



**NOTICE OF A REGULAR MEETING TO BE HELD BY THE
McALLEN PUBLIC UTILITY BOARD OF TRUSTEES**

DATE: Tuesday, August 29, 2023

TIME: 4:00 P.M.

PLACE: McAllen City Hall
Commission Chambers – 3rd Floor
1300 Houston Avenue
McAllen, Texas 78501

SUBJECT MATTER:

See Subsequent Agenda.

CERTIFICATION

I, the Undersigned authority, do hereby certify that the attached agenda of meeting of the McAllen Public Utility Board of Trustees is a true and correct copy and that I posted a true and correct copy of said notice on the bulletin board in the Municipal Building, a place convenient and readily accessible to the general public at all times, and said Notice was posted on the 25th day of August, 2023 at 3:00 P.M. and will remain so posted continuously for at least 72 hours preceding the scheduled time of said meeting in accordance with Chapter 551 of the Texas Government Code.


Clarissa Hernandez
Utility Board Secretary/



**BOARD OF TRUSTEES MEETING
TUESDAY, AUGUST 29, 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 BOARD 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 BOARD 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 BOARD 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 AUGUST: JOSE A. TREVINO - WATER LAB

1. MINUTES:

- a) Approval of the Minutes for the Regular Meeting held August 15, 2023 and Workshop Minutes held August 8, August 15, and August 16, 2023.

2. CONSENT AGENDA:

- a) Discussion and Approval of CEH Addition Lot 30R Block 3 Subdivision
- b) Discussion and Approval of McAllen City Center Subdivision
- c) Discussion and Approval of Fenix Estates Subdivision

3. BIDS AND CONTRACTS:

- a) Consideration and Approval of Change order No. 2 for the Hackberry & Kendlewood Waterline Improvements Project - Project No. 12-21-C11-385 (CDBG Funded)

4. MANAGER'S REPORT:

- a) Review of Results of Financial Operations as of June 30, 2023

- b) Consideration and possible action to write-off the 2nd quarter bad debt fiscal year 2022-2023.
- c) Review of Reimbursement Collections as of June 30, 2023

5. TABLED ITEMS:

6. 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) Consultation with City Attorney relating to personnel matters. (Section 551.071, 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 SEPTEMBER 12, 2023.



- | | | |
|-----------------------------|-----------------------|--------------------|
| | AGENDA ITEM | <u>1.a.</u> |
| PUBLIC UTILITY BOARD | DATE SUBMITTED | 08/23/2023 |
| | MEETING DATE | 8/29/2023 |
-
1. Agenda Item: Approval of the Minutes for the Regular Meeting held August 15, 2023 and Workshop Minutes held August 8, August 15, and August 16, 2023.
 2. Party Making Request:
 3. Nature of Request:
 4. Budgeted:

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

Savannah Arredondo	Created/Initiated - 8/23/2023
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 7. Staff's Recommendation:
 8. City Attorney: Approve. 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, August 15, 2023**, at 4:00 pm at in the City Commission Chambers at City Hall with the following present:

Absent:	Charles Amos	Chairman
	Ernest Williams	Vice-Chairman
	Albert Cardenas	Trustee
	Javier Villalobos	Mayor/Ex-Officio
	Ricardo Godinez	Trustee
Staff:	Marco A. Vega, P.E.	General Manager
	Iris Aguilar	Deputy City Attorney
	J.J. Rodriguez	Assistant General Manager
	Clarissa Hernandez	Utility Board Secretary
	Savannah Arredondo	Assistant to the Utility Board Secretary
	Melba Carvajal	Director of Finance for Utilities
	Pablo Rodriguez	Assistant Director for Customer Relations
	Carlos Gonzalez, P.E.	Utility Engineer
	Edward Gonzalez	Director of Water Systems
	David Garza	Director of Wastewater Systems
	Erika Gomez, EIT	Assistant Utility Engineer
	Katia Sanchez	Water Education & Comm Coord
	Marco Ramirez, P.E.	Utility Engineer
	Rafael Balderas, EIT	Assistant Utility Engineer
	Yesenia Tijerina	Senior Administrative Clerk
	Janet Landeros	Grants and Contracts Coordinator
	Terri Uvalle	Assistant Director for Utility Billing
	Daniel Reyna	Water Plant Manager
	Juan Vallejo	Assistant Director of Water Systems

CALL TO ORDER:

Chairman Amos called the meeting to order at 4:00 p.m.

1. MINUTES:

- a) Approval of the Minutes for the Regular Meeting held July 25, 2023.

Trustee Cardenas moved to approve the minutes for the regular meeting held on July 25th, 2023. Vice-Chairman Williams seconded the motion. The motion carried unanimously by those present.

2. BIDS AND CONTRACTS:

- a) Consider Approval of the First Amendment to the Contract for Water Services with the City of Hidalgo.

Juan J. Rodriguez, Assistant General Manager, stated this item is to renew or extend the contract with the City of Hidalgo. The original contract started back in 2014 with McAllen Public Utility guaranteeing 50 thousand gallons per day on a take-or-pay basis; the starting rate was \$1.20 per thousand gallons. Since then, based on provisions of the contract, the rate will increase at the same percentage rate that we charge our residential customers. A meeting with Julian Gonzalez, the City Manager of the City of Hidalgo, was held back in June. Mr. Gonzalez expressed the desire to continue with the contract for an additional 10 years. Last year, McAllen Public Utility supplied 76 million gallons, and so far, year to date, McAllen Public Utility has supplied 58 million gallons.

Staff recommends the 10-year extension. Currently the rate stands at \$1.53 per thousand gallons.

Vice-Chairman Williams moved to approve item 2a. Trustee Cardenas seconded the motion. The motion carried unanimously by those present.

3. FUTURE AGENDA ITEMS

Mark Vega, PE, General Manager, reminded the Board about the upcoming budget workshop on August 16, 2023 being held at the South Wastewater Treatment Plant, Building I Training Room at 7:30 am. He stated projects would be covered.

4. 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

Chairman Amos recessed during the Budget Workshop held prior to the PUB Meeting at 2:46 p.m. to go into Executive Session. Chairman Amos reconvened the workshop at 3:20 p.m.

No action was taken on items 4A through 4C.

- a) Consultation with City Attorney relating to personnel matters. (Section 551.071, T.G.C.)
- b) Consideration of real estate matters, Tract 1. (Section 551.087, T.G.C.)
- c) Consultation with City Attorney regarding pending litigation. (Section 551.071, T.G.C.)

ADJOURNMENT

There being no other business to come before the Board, the meeting was unanimously adjourned at 4:04 p.m.

Charles Amos, Chairman

Attest:

Clarissa Hernandez
Utility Board Secretary

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

The McAllen Public Utility Board met in a Workshop on **Tuesday, August 8, 2023** at 7:43 a.m. at the McAllen Public Library – Meeting Room A:

	Charles Amos	Chairman
	Ernest Williams	Vice-Chairman
	Ricardo Godinez	Trustee
	Albert Cardenas	Trustee
Absent:	Javier Villalobos	Mayor/ Ex Officio
Staff:	Marco A. Vega, P.E.	General Manager
	J.J. Rodriguez	Assistant General Manager
	Isaac Tawil	City Attorney
	Carissa Hernandez	Utility Board Secretary
	Savannah Arredondo	Assistant to the Utility Board Secretary
	Melba Carvajal	Director of Finance for Utilities
	David Garza	Director of Wastewater Systems
	Edward Gonzalez	Director of Water Systems
	Juan Vallejo	Assistant Director of Water Systems
	Carlos Gonzalez, P.E.	Utility Engineer
	Marco Ramirez, P.E.	Utility Engineer
	Rafael Balderas	Assistant to the Utility Engineer
	Erika Gomez	Assistant to the Utility Engineer
	Janet Landeros	Grants and Contracts Coordinator

1) Discussion of Proposed FY 22-23 Budget

Mr. Mark Vega reviewed the proposed budget summary and fund balances, proposed personnel, water and sewer division revenues and expenses, water and sewer division assumptions growth/number of connections, and raw water supply.

ADJOURNMENT

There being no other business to come before the Board, the workshop was unanimously adjourned at 10:18 a.m.

Charles Amos, Chairman

Attest:

Clarissa Hernandez
Utility Board Secretary

STATE OF TEXAS
COUNTY OF HIDALGO
CITY OF MCALLEN

The McAllen Public Utility Board met in a Workshop on **Tuesday, August 15, 2023** at 2:07 p.m. at the McAllen City Hall Commission Chambers – 3rd Floor:

Absent:	Charles Amos	Chairman
	Ernest Williams	Vice-Chairman
	Albert Cardenas	Trustee
	Ricardo Godinez	Trustee
	Javier Villalobos	Mayor/ Ex Officio
Staff:	Marco A. Vega, P.E.	General Manager
	J.J. Rodriguez	Assistant General Manager
	Isaac Tawil	City Attorney
	Carissa Hernandez	Utility Board Secretary
	Savannah Arredondo	Assistant to the Utility Board Secretary
	Melba Carvajal	Director of Finance for Utilities
	David Garza	Director of Wastewater Systems
	Edward Gonzalez	Director of Water Systems
	Juan Vallejo	Assistant Director of Water Systems
	Carlos Gonzalez, P.E.	Utility Engineer
	Marco Ramirez, P.E.	Utility Engineer
	Rafael Balderas	Assistant to the Utility Engineer
	Erika Gomez	Assistant to the Utility Engineer
	Janet Landeros	Grants and Contracts Coordinator
	Katia Sanchez	Water Education & Comm Coordinator
	Yesenia Tijerina	Senior Administrative Clerk
	Colleen Hook	Quinta Mazatlán Director
	John Brush	Urban Ecologist
	Ann Fortescue	Executive Director at IMAS
	Anastasia Perez	Director of Dev and Marketing at IMAS
Visitor:	Sergio Espinosa	Corollo Engineering

1) Discussion of Proposed FY 22-23 Budget

Staff continued to present the Public Utility proposed budget. The following departments were presented:

- Quinta Mazatlán
- IMAS
- Water Education
- MPU Participation

2) 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

Chairman Amos recessed the meeting at 2:45 p.m. to go into Executive Session.
Chairman Amos reconvened the meeting at 3:20 p.m. with no action.

- a) Consultation with City Attorney relating to personnel matters. (Section 551.071, T.G.C.)
- b) Consideration of Real Estate Matters, Tract 1. (Section 551.087, T.G.C.)
- c) Consultation with City Attorney regarding pending litigation. (Section 551.071, T.G.C.)

ADJOURNMENT

There being no other business to come before the Board, the workshop was unanimously adjourned at 3:45 p.m.

Charles Amos, Chairman

Attest:

Clarissa Hernandez
Utility Board Secretary

STATE OF TEXAS
COUNTY OF HIDALGO
CITY OF MCALLEN

The McAllen Public Utility Board met in a Workshop on **Wednesday, August 16, 2023** at 7:51 a.m. at the South Wastewater Treatment Plant, Building I-Training Room:

	Charles Amos	Chairman
	Ernest Williams	Vice-Chairman
	Ricardo Godinez	Trustee
	Javier Villalobos	Mayor/ Ex Officio
Absent:	Albert Cardenas	Trustee
Staff:	Marco A. Vega, P.E.	General Manager
	J.J. Rodriguez	Assistant General Manager
	Isaac Tawil	City Attorney
	Carissa Hernandez	Utility Board Secretary
	Savannah Arredondo	Assistant to the Utility Board Secretary
	Melba Carvajal	Director of Finance for Utilities
	David Garza	Director of Wastewater Systems
	Edward Gonzalez	Director of Water Systems
	Carlos Gonzalez, P.E.	Utility Engineer
	Marco Ramirez, P.E.	Utility Engineer
	Rafael Balderas	Assistant to the Utility Engineer
	Erika Gomez	Assistant to the Utility Engineer
	Janet Landeros	Grants and Contracts Coordinator

1) Discussion of Proposed FY 22-23 Budget

Staff continued to present the Public Utility proposed budget. The following departments were presented:

- CDBG Projects
- Water Projects
- Wastewater Projects
- Budget Meeting Closing

2) 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

The Board did not go into Executive Session

- a) Consultation with City Attorney relating to personnel matters. (Section 551.071, T.G.C.)

ADJOURNMENT

There being no other business to come before the Board, the workshop was unanimously adjourned at 10:10 a.m.

Attest:

Clarissa Hernandez
Utility Board Secretary

Charles Amos, Chairman



AGENDA ITEM

2.a.

PUBLIC UTILITY BOARD

DATE SUBMITTED

08/23/2023

MEETING DATE

8/29/2023

1. Agenda Item: Discussion and Approval of CEH Addition Lot 30R Block 3 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: _____
Under Budget: _____**

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

5. Reimbursement: N/A

**6. Routing:
Erika Gomez Created/Initiated - 8/23/2023**

7. Staff's Recommendation: Approval of the subdivision as conditions set forth.

8. City Attorney: Approve. 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: August 17, 2023
SUBJECT: CEH Addition Lot 30R Block 3 Subdivision; Consideration & Approval of Subdivision

This property consists of 3.5 acres, and it is located on the northeast corner of 23rd Street and US Military HWY. It is located within the McAllen City Limits and is being proposed as I-1 light industrial.

The subdivision application was originally filed with the City on June 19th, 2023, and received preliminary P&Z approval on July 12, 2023. The information required from the developer's engineer for this agenda was received on August 17th, 2023.

Utility plan/availability is described as follows:

1. **Water Service:** The applicant is proposing to connect to an existing 12-inch waterline running along the north side of Military Hwy. The applicant is proposing to 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 12" sanitary sewer line running along the north side of Military. The applicant is proposing a 6" sewer service to serve this development.
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; and 3.) Individual water and sewer services for each unit be installed.

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

Utility Narrative

Project: Circle K Store #2709047
Address: 6321 S. 23RD Street, McAllen, TX, 78503

The proposed development consists of a 5,200 square foot Circle K convenience store with auto fuel sales, high speed diesel sales, a CAT scale and 6 truck parking spaces.

Existing sanitary sewer utilities: There is a 12" sanitary sewer line along South 23rd Street, a 12" sanitary sewer line along Military Highway, a 6" force main along Military Highway and two sanitary sewer manholes located on site near the intersection of Military Highway and S 23rd Street. Proposed sanitary sewer utilities consist of: a 6" SDR 26 PVC sanitary sewer pipe with a 1.00% minimum slope connecting to the existing 12" line along Military Hwy per The City of McAllen Standard Service Connection detail. The building will have two sanitary sewer connections. A sanitary sewer connection will pass through a 1,500-gallon grease interceptor and a sanitary sewer line will travel directly from the building to the existing 12" line with three 4" clean outs.

Existing water utilities: There is a 12" water line along South 23rd Street and a 12" water line along Military Highway. Proposed water utilities: a 2" tap for the domestic water line along Military Hwy per The City of McAllen Typical Water Service Detail, a 2" domestic meter and a 2" domestic backflow preventor. The 2" domestic water line will consist of a 2" poly tubing pipe. Proposed 1" water service tap per The City of McAllen Typical Water Service Detail for an irrigation line with a 1" water meter and 1" backflow preventor connected to a 1" poly tubing water line to irrigate the proposed landscaping.

Two proposed Fire Hydrants will connect to the existing 6" water line per the City of McAllen Typical Fire Hydrant Detail. One fire hydrant is proposed along South 23rd Street and one along Military Hwy with the fire hydrants spaced at a distance no greater than 300 feet apart. No corner of the building is more than 150 feet away from a fire hydrant.

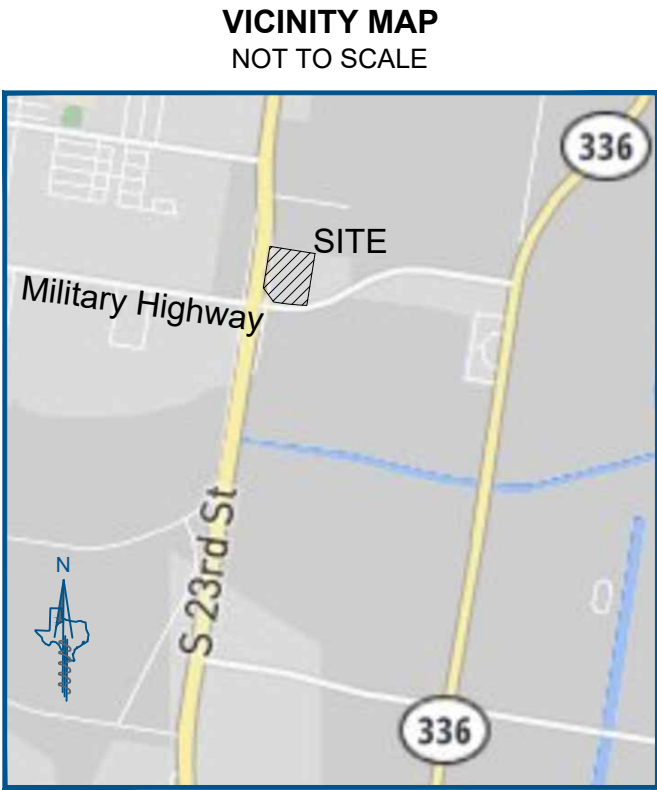
Proposed primary electrical feed from the electrical service pole and transformer along S 23rd Street will connect underground to a transformer adjacent to the building. The transformer then connects to a secondary underground electrical feed connecting directly to the building.

Name: Rebecca Griggs, P.E.

Signed: 

Date: 08/18/2023

Marcello Rocha
Assistant Secretary
19500 Bulverde Rd. Ste 100
San Antonio, TX
78259



LEGEND			
●	Boundary Monumentation	VOL.	Volume
()	Record Call	PG.	Page
CIRS	Capped Iron Rod Set	DOC. NO.	Document Number
CIRF	Capped Iron Rod Found	O.R.H.C.T.	Deed Record, Hidalgo County, Texas
IRF	Iron Rod Found	O.R.H.C.T.	Official Record, Hidalgo County, Texas
POB	Point of Beginning	M.R.H.C.T.	Map Record, Hidalgo County, Texas

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N 81°30'12" W	49.52'
L2	S 81°30'12" E	64.39'

CURVE TABLE				
CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING
C1	216.67'	1849.86'	6°42'40"	N 84°48'52" W
C2	216.82'	1834.96'	6°46'13"	S 84°50'38" E

OWNER'S CERTIFICATE AND DEDICATION

WHEREAS, INTERCHANGE PARK PARTNERS, INC. is the owner of a 3.50 acre tract or parcel of land situated in the Juan Antonio Survey, Abstract Number 44 in Hidalgo County, Texas and being all of a called 3.5 acre tract of land described in the deed to Interchange Park Partners, Inc., recorded in Document Number 2017-2840653 of the Official Records of Hidalgo County, Texas and being more particularly described by metes and bounds as follows:

BEGINNING at a capped 1/2" iron rod stamped "CVQLS" found at the Northwest corner of said 3.5 acre tract and the common Southwest corner of Warehouse Kingdom Subdivision, Phase II, recorded in Document Number 3297741 of the Map Records of Hidalgo County, Texas and being in the East right-of-way line of Farm to Market Road 1926 (S. 23rd Street);

THENCE South 80°58'15" East, with the North line of said 3.5 acre tract and the common South line of said Warehouse Kingdom Subdivision, Phase II, a distance of 365.50 feet to a capped 1/2" iron rod stamped "EAGLE SURVEYING" set at the Northeast corner of said 3.5 acre tract;

THENCE South 09°01'45" West, with the East line of said 3.5 acre tract, a distance of 419.48 feet to 1/2" iron rod with an illegible cap found at the Southeast corner of said 3.5 acre tract and being in the North right-of-way line of Farm to Market Road 1016;

THENCE with the South line of said 3.5 acre tract and the common North right-of-way line of said Farm to Market Road 1016 the following courses and distances:

With a curve to the right, having a radius of 1849.86 feet, a delta angle of 06°42'40", a chord bearing and distance of North 84°48'52" West, 216.55 feet and an arc length of 216.67 feet to a 1/2" iron rod with an illegible cap found;

North 81°30'12" West, a distance of 49.52 feet to a 1/2" iron rod with an illegible cap found at the Southerly Southwest corner of said 3.5 acre tract;

North 36°14'57" West, a distance of 140.63 feet to a 1/2" iron rod found at the Westerly Southwest corner of said 3.5 acre tract and being in the East right-of-way line of said Farm to Market Road 1926;

THENCE North 09°01'45" East, with the West line of said 3.5 acre tract and the common East right-of-way line of said Farm to Market Road 1926 a distance of 335.50 feet to the **POINT OF BEGINNING** and containing 3.50 acres of land more or less.

STATE OF TEXAS §
COUNTY OF HIDALGO §

I, The undersigned owner of the land shown on this plat and designated herein as **CEH ADDITION, LOT 30R, BLOCK 3**, an addition to the City of McAllen, Texas, and whose name is subscribed herein, hereby dedicated to the use of the public all streets, alleys, parks, sewer lines, water courses, storm sewers, fire hydrants and public places which are installed or which we will cause 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 or on the Official Minutes of the applicable authorities of the City of McAllen.

Interchange Park Partners, Inc.
3030 N.E. Loop 410, San Antonio TX 78218
By: _____

STATE OF TEXAS §
COUNTY OF HIDALGO §

Before me, the undersigned notary public, on this day the owner personally appeared _____ known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same purposes and considerations therein expressed and in the capacity therein stated. All given under my hand and seal of office.

This the _____ day of _____, 2023.

Notary Public for the State of Texas
My commission expires on : _____

I, the undersigned Mayor of the City of McAllen hereby certify that this subdivision plat conforms to all requirements of the subdivision regulations of the City wherein my approval is required.

Mayor, City of McAllen _____ Date _____

I, the undersigned, Chairman of the Planning and Zoning Commission of the City of McAllen hereby certify that this subdivision plat conforms to all requirements of the subdivision regulations of the City wherein my approval is required.

Chairman, Planning Commission _____ Date _____

FINAL PLAT CEH ADDITION LOT 30R, BLOCK 3

A TRACT OF LAND CONTAINING 3.50 ACRE OF LAND SITUATED IN HIDALGO COUNTY, TEXAS, BEING A PART OF OR PORTION OF LOTS 30 AND 31, BLOCK 3, C.E. HAMMOND SUBDIVISION, HIDALGO COUNTY, TEXAS, MAP REFERENCE: VOLUME 18, PAGE 438-439, DEED RECORDS, HIDALGO COUNTY, TEXAS, AN ALSO BEING ALL OF A TRACT OF LAND DEEDED TO INTERCHANGE PARK PARTNERS, INC., RECORDED IN DOCUMENT NUMBER 2017-2840653, DEED RECORDS, HIDALGO COUNTY, TEXAS

GENERAL NOTES

- This property is located in "Zone AH" and "Zone B" as scaled from the F.E.M.A. Flood Insurance Rate Map dated November 16, 1982 as shown on Map Number 4803340400C. The location of the Flood Zone is approximate, no vertical datum was collected at the time of the survey. For the exact Flood Zone designation, please contact 1-(877) FEMA MAP.
- Minimum finished floor elevations shall be elevation _____ feet.
- No Structures permitted over any easements.
- Set 1/2" iron rod with green plastic cap stamped "EAGLE SURVEYING" on all lot corners otherwise noted. Residential and commercial or Industrial zones/uses.
- TxDot permit is required for access along TxDot right-of-ways.
- All driveway requirements included location and dimensions along the east side of South 23rd Street shall be constructed as per approved TxDot permitting requirements and the City of McAllen.
- The detention areas for this subdivision will be located within the private drainage easements. Maintenance of the private drainage easements shall be the responsibility of the owner of C.E. Hammond Subdivision and not the City of McAllen. The detention areas are part of the overall detention required for this subdivision.
- Minimum 24 foot private service drive to provide City Services at time of site plan. It will be maintained by the property owners and not the City of McAllen.
- Front: In accordance with the Zoning Ordinance or greater for approved site plan or easements or inline with existing structures, whichever applies.
- Rear: In accordance with the Zoning Ordinance or greater for easements or approved site plan, whichever is greater applies.
- Sides: In accordance with the Zoning Ordinance or greater for easements or approved site plan, whichever is greater applies.
- Corner: In accordance with the Zoning Ordinance or greater for easements or approved site plan, whichever is greater applies.
- 4 ft. wide minimum sidewalk required on S. 23rd Street and Military Highway.
- 6 ft. opaque buffer required from adjacent/between multi-family residential and commercial, and industrial zone/uses.
- 8 ft. masonry wall required between single family residential and commercial, industrial, or multi-family residential zones/uses.
- Common Areas, any private streets/drive, etc. must be maintained by the lot owners and not the City of McAllen.

CERTIFICATE OF SURVEYOR

STATE OF TEXAS §
COUNTY OF DENTON §

I, **MATTHEW RAABE**, Registered Professional Land Surveyor in the State of Texas, hereby certify that this plat was prepared from an actual survey of the property made under my supervision on the ground.

PRELIMINARY

this document shall not be recorded for any purpose and shall not be used or viewed or relied upon as a final survey document

Matthew Raabe, R.P.L.S. # 6402 _____ Date _____

STATE OF TEXAS §
COUNTY OF DENTON §

BEFORE ME, the undersigned authority, on this day personally appeared **MATTHEW RAABE**, 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 expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF THE OFFICE this _____ day of _____, 2023.

Notary Public in and for the State of Texas

My commission expires on _____.

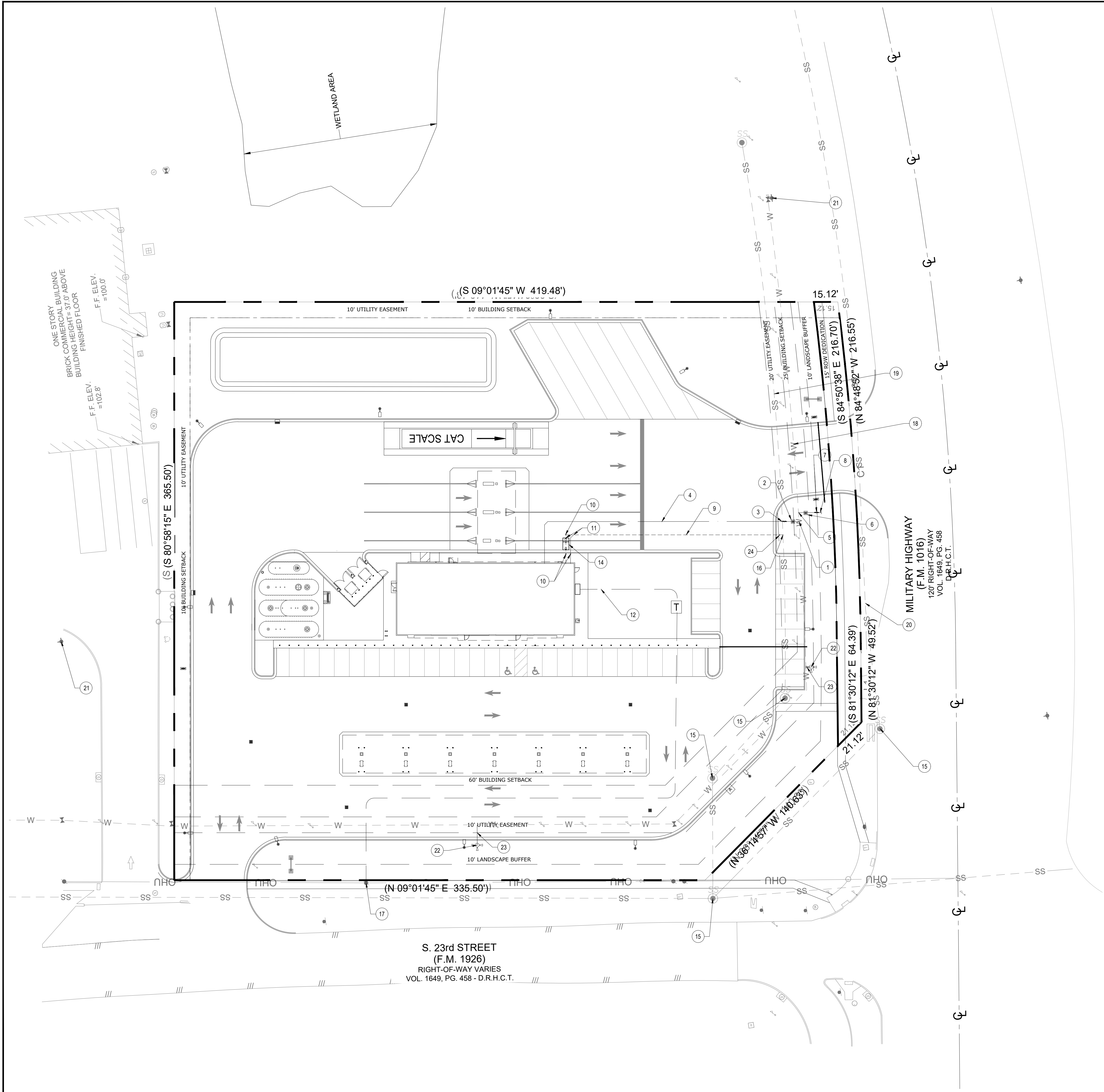
JOB NUMBER
2207.053-03
DATE
08/17/2023
REVISION
-
DRAWN BY
BE/EN



Eagle Surveying, LLC
222 South Elm Street
Suite: 200
Denton, TX 76201
940.222.3009
www.eaglesurveying.com
TX Firm # 10194177

SURVEYOR
Eagle Surveying, LLC
Contact: Brad Eubanks
222 S. Elm Street, Suite 200
Denton, TX 76201
(940) 222-3009

OWNER
Interchange Park Partners, Inc.
3030 N.E. Loop 410
San Antonio, TX 78218



NOTE:

1. COORDINATE ALL UTILITY TIES WITH ROYSE CITY

SYMBOLS LEGEND

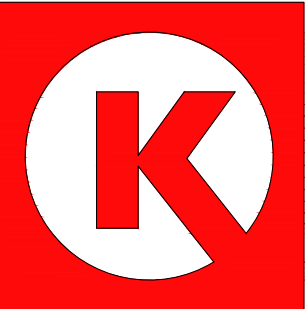
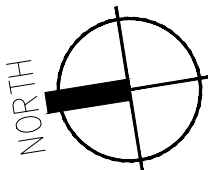
- — — — — EASEMENT LINE
- — — — — PROPERTY LINE
- — — — — EXISTING PAVEMENT/CURB
- — — — — PROPOSED PAVEMENT/CURB
- SS PROPOSED SANITARY MH
- STM PROPOSED STORM MH
- PROPOSED STORM MH
- PROPOSED STORM GRATE INLET
- PROPOSED CURB INLET
- EXIST. FIRE HYDRANT
- PROPOSED FIRE HYDRANT
- EXIST SANITARY MH
- PROPOSED SITE LIGHTING

KEY SCHEDULE: #

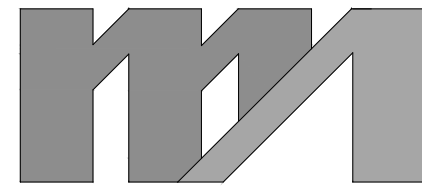
1. 2" WATER SERVICE TAP FOR DOMESTIC LINE; REF C701/DTL 1.
2. 2" DOMESTIC WATER METER
3. 2" DOMESTIC BACKFLOW PREVENTOR
4. 2" SCH 40 PVC WATER LINE
5. 1" WATER SERVICE TAP FOR IRRIGATION; REF C701/DTL 1.
6. 1" IRRIGATION WATER METER
7. 1" IRRIGATION BACKFLOW PREVENTOR
8. 1" SCH 40 PVC WATER LINE (IRRIGATION, REF. IRRIGATION)
9. 6" SDR 26 PVC PIPE @ 1.00% MIN SLOPE
10. CLEAN OUT
11. TWO 6" PVC 45 DEGREE BENDS
12. ELECTRICAL PRIMARY FEED
13. ELECTRICAL SECONDARY FEED TO BUILDING
14. 500 GALLON GREASE INTERCEPTOR (REF PLUMBING)
15. EXISTING SANITARY SEWER MANHOLE
16. PROPOSED NEW SANITARY SEWER CONNECTION; REF C702/DTL 4.
17. ELECTRICAL SERVICE POLE W/ TRANSFORMER
18. EXISTING 6" WATER LINE
19. EXISTING 12" SANITARY SEWER LINE
20. EXISTING 6" SANITARY SEWER FORCE MAIN
21. EXISTING FIRE HYDRANT
22. PROPOSED FIRE HYDRANT
23. TYPICAL FH ASSEMBLY; REF C701/DTL 2.
24. TWO-WAY CLEANOUT

SITE UTILITY PLAN

SCALE : 1" = 30'-0"



CIRCLE K STORES INC.
1130 WEST WARNER ROAD
SUITE B
TEMPE, AZ 85284
602-728-8000



14139 HUFFMEISTER ROAD
CYPRESS, TX. 77429
PHONE: (832) 334-5000
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This drawing is the property of the above referenced Professional and is not to be used for any purpose other than the specific project and site named herein, and cannot be reproduced in any manner without the express written permission from the Professional.

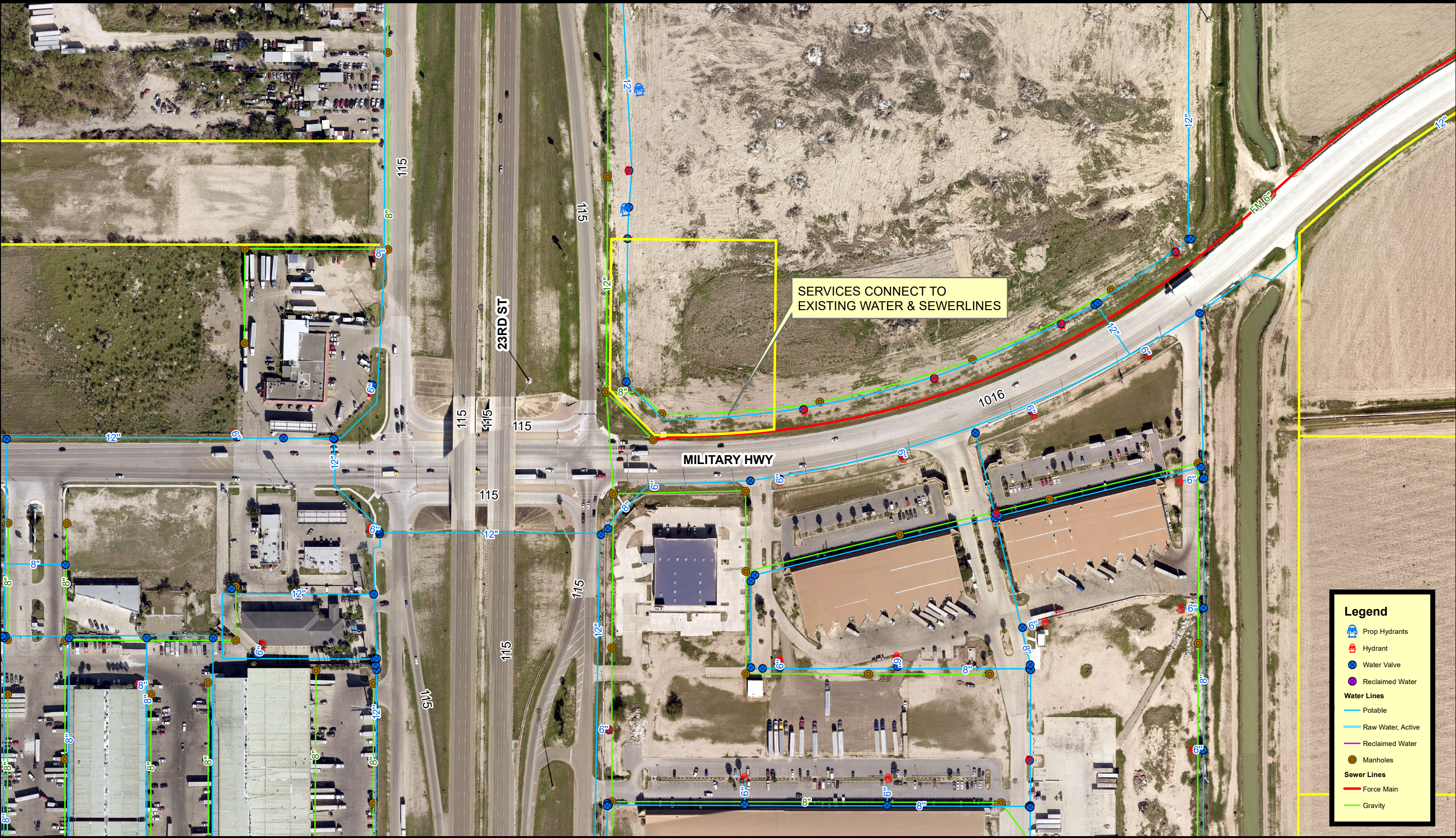
REVISIONS	
#	DATE

PROJECT: CIRCLE K NTH CIRCLE K STORE #2709047 6321 S. 23rd STREET, MCALLEN, TX 78503	SHEET TITLE: SITE UTILITY PLAN
---	-----------------------------------

PROJECT #:

SHEET NO.

C302





AGENDA ITEM

2.b.

PUBLIC UTILITY BOARD

DATE SUBMITTED

08/23/2023

MEETING DATE

8/29/2023

1. Agenda Item: Discussion and Approval of McAllen City Center 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: _____
Under Budget: _____

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

5. Reimbursement: N/A

6. Routing:
Erika Gomez Created/Initiated - 8/23/2023

7. Staff's Recommendation: Approval of the subdivision as conditions set forth.

8. City Attorney: Approve. 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: August 17, 2023

SUBJECT: McAllen City Center Subdivision; Consideration & Approval of Subdivision

This property consists of 13.661 acres, and it is located on the northwest corner of South 10th Street and Expressway 83. It is located within the McAllen City Limits and is being proposed as C-3 Commercial Use.

The subdivision application was originally filed with the City on April 6th, 2023, and received preliminary P&Z approval on April 18th, 2023. The information required from the developer's engineer for this agenda was received on August 17th, 2023.

Utility plan/availability is described as follows:

1. **Water Service:** The applicant is proposing to connect to an existing 12-inch waterline running along Lindberg Ave that is looped back to an 8-inch waterline along 12th Street. The applicant is proposing to extend an 8-inch line to and thru the property. Applicant is proposing to install water services to each lot/commercial building and fire hydrants for fire protection.
2. **Sewer Service:** The applicant is proposing to connect to an existing 18" sanitary sewer line running along the north side of Expressway 83 and extend north with a proposed 8-inch sewerline to service development. The applicant is proposing a 6" sewer service for each lot/commercial building.
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; and 3.) Individual water and sewer services for each unit be installed.

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

August 11, 2023

Utility Narrative

McAllen City Center

McAllen, TX

LEGAL DESCRIPTION:

BEING A 13.661 ACRE TRACT OF LAND OUT OF LOTS 9 & 16, SECTION 8, HIDALGO CANAL COMPANY SUBDIVISION, HIDALGO COUNTY, TEXAS, ACCORDING TO PLAT RECORDED IN VOLUME Q, PAGE 177, DEED RECORDS

LOCATION:

This proposed eight lot subdivision, comprising 13.26 net acres, is located between 10th Street and 12th Street and between Expressway 83 and Lindbergh Avenue. This development is located in the City Limits of McAllen.

USAGE:

This site is currently vacant, it was previously occupied by the City's Civic Center. Proposed use is general commercial, including general lease spaces, restaurants, and at least one hotel.

EXISTING WATER:

The site is served by the following City of McAllen water lines:

1. South 12th Street – An 8 inch waterline between Expressway 83 and Lindberg Avenue;
2. Lindberg Avenue – A 12 inch line extending 300 feet east of South 12th Street;
3. South 10th Street – A 12 inch and 6 inch line on the east side, extending from Expressway 83 to Lindberg; and
4. There are numerous existing fire hydrants and water meters.

PROPOSED WATER:

Proposed is a new north-south 8 inch water line connecting to the east end of the Lindberg Avenue 12 inch line, extending South, approximately 300 feet, and west, looped back to the 8 inch 12th Street line. The main north-south proposed 8 inch waterline continues south, along the center north-south drive, then west, connecting to the 8 inch line on 12th Street, approximately 50 feet north of Expressway 83.

EXISTING SANITARY SEWER:

This development is served by an 18 inch, gravity, sanitary sewer line, flowing west, located on the north side of Expressway 83.

PROPOSED SANITARY SEWER:

A new 8 inch gravity line will connect to the 18 inch Expressway line and extend north, along the North-South center drive, with a pipe slope on the proposed 8 inch line of approximately 1%, the new line will have sufficient capacity to serve the entire commercial site. A 6 inch service line is proposed to serve each lot/commercial building.

Handwritten signature: H. Spoor

Handwritten date: 08-11-23

Professional Engineer Seal:
STATE OF TEXAS
STEPHEN SPOOR
56752
REGISTERED PROFESSIONAL ENGINEER

REIMBURSEMENT WAIVER

STATE OF TEXAS §

COUNTY OF HIDALGO §

THIS CERTIFICATE, issued by the McAllen Public Utilities (MPUB), as authorized by such Board of Trustees, hereinafter called the MPUB, to **MCALLEN CITYCENTER LTD**, hereinafter called the DEVELOPER.

1. The DEVELOPER is the developer of the following described property: **MCALLEN CITY CENTER**, and proposes to construct Utility Improvements as shown on a plan designed by **Spoor Engineering Consultants, Inc.**, dated **AUGUST 11, 2023**, hereinafter called IMPROVEMENTS, as approved by the McAllen Public Utility Board on _____.
2. By the execution of this the Developer certificate 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 _____ 2023.

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

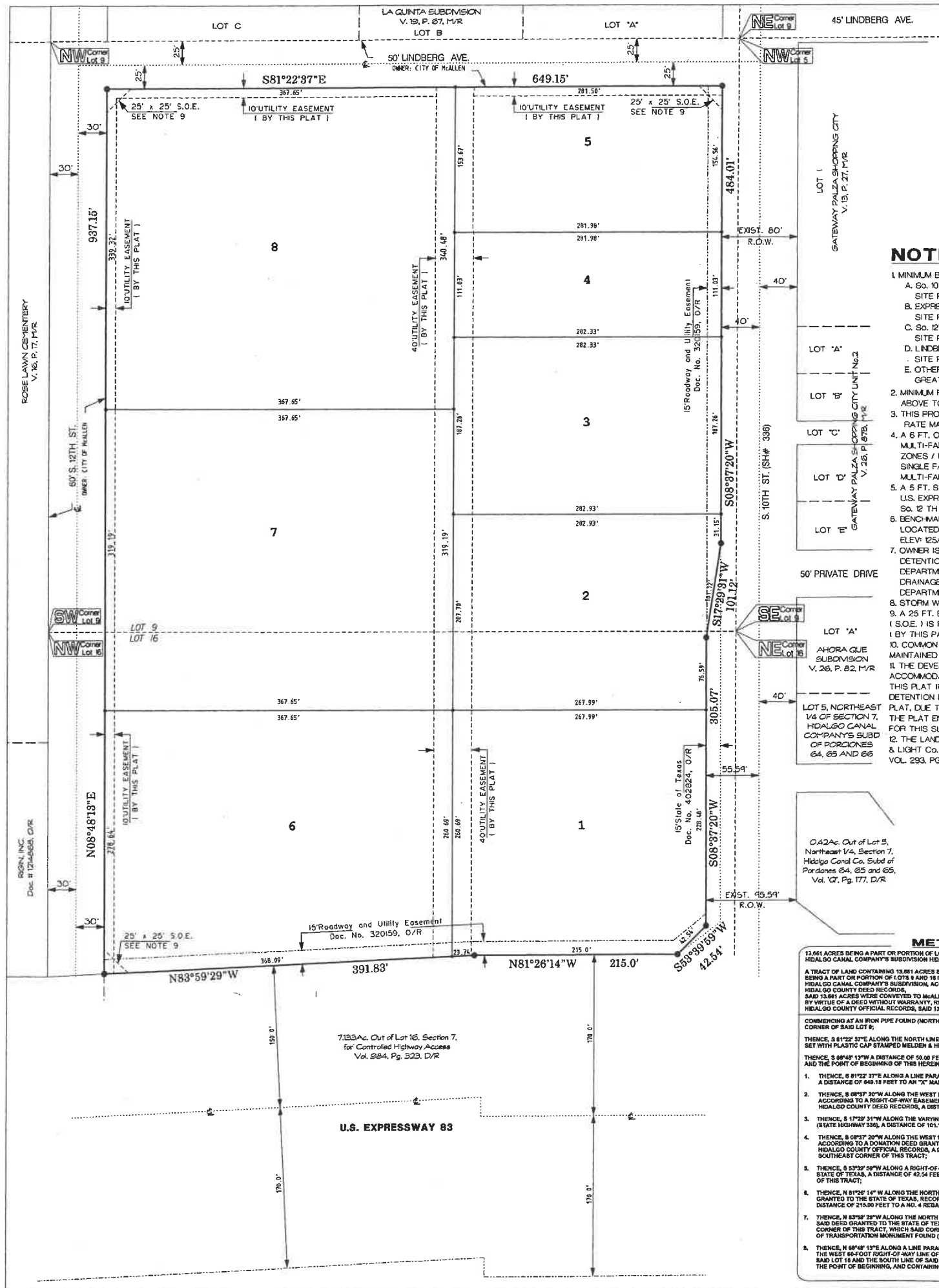
MPUB Secretary

DEVELOPER:
MCALLEN CITY CENTER, LTD
a Texas limited partnership

By: BOULEVARD VENTURES, LLC,
a Texas limited liability company
Its: General Partner



Michael Fallek, Manager



NOTES:

- MINIMUM BUILDING SETBACK SHALL BE AS FOLLOWS:
 - So. 10TH STREET - 50 FEET OR GREATER FOR APPROVED SITE PLAN OR GREATER FOR EASEMENTS.
 - EXPRESSWAY 83 - 75 FEET OR GREATER FOR APPROVED SITE PLAN OR GREATER FOR EASEMENTS.
 - So. 12TH ST. - 30 FEET OR GREATER FOR APPROVED SITE PLAN OR GREATER FOR EASEMENTS.
 - LINDBERG AVE. - 30 FEET OR GREATER FOR APPROVED SITE PLAN OR GREATER FOR EASEMENTS.
 - OTHERS - ACCORDING TO ZONING ORDINANCE OR GREATER FOR APPROVED SITE PLAN OR EASEMENTS
- MINIMUM FINISH FLOOR ELEVATION SHALL BE 18 INCHES ABOVE TOP OF CURB MEASURED AT FRONT CENTER OF LOT.
- THIS PROPERTY FALLS IN ZONE "B" OF THE FLOOD INSURANCE RATE MAP, PANEL NO. 480 343 000C, REVISED NOVEMBER 2, 1982.
- A 6 FT. OPAQUE BUFFER IS REQUIRED FROM ADJACENT BETWEEN MULTI-FAMILY RESIDENTIAL AND COMMERCIAL OR INDUSTRIAL ZONES / USES. AN 8 FT. MASONRY WALL IS REQUIRED BETWEEN SINGLE FAMILY RESIDENTIAL AND COMMERCIAL, INDUSTRIAL, OR MULTI-FAMILY RESIDENTIAL ZONES / USES.
- A 5 FT. SIDEWALK IS REQUIRED ALONG So. 10 TH ST. AND U.S. EXPRESSWAY 83 AND A 4 FT. SIDEWALK IS REQUIRED ALONG So. 12 TH ST. AND LINDBERG AVE.
- BENCHMARK - STATION NAME: MC 82 SET BY ARANDA AND ASSOC. LOCATED AT N.W. CORNER OF JACKSON AVE. AND BROADWAY AVE. ELEV: 125.01 (NAVD83).
- OWNER IS REQUIRED TO PROVIDE AND ENGINEERED STORM WATER DETENTION PLAN APPROVED BY THE CITY OF McALLEN ENGINEERING DEPARTMENT PRIOR TO ISSUANCE OF BUILDING PERMIT, MASTER DRAINAGE AND DETENTION IS ON FILE AT THE CITY ENGINEERING DEPARTMENT.
- STORM WATER DETENTION REQUIRED IS 102 ACRE-Feet (44,600 C.F.).
- A 25 FT. BY 25 FT. TRIANGULAR SIGHT OBSTRUCTION EASEMENT (S.O.E.) IS REQUIRED AT ALL STREET RIGHTS-OF-WAY INTERSECTIONS. (BY THIS PLAT.)
- COMMON AREAS, AND SERVICE DRIVES EASEMENTS TO BE MAINTAINED BY THE LOT OWNERS AND NOT THE CITY OF McALLEN.
- THE DEVELOPER SHALL BE RESPONSIBLE FOR DETAINING AND ACCOMMODATING MORE THAN THE DETAILED VOLUME SHOWN ON THIS PLAT IF IT IS DETERMINED, AT THE PERMIT STAGE, THAT THE DETENTION REQUIREMENTS ARE GREATER THAN STATED ON THIS PLAT, DUE TO THE IMPERVIOUS AREA BEING GREATER THAN THE PLAT ENGINEER CONSIDERED IN THE HYDRAULIC CALCULATIONS FOR THIS SUBDIVISION.
- THE LAND SHOWN IS SUBJECT TO EASEMENT TO CENTRAL POWER & LIGHT CO. AS DESCRIBED IN VOL. 293, PG. 548, DEED RECORDS, HIDALGO COUNTY TEXAS.

METES & BOUNDS

13.661 ACRES BEING A PART OR PORTION OF LOTS 9 AND 16 IN THE NORTHWEST QUARTER (1/4) OF SECTION 7, HIDALGO CANAL COMPANY'S SUBDIVISION HIDALGO COUNTY, TEXAS.

A TRACT OF LAND CONTAINING 13.661 ACRES SITUATED IN THE CITY OF McALLEN, HIDALGO COUNTY, TEXAS, BEING A PART OR PORTION OF LOTS 9 AND 16 IN THE NORTHWEST QUARTER (1/4) OF SECTION 7, HIDALGO CANAL COMPANY'S SUBDIVISION, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME Q, PAGE 177, HIDALGO COUNTY DEED RECORDS.

SAID 13.661 ACRES WERE CONVEYED TO McALLEN RETAIL DEVELOPERS, LLC, A DELAWARE LIMITED LIABILITY COMPANY, BY VIRTUE OF A DEED WITHOUT WARRANTY, RECORDED UNDER DOCUMENT NUMBER 28844, HIDALGO COUNTY OFFICIAL RECORDS, SAID 13.661 ACRES ALSO BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT AN IRON PIPE FOUND (NORTHING: 1659555.504, EASTING: 1071434.783) FOR THE NORTHWEST CORNER OF SAID LOT 9;

THENCE, S 81°22' 37"E ALONG THE NORTH LINE OF SAID LOT 9, A DISTANCE OF 649.15 FEET TO A NO. 4 REBAR SET WITH PLASTIC CAP STAMPED WELDER & HUNT, INC.

THENCE, S 89°45' 13"W A DISTANCE OF 50.00 FEET TO A COTTON PICKER SPINDLE FOUND FOR THE NORTHWEST CORNER AND THE POINT OF BEGINNING OF THIS HEREIN DESCRIBED TRACT;

- THENCE, S 81°22' 37"E ALONG A LINE PARALLEL TO AND 50.00 FEET SOUTH OF THE NORTH LINE OF SAID LOT 9, A DISTANCE OF 649.15 FEET TO AN "X" MARK CUT IN CONCRETE FOUND FOR THE NORTHEAST CORNER OF THIS TRACT;
- THENCE, S 89°45' 13"W ALONG THE WEST 80-FOOT RIGHT-OF-WAY LINE OF SOUTH 10TH STREET (STATE HIGHWAY 336), ACCORDING TO A RIGHT-OF-WAY EASEMENT GRANTED TO THE STATE OF TEXAS RECORDED IN VOLUME 84, PAGE 241, HIDALGO COUNTY DEED RECORDS, A DISTANCE OF 484.91 FEET TO A PIN NAIL FOUND FOR AN ANGLE POINT OF THIS TRACT;
- THENCE, S 17°29' 31"W ALONG THE VARYING WIDTH WEST RIGHT-OF-WAY LINE OF SAID SOUTH 10TH STREET (STATE HIGHWAY 336), A DISTANCE OF 101.12 FEET TO A NO. 4 REBAR FOUND FOR AN ANGLE POINT OF THIS TRACT;
- THENCE, S 89°45' 13"W ALONG THE WEST 80-FOOT RIGHT-OF-WAY LINE OF SAID SOUTH 10TH STREET (STATE HIGHWAY 336), ACCORDING TO A DONATION DEED GRANTED TO THE STATE OF TEXAS, RECORDED UNDER DOCUMENT NUMBER 42254, HIDALGO COUNTY OFFICIAL RECORDS, A DISTANCE OF 305.07 FEET TO A NO. 4 REBAR FOUND FOR THE EASTERNMOST SOUTHEAST CORNER OF THIS TRACT;
- THENCE, S 89°45' 13"W ALONG A RIGHT-OF-WAY CUP LINE, ACCORDING TO SAID DONATION DEED GRANTED TO THE STATE OF TEXAS, A DISTANCE OF 42.54 FEET TO A NO. 4 REBAR FOUND FOR THE WESTERNMOST SOUTHEAST CORNER OF THIS TRACT;
- THENCE, N 81°26' 14"W ALONG THE NORTH 326-FOOT RIGHT-OF-WAY LINE OF U.S. EXPRESSWAY 83, ACCORDING TO A DEED GRANTED TO THE STATE OF TEXAS, RECORDED IN VOLUME 84, PAGE 323, HIDALGO COUNTY DEED RECORDS, A DISTANCE OF 215.00 FEET TO A NO. 4 REBAR FOUND FOR AN ANGLE POINT OF THIS TRACT;
- THENCE, N 83°58' 28"W ALONG THE NORTH 326-FOOT RIGHT-OF-WAY LINE OF SAID U.S. EXPRESSWAY 83, ACCORDING TO SAID DEED GRANTED TO THE STATE OF TEXAS, A DISTANCE OF 391.83 FEET TO A NO. 4 REBAR FOUND FOR THE SOUTHWEST CORNER OF THIS TRACT, WHICH SAID CORNER BEARS S 83°58' 28"E A DISTANCE OF 80.77 FEET FROM A TEXAS DEPARTMENT OF TRANSPORTATION MONUMENT FOUND (NORTHING: 1658577.304, EASTING: 1071283.281);
- THENCE, N 89°45' 13"E ALONG A LINE PARALLEL TO AND 50.00 FEET EAST OF THE WEST LINE OF SAID LOTS 16 AND 9 AND THE WEST 80-FOOT RIGHT-OF-WAY LINE OF SOUTH 10TH STREET, AT A DISTANCE OF 280.78 FEET PASS THE NORTH LINE OF SAID LOT 16 AND THE SOUTH LINE OF SAID LOT 9, CONTINUING FOR A TOTAL DISTANCE OF 807.15 FEET TO THE POINT OF BEGINNING, AND CONTAINING 13.661 ACRES OF LAND, MORE OR LESS.



McALLEN CITY CENTER SUBDIVISION

BEING A SUBDIVISION OF A 13.661 ACRE TRACT OF LAND
OUT OF LOTS 9 AND 16 NORTHWEST 1/4 SECTION 7,
HIDALGO CANAL COMPANY SUBDIVISION
HIDALGO COUNTY, TEXAS.
According to plat recorded
in Vol. "Q", Pg. 177, Deed Records,
Hidalgo County, Texas.

STATE OF TEXAS:
COUNTY OF HIDALGO:

I, (WE), THE UNDERSIGNED, OWNER(S) OF THE LAND SHOWN ON THIS PLAT AND DESIGNATED AS THE _____ McALLEN CITY CENTER SUBDIVISION _____ TO THE CITY OF McALLEN, TEXAS, AND WHOSE NAME IS SUBSCRIBED HERETO, HEREBY DEDICATE TO THE USE OF THE PUBLIC ALL STREETS, ALLEYS, PARKS, WATER COURSES, DRAINS, EASEMENTS, WATER LINES, SEWER LINES, STORM SEWERS/FIRE HYDRANTS AND PUBLIC PLACES WHICH ARE INSTALLED OR WHICH I 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.

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 EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN STATED, GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS THE _____ DAY OF _____, 2023.

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.

STATE OF TEXAS:
COUNTY OF HIDALGO:

I, THE UNDERSIGNED, A REGISTERED PROFESSIONAL LAND SURVEYOR # 6238 IN THE STATE OF TEXAS, HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECTLY MADE AND IS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND.

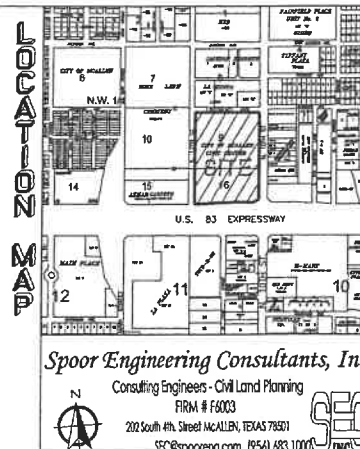
ROBERTO N. TAMEZ, RPLS # 6238
MELDEN E. HUNT, INC.
15 W. MCINTYRE ST.
EDINBURG, TEXAS 78541
TEPELS FIRM # 1435

STATE OF TEXAS:
COUNTY OF HIDALGO:

I, STEPHEN SPOOR, REGISTERED PROFESSIONAL ENGINEER IN THE STATE OF TEXAS, HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN TO THIS PLAT.

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 WHEREIN MY APPROVAL IS REQUIRED.

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 49.22(a). 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.



Spoor Engineering Consultants, Inc.
Consulting Engineers - Civil Land Planning
FIRM # F6003
202 South 4th Street McALLEN, TEXAS 78501
SEC@spooreng.com (956) 883 1000

McAllen Retail Developers, LLC, a Delaware Limited Liability Company
By: _____

NOTARY PUBLIC

CHAIRMAN, PLANNING AND ZONING COMMISSION DATE

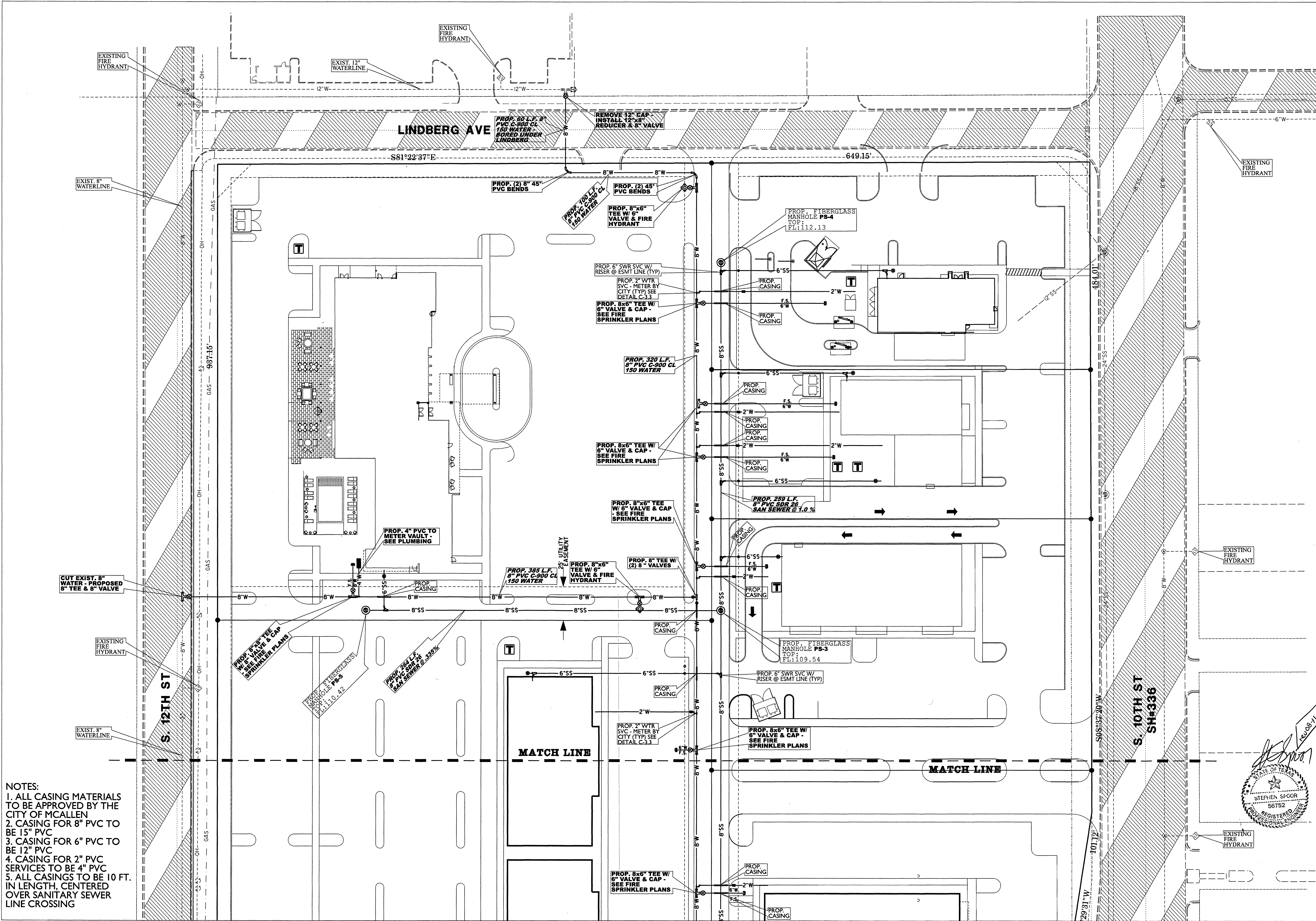
DATE

REGISTERED PROFESSIONAL ENGINEER
P. E. REGISTRATION No. 56752

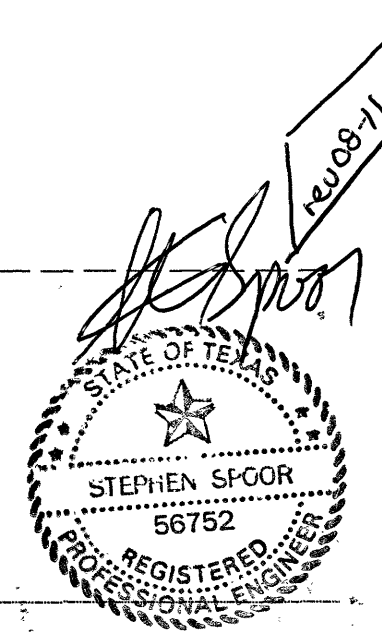


MAYOR, CITY OF McALLEN DATE

BY: RALL E. SEGN, PE, CFM
GENERAL MANAGER

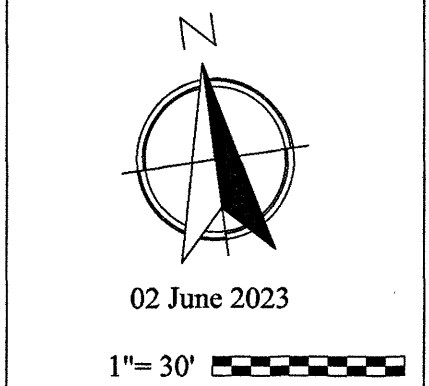


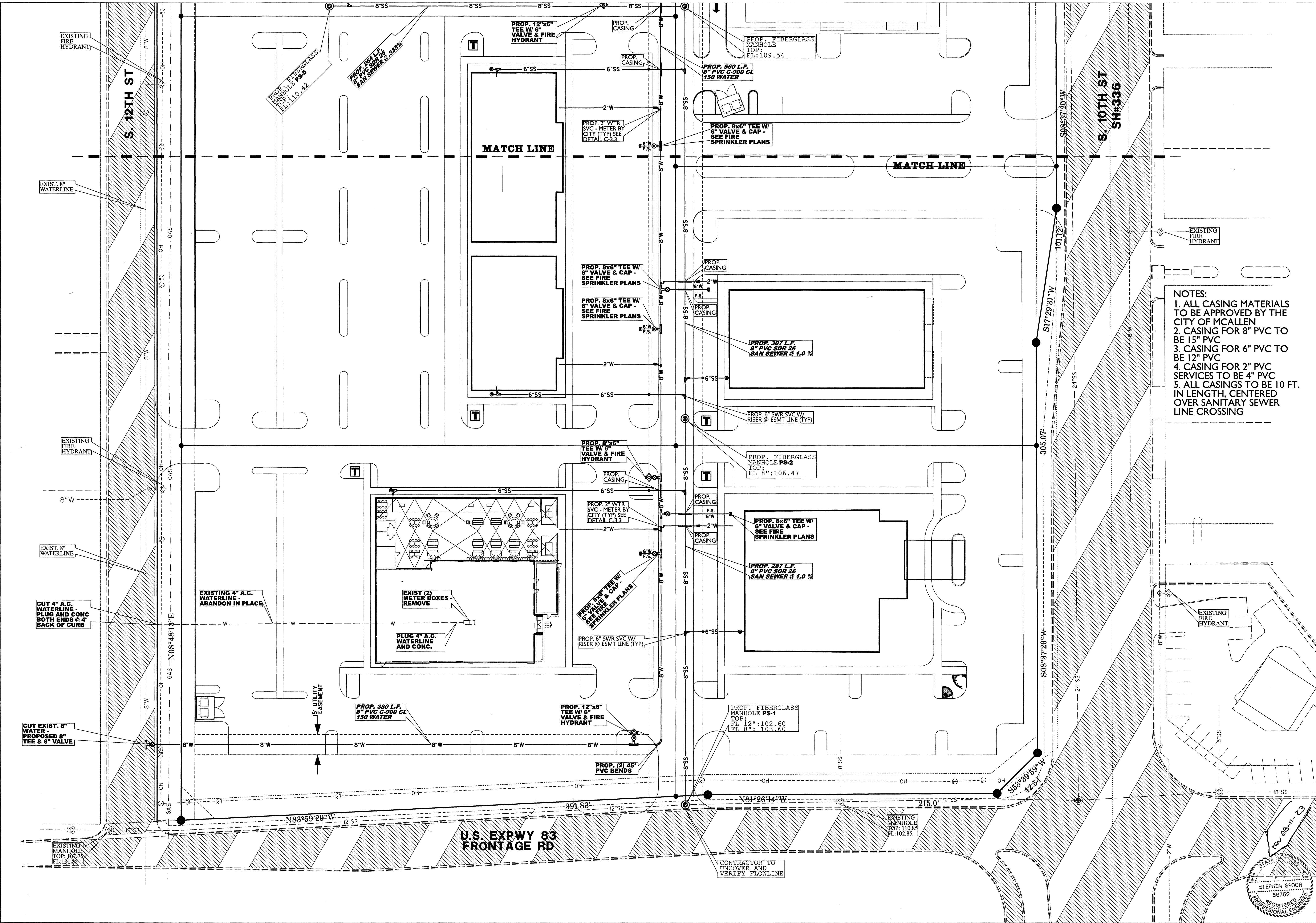
NOTES:
1. ALL CASING MATERIALS TO BE APPROVED BY THE CITY OF McALLEN
2. CASING FOR 8" PVC TO BE 15" PVC
3. CASING FOR 6" PVC TO BE 12" PVC
4. CASING FOR 2" PVC SERVICES TO BE 4" PVC
5. ALL CASINGS TO BE 10 FT. IN LENGTH, CENTERED OVER SANITARY SEWER LINE CROSSING



Prepared by:
Spoor Engineering Consultants, Inc.
Consulting Engineers - Civil Land Planning
FIRM # F-6003
202 South 4th, Street McAllen, Texas 78501
SEC@spooreng.com (956) 683 1000

McAllen City Center
F O R
SAN. SEWER & WATERLINE PLAN





- NOTES:
- 1. ALL CASING MATERIALS TO BE APPROVED BY THE CITY OF MCALEN
 - 2. CASING FOR 8" PVC TO BE 15" PVC
 - 3. CASING FOR 6" PVC TO BE 12" PVC
 - 4. CASING FOR 2" PVC SERVICES TO BE 4" PVC
 - 5. ALL CASINGS TO BE 10 FT. IN LENGTH, CENTERED OVER SANITARY SEWER LINE CROSSING

Prepared by:

Spoor Engineering Consultants, Inc.

Consulting Engineers - Civil Land Planning

FIRM # F-6003

202 South 4th, Street McAllen, Texas 78501

SEC@spooreng.com (956) 683 1000

McAllen City Center

F O R

SAN. SEWER & WATERLINE PLAN

Date: 02 June 2023

Scale: 1"= 30'

Sheet

C-3.2

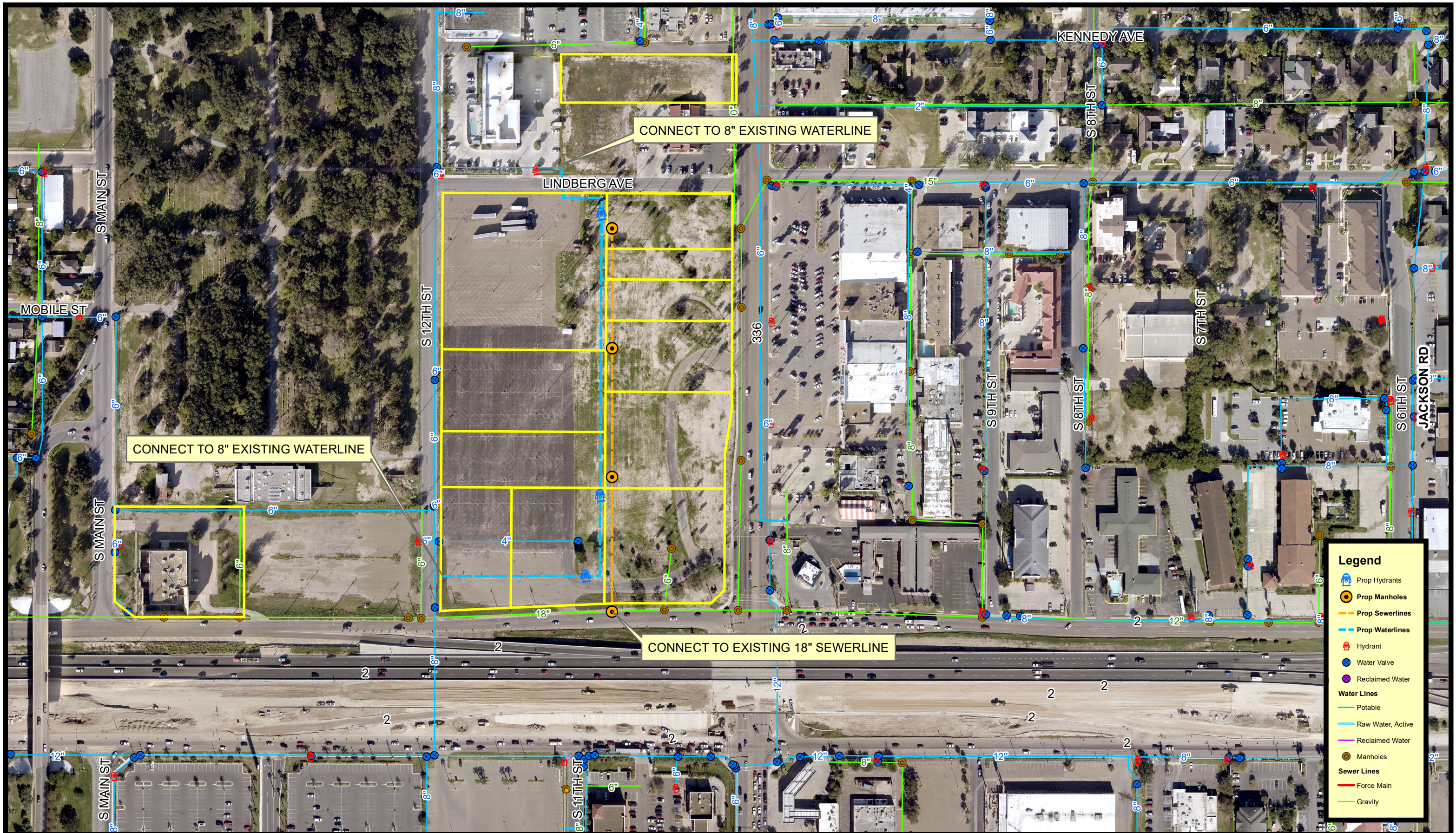
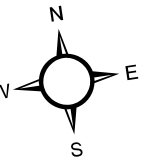
10/08/23

STEPHEN SPOOR

56752

REGISTERED PROFESSIONAL ENGINEER

McALLEN CITY CENTER SUBDIVISION





AGENDA ITEM

2.c.

PUBLIC UTILITY BOARD

DATE SUBMITTED

08/23/2023

MEETING DATE

8/29/2023

1. Agenda Item: Discussion and Approval of Fenix Estates 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: Sewer reimbursement to MPU for El Rancho Sewer Lift Station Improvements in the amount of \$6,210.82
6. Routing:
Erika Gomez Created/Initiated - 8/23/2023
7. Staff's Recommendation: Approval of the subdivision as conditions set forth.
8. City Attorney: Approve. 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: August 18, 2023

SUBJECT: Fenix Subdivision; Consideration & Approval of Subdivision

This property consists of 4 acres, and it is located on El Rancho Rd, approximately 1,200 ft east of McColl Rd. It is located within the McAllen City Limits and is being proposed as R-1 for single family use.

The subdivision application was originally filed with the City on June 19th, 2023, and received preliminary P&Z approval on April 4th, 2023. The information required from the developer's engineer for this agenda was received on August 17th, 2023.

Utility plan/availability is described as follows:

1. **Water Service:** The applicant is proposing to connect to an existing 12-inch waterline running along El Rancho Rd and extend an 8-inch waterline to and thru the property. The applicant is proposing to connect a water service to each lot and install one (1) additional fire hydrants to serve the development.
2. **Sewer Service:** The applicant is proposing to connect to an existing 12" sanitary sewer line running along the north side of Military. The applicant is proposing a 6" sewer service to serve this development.
3. The developer has submitted a Reimbursement Waiver.
4. This development falls under El Rancho LS Sewer Improvements.

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; and 4) Reimbursement for El Rancho LS Sewer Improvements in the amount of \$6,210.82.

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



3613 S. H ST.
McAllen, TX 78503
C: (956) 458-9910

FENIX ESTATES SUBDIVISION

Utility Narrative:

A 4.0-acre tract of land Lot 1, Block 17 Steele & Pershing Subd. According to Map Records Volume 8 Page 114-115 of Hidalgo County, Texas. There are six proposed single family residential lots in the subdivision with access from El Rancho Rd.

Water

The six lots will be serviced by a proposed service line, on the west side of the property that will be extended from south of El Rancho Rd. A new fire hydrant is proposed if the city fire department requires it.

Sewer

The sanitary sewer system for the proposed lots will be collected and sent through a 6" PVC sanitary sewer service line. The 6" service line will connect to an existing 10" sanitary sewer line that runs along the East side of Fenix Estates subdivision.



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 MATA G. CONSTRUCTION hereinafter called the DEVELOPER.

(Developer)

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

1000 E. EL RANCHO RD.

(Location)

And proposes to construct Utility Improvements as shown on a plan designed by OIM ENGINEERING PLLC dated 8/17/2023, 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 18th day of AUGUST, 2023

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:


OVED IVAN MATA

MATA G. CONSTRUCTION INC.

3601 TOM GILL RD.
PENITAS TX 78576

**SUBDIVISION REIMBURSEMENT WORKSHEET
FENIX SUBDIVISION**

SEWER LINE REIMB. CALCULATIONS

SEWER: MPU: EL RANCHO SEWER IMPROVEMENTS
COST: \$1,411.55 x 4 AC \$5,646.20
10% ADMIN FEE <10 YEARS 564.62

SEWER LINE REIMBURSEMENT \$6,210.82

TOTAL REIMBURSEMENT DUE \$6,210.82

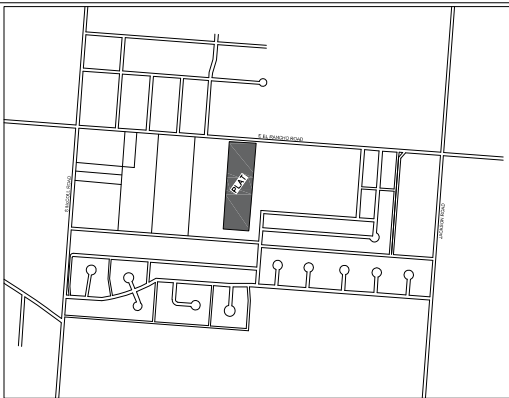
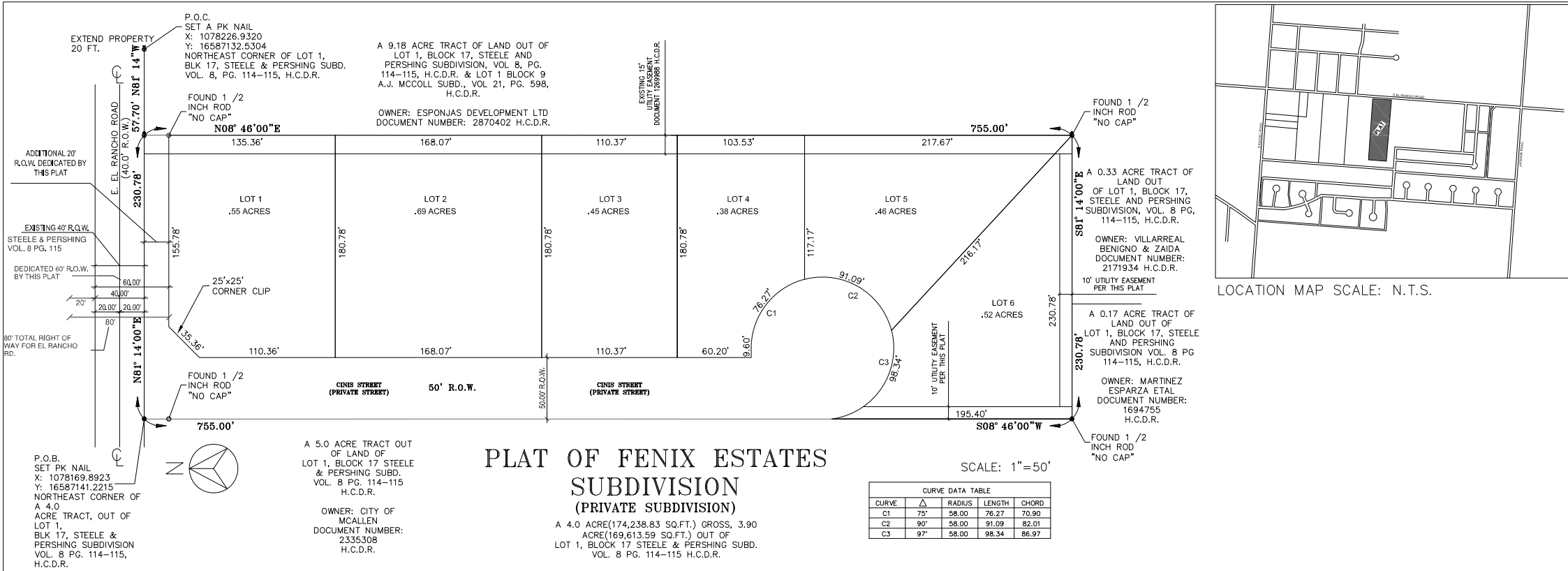
Prepared By: Erika Yanez Date: 4/4/23 Reviewed By: _____

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: _____



METES & BOUNDS DESCRIPTION

A 4.0 ACRE (174,238.83 SQ. FT.) GROSS, 3.90 ACRE (169,613.59 SQ. FT.) NET, TRACT OF LAND OUT OF LOT 1 BLOCK 17, STEELE AND PERSHING SUBDIVISION, AN ADDITION TO THE CITY OF McALLEN.

HIDALGO COUNTY, TEXAS, THERE OF RECORDED IN VOLUME 8, PAGES 114-115, DEED RECORDS OF HIDALGO COUNTY, TEXAS.

A 4.0 ACRE (174,238.83 SQ. FT.) GROSS, 3.90 ACRE (169,613.59 SQ. FT.) NET, TRACT OF LAND MORE OR LESS, BEING PART OUT OF LOT 1, BLOCK 17, STEELE & PERSHING SUBDIVISION, AS PER MAP OR PLAT THEREOF RECORDED IN VOLUME 8, PAGES 114-115, DEED RECORDS OF HIDALGO COUNTY, TEXAS, THEREOF CONVEYED TO VICTORY MINISTRIES INC. IN WARRANTY DEED NUMBER 854459, DEED RECORDS OF HIDALGO COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS, AS FOLLOWS:

COMMENCING; AT A SET PK NAIL FOR THE NORTHEAST CORNER OF LOT 1 BLOCK 17, STEELE AND PERSHING SUBDIVISION, AS PER MAP OR PLAT THEREOF RECORDED IN VOLUME 8 PAGES 114-115, MAP RECORDS OF HIDALGO COUNTY, TEXAS. THENCE; NORTH 81°46'00" WEST, ALONG THE NORTH LINE OF SAID LOT, ALSO BEING THE CENTER LINE OF EL RANCHO ROAD, A DISTANCE OF 57.70 FEET, TO A SET A PK NAIL, LYING ON THE CENTER LINE OF SAID ROAD, FOR THE POINT OF BEGINNING, HAVING A GRID COORDINATE OF E=1078169.8923, N=16587141.2215, AND BEING THE NORTHEAST CORNER OF THIS HEREIN DESCRIBED TRACT OF LAND;

THENCE; SOUTH 08°46'00" WEST, ALONG THE WEST LINE OF A 9.18 ACRE TRACT OF LAND CONVEYED TO ESPONJAS DEVELOPMENT LTD, RECORDED IN DOCUMENT NUMBER 2870402, AT A DISTANCE OF 20.00 FEET, PASS A FOUND HALF (1/2) INCH IRON ROD, LYING ON THE SOUTH RIGHT OF WAY LINE OF EL RANCHO ROAD, A TOTAL DISTANCE OF 755.00 FEET, TO A SET HALF (1/2) INCH IRON ROD WITH A PLASTIC CAP STAMPED "SAMES", FOR THE SOUTHEAST CORNER OF THIS HEREIN DESCRIBED TRACT OF LAND.

THENCE; NORTH 81°14'00" WEST, ALONG THE NORTH LINE OF A 0.33 ACRE TRACT OF LAND CONVEYED TO VILLARREAL BENIGNO & ZAIDA, AS RECORDED IN DOCUMENT NUMBER 2171934, A DISTANCE OF 230.78 FEET, TO A FOUND HALF (1/2) INCH IRON ROD, FOR THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT OF LAND;

THENCE; NORTH 81°46'00" EAST, ALONG THE EAST LINE OF A 5.0 ACRE TRACT OF LAND CONVEYED TO CITY OF McALLEN, RECORDED IN DOCUMENT NUMBER 2335308, AT A DISTANCE OF 735.00 FEET, PASS A FOUND HALF (1/2) INCH IRON ROD, LYING ON THE SOUTH RIGHT OF WAY LINE OF EL RANCHO ROAD, A TOTAL DISTANCE OF 755.00 FEET, TO A SET PK NAIL, LYING ON THE CENTER LINE OF SAID ROAD, FOR THE NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT OF LAND;

THENCE; SOUTH 81°14'00" EAST, ALONG THE CENTER LINE OF SAID ROAD, A DISTANCE OF 230.78 FEET, TO THE POINT OF BEGINNING, CONTAINING A 4.0 ACRE (174,238.83 SQ. FT.) GROSS, 3.90 ACRE (169,613.59 SQ. FT.) NET, TRACT 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 HEREIN AS THE "FENIX ESTATES" TO THE CITY OF McALLEN, TEXAS, AND WHOSE NAME IS SUBSCRIBED HERETO, HEREBY DEDICATE TO THE USE OF THE PUBLIC ALL STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINS, EASEMENTS, WATER LINES, SEWER LINES, STORM SEWERS, FIRE HYDRANTS AND PUBLIC PLACES WHICH ARE INSTALLED OR WHICH I (WE) WILL CAUSE TO BE INSTALLED THEREON, SHOWN, 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.

MIGUEL ANGEL MATA AND ANGELICA MATA
6214 N 46 LN, McALLEN TX 78504

STATE OF TEXAS
COUNTY OF HIDALGO

I, 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 EXECUTED THE SAME FOR PURPOSES AND CONSIDERATIONS THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS ____ DAY OF _____, 20____.

NOTARY PUBLIC

HIDALGO COUNTY, TEXAS

NOTARY PUBLIC

STATE OF TEXAS
COUNTY OF HIDALGO

I/WE, THE UNDERSIGNED, HOLDER(S) (OR DULY AUTHORIZED OFFICER 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 FOR CLOSURE RELATING TO THE SECURITY INTEREST ON THE ABOVE DESCRIBED PROPERTY SHALL BE SUBJECT TO THE PLANTING OF THE PROPERTY AS PROVIDED FOR HEREIN.

SECURITY INTEREST HOLDER: _____ DATE _____

STATE OF TEXAS
COUNTY OF HIDALGO

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED THE PERSON OR PERSONS, 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 STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS THE ____ DAY OF _____, 20____.

NOTARY PUBLIC IN AND FOR THE
STATE OF TEXAS
MY COMMISSION EXPRES _____

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

MAYOR, CITY OF McALLEN _____ DATE: _____

CHAIRMAN, PLANNING AND ZONING
COMMISSION, CITY OF McALLEN. _____ DATE: _____

THIS PLAT IS HEREBY APPROVED BY THE HIDALGO COUNTY IRRIGATION NO. 1,
ON THIS ____ DAY OF _____, 20____.

HIDALGO COUNTY IRRIGATION DISTRICT NO. ONE WILL NOT BE RESPONSIBLE FOR DRAINAGE OR DELIVERY LOT IN THIS SUBDIVISION, ALSO THERE WILL NOT BE ANY PERMANENT STRUCTURES ON THE DISTRICT RIGHT-OF-WAYS AND/OR EASEMENTS.

NO IMPROVEMENTS OF ANY KIND SHALL BE PLACED UPON THE HOID#1 RIGHT-OF-WAYS OR EASEMENTS. WITHOUT THE EXPRESSED WRITTEN PERMISSION OF HOID#1.

PRESIDENT _____ SECRETARY _____

APPROVED BY DRAINAGE DISTRICT:

HIDALGO COUNTY DRAINAGE DISTRICT NO. 1 HEREBY CERTIFIES THAT THE DRAINAGE PLANS FOR THIS SUBDIVISION COMPLY WITH THE MINIMUM STANDARDS OF THE DISTRICT ADOPTED UNDER TEXAS WATER CODE 49.201(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 THEIR DETERMINATIONS.

HIDALGO COUNTY DRAINAGE DISTRICT NO. 1

GENERAL MANAGER _____ DATE _____

I, (SURVEYOR), REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECTLY MADE FROM AN ACTUAL SURVEY MADE ON THE GROUND OF THE PROPERTY LEGALLY DESCRIBED HEREON, AND THAT THERE ARE NO APPARENT DISCREPANCIES, CONFLICTS, OVERLAPPING OF IMPROVEMENTS, VISIBLE UTILITY LINES OR ROADS IN PLACE, EXCEPT AS SHOWN ON THE ACCOMPANYING PLAT, AND ACCORDANCE WITH THE SUBDIVISION REGULATIONS OF THE CITY OF McALLEN, TX.

DATES THIS THE ____ DAY OF _____, 20____.

REGISTERED PROFESSIONAL SURVEYOR (SEAL)

No. _____ STATE OF TEXAS.

STATE OF TEXAS
COUNTY OF HIDALGO

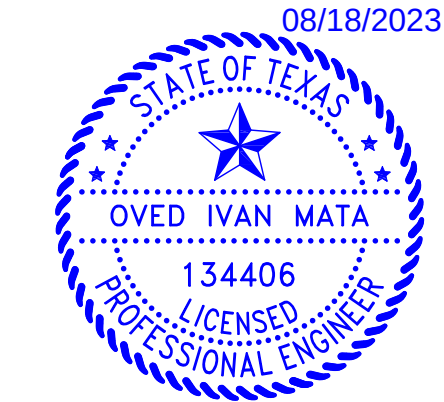
I, THE UNDERSIGNED, A REGISTERED PROFESSIONAL ENGINEER IN THE STATE OF TEXAS, HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN TO THIS PLAT.

REGISTERED PROFESSIONAL ENGINEER
OVED IVAN MATA
OIM ENGINEERING, PLLC
3613 S H ST, McALLEN, TX.

No. _____ STATE OF TEXAS.

FILE FOR RECORD IN
HIDALGO COUNTY
ARTURO GUAJARDO JR.
HIDALGO COUNTY CLERK

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

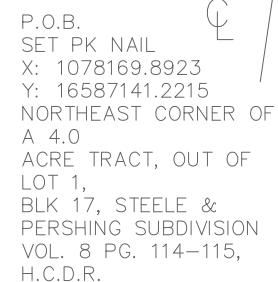


Oved Ivan Mata



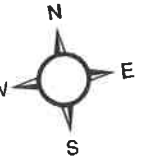
OVED IVAN MATA, PE
IVAN@OIMRGV.COM
PH: 956-458-9910
3613 S H ST.
McALLEN, TX. 78503

DATE OF PREPARATION: AUGUST 1, 2023.



TBPELS
FIRM REGISTRATION NO. 20913

FENIX ESTATES 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

08/23/2023

MEETING DATE

8/29/2023

1. Agenda Item: Consideration and Approval of Change order No. 2 for the Hackberry & Kendlewood Waterline Improvements Project - Project No. 12-21-C11-385 (CDBG Funded)
2. Party Making Request:
Erika Gomez, Developmental Activities
Carlos Gonzalez, Development and Special Projects Engineer
3. Nature of Request: Consideration and Approval of Change order No. 2 for the Hackberry & Kendlewood Waterline Improvements Project - Project No. 12-21-C11-385 (CDBG Funded)
4. Budgeted: Yes

Bid Amount:	<u>\$224,537.45</u>	Budgeted Amount:	<u>\$265,000</u>
Under Budget:	<u>\$40,000.00</u>	Over Budget:	<u>\$0.00</u>
		Amount Remaining:	<u>\$0.00</u>
5. Reimbursement:
6. Routing:

Erika Gomez	Created/Initiated - 8/23/2023
Julia Lash	Approved - 8/23/2023
Gerardo Noriega	Final Approval - 8/23/2023
7. Staff's Recommendation: Staff recommends approval of CO2 as conditions set forth.
8. City Attorney: Approve. 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., Assistant Utility Engineer
DATE: August 16th, 2023
SUBJECT: **Consideration and Approval of Change order No. 2 for the Hackberry & Kendlewood Waterline Improvements Project - Project No. 12-21-C11-385 (CDBG Funded)**

Construction on the subject project is progressing. The Project area is generally located along Bicentennial Blvd, in the vicinity of both Hackberry and Kendlewood intersections. Staff is proposing Change Order # 2 to address a final reconciliation of quantities related to minor scope revisions which include changes to precise waterline tie-in connections. The Scope changes result in a net increase of contract amount by \$18,441.45. **Although this project is jointly funded by both CDBG Grant as well as MPU's Water Depreciation Fund, this increase will be funded entirely by MPU's Waterline Depreciation Fund.**

This Change Order will also add 152 days to contract time to address delays due to permitting and scope changes, thus changing contract completion date to September 29, 2023.

A table summarizing funding contributions is shown below.

	CDBG Grant	MPU Dep. Fund	MPU Dep. Fund Change Order #2	Total WL Improvements
Hackberry Waterline Improvements	136,292	123,078	(12,808.55)	\$246,561.45
Kendlewood Waterline Improvements	136,292	83,018	31,250.00	\$250,560.00
Total Contract Amount	\$ 272,584	\$ 206,096	\$ 18,441.45	\$ 497,121.45

Attached is a Change Order form along with an itemized table summarizing quantity and cost reconciliation.

Staff recommends approval of Change order No. 2 in the amount of \$18,441.45 for a new total contract amount of \$497,121.45 and approval of the addition of calendar days as shown in Change Order form.

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

CHANGE ORDER**NO. 2****PROJECT:** Hackberry & Kendlewood Waterline Improvements (CDBG Funded)**DATE OF ISSUANCE:** August 15, 2023**OWNER:** McAllen Public Utility
ADDRESS: P.O. Box 220
McAllen, Texas 78505-0220**OWNER'S PROJECT NO.:** 12-21-C11-385**CONTRACTOR:** Texas Cordia Construction, LLC
ADDRESS: 3149 Center Point Dr
Edinburg, TX 78539**ENGINEER:** MPU In-House

The terms of the original Agreement, dated March 4th, 2022 and subsequent Change Order(s) between Owner and Contractor are amended as follows:

Attachments: Change Order Tabulation

CHANGE IN CONTRACT PRICE:	CHANGE IN CONTRACT TIME:
Original Contract Price \$398,899.00	Original Contract Time 60 calendar days
Previous Change Order No.s 1 79,781.00	Change from Previous Change Orders 345 calendar days
Contract Price prior to this Change Order \$478,680.00	Contract Time prior to this Change Order 405 calendar days
Net Increase of this Change Order 18,441.45	Net Increase of this Change Order 152 calendar days
Contract Price with all approved Change Orders 497,121.45	Contract Time with all approved Change Orders 557 calendar days

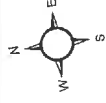
APPROVED:**Owner**Marco A. Vega, P.E., General Manager
McAllen Public Utility**RECOMMENDED:****MPU Utility Engineer**

Carlos Gonzalez, P.E., Utility Engineer

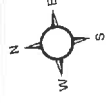
APPROVED:**Contractor**Yara Corbitt
Texas Cordia Construction, LLC**RECOMMENDED:****City of McAllen**Gerardo Noriega, CTPM
Director of Purchasing and Contracting**Director of Grants Administration**

HACKBERRY & KENDLEWOOD WATERLINE PROJECT						PROPOSED CHANGE ORDER No. 2				CONTRACT TOTAL AMOUNT
Bid item	Descrip tion	Qty	Units	Unit Price	Bid Total	Qty	Unit	Unit Price	Total CO2	
110	DIRECTIONAL BORE(XBIC NO CAS ING)	315	LF	280	88,200.00	(315.00)	LF	280.00	(88,200.00)	\$0.00
120	INSTALL 12 IN PVC C-900 ORI 8 FUS PIPE SPC&ENDC	315	LF	280	88,200.00	(315.00)	LF	280.00	(88,200.00)	\$0.00
130	INSALL 12IN T	1	EA	2100.00	2,100.00	(1.00)	EA	2,100.00	(2,100.00)	\$0.00
140	INSTALL 1 21N C900 DR18 WATERUNE OPENCUT	120	LF	175.00	21,000.00	(120.00)	LF	175.00	(21,000.00)	\$0.00
150	INSTALL 12IN GATEVALVE	2	EA	7,300.00	14,600.00	(2.00)	EA	7,300.00	(14,600.00)	\$0.00
160	INST ALL 12IN CAP	1	EA	2,245.00	2,245.00	(1.00)	EA	2,245.00	(2,245.00)	\$0.00
170	CUT&RESTORE (21N ACP 81N BASE)	180	SY	150.00	27,000.00	300	SY	150.00	45,000.00	\$72,000.00
180	TRENCH PROT FOR BORE AC CESS PIT	1	LS	3,500.00	3,500.00	0	LS	3,500.00	0.00	\$3,500.00
190	TRENCH PROT PER OSHA	135	LF	45.00	6,075.00	512	LF	45.00	23,040.00	\$29,115.00
200	TRAFFIC CONTROL PLAN & IMPLEMENTATION	1	LS	6,450.00	6,450.00	1	LS	5,100.00	5,100.00	\$11,550.00
120	12 IN PVC C-900 ORI 8 FUS PIPE SPC&ENDC (MOH)					315.00	LF	81.03	25,524.45	\$25,524.45
	INSTALL 8-IN PVC C900 OPEN CUT (Labor Only)					512.00	LF	106.00	54,272.00	\$54,272.00
	INSTALL 8-IN TEE					1	EA	2,700.00	2,700.00	\$2,700.00
	INSTALL 8-IN GATE VALVE					2	EA	4,600.00	9,200.00	\$9,200.00
	INSTALL 8 IN 90 DEG ELBOW					1	EA	4,200.00	4,200.00	\$4,200.00
	INSTALLATION OF 1" WATER SERVICE, SDR-9, HDPE, COMPLETE AND IN PLACE; INCLUDES ANGLE STOP AT THE END OF SERVICE LINE AND ALL WORK NEEDED FOR RECCONNECTION OF EXISTING METER					1	EA	6,700.00	6,700.00	\$6,700.00
	INSTALL 8 IN CROSS					1	EA	8,800.00	8,800.00	\$8,800.00
	INSTALL 4-IN REDUCERS					2	EA	2,500.00	5,000.00	\$5,000.00
	INSTALL 6-IN REDUCERS					2	EA	2,500.00	5,000.00	\$5,000.00
	RECONNECT EXISTING FIRE HYDRANT TO PROPOSED 8-IN WATERLINE					2	EA	4,500.00	9,000.00	\$9,000.00
	HACKBERRY WATERLINE				259,370.00				(12,808.55)	246,561.45
250	DIRECTIONAL BORE (NO STL CASING)	260	LF	280.00	72,800.00	0	LF	280.00	0.00	72,800.00
260	12IN PVC C900 FUS (SPC&ENDC)	260	LF	280.00	72,800.00	0	LF	280.00	0.00	72,800.00
270	INSTA LL 12IN C-900 DR18 WATERLINE	100	LF	175.00	17,500.00	(100)	LF	175.00	(17,500.00)	0.00
280	INSTALL 12 IN GATEVALVE	2	EA	7,300.00	14,600.00	0	EA	7,300.00	0.00	14,600.00
290	81N TEE	2	EA	2,100.00	4,200.00	(2)	EA	2,100.00	(4,200.00)	0.00
300	INSTALL 12X8 REDUCER	2	EA	1,680.00	3,360.00	0	EA	1,680.00	0.00	3,360.00
310	INSTALL 12IN 90 DEG ELBOW	1	EA	2,250.00	2,250.00	2	EA	2,250.00	4,500.00	6,750.00
320	CUT & RESTORE (21N ACP, 8 IN BASE)	115	SY	150.00	17,250.00	65	SY	150.00	9,750.00	27,000.00
340	TRENCH PROTECTION FOR BORE	1	LS	3,600.00	3,600.00	0	LS	3,600.00	0.00	3,600.00
350	TRENCH PROTECTION PER OSHA	100	LF	45.00	4,500.00	215	LF	45.00	9,675.00	14,175.00
360	TRAFFIC CONTROL PLAN & IMPLEMENTATION	1	LS	6,450.00	6,450.00	0	LS	6,450.00	0.00	6,450.00
	INSTALL 12 IN C-900 DR18 WATERLINE (OPEN CUT) USING MOH				-	315	LF	75.00	23,625.00	23,625.00
	12 IN CUT IN TEE				-	2	EA	2,700.00	5,400.00	5,400.00
	KENDLEWOOD WATERLINE				\$219,310.00				31,250.00	250,560.00
	TOTAL				478,680.00				18,441.45	\$497,121.45

HACKBERRY WATERLINE IMPROVEMENTS



KENDLEWOOD WATERLINE IMPROVEMENTS





AGENDA ITEM

4.a.

PUBLIC UTILITY BOARD

DATE SUBMITTED

08/21/2023

MEETING DATE

8/29/2023

1. Agenda Item: Review of Results of Financial Operations as of June 30, 2023

**2. Party Making Request:
Melba Carvajal, Director of Finance for Utilities**

3. Nature of Request: Water Fund year-to-date revenue, \$17,809,720, increased 15% from the same period of the prior year and 9% under budget, while year-to-date operating expenses, \$15,907,914, decreased slightly compared to the previous year, 12% under budget resulting in net revenues over expenses of \$1,901,806.

Wastewater Fund year-to-date revenue, \$15,180,449, increased 2% from the same period of the prior year and 11% under budget, while year-to-date operating expenses, \$15,584,891, increased 6% compared to the previous year, 5% under budget resulting in net revenues under expenses of \$404,443.

4. Budgeted:

Bid Amount: _____
Under Budget: _____

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

5. Reimbursement:

6. Routing:
Melba Carvajal Created/Initiated - 8/21/2023

7. Staff's Recommendation: N/A - Information only

8. City Attorney: Approve. IJT

9. MPU General Manager: N/A - MAV

10. Director of Finance for Utilities: Approved - MDC



FINANCIAL STATEMENTS

For the Nine Month Period Ended June 30, 2023

*Prepared By:
Melba D. Carvajal
Director of Finance for Utilities*



EXECUTIVE SUMMARY

Review of the Financial Statements For the Nine Months Ending June 30, 2023

Statement of Revenues and Expenses

<i>Water Fund</i>

Overall

Year-to-date revenues are reported at \$17,809,720, an increase of \$2,334,132 or 15% over the same period of the prior year, 9% under budget on a flat basis. Year-to-date operating expenses are reported at \$15,907,914, a decrease of \$66,093, in line with the same period of the prior year, 12% under budget on a flat basis. This resulted in year-to-date revenues over expenses of \$1,901,806 before the required transfers-out to fund the principal portion of debt service and capital replacements and improvements.

Revenues

Charges to Users

Charges to user revenue for all categories of customers aggregates, \$15,622,669, which is \$1,880,022, over the same period of the prior year, 12% under budget on a flat basis. The residential category experienced a 16% increase in revenues primarily due to the water rate increase effective October 1, 2022; offset by a 5% decrease in consumption during the nine-month period, as indicated on page 3. The commercial category experienced a 9% increase in revenues from the prior year and 4% decrease in consumption. The industrial category experienced an 8% increase in revenues and 4% decrease in consumption. Historically, approximately 45% of consumption is used the first six months of the fiscal year with the remaining 55% consumed during the hotter, drier spring and summer months. When applying this ratio to year-to-date usage, consumption is 18% under the planned annual consumption of 9,000,000,000 gallons.

Tap Fees

This revenue line item, at \$304,250, is 19% under last year and 7% under year-to-date budget.

Connects & Reconnects

This revenue line item, at \$285,200, is 3% over last year in line with year-to-date budget.

Other Operating Revenues

This revenue line item representing late fees and payment arrangement fees, at \$369,578, is 7% over the prior year and 17% over year-to-date budget.

Reimbursements

Reimbursements, at \$109,397, are over the annual budget amount of \$35,500.

Miscellaneous Revenues

Miscellaneous revenues include water tower lease revenue and other miscellaneous fees and, at \$248,496 have exceeded the annual budget amount of \$235,000.

Interest income

Interest earnings are out-performing budget and prior year. As shown on the Investment Analysis, located on page 12 of the financial report, the M&O portion of the Water Fund earned a blended rate of 2.71% on cash and investments; the fund as a whole, 4.06%. The blended yield on investments, excluding cash and TexPool Prime, is reported at 1.20%.

Expenses

Without exception, expense line items, year-to-date, were under budget on a flat basis. The more significant fluctuations are discussed on page 3.

Accounts

The number of water accounts serviced increased 2% from the prior year. At June 30, 2023, 50,890 water accounts were serviced compared to 49,991 the prior year, an increase of 899 new accounts. During the first nine months of the current fiscal year, the number of accounts increased by 533 new accounts.

<i>Wastewater Fund</i>

Overall

As presented on page 5 of the report, year-to-date revenues are reported at \$15,180,449, an increase of \$314,061, or 2%, over the same period of the prior year, 11% under budget on a flat basis. Year-to-date operating expenses are reported at \$15,584,891, an increase of \$833,166, 6% over the same period of the prior year, 5% under budget on a flat basis. This resulted in revenues under expenses of \$404,443 before the required transfers-out to fund the principal portion of debt service and capital replacements and improvements.

Revenues

Charges to Users

Charges to user revenue for all categories of customers for the nine-month period aggregates \$13,254,259, which is \$22,188 over the same period of the prior year, 13% under budget. Generally, wastewater rates are applied to metered water, therefore the water consumption comparison data on page 3 is relevant in explaining revenue variances between the fiscal years. The Wastewater Fund experienced a 7% decrease in consumption in the residential category. Revenues within the residential category were slightly under the prior year, 11% under budget. Revenues within the commercial category were 1% over the prior year, 20% under budget, when combining both the commercial and City of Alton revenues. Finally, revenues within the industrial category came in in-line with the prior year, 34% under budget.

Reuse Charges

Water reuse charges, excluding effluent to the Calpine/Duke power plants, are reported at \$238,323, 2% under the annual budget of \$240,000. Effluent charges to the power plants are reported at \$665,839, 1% below budget for the period.

Industrial Waste Surcharge

This revenue line, at \$833,837, is 8% under year-to-date budget on a flat basis, due to the enforcement of the pre-treatment program.

Reimbursements

Reimbursements, at \$98,161 are over the annual budget amount of \$91,500.

Miscellaneous Revenues

Miscellaneous revenues include septic tank hauler fees and wastewater charges billed and collected by Sharyland Water Supply Corp. and other miscellaneous fees and, at \$712,921 have exceeded the annual budget amount of \$538,000.

Interest income

Interest earnings are over-performing budget for this period of the year. As indicated on page 12 of the financial report, the M&O portion of the Wastewater Fund earned a blended rate of 4.63% on cash and investments; the fund, as a whole 3.56%. The blended yield on investments, excluding cash and TexPool Prime, is reported at 1.15%.

Expenses

Almost without exception, expense line items, year-to-date, were under budget. The more significant fluctuations are discussed on page 6.

Accounts

The number of wastewater accounts serviced increased 1% from the prior year. At June 30, 2023, 45,241 wastewater accounts were serviced compared to 44,520 the prior year, an increase of 721 new accounts. During the nine months of the current fiscal year, the number of accounts increased by 627 new accounts. The number of reuse accounts also grew from 605 accounts the prior year to 721 new accounts the current fiscal year, an increase of 116 new accounts.

Balance Sheets

<i>Water & Wastewater Funds -- Combined</i>
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Both the Water and Wastewater Funds financial condition continues to present a stable showing, as indicated on pages 8 and 9. Combined working capital amounts to \$13,649,381, compared to \$10,780,596 the prior year. Debt-equity ratio is .92/1. The restricted accounts, the portion relating to debt service, are considered adequate.

<i>Water & Wastewater Funds</i>
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A summary of the portfolio for the Water and Wastewater Funds is presented on page 12 of the financial report. Overall, the portfolio is allocated with \$630,319 in a non-interest-bearing demand deposit account; \$22,973,727 in government agency securities, earning 1.17%; and \$50,930,424 in

TexPool Prime, which earned 5.05% in June. The overall blended yield of the entire portfolio is presented as 3.81%, compared to 0.98% the prior year. The overall blended yield of the investment holdings, excluding cash and TexPool Prime, is presented as 1.17%.

McALLEN PUBLIC UTILITY - WATER FUND & WASTEWATER FUND
COMBINED STATEMENT OF REVENUES AND EXPENSES & CHANGE IN NET ASSETS

For the Nine Month Period Ended June 30, 2023

	<u>Water Fund</u>	<u>Wastewater Fund</u>	<u>Combined</u>
OPERATING REVENUES			
Residential Charges	\$ 10,341,149	\$ 8,691,707	\$ 19,032,856
Commercial Charges	4,811,010	2,988,954	7,799,964
Industrial Charges	294,990	165,658	460,649
City of Alton User Charges	-	503,777	503,777
Calpine/Duke Reuse Charges	-	665,839	665,839
Reuse-Water Charges	-	238,323	238,323
Regional Water Sales	175,521	-	175,521
Industrial Waste Surcharge	-	833,837	833,837
Reimbursements	109,396	98,161	207,557
Billing Charges	345,006	-	345,006
Connects/Reconnects	285,200	-	285,200
Tap Fees	304,250	-	304,250
Other Charges	618,075	751,471	1,369,546
Total Operating Revenues	17,284,595	14,937,727	32,222,323
NON-OPERATING REVENUES			
Sale of Property	-	(33)	(33)
Interest	525,124	242,755	767,880
Total Non-Operating Revenues	525,124	242,722	767,846
TOTAL REVENUES	17,809,720	15,180,449	32,990,170
EXPENSES			
Plants	4,065,910	3,875,746	7,941,657
Cost of Raw Water	1,109,589	-	1,109,589
Labs	404,273	571,216	975,489
Distribution & Collections	1,861,341	2,007,671	3,869,012
Meter Readers	882,350	-	882,350
Utility Billing	695,148	-	695,148
Customer Relations	767,456	-	767,456
Treasury Management	328,033	-	328,033
General & Administration	1,256,385	970,046	2,226,431
Employee Benefits	26,923	-	26,923
Insurance	54,306	59,130	113,436
Pension Expense-TMRS (GASB 68)	-	-	-
TMRS Benefits-Contra (GASB 68)	-	-	-
Debt Service	1,035,007	884,808	1,919,815
Billing Charges	-	172,503	172,503
Depreciation*	3,421,193 *	7,043,771 *	10,464,964
TOTAL EXPENSES	15,907,914	15,584,891	31,492,805
INCOME(LOSS) PRIOR TO CONTRIBUTIONS & TRANSFERS	\$ 1,901,806	\$ (404,443)	\$ 1,497,364
Contributions - Acquired Assets	-	-	1
Change in net assets	\$ 1,901,806	\$ (404,443)	\$ 1,497,365
<i>Transfer to Capital Improvement Fund</i>	\$ 764,091	\$ 975,753	\$ 1,739,844
<i>Transfer to Depreciation Fund</i>	1,197,418	2,817,320	4,014,738
<i>Transfer to TWDB Construction-Loan Reimbursement</i>	17,624,150	-	17,624,150
<i>Rebatable Arbitrage</i>	-	-	-
<i>Bond Refunding Costs</i>	-	-	-
<i>Health Insurance Fund</i>	131,581	101,216	232,797

* Depreciation is recorded at 100% for financial statement purposes but funded at 35% within the Water Fund and 40% within the Wastewater Fund.

**McALLEN PUBLIC UTILITY
WATER FUND
COMPARATIVE STATEMENT OF REVENUES AND EXPENSES
For the Nine Month Period Ended June 30, 2023**

		Year-To-Date					75.00% Completed
		Budget	Current	Prior	Variance	Inc/Dec	Actual % to Budget
REVENUES							
1	Residential Charges	\$ 16,494,615	\$ 10,341,149	\$ 8,940,173	\$ 1,400,976	15.67%	62.69%
2	Commercial Charges	7,449,642	4,811,010	4,404,724	406,285	9.22%	64.58%
3	Industrial Charges	614,225	294,990	273,358	21,632	7.91%	48.03%
4	Backflow Testing Charges	-	-	-	-	0.00%	0.00%
5	Regional Water Usage	340,000	175,521	124,392	51,129	41.10%	51.62%
	<i>Total users' charges</i>	24,898,482	15,622,669	13,742,647	1,880,022	13.68%	62.75%
6	Tap Fees	450,000	304,250	376,775	(72,525)	-19.25%	67.61%
7	Connects & Reconnects	370,000	285,200	275,725	9,475	3.44%	77.08%
8	Other Operating Revenues	400,000	369,578	343,897	25,682	7.47%	92.39%
9	Other Revenues - Sale of Property	-	-	3,803	(3,803)	0.00%	0.00%
11	Reimbursements - Sharyland #2	-	2,163	-	2,163	0.00%	0.00%
16	Reimbursements - Other	35,500	107,234	82,039	25,194	30.71%	302.07%
17	Miscellaneous	235,000	248,496	272,812	(24,315)	-8.91%	105.74%
18	Interest Earned	29,345	525,124	32,903	492,221	1495.98%	1789.48%
19	<i>Revenues before billing charges</i>	26,418,327	17,464,714	15,130,600	2,334,114	15.43%	66.11%
20	Billing Charges	460,000	345,006	344,988	18	0.01%	75.00%
21	TOTAL REVENUES	26,878,327	17,809,720	15,475,588	2,334,132	15.08%	66.26%
EXPENSES							
22	Water Plants	6,564,329	4,065,910	3,678,158	D 387,752	10.54%	61.94%
23	Cost of Raw Water	2,478,577	1,109,589	1,833,118	E (723,530)	-39.47%	44.77%
24	Water Lab	609,307	404,273	380,841	F 23,432	6.15%	66.35%
25	Trans & Distribution	2,954,721	1,861,341	1,679,246	G 182,095	10.84%	63.00%
26	Meter Readers	1,411,229	882,350	812,688	H 69,662	8.57%	62.52%
27	Utility Billing	1,010,593	695,148	623,319	I 71,829	11.52%	68.79%
28	Customer Relations	1,238,241	767,456	735,401	J 32,055	4.36%	61.98%
29	Treasury Management	547,008	328,033	410,545	K (82,512)	-20.10%	59.97%
30	General & Admin	2,379,015	1,256,385	1,494,092	L (237,706)	-15.91%	52.81%
31	Non-recurring Expense	-	-	-	-	0.00%	0.00%
32	Employee Benefits	57,158	26,923	25,577	1,346	5.26%	47.10%
33	Insurance	72,408	54,306	31,302	23,004	73.49%	75.00%
34	Pension Expense-TMRS (GASB 68)	-	-	-	-	0.00%	0.00%
35	TMRS Benefits-Contra (GASB 68)	-	-	-	-	0.00%	0.00%
36	<i>Sub-Total Expenses</i>	19,322,586	11,451,713	11,704,286	(252,572)	-2.16%	59.27%
37	Debt Service	1,065,496	1,035,007	826,989	208,018	25.15%	97.14%
38	Depreciation *	5,051,543	3,421,193	3,442,732	(21,539)	-0.63%	67.73%
39	TOTAL EXPENSES	25,439,625	15,907,914	15,974,007	(66,093)	-0.41%	62.53%
40	Revenues Over (Under) Expenses	1,438,702	1,901,806	(498,419)			
41	Contributions - Acquired assets	-	-	-			
42	Change in Net Assets		1,901,806	(498,419)			
NON-OPERATING EXPENSES							
43	Capital Outlay	-	-	-	-		
44	Transfer to Capital Improvements	1,018,790	764,091	941,469	(177,378)		
45	Transfer to Depreciation	1,768,040	1,197,418	1,204,956	(7,539)		
46	Transfer to TWDB Construction-Loan Reimbursement	-	17,624,150	407,654	17,216,497		
47	Reserve for Water Rights	-	-	-	-		
48	Rebatable Arbitrage	-	-	-	-		
49	Capitalized Interest	-	-	-	-		
50	Bond Refunding Costs	-	-	126,098	(126,098)		
51	Health Insurance Fund	-	131,581	-	131,581		

* Depreciation is recorded at 100% for financial statement purposes but funded at 35%

McALLEN PUBLIC UTILITY
WATER FUND REFERENCE NOTES
For the Nine Month Period Ended June 30, 2023

Ref	Description	Month Ending				Fiscal Year-to-Date			% Inc (Dec)
		30-Jun-23	30-Jun-22	Inc(Dec)	% Inc(Dec)	30-Jun-23	30-Jun-22	Inc(Dec)	
	CONSUMPTION								
A	Residential *	317,162,200	401,967,000	(84,804,800)	-21.10%	2,965,810,100	3,171,019,400	(205,209,300)	-6.47%
B	Commercial	236,086,100	277,587,200	(41,501,100)	-14.95%	2,206,415,300	2,290,667,700	(84,252,400)	-3.68%
C	Industrial	22,922,100	24,398,900	(1,476,800)	-6.05%	160,565,000	166,796,600	(6,231,600)	-3.74%
	Total	576,170,400	703,953,100	(127,782,700)	-18.15%	5,332,790,400	5,628,483,700	(295,693,300)	-5.25%

NUMBER OF WATER ACCOUNTS

A	Residential	**	42,747	41,951	796	1.90%
B	Commercial		7,992	7,888	104	1.32%
C	Industrial		151	152	(1)	-0.66%
	Total		50,890	49,991	899	1.80%

* Gallons year-to-date for Sharyland accounts = 40,109,700

** Number of Sharyland accounts = 269

Growth in number of new accounts for the current fiscal year:				Growth in number of new accounts prior year:			
Number of accounts at	6/30/2023	50,890		6/30/2022	49,991		
Number of accounts at	9/30/2022	50,357		9/30/2021	49,331		
Increase/(Decrease) in accounts		533			660		

ANALYSIS OF NET CHANGE IN YEAR-TO-DATE OPERATING EXPENDITURES:

	Wages/Benefits	Supplies & Chemicals	Other Services & Charges	Maintenance	Non-capitalized Capital Outlay	Net Change
D Water Plants	\$ 137,750	\$ 280,993	\$ (85,111)	\$ (33,991)	\$ 88,111	\$ 387,752
E Cost of Raw Water	-	-	(723,530)	-	-	(723,530)
F Water Lab	1,773	5,315	(1,182)	1,769	15,757	23,432
G Trans & Distribution	164,404	1,474	13,904	31,695	(29,382)	182,095
H Meter Readers	39,582	3,236	(4,002)	25,857	4,989	69,662
I Utility Billing	39,243	(3,873)	39,314	162	(3,017)	71,829
J Customer Relations	52,200	(2,180)	(6,699)	(11,372)	105	32,055
K Treasury Management	14,437	249	(22,744)	(77,219)	2,766	(82,512)
L General & Admin	(44,391)	2,086	(197,053)	(1,516)	3,167	(237,706)
	\$ 404,998	\$ 287,302	\$ (987,103)	\$ (64,616)	\$ 82,496	\$ (276,923)

ANALYSIS OF ACTUAL TO BUDGETED CONSUMPTION & REVENUES

Budgeted Consumption for fy 2022-23 (gals.)			9,000,000,000	Monthly Planned Consumption	
* 45% of planned consumption			4,050,000,000	October	675,000,000
* 55% of planned consumption			4,950,000,000	November	675,000,000
				December	675,000,000
Planned consumption at	6/30/2023		6,525,000,000	January	675,000,000
Actual consumption at	6/30/2023		5,332,790,400	February	675,000,000
Excess/(deficiency) to planned			(1,192,209,600)	March	675,000,000
			-18.27%	April	825,000,000
Budgeted User Charge Revenues for fy 2022-23			\$ 24,898,482	May	825,000,000
* 45% of planned revenues			11,204,317	June	825,000,000
* 55% of planned revenues			13,694,165	July	825,000,000
Planned revenues at	6/30/2023		18,051,399	August	825,000,000
Actual revenues at	6/30/2023		15,622,669	September	825,000,000
Excess/(deficiency) to planned			\$ (2,428,730)	Total	9,000,000,000
			-13.45%		

* Note: The usage percentages have been changed from 40%/60% to 45%/55% to more accurately reflect actual usage.

McALLEN PUBLIC UTILITY
WATER IMPROVEMENT FUNDS
STATEMENT OF SOURCES AND USES
For the Nine Month Period Ended June 30, 2023

	Water Depreciation				Water Capital Improvement			
	Budget	YTD Budget	YTD	% to YTD Budget *	Budget	YTD Budget	YTD	% to YTD Budget *
Sources								
Interest Revenue	\$ 24,000	\$ 18,000	\$ 132,333	735.18%	\$ 22,902	\$ 17,177	\$ 122,949	715.79%
Miscellaneous	0	0	0	0.00%	0	0	0	0.00%
Transfers In	1,768,040	1,326,030	1,197,418	90.30% **	1,018,790	764,093	764,091	100.00%
Total Sources	\$ 1,792,040	\$ 1,344,030	\$ 1,329,751	98.94%	1,041,692	781,269	887,040	113.54%
Uses								
Replacement (Infrastructure)	4,120,000	3,090,000	1,055,556	34.16%	0	0	0	0.00%
Capital Outlay	1,365,690	1,024,268	164,679	16.08%	2,543,790	1,907,843	219,674	11.51%
Transfers Out	0	0	0	0.00%	0	0	0	0.00%
Total Uses	\$ 5,485,690	\$ 4,114,268	\$ 1,220,235	29.66%	\$ 2,543,790	\$ 1,907,843	\$ 219,674	11.51%
Sources Over/								
(Under) Uses	\$ (3,693,650)	\$ (2,770,238)	\$ 109,516		\$ (1,502,098)	\$ (1,126,574)	\$ 667,366	

*50% of the year completed

McALLEN PUBLIC UTILITY
WASTEWATER FUND
COMPARATIVE STATEMENT OF REVENUES AND EXPENSES
For the Nine Month Period Ended June 30, 2023

		Year-To-Date					75.00%
							Year-To-Date
		Budget	Current	Prior Year	Variance	Inc/Dec	Actual % To Budget
REVENUES							
1	Residential Charges	\$ 13,656,628	\$ 8,691,707	\$ 8,766,428	A \$ (74,721)	-0.85%	63.64%
2	Commercial Charges	5,559,722	2,988,954	3,027,968	A (39,014)	-1.29%	53.76%
3	Industrial Charges	403,733	165,658	169,661	A (4,002)	-2.36%	41.03%
4	City of Alton User Charges	750,000	503,777	422,616	A 81,162	19.20%	67.17%
5	Calpine/Duke Reuse Charges	900,000	665,839	664,370	A 1,469	0.22%	73.98%
6	Reuse-Water Charges	240,000	238,323	181,028	A 57,295	31.65%	99.30%
	Total users' charges	21,510,083	13,254,259	13,232,070	22,188	0.17%	61.62%
7	Ind. Waste Surcharge	1,240,000	833,837	844,862	(11,025)	-1.30%	67.24%
8	Other Operating Revenues	20,000	38,550	38,625	(75)	-0.19%	0.00%
9	Other Revenues - Sale of Property	-	(33)	58,705	(58,738)	0.00%	0.00%
10	Reimbursements	91,500	98,161	110,300	(12,140)	-11.01%	107.28%
11	Miscellaneous	738,000	712,921	560,689	152,232	27.15%	96.60%
12	Interest Earned	18,308	242,755	21,136	221,618	1048.51%	1325.95%
13	Total Revenues	23,617,891	15,180,449	14,866,388	314,061	2.11%	64.28%
EXPENSES							
14	Wastewater Plant	5,844,348	3,875,746	3,612,269	B 263,477	7.29%	66.32%
15	Wastewater Lab	742,940	571,216	522,700	C 48,516	9.28%	76.89%
16	Wastewater Collections	2,735,607	2,007,671	1,747,489	D 260,182	14.89%	73.39%
17	General & Admin.	1,710,358	970,046	982,452	E (12,406)	-1.26%	56.72%
18	Employee Benefits	16,073	-	-	-	0.00%	0.00%
19	Insurance	78,838	59,130	34,083	25,047	73.49%	75.00%
20	Pension Expense-TMRS (GASB 68)	-	-	-	-	0.00%	0.00%
21	TMRS Benefits-Contra (GASB 68)	-	-	-	-	0.00%	0.00%
22	Sub-Total Expenses	11,128,164	7,483,809	6,898,992	584,817		67.25%
22	Debt Service	1,183,243	884,808	960,176	(75,368)	-7.85%	74.78%
23	Depreciation *	9,653,660	7,043,771	6,720,064	323,707	4.82%	72.96%
24	Expenses Before Billing Charges	21,965,067	15,412,388	14,579,232	833,157	5.71%	70.17%
25	Billing Charges	230,000	172,503	172,494	9	0.01%	75.00%
26	TOTAL EXPENSES	22,195,067	15,584,891	14,751,726	833,166	5.65%	70.22%
27	Revenues Over (Under) Expenses	\$ 1,422,824	\$ (404,443)	\$ 114,662			
28	Contributions - Acquired assets	-	-	-			
29	Change in Net Assets		(404,443)	114,662			
NON-OPERATING EXPENSES							
30	Capital Outlay	-	-	-	-		
31	Transfer to Capital Improvement	1,301,007	975,753	643,986	331,767		
32	Transfer to Depreciation	3,861,464	2,817,320	2,688,026	129,294		
33	Transfer to TWDB Construction-Loan Reimbursement	-	-	146,782	(146,782)		
34	Rebatable Arbitrage	-	-	-	-		
35	Capitalized Interest	-	-	-	-		
36	Bond Refunding Costs	-	-	-	-		
37	Health Insurance	-	101,216	-	101,216		

* Depreciation is recorded 100% for financial statement purposes but funded at 40% reduced from 50% effective October 1, 2018

McALLEN PUBLIC UTILITY
WASTEWATER FUND REFERENCE NOTES
For the Nine Month Period Ended June 30, 2023

ANALYSIS OF YEAR-TO-DATE EXPENDITURES

Ref	Description	Month Ending				Fiscal Year-to-Date			
CONSUMPTION		30-Jun-23	30-Jun-22	Inc(Dec)	% Inc(Dec)	30-Jun-23	30-Jun-22	Inc(Dec)	(Dec)
A	Residential	268,147,600	333,591,500	(65,443,900)	-19.62%	2,476,757,600	2,649,026,100	(172,268,500)	-6.50%
A	Commercial	199,338,400	205,151,500	(5,813,100)	-2.83%	1,718,842,700	1,681,676,100	37,166,600	2.21%
A	Industrial	22,228,500	22,198,900	29,600	0.13%	151,513,800	154,213,600	(2,699,800)	-1.75%
	Total	489,714,500	560,941,900	(71,227,400)	-12.70%	4,347,114,100	4,484,915,800	(137,801,700)	-3.07%

Ref	Description	Month Ending				Fiscal Year-to-Date			
REUSE CONSUMPTION *		30-Jun-23	30-Jun-22	Inc(Dec)	% Inc(Dec)	30-Jun-23	30-Jun-22	Inc(Dec)	(Dec)
	Residential	8,815,400	10,753,700	(1,938,300)	-18.02%	79,999,600	72,267,300	7,732,300	10.70%
	Commercial	5,425,000	14,474,700	(9,049,700)	-62.52%	56,249,300	51,504,600	4,744,700	9.21%
	Industrial	0	0	0	0.00%	0	0	0	0.00%
	Total	14,240,400	25,228,400	(10,988,000)	-43.55%	136,248,900	123,771,900	12,477,000	10.08%

* Excludes effluent to power plants

NUMBER OF WASTEWATER ACCOUNTS

A	Residential	**	39,318	38,645	673	1.74%
A	Commercial		5,797	5,747	50	0.87%
A	Industrial		126	128	(2)	-1.56%
	Total		45,241	44,520	721	1.62%

Number of new accounts for the current fiscal year:

Number of accounts at 6/30/2023 45,241

Number of accounts at 9/30/2022 44,614

Increase/(Decrease) in accounts

Growth in number of new accounts prior year:

6/30/2022 44,520

9/30/2021 43,914

606

NUMBER OF REUSE ACCOUNTS

A	Residential	695	582	113	19.42%
A	Commercial	26	23	3	13.04%
A	Industrial	0	0	0	0.00%
	Total	721	605	116	19.17%

ANALYSIS OF NET CHANGE IN YEAR-TO-DATE OPERATING EXPENDITURES:

	Wages/Benefits	Supplies	Other Services & Charges	Maintenance	Non-capitalized Capital Outlay	Total
B Wastewater Plant	\$ 219,051	\$ 12,473	\$ (40,494)	\$ (9,585)	\$ 82,032	\$ 263,477
C Wastewater Lab	33,621	6,871	2,201	879	4,944	48,516
D Wastewater Collections	100,496	67,647	(14,199)	15,422	90,816	260,182
E General & Admin.	27,402	1,122	(31,089)	(5,017)	(4,814)	(12,397)
	\$ 380,570	\$ 88,114	\$ (83,581)	\$ 1,699	\$ 172,978	\$ 559,779

ANALYSIS OF ACTUAL TO BUDGETED CONSUMPTION & REVENUES

Budgeted Consumption for fy 2022-23 (gals.)		7,142,138,000	Monthly Planned Consumption	
* 45% of planned consumption		3,213,962,100	October	535,660,350
* 55% of planned consumption		3,928,175,900	November	535,660,350
			December	535,660,350
Planned consumption at 6/30/23		5,178,050,050	January	535,660,350
Actual consumption at 6/30/23		4,347,114,100	February	535,660,350
Excess/(deficiency) to planned		(830,935,950)	March	535,660,350
			April	654,695,983
			May	654,695,983
			June	654,695,983
			July	654,695,983
			August	654,695,983
			September	654,695,983
Budgeted User Charge Revenues for fy 2022-23	\$	20,370,083	Total	7,142,138,000
* 45% of planned revenues		9,166,537		
* 55% of planned revenues		11,203,546		
Planned revenues at 6/30/23		14,768,310		
Actual revenues at 6/30/23		12,588,420		
Excess/(deficiency) to planned	\$	(2,179,891)		

* Note: The usage percentages have been changed from 40%/60% to 45%/55% to more accurately reflect actual usage.

McALLEN PUBLIC UTILITY
WASTEWATER IMPROVEMENT FUNDS
STATEMENT OF SOURCES & USES
For the Nine Month Period Ended June 30, 2023

Wastewater Depreciation					Wastewater Capital Improvement				
	Budget	YTD Budget	YTD	To Y-T-D Budget *		Budget	YTD Budget	YTD	To Y-T-D Budget *
Sources									
Interest Revenue	\$ 83,555	\$ 62,666	\$ 340,410	543.21%	\$ 26,246	\$ 19,685	\$ 123,781	628.82%	
Miscellaneous	-	-	-	0.00%	1,327,305	995,479	11,181	0.00%	
Transfers In	3,861,464	2,896,098	2,817,320	97.28%	1,301,007	975,755	975,753	100.00%	
Total Sources	\$ 3,945,019	\$ 2,958,764	\$ 3,157,730	106.72%	\$ 2,654,558	\$ 1,990,919	\$ 1,110,715	55.79%	
Uses									
Replacement (Infrastructure)	5,445,000	4,083,750	1,268,841	31.07%	-	-	-	0.00%	
Capital Outlay	674,615	505,961	510,072	100.81%	5,829,210	4,371,908	228,024	5.22%	
Transfers Out	-	-	-	0.00%	-	-	84,457	0.00%	
Total Uses	\$ 6,119,615	\$ 4,589,711	\$ 1,778,913	38.76%	\$ 5,829,210	\$ 4,371,908	\$ 312,482	7.15%	
Sources Over/ (Under) Uses	(\$2,174,596)	(\$1,630,947)	\$1,378,817		(\$3,174,652)	(\$2,380,989)	\$798,233		

*25% of the year completed

WATER & WASTEWATER FUND COMBINED BALANCE SHEET

as of June 30, 2023

	WATER FUND	*	WASTEWATER FUND	*	COMBINED
ASSETS					
<u>Current Assets</u>					
Cash & Investments					
Demand.....	\$ 317,613		\$ 211,908		\$ 529,521
Time Deposits.....	0		0		0
Investments.....	4,758,821		4,875,237		9,634,058
Market Value Adjustment.....	(217,132)		(10,366)		(227,498)
Mgr/Trust Cash.....	0		0		0
Receivables, net:					
Accounts.....	2,860,775		2,008,008		4,868,783
Accrued Interest.....	4,440		2,580		7,020
Due From Other Funds.....	913		0		913
Water/Sewer Line Assessments.....	0		1,000		1,000
Inventories, at cost.....	399,678		0		399,678
Miscellaneous.....	0		0		0
Prepaid expenses.....	0		0		0
Total Current Assets	\$ 8,125,108		\$ 7,088,367		\$ 15,213,475
Notes Receivable	81,269		81,349		162,618
<u>Restricted Assets</u>					
Mgr/Trust Cash.....	0		0		0
Accrued Interest.....	12,544		33,525		46,068
Due From Other Funds.....	0		0		0
Notes Receivable - Airport	0		0		0
Accounts Receivable.....	0		0		0
Sub-Total	12,544		33,525		46,068
Demand.....	29,041		74,057		103,098
Time Deposits.....	0		0		0
Investments.....	32,013,090	**	27,892,694		59,905,784
Market Value Adjustment.....	(214,590)		(724,229)		(938,819)
Total Restricted Cash & Investments	31,827,541		27,242,522		59,070,063
Total Restricted Assets	31,840,085		27,276,047		59,116,132
Propert, Plant, & Equipment.....	172,835,333		275,401,543		448,236,875
(Less: Accumulated Depreciation).....	(98,782,410)		(125,072,843)		(223,855,253)
Net Property, Plant, & Equipment	74,052,923		150,328,699		224,381,623
Other Assets, net.....	24,466,299		3,951,076		28,417,375
TOTAL ASSETS	\$ 138,565,684		\$ 188,725,539		327,291,224

* Includes Depreciation Funds, Capital Improvement Funds, Bond Construction Funds & Debt Service Funds

** Includes a portion of the restricted customer deposits totalling \$3,125,207

**WATER & WASTEWATER FUND
COMBINED BALANCE SHEET**

as of June 30, 2023

	<u>WATER FUND</u>	*	<u>WASTEWATER FUND</u>	*	<u>COMBINED</u>
LIABILITIES & FUND EQUITY					
<u>Current Liabilities</u>					
Accounts Payable.....	\$ 103,000		\$ 148,831		\$ 251,831
Accrued Expense.....	644,092		567,258		1,211,350
Due to Other Funds.....	913		0		913
Other.....	0		100,000		100,000
Total Current Liabilities	748,005		816,089		1,564,094
<u>Liabilities Payable from Restricted Assets</u>					
Accounts Payable.....	5,329,865		15,091		5,344,957
Accrued Expense.....	305,908		15,993		321,901
Due to Other Funds.....	0		0		0
Interest Payable.....	427,298		474,566		901,864
Customer Deposits.....	3,125,207		0		3,125,207
Current Portion of Revenue Bonds.....	2,679,866		5,071,496		7,751,362
Total Liabilities Payable from Restricted Assets	11,868,143		5,577,147		17,445,290
<u>Other Non-Current Liabilities</u>					
Revenue Bonds.....	45,187,874		84,533,079		129,720,953
Arbitrage Payable.....	0		8,968		8,968
Deferred Revenues.....	199,169		2,933,907		3,133,076
Deferred inflows of resources.....	2,593,357		3,889,644		6,483,001
Noncurrent liabilities / net pension liability.....	(755,939)		(493,087)		(1,249,027)
TOTAL LIABILITIES	59,840,609		97,265,746		157,106,355
FUND EQUITY					
<u>Contributed Capital</u>					
Total Contributed Capital	0		0		0
<u>Retained Earnings</u>					
Reserve for Encumbrances.....	0		0		0
Reserve for Current Debt Service.....	0		1,533,606		1,533,606
Reserve for Capital Improvement.....	(0)		6,470,912		6,470,912
Reserve for Depreciation.....	6,215,167		18,694,222		24,909,390
Reserve for Water Rights Purchase.....	0		0		0
Unreserved.....	72,509,908		64,761,052		137,270,960
Total Retained Earnings	78,725,075		91,459,793		170,184,868
TOTAL LIABILITIES AND FUND EQUITY	\$ 138,565,684		\$ 188,725,539		\$ 327,291,224

* Includes Depreciation Funds, Capital Improvement Funds, Debt Service & Bond Construction Funds

WATER FUND
COMBINED BALANCE SHEET

as of June 30, 2023

	RESTRICTED ASSETS					
	Water Fund	Water Depr. Fund	Water Capital Impr. Fund	Water Revenue Bonds	Debt Service	Combined
ASSETS						
Current Assets						
Cash & Investments						
Demand.....	\$ 317,613	\$ -	\$ 3,523	\$ 25,518	\$ -	\$ 346,653
Time Deposits.....	-	-	-	-	-	-
Investments & Securities.....	4,758,821	6,420,529	5,243,139	16,295,136	929,080	33,646,705
Market Value Adjustment.....	(217,132)	(125,357)	(89,233)	-	-	(431,721)
Mgr/Trust Cash.....	-	-	-	-	-	-
Receivables						
Accounts.....	2,860,775	-	-	-	-	2,860,775
Accrued Interest.....	4,440	6,613	5,931	-	-	16,984
Due From Other Funds.....	913	-	-	-	-	913
Water Line Assessments.....	-	-	-	-	-	-
Inventories, at cost.....	399,678	-	-	-	-	399,678
Prepaid expenses.....	-	-	-	-	-	-
Total Current Assets	8,125,108	6,301,785	5,163,360	16,320,654	929,080	36,839,986
Notes Receivable	81,269	-	-	-	-	81,269
CD's restricted for customer deposits.....	-	-	-	-	-	-
Investments restricted for customer deposits.....	3,125,207	-	-	-	-	3,125,207
Property, Plant, & Equipment.....	172,835,333	-	-	-	-	172,835,333
(Less: Accum. Depreciation/Amortization).....	(98,782,410)	-	-	-	-	(98,782,410)
Net Property, Plant, & Equipment	74,052,923	-	-	-	-	74,052,923
Other Assets, net.....	24,466,299	-	-	-	-	24,466,299
TOTAL ASSETS	109,850,805	6,301,785	5,163,360	16,320,654	929,080	138,565,684
LIABILITIES & FUND EQUITY						
Current Liabilities						
Accounts Payable.....	103,000	35,876	0	-	-	138,876
Accrued Expense.....	644,092	49,830	-	-	-	693,922
Due To Other Funds.....	-	913	-	-	-	913
Other.....	-	-	-	-	-	-
Total Current Liabilities	747,092	86,618	0	-	-	833,710
Liabilities Payable from Restricted Assets						
Current Portion of Revenue Bonds.....	2,679,866	-	-	-	-	2,679,866
Accounts Payable.....	-	-	5,163,360	130,630	-	5,293,989
Accrued Expense.....	-	-	-	256,078	-	256,078
Interest Payable.....	-	-	-	-	427,298	427,298
Due To Other Funds.....	-	-	-	-	-	-
Customer Deposits.....	3,125,207	-	-	-	-	3,125,207
Total Liabilities Payable from Restricted Assets	5,805,073	-	5,163,360	386,708	427,298	11,782,438
Other Non-Current Liabilities						
Revenue Bonds	45,187,874	-	-	-	-	45,187,874
Arbitrage Payable.....	-	-	-	-	-	-
Deferred Revenues.....	199,169	-	-	-	-	199,169
Deferred inflows of resources.....	2,593,357	-	-	-	-	2,593,357
Noncurrent liabilities / net pension liability.....	(755,939)	-	-	-	-	(755,939)
TOTAL LIABILITIES	53,776,625	86,618	5,163,360	386,708	427,298	59,840,609
FUND EQUITY						
Retained Earnings						
Reserve for Encumbrances.....	-	-	-	-	-	-
Reserve for Current Debt Service.....	-	-	-	-	-	-
Reserve for Capital Improvement.....	-	-	(0)	-	-	(0)
Reserve for Depreciation.....	-	6,215,167	-	-	-	6,215,167
Reserve for Water Rights.....	-	-	-	-	-	-
Unreserved.....	56,074,180	-	-	15,933,946	501,782	72,509,908
Total Retained Earnings	56,074,180	6,215,167	(0)	15,933,946	501,782	78,725,075
TOTAL LIABILITIES & FUND EQUITY	\$ 109,850,805	\$ 6,301,785	\$ 5,163,360	\$ 16,320,654	\$ 929,080	\$ 138,565,684

**WASTEWATER FUND
COMBINED BALANCE SHEET**

as of June 30, 2023

ASSETS	RESTRICTED ASSETS					Combined
	Wastewater Fund	Depreciation Fund	Wastewater Capital Impr. Fund	Wastewater Revenue Bonds	Debt Service	
<u>Current Assets</u>						
Cash & Investments						
Demand.....	\$ 211,908	\$ 7,059	\$ 17,311	\$ 49,687	\$ -	\$ 285,965
Time Deposits.....	-	-	-	-	-	-
Investments & Securities.....	4,875,237	19,243,497	6,619,056	21,968	2,008,173	32,767,931
Market Value Adjustment.....	(10,366)	(564,159)	(160,070)	-	-	(734,595)
Mgr/Trust Cash.....	-	-	-	-	-	-
Receivables						
Accounts.....	2,008,008	-	-	-	-	2,008,008
Accrued Interest.....	2,580	24,910	8,615	-	-	36,105
Due From Other Funds.....	-	-	-	-	-	-
Wastewater Line Assessments.....	1,000	-	-	-	-	1,000
Miscellaneous.....	-	-	-	-	-	-
Prepaid expenses	-	-	-	-	-	-
Total Current Assets	7,088,367	18,711,307	6,484,912	71,655	2,008,173	34,364,414
Notes Receivables - Hunt	81,349	-	-	-	-	81,349
Property, Plant, & Equipment.....	275,401,543	-	-	-	-	275,401,543
(Less: Accumulated Depreciation).....	(125,072,843)	-	-	-	-	(125,072,843)
Net Property, Plant, & Equipment	150,328,699	-	-	-	-	150,328,699
Other Assets.....	3,951,076	-	-	-	-	3,951,076
TOTAL ASSETS	161,449,492	18,711,307	6,484,912	71,655	2,008,173	188,725,539
LIABILITIES & FUND EQUITY						
<u>Current Liabilities</u>						
Accounts Payable.....	148,831	-	-	0	-	148,831
Accrued Expenses.....	567,258	-	-	-	-	567,258
Due to Other Funds.....	-	-	-	-	-	-
Other.....	100,000	-	-	-	-	100,000
Total Current Liabilities	816,089	-	-	-	-	816,089
<u>Liabilities Payable from Restricted Assets</u>						
Accounts Payable.....	-	1,091	14,000	0	-	15,091
Accrued Expenses.....	-	15,993	-	-	-	15,993
Due to Other Funds.....	-	-	-	-	-	-
Interest Payable.....	-	-	-	-	474,566	474,566
Current Portions of all Revenue Bonds....	5,071,496	-	-	-	-	5,071,496
Total Liabilities Payable from Restricted Assets	5,071,496	17,085	14,000	0	474,566	5,577,147
<u>Other Non-Current Liabilities</u>						
Deferred Revenue.....	2,933,907	-	-	-	-	2,933,907
Revenue Bonds.....	84,533,079	-	-	-	-	84,533,079
Deferred inflows of resources.....	3,889,644	-	-	-	-	3,889,644
Noncurrent liabilities/Net Pension Liability - TMRS.....	(493,087)	-	-	-	-	(493,087)
Arbitrage Payable	8,968	-	-	-	-	8,968
TOTAL LIABILITIES	96,760,096	17,085	14,000	0	474,566	97,265,746
FUND EQUITY						
<u>Retained Earnings</u>						
Reserve for Encumbrances.....	-	-	-	-	-	-
Reserve for Debt Service.....	-	-	-	-	1,533,606	1,533,606
Reserve for Depreciation.....	-	18,694,222	-	-	-	18,694,222
Reserve for Capital Improvement.....	-	-	6,470,912	-	-	6,470,912
Unreserved.....	64,689,396	-	-	71,655	-	64,761,052
Total Retained Earnings	64,689,396	18,694,222	6,470,912	71,655	1,533,606	91,459,793
	\$ 161,449,492	\$ 18,711,307	\$ 6,484,912	\$ 71,655	\$ 2,008,173	\$ 188,725,539

McALLEN PUBLIC UTILITY
RECONCILED BANK BALANCES
As of June 30, 2023

	POOL		TIME		GROSS		TEX POOL-PRIME		BLENDED		BLENDED YIELD ON INVESTMENTS ONLY		TOTAL
	CASH	APR/ROI	DEPOSITS	APR/ROI	INVESTMENTS	APR/ROI		APR/ROI	TOTAL	APR/ROI		INVESTMENTS	
WATER FUND													
M & O	315,313	0	0	0.00%	3,995,600	0.65%	3,888,427	5.05%	8,199,340	2.71%	0.65%		3,995,600
% of Total	3.85%		0.00%		48.73%		47.42%						
			0.00%		100.00%		0.00%						
WATER BOND RESERVE	0	0	0	0.00%	0	0.00%	1,257,391	5.05%	1,257,391	5.05%	0		0
% of Total	0.00%		0.00%		0.00%		100.00%						
			0.00%		0.00%		0.00%						
DEPRECIATION	0	0	0	0.00%	3,493,580	1.58%	2,926,949	5.05%	6,420,529	3.16%	1.58%		3,493,580
% of Total	0.00%		0.00%		54.41%		45.59%						
			0.00%		100.00%		0.00%						
DEBT SERVICE	-	-	-	0.00%	0	0.00%	166,096	5.05%	166,096	5.05%	0.00%		0
% of Total	0.00%		0.00%		0.00%		100.00%						
			0.00%		0.00%		0.00%						
WATER DEBT SERVICE TWDB	-	-	-	0.00%	0	0.00%	762,984	5.05%	762,984	5.05%	0.00%		0
% of Total	0.00%		0.00%		0.00%		100.00%						
			0.00%		0.00%		0.00%						
CAPITAL IMPROVEMENT	3,523	0	0	0.00%	1,996,150	1.63%	3,246,989	5.05%	5,246,662	3.75%	1.63%		1,996,150
% of Total	0.07%		0.00%		38.05%		61.89%						
			0.00%		100.00%		0.00%						
BOND CONSTRUCTION	25,518	0	-	0.00%	0	0.00%	0	0.00%	25,518	0.00%	0.00%		0
% of Total	100.00%		0.00%		0.00%		0.00%						
			0.00%		0.00%		0.00%						
TWDB CNST FUND S2021 AMI PRJ	0	0	-	0.00%	0	0.00%	16,295,136	5.05%	16,295,136	5.05%	0.00%		0
% of Total	0.00%		0.00%		0.00%		100.00%						
			0.00%		0.00%		0.00%						
TOTAL WATER	344,353	0	0	0.00%	9,485,330	1.20%	28,543,972	5.05%	38,373,656	4.06%	1.20%		9,485,330
% of Total	0.90%		0.00%		24.72%		74.38%		100.00%				
			0.00%		100.00%		0.00%						
SEWER FUND													
M & O	211,908	0	0	0.00%	498,500	2.74%	4,376,737	5.05%	5,087,145	4.62%	2.74%		498,500
% of Total	4.17%		0.00%		9.80%		86.04%						
			0.00%		100.00%		0.00%						
BOND RESERVE-TWDB 2009	-	-	-	0.00%	0	0.00%	3,106,918	5.05%	3,106,918	5.05%	0		0
% of Total	0		0.00%		0.00%		100.00%						
			0.00%		0.00%		0.00%						
DEPRECIATION	7,059	0	0	0.00%	9,993,597	1.18%	9,249,900	5.05%	19,250,556	3.04%	1.18%		9,993,597
% of Total	0.04%		0.00%		51.91%		48.05%						
			0.00%		100.00%		0.00%						
DEBT SERVICE	-	-	-	0.00%	0	0.00%	186,897	5.05%	186,897	5.05%	0.00%		0
% of Total	0.00%		0.00%		0.00%		100.00%						
			0.00%		0.00%		0.00%						
SEWER DEBT TWDB- 2009-2010	-	-	-	0.00%	0	0.00%	1,821,276	5.05%	1,821,276	5.05%	0.00%		0
% of Total	0.00%		0.00%		0.00%		100.00%						
			0.00%		0.00%		0.00%						
SEWER BOND CONST TWDB - F492	(9,568)	0	-	0.00%	0	0.00%	21,968	5.05%	12,400	8.95%	0.00%		0
* Series 2012	-77.16%		0.00%		0.00%		177.16%						
			0.00%		0.00%		0.00%						
TWDB CONSTR FUND SERIES 2015	59,255	0	-	0.00%	0	0.00%	0	0.00%	59,255	0.00%	0.00%		0
*FUND 494	100.00%		0.00%		0.00%		0.00%						
			0.00%		0.00%		0.00%						
SEWER TWDB Debt - 2012	-	-	-	0.00%	0	0.00%	0	0.00%	0	0.00%	0.00%		0
% of Total	0.00%		0.00%		0.00%		0.00%						
			0.00%		0.00%		0.00%						
CAPITAL IMPROVEMENT	17,311	0	0	0.00%	2,996,300	0.79%	3,622,756	5.05%	6,636,367	3.12%	0.79%		2,996,300
% of Total	0.26%		0.00%		45.15%		54.59%						
			0.00%		100.00%		0.00%						
BOND CONSTRUCTION	0	0	-	0.00%	0	0.00%	0	5.05%	0	0.00%	0.00%		0
% of Total	0.00%		0.00%		0.00%		0.00%						
			0.00%		0.00%		0.00%						
TOTAL SEWER	285,965	0	0	0.00%	13,488,397	1.15%	22,386,452	5.05%	36,160,814	3.56%	1.15%		13,488,397
% of Total	0.79%		0.00%		37.30%		61.91%		100%				
			0.00%		100.00%		0.00%						
TOTAL PUB													
% of Total	630,319	0	0	0.00%	22,973,727	1.17%	50,930,424	5.05%	74,534,470	3.81%	1.17%		22,973,727
	0.85%		0.00%		30.82%		68.33%		100.00%				
			0.00%		100.00%		0.00%						



AGENDA ITEM

4.b.

PUBLIC UTILITY BOARD

DATE SUBMITTED

08/23/2023

MEETING DATE

8/29/2023

1. Agenda Item: Consideration and possible action to write-off the 2nd quarter bad debt fiscal year 2022-2023.
2. Party Making Request:
Pablo Rodriguez, Customer Relations Manager
3. Nature of Request: Authorization to write-off bad debt: Water fund \$10,480.59 and Sewer fund \$8,50679 for a total write-off of \$18,987.38.
4. Budgeted:

Bid Amount:		Budgeted Amount:	
Under Budget:		Over Budget:	
		Amount Remaining:	
5. Reimbursement:
6. Routing:
Pablo Rodriguez Created/Initiated - 8/23/2023
7. Staff's Recommendation: Approval of \$18,987.38
8. City Attorney: Approve. IJT
9. MPU General Manager: Approved - MAV
10. Director of Finance for Utilities: Approved - MDC

Memo

To: Mark Vega, General Manager
From: Pablo M. Rodriguez, Assistant Director –Customer Relations
Thru: Melba Carvajal, Director of Finance for Utilities
Date: 8/16/2023
Re: Bad Debt write-offs for 2nd Quarter FY 2022-2023

Attached for your review and consideration is a list of delinquent accounts for the 2nd Quarter of FY 2022-2023 (January 1, 2023–March 31, 2023). Staff is recommending approval of the bad debt write-off for \$18,987.38 which constitutes 0.19% of collected revenues for same period. Billed revenues totaled \$10,082,288.44.

The breakdown for the proposed bad debt write-off is illustrated below:

By Fund:

Fund	2nd Qtr FY 2022-2023 Revenues	Amount of Write-Off	Percent of Revenues
Water	\$5,568,852.38	\$10,480.59	0.10%
Sewer	\$4,513,436.06	\$8,506.79	0.08%
Total	\$10,082,288.44	\$18,987.38	0.19%

By customer type:

Type	No. of Accounts	Amount of Write-Off	Percent of Write-Off	Percent of Revenues
Rental	203	\$14,488.91	76.31%	0.15%
Owned	63	\$4,498.47	23.69%	0.04%
Total	266	\$18,987.38	100.00%	0.19%

By customer class:

Residential	\$17,722.07	93.34%	0.18%
Commercial	\$907.28	4.78%	0.01%
Multi-Family	\$358.03	1.89%	0.00%
Total	\$18,987.38	100.00%	0.19%

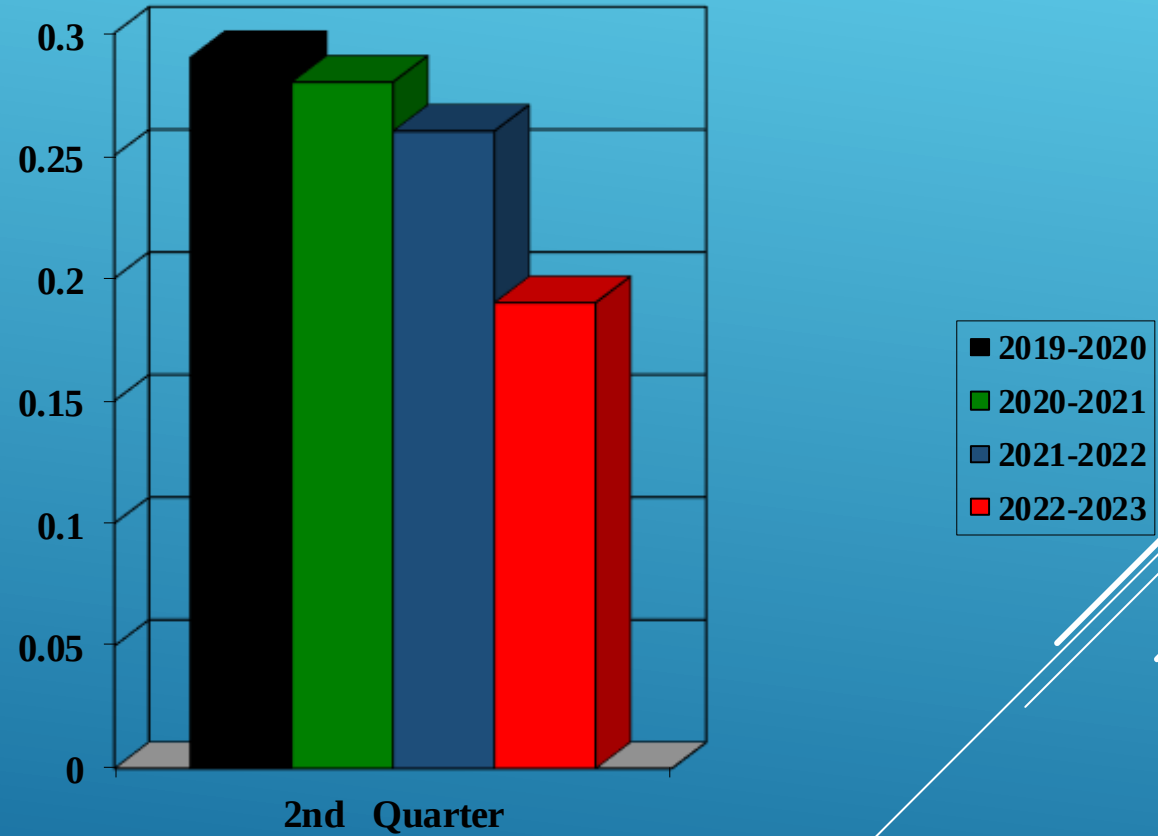


City of McAllen
McAllen Public Utility

Trend Analysis of Bad Debt
2nd Quarter

TREND ANALYSIS OF BAD DEBT

- ▶ 2019-2020 - .29%
- ▶ 2020-2021 - .28%
- ▶ 2021-2022 - .26%
- ▶ 2022-2023 - .19%



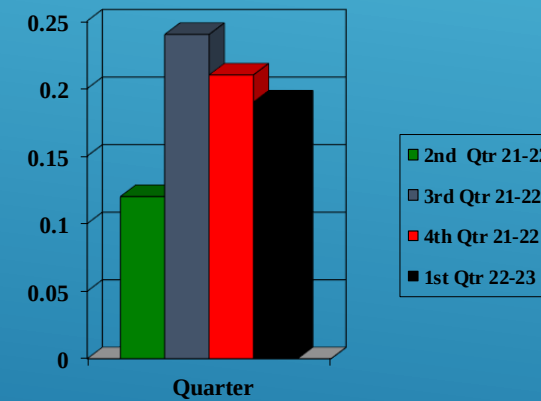


City of McAllen
McAllen Public Utility

Trend Analysis of Bad Debt
Last Four Quarters

TREND ANALYSIS OF BAD DEBT

- ▶ 3rd Qtr 21-22 .12%
- ▶ 4th Qtr 21-22 .24%
- ▶ 1st Qtr 21-22 .21%
- ▶ 2nd Qtr 22-23 .19%



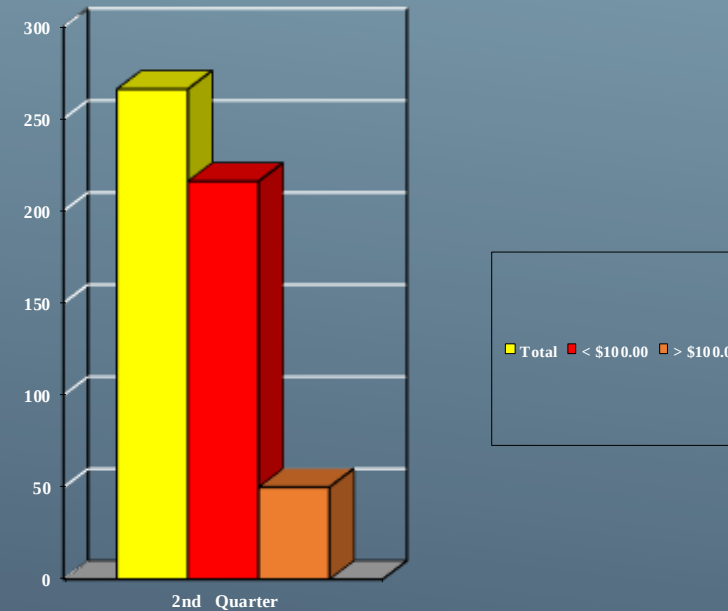


City of McAllen
McAllen Public Utility

Bad Debt Write-Off Report for
2nd Quarter FY 2022-2023

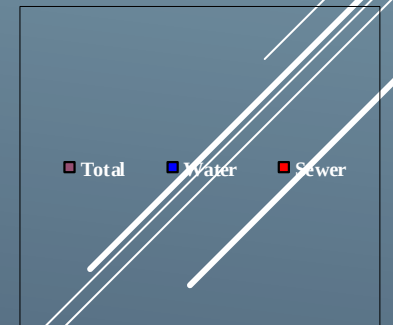
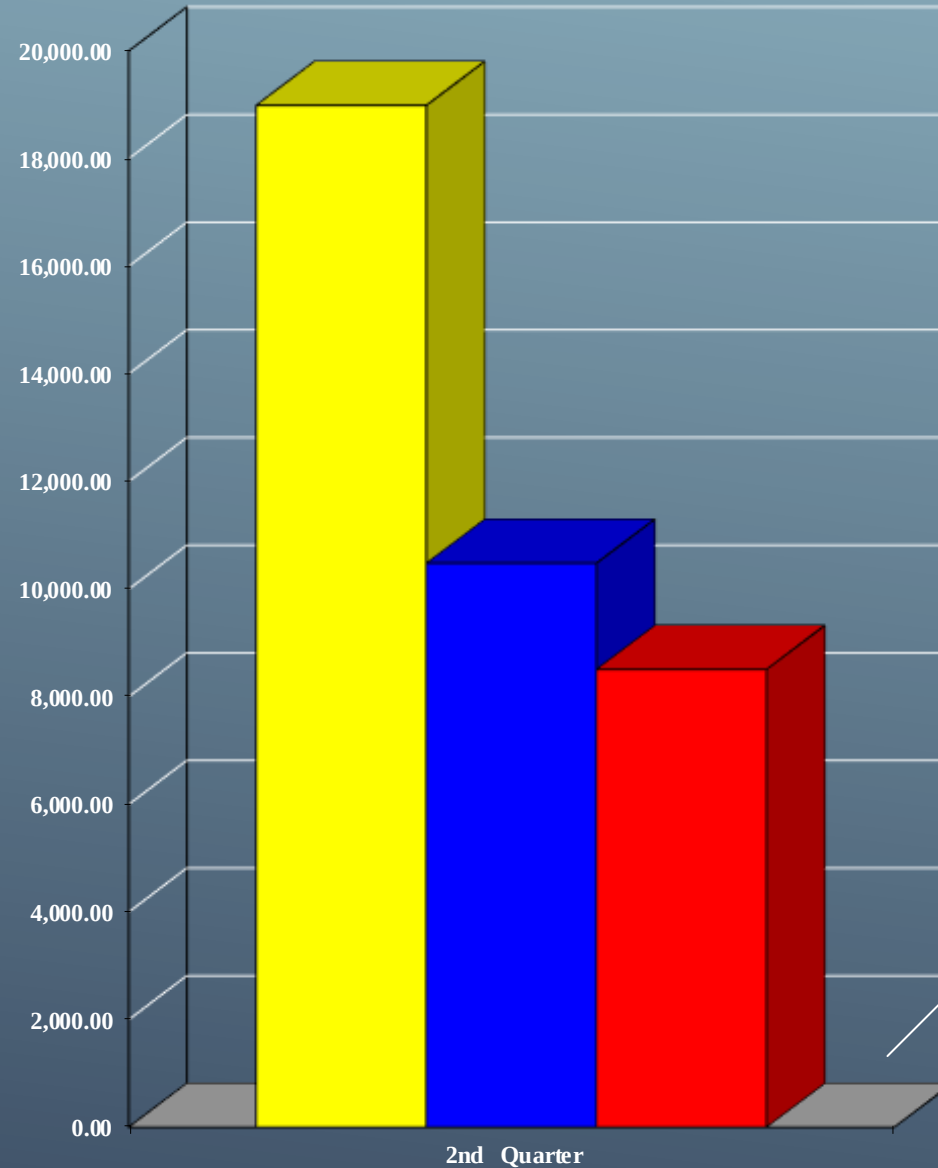
ACCOUNTS BREAKDOWN

- ▶ 266 Accounts on Report
\$18,987.38.
- ▶ 216 Accounts have
balances less than
\$100.00.
- ▶ 50 Accounts have
balances greater than
\$100.00.



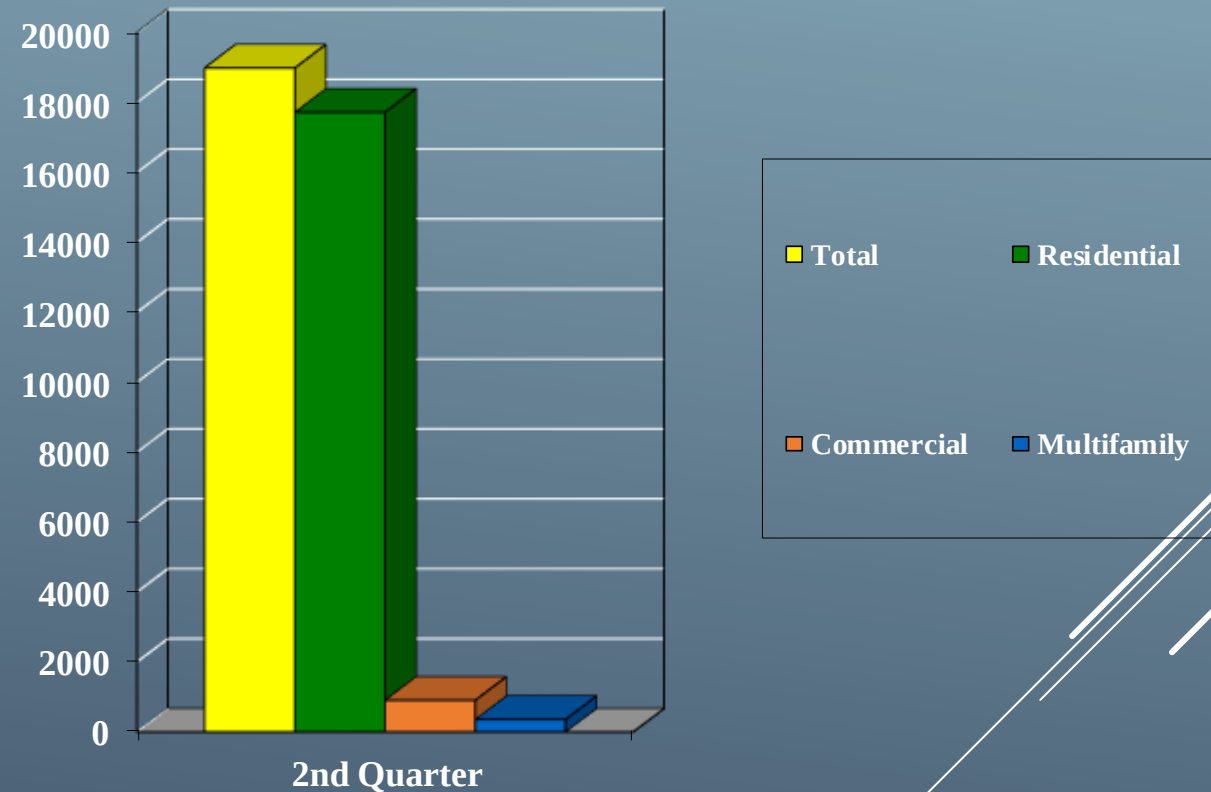
BY FUND TOTALS

- ▶ Total \$18,987.38
- ▶ Water - \$10,480.59
- ▶ Sewer - \$8,506.79
- ▶ Combined they represent .19% of 2nd Qtr. Revenues



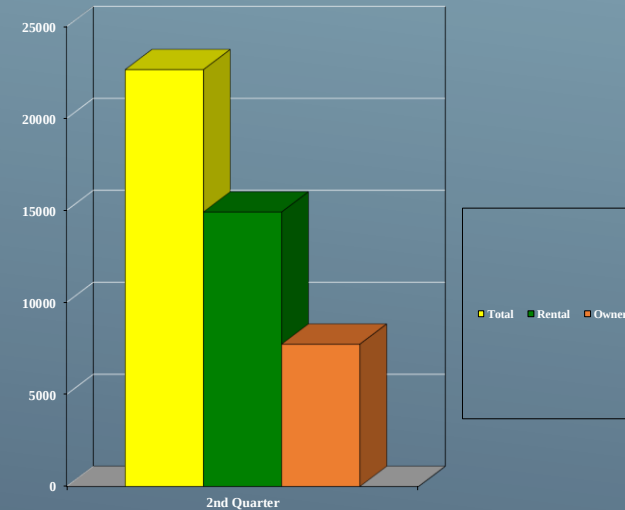
BY CUSTOMER CLASS

- ▶ Total - \$18,987.38
- ▶ Residential - \$17,722.07
- ▶ Commercial - \$907.28
- ▶ Multi-Family - \$358.03



BY CUSTOMER TYPE

- ▶ Total - \$18,987.38
- ▶ Rental - \$14,488.91
- ▶ Owner - \$4,498.47



ACCOUNTS WITH \$100.00 PLUS BALANCES SUMMARY.

- ▶ Of the 266 accounts on the list, 50 have balances greater than \$100.00
 - ▶ Accounts had a deposit and deposit was applied to the account.
 - ▶ Collection efforts are continuous.
- 
- A series of three parallel white lines of varying lengths, slanted diagonally upwards from left to right, located in the bottom right corner of the slide.

PROPOSAL

- ▶ 2nd Quarter Bad Debt Write-Off –
\$18,987.38 / .19% of Revenues for same period.
 - ▶ Staff recommends approval of bad debt write-off for this period by the Board.
 - ▶ Thank You!
- 
- Three parallel white lines of varying lengths are positioned in the bottom right corner of the slide, angled upwards from left to right.



AGENDA ITEM

4.c.

PUBLIC UTILITY BOARD

DATE SUBMITTED

08/23/2023

MEETING DATE

8/29/2023

1. Agenda Item: Review of Reimbursement Collections as of June 30, 2023
2. Party Making Request:
Janet Landeros
3. Nature of Request: Review of Reimbursement Collections as of June 30, 2023
4. Budgeted:

Bid Amount:		Budgeted Amount:	
Under Budget:		Over Budget:	
		Amount Remaining:	
5. Reimbursement:
6. Routing:
Janet Landeros Created/Initiated - 8/23/2023
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

Memo

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

THRU: Erika Gomez, E.I.T., Assistant Utility Engineer

FROM: Janet Landeros, Grants and Contracts Coordinator

DATE: August 21, 2023

SUBJECT: REIMBURSEMENT UPDATE: COLLECTIONS

Water reimbursements collected from April 1, 2023- June 30, 2023 totaled **\$20,211.45** and Wastewater reimbursements totaled **\$55,150.25**.

All reimbursements collected during the 3rd Quarter of Fiscal Year 22-23 totaled **\$75,361.70**.

The breakdown of the reimbursement collections for the 3rd quarter with a comparison to last fiscal year in the same period is shown below along with the fiscal year to date total:

Type	FY 21-22 04/01/22 – 06/30/22	FY 22-23 04/01/23 – 06/30/23	YTD FY 22-23 10/01/23– 06/30/23
WATER REIMBURSEMENTS	\$ 31,814.82	\$ 18,374.05	\$ 75,917.53
ADMINISTRATIVE FEES	\$ 5,813.23	\$ 1,837.40	\$ 11,568.46
WATER TOTAL	\$ 37,628.05	\$ 20,211.45	\$ 87,485.99
WATER BUDGETED	\$ 35,000.00	\$ 35,000.00	\$ 35,000.00
% of Budget collected	108%	58%	250%
WASTEWATER REIMBURSEMENTS	\$ 46,329.89	\$ 46,004.65	\$ 59,368.40
ADMINISTRATIVE FEES	\$ 5,625.53	\$ 9,145.60	\$ 21,906.56
WASTEWATER TOTAL	\$ 51,955.42	\$ 55,150.25	\$ 81,274.96
WASTEWATER BUDGETED	\$ 91,500.00	\$ 91,500.00	\$ 91,500.00
% of Budget collected	57%	60%	89 %
SHARYLAND BUYOUT #7 in 21-22 & SHARYLAND BUYOUT #4 in 22-23	\$ 14,986.89	\$ 0	\$ 2,162.75
Grand Total	\$104,570.31	\$ 75,361.70	\$ 170,923.70

If you have any questions or require additional information, please advise.



Reimbursement Update: Collections

April 1, 2023– June 30, 2023
3rd Quarter

3rd Quarter

April 1, 2023 thru June 30, 2023

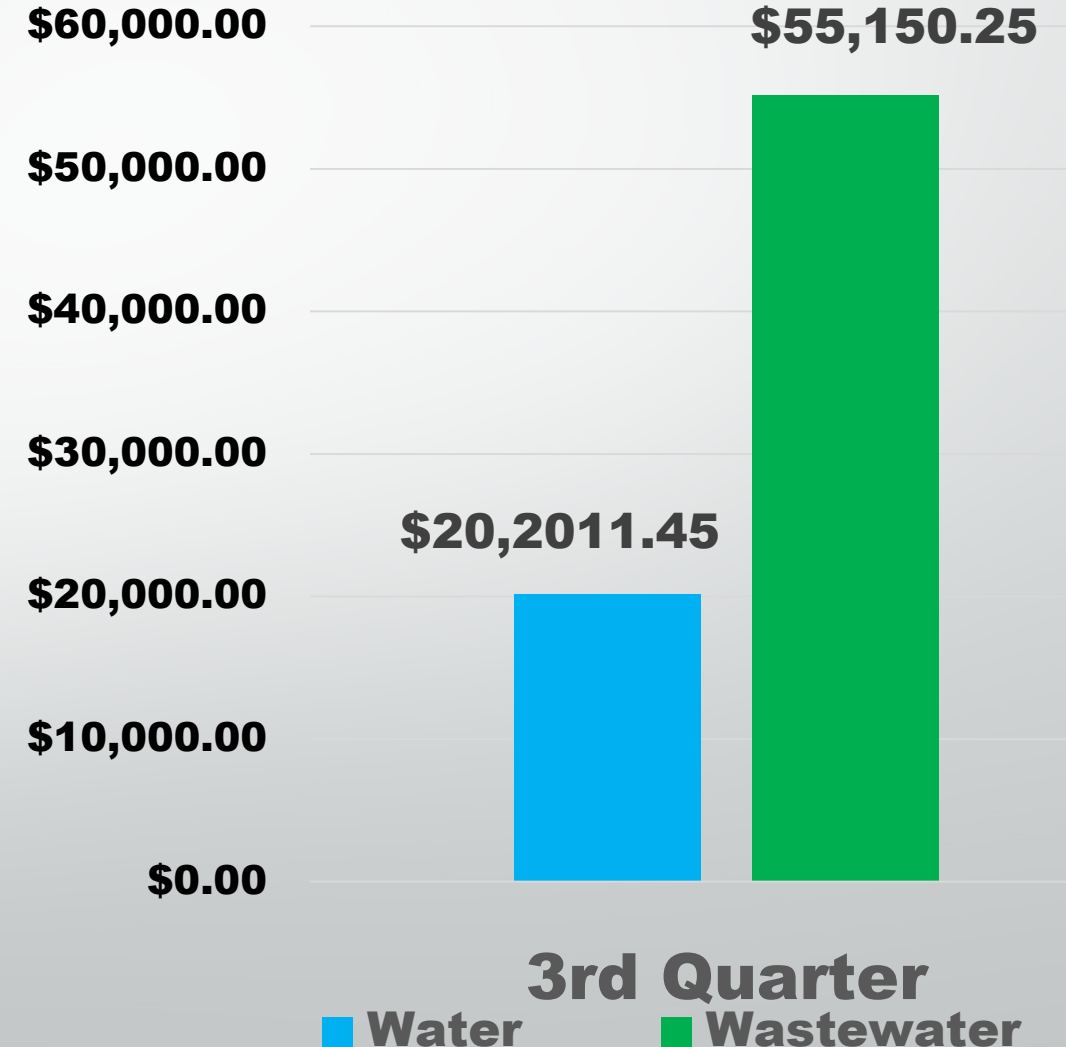
Type	Amount
Water Reimbursements	\$18,374.05
Water Admin. Fees	\$ 1,837.40

Total Water \$ 20,211.45

WW Reimbursements	\$ 46,004.65
WW Admin. Fees	\$ 9,145.60

Total WW \$ 55,150.25

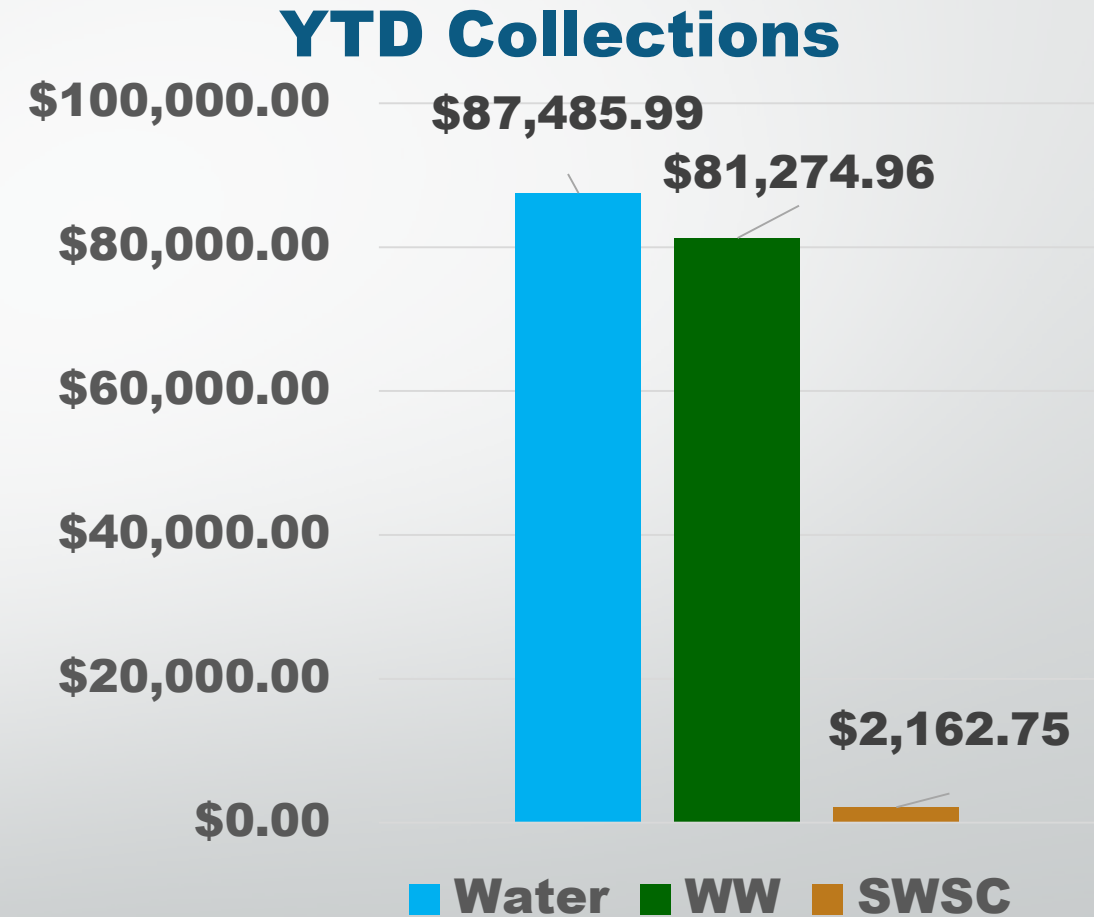
TOTAL COLLECTED 3rd QUARTER	\$75,361.70
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Year-to-Date Collections

FY 2022-2023

Type	Amount
Water Reimbursements	\$ 75,917.53
Water Administrative Fees	\$ 11,568.46
WW Reimbursements	\$ 59,368.40
WW Administrative Fees	\$ 21,906.56
SWSC Buyout #4	\$ 2,162.75
TOTAL COLLECTED	\$ 170,923.70

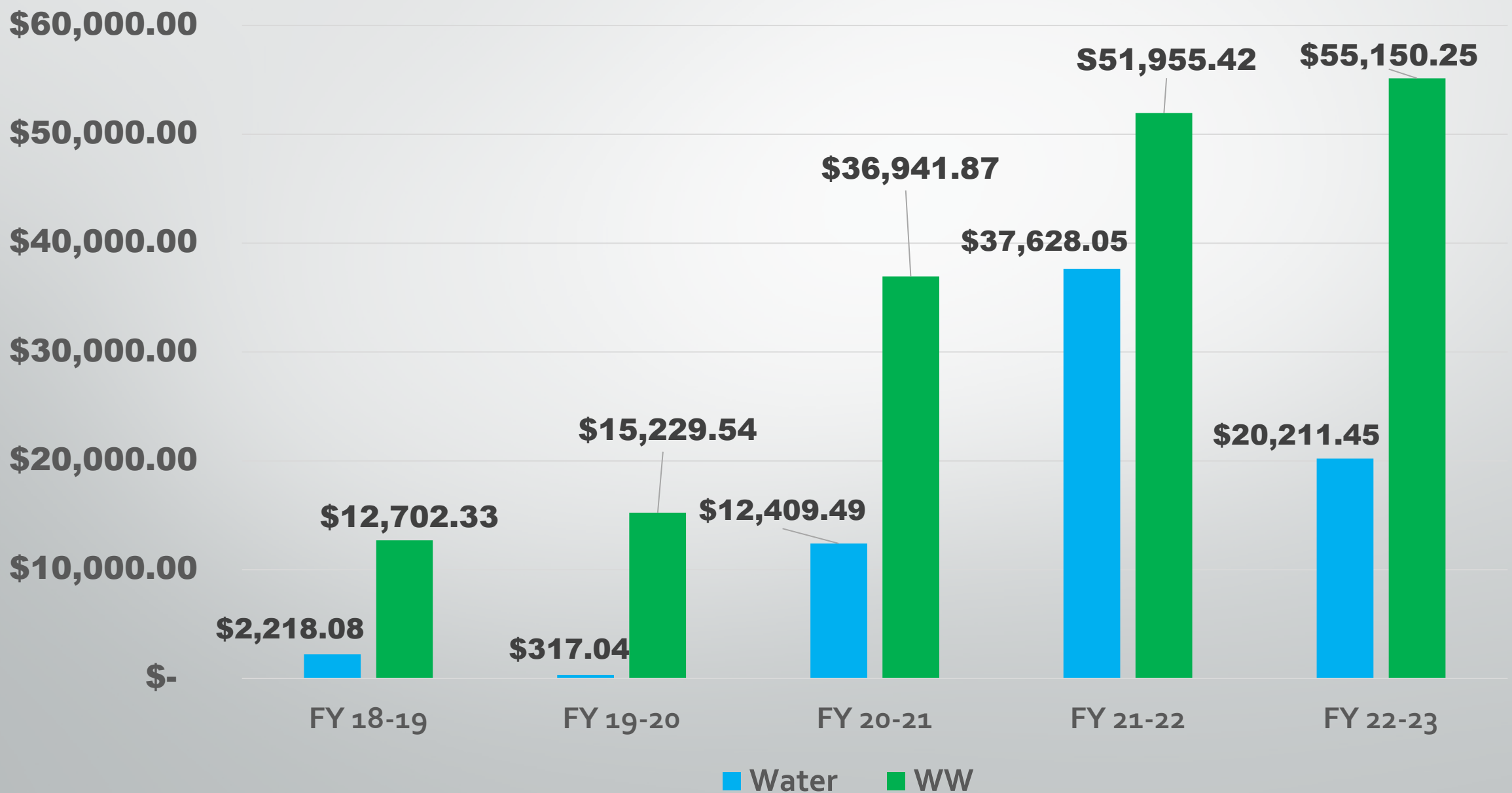


Water Reimbursement FY Budgeted Amount
\$35,000

Wastewater Reimbursement FY Budgeted Amount
\$91,000

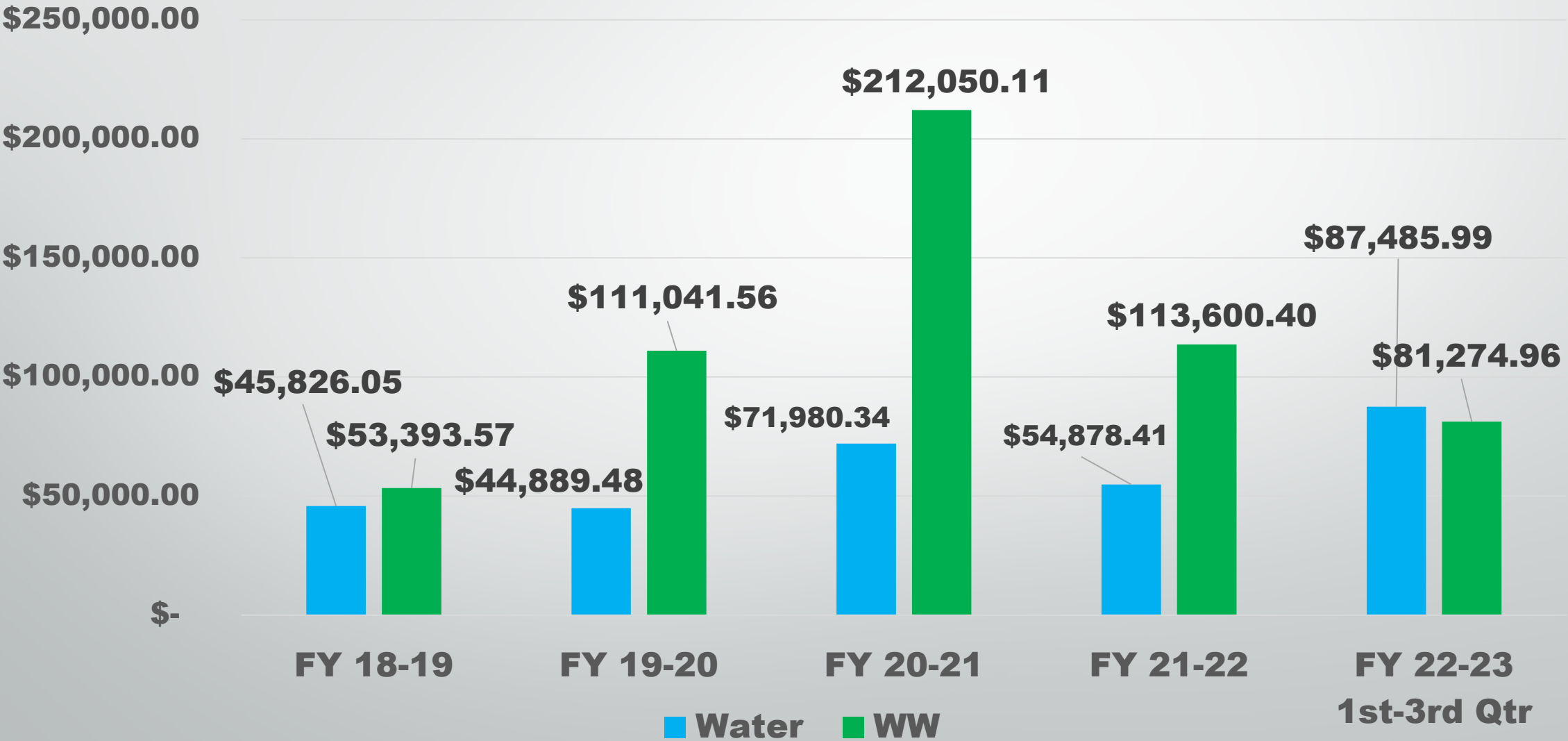
ANNUAL REIMBURSEMENT COLLECTIONS COMPARISON

3RD QUARTER



ANNUAL REIMBURSEMENT COLLECTIONS COMPARISON

ANNUAL TOTALS





AGENDA ITEM

6.a.

PUBLIC UTILITY BOARD

DATE SUBMITTED

08/21/2023

MEETING DATE

8/29/2023

**1. Agenda Item: Consultation with City Attorney relating to personnel matters.
(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 - 8/21/2023

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

6.b.

PUBLIC UTILITY BOARD

DATE SUBMITTED

08/21/2023

MEETING DATE

8/29/2023

**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 - 8/21/2023

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