



**BOARD OF TRUSTEES MEETING
TUESDAY, JULY 25, 2023 – 4:00 PM
MCALLEN CITY HALL - 3RD FLOOR
1300 HOUSTON AVE, MCALLEN TX, 78501**

AGENDA

AT ANY TIME DURING THE COURSE OF THIS MEETING, THE MCALLEN PUBLIC UTILITY 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 MCALLEN PUBLIC UTILITY 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 MCALLEN PUBLIC UTILITY 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

PLEDGE

INVOCATION

EMPLOYEE OF THE MONTH FOR JULY: DAVID LOPEZ - PRETREATMENT

1. MINUTES:

- a) Approval of the Minutes for the Regular Meeting held July 11, 2023.

2. CONSENT AGENDA:

- a) Approval of Lark Subdivision
- b) Discussion and Approval of Garden Rose Subdivision
- c) Discussion and Approval of Homewood Subdivision

3. BIDS AND CONTRACTS:

- a) Award of Contract for Stop Loss Insurance for City of McAllen Employee Health Plan.
- b) Consideration and Approval of Change Order 5: Southwest and Northwest WTP Improvements

4. ORDERS:

- a) Order amending the budget of the McAllen Public Utility Board of Trustees for Fiscal Year 2022-2023 for an increase in operating transfers within the Water Fund.
- b) Order amending the budget of the McAllen Public Utility Board of Trustees for Fiscal Year 2022-2023 for an increase in expenditures within the Water Depreciation Fund.
- c) Order amending the budget of the McAllen Public Utility Board of Trustees for Fiscal Year 2022-2023 for an increase in expenditures within the Water Capital Improvement Fund.
- d) Order amending the budget of the McAllen Public Utility Board of Trustees for Fiscal Year 2022-2023 for a decrease in expenditures within the Water Revenue Bond Fund.
- e) Order amending the budget of the McAllen Public Utility Board of Trustees for Fiscal Year 2022-2023 for an increase in expenditures within the Water Revenue Bond - TWDB Fund.
- f) Order amending the budget of the McAllen Public Utility Board of Trustees for Fiscal Year 2022-2023 for an increase in operating transfers within the Wastewater Fund.
- g) Order amending the budget of the McAllen Public Utility Board of Trustees for Fiscal Year 2022-2023 for an increase in expenditures within the Wastewater Depreciation Fund.
- h) Order amending the budget of the McAllen Public Utility Board of Trustees for Fiscal Year 2022-2023 for an increase in expenditures within the Wastewater Capital Improvement Fund.

5. RESOLUTION:

- a) Consider Adopting Resolution Appointing Clarissa Hernandez, as Board Secretary for McAllen Public Utility.

6. MANAGER'S REPORT:

- a) Review and approval to write-off uncollectible septic tank hauler fee receivables in the amount of \$1,330.00.
- b) Expiration of Preliminary Reimbursement Certificates with Recorded Plats
- c) Expiration of Final Reimbursement Certificates

7. FUTURE AGENDA ITEMS

8. EXECUTIVE SESSION, CHAPTER 551, TEXAS GOVERNMENT CODE, SECTION 551.071 CONSULTATION WITH ATTORNEY, SECTION 551.072 LAND TRANSACTION, SECTION 551.074 PERSONNEL MATTERS; SECTION 551.087 ECONOMIC DEVELOPMENT NEGOTIATIONS

- a) Consideration of real estate matters, Tract 1. (Section 551.087, T.G.C.)
- b) Consultation with city attorney regarding pending litigation. (Section 551.071, T.G.C)

ADJOURNMENT

IF ANY ACCOMMODATION FOR A DISABILITY IS REQUIRED (OR INTERPRETERS FOR THE DEAF), NOTIFY UTILITY ADMINISTRATION (681-1630) FORTY-EIGHT (48) HOURS PRIOR TO THE MEETING DATE. WITH REGARD TO ANY ITEM, THE MCALLEN PUBLIC UTILITY BOARD OF TRUSTEES MAY TAKE VARIOUS ACTIONS; INCLUDING BUT NOT LIMITED TO RESCHEDULING AN ITEM IN ITS ENTIRETY FOR A FUTURE DATE OF TIME. THE MCALLEN PUBLIC UTILITY BOARD MAY ELECT TO GO INTO EXECUTIVE SESSION ON ANY ITEM WHETHER OR NOT SUCH ITEM IS POSTED AS AN EXECUTIVE SESSION ITEM AT ANY TIME DURING THE MEETING WHEN AUTHORIZED BY THE PROVISIONS OF THE OPEN MEETINGS ACT.

THE NEXT REGULARLY SCHEDULED BOARD MEETING WILL BE HELD ON AUGUST 15, 2023.



AGENDA ITEM

1.a.

PUBLIC UTILITY BOARD

DATE SUBMITTED

07/18/2023

MEETING DATE

7/25/2023

1. Agenda Item: Approval of the Minutes for the Regular Meeting held July 11, 2023.

2. Party Making Request:

3. Nature of Request:

4. Budgeted:

Bid Amount: _____
Under Budget: _____

Budgeted Amount: _____
Over Budget: _____
Amount Remaining: _____

5. Reimbursement:

6. Routing:
Savannah Arredondo

Created/Initiated - 7/18/2023

7. Staff's Recommendation:

8. City Attorney: Approved. IJT

9. MPU General Manager: Approved - MAV

10. Director of Finance for Utilities: Approved - MDC

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

The McAllen Public Utility Board (MPUB) convened in a Regular Meeting on **Tuesday, July 11, 2023**, at 4:00 pm at in the City Commission Chambers at City Hall with the following present:

Absent:	Charles Amos Albert Cardenas Ricardo Godinez Javier Villalobos Ernest Williams	Chairman Trustee Trustee Ex-Officio Member/Mayor Vice-Chairman
Staff:	Marco A. Vega, P.E. Isaac Tawil J.J. Rodriguez Savannah Arredondo Melba Carvajal Pablo Rodriguez Carlos Gonzalez, P.E. Edward Gonzalez David Garza Erika Gomez, EIT Marco Ramirez, P.E. Gerardo Noriega Juan Pedraza Rafael Balderas, EIT Juan Vallejo Terri Uvalle Daniel Reyna Janet Landeros Jim Bob Sides	General Manager City Attorney Assistant General Manager Assistant to the Utility Board Secretary Director of Finance for Utilities Assistant Director for Customer Relations Utility Engineer Director of Water Systems Director of Wastewater Systems Assistant Utility Engineer Utility Engineer Purchasing Director Manager, Transmission & Dist. Assistant Utility Engineer Assistant Director of Water Systems Assistant Director for Utility Billing Water Plant Manager Grants & Contracts Coordinator Video Production Specialist

CALL TO ORDER:

Chairman Amos called the meeting to order at 4:04 p.m.

1. MINUTES:

a) Approval of the Regular Meeting Minutes held June 27, 2023.

Trustee Cardenas moved to approve the minutes for the regular meeting held on June 27th, 2023. Trustee Godinez seconded the motion. The motion carried unanimously by those present.

2. CONSENT AGENDA

- a) Approval of Rancho Valencia Subdivision
- b) Approval of Palmridge Park Lot 1A Subdivision
- c) Approval of Limas Subdivision
- d) Approval of Casa Corsica Subdivision
- e) Approval of Materiales Rio Grande Subdivision
- f) Approval of Silverado Moon Subdivision

Trustee Godinez moved to approve items 2a through 2f. Trustee Cardenas seconded the motion. The motion carried unanimously by those present.

3. BIDS AND CONTRACTS:

- a) Consideration and Approval for Change Order #1 for the manhole Rehabilitation Project 2023.

Mr. Marco Ramirez, P.E., Utility Engineer, stated that Change Order #1 is a request to extend the time. Adding 30 days to the contract because of the weather. The contract is approximately 90% complete, but because of the unusually high temperatures, they are requesting additional time.

Trustee Godinez moved to approve the Change Order #1 for the manhole Rehabilitation Project 2023. Trustee Cardenas seconded the motion. The motion carried unanimously by those present.

- b) Consideration and Approval of Water Modeling Task Work Order No. 1 with Freese & Nichols.

Mr. Carlos Gonzalez, P.E., Utility Engineer, stated the contract amendment has to do with the master plan component that Freese & Nichols recently completed for Water Systems. He noted an industry has approached the Utility about locating in McAllen and posed questions about meeting the water demand that they would have. He stated that the idea was to approach Freese & Nichols about doing a Task Work Order to run a couple of different scenarios for various water demand numbers up to 3 million gallons per day. The model would also run scenarios taking into account potential demand from neighboring utilities. The amount of the contract amendment is \$19,715.

Trustee Cardenas moved to approve the Water Modeling Task Work Order No. 1 with Freese & Nichols. Trustee Godinez seconded the motion. The motion carried unanimously by those present.

4. FUTURE AGENDA ITEMS

Mr. Marco Vega, P.E., General Manager, stated as a reminder that the Budget Workshops will start the second week of August. Mr. Vega also

informed the Board that Chairman Charles Amos was awarded the Public Officials Award from the Water Environment Agency.

ADJOURNMENT

There being no other business to come before the Board, the meeting was unanimously adjourned at 4:16 p.m.

Charles Amos, Chairman

Attest:

Juan J. Rodriguez
Interim Utility Board Secretary/
Assistant General Manager



AGENDA ITEM

2.a.

PUBLIC UTILITY BOARD

DATE SUBMITTED

07/19/2023

MEETING DATE

7/25/2023

1. Agenda Item: Approval of Lark Apartments Subdivision
2. Party Making Request:
3. Nature of Request: Request of MPU Board approval from the developer of the proposed subdivision.

4. Budgeted:

Bid Amount: _____
Under Budget: _____

Budgeted Amount: _____
Over Budget: _____
Amount Remaining: _____

5. Reimbursement: Wastewater Reimbursement to the developer of Las Villas del Rio at the Groves on Shary Subdivision in the amount of \$5,389.68.
6. Routing:
Patrick Gray Created/Initiated - 7/19/2023
7. Staff's Recommendation:
8. City Attorney: Approved. IJT
9. MPU General Manager: Approved - MAV
10. Director of Finance for Utilities: Approved - MDC

Memo

TO: Marco A. Vega, P.E., General Manager
J.J. Rodriguez, Asst. General Manager

THRU: Carlos Gonzalez, P.E., Utility Engineer
Marco Ramirez, P.E., Utility Engineer

FROM: Patrick R. Gray, E.I.T., GIS Coordinator

DATE: July 14, 2023

SUBJECT: **Approval of Lark Apartments Subdivision**

This property is located on the Southeast corner of Taylor Road and Lark Ave. The subdivision is located within the McAllen City Limits and is being proposed as R-3A Residential. The tract consists of 4.294 acres and will be multi-family apartment units.

The subdivision application was originally filed with the City on January 26, 2023 and has received preliminary P&Z approval on February 8, 2023. The information required from the developer's engineer for this agenda was received on July 11, 2023.

Utility plan/availability is described as follows:

Water Service: There is an existing Sharyland Water Supply Corporation (SWSC) 8-inch waterline along the North side Lark Avenue approximately 1,050-feet West of Taylor Road; and there is an existing 2.5-inch waterline along the East side of Taylor Road along the property line. In order to provide service to the development, the developer is proposing to connect to the existing 8-inch waterline and extend a proposed 8-inch waterline to the East along the South side of Lark Avenue towards the property via a proposed 15.0' SWSC Exclusive Easement. From thereon, the proposed waterline will continue to extend into development and will connect to the existing 2.5-inch waterline to provide a looped distribution system. A 6-inch fire line is proposed to extend from the internally proposed waterline via 15' SWSC Exclusive Easement. Fire hydrants will be installed for fire protection within the proposed subdivision.

Sewer Service: There is an existing sanitary sewer collection system located along the South side of Lark Avenue. A proposed 8-inch sanitary sewer line will be connected to the existing sewer line and extended to service the property. Proposed 8-inch service connection will be installed to service the development.

Staff recommends MPUB approval of the subdivision application as proposed subject to the following:

- 1.) Dedication of a utility easement, possibly along the perimeter of the property.**
- 2.) Installation of the proposed public utility infrastructure to be constructed as proposed.**
- 3.) Sanitary Sewer Line Reimbursement in the amount of \$5,389.68 to the Developer of Las Villas Del Rio At The Groves On Shary Subdivision.**

Staff will be available for further discussion/questions at the MPUB meeting.

Thank you



July 6, 2023

Mr. Rafael Balderas
McAllen Public Utilities
311 N. 15th Street
McAllen, Texas 78501

Re: Lark Apartments Subdivision – Utility Narrative

The Lark Apartment Subdivision is a 1-lot subdivision zoned for multi-family residential (R-3A) encompassing a 4.294-acre tract of land and is located on the Southeast corner of Taylor Road and Lark Avenue in the City Limits of McAllen, Texas.

Water Service:

There is an existing Sharyland Water Supply Corporation (SWSC) 8-inch waterline along the North side Lark Avenue approximately 1,050-feet West of Taylor Road; and there is an existing 2.5-inch waterline along the East side of Taylor Road along the property line. In order to provide service to the development, the developer is proposing to connect to the existing 8-inch waterline and extend a proposed 8-inch waterline to the East along the South side of Lark Avenue towards the property via a proposed 15.0' SWSC Exclusive Easement. From thereon, the proposed waterline will continue to extend into development and will connect to the existing 2.5-inch waterline to provide a looped distribution system. A 6-inch fire line is proposed to extend from the internally proposed waterline via 15' SWSC Exclusive Easement. Fire hydrants will be installed for fire protection within the proposed subdivision.

Sewer Service:

There is an existing sanitary sewer collection system located along the South side of Lark Avenue. A proposed 8-inch sanitary sewer line will be connected to the existing sewer line and extended to service the property. Proposed 8-inch service connection will be installed to service the development.

We look forward to hearing from you at your earliest convenience and would like to thank you for your assistance with the subdivision. Please call if you have any questions or require additional information.

Respectfully,
M2 Engineering, PLLC



7/11/2023

RE: Lark Apartments Subdivision– Existing Water Infrastructure
Being 4.294 acres out Lot Three Hundred Sixty-Seven (367), John H. Shary Subdivision, Hidalgo County, Texas, Recorded in Volume 1, Page 17, Map Records of Hidalgo County, Texas.

To whom it may concern,

This letter is intended to serve as a utility (water) availability letter for the Lark Apartments Subdivision located at the City of McAllen Texas within the Sharyland Water Supply Corporation CCN. There is an existing 3-inch waterline along the frontage of the property on 4 Mile Rd. The developer is responsible for extending an 8-inch waterline along 4 Mile Rd. to and through the frontage of the property.



Sincerely,

Isidro Gutierrez,

Graduate Engineer / Development Coordinator

STATE OF TEXAS X

COUNTY OF HIDALGO X

THIS CERTIFICATE, issued by the McAllen Public Utility (MPUB), as authorized by such Board of Trustees, hereinafter called the MPUB to Lark Height Development LLC hereinafter called the DEVELOPER.

(Developer)

1. The DEVELOPER is the developer of the following described property:

Southeast corner of Taylor and Lark Ave And proposes to construct Utility Improvements as shown on a plan
(Location)

designed by M2 Engineering, PLLC **dated** 2023 , hereinafter called the
IMPROVEMENTS, as approved by the McAllen Public Utility Board on _____.

2. By the execution of this certificate, the Developer hereby waives and disclaims the right to obtain reimbursement from Intervening Developers in accordance with the MPUB's Reimbursement Policy.

ISSUED in duplicate originals this 11th day of July, 20 23

CITY OF McALLEN BY THE
McALLEN PUBLIC UTILITY

BY:

Marco A Vega, P.E.
General Manager
McAllen Public Utility
Post Office Box 220
McAllen, Texas 78505-0220
(956) 681-1630

ATTEST:

Board Secretary

DEVELOPER

BY:
NAME &
ADDRESS:

SUBDIVISION REIMBURSEMENT WORKSHEET
Lark Apartments Subdivision

SEWER LINE REIMB. CALCULATIONS

SEWER: DEV. LAS VILLAS DEL RIO AT THE GROVES ON SHARY
COST: \$1,141.06 x 4.294 AC \$4,899.71
10% ADMIN FEE <10 YEARS 489.97

SEWER LINE REIMBURSEMENT

\$5,389.68

TOTAL REIMBURSEMENT DUE

\$5,389.68

Prepared By: *[Signature]*

Date: 7/10/23

Reviewed By: *[Signature]*

Escrows will be adjusted upon execution of Final Reimbursement Certificate

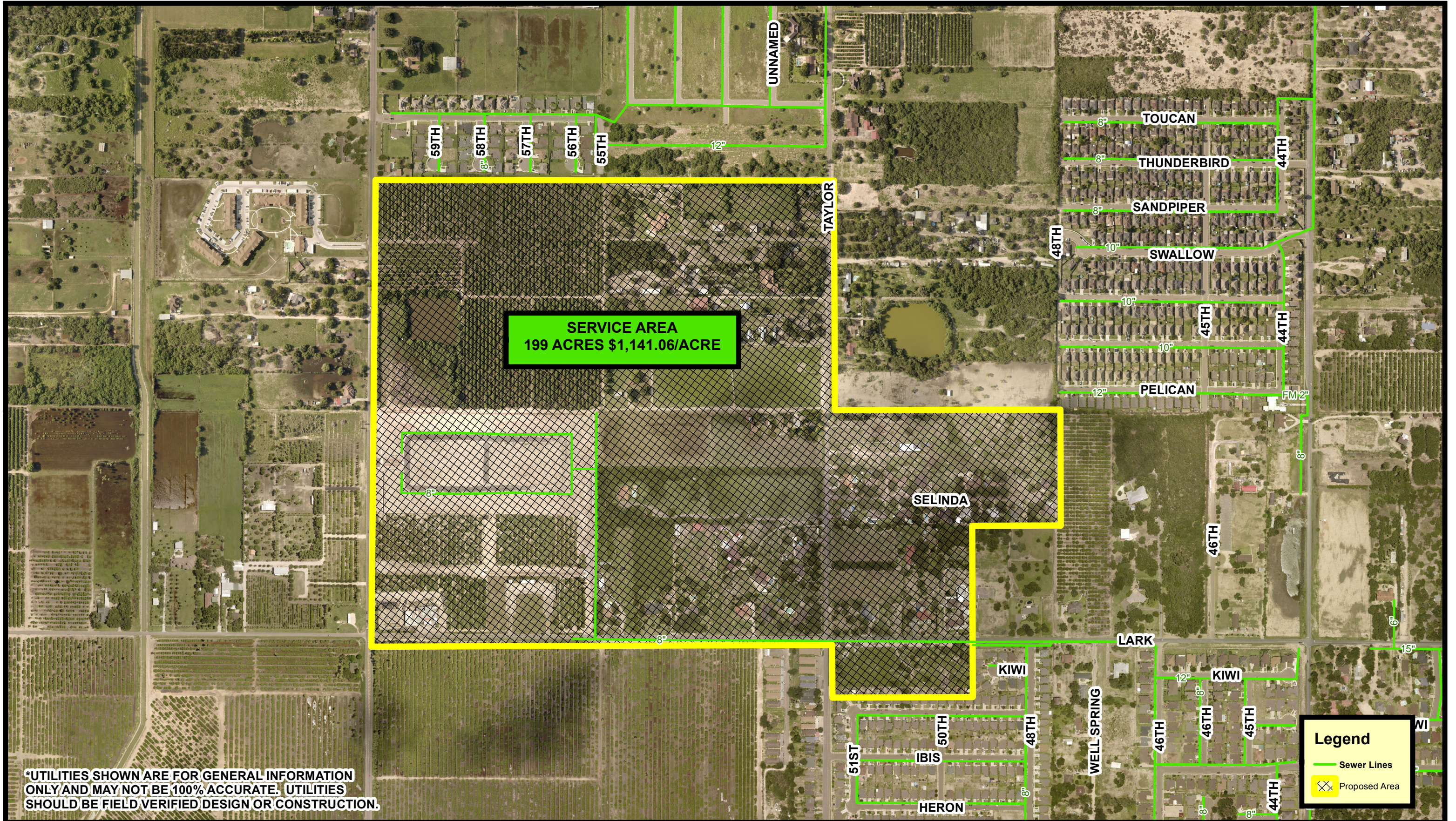
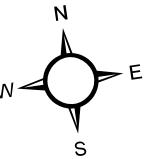
I hereby agree to pay amounts indicated above and any additional costs determined in the Final Reimbursement Certificate as approved by McAllen Public Utility Board.

Signature: *[Signature]*

Print: JAMES CASASNOVAS

[Signature]
Rodney Martinez

LAS VILLAS DEL RIO AT THE GROVES ON SHARY FINAL SERVICE AREA

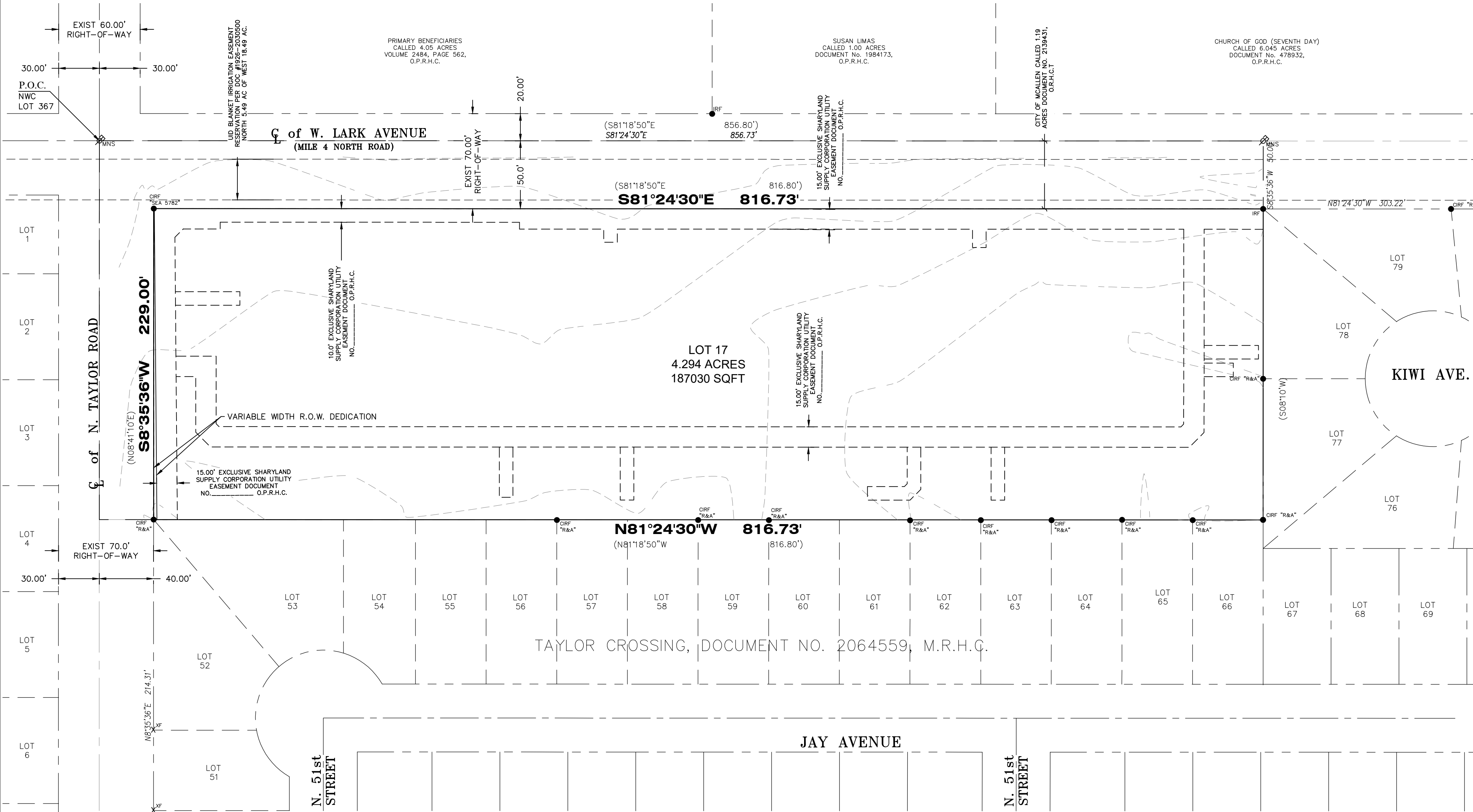


*UTILITIES SHOWN ARE FOR GENERAL INFORMATION ONLY AND MAY NOT BE 100% ACCURATE. UTILITIES SHOULD BE FIELD VERIFIED DESIGN OR CONSTRUCTION.

Legend

-  Sewer Lines
-  Proposed Area

PREPARATION DATE: OCTOBER 2022
SUBMITTAL DATE: SEPTEMBER 2022



METES AND BOUNDS

BEING 4.286 ACRES OUT OF LOT THREE HUNDRED SIXTY-SEVEN (367), JOHN H. SHARY SUBDIVISION, HIDALGO COUNTY, TEXAS, RECORDED IN VOLUME 1, PAGE 17, MAP RECORDS OF HIDALGO COUNTY, TEXAS, SAME BEING OUT OF A CALLED 4.294 ACRE TRACT DESCRIBED IN A SPECIAL WARRANTY DEED, CONVEYED TO LARK HEIGHTS DEVELOPMENT, LLC, RECORDED IN DOCUMENT NO. 3321321, OFFICIAL RECORDS OF HIDALGO COUNTY, TEXAS, SAID 4.286 ACRES TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING AT A CALCULATED POINT AT THE NORTHWEST CORNER OF THE SAID LOT 367, SAME POINT BEING THE INTERSECTION OF W. LARK AVENUE (MILE 4 NORTH ROAD) AND N. TAYLOR ROAD, SAME BEING THE NORTHWEST CORNER OF A 1.19 ACRES TRACT OF LAND CONVEYED TO CITY OF McALLEN, RECORDED IN DOCUMENT NO. 2139431, OFFICIAL RECORDS OF HIDALGO COUNTY, TEXAS;

THENCE, S81°24'30"E, ALONG THE NORTH LINE OF THE SAID LOT 367, SAME BEING THE CENTERLINE OF W. LARK AVENUE (MILE 4 NORTH ROAD), A DISTANCE OF 856.73 FEET TO A CALCULATED POINT, THE NORTHEAST CORNER OF THE SAID 1.19 ACRES TRACT;

THENCE, S8°35'36"W, ACROSS THE SAID LOT 367, SAME BEING ACROSS THE RIGHT-OF-WAY OF W. LARK AVENUE (MILE 4 NORTH ROAD), A DISTANCE OF 50.00 FEET TO AN IRON ROD FOUND, ON THE NORTH RIGHT-OF-WAY OF W. LARK AVENUE (MILE 4 NORTH ROAD), SAME BEING THE SOUTHEAST CORNER OF THE SAID 1.19 ACRES TRACT, SAME BEING THE NORTHWEST CORNER OF LOT 79 OF A CALLED TAYLOR CROSSING, RECORDED IN DOCUMENT NO. 2064559, MAP RECORDS OF HIDALGO COUNTY, TEXAS, FOR THE NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT AND THE POINT OF BEGINNING;

THENCE, S8°35'36"W, ALONG THE WEST LINE OF THE SAID TAYLOR CROSSING, A DISTANCE OF 229.00 FEET TO A CAPPED IRON ROD FOUND "R&A"; ALONG THE WEST LINE OF LOT 77, TAYLOR CROSSING, FOR THE SOUTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, N81°24'30"W, ALONG THE NORTH LINE OF THE SAID TAYLOR CROSSING, A DISTANCE OF 816.73 FEET TO A CAPPED IRON ROD FOUND "R&A", ALONG THE WEST LINE OF LOT 53, TAYLOR CROSSING, SAME BEING A POINT ON THE EAST RIGHT-OF-WAY LINE OF N. TAYLOR ROAD, SAME BEING AN EXTERIOR CORNER OF THE SAID 1.19 ACRES TRACT, FOR THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, N53°35'33"E, ACROSS THE SAID 4.294 ACRE TACT, A DISTANCE OF 35.36 FEET TO A 1/2 INCH IRON ROD WITH A PINK CAP STAMPED "C.L.S. RPLS #6388" SET, A POINT ON SOUTH RIGHT-OF-WAY LINE OF W. LARK AVENUE (MILE 4 NORTH ROAD), FOR A CORNER CLIP AND AN EXTERIOR CORNER HEREIN DESCRIBED TRACT;

THENCE, S81°24'30"E, ALONG THE SOUTH RIGHT-OF-WAY LINE OF W. LARK AVENUE (MILE 4 NORTH ROAD), A DISTANCE OF 791.73 FEET TO THE POINT OF BEGINNING, AND CONTAINING 4.286 ACRE OF LAND, MORE OR LESS.

GENERAL NOTES:

- FLOOD ZONE STATEMENT:
FLOOD ZONE DESIGNATION: ZONE "C"
- ZONE "C" AREAS, AREAS OF MINIMAL FLOODING, ACCORDING TO COMMUNITY-PANEL NO. 480334 0400 C, MAP REVISED: NOVEMBER 16, 1982.
- SETBACKS:
FRONT: 50.00 FEET, ALONG LARK
REAR: 15.00 FEET OR EASEMENT WHICHEVER IS GREATER
SIDE: 25.00 FEET OR EASEMENT WHICHEVER IS GREATER ALONG TAYLOR
3. MULTI-FAMILY DETACHED DWELLING SHALL BE LOCATED ON THE LOT. THIS MUST BE STIPULATED ON ALL DEEDS AND CONTRACTS FOR DEEDS. APPLICATIONS FOR CONSTRUCTION ARE REQUIRED PRIOR TO OCCUPYING THE LOT. THERE SHALL BE NO OTHER USE THAN RESIDENTIAL.
4. MINIMUM FINISHED FLOOR ELEVATION SHALL BE 24" ABOVE THE CENTER LINE OF STREET OR 24" ABOVE NATURAL GROUND AND NO LOWER THAN THE HIGHEST FINISH FLOOR IN THE SURROUNDING NEIGHBORING PROPERTY, WHICHEVER IS GREATER.
5. THE FOLLOWING BENCHMARKS ARE IDENTIFIED ON THE FACE OF THE PLAT AND ON THE ATTACHED ENGINEERING PLANS.
ON-SITE B.M. NO. 1--
6. IN ACCORDANCE WITH THE HIDALGO COUNTY DRAINAGE DISTRICT NO. 1 AND HIDALGO COUNTY REQUIREMENTS, THIS DEVELOPMENT WILL BE REQUIRED TO DETAIN A TOTAL OF 45,800 CUBIC-FeET OR 1.05 ACRE-FeET OF STORM WATER RUNOFF. RUNOFF WILL BE DETAINED IN DETENTION AREAS IN THE LOT.
7. NO STRUCTURE SHALL BE PERMITTED OVER ANY EASEMENT. EASEMENTS SHALL BE KEPT CLEAR OF BUILDINGS, SHEDS, SHRUBS, TREES, AND OTHER PLANTINGS (EXCEPT LOW, LESS THAN 18 INCHES MATURE HEIGHT, GROUND COVER, GRASS, OR FLOWERS) AND OTHER OBSTRUCTIONS THAT WOULD INTERFERE WITH THE OPERATIONS AND MAINTENANCE OF THE EASEMENT.
15. THE LOT SHALL HAVE A POST DEVELOPMENT FINISHED GRADE FROM THE CENTER OF THE LOT TO THE CURB AND/OR ROADSIDE DITCH AT A 0.25 % SLOPE TO ACCOMPLISH POSITIVE DRAINAGE. THIS IS IN ACCORDANCE WITH HIDALGO COUNTY SUBDIVISION RULES APPENDIX 3.1.4.1.
16. A 5 FOOT WIDE MINIMUM SIDEWALK REQUIRED ALONG TAYLOR AND LARK
17. A 6 FOOT OPAQUE BUFFER REQUIRED FROM ADJACENT/BETWEEN MULTI-FAMILY RESIDENTIAL AND COMMERCIAL, OR INDUSTRIAL ZONES/USES. PERIMETER BUFFERS MUST BE BUILT AT TIME OF SUBDIVISION IMPROVEMENTS.
18. AN ENGINEERED DRAINAGE DETENTION PLAN, APPROVED BY THE ENGINEERING DEPARTMENT, WILL BE REQUIRED PRIOR TO ISSUANCE OF BUILDING PERMITS.
19. 8 FT. MASONRY WALL REQUIRED BETWEEN SINGLE FAMILY RESIDENTIAL AND COMMERCIAL, INDUSTRIAL, OR MULTI-FAMILY RESIDENTIAL ZONES/USES.
20. 15' EXCLUSIVE EASEMENT TO SHARYLAND WATER SUPPLY CORPORATION RECORDED IN DOC. NO. _____ OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS.

SHARYLAND WATER SUPPLY CORPORATION:

I, CARLOS LIMA, HEREBY CONDITIONALLY CERTIFY THAT POTABLE WATER SERVICE IS AVAILABLE FOR THE LARK APARTMENTS SUBDIVISION LOCATED AT McALLEN ETJ IN HIDALGO COUNTY, TEXAS, SUBJECT TO THE SUBDIVISION'S POTABLE WATER SYSTEM MEETING THE APPROVAL OF THE DEVELOPER'S DESIGN ENGINEER, ALL APPLICABLE RULES AND REGULATIONS OF SHARYLAND WATER SUPPLY CORPORATION, AND LOCAL, STATE, AND FEDERAL AGENCIES.

DEVELOPER AND ITS DESIGN ENGINEER SHALL BEAR FULL RESPONSIBILITY TO ENSURE THAT THE ABOVE REFERENCED POTABLE WATER SYSTEM IS CONSTRUCTED WITHIN THE DESIGNATED SHARYLAND WATER SUPPLY CORPORATION EXCLUSIVE EASEMENT.

CARLOS LIMA
GENERAL MANAGER

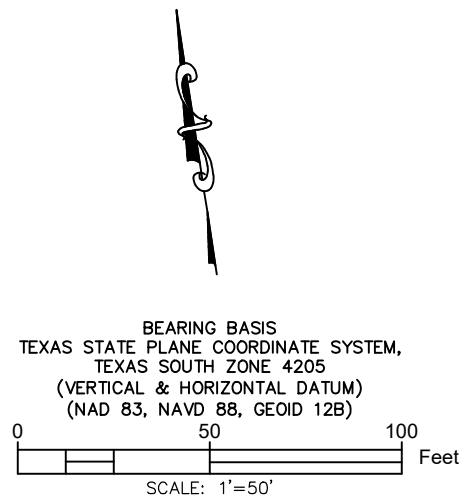


ON: _____ AT _____ AM/PM
INSTRUMENT NUMBER _____
OF THE MAP RECORDS OF HIDALGO COUNTY, TEXAS
BY: _____ DEPUTY

NAME	ADDRESS	CITY & ZIP	PHONE
OWNER: JAMES CASANOVAS	5433 WESTHEIMER RD STE 1100	HOUSTON, TEXAS 77056	() -
OWNER: RODNEY MARTINEZ	5433 WESTHEIMER RD STE 1100	HOUSTON, TEXAS 77056	() -
OWNER: JOSE TAMEZ	5433 WESTHEIMER RD STE 1100	HOUSTON, TEXAS 77056	() -
ENGINEER: EMIGDIO "MILO" SALINAS, P.E.	1810 E. GRIFFIN PARKWAY	MISSION, TEXAS 78572	(956) 600-8628
SURVEYOR: MANUEL CARRIZALES, R.P.L.S.	4807 GONDOLA AVE.	EDINBURG, TEXAS 78542	(512) 470-1489



LOCATION MAP
SCALE: 1" = 100'



LEGEND

- 1/2" CAPPED IRON ROD FOUND "CIRF"
- 1/2" IRON ROD FOUND "IRF"
- PIPE FOUND "PF"
- 1/2" IRON ROD SET WITH PINK CAP "CIRS"
- (50°00'00" W 0.0') - RECORD BEARING & DISTANCE
- MAG NAIL SET "MNS"
- CALCULATED POINT "CP"

LARK APARTMENTS SUBDIVISION

BEING 4.294 ACRES OUT OF LOT THREE HUNDRED SIXTY-SEVEN (367), JOHN H. SHARY SUBDIVISION, HIDALGO COUNTY, TEXAS, RECORDED IN VOLUME 1, PAGE 17, MAP RECORDS OF HIDALGO COUNTY, TEXAS



TPBELS FIRM REGISTRATION F-19545

1810 E. GRIFFIN PARKWAY
MISSION TX 78572
956-600-8628

STATE OF TEXAS COUNTY OF HIDALGO

OWNER'S DEDICATION, CERTIFICATION, AND ATTESTATION

I, LARK HEIGHTS DEVELOPMENT, LLC, SUBDIVIDER(S), AND OWNER(S) OF THE 4.294 ACRE TRACT OF LAND ENCOMPASSED WITHIN THE PROPOSED LARK APARTMENTS SUBDIVISION, HEREBY SUBDIVIDE THE LAND AS DEPICTED IN THIS SUBDIVISION PLAT AND DEDICATE TO PUBLIC USE THE STREETS AND EASEMENTS SHOWN HEREON.

I CERTIFY THAT I HAVE COMPLIED THE REQUIREMENTS OF TEXAS LOCAL GOVERNMENT CODE 232.032 AND SECTION 134-61 (e)(5) OF THE SUBDIVISION ORDINANCE, THAT

- THE WATER QUALITY AND CONNECTIONS TO THE LOTS MEET, OR WILL MEET THE MINIMUM STATE STANDARDS;
- SEWER CONNECTIONS TO THE LOTS OR SEPTIC TANKS MEET OR WILL MEET THE MINIMUM REQUIREMENTS OF STATE STANDARDS;
- ELECTRICAL CONNECTIONS PROVIDED TO THE LOTS MEET OR WILL MEET THE MINIMUM STATE STANDARDS; AND
- GAS CONNECTIONS, IF AVAILABLE, PROVIDED TO THE LOTS MEET OR WILL MEET THE MINIMUM STATE STANDARDS.

I ATTEST THAT THE MATTERS ASSERTED IN THIS PLAT ARE TRUE AND COMPLETE.

JAMES CASANOVAS OWNER
5433 WESTHEIMER RD STE 1100
HOUSTON, TEXAS 77056

RODNEY MARTINEZ OWNER
5433 WESTHEIMER RD STE 1100
HOUSTON, TEXAS 77056

JOSE TAMEZ OWNER
5433 WESTHEIMER RD STE 1100
HOUSTON, TEXAS 77056

STATE OF TEXAS COUNTY OF _____

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED JAMES CASANOVAS, 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 ____ DAY OF _____, 2022

NOTARY PUBLIC, _____ COUNTY, TEXAS

DATE MY COMMISSION EXPIRES

STATE OF TEXAS COUNTY OF _____

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED RODNEY MARTINEZ, 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 ____ DAY OF _____, 2022

NOTARY PUBLIC, _____ COUNTY, TEXAS

DATE MY COMMISSION EXPIRES

STATE OF TEXAS COUNTY OF _____

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED JOSE TAMEZ, 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 ____ DAY OF _____, 2022

NOTARY PUBLIC, _____ COUNTY, TEXAS

DATE MY COMMISSION EXPIRES

STATE OF TEXAS CITY OF McALLEN PLANNING AND ZONING COMMISSION

I, THE UNDERSIGNED, CHAIRMAN OF THE PLANNING AND ZONING COMMISSION OF THE CITY OF McALLEN HEREBY CERTIFY THIS LARK APARTMENTS SUBDIVISION PLAT WHICH CONFORMS TO ALL REQUIREMENTS OF THE SUBDIVISION REGULATIONS OF THE CITY WHEREIN MY APPROVAL IS REQUIRED.

DATED THIS ____ DAY OF _____, 2022

CHAIRMAN OF PLANNING AND ZONING COMMISSION

STATE OF TEXAS CITY OF McALLEN MAYOR APPROVAL

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

ATTESTED BY:

CITY SECRETARY

CERTIFICATION OF APPROVAL HIDALGO COUNTY DRAINAGE DISTRICT No. 1

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.

RAUL E. SESIN, P.E., C.F.M.
GENERAL MANAGER

UNITED IRRIGATION DISTRICT

THIS PLAT IS HEREBY APPROVED BY THE UNITED IRRIGATION DISTRICT OF HIDALGO COUNTY SUBJECT TO THE CONDITION THAT IF IRRIGATION FROM THIS SAID DISTRICT IS DESIRED TO THE INDIVIDUAL LOTS IN THIS SAID SUBDIVISION, PROVISIONS SHALL BE MADE FOR APPROPRIATE EASEMENTS FOR THE INSTALLATION OF NECESSARY IRRIGATION DELIVERY FACILITIES. AS REQUIRED BY THE DISTRICT'S SUBDIVISION POLICIES TO SUCH LOTS FROM THE CLOSEST DISTRICT DELIVERY POINT AND BY VIRTUE OF THESE REQUIREMENTS, IT SHALL BE THE RESPONSIBILITY OF THE OWNERS OF THE PROPERTY TO INSTALL AND MAINTAIN SUCH FACILITIES.

DATED THIS ____ DAY OF _____, 2022

ATTEST:
SECRETARY

PRESIDENT

STATE OF TEXAS COUNTY OF HIDALGO

I, THE UNDERSIGNED, EMIGDIO "MILO" SALINAS, A LICENSED PROFESSIONAL ENGINEER, IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THE PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN TO THIS PLAT.

EMIGDIO "MILO" SALINAS, P.E.
LICENSED PROFESSIONAL ENGINEER No. 107703
FIRM REGISTERED No. F-19545

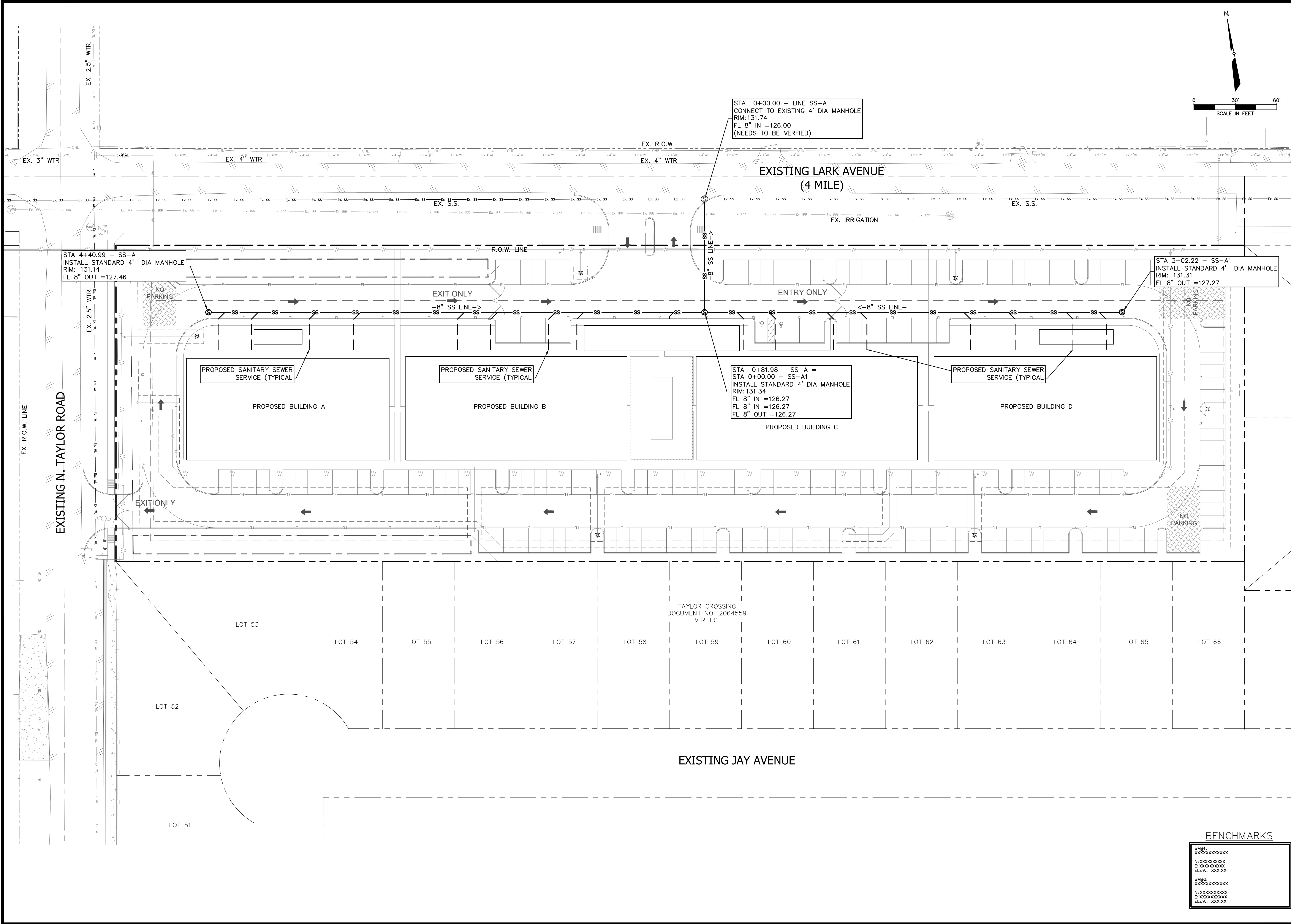
STATE OF TEXAS COUNTY OF HIDALGO

I, THE UNDERSIGNED, MANUEL CARRIZALES, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECTLY MADE AND IS PREPARE FROM AN ACTUAL SURVEY ON THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND AND THAT THE CORNER MONUMENTS WERE PROPERLY PLACED UNDER MY SUPERVISION AND THAT ALL ASPECTS OF IT ARE IN ACCORDANCE WITH THE CITY OF McALLEN SUBDIVISION ORDINANCE AND ALL STATE STATUTES GOVERNING SURVEYS.

FOR PRELIMINARY REVIEW ONLY

MANUEL CARRIZALES, R.P.L.S.
TEXAS R.P.L.S. No. 6388
TEXAS REG. SURVEYING FIRM No. 101194417

C:\Users\Kennedy Family\OneDrive\Projects\Hidalgo\McAllen\3382 Lark Apartments\Civil\Sheet Set\C-5.1 Water and Sewer Plan.dwg Jul 10, 2023 9:58AM John



1801 E. GRIFFIN PARKWAY
MISSION, TEXAS 78572
956.600.8628
www.m2-engineers.com
FIRM REGISTRATION # F-19545

M2
Engineering, PLLC

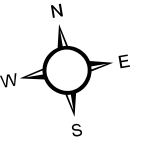
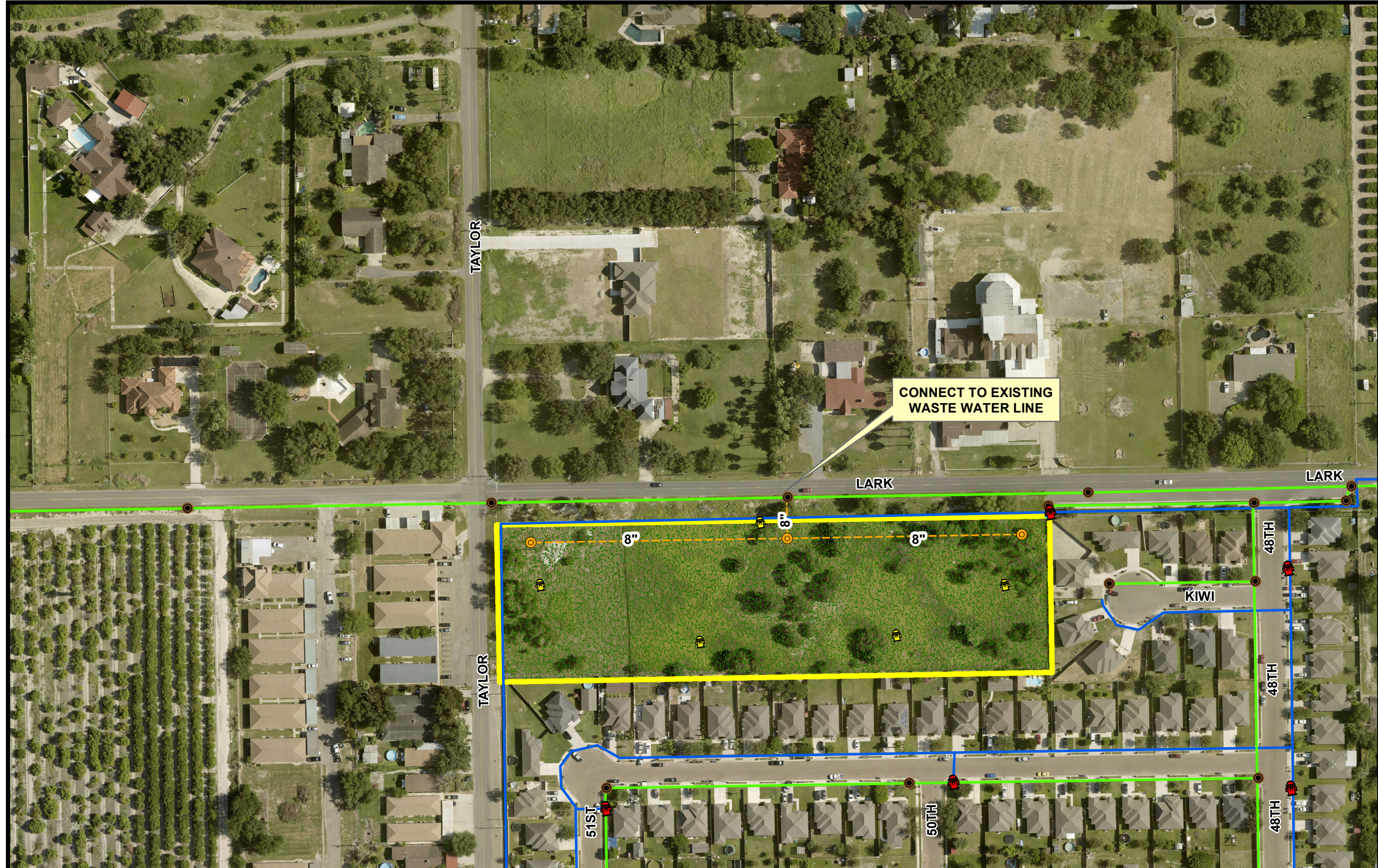
PRELIMINARY SANITARY SEWER PLAN

Lark Apartments Subdivision
McAllen, Texas

PRELIMINARY
FOR REVIEW ONLY
THESE DOCUMENTS ARE FOR
REVIEW ONLY AND NOT
INTENDED FOR CONSTRUCTION,
BIDDING, OR PERMITTING. THEY
HAVE BEEN PREPARED BY OR
UNDER THE SUPERVISION OF:
Engineer: EMIGDIO "MILO" SALINAS, P.E.
P.E. No. 107703 Date 07/10/2023

SCALE:
DRAWN BY: M2
CHECKED BY: EMIGDIO SALINAS
SURVEYED BY:
SHEET:
EXH-B.4

LARK APARTMENTS



1 inch = 144 feet

Legend

-  Proposed Fire Hydrant
-  Proposed Clean-Out
-  Proposed Manholes
-  Proposed Water Line
-  Proposed Wastewater Line
-  Existing Fire Hydrants
-  Existing Wastewater Line
-  Existing Waterline
-  Lots
-  Proposed Area



AGENDA ITEM

2.b.

PUBLIC UTILITY BOARD

DATE SUBMITTED

07/19/2023

MEETING DATE

7/25/2023

1. Agenda Item: Discussion and Approval of Garden Rose Subdivision
2. Party Making Request:
Erika Gomez, Developmental Activities
3. Nature of Request: Request of MPUB approval from the developer of the proposed subdivision.
4. Budgeted:

Bid Amount:	_____	Budgeted Amount:	_____
Under Budget:	_____	Over Budget:	_____
		Amount Remaining:	_____
5. Reimbursement: Payment of a sewer reimbursement in the amount of \$7,774.39 for El Rancho sewer Project.
6. Routing:
Erika Gomez Created/Initiated - 7/19/2023
7. Staff's Recommendation: Approval of subdivision as conditions set forth.
8. City Attorney: Approved. IJT
9. MPU General Manager: Approved - MAV
10. Director of Finance for Utilities: Approved - MDC

Memo

TO: Marco A. Vega, P.E., General Manager
THRU: Carlos Gonzalez, P.E., Utility Engineer
FROM: Erika Gomez, E.I.T., Asst. to the Utility Engineer
DATE: July 17, 2023
SUBJECT: **Garden Rose Subdivision; Consideration & Approval of Subdivision**

This property consists of 5.007 acres, and it is located on the south side of Yuma Ave. and approximately 1,500 ft. from McColl Rd. It is located within the McAllen City Limits and is being proposed as R-1 & R-3T for residential and townhome units.

The subdivision application was originally filed with the City on February 22nd, 2023, and received preliminary P&Z approval on March 7th, 2023. The information required from the developer's engineer for this agenda was received on July 14th, 2023.

Utility plan/availability is described as follows:

1. **Water Service:** The applicant is proposing to connect to an existing 8-inch waterline running along Yuma Ave. The applicant is proposing a water service for each lot and install two (2) additional fire hydrants to serve the development.
2. **Sewer Service:** The applicant is proposing to connect to an existing 8" sanitary sewer line running along Yuma Ave. and extend an 8" sewer line to service the development. The applicant is proposing 4" sewer services for each lot.
3. The developer has submitted a Reimbursement Waiver.

Staff recommends MPUB approval of subdivision application as proposed subject to the following: 1.) Dedication of a minimum of 10ft. utility easement along the perimeter of the property and/or ROW for future public Utility improvements; 2.) Installation of the proposed public utility infrastructure be constructed as proposed; 3.) Individual water and sewer services for each unit be installed; 4) Payment of a sewer reimbursement in the amount of \$7,774.39 for El Rancho sewer Project.

I'll be available for further discussion/questions at the MPUB meeting.

WATER AND SANITARY SEWER NARRATIVE
For
Garden Rose Subdivision
McAllen, Texas

Being 5.007 acres out of the west one-half (1/2) of the north 20 acres of Lot 3, Block 8, A.J. McColl Subdivision, recorded in Volume 21, Page 598, Map Records of Hidalgo County, Texas.

This Subdivision consists of 37- Townhome Lots, 1- Single-Family Residential Lot, and 1- Detention Pond Lot. The location of this property is South of Yuma Street between Jackson Road and McColl Road.

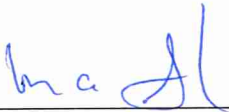
WATER SUPPLY DESCRIPTION

Garden Rose Subdivision has an existing 8" water line running along the south side of Yuma Street. The developer proposes to install an 8" line inside the subdivision and will have 1" service for each lot and one ¾ " for the Drainage Detention Pond. The subdivision is going to have portable water.

An existing fire hydrant along Yuma Street is located approximately 250 ft. east of Garden Rose Subdivision. The subdivision is proposing to install two additional Fire Hydrants.

SANITARY SEWER SYSTEM DESCRIPTION

Garden Rose Subdivision has an existing 8" Sanitary Sewer System running along the north side of Yuma Street. We are proposing to extend an 8" Sanitary Sewer Line, install Sanitary Sewer Services, and Manholes within the subdivision.



MARIO A. SALINAS, P.E., S.I.T.

REIMBURSEMENT WAIVER

STATE OF TEXAS X

COUNTY OF HIDALGO X

THIS CERTIFICATE, issued by the McAllen Public Utility (MPUB), as authorized by such Board of Trustees, hereinafter called the MPUB to KARLA ESCOBEDO, TRUSTEE, ON BEHALF OF ESCOBEDO LIVING TRUST hereinafter called the DEVELOPER.

1. The DEVELOPER is the developer of the following described property:

GARDEN ROSE SUBDIVISION and proposes to construct Utility Improvements as shown on a plan
(Subdivision Name)
designed by MAS ENGINEERING, LLC. dated _____, hereinafter called the
(Engineering Firm)
IMPROVEMENTS, as approved by the McAllen Public Utility Board on _____.
(Approval date)

2. By the execution of this certificate, the Developer hereby waives and disclaims the right to obtain ,
reimbursement from Intervening Developers in accordance with the MPUB's Reimbursement Policy.

ISSUED in triplicate originals this _____ day of _____, 202__.

CITY OF McALLEN BY THE
McALLEN PUBLIC UTILITY

BY: _____
Mark Vega, P.E.
General Manager, McAllen Public Utility
Post Office Box 220
McAllen, Texas 78505-0220
(956) 681-1630

ATTEST:

Board Secretary

DEVELOPER

BY:



KARLA ESCOBEDO, TRUSTEE,
ESCOBEDO LIVING TRUST

Address: 3700 N. 10TH STREET, SUITE 101,
MCALLEN, TEXAS 78501

**SUBDIVISION REIMBURSEMENT WORKSHEET
GARDEN ROSE SUBDIVISION**

WASTEWATER LINE REIMB. CALCULATIONS

WASTEWATER: MPU: EL RANCHO WASTEWATER

COST: \$1,411.55 x 5.007 AC \$7,067.63

10% ADMIN FEE <10 YEARS 706.76

WASTEWATER LINE REIMBURSEMENT

\$7,774.39

TOTAL REIMBURSEMENT DUE

\$7,774.39

Prepared By: PR

Date: 6/16/23

Reviewed By: _____

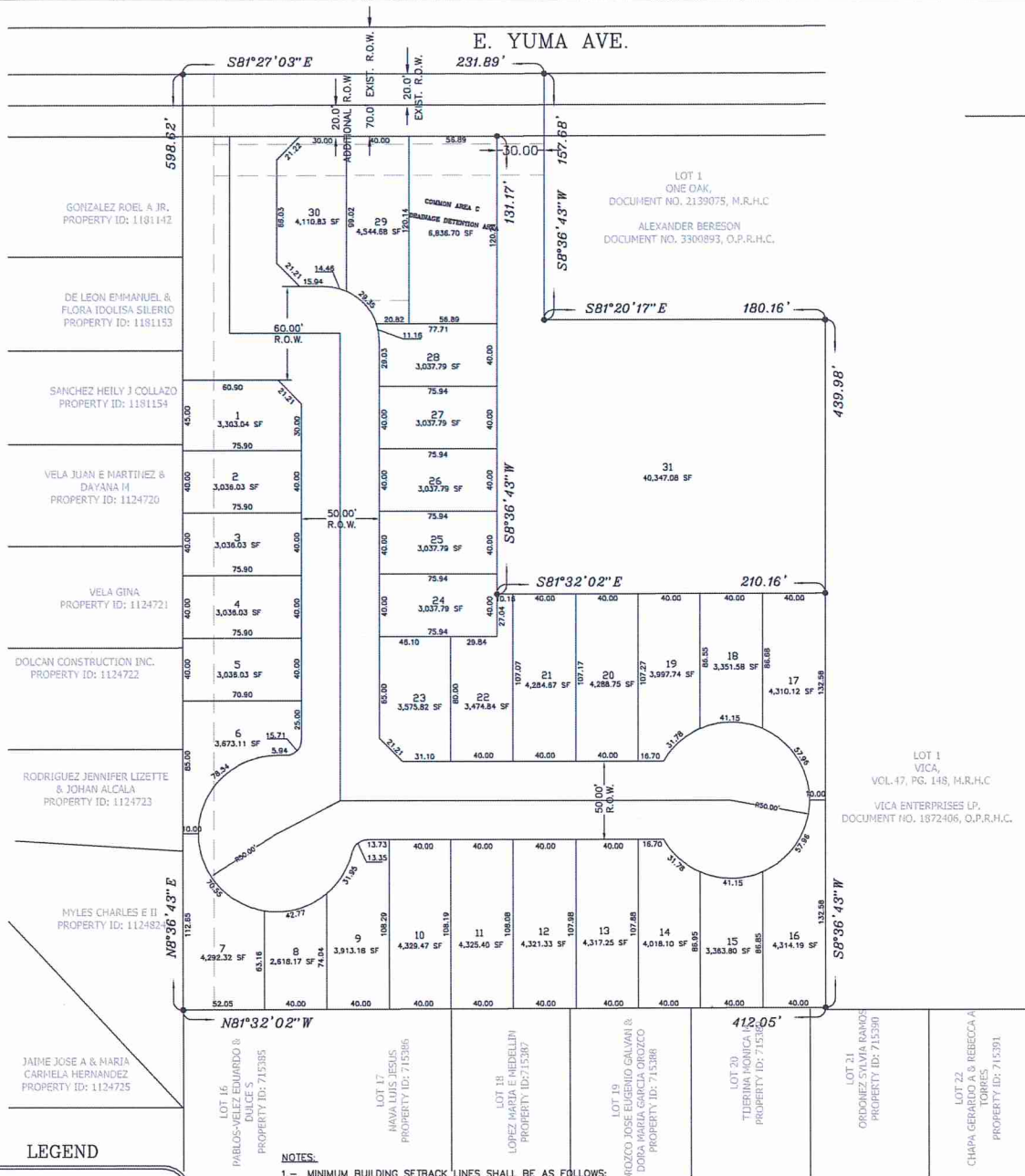
Escrows will be adjusted upon execution of Final Reimbursement Certificate

I hereby agree to pay amounts indicated above and any additional costs determined in the Final Reimbursement Certificate as approved by McAllen Public Utility Board.

Signature: _____

Print: _____

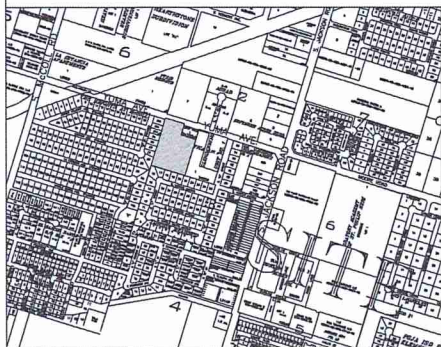
K Escobedo
Karla Escobedo



LEGEND

- FOUND 1/2" IRON ROD
- SET 1/2" IRON ROD WITH YELLOW CAP MARKED "SEA 5782"
- R.O.W. RIGHT OF WAY
- P-B PROPERTY LINE TO BACK OF CURB
- B-B BACK OF CURB TO BACK OF CURB
- P.O.C. POINT OF COMMENCEMENT
- P.O.B. POINT OF BEGINNING
- H.C.D.R. HIDALGO COUNTY DEED RECORDS
- H.C.O.R. HIDALGO COUNTY OFFICIAL RECORDS
- H.C.M.R. HIDALGO COUNTY MAP RECORDS
- M.B.S.L. MINIMUM BUILDING SETBACK LINE

VICINITY MAP



MAP OF GARDEN ROSE SUBDIVISION McALLEN, TEXAS

METES AND BOUNDS DESCRIPTION

BEING 3.960 ACRES OUT OF THE WEST ONE-HALF (1/2) OF THE NORTH 20 ACRES OF LOT 3, BLOCK 8, A.I. McCOLL SUBDIVISION, RECORDED IN VOLUME 21, PAGE 598, MAP RECORDS OF HIDALGO COUNTY, TEXAS, SAME BEING OUT OF A CALLED TRACT I AND TRACT II, DESCRIBED IN A WARRANTY DEED WITH VENDOR'S LIEN, CONVEYED TO EDGAR ESCOBEDO, RECORDED IN DOCUMENT NO. 1703073, OFFICIAL PUBLIC RECORDS OF HIDALGO COUNTY, TEXAS, SAID 3.960 ACRE TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING AT A MAG NAIL FOUND, THE NORTHWEST CORNER OF THE SAID LOT 3, SAME BEING THE NORTHEAST CORNER OF THE HEIGHTS AT McCOLL, RECORDED IN DOCUMENT NO. 2790603, MAP RECORDS OF HIDALGO COUNTY, TEXAS, SAME BEING A POINT ON THE CENTERLINE OF E. YUMA AVENUE;

THENCE, S 8° 36' 43" W, ALONG THE WEST LINE OF LOT 3, SAME BEING ALONG THE WEST LINE OF THE SAID THE HEIGHTS AT McCOLL, A DISTANCE OF 20.00 FEET TO 1/2 INCH IRON ROD WITH PINK CAP STAMPED "C.L.S. RPLS# 6388" FOUND, A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF E. YUMA AVENUE, SAME BEING A POINT ON THE NORTH LINE OF THE SAID TRACT I, FOR THE NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT AND THE POINT OF BEGINNING;

THENCE, S 81° 27' 03" E, ACROSS SAID LOT 3, SAME BEING ALONG THE NORTH LINE OF THE SAID TRACT I, A DISTANCE OF 201.89 FEET TO A 1/2 INCH IRON ROD WITH PINK CAP STAMPED "C.L.S. RPLS# 6388" SET, A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF E. YUMA AVENUE, SAME BEING A POINT ON THE NORTH LINE OF THE SAID TRACT I, FOR THE NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, S 8° 36' 43" W, ACROSS THE SAID LOT 3, SAME BEING ACROSS THE SAID TRACT I, A DISTANCE OF 313.17 FEET TO A 1/2 INCH IRON ROD WITH PINK CAP STAMPED "C.L.S. RPLS# 6388" SET, FOR AN INTERIOR CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, S 81° 32' 02" E, ACROSS THE SAID LOT 3, SAME BEING ACROSS THE SAID TRACT I, A DISTANCE OF 210.16 FEET TO A 1/2 INCH IRON ROD WITH PINK CAP STAMPED "C.L.S. RPLS# 6388" SET, A POINT ON THE WEST LINE OF VICA SUBDIVISION, RECORDED IN VOLUME 47, PAGE 148, MAP RECORDS OF HIDALGO COUNTY, TEXAS, SAME BEING A POINT ON THE EAST LINE OF THE SAID TRACT I, FOR AN EXTERIOR CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, S 8° 36' 43" W, ACROSS THE SAID LOT 3, SAME BEING ALONG THE WEST LINE OF THE SAID VICA SUBDIVISION, SAME BEING ALONG THE EAST LINE OF THE SAID TRACT I AND THE SAID TRACT II, A DISTANCE OF 285.15 FEET TO A 1/2 INCH IRON ROD WITH PINK CAP STAMPED "C.L.S. RPLS# 6388" FOUND, THE SOUTHWEST CORNER OF THE SAID VICA SUBDIVISION, SAME BEING A POINT ON THE NORTH LINE OF JACKSON MEADOWS SUBDIVISION, RECORDED IN VOLUME 52, PAGE 184, MAP RECORDS OF HIDALGO COUNTY, TEXAS, SAME BEING THE SOUTHEAST CORNER OF THE SAID TRACT II, FOR THE SOUTHEAST CORNER OF HEREIN DESCRIBED TRACT;

THENCE, N 81° 32' 02" W, ACROSS THE SAID LOT 3, SAME BEING ALONG THE NORTH LINE OF THE SAID JACKSON MEADOWS SUBDIVISION, SAME BEING ALONG THE SOUTH LINE OF THE SAID TRACT I, A DISTANCE OF 412.05 FEET TO A CALCULATED POINT, THE NORTHWEST CORNER OF THE SAID JACKSON MEADOWS SUBDIVISION, SAME BEING A POINT ON THE EAST LINE OF THE SAID THE HEIGHTS AT McCOLL, SAME BEING THE SOUTHWEST CORNER OF THE SAID TRACT II, FOR THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, N 8° 36' 43" E, ALONG THE WEST LINE OF THE SAID LOT 3, SAME BEING ALONG THE EAST LINE OF THE SAID THE HEIGHTS AT McCOLL, SAME BEING ALONG THE WEST LINE OF THE SAID TRACT II AND TRACT I, PASSING AT A DISTANCE OF 560.52 FEET TO A 1/2 INCH IRON ROD WITH CAP FOUND, THE NORTHEAST CORNER OF THE HEIGHTS AT McCOLL, LOT 21A, 22A & 23A, RECORDED IN DOCUMENT NO. 2898673, MAP RECORDS OF HIDALGO COUNTY, TEXAS, SAME BEING A POINT OF THE SOUTH RIGHT-OF-WAY LINE OF E. YUMA AVENUE, SAME BEING A POINT ON THE WEST LINE OF THE SAID TRACT I, CONTINUING FOR A TOTAL DISTANCE OF 578.62 FEET TO THE POINT OF BEGINNING, AND CONTAINING 3.960 ACRES OF LAND, MORE OR LESS.

STATE OF TEXAS:
COUNTY OF HIDALGO:

I, (WE), THE UNDERSIGNED, OWNER(S) OF THE LAND SHOWN ON THIS PLAT AND DESIGNATED AS THE GARDEN ROSE SUBDIVISION TO THE CITY OF McALLEN, TEXAS AND WHOSE NAME(S) IS (ARE) SUBSCRIBED HERETO, HEREBY DEDICATE TO THE USE OF THE PUBLIC ALL STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINS, EASEMENTS, WATERLINES, 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.

KARLA ESCOBEDO
3100 S. 2ND STREET, SUITE 5
McALLEN TX, 78503

DATE

STATE OF TEXAS:
COUNTY OF HIDALGO:

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED KARLA ESCOBEDO, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE (SHE) EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN STATED, GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS THE DAY OF , 2022.

NOTARY PUBLIC

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 THE SUBDIVISION REGULATIONS OF THIS CITY WHEREIN MY APPROVAL IS REQUIRED.

CHAIRMAN, PLANNING COMMISSION

Date

I, THE UNDERSIGNED MAYOR OF THE CITY OF McALLEN, HEREBY CERTIFY THAT THIS SUBDIVISION PLAT CONFORMS TO ALL REQUIREMENTS OF SUBDIVISION REGULATIONS OF THIS CITY WHERE IN MY APPROVAL IS REQUIRED.

MAYOR, CITY OF McALLEN

Date

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 TEX. 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 OF THE SUBDIVISION AND ITS ENGINEER TO MAKE THESE DETERMINATIONS.

HIDALGO COUNTY DRAINAGE DISTRICT NO. 1

BY: RAUL SESIN, P. E.

Date

STATE OF TEXAS
COUNTY OF HIDALGO

I, THE UNDERSIGNED, DAVID O. SALINAS, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECTLY MADE AND IS PREPARED FROM AN ACTUAL SURVEY ON THE PROPERTY MADE UNDER MY SUPERVISION, ON THE GROUND.

SALINAS ENGINEERING & ASSOCIATES
CONSULTING ENGINEERS & SURVEYORS
FIRM No. 100657-00
2221 DAFFODIL AVE.
McALLEN, TEXAS 78501
(956) 682-9081

DATE

STATE OF TEXAS
COUNTY OF HIDALGO

I, THE UNDERSIGNED, MARIO A. SALINAS, A LICENSED PROFESSIONAL ENGINEER, IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THE PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN TO THIS PLAT.

MARIO A. SALINAS
LICENSED PROFESSIONAL ENGINEER # 96611
3911 N. 10TH STREET, SUITE H
McALLEN, TEXAS 78501

DATE

I/WE THE UNDERSIGNED HOLDER(S) (OR DULY AUTHORIZED OFFICERS OF THE HOLDER(S)) OF A SECURITY INTEREST IN THE ABOVE DESCRIBED PROPERTY, BEING THE LAND SHOWN ON THIS PLAT AND DESIGNATED HEREIN AS OF THE CITY OF McALLEN, TEXAS, DO HEREBY CONSENT TO THE SUBDIVISION OF THE PROPERTY AS PROVIDED FOR UNDER THE PLAT AND DO HEREBY PROVIDE THAT ANY FORECLOSURE RELATING TO THE SECURITY INTEREST ON THE ABOVE DESCRIBED PROPERTY SHALL BE SUBJECT TO THE PLATTING OF THE PROPERTY AS PROVIDED FOR HEREIN.

BY: DATE

EXECUTIVE VP
TEXAS NATIONAL BANK
4908 S. JACKSON RD.
EDINBURG, TEXAS 78539

STATE OF TEXAS:
COUNTY OF HIDALGO:

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED , KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE (SHE) EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN STATED, GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS THE DAY OF , 2022.

NOTARY PUBLIC



ON: AT AM/PM
INSTRUMENT NUMBER
OF THE MAP RECORDS OF HIDALGO COUNTY, TEXAS

BY: DEPUTY

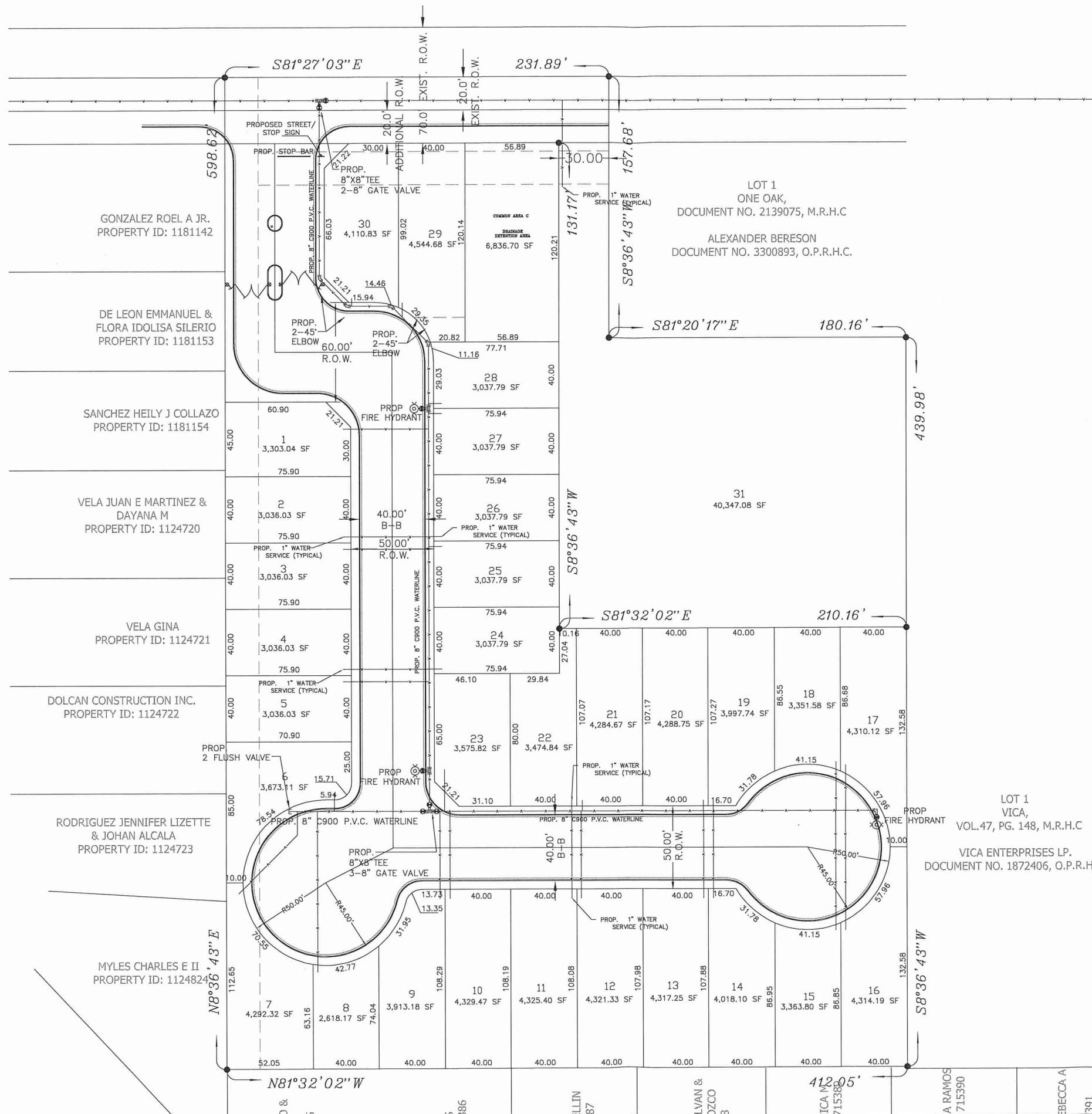
FILED FOR RECORD IN
HIDALGO COUNTY
ARTURO GUJARDO, JR.,
HIDALGO COUNTY CLERK

DATE OF PREPARATION: JANUARY 10, 2023

MAS ENGINEERING LLC.
CONSULTING ENGINEERING
FIRM NO. F-15499

3911 N 10TH. ST. STE. H
McALLEN, TEXAS. 78501

PH. (956) 537-1311
E-MAIL: MSALINAS6973@ATT.NET



LEGEND

- FOUND 1/2" IRON ROD
- SET 1/2" IRON ROD WITH YELLOW CAP MARKED "SEA 5762"
- R.O.W. RIGHT OF WAY
- P-B PROPERTY LINE TO BACK OF CURB
- B-B BACK OF CURB TO BACK OF CURB
- ⊗ WV WATER VALVE
- ⊕ SP SINGLE POLE SIGN (TYPE ON PLAN)
- ⊙ MH SANITARY SEWER MANHOLE
- ⊙ MH STORM DRAIN MANHOLE
- ⊗ X FIRE HYDRANT

PROJECT NAME: GARDEN ROSE SUBDIVISION	
ADDRESS: McALLEN, TEXAS	
CLIENT INFORMATION: KARLA ESCOBEDO	

MAS ENGINEERING LLC. CONSULTING ENGINEERING	
FIRM NO. F-15499	
3911 N 10TH STREET, SUITE H MCALLEN, TEXAS. 78501	
PH. (956) 537-1311 E-MAIL: MSALINAS6973@ATT.NET	

THIS IS THE PROPERTY OF THE PROFESSIONAL ENGINEER WHOSE SEAL APPEARS ON THIS DRAWING AND IT IS UNLAWFUL TO REUSE THIS DRAWING ON ANY OTHER PROJECT, OR TO COPY, TRACE OR IN ANY OTHER WAY, REPRODUCE ANY OR ALL PARTS OF THIS DRAWING WITHOUT THE WRITTEN CONSENT OF THE ENGINEER.

SHEET NAME: WATER PLAN	
REVISION: 1	BY: JB
APPROVED BY: MAS	
DATE OF PREPARATION: 06-10-23	
PROJECT No.	SHEET No. C-2



SCALE 1:30

PROJECT NAME:
GARDEN ROSE SUBDIVISION

ADDRESS: McALLEN, TEXAS

CLIENT INFORMATION:
KARLA ESCOBEDO

MAS ENGINEERING LLC.
CONSULTING ENGINEERING

FIRM NO. F-15499

3911 N 10TH STREET, SUITE H
MCALLEN, TEXAS. 78501
PH. (956) 537-1311
E-MAIL: MSALINAS6973@ATT.NET

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LEGEND

- | | |
|--------|---|
| ● | FOUND 1/2" IRON ROD |
| ○ | SET 1 1/2" IRON ROD WITH YELLOW CAP MARKED "SEA 5782" |
| R.O.W. | RIGHT OF WAY |
| P-B | PROPERTY LINE TO BACK OF CURB |
| B-B | BACK OF CURB TO BACK OF CURB |
| ⊗ WV | WATER VALVE |
| ⊥ MH | SINGLE POLE SIGN (TYPE ON PLAN) |
| ⊥ MH | SANITARY SEWER MANHOLE |
| ⊙ | STORM DRAIN MANHOLE |
| ⊗ | FIRE HYDRANT |

SHEET NAME:

SANITARY SEWER PLAN

REVISION:
1

JB

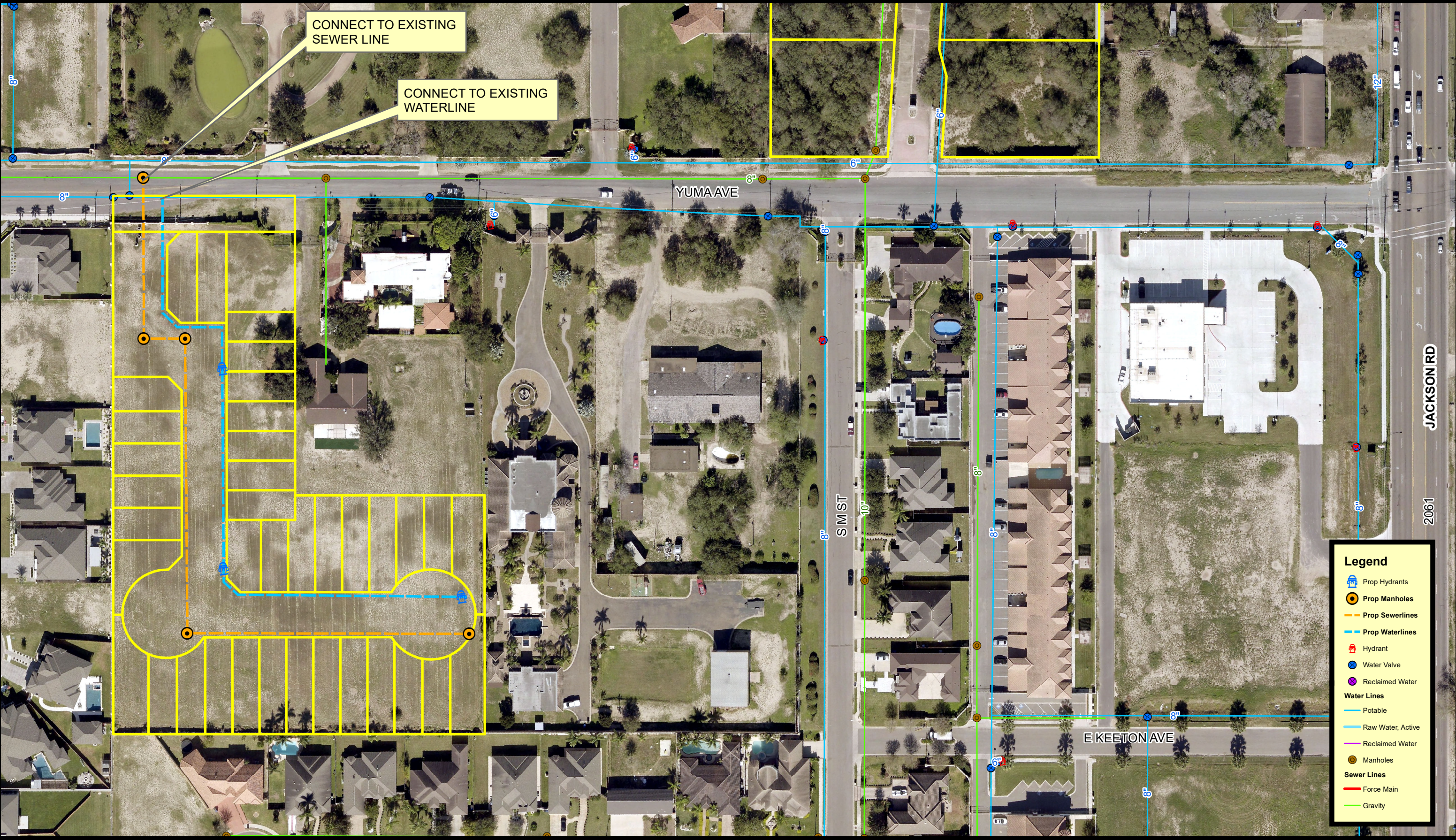
APPROVED BY
MAS

DATE OF PREPARATION:
06-10-23

PROJECT No.

SHEET No.

C-3





AGENDA ITEM

2.c.

PUBLIC UTILITY BOARD

DATE SUBMITTED

07/18/2023

MEETING DATE

7/25/2023

1. Agenda Item: Discussion and Approval of Homewood Subdivision
2. Party Making Request:
Erika Gomez, Developmental Activities
3. Nature of Request: Request of MPUB approval from the developer of the proposed subdivision.
4. Budgeted:

Bid Amount:	_____	Budgeted Amount:	_____
Under Budget:	_____	Over Budget:	_____
		Amount Remaining:	_____
5. Reimbursement: Payment of a sewer reimbursement in the amount of \$5,962.42 for Bentsen Road sewer sewer Project.
6. Routing:
Erika Gomez Created/Initiated - 7/18/2023
7. Staff's Recommendation: Approval of the subdivision as conditions set forth.
8. City Attorney: Approved. IJT
9. MPU General Manager: Approved - MAV
10. Director of Finance for Utilities: Approved - MDC

Memo

TO: Marco A. Vega, P.E., General Manager
THRU: Carlos Gonzalez, P.E., Utility Engineer
FROM: Erika Gomez, E.I.T., Asst. to the Utility Engineer
DATE: July 17, 2023
SUBJECT: **Homewood Subdivision; Consideration & Approval of Subdivision**

This property consists of 2.59 acres, and it is located on the southeast corner of Ware Rd and US HWY 83. It is located within the McAllen City Limits and is being proposed as C-3 Commercial.

The subdivision application was originally filed with the City on February 22nd, 2023, and received preliminary P&Z approval on March 7th, 2023. The information required from the developer's engineer for this agenda was received on July 14th, 2023.

Utility plan/availability is described as follows:

1. **Water Service:** The applicant is proposing to connect to an existing 8-inch waterline running along the east side of Ware Rd. The applicant is proposing to install connect two water services and install one (1) additional fire hydrants to serve the development.
2. **Sewer Service:** The applicant is proposing to connect to an existing 8" sanitary sewer line running along the west side of Ware Rd. and extend an 8" sewer line with a steel casing bore to service the development. The applicant is proposing a 6" sewer service for each lot.
3. The developer has submitted a Reimbursement Waiver.

Staff recommends MPUB approval of subdivision application as proposed subject to the following: 1.) Dedication of a minimum of 10ft. utility easement along the perimeter of the property and/or ROW for future public Utility improvements; 2.) Installation of the proposed public utility infrastructure be constructed as proposed; 3.) Individual water and sewer services for each unit be installed; 4) Payment of a sewer reimbursement in the amount of \$5,962.42 for Bentsen Road sewer sewer Project.

I'll be available for further discussion/questions at the MPUB meeting.

WATER AND SANITARY SEWER NARRATIVE
For
Homewood Subdivision
McAllen, Texas

A 2.59 acre tract of land, being the north 311.45 feet of the south 536.45 feet of Lots 7 & 8, and the north 75 feet of the south 611.45 feet of Lot 8, Kings Hiway recorded in Volume 3, Page 8, Map Records of Hidalgo County, Texas.

This Subdivision consists of 2- Commercial Lots. The property is located on the east side of S. Ware Road, approximately 800 ft. south of Highway 83.

WATER SUPPLY DESCRIPTION

Homewood Subdivision has an existing 8" water line running along the east side of South Ware Road. The developer proposes to install a 2" water service inside the subdivision for each lot.

There is an existing fire hydrant along South Ware Road that is located immediately North of Homewood Subdivision. The subdivision is proposing to install one additional Fire Hydrant.

SANITARY SEWER SYSTEM DESCRIPTION

Homewood Subdivision has an existing 8" Sanitary Sewer System running along the west side of South Ware Road. The owner is proposing to extend an 8" Sanitary Sewer line with a steel bore, and 6" Sanitary Sewer services for each lot.



MARIO A. SALINAS, P.E., S.I.T.

REIMBURSEMENT WAIVER

STATE OF TEXAS X

COUNTY OF HIDALGO X

THIS CERTIFICATE, issued by the McAllen Public Utility (MPUB), as authorized by such Board of Trustees, hereinafter called the MPUB to VICTOR BARRERA hereinafter called the DEVELOPER.

1. The DEVELOPER is the developer of the following described property:

HOMEWOOD SUBDIVISION and proposes to construct Utility Improvements as shown on a plan
(Subdivision Name)

designed by MAS ENGINEERING, LLC. dated _____, hereinafter called the
(Engineering Firm)

IMPROVEMENTS, as approved by the McAllen Public Utility Board on _____.
(Approval date)

2. By the execution of this certificate, the Developer hereby waives and disclaims the right to obtain reimbursement from Intervening Developers in accordance with the MPUB's Reimbursement Policy.

ISSUED in triplicate originals this _____ day of _____, 202__.

CITY OF McALLEN BY THE
McALLEN PUBLIC UTILITY

BY: _____
Mark Vega, P.E.
General Manager, McAllen Public Utility
Post Office Box 220
McAllen, Texas 78505-0220
(956) 681-1630

ATTEST:

Board Secretary

DEVELOPER

BY:

Victor Barrera
VICTOR BARRERA

Address: 4813 N. TAYLOR DRIVE,
PALMHURST, TX 78573

**SUBDIVISION REIMBURSEMENT WORKSHEET
HOMEWOOD SUBDIVISION**

WASTEWATER LINE REIMB. CALCULATIONS

WASTEWATER: MPU: BENTSEN ROAD WASTEWATER

COST: \$2,092.81 x 2.59 AC \$5,420.38

10% ADMIN FEE <10 YEARS 542.04

WASTEWATER LINE REIMBURSEMENT

\$5,962.42

TOTAL REIMBURSEMENT DUE

\$5,962.42

Prepared By: RB

Date: 6/16/23

Reviewed By: _____

Escrows will be adjusted upon execution of Final Reimbursement Certificate

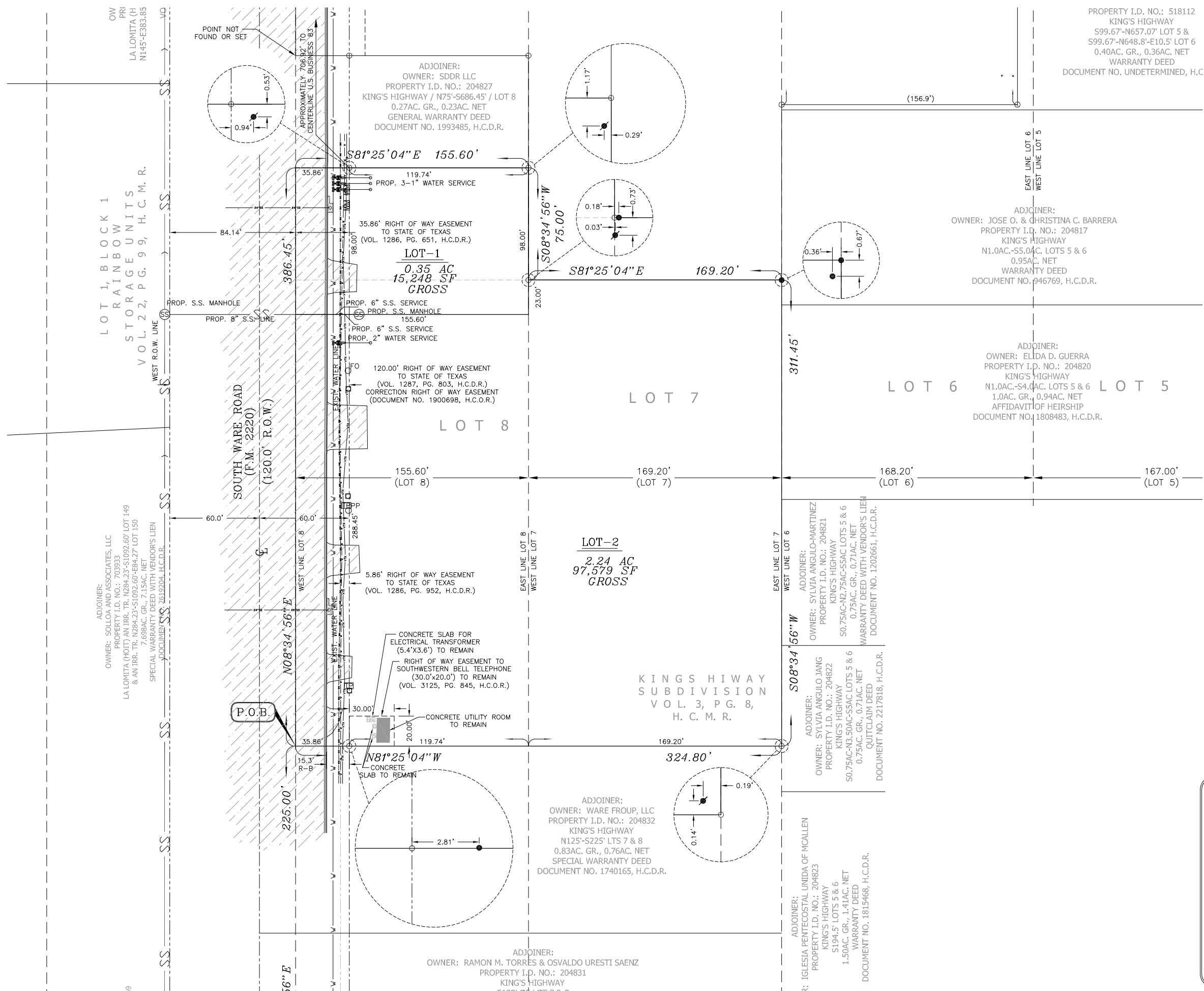
I hereby agree to pay amounts indicated above and any additional costs determined in the Final Reimbursement Certificate as approved by McAllen Public Utility Board.

Signature: _____

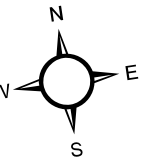
Victor Barrera

Print: _____

Victor Barrera



HOMEWOOD SUBDIVISION



*UTILITIES SHOWN ARE FOR GENERAL INFORMATION ONLY AND MAY NOT BE 100% ACCURATE. UTILITIES SHOULD BE FIELD VERIFIED PRIOR TO DESIGN OR CONSTRUCTION.





AGENDA ITEM

3.a.

PUBLIC UTILITY BOARD

DATE SUBMITTED

07/06/2023

MEETING DATE

7/25/2023

1. Agenda Item: Award of Contract for Stop Loss Insurance for City of McAllen Employee Health Plan.

**2. Party Making Request:
Jolee Perez, Benefits Coordinator**

3. Nature of Request: Award of Contract for Stop Loss Insurance for City of McAllen Employee Health Plan for 23-24 Fiscal Year.

4. Budgeted:

**Bid Amount: _____
Under Budget: _____**

**Budgeted Amount: _____
Over Budget: _____
Amount Remaining: _____**

5. Reimbursement:

6. Routing:

**Jolee Perez
Jeff Johnston
Melba Carvajal
Gerardo Noriega
Isaac Tawil**

**Created/Initiated - 7/6/2023
Approved - 7/17/2023
Approved - 7/17/2023
Approved - 7/18/2023
Final Approval - 7/19/2023**

7. Staff's Recommendation: Staff recommends award of contract to QBE effective 10/01/23 for one year, with one additional year option should premiums remain favorable. Award is contingent upon final rate remaining competitive and medical/pharmacy TPA clearance as approved.

8. City Attorney: Approved. IJT

9. MPU General Manager: Approved - MAV

10. Director of Finance for Utilities: Approved - MDC



MEMORANDUM

TO: Mark Vega; General Manager
 CC: Jeff Johnston; Assistant City Manager
 FROM: Jolee Perez; Director of Employee Benefits
 DATE: July 6, 2023
 RE: Stop Loss Insurance for Employee Health Plan 2023-24

The City procures Individual Stop Loss Insurance to protect itself against high dollar claims that surpass specific thresholds in expense. Premiums for this insurance are generally calculated on plan claims experience and actuarial underwriting of future liabilities. In recent years, the City's plan has had a very low count of claimants that have hit our \$300,000 threshold. Additionally, there are many active programs in place that are projected to improve employee health over the next few years.

Our stop loss rates under United Healthcare and UHC/BP have grown over time. For fiscal 23-24, UHC/BP premiums were \$53.46 per Subscriber, a \$1.2M annual expense. As presented earlier this year, we pursued third party proposals in order to secure lower premiums.

Initial proposals outcomes are shown below. The proposals show that by carving out stop loss to a third party, the City will save around \$200K when offset against the data integration fees from UHC & Optum. Summit Re is not being considered due to inclusion of lasered patients. Stop Loss Proposals are firm for 5-7 days from date of issue, upon which they are subject to another underwriting analysis utilizing an additional month's claims. The recommendation for award is contingent on final rate being the most advantageous and the clearance by our medical and pharmacy vendor as an approved stop loss partner.

Staff recommendation is to proceed with procuring Individual Stop Loss Insurance with QBE, subject to contingencies noted, effective 10/01/23 for one year with an option to renew for one additional year should premium remain favorable.

Stop Loss Pricing Spreadsheet for a 10/01/2023 Effective Date - 12/12 Contract										
Plan Provisions	10/1/2023 RENEWAL		QBE		ATS Underwriting (US Fire)		Swiss Re		Summit Re	
Coverages Include	Both Medical and Rx		Both Medical and Rx		Both Medical and Rx		Both Medical and Rx		Both Medical and Rx	
Individual Stop Loss Level	300k		300k		300k		300k		300k	
Individual Policy Year Stop Loss Payment Limit	Unlimited		Unlimited		Unlimited		Unlimited		Unlimited	
Individual Lifetime Stop Loss Payment Limit	Unlimited		Unlimited		Unlimited		Unlimited		Unlimited	
Maximum Annual Aggregate Refund	Unlimited		N/A		N/A		N/A		N/A	
Reimbursement Percentage	100%		100%		100%		100%		100%	
Contract Basis	12/12		12/12		12/12		12/12		12/12	
Contract mirror Medical	YES		YES		YES		YES		YES	
Terminal Liability Option Included	YES		YES		YES		YES		YES	
TOTAL ANNUAL STOP LOSS PREMIUM (PEPM/ANNUAL)	\$53.46	\$1,199,001	\$41.43	\$929,192	\$42.47	\$952,517	\$46.08	\$1,033,482	\$47.37	\$1,062,302
Lasers									#105332284	\$500K
									#1067190177	\$500K
									#1071936128	\$350K
Proposal Contingencies			Quote Valid until 7/5/2023		Quote Valid until 6/30/2023		Quote Valid until 7/12/23		Need June Claims	
			Quote is Firm		Quote is Firm		Quote is Firm		Not a firm offer	
			No New Lasers		No New Lasers		No New Lasers		No New Lasers	
			50% Rate Cap Yr 2		50% Rate Cap Yr 2		50% Renewal Rate Cap Yr 2		49% Rate Cap Yr 2	



AGENDA ITEM

3.b.

PUBLIC UTILITY BOARD

DATE SUBMITTED

07/13/2023

MEETING DATE

7/25/2023

1. **Agenda Item:** Consideration and Approval of Change Order 5: Southwest and Northwest WTP Improvements
2. **Party Making Request:**
Carlos Gonzalez, Development and Special Projects Engineer
3. **Nature of Request:** Consideration and Approval of Change Order 5 for the Southwest & Northwest WTP Improvements
4. **Budgeted:** yes (Construction for this project is entirely funded by TWDB Loan)

Bid Amount:	<u>-\$22,837.00</u>	Budgeted Amount:	<u>\$0.00</u>
Under Budget:	<u>\$0.00</u>	Over Budget:	<u>\$0.00</u>
		Amount Remaining:	<u>\$0.00</u>
5. **Reimbursement:**
6. **Routing:**

Carlos Gonzalez	Created/Initiated - 7/13/2023
Gerardo Noriega	Final Approval - 7/18/2023
7. **Staff's Recommendation:** Consideration and Approval of Change Order 5 for the Southwest & Northwest WTP Improvements
8. **City Attorney:** Approved. IJT
9. **MPU General Manager:** Approved - MAV
10. **Director of Finance for Utilities:** Approved - MDC

Memo

TO: Marco A. Vega, P.E., General Manager
J.J. Rodriguez, Asst. General Manager

FROM: Carlos Gonzalez, P.E., Utility Engineer

DATE: July 17, 2023

SUBJECT: **Consideration and Approval of Southwest and Northwest Water Treatment Plant Improvements Final Change Order (# 5) and Project Close-Out**

On September 20, 2019, MPUB approved an award of a contract to Ferguson Service Systems, Inc. as the apparent low responsive bidder for the Texas Water Development Board (TWDB) funded project, the South Water Treatment Plant and North Water Treatment Plant Improvements. Initially, the project's scope primarily focused on improvements at both the South Water Treatment Plant and North Water Treatment Plant. Specifically, it aimed to expand the capacity of the South Water Treatment Plant by an additional 4 million gallons per day (MGD) while also upgrading the Supervisory Control and Data Acquisition (SCADA) Systems at both plants.

The amount of the original contract was \$8,844,000.00. The table below provides a summary of Contract Pricing, including Change Orders to date.

	Amount
Original Contract	\$8,844,000.00
Change Order 1	No cost impact
Change Order 2	\$1,499,812.00
Change Order 3	\$306,097.00
Change Order 4	\$151,639.35
Change Order 5	\$(22,837.00)
Total	\$10,778,711.35

The Contractor has substantially completed the project and has submitted **Change Order No.5**, which serves as a contract reconciliation and Final Change Order to the Subject Project. The reconciliation of quantities amounts to an decrease in contract amount of **\$(22,837.00)**. A detailed breakdown of the change order line items is attached to this memo.

The engineers of record are Mr. David Sloan, P.E. with Freese and Nichols and Mr. Allan Booe, P.E. of Melden & Hunt. Both have indicated their support for Change Order 5.

After review and evaluation of the request, Staff considers that the proposed costs are justifiable. **Staff recommends approval of Final Change Order # 5 for \$ \$(22,837.00) yielding a revised and final contract amount of \$10,778,711.35 subject to pending formal approval from the TWDB.**

Staff will be available at MPUB Meeting to address comments and/or questions.

CHANGE ORDER

NO. 5

PROJECT:	Southwest and Northwest McAllen Water Treatment Plant Improvements	DATE OF ISSUANCE:	July 17, 2023
OWNER:	McAllen Public Utility	OWNER'S PROJECT NO.:	ENC 05-19-C21-341
ADDRESS:	P.O. Box 220 McAllen, Texas 78505-0220	TWDB PROJECT NO.:	62790
CONTRACTOR:	Ferguson Service System, Inc.	ENGINEER:	Freese & Nichols
ADDRESS:	P.O. Box 1177 Olmito, Texas 78575		Melden & Hunt

The terms of the Agreement, dated September 20, 2019 between Owner and Contractor are amended as follows:

CHANGE IN CONTRACT PRICE:		CHANGE IN CONTRACT TIME:	
Original Contract Price		Original Contract Time (Substantial Completion)	
\$8,844,000.00		510	
		calendar days	
Total Pricing	Previous C.O. #'s 1,2,3,4	Change from Previous Change Orders	
	\$1,957,548.35	635	
		calendar days	
Contract Price prior to this Change Order		Contract Time prior to this Change Order	
\$10,801,548.35		1145	
		calendar days	
Net Increase of this Change Order		Net Increase of this Change Order	
-\$22,837.00			
		calendar days	
Contract Price with all approved Change Orders		Contract Time with all approved Change Orders (Substantial Completion)	
\$10,778,711.35		1145	
		calendar days	

APPROVED:

Owner
Marco A. Vega, P.E.; General Manager
McAllen Public Utility

RECOMMENDED:

MPU Utility Engineer
Carlos Gonzalez, P.E.; Utility Engineer

Freese & Nichols
David Sloan, P.E., Project Engineer

APPROVED:

Contractor
Woods Davis
Ferguson Service Systems, Inc.

RECOMMENDED:

City of McAllen
Gerardo Noriega, CTPM
Director of Purchasing and Contracting

Melden & Hunt
Allan Booe, P.E., Project Engineer

ADDITIONS AND DELETIONS SUMMARY TABLE

Bid Tab Item Credits	Description	Quantity	Unit	Net Change	Comments
1 (11)	Credit Hydro Mulch	1	4,000.00	\$ (4,000.00)	MPU elected to self-perform this task in order to expedite for a ceremonial ribbon-cutting event
2 (CP-028)	Adjustments for Field Conditions at SWTP	1	12,000.00	\$ (12,000.00)	Repairs were self-performed
3 (CP-035)	Install Additional Air Release valve on SWTP Backwash Line	1	4,200.00	\$ (4,200.00)	A field directive was provided to eliminate an ARV that was no longer needed
4 (CP-040)	Credit for NP BW Actuator	1	7,300.00	\$ (7,300.00)	A third party was hired to re-calibrate existing actuators; The valves were determined to seal adequately after re-calibration
5 (CP-043)	Replace 8-18" Backwash Valves at SWTP	1	50,544.00	\$ (50,544.00)	A third party was hired to re-calibrate existing actuators; The valves were determined to seal adequately after re-calibration
6 (CP-044)	Replace 2-24" Backwash Valves at SWTP Expansion Filters	1	15,948.00	\$ (15,948.00)	A third party was hired to re-calibrate existing actuators; The valves were determined to seal adequately after re-calibration
17 (Item 13)	Asphalt Paving	1	23,310.00	\$ (23,310.00)	
	Total Credit			\$ (117,302.00)	
Cost Proposals					
7 (CP-046))	NP Headwell Fence	1	4,400.00	\$ 4,400.00	MPU requested contractor add a perimeter fence for the new canal outlet
8 (CP-047)	NP Site East DSI Gate	1	2,000.00	\$ 2,000.00	A new gate was added along the west side of North WTP to provide easy access to canal outlet
9 (CP-048)	SCADA Tower	1	1,100.00	\$ 1,100.00	A small communication antenna was added at the canal outlet
10 (CP-049)	Filter Magic Service	1	3,800.00	\$ 3,800.00	South Plant SCADA Integration support
11 (CP-050)	NP Pump Station 3rd ARV	1	6,275.00	\$ 6,275.00	An additional air release valve was added to the Raw Water Supply line based on final profile
12 (CP-051)	Waste Valve Torque Tubes	1	13,500.00	\$ 13,500.00	North Plant Waste Valve needed Torque Tube Replacement
13 (CP-052)	influent Valve Torque Tubes	1	24,800.00	\$ 24,800.00	North Plant Influent Valve needed Torque Tube Replacement
14 (CP-053)	NP Backwash Valves	1	15,420.00	\$ 15,420.00	Valve replacement
15 (CP-054)	SP Technical Ktork Inspection	1	11,585.00	\$ 11,585.00	Re-calibration of Actuators for Backwash Valves at south plant
16 (CP-055)	NP Technical Ktork Inspection	1	11,585.00	\$ 11,585.00	Re-calibration of Actuators for Backwash Valves at north plant
	Total New Items			\$ 94,465.00	
	TOTAL PROPOSED CHANGE ORDER #5			\$ (22,837.00)	



AGENDA ITEM

4.a.

PUBLIC UTILITY BOARD

DATE SUBMITTED

07/17/2023

MEETING DATE

7/25/2023

1. Agenda Item: Order amending the budget of the McAllen Public Utility Board of Trustees for Fiscal Year 2022-2023 for an increase in operating transfers within the Water Fund.
2. Party Making Request:
Mark Vega, General Manager
3. Nature of Request: Order amending the budget of the McAllen Public Utility Board of Trustees for Fiscal Year 2022-2023 for an increase in operating transfers of \$131,581 from the Water Fund to the Health Insurance Fund.
4. Budgeted:

Bid Amount: _____	Budgeted Amount: _____
Under Budget: _____	Over Budget: _____
	Amount Remaining: _____
5. Reimbursement:
6. Routing:
Melba Carvajal Created/Initiated - 7/17/2023
7. Staff's Recommendation: Approval as presented.
8. City Attorney: Approved. IJT
9. MPU General Manager: Approved - MAV
10. Director of Finance for Utilities: Approved - MDC

AN ORDER AMENDING THE BUDGET OF THE McALLEN PUBLIC UTILITY BOARD OF TRUSTEES FOR THE FISCAL YEAR 2022/2023 EFFECTIVE OCTOBER 1, 2022, BY PROVIDING FOR AN INCREASE IN EXPENDITURES TO-WIT: \$131,581 WITHIN THE WATER FUND FOR TRANSFER TO THE HEALTH INSURANCE FUND; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the McAllen Public Utility Board of Trustees of the City of McAllen, Texas annually adopts its budget and submits to the City Commission which incorporates such budget in the overall budget for the City by ordinance.

WHEREAS, McAllen Public Utility Board of Trustees by ordinance of the City Commission providing for the creation of the McAllen Public Utility Board of Trustees, has the authority to manage and control the McAllen Public Utility, including control over fiscal matters of the Public Utility Board and therefore, it is not necessary that the City Commission approve the budget of the McAllen Public Utility Board of Trustees, and henceforth the McAllen Public Utility Board of Trustees will approve its budget and all amendments thereto by order which shall be filed along with the City Budget under the provisions of the Local Government Code.

NOW, THEREFORE, BE IT ORDAINED BY THE MCALLEN PUBLIC UTILITY BOARD OF TRUSTEES OF THE CITY OF McALLEN, TEXAS, THAT:

SECTION I: The Budget for the McAllen Public Utility Board of Trustees for the Fiscal Year 2022/2023 which became effective October 1, 2022, on file with the Board's Secretary, is hereby amended in the following particulars as shown on Exhibit "A" attached hereto and incorporated herein for all purposes.

SECTION II: The General Manager as Budget Officer shall provide for the filing of a true copy of this Budget Amendment in the office of the County Clerk, Hidalgo

County, Texas.

SECTION III: This Order shall be effective after its passage and execution in accordance with the law.

SECTION VI: If any part or parts of this Order 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 Order is considered severable.

CONSIDERED, PASSED and APPROVED this 25th day of July 2023, at a special meeting of the of the McAllen Public Utility Board of Trustees of the City of McAllen, Texas, at which a quorum was present, and which was held in accordance with Chapter 551 of the Texas Government Code.

SIGNED this _____ day of July 2023.

McALLEN PUBLIC UTILITY
BOARD OF TRUSTEES

By: _____
Charles Amos, Chairman

ATTEST:

By: _____
J.J. Rodriguez, Interim Board Secretary

APPROVED AS TO FORM:

Isaac Tawil, City Attorney



BUDGET AMENDMENT REQUEST FORM

FUND: Water Fund
DEPARTMENT: Non-departmental
FISCAL YEAR: 2022-2023

To be assigned by Treasury Management Dept.	
REVIEW BY	
DATE OF ENTRY	
ENTRY MADE BY	
JOURNAL ENTRY	
ORDINANCE NO.	
INTRANET CROSS FUND CAPITAL IMPRV PROJECT LISTING UPDATE	

Fund	Dept. & Division	Activity	Element & Object	Project Code	Description	Original/Revised Budget	Debit/Credit	Revised Budget
400	9010	499	74-78		Operating transfers out / Health insurance fund	\$ -	131,581	\$ 131,581
								-
								-
								-
								-
								-
								-
								-
TOTALS						\$ -	\$ 131,581	\$ 131,581

(Round up all amounts to the nearest hundred dollars)

JUSTIFICATION:

Funds requested by Benefits Department for insurance claims

General Manager

Signature

Date

Treasury Management Dept.

Signature

Date

Department Head

Signature

Date



AGENDA ITEM

4.b.

PUBLIC UTILITY BOARD

DATE SUBMITTED

07/17/2023

MEETING DATE

7/25/2023

1. Agenda Item: Order amending the budget of the McAllen Public Utility Board of Trustees for Fiscal Year 2022-2023 for an increase in expenditures within the Water Depreciation Fund.
2. Party Making Request:
Mark Vega, General Manager
3. Nature of Request: Order amending the budget of the McAllen Public Utility Board of Trustees for Fiscal Year 2022-2023 for an increase in expenditures within the Water Depreciation Fund totaling \$430,950 for the purchase of vehicles and various water projects.
4. Budgeted:

Bid Amount:		Budgeted Amount:	
Under Budget:		Over Budget:	
		Amount Remaining:	
5. Reimbursement:
6. Routing:
Melba Carvajal Created/Initiated - 7/17/2023
7. Staff's Recommendation: Approval as presented.
8. City Attorney: Approved. IJT
9. MPU General Manager: Approved - MAV
10. Director of Finance for Utilities: Approved - MDC

AN ORDER AMENDING THE BUDGET OF THE McALLEN PUBLIC UTILITY BOARD OF TRUSTEES FOR THE FISCAL YEAR 2022/2023 EFFECTIVE OCTOBER 1, 2022, BY PROVIDING FOR AN INCREASE IN EXPENDITURES TO-WIT: \$430,950 WITHIN THE WATER DEPRECIATION FUND FOR THE PURCHASE OF VEHICLES AND VARIOUS WATER PROJECTS; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the McAllen Public Utility Board of Trustees of the City of McAllen, Texas annually adopts its budget and submits to the City Commission which incorporates such budget in the overall budget for the City by ordinance.

WHEREAS, McAllen Public Utility Board of Trustees by ordinance of the City Commission providing for the creation of the McAllen Public Utility Board of Trustees, has the authority to manage and control the McAllen Public Utility, including control over fiscal matters of the Public Utility Board and therefore, it is not necessary that the City Commission approve the budget of the McAllen Public Utility Board of Trustees, and henceforth the McAllen Public Utility Board of Trustees will approve its budget and all amendments thereto by order which shall be filed along with the City Budget under the provisions of the Local Government Code.

NOW, THEREFORE, BE IT ORDAINED BY THE MCALLEN PUBLIC UTILITY BOARD OF TRUSTEES OF THE CITY OF McALLEN, TEXAS, THAT:

SECTION I: The Budget for the McAllen Public Utility Board of Trustees for the Fiscal Year 2022/2023 which became effective October 1, 2022, on file with the Board's Secretary, is hereby amended in the following particulars as shown on Exhibit "A" attached hereto and incorporated herein for all purposes.

SECTION II: The General Manager as Budget Officer shall provide for the filing of a true copy of this Budget Amendment in the office of the County Clerk, Hidalgo

County, Texas.

SECTION III: This Order shall be effective after its passage and execution in accordance with the law.

SECTION VI: If any part or parts of this Order 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 Order is considered severable.

CONSIDERED, PASSED and APPROVED this 25th day of July 2023, at a special meeting of the of the McAllen Public Utility Board of Trustees of the City of McAllen, Texas, at which a quorum was present, and which was held in accordance with Chapter 551 of the Texas Government Code.

SIGNED this _____ day of July 2023.

McALLEN PUBLIC UTILITY
BOARD OF TRUSTEES

By: _____
Charles Amos, Chairman

ATTEST:

By: _____
J.J. Rodriguez, Interim Board Secretary

APPROVED AS TO FORM:

Isaac Tawil, City Attorney



BUDGET AMENDMENT REQUEST FORM

FUND: Water Depreciation
DEPARTMENT: Meter Reader
FISCAL YEAR: 2022-2023

To be assigned by Treasury Management Dept.	
REVIEW BY	
DATE OF ENTRY	
ENTRY MADE BY	
JOURNAL ENTRY	
ORDINANCE NO.	
INTRANET CROSS FUND CAPITAL IMPRV PROJECT LISTING UPDATE	

Fund	Dept. & Division	Activity	Element & Object	Project Code	Description	Original/Revised Budget	Debit/Credit	Revised Budget
410	4040	446	66-14		Capital outlay / Vehicles	\$ -	59,300	\$ 59,300
								-
								-
								-
								-
								-
								-
TOTALS						\$ -	\$ 59,300	\$ 59,300

(Round up all amounts to the nearest hundred dollars)

JUSTIFICATION:

Rebudget amendment - funds not disbursed as anticipated in fy 21-22 due to delay in vehicle delivery

General Manager

Signature

Date

Treasury Management Dept.

Signature

Date

Department Head

Signature

Date



BUDGET AMENDMENT REQUEST FORM

FUND: Water Depreciation
DEPARTMENT: Infrastructure / Capital outlay
FISCAL YEAR: 2022-2023

To be assigned by Treasury Management Dept.	
REVIEW BY	
DATE OF ENTRY	
ENTRY MADE BY	
JOURNAL ENTRY	
ORDINANCE NO.	
INTRANET CROSS FUND CAPITAL IMPRV PROJECT LISTING UPDATE	

Fund	Dept. & Division	Activity	Element & Object	Project Code	Description	Original/Revised Budget	Debit/Credit	Revised Budget
410	8708	446	66-36	IU1603	Capital outlay / Hackberry Waterline Replacement	\$ -	150,000	\$ 150,000
410	8708	446	66-36	IU1604	Capital outlay / Kendlewood Waterline Replacement	\$ -	115,000	115,000
410	8708	446	66-36	IU2001	Capital outlay / SWTP Generator Project	150,000	67,650	217,650
410	8708	446	66-36	IU2101	Capital outlay / Taylor Road Waterline Adjustment	10,000	39,000	49,000
								-
								-
TOTALS						\$ 160,000	\$ 371,650	\$ 531,650

(Round up all amounts to the nearest hundred dollars)

JUSTIFICATION:

Rebudget amendment - funds not disbursed as anticipated in fy 21-22;
 IU1603- Delays in obtaining permits from HCID#3 and Union Pacific Railroad, which halted construction.
 IU1604- Delays in obtaining permits from HCID#3 and Union Pacific Railroad, which halted construction.
 IU2001-Additional funds needed
 IU2101- Rebudget funds from FY22

General Manager

Signature _____ Date _____

Treasury Management Dept.

Signature _____ Date _____

Department Head

Signature _____ Date _____



AGENDA ITEM

4.c.

PUBLIC UTILITY BOARD

DATE SUBMITTED

07/17/2023

MEETING DATE

7/25/2023

1. Agenda Item: Order amending the budget of the McAllen Public Utility Board of Trustees for Fiscal Year 2022-2023 for an increase in expenditures within the Water Capital Improvement Fund.
2. Party Making Request:
Mark Vega, General Manager
3. Nature of Request: Order amending the budget of the McAllen Public Utility Board of Trustees for Fiscal Year 2022-2023 for an increase in expenditures within the Water Capital Improvement Fund totaling \$25,500 for the purchase of a variable frequency drive for the North Water Plant Transfer Pump #4.
4. Budgeted:

Bid Amount:		Budgeted Amount:	
Under Budget:		Over Budget:	
		Amount Remaining:	
5. Reimbursement:
6. Routing:
Melba Carvajal Created/Initiated - 7/17/2023
7. Staff's Recommendation: Approval as presented.
8. City Attorney: Approved. IJT
9. MPU General Manager: Approved - MAV
10. Director of Finance for Utilities: Approved - MDC

AN ORDER AMENDING THE BUDGET OF THE McALLEN PUBLIC UTILITY BOARD OF TRUSTEES FOR THE FISCAL YEAR 2022/2023 EFFECTIVE OCTOBER 1, 2022, BY PROVIDING FOR AN INCREASE IN EXPENDITURES TO-WIT: \$25,500 WITHIN THE WATER CAPITAL IMPROVEMENT FUND FOR THE PURCHASE OF A VARIABLE FREQUENCY DRIVE FOR THE NORTH WATER PLANT TRANSFER PUMP #4; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the McAllen Public Utility Board of Trustees of the City of McAllen, Texas annually adopts its budget and submits to the City Commission which incorporates such budget in the overall budget for the City by ordinance.

WHEREAS, McAllen Public Utility Board of Trustees by ordinance of the City Commission providing for the creation of the McAllen Public Utility Board of Trustees, has the authority to manage and control the McAllen Public Utility, including control over fiscal matters of the Public Utility Board and therefore, it is not necessary that the City Commission approve the budget of the McAllen Public Utility Board of Trustees, and henceforth the McAllen Public Utility Board of Trustees will approve its budget and all amendments thereto by order which shall be filed along with the City Budget under the provisions of the Local Government Code.

NOW, THEREFORE, BE IT ORDAINED BY THE MCALLEN PUBLIC UTILITY BOARD OF TRUSTEES OF THE CITY OF McALLEN, TEXAS, THAT:

SECTION I: The Budget for the McAllen Public Utility Board of Trustees for the Fiscal Year 2022/2023 which became effective October 1, 2022, on file with the Board's Secretary, is hereby amended in the following particulars as shown on Exhibit "A" attached hereto and incorporated herein for all purposes.

SECTION II: The General Manager as Budget Officer shall provide for the filing of a true copy of this Budget Amendment in the office of the County Clerk, Hidalgo

County, Texas.

SECTION III: This Order shall be effective after its passage and execution in accordance with the law.

SECTION VI: If any part or parts of this Order 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 Order is considered severable.

CONSIDERED, PASSED and APPROVED this 25th day of July 2023, at a special meeting of the of the McAllen Public Utility Board of Trustees of the City of McAllen, Texas, at which a quorum was present, and which was held in accordance with Chapter 551 of the Texas Government Code.

SIGNED this _____ day of July 2023.

McALLEN PUBLIC UTILITY
BOARD OF TRUSTEES

By: _____
Charles Amos, Chairman

ATTEST:

By: _____
J.J. Rodriguez, Interim Board Secretary

APPROVED AS TO FORM:

Isaac Tawil, City Attorney



BUDGET AMENDMENT REQUEST FORM

FUND: Water Capital Improvement Fund
DEPARTMENT: Water Plant
FISCAL YEAR: 2022-2023

To be assigned by Treasury Management Dept.

REVIEW BY

DATE OF ENTRY

ENTRY MADE BY

JOURNAL ENTRY

ORDINANCE NO.

INTRANET CROSS FUND CAPITAL
IMPRV PROJECT LISTING UPDATE

Fund	Dept. & Division	Activity	Element & Object	Project Code	Description	Original/Revised Budget	Debit/Credit	Revised Budget
430	4010	446	66-20		Capital outlay / Equipment	\$ -	25,500	\$ 25,500
								-
								-
								-
								-
								-
								-
TOTALS						\$ -	\$ 25,500	\$ 25,500

(Round up all amounts to the nearest hundred dollars)

JUSTIFICATION:

Rebudget amendment - funds not disbursed as anticipated in fy 21-22 due to delay in supply delivery in the purchase of a variable frequency drive for the North Water Plant transfer pump #4

General Manager

Signature

Date

Treasury Management Dept.

Signature

Date

Department Head

Signature

Date



AGENDA ITEM

4.d.

PUBLIC UTILITY BOARD

DATE SUBMITTED

07/17/2023

MEETING DATE

7/25/2023

1. Agenda Item: Order amending the budget of the McAllen Public Utility Board of Trustees for Fiscal Year 2022-2023 for a decrease in expenditures within the Water Revenue Bond Fund.
2. Party Making Request:
Mark Vega, General Manager
3. Nature of Request: Order amending the budget of the McAllen Public Utility Board of Trustees for Fiscal Year 2022-2023 for a decrease in expenditures within the Water Revenue Bond Fund totaling \$17,185,000 for the Raw Waterline Project, \$210,000; the SWTP Filter & Clarifier project, \$305,000; and (\$17,700,000) for the transfer of the AMI Project to Fund 442.
4. Budgeted:

Bid Amount:		Budgeted Amount:	
Under Budget:		Over Budget:	
		Amount Remaining:	
5. Reimbursement:
6. Routing:
Melba Carvajal Created/Initiated - 7/17/2023
7. Staff's Recommendation: Approval as presented.
8. City Attorney: Approved. IJT
9. MPU General Manager: Approved - MAV
10. Director of Finance for Utilities: Approved - MDC

AN ORDER AMENDING THE BUDGET OF THE McALLEN PUBLIC UTILITY BOARD OF TRUSTEES FOR THE FISCAL YEAR 2022/2023 EFFECTIVE OCTOBER 1, 2022, BY PROVIDING FOR A DECREASE IN EXPENDITURES TO-WIT: \$(17,185,000) WITHIN THE WATER REVENUE BOND FUND FOR THE RAW WATERLINE PROJECT, \$210,000, SWTP FILTER & CLARIFIER PROJECT, \$305,000, AND (\$17,700,000) FOR THE AMI PROJECT TRANSFER TO FUND 442; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the McAllen Public Utility Board of Trustees of the City of McAllen, Texas annually adopts its budget and submits to the City Commission which incorporates such budget in the overall budget for the City by ordinance.

WHEREAS, McAllen Public Utility Board of Trustees by ordinance of the City Commission providing for the creation of the McAllen Public Utility Board of Trustees, has the authority to manage and control the McAllen Public Utility, including control over fiscal matters of the Public Utility Board and therefore, it is not necessary that the City Commission approve the budget of the McAllen Public Utility Board of Trustees, and henceforth the McAllen Public Utility Board of Trustees will approve its budget and all amendments thereto by order which shall be filed along with the City Budget under the provisions of the Local Government Code.

NOW, THEREFORE, BE IT ORDAINED BY THE MCALLEN PUBLIC UTILITY BOARD OF TRUSTEES OF THE CITY OF McALLEN, TEXAS, THAT:

SECTION I: The Budget for the McAllen Public Utility Board of Trustees for the Fiscal Year 2022/2023 which became effective October 1, 2022, on file with the Board's Secretary, is hereby amended in the following particulars as shown on Exhibit "A" attached hereto and incorporated herein for all purposes.

SECTION II: The General Manager as Budget Officer shall provide for the filing

of a true copy of this Budget Amendment in the office of the County Clerk, Hidalgo County, Texas.

SECTION III: This Order shall be effective after its passage and execution in accordance with the law.

SECTION VI: If any part or parts of this Order 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 Order is considered severable.

CONSIDERED, PASSED and APPROVED this 25th day of July 2023, at a special meeting of the of the McAllen Public Utility Board of Trustees of the City of McAllen, Texas, at which a quorum was present, and which was held in accordance with Chapter 551 of the Texas Government Code.

SIGNED this _____ day of July 2023.

McALLEN PUBLIC UTILITY
BOARD OF TRUSTEES

By: _____
Charles Amos, Chairman

ATTEST:

By: _____
J.J. Rodriguez, Interim Board Secretary

APPROVED AS TO FORM:

Isaac Tawil, City Attorney



BUDGET AMENDMENT REQUEST FORM

FUND: Water Revenue Bond Fund
DEPARTMENT: Infrastructure / Capital outlay
FISCAL YEAR: 2022-2023

To be assigned by Treasury Management Dept.	
REVIEW BY	
DATE OF ENTRY	
ENTRY MADE BY	
JOURNAL ENTRY	
ORDINANCE NO.	
INTRANET CROSS FUND CAPITAL IMPRV PROJECT LISTING UPDATE	

Fund	Dept. & Division	Activity	Element & Object	Project Code	Description	Original/Revised Budget	Debit/Credit	Revised Budget
441	8708	446	66-36	IU1506	Capital outlay / Raw waterline	\$ 150,000	210,000	\$ 360,000
441	8708	446	66-36	IU1507	Capital outlay / SWTP filter & clarifier	\$ 50,000	305,000	355,000
441	8708	446	66-36	IU2108	Capital outlay / SWTP filter & clarifier	\$ 17,700,000	(17,700,000)	-
								-
								-
								-
TOTALS						\$ 17,900,000	\$ (17,185,000)	\$ 715,000

(Round up all amounts to the nearest hundred dollars)

JUSTIFICATION:

Rebudget amendment - funds not disbursed as anticipated in fy 21-22;
 IU1506 - Ongoing construction project (TWDB DWSRF)
 IU1507 - Ongoing construction project (TWDB DWSRF)
 IU2108 - Transfer budget amount to Fund 442 for ease in monitoring expenditures

General Manager

Signature _____ Date _____

Treasury Management Dept.

Signature _____ Date _____

Department Head

Signature _____ Date _____



AGENDA ITEM

4.e.

PUBLIC UTILITY BOARD

DATE SUBMITTED

07/17/2023

MEETING DATE

7/25/2023

1. Agenda Item: Order amending the budget of the McAllen Public Utility Board of Trustees for Fiscal Year 2022-2023 for an increase in expenditures within the Water Revenue Bond - TWDB Fund.
2. Party Making Request:
Mark Vega, General Manager
3. Nature of Request: Order amending the budget of the McAllen Public Utility Board of Trustees for Fiscal Year 2022-2023 for an increase in expenditures within the Water Revenue Bond - TWDB Fund totaling \$18,000,000 for the Advanced Metering Infrastructure (AMI) Project transferred from Fund 441.
4. Budgeted:

Bid Amount:		Budgeted Amount:	
Under Budget:		Over Budget:	
		Amount Remaining:	
5. Reimbursement:
6. Routing:
Melba Carvajal Created/Initiated - 7/17/2023
7. Staff's Recommendation: Approval as presented.
8. City Attorney: Approved. IJT
9. MPU General Manager: Approved - MAV
10. Director of Finance for Utilities: Approved - MDC

AN ORDER AMENDING THE BUDGET OF THE McALLEN PUBLIC UTILITY BOARD OF TRUSTEES FOR THE FISCAL YEAR 2022/2023 EFFECTIVE OCTOBER 1, 2022, BY PROVIDING FOR AN INCREASE IN EXPENDITURES TO-WIT: \$18,000,000 WITHIN THE WATER REVENUE BOND - TWDB FUND FOR THE ADVANCED METERING INFRASTRUCTURE (AMI) PROJECT; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the McAllen Public Utility Board of Trustees of the City of McAllen, Texas annually adopts its budget and submits to the City Commission which incorporates such budget in the overall budget for the City by ordinance.

WHEREAS, McAllen Public Utility Board of Trustees by ordinance of the City Commission providing for the creation of the McAllen Public Utility Board of Trustees, has the authority to manage and control the McAllen Public Utility, including control over fiscal matters of the Public Utility Board and therefore, it is not necessary that the City Commission approve the budget of the McAllen Public Utility Board of Trustees, and henceforth the McAllen Public Utility Board of Trustees will approve its budget and all amendments thereto by order which shall be filed along with the City Budget under the provisions of the Local Government Code.

NOW, THEREFORE, BE IT ORDAINED BY THE MCALLEN PUBLIC UTILITY BOARD OF TRUSTEES OF THE CITY OF McALLEN, TEXAS, THAT:

SECTION I: The Budget for the McAllen Public Utility Board of Trustees for the Fiscal Year 2022/2023 which became effective October 1, 2022, on file with the Board's Secretary, is hereby amended in the following particulars as shown on Exhibit "A" attached hereto and incorporated herein for all purposes.

SECTION II: The General Manager as Budget Officer shall provide for the filing of a true copy of this Budget Amendment in the office of the County Clerk, Hidalgo

County, Texas.

SECTION III: This Order shall be effective after its passage and execution in accordance with the law.

SECTION VI: If any part or parts of this Order 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 Order is considered severable.

CONSIDERED, PASSED and APPROVED this 25th day of July 2023, at a special meeting of the of the McAllen Public Utility Board of Trustees of the City of McAllen, Texas, at which a quorum was present, and which was held in accordance with Chapter 551 of the Texas Government Code.

SIGNED this _____ day of July 2023.

McALLEN PUBLIC UTILITY
BOARD OF TRUSTEES

By: _____
Charles Amos, Chairman

ATTEST:

By: _____
J.J. Rodriguez, Interim Board Secretary

APPROVED AS TO FORM:

Isaac Tawil, City Attorney



BUDGET AMENDMENT REQUEST FORM

FUND: Water Revenue Bond - TWDB
DEPARTMENT: Infrastructure / Capital outlay
FISCAL YEAR: 2022-2023

To be assigned by Treasury Management Dept.

REVIEW BY

DATE OF ENTRY

ENTRY MADE BY

JOURNAL ENTRY

ORDINANCE NO.

INTRANET CROSS FUND CAPITAL
IMPRV PROJECT LISTING UPDATE

Fund	Dept. & Division	Activity	Element & Object	Project Code	Description	Original/Revised Budget	Debit/Credit	Revised Budget
442	8708	446	66-36	IU2108	Capital outlay / AMI project (transfer from Fund 441)	\$ -	17,700,000	\$ 17,700,000
442	8708	446	66-36	IU2108	Capital outlay / AMI project	\$ -	300,000	300,000
								-
								-
								-
								-
								-
TOTALS						\$ -	\$ 18,000,000	\$ 18,000,000

(Round up all amounts to the nearest hundred dollars)

JUSTIFICATION:

IU2108 - Transfer budget amount to Fund 442 for ease in monitoring expenditures (\$17,700,000)
Rebudget amendment - funds not disbursed as anticipated in fy 21-22 (\$300,000);

General Manager

Signature

Date

Treasury Management Dept.

Signature

Date

Department Head

Signature

Date



AGENDA ITEM

4.f.

PUBLIC UTILITY BOARD

DATE SUBMITTED

07/17/2023

MEETING DATE

7/25/2023

1. Agenda Item: Order amending the budget of the McAllen Public Utility Board of Trustees for Fiscal Year 2022-2023 for an increase in operating transfers within the Wastewater Fund.
2. Party Making Request:
Mark Vega, General Manager
3. Nature of Request: Order amending the budget of the McAllen Public Utility Board of Trustees for Fiscal Year 2022-2023 for an increase in operating transfers of \$101,216 from the Wastewater Fund to the Health Insurance Fund.
4. Budgeted:

Bid Amount:	_____	Budgeted Amount:	_____
Under Budget:	_____	Over Budget:	_____
		Amount Remaining:	_____
5. Reimbursement:
6. Routing:
Melba Carvajal Created/Initiated - 7/17/2023
7. Staff's Recommendation: Approval as presented.
8. City Attorney: Approved. IJT
9. MPU General Manager: Approved - MAV
10. Director of Finance for Utilities: Approved - MDC

AN ORDER AMENDING THE BUDGET OF THE McALLEN PUBLIC UTILITY BOARD OF TRUSTEES FOR THE FISCAL YEAR 2022/2023 EFFECTIVE OCTOBER 1, 2022, BY PROVIDING FOR AN INCREASE IN EXPENDITURES TO-WIT: \$101,216 WITHIN THE WASTEWATER FUND FOR TRANSFER TO THE HEALTH INSURANCE FUND; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the McAllen Public Utility Board of Trustees of the City of McAllen, Texas annually adopts its budget and submits to the City Commission which incorporates such budget in the overall budget for the City by ordinance.

WHEREAS, McAllen Public Utility Board of Trustees by ordinance of the City Commission providing for the creation of the McAllen Public Utility Board of Trustees, has the authority to manage and control the McAllen Public Utility, including control over fiscal matters of the Public Utility Board and therefore, it is not necessary that the City Commission approve the budget of the McAllen Public Utility Board of Trustees, and henceforth the McAllen Public Utility Board of Trustees will approve its budget and all amendments thereto by order which shall be filed along with the City Budget under the provisions of the Local Government Code.

NOW, THEREFORE, BE IT ORDAINED BY THE MCALLEN PUBLIC UTILITY BOARD OF TRUSTEES OF THE CITY OF McALLEN, TEXAS, THAT:

SECTION I: The Budget for the McAllen Public Utility Board of Trustees for the Fiscal Year 2022/2023 which became effective October 1, 2022, on file with the Board's Secretary, is hereby amended in the following particulars as shown on Exhibit "A" attached hereto and incorporated herein for all purposes.

SECTION II: The General Manager as Budget Officer shall provide for the filing of a true copy of this Budget Amendment in the office of the County Clerk, Hidalgo

County, Texas.

SECTION III: This Order shall be effective after its passage and execution in accordance with the law.

SECTION VI: If any part or parts of this Order 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 Order is considered severable.

CONSIDERED, PASSED and APPROVED this 25th day of July 2023, at a special meeting of the of the McAllen Public Utility Board of Trustees of the City of McAllen, Texas, at which a quorum was present, and which was held in accordance with Chapter 551 of the Texas Government Code.

SIGNED this _____ day of July 2023.

McALLEN PUBLIC UTILITY
BOARD OF TRUSTEES

By: _____
Charles Amos, Chairman

ATTEST:

By: _____
J.J. Rodriguez, Interim Board Secretary

APPROVED AS TO FORM:

Isaac Tawil, City Attorney



BUDGET AMENDMENT REQUEST FORM

FUND: Wastewater Fund
DEPARTMENT: Non-departmental
FISCAL YEAR: 2022-2023

To be assigned by Treasury Management Dept.	
REVIEW BY	
DATE OF ENTRY	
ENTRY MADE BY	
JOURNAL ENTRY	
ORDINANCE NO.	
INTRANET CROSS FUND CAPITAL IMPRV PROJECT LISTING UPDATE	

Fund	Dept. & Division	Activity	Element & Object	Project Code	Description	Original/Revised Budget	Debit/Credit	Revised Budget
450	9010	499	74-78		Operating transfers out / Health insurance fund	\$ -	101,216	\$ 101,216
								-
								-
								-
								-
								-
								-
TOTALS						\$ -	\$ 101,216	\$ 101,216

(Round up all amounts to the nearest hundred dollars)

JUSTIFICATION:

Funds requested by Benefits Department for insurance claims

General Manager

Signature _____ Date _____

Treasury Management Dept.

Signature _____ Date _____

Department Head

Signature _____ Date _____



AGENDA ITEM

4.g.

PUBLIC UTILITY BOARD

DATE SUBMITTED

07/17/2023

MEETING DATE

7/25/2023

1. Agenda Item: Order amending the budget of the McAllen Public Utility Board of Trustees for Fiscal Year 2022-2023 for an increase in expenditures within the Wastewater Depreciation Fund.
2. Party Making Request:
Mark Vega, General Manager
3. Nature of Request: Order amending the budget of the McAllen Public Utility Board of Trustees for Fiscal Year 2022-2023 for an increase in expenditures within the Wastewater Depreciation Fund totaling \$427,600 for the purchase of a vehicle and for the Shary Rd Utility Adjust (Pioneer Force Main) Project.
4. Budgeted:

Bid Amount:	_____	Budgeted Amount:	_____
Under Budget:	_____	Over Budget:	_____
		Amount Remaining:	_____
5. Reimbursement:
6. Routing:
Melba Carvajal Created/Initiated - 7/17/2023
7. Staff's Recommendation: Approval as presented.
8. City Attorney: Approved. IJT
9. MPU General Manager: Approved - MAV
10. Director of Finance for Utilities: Approved - MDC

AN ORDER AMENDING THE BUDGET OF THE McALLEN PUBLIC UTILITY BOARD OF TRUSTEES FOR THE FISCAL YEAR 2022/2023 EFFECTIVE OCTOBER 1, 2022, BY PROVIDING FOR AN INCREASE IN EXPENDITURES TO-WIT: \$427,600 WITHIN THE WASTEWATER DEPRECIATION FUND FOR THE PURCHASE OF A VEHICLE AND FOR THE SHARY RD UTILITY ADJUST (PIONEER FORCE MAIN) PROJECT; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the McAllen Public Utility Board of Trustees of the City of McAllen, Texas annually adopts its budget and submits to the City Commission which incorporates such budget in the overall budget for the City by ordinance.

WHEREAS, McAllen Public Utility Board of Trustees by ordinance of the City Commission providing for the creation of the McAllen Public Utility Board of Trustees, has the authority to manage and control the McAllen Public Utility, including control over fiscal matters of the Public Utility Board and therefore, it is not necessary that the City Commission approve the budget of the McAllen Public Utility Board of Trustees, and henceforth the McAllen Public Utility Board of Trustees will approve its budget and all amendments thereto by order which shall be filed along with the City Budget under the provisions of the Local Government Code.

NOW, THEREFORE, BE IT ORDAINED BY THE MCALLEN PUBLIC UTILITY BOARD OF TRUSTEES OF THE CITY OF McALLEN, TEXAS, THAT:

SECTION I: The Budget for the McAllen Public Utility Board of Trustees for the Fiscal Year 2022/2023 which became effective October 1, 2022, on file with the Board's Secretary, is hereby amended in the following particulars as shown on Exhibit "A" attached hereto and incorporated herein for all purposes.

SECTION II: The General Manager as Budget Officer shall provide for the filing of a true copy of this Budget Amendment in the office of the County Clerk, Hidalgo

County, Texas.

SECTION III: This Order shall be effective after its passage and execution in accordance with the law.

SECTION VI: If any part or parts of this Order 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 Order is considered severable.

CONSIDERED, PASSED and APPROVED this 25th day of July 2023, at a special meeting of the of the McAllen Public Utility Board of Trustees of the City of McAllen, Texas, at which a quorum was present, and which was held in accordance with Chapter 551 of the Texas Government Code.

SIGNED this _____ day of July 2023.

McALLEN PUBLIC UTILITY
BOARD OF TRUSTEES

By: _____
Charles Amos, Chairman

ATTEST:

By: _____
J.J. Rodriguez, Interim Board Secretary

APPROVED AS TO FORM:

Isaac Tawil, City Attorney



BUDGET AMENDMENT REQUEST FORM

FUND: Wastewater Depreciation
DEPARTMENT: Collections / Capital outlay-Infrastructure
FISCAL YEAR: 2022-2023

To be assigned by Treasury Management Dept.

REVIEW BY

DATE OF ENTRY

ENTRY MADE BY

JOURNAL ENTRY

ORDINANCE NO.

INTRANET CROSS FUND CAPITAL
IMPRV PROJECT LISTING UPDATE

Fund	Dept. & Division	Activity	Element & Object	Project Code	Description	Original/Revised Budget	Debit/Credit	Revised Budget
460	4106	446	66-14		Capital outlay / Vehicles	\$ 35,000	27,600	\$ 62,600
460	8708	446	66-36	IS2101	Capital outlay / Shary Rd Utility Adjust (Pioneer Force Main)	\$ 100,000	400,000	500,000
								-
								-
								-
								-
								-
TOTALS						\$ 135,000	\$ 427,600	\$ 562,600

(Round up all amounts to the nearest hundred dollars)

JUSTIFICATION:

Rebudget amendment - funds not disbursed as anticipated in fy 21-22 due to delay in vehicle delivery

General Manager

Signature

Date

Treasury Management Dept.

Signature

Date

Department Head

Signature

Date



AGENDA ITEM

4.h.

PUBLIC UTILITY BOARD

DATE SUBMITTED

07/17/2023

MEETING DATE

7/25/2023

1. Agenda Item: Order amending the budget of the McAllen Public Utility Board of Trustees for Fiscal Year 2022-2023 for an increase in expenditures within the Wastewater Capital Improvement Fund.
2. Party Making Request:
Mark Vega, General Manager
3. Nature of Request: Order amending the budget of the McAllen Public Utility Board of Trustees for Fiscal Year 2022-2023 for an increase in expenditures within the Wastewater Capital Improvement Fund totaling \$556,400 for the Tres Lagos Reclaimed Elevated Water Tower and the Shary Rd Utility Adjust (Pioneer Force Main) projects.
4. Budgeted:

Bid Amount:		Budgeted Amount:	
Under Budget:		Over Budget:	
		Amount Remaining:	
5. Reimbursement:
6. Routing:
Melba Carvajal Created/Initiated - 7/17/2023
7. Staff's Recommendation: Approval as presented.
8. City Attorney: Approved. IJT
9. MPU General Manager: Approved - MAV
10. Director of Finance for Utilities: Approved - MDC

AN ORDER AMENDING THE BUDGET OF THE McALLEN PUBLIC UTILITY BOARD OF TRUSTEES FOR THE FISCAL YEAR 2022/2023 EFFECTIVE OCTOBER 1, 2022, BY PROVIDING FOR AN INCREASE IN EXPENDITURES TO-WIT: \$556,400 WITHIN THE WASTEWATER CAPITAL IMPROVEMENT FUND FOR THE TRES LAGOS RECLAIMED ELEVATED WATER TOWER AND THE SHARY RD UTILITY ADJUST (PIONEER FORCE MAIN) PROJECTS; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the McAllen Public Utility Board of Trustees of the City of McAllen, Texas annually adopts its budget and submits to the City Commission which incorporates such budget in the overall budget for the City by ordinance.

WHEREAS, McAllen Public Utility Board of Trustees by ordinance of the City Commission providing for the creation of the McAllen Public Utility Board of Trustees, has the authority to manage and control the McAllen Public Utility, including control over fiscal matters of the Public Utility Board and therefore, it is not necessary that the City Commission approve the budget of the McAllen Public Utility Board of Trustees, and henceforth the McAllen Public Utility Board of Trustees will approve its budget and all amendments thereto by order which shall be filed along with the City Budget under the provisions of the Local Government Code.

NOW, THEREFORE, BE IT ORDAINED BY THE MCALLEN PUBLIC UTILITY BOARD OF TRUSTEES OF THE CITY OF McALLEN, TEXAS, THAT:

SECTION I: The Budget for the McAllen Public Utility Board of Trustees for the Fiscal Year 2022/2023 which became effective October 1, 2022, on file with the Board's Secretary, is hereby amended in the following particulars as shown on Exhibit "A" attached hereto and incorporated herein for all purposes.

SECTION II: The General Manager as Budget Officer shall provide for the filing of a true copy of this Budget Amendment in the office of the County Clerk, Hidalgo

County, Texas.

SECTION III: This Order shall be effective after its passage and execution in accordance with the law.

SECTION VI: If any part or parts of this Order 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 Order is considered severable.

CONSIDERED, PASSED and APPROVED this 25th day of July 2023, at a special meeting of the of the McAllen Public Utility Board of Trustees of the City of McAllen, Texas, at which a quorum was present, and which was held in accordance with Chapter 551 of the Texas Government Code.

SIGNED this _____ day of July 2023.

McALLEN PUBLIC UTILITY
BOARD OF TRUSTEES

By: _____
Charles Amos, Chairman

ATTEST:

By: _____
J.J. Rodriguez, Interim Board Secretary

APPROVED AS TO FORM:

Isaac Tawil, City Attorney



BUDGET AMENDMENT REQUEST FORM

FUND: Wastewater Capital Improvement Fund
DEPARTMENT: Capital outlay/Infrastructure
FISCAL YEAR: 2022-2023

To be assigned by Treasury Management Dept.	
REVIEW BY	
DATE OF ENTRY	
ENTRY MADE BY	
JOURNAL ENTRY	
ORDINANCE NO.	
INTRANET CROSS FUND CAPITAL IMPRV PROJECT LISTING UPDATE	

Fund	Dept. & Division	Activity	Element & Object	Project Code	Description	Original/Revised Budget	Debit/Credit	Revised Budget
480	8708	446	66-36	IS2205	Capital outlay / Tres Lagos Reclaimed Elevated Water Tower	\$ 100,000	203,900	\$ 303,900
480	8708	446	66-36	IS2101	Capital outlay / Shary Rd Utility Adjust (Pioneer Force Main)	\$ 185,000	352,500	537,500
								-
								-
								-
								-
TOTALS						\$ 285,000	\$ 556,400	\$ 841,400

(Round up all amounts to the nearest hundred dollars)

JUSTIFICATION:

IS2205 - Rebudget amendment - funds not disbursed as anticipated in fy 21-22
 IS2101 - Additional funds needed - material and construction cost overruns

General Manager

Signature _____ Date _____

Treasury Management Dept.

Signature _____ Date _____

Department Head

Signature _____ Date _____



AGENDA ITEM

5.a.

PUBLIC UTILITY BOARD

DATE SUBMITTED

07/18/2023

MEETING DATE

7/25/2023

1. Agenda Item: Consider Adopting Resolution Appointing Clarissa Hernandez, as Board Secretary for McAllen Public Utility.
2. Party Making Request:
J.J. Rodriguez, Assistant General Manager
3. Nature of Request: Appointment of Board Secretary
4. Budgeted:

Bid Amount:		Budgeted Amount:	
Under Budget:		Over Budget:	
		Amount Remaining:	
5. Reimbursement:
6. Routing:

J.J. Rodriguez	Created/Initiated - 7/18/2023
J.J. Rodriguez	Final Approval - 7/18/2023
7. Staff's Recommendation: Staff recommends adoption of the Resolution.
8. City Attorney: Approved. IJT
9. MPU General Manager: Approved - MAV
10. Director of Finance for Utilities: Approved - MDC



Memo

To: Marco A. Vega, P.E., General Manager

From: Juan J. Rodriguez, Assistant General Manager

A handwritten signature in blue ink, appearing to be "JR", is written over the name Juan J. Rodriguez.

Date: July 12, 2023

Subject: Resolution Appointing Clarissa Hernandez, as Board Secretary for McAllen Public Utility

The former Board Secretary retired in August 2022. Since then, the position had been advertised through the City's Human Resources Department with several applicants being interviewed for the position. An initial recommendation and selection were made in February 2023; however, we were notified in early March 2023 that the selected applicant withdrew her application. In June 2023, we revisited the position finalists to determine their continued interest and availability. Ms. Clarissa Hernandez, then a finalist, indicated she was still interested in the position. The Board of Trustees was informed of the recommendation to hire Ms. Hernandez on June 27, 2023.

Since then, the Human Resources Department has informed me that she has satisfied all the employment requirements and is eligible for selection. As you know, the position requires appointment by the Board of Trustees. Historically, this has been done via Resolution with the appointment being in full force and effect until such time that the employee was to resign, retire or the appointment is revoked by the Board. Attached for your consideration is a Resolution to effectuate the appointment.

Please let me know if you have any questions or need additional information.

RESOLUTION NO. 2023-_____

RESOLUTION OF THE PUBLIC UTILITY BOARD OF
TRUSTEES OF THE CITY OF MCALLEN APPOINTING
CLARISSA HERNANDEZ, AS BOARD SECRETARY
FOR THE CITY OF MCALLEN PUBLIC UTILITY.

STATE OF TEXAS §
COUNTY OF HIDALGO §
CITY OF MCALLEN §

WHEREAS, the City of McAllen Public Utility requires a Board Secretary for the Public Utility Board;
and

WHEREAS, the Public Utility Board of Trustees of the City of McAllen (the "PUB") deems it appropriate
to formally designate CLARISSA HERNANDEZ, as Board Secretary for the McAllen Public Utility.

**NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF TRUSTEES OF THE MCALLEN
PUBLIC UTILITY OF THE CITY OF MCALLEN, TEXAS, THAT:**

CLARISSA HERNANDEZ is hereby designated as Board Secretary for the McAllen Public
Utility and shall so serve until this designation is revoked by the Board.

CONSIDERED, PASSED, APPROVED and SIGNED this _____ day of July, 2023 at a regular called
meeting of the Board of Trustees of the McAllen Public Utility of the City of McAllen at which a quorum was
present and which was held in accordance with the provisions of Chapter 551, Texas Government Code.

**MCALLEN PUBLIC UTILITY
BOARD OF TRUSTEES**

By: _____
Charles Amos, Chairman

ATTEST:

Juan J. Rodriguez, Interim Board Secretary

APPROVED AS TO FORM:

Isaac J Tawil, City Attorney



AGENDA ITEM

6.a.

PUBLIC UTILITY BOARD

DATE SUBMITTED

07/17/2023

MEETING DATE

7/25/2023

1. Agenda Item: Review and approval to write-off uncollectible septic tank hauler fee receivables in the amount of \$1,330.00.
2. Party Making Request:
Melba Carvajal, Director of Finance for Utilities
3. Nature of Request: Review and approval to write-off uncollectible septic tank hauler fee receivables in the amount of \$1,330.00.
4. Budgeted:

Bid Amount:		Budgeted Amount:	
Under Budget:		Over Budget:	
		Amount Remaining:	
5. Reimbursement:
6. Routing:
Melba Carvajal Created/Initiated - 7/17/2023
7. Staff's Recommendation:
8. City Attorney: Approved. IJT
9. MPU General Manager: Approved - MAV
10. Director of Finance for Utilities: Approved - MDC

Memo

To: Mark Vega, P.E., General Manager
From: Melba Carvajal, Director of Finance for Utilities
Cc: Juan J. Rodriguez, Assistant General Manager; Sergio Villasana, Finance Director; David Garza, Director of Wastewater Systems
Date: July 17, 2023
Re: Allowance for Doubtful Accounts - Uncollectible Receivables

In accordance with the City and McAllen Public Utility bad debt policies which require uncollectible receivables aged after 120 days be written off, staff recommends write-off of septic tank hauler fees, in the amount of \$1,330.00 as the debt is uncollectible due to permanent closing of the company.

Staff recommends approval for the write-off of uncollectible receivables totaling \$1,330.00.

Please do not hesitate to call me should you have any questions.



AGENDA ITEM

6.b.

PUBLIC UTILITY BOARD

DATE SUBMITTED

07/18/2023

MEETING DATE

7/25/2023

1. Agenda Item: Expiration of Preliminary Reimbursement Certificates with Recorded Plats
2. Party Making Request:
Erika Gomez, Developmental Activities
3. Nature of Request: Expiration of Preliminary Reimbursement certificates with a recorded plat and have failed to finalize the Reimbursement certificate as required per MPU Reimbursement Policy.
4. Budgeted:

Bid Amount:	_____	Budgeted Amount:	_____
Under Budget:	_____	Over Budget:	_____
		Amount Remaining:	_____
5. Reimbursement:
6. Routing:
Erika Gomez Created/Initiated - 7/18/2023
7. Staff's Recommendation: Staff recommends approval.
8. City Attorney: Approved. IJT
9. MPU General Manager: Approved - MAV
10. Director of Finance for Utilities: Approved - MDC

Memo



To: Marco A Vega, P.E., General Manager
From: Erika Gomez, E.I.T., Assistant Utility Engineer
Date: 07/18/2023
Re: **EXPIRATION OF PRELIMINARY REIMBURSEMENT CERTIFICATES WITH
RECORDED PLATS**

The McAllen Public Utility Board approved the Fourth amended MPU Utility Reimbursement Policy May 30, 2007. The approval amended Reimbursement Policy allowed for the expiration of past Preliminary Reimbursement Certificates that have not been finalized within a year of recording the plat.

On March 28, 2022, a letter was sent through certified mail to engineers and developers requesting finalization of the Preliminary Reimbursement Certificate. The following subdivisions have a recorded plat on file but failed to finalize the Reimbursement certificate. A deadline of 30 days was given for the submittal of a Final Reimbursement Certificate. Therefore, staff recommends expiration of Preliminary Reimbursement Certificates for the following subdivisions.

Spoor Engineering
Yuma Estates
Salinas Engineering & Associates
COMAR

Please advice if further action needs to be taken.



AGENDA ITEM

6.c.

PUBLIC UTILITY BOARD

DATE SUBMITTED

07/18/2023

MEETING DATE

7/25/2023

1. Agenda Item: Expiration of Final Reimbursement Certificates
2. Party Making Request:
Erika Gomez, Developmental Activities
3. Nature of Request: Expiration of Final Reimbursement certificates that had reached their term and request for extension was not submitted.
4. Budgeted:

Bid Amount:		Budgeted Amount:	
Under Budget:		Over Budget:	
		Amount Remaining:	
5. Reimbursement:
6. Routing:
Erika Gomez Created/Initiated - 7/18/2023
7. Staff's Recommendation: Staff recommends approval
8. City Attorney: Approved. IJT
9. MPU General Manager: Approved - MAV
10. Director of Finance for Utilities: Approved - MDC

Memo



To: Marco A Vega, P.E., General Manager
From: Erika Gomez, E.I.T., Assistant Utility Engineer
Date: 07/18/2023
Re: **EXPIRATION OF FINAL REIMBURSEMENT CERTIFICATE**

The McAllen Public Utility Board approved the Fifth amended MPU Utility Reimbursement Policy February 2017. The approved amended Reimbursement Policy on section 2b (ii) states that the Reimbursement period should be fifteen (15) years after issuance unless a longer term is requested and approved.

On March 28, 2022, a letter was sent through certified mail to engineer and developer on file. The letter was to advice that certificate had reached the 15-year term and that developer had the option to submit for an extension. A deadline of 30 days was given for the submittal of extension of Final Reimbursement Certificate. The following subdivision did not file a request for extension, therefore; staff recommends expiration of Final Reimbursement Certificate.

Javier Hinojosa Engineering
Meadow Ridge

KK Engineering
Sunrise Terrace
Villa Hermosa
Jackson Meadows

Melden & Hunt
Salinas Elementary
Spanish Oaks

Alphamerican Engineering Consultants
Northwest Manor

Flores Engineering
Sendero Ranch Estates

Quintanilla, Headley and Associates
Falcon Crossing- 20" Waterline

Please advice if further action needs to be taken.



AGENDA ITEM

8.a.

PUBLIC UTILITY BOARD

DATE SUBMITTED

07/18/2023

MEETING DATE

7/25/2023

1. Agenda Item: Consideration of real estate matters, Tract 1. (Section 551.087, T.G.C.)

2. Party Making Request:

3. Nature of Request:

4. Budgeted:

Bid Amount: _____
Under Budget: _____

Budgeted Amount: _____
Over Budget: _____
Amount Remaining: _____

5. Reimbursement:

6. Routing:
Savannah Arredondo

Created/Initiated - 7/18/2023

7. Staff's Recommendation:

8. City Attorney: None. IJT

9. MPU General Manager: N/A - MAV

10. Director of Finance for Utilities: N/A - MDC



AGENDA ITEM

8.b.

PUBLIC UTILITY BOARD

DATE SUBMITTED

07/18/2023

MEETING DATE

7/25/2023

**1. Agenda Item: Consultation with city attorney regarding pending litigation.
(Section 551.071, T.G.C)**

2. Party Making Request:

3. Nature of Request:

4. Budgeted:

Bid Amount: _____
Under Budget: _____

Budgeted Amount: _____
Over Budget: _____
Amount Remaining: _____

5. Reimbursement:

6. Routing:
Savannah Arredondo

Created/Initiated - 7/18/2023

7. Staff's Recommendation:

8. City Attorney: None. IJT

9. MPU General Manager: N/A - MAV

10. Director of Finance for Utilities: N/A - MDC