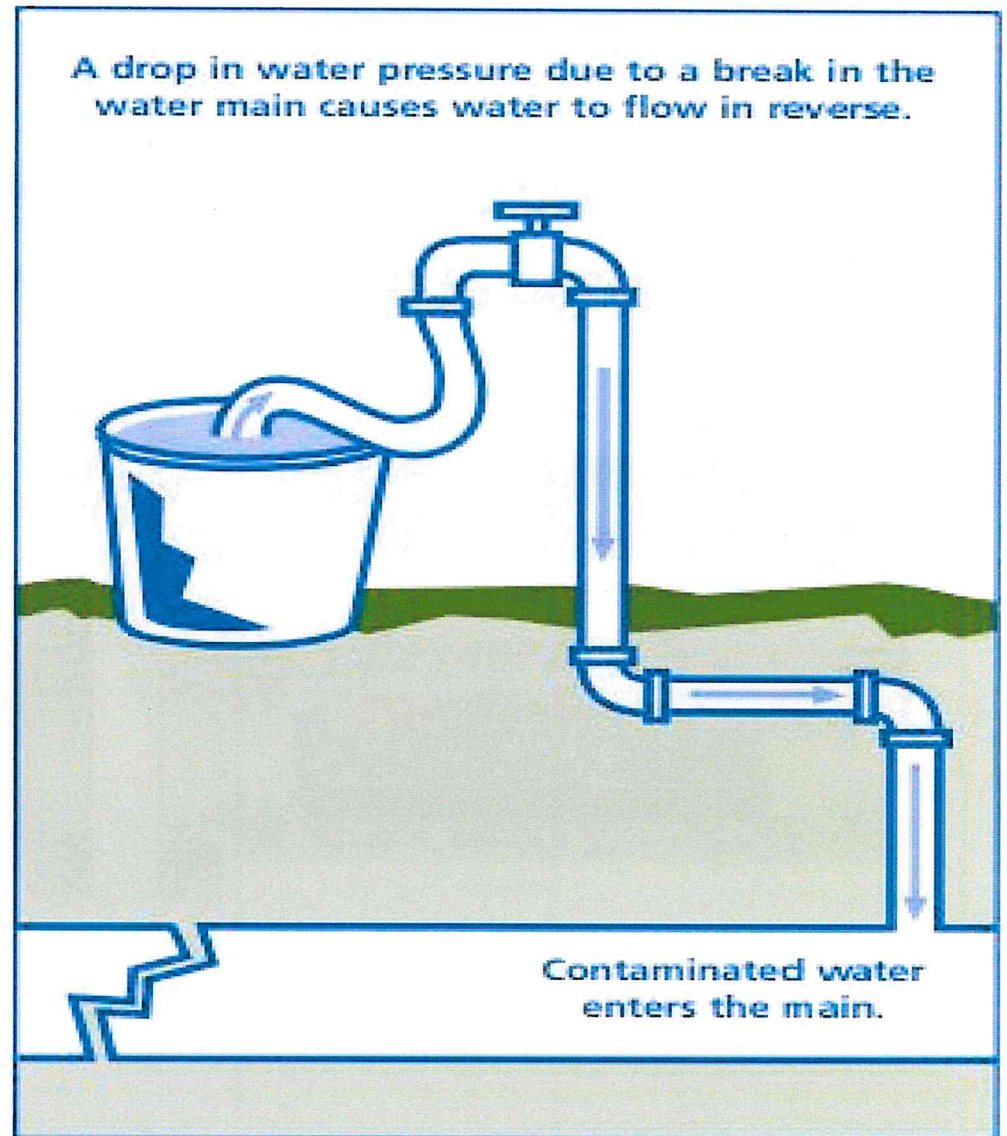


Back Siphonage



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

3.

DATE SUBMITTED

02/14/2025

MEETING DATE

2/24/2025

1. Agenda Item: Presentation on Commission Chamber back wall redesign options.
2. Party Making Request: Xochitl Mora
3. Nature of Request: Commission to review options of redesign for Commission Chamber back wall.
4. Routing:
Xochitl Mora Created/Initiated - 2/14/2025
5. Staff Recommendation: Staff recommends Mayor and Commissioners select one of the two options presented.
6. Advisory Board:
7. City Attorney:
8. Manager's Recommendation:



To: Isaac J. Tawil, City Manager
From: Xochitl Mora, Director, Office of Communications
Date: February 13, 2025
Subject: *Workshop presentation to Mayor & City Commissioners on McAllen Chamber Back Wall Redesign*

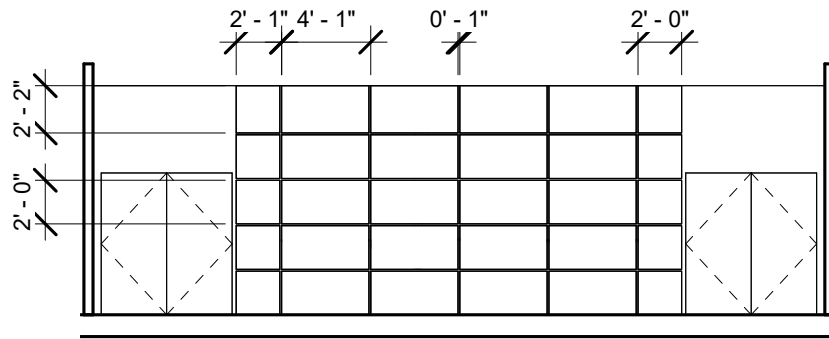
Explanation - The Office of Communications seeks a completion of the Commission Chamber Upgrade Project for the redesign of the back walls, which will include aesthetic carpentry work and paint for the back walls and side panels to book match the walnut paneling tone and paint of the front of the room.

The work is being done by NelcoMedia, Inc. of San Antonio.

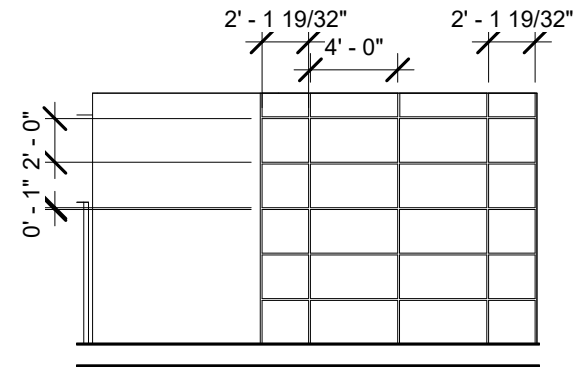
There are two options, attached, for review and selection by Mayor and the McAllen City Commissioners.

Recommendation –

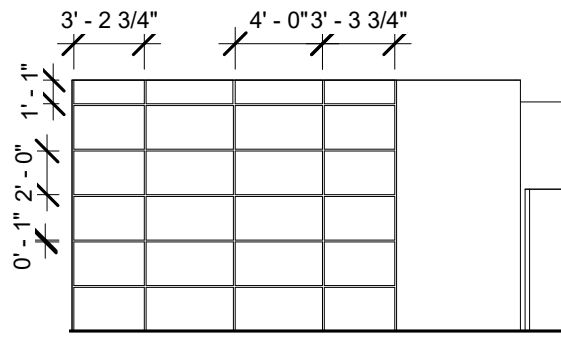
The Office of Communication recommends Mayor and McAllen City Commissioners select one of the two options presented.



① Back Wall
 $\frac{1}{8}" = 1'-0"$



③ Right Wall
 $\frac{1}{8}" = 1'-0"$



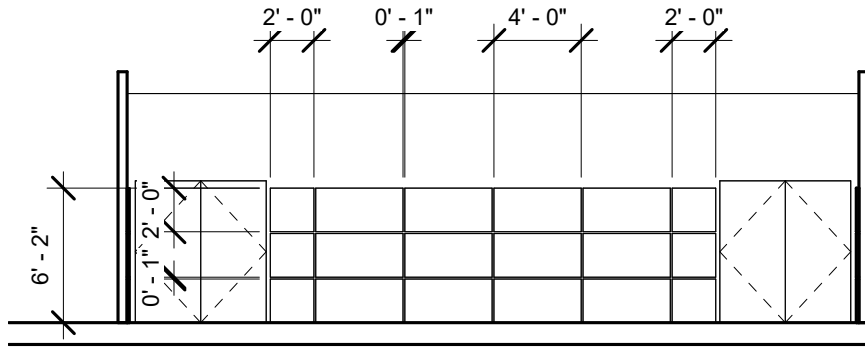
② Left Wall
 $\frac{1}{8}" = 1'-0"$



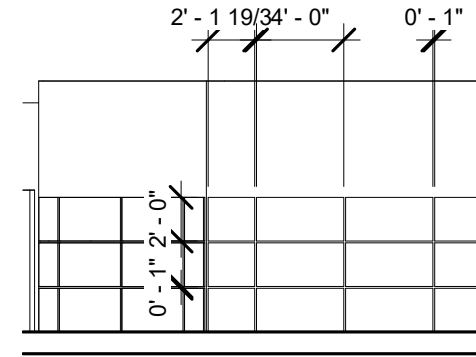
20 & 1/4 boards (4' x 8')



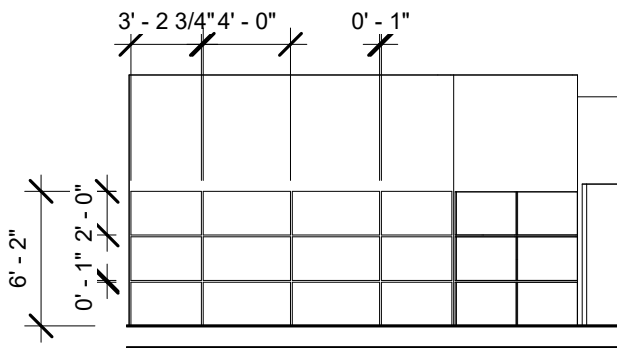
12 (4' x 8') Boards



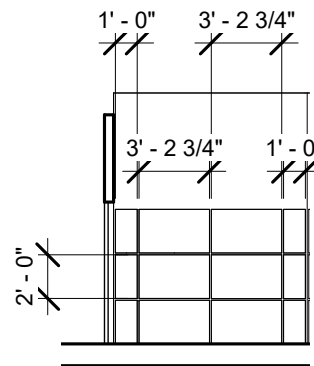
① Back Wall
1/8" = 1'-0"



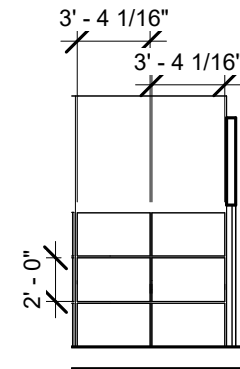
③ Right Wall
1/8" = 1'-0"



② Left Wall
1/8" = 1'-0"



④ Right wall 2
1/8" = 1'-0"



⑤ Left wall 2
1/8" = 1'-0"



ITEM SUMMARY

BOARD: City Commission

AGENDA ITEM

4.A.

DATE SUBMITTED

MEETING DATE

2/24/2025

1. Agenda Item: Consultation with City Attorney regarding pending litigation: Civil Action No. 7-24-cv-00123. Texas Gov't Code §551.071.
2. Party Making Request: Austin Stevenson
3. Nature of Request: Consultation with City Attorney regarding pending litigation: Civil Action No. 7-24-cv-00123. Texas Gov't Code §551.071.
4. Routing:
Alma Villarreal
5. Staff Recommendation:
6. Advisory Board:
7. City Attorney:
8. Manager's Recommendation:

Created -

ITEM SUMMARY

BOARD:	AGENDA ITEM	4.B.
	DATE SUBMITTED	
	MEETING DATE	2/24/2025

1. Agenda Item: Consultation with City Attorney regarding legal aspects of contractual agreement. Texas Gov't Code §551.071.
2. Party Making Request: Austin Stevenson
3. Nature of Request: Consultation with City Attorney regarding legal aspects of contractual agreement. Texas Gov't Code §551.071.
4. Routing:
Alma Villarreal
Created -
5. Staff Recommendation:
6. Advisory Board:
7. City Attorney:
8. Manager's Recommendation:



ITEM SUMMARY

BOARD: City Commission

AGENDA ITEM

4.C.

DATE SUBMITTED

MEETING DATE

2/24/2025

1. Agenda Item: Consultation with City Attorney regarding pending litigation: Cause No. C-0074-19-D. Texas Gov't Code §551.071.
2. Party Making Request:
3. Nature of Request:
4. Routing:
Leslie Salinas
5. Staff Recommendation:
6. Advisory Board:
7. City Attorney:
8. Manager's Recommendation:

Created -