



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

DATE: Tuesday, February 27, 2024

TIME: 4:00 P.M.

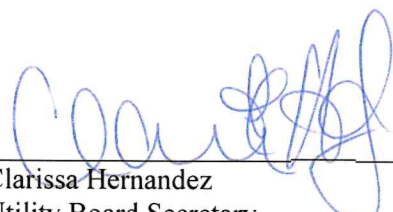
PLACE: McAllen City Hall
Commission Chambers – 3rd Floor
1300 Houston Avenue
McAllen, Texas 78501

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 23rd day of February, 2024 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, FEBRUARY 27, 2024 – 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 - JOSE ANDRADE - TRANSMISSION AND DISTRIBUTION

1. MINUTES:

- a) Approval of the Minutes for the Regular Meeting held February 13, 2024.

2. CONSENT AGENDA:

- a) Approval of Eldorado at Thousand Oaks I, II, III, IV Phase II Subdivision
- b) Approval of the Preliminary Reimbursement Certificate for the Silverado Moon Subdivision
- c) Approval of Villas at Ware Subdivision
- d) Approval of Northwood Trails Subdivision

3. BIDS AND CONTRACTS:

- a) Contract extension consideration for City of McAllen Employee Benefits Ancillary & Section 125 Administration.
- b) Consideration and Approval of Change Order Number 2 for the Material Purchase for the Large Diameter Pipeline Replacement Project – Ph. I

4. FUTURE AGENDA ITEMS

5. 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 regarding pending litigation (Section 551.071, T.G.C)
- b) Consideration of economic development matters (Section 551.087 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 MARCH 26, 2024.



AGENDA ITEM

1.a.

PUBLIC UTILITY BOARD

DATE SUBMITTED

02/21/2024

MEETING DATE

2/27/2024

1. Agenda Item: Approval of the Minutes for the Workshop and Regular Meeting held February 13, 2024.

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 - 2/21/2024

7. Staff's Recommendation:

8. City Attorney: Approve. IJT

9. MPU General Manager: Approve - MAV

10. Director of Finance for Utilities: Approved - MSC

STATE OF TEXAS
COUNTY OF HIDALGO
CITY OF MCALLEN

The McAllen Public Utility Board (MPUB) met in a Workshop on **Tuesday, February 13, 2024**, at 2:53 p.m. in the City Commission Chambers and City Hall with the following present:

	Ernest R. Williams	Vice-Chairman
	Ricardo Godinez	Trustee
	Javier Villalobos	Mayor/Ex-Officio
Absent:	Charles Amos	Chairman
	Albert Cardenas	Trustee
Visitor:	Sonny Hinojosa	Hidalgo County Irrigation Dist. No 2
Staff:	Marco A. Vega, P.E.	General Manager
	Isaac Tawil	City Attorney
	Juan J. Rodriguez	Assistant General Manager
	Clarissa Hernandez	Utility Board Secretary
	Savannah Arredondo	Assistant to the Utility Board Secretary
	David Garza	Director of Wastewater Systems
	Janet Landeros	Grants and Contracts Coordinator
	Carlos Gonzalez, P.E.	Utility Engineer
	Marco Ramirez, P.E.	Utility Engineer
	Rafael Balderas, EIT	Assistant to the Utility Engineer
	Erika Gomez, EIT	Assistant to the Utility Engineer
	Juan Vallejo	Assistant Director of Water Systems
	Robert Acosta	IT Director
	Frank De Leon	Information Security Officer
	Luis Salazar	Crew Leader T&D
	Javier Lopez	Waterline Maintenance Worker T&D
	David Valladares	Utility Billing Clerk
	Jessica Hernandez	Customer Relations Clerk
	Saul Guzman	Meter Readers
	Yesenia Tijerina	Water Education and Comm. Assistant
	Manlio A. Almora	Wastewater Plant Operator
	Ivan Perez	HEO II T&D
	Edward Gonzalez	Water Systems Director
	Patrick Gray	GIS Technician
	Valeria Rios	Treasury Accountant

1) Discussion on Raw Water Supplies in the Rio Grande

Mr. Sonny Hinojosa from Hidalgo County Irrigation District No. 2 began the presentation by providing an overview of the material to be presented. Including details on: the Rio Grande River, Falcon Dam and Reservoir, Amistad Dam and Reservoir and the Utilization of Waters of the Colorado and Tijuana Rivers and of the Rio Grande Treaty, Mexico’s Dams, as well as history of water levels and water rights.

2) Discussion of Cyber Security

Mr. Frank De Leon, Information Security Officer and Mr. Robert Acosta, Director of Information Technology presented on Cyber Security at McAllen Public Utility. This presentation covered security threats, security technology in place, and security technology improvements.

3) 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

Did not recess into Executive Session.

- a) Consultation with City Attorney regarding pending litigation (Section 551.071, T.G.C)
- b) Consideration of economic development matters (Section 551.087, T.G.C)

ADJOURNMENT

There being no other business to come before the Board, the workshop was unanimously adjourned at 3:58 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 (MPUB) convened in a Regular Meeting on **Tuesday, February 13, 2024**, at 4:00 pm at in the City Commission Chambers at City Hall with the following present:

Absent:	Ernest Williams	Vice-Chairman
	Ricardo Godinez	Trustee
	Javier Villalobos	Mayor/Ex-Officio
	Charles Amos	Chairman
	Albert Cardenas	Trustee
Staff:	Marco A. Vega, P.E.	General Manager
	Isaac Tawil	City Attorney
	J.J. Rodriguez	Assistant General Manager
	Clarissa Hernandez	Utility Board Secretary
	Savannah Arredondo	Assistant to the Utility Board Secretary
	Carlos Gonzalez, P.E.	Utility Engineer
	Edward Gonzalez	Director of Water Systems
	David Garza	Director of Wastewater Systems
	Marco Ramirez, P.E.	Utility Engineer
	Janet Landeros	Grants & Contracts Coordinator
	Valeria Rios	Treasury Accountant
	Rafael Balderas	Assistant to the Utility Engineer
	Jim Bob Sides	Video Production Specialist
	Juan Vallejo	Assistant Director of Water Systems
	Jerry Noriega	Director of Purchasing & Contracts
	Erika Gomez	Assistant to the Utility Engineer
	Yesenia Tijerina	Water Education & Comm. Assistant
	Patrick Gray	GIS Technician
	Luis Salazar	Crew Leader T&D
	Javier Lopez	Waterline Maintenance Worker T&D
	David Villadares	Utility Billing Clerk
	Jessica Hernandez	Customer Relations Cashier
	Saul Guzman	Working Supervisor
	Manlio A. Almora	Wastewater Plant Operator
	Ivan Perez	HEO II T&D

CALL TO ORDER:

Vice-Chairman Williams called the meeting to order at 4:00 p.m.

1. MINUTES:

- a) Approval of the Minutes for the Regular Meeting held January 23, 2024.

Trustee Godinez moved to approve the minutes for the regular meeting held on January 23rd, 2024. Mayor Villalobos seconded the motion. The motion carried unanimously by those present.

2. CONSENT AGENDA

Mayor Villalobos moved to approve items 2a through 2g. Trustee Godinez seconded the motion. The motion carried unanimously by those present.

- a) Approval of Barton Subdivision
- b) Approval of Habitat at Ware Subdivision
- c) Approval of La Casita Deli Subdivision
- d) Approval of STC 30 Acres Subdivision

- e) Approval of Red Square Dental and Orthodontics Plaza Subdivision
- f) Approval of Wellness on Wheelz Subdivision
- g) Approval of ZOHO Subdivision and Preliminary Reimbursement Certificate

3. BIDS AND CONTRACTS:

- a) Consideration and Approval of Change order No. 2- Final for the 10.5 St and Newport Waterline Improvements Project – Project No. 02-23-C19-428 (CDBG Funded)

Trustee Godinez moved to approve of Change order No. 2- Final for the 10.5 St. and Newport Waterline Improvements Project. Mayor Villalobos seconded the motion. The motion carried unanimously by those present.

- b) Consideration and Approval of Second Amendment to Elevated Water Tank Use Agreement for New Cingular Wireless PCS, LLC at Trade Zone Water Tower.

Mayor Villalobos moved to approve of Second Amendment to Elevated Water Tank Use Agreement for New Cingular Wireless PCS, LLC at Trade Zone Water Tower. Trustee Godinez seconded the motion. The motion carried unanimously by those present.

- c) Consideration and Approval of Emergency Repair and Replacement of Transmission Water Lines

Trustee Godinez moved to approve of Emergency Repair and Replacement of Transmission Water Lines. Mayor Villalobos seconded the motion. The motion carried unanimously by those present.

4. UTILITY LAYOUTS:

- a) Barton Subdivision: Consideration and Approval of MPU Participation for Water Public Improvements

Trustee Godinez moved to approve Barton Subdivision MPU Participation for Water Public Improvements. Mayor Villalobos seconded the motion. The motion carried unanimously by those present.

- b) Discussion and Approval of Huerta Subdivision and Septic Tank Variance

Trustee Godinez moved to approve of Huerta Subdivision and Septic Tank Variance. Mayor Villalobos seconded the motion. The motion carried unanimously by those present.

- c) Barton Subdivision: Consideration and Approval of Preliminary Reimbursement Certificate to the Developer

Trustee Godinez moved to approve Barton Subdivision Reimbursement Certificate to the Developer. Mayor Villalobos seconded the motion. The motion carried unanimously by those present.

5. MANAGER'S REPORT:

- a) Review of Quarterly Investment Report for Quarter Ending September 30, 2023.

Trustee Godinez moved to approve the Quarterly Investment Report for Quarter Ending September 30, 2023. Mayor Villalobos seconded the motion. The motion carried unanimously by those present.

- b) Review of Unaudited Results of Financial Operations as of September 30, 2023.

Requested by Trustee Godinez to review during Board Retreat.

6. FUTURE AGENDA ITEMS

7. 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

Board did not recess into Executive Session.

- a) Consultation with City Attorney regarding pending litigation (Section 551.071, T.G.C)
- b) Consideration of economic development matters (Section 551.087, T.G.C)

ADJOURNMENT

There being no other business to come before the Board, the meeting was unanimously adjourned at 4:07 p.m.

Charles Amos, Chairman

Attest:

Clarissa Hernandez
Utility Board Secretary



AGENDA ITEM

2.a.

PUBLIC UTILITY BOARD

DATE SUBMITTED

02/21/2024

MEETING DATE

2/27/2024

1. Agenda Item: Approval of Eldorado at Thousand Oaks I, II, III, IV Phase II Subdivision.
2. Party Making Request: Rafael Balderas Jr.
3. Nature of Request: Request of MPU Board approval from the developer of the proposed subdivision.
4. Budgeted:

Bid Amount: _____

Under Budget: _____

Budgeted Amount: _____

Over Budget: _____

Amount Remaining: _____

5. Reimbursement: Wastewater Reimbursement to the developer of El Pacifico for the El Pacifico Wastewater Project in the amount of \$42,679.22. Wastewater Reimbursement to MPU for participation to the El Pacifico Wastewater Project in the amount of \$12,583.27.
6. Routing:
Rafael Balderas Jr. Created/Initiated - 2/21/2024
7. Staff's Recommendation: Staff recommends approval of the proposed subdivision with the conditions set forth.
8. City Attorney: Approve. IJT
9. MPU General Manager: Approved - MAV
10. Director of Finance for Utilities: Approved - MSC

Memo

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

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

FROM: Rafael A. Balderas, E.I.T., Asst. to the Utility Engineer

DATE: February 19, 2024

SUBJECT: **Eldorado at Thousand Oaks I, II, III, IV Phase II Subdivision; Consideration & Approval of the Subdivision**

This property is located on the south side of future 8 ½ Mile Road and east of Ware Road. It is located within the McAllen City Limits and is being proposed as R-1 and R-3A residential. The tract consists of 65.56 acres and will be 173 lots for single family and multi-family use.

The subdivision application was originally filed with the City on May 15, 2023 and receive preliminary P&Z approval on November 21, 2023. The information required from the developer's engineer for this agenda was received on February 21, 2024.

Utility plan/availability is described as follows:

1. **Water Service:** The property falls within the Sharyland Water Supply Corporation water CCN. The applicant will be asked to coordinate with SWSC on the water improvements. It is requested that the applicant follow the standard subdivision requirements pertaining to fire protection and will be asked to coordinate with the Fire department.
2. **Wastewater Service:** The applicant is proposing to install an 8-inch wastewater line to service the property, which would connect to an existing wastewater line that were installed with phase one south of phase two.
3. The property falls within the DEV and MPU: El Pacifico Wastewater reimbursement service area.

Staff recommends MPUB approval of the subdivision application as proposed subject to the following: 1.) Dedication of a utility easement, possibly along the perimeter of the property, and where the main utility lines will be installed; 2.) Installation of the proposed public utility infrastructure be constructed as recommended; 3.) Execution of a Waterline Access Agreement between the developer, SWSC, and the City; 4.) Payment of a Wastewater Line Reimbursement to the developer of El Pacifico for the El Pacifico Wastewater Project in the amount of \$42,679.22; and 5.) Payment of a Wastewater Line Reimbursement to MPU for participation to the El Pacifico Wastewater Project in the amount of \$12,583.27.

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



QUINTANILLA, HEADLEY AND ASSOCIATES, INC.

Consulting Engineers ★ Land Surveyors

Alfonso Quintanilla, P.E. # 95534 R.P.L.S #4856 Eulalio Ramirez, P.E. # 77062

Engineering Firm Registration No. F-1513

Surveying Firm Registration No. 100411-00

Municipal & County Projects ★ Subdivisions ★ Surveys

February 9, 2024

**Re: Eldorado At Thousand Oaks I, II, III, IV Phase II
Water and Sanitary Sewer Description**

Water: The developer is proposing to connect to the existing 8" SWSC water lines installed along the streets on Phase I and continue the 8" water lines along the proposed interior streets to the north to the end of his subdivision. The developer is also proposing to install fire hydrants spaced as per fire department requirements.

Sewer: Developer is proposing to connect to the existing 8" sanitary sewer lines installed along the streets on Phase I and continue the 8" sanitary sewer lines along the proposed interior streets to the end of his subdivision.

Should you have any questions or require additional information, please do not hesitate to contact my office. Thank you.

Sincerely,

Eulalio Ramirez, P.E.

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 Red Rock Real Estate Development Group, LTD hereinafter called the DEVELOPER.

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

El Dorado at Thousand Oaks
I, II, III and IV Phase II

(Subdivision Name)

and proposes to construct Utility Improvements as shown on a plan designed by Quintanilla, Headley & Associates, Inc. dated _____, hereinafter called the
(Engineering Firm)

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

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

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

CITY OF McALLEN BY THE
McALLEN PUBLIC UTILITY

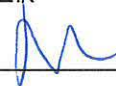
BY: _____

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

ATTEST:

Board Secretary

DEVELOPER

BY:  _____

Address:

Red Rock Real Estate Development Group, LTD
Manuel N. Cantu, Jr., Manager
2912 S. Jackson Rd.
McAllen, TX 78503

**SUBDIVISION REIMBURSEMENT WORKSHEET
EL DORADO AT THOUSAND OAKS I, II, III, IV Ph. 2 SUBDIVISION**

SEWER LINE REIMB. CALCULATIONS				
SEWER:	DEV. OF EL PACIFICO SUBDIVISION			
COST:	\$591.81	x	65.56 AC	\$38,799.29
10% ADMIN FEE	<10 YEARS			3,879.93
SEWER LINE REIMBURSEMENT				\$42,679.22

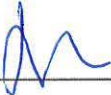
SEWER LINE REIMB. CALCULATIONS				
SEWER:	MPU: EL PACIFICO PARTICIPATION			
COST:	\$174.49	x	65.56 AC	\$11,439.34
10% ADMIN FEE	<10 YEARS			1,143.93
SEWER LINE REIMBURSEMENT				\$12,583.27

TOTAL REIMBURSEMENT DUE **\$55,262.49**

Prepared By: RS Date: 2/9/2024 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: _____

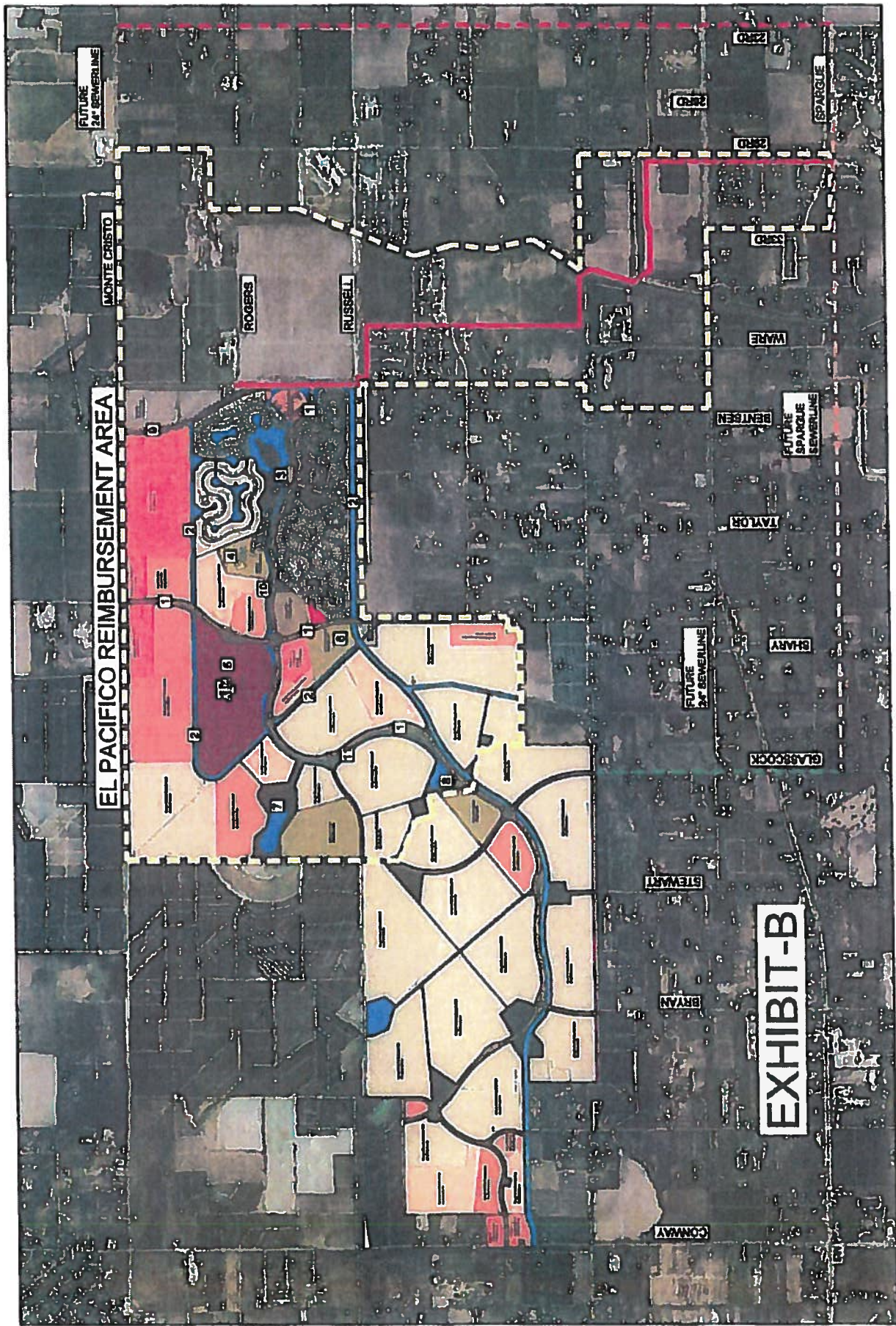
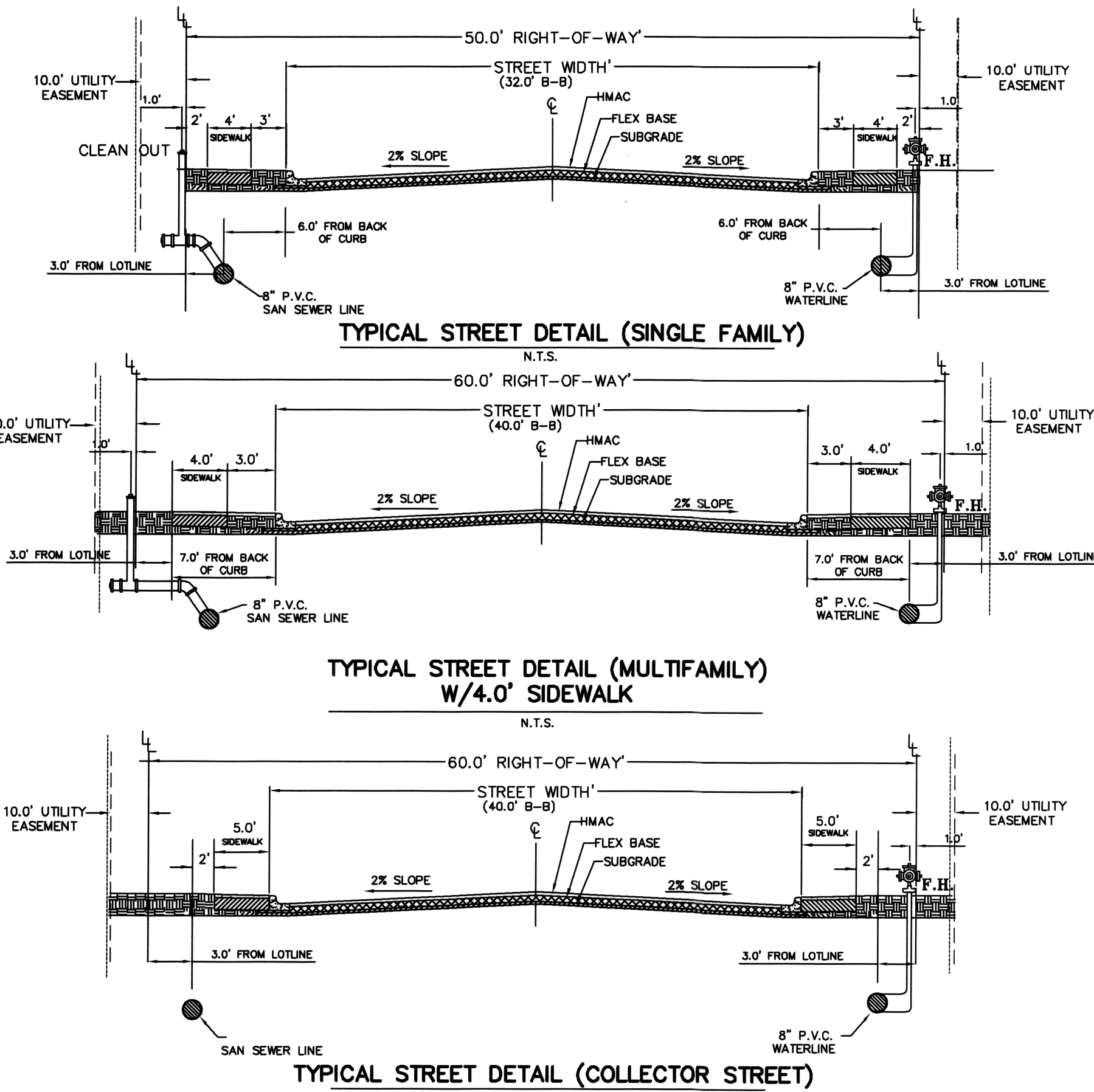
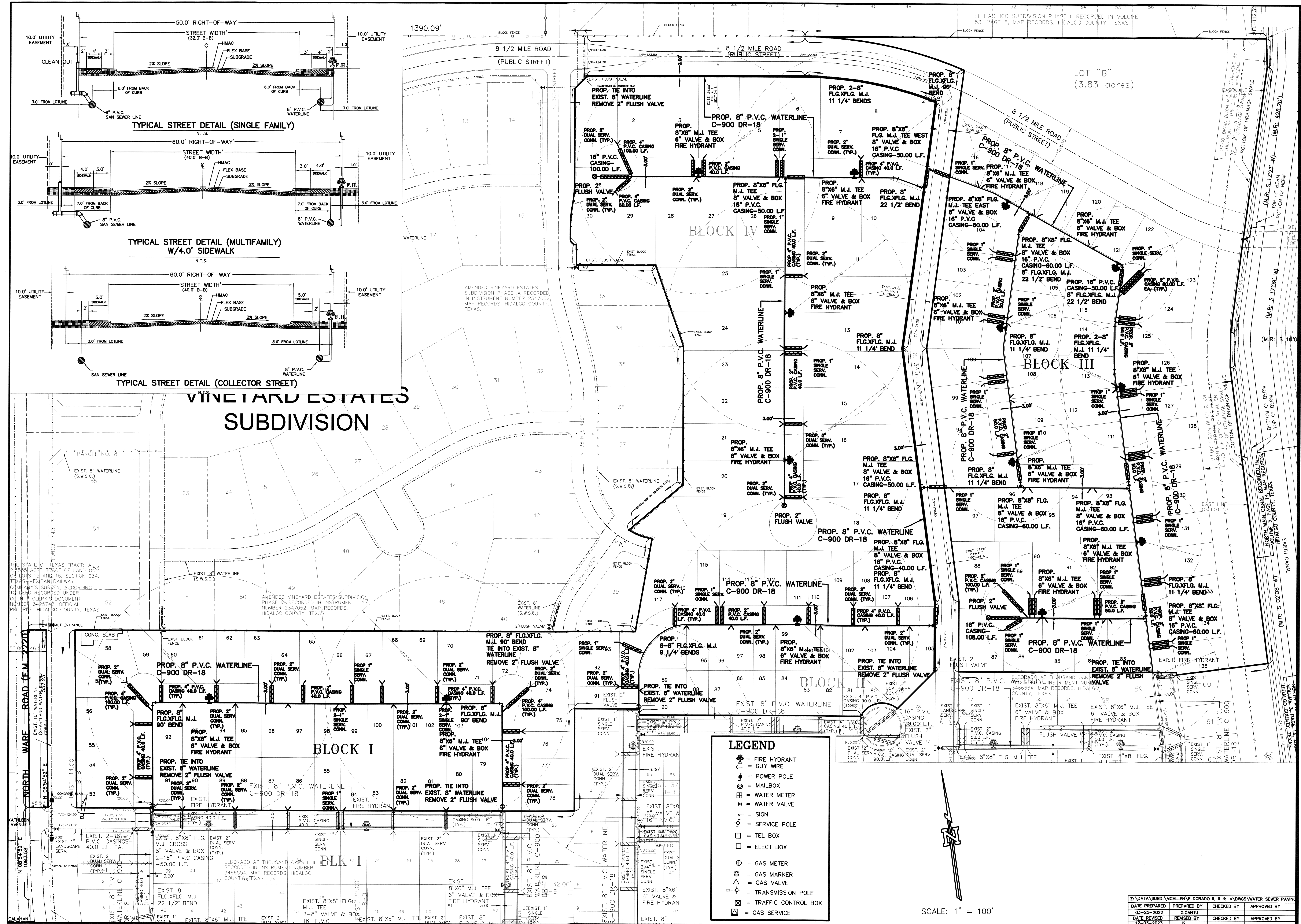


EXHIBIT-B

2

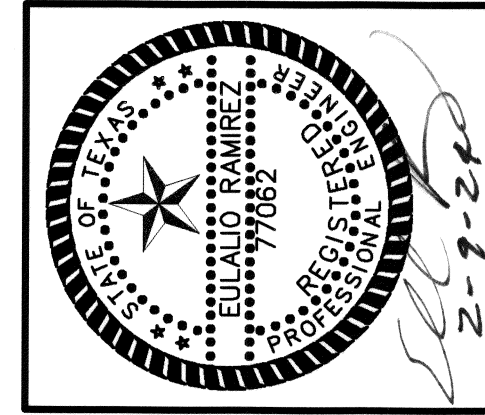


- LEGEND**
- FIRE HYDRANT
 - GUY WIRE
 - POWER POLE
 - MAILBOX
 - WATER METER
 - WATER VALVE
 - SIGN
 - SERVICE POLE
 - TEL BOX
 - ELECT BOX
 - GAS METER
 - GAS MARKER
 - GAS VALVE
 - TRANSMISSION POLE
 - TRAFFIC CONTROL BOX
 - GAS SERVICE

SCALE: 1" = 100'

JOB NO.	12-03-2023
DATE	REVISION
SCALE	1"=100'
DRAWN BY	JG
SHEET	

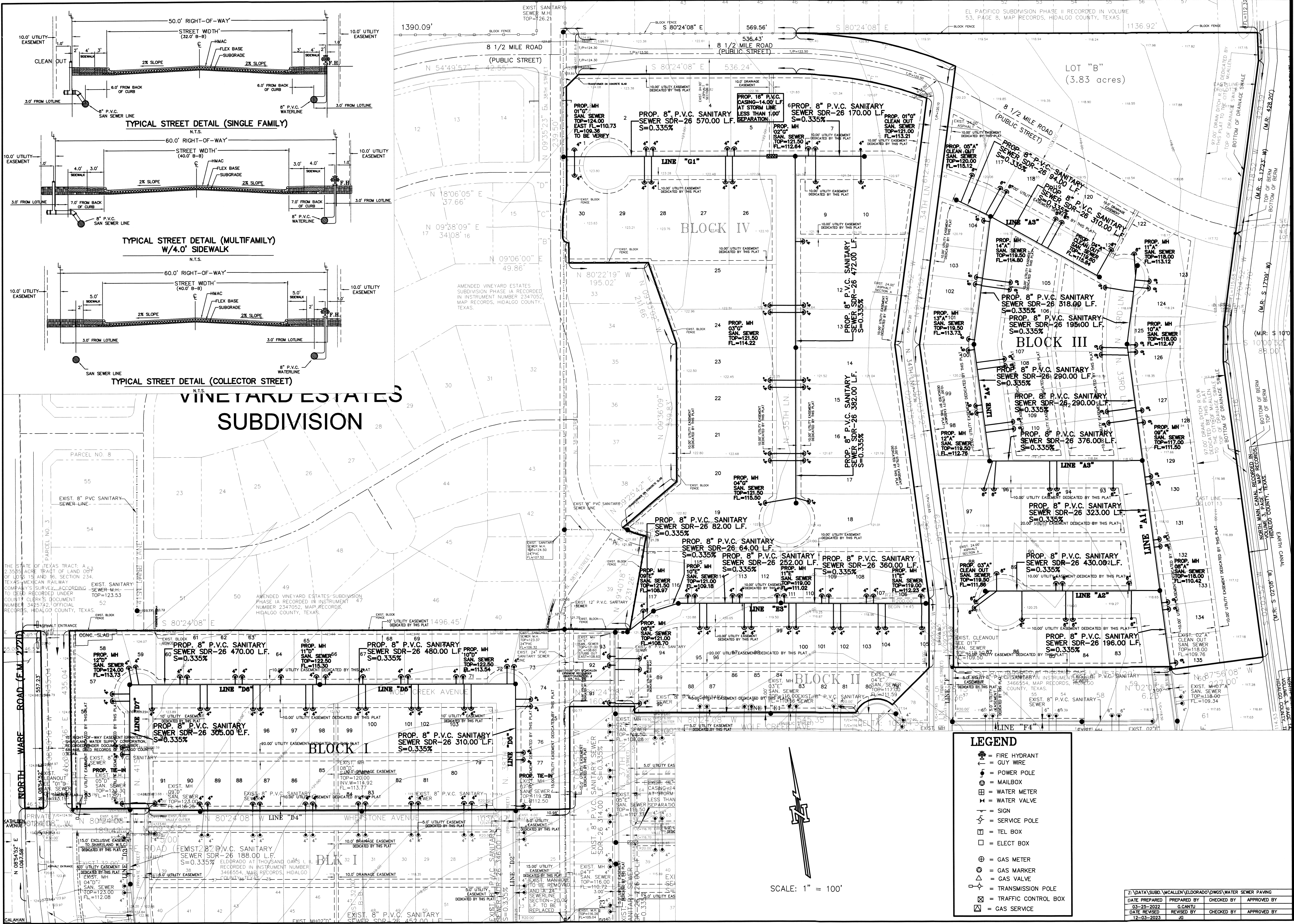
**ELDORADO AT THOUSAND OAKS
I, II, III AND IV
PHASE II
WATER DISTRIBUTION SYSTEM**



QUINTANILLA, HEADLEY AND ASSOCIATES, INC.
LAND SURVEYORS
PHONE 956-381-6480
FAX 956-381-0527
ALFONSO@QHA-ENG.COM

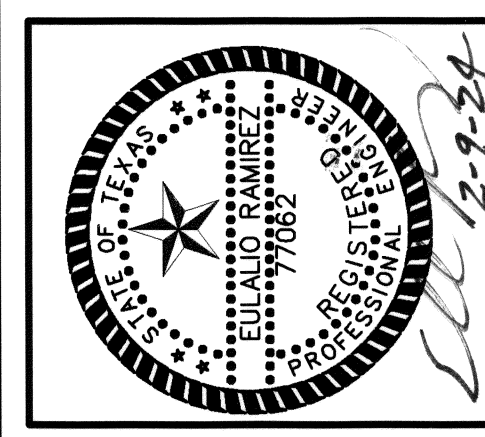
CONSULTING ENGINEERS
124 E. STUBBS ST.
EDINBURG, TEXAS 78539
ENGINEERING REGISTRATION NUMBER F-1513
SURVEYING REGISTRATION NUMBER 100411-00

DATE PREPARED	03-25-2022	PREPARED BY	G. GANTU	CHECKED BY		APPROVED BY	
DATE REVISION	12-03-2023	REVISION	JG	CHECKED BY		APPROVED BY	



JOB NO.	12-03-2023
DATE	REVISION
SCALE	1"=100'
DRAWN BY	JG
SHEET	

ELDORADO AT THOUSAND OAKS
I, II, III AND IV
PHASE II
SANITARY SEWER COLLECTION
SYSTEM

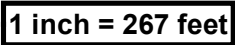


QUINTANILLA, HEADLEY AND ASSOCIATES, INC.
LAND SURVEYORS
CONSULTING ENGINEERS
124 E. STUBBS ST.
EDINBURG, TEXAS 77539
PHONE 956-381-6480
FAX 956-381-0527
ALFONSO@QHA-ENG.COM
SURVEYING REGISTRATION NUMBER 100411-00

LEGEND

	= FIRE HYDRANT
	= GUY WIRE
	= POWER POLE
	= MAILBOX
	= WATER METER
	= WATER VALVE
	= SIGN
	= SERVICE POLE
	= TEL BOX
	= ELECT BOX
	= GAS METER
	= GAS MARKER
	= GAS VALVE
	= TRANSMISSION POLE
	= TRAFFIC CONTROL BOX
	= GAS SERVICE

DATE PREPARED			
12-03-2023	12-03-2023	12-03-2023	12-03-2023
DATE REVISION			
12-03-2023	12-03-2023	12-03-2023	12-03-2023



- ### Legend
-  Proposed Septic Tank
 -  Existing Manhole
 -  Proposed Clean-Out
 -  Proposed Manholes
 -  Proposed Fire Hydrant
 -  Existing Fire Hydrants
 -  Existing Wastewater Line
 -  Proposed Wastewater Line
 -  Proposed Water Line
 -  Sewer CCN
 -  Water CCN
 -  Lots
 -  Existing Waterline
 -  Proposed Area



AGENDA ITEM

2.b.

PUBLIC UTILITY BOARD

DATE SUBMITTED

02/21/2024

MEETING DATE

2/27/2024

1. Agenda Item: Approval of the Preliminary Reimbursement Certificate for the Silverado Moon Subdivision.

**2. Party Making Request:
Rafael Balderas Jr.**

3. Nature of Request: Request of MPU Board approval of a preliminary reimbursement certificate 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:
Rafael Balderas Jr. Created/Initiated - 2/21/2024**

7. Staff's Recommendation: Staff recommends approval.

8. City Attorney: Approve. IJT

9. MPU General Manager: Approved - MAV

10. Director of Finance for Utilities: Approved - MSC

Memo

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

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

FROM: Rafael A. Balderas, E.I.T., Asst. to the Utility Engineer

DATE: February 19, 2024

SUBJECT: Request of a Preliminary Reimbursement Certificate for the Silverado Moon Subdivision

The developer of the Silverado Moon Subdivision is requesting a Preliminary Reimbursement Certificate for the wastewater improvements that were done for the subdivision. The subdivision received approval from the MPU Board on July 11, 2023. It is located on the east side of Taylor Road and north of 5 Mile. The property is a 24.54 acre tract and will be used for single family homes.

The subject wastewater improvements consisted of extending a 12-inch, 10-inch and 8-inch wastewater line to help service the neighboring northern properties.

The developer has proposed to establish a preliminary reimbursement service area totaling 53.64 acres, which includes the neighboring properties to the north.

The estimated cost for the wastewater improvements is \$158,635.05.

	Acres to Serve	Cost	Cost per acre
Developers Wastewater Reimbursement	53.64	\$158,635.05	\$2,957.40

With the review of the proposed request, staff recommends approval of the preliminary reimbursement certificates as proposed by the developer. The final reimbursement certificate will follow.

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

Project Name: SILVERADO MOON SUBDIVISION
25.62 ACRES (121 RESIDENTIAL LOTS)

Date: 2/21/2024

Page 1 of 1

Sanitary Sewer - Tie into exist City of McAllen sewer line on Taylor Rd and Mile 5 Road

ITEM #	DESCRIPTION	QUANTITY	UNIT COST	AMOUNT
1	12" SDR-26 SEWER LINE	430 LF	\$45.00	\$19,350.00
2	10" SDR-26 SEWER LINE	1377 LF	\$40.00	\$55,080.00
3	8" SDR-26 SEWER LINE	123 LF	\$35.00	\$4,305.00
4	SANITARY SEWER MANHOLE	8 EA	\$6,500.00	\$52,000.00
5	TIE INTO EXISTING SANITARY SEWER	2 EA	\$4,200.00	\$8,400.00
6	8" CLEANOUT W/ METAL COVER & CONCRETE COLLAR	1 EA	\$1,250.00	\$1,250.00
SUB -TOTAL:				\$140,385.00
ESTIMATE DEVELOPMENT COST BREAKDOWN:				
1	CONSTRUCTION BY DEVELOPER			\$140,385.00
2	CITY OF MCALLEN ADMINISTRATIVE INSPECTION FEE (2% OF CONSTRUCTION COST)			\$2,807.70
3	CITY OF MCALLEN CONSTRUCTION MATERIALS TESTING FEES (3% OF CONSTRUCTION COST)			\$4,211.55
4	RDE - ENGINEERING FEE (8% OF ESTIMATED COST OF SITE-CIVIL IMPROVEMENTS)			\$11,230.80
GRAND -TOTAL:				\$158,635.05
PER ACRE(53.64 ACRES)				\$2,957.40

PRELIMINARY REIMBURSEMENT CERTIFICATE

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, FORTIS LAND COMPANY, LLC hereinafter called the DEVELOPER.

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

PROPOSED SILVERADO MOON SUBDIVISION
LOCATED APPROXIMATELY 700 FEET NORTH OF THE
INTERSECTION OF AUBURN AVE. AND TAYLOR RD.

(Location)

8-INCH SANITARY
SEWER LINE

(Service)

and proposes to extend a _____ as shown on a plan designed by _____

RIO DELTA ENGINEERING

(Engineering Firm)

, and proposes to construct Utilities Improvements, as approved by the MPUB on _____

(Approval date)

2.957.40

~~469.18~~ J.A.H.

~~125.86~~

2. The Developer's Cost (\$ 2,957.40 p/Ac.), the Pro Rata Share to be reimbursed to the Developer by the Intervening Developers, in accordance with the presently existing MPUB's Reimbursement Policy, is shown on Exhibit "A" attached hereto and made a part hereof.

3. This certificate hereby entitles the holder hereof, being the Developer, to receive reimbursement of the Pro Rata Share from Intervening Developers, after the deduction of the administrative fee by the MPUB, if and when so collected by the MPUB, in accordance with the MPUB's Reimbursement Policy.

4. The installation of the above-described Utilities Improvements will be completed and will be operational, and installed as approved by the CITY.

5. The right to reimbursement is subject to the Reimbursement Policy as established by the McAllen Public Utility Board effective _____ or as such policy may hereinafter be amended.

ISSUED in triplicate originals this _____ day of _____, 20____ and

to expire this _____ day of _____, 20____.

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

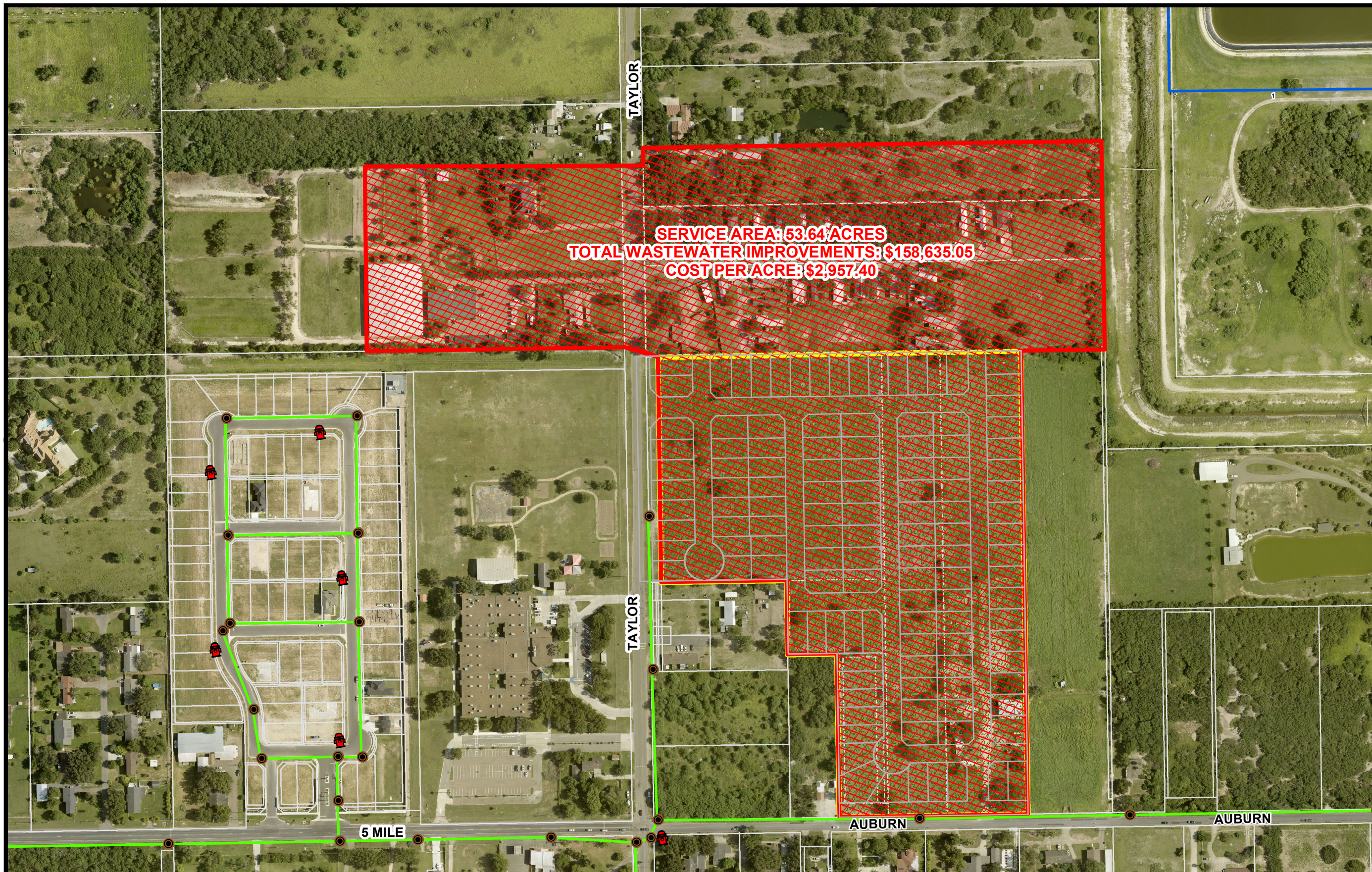
DEVELOPER

BY: _____

NAME &
ADDRESS

Omar F. Garcia
222 W. University Dr.
Edinburg, TX 78539

SILVERADO MOON PRELIM. REIMBURSEMENT



1 inch = 267 feet

Legend

- Existing Manhole
- Existing Fire Hydrants
- Existing Wastewater Line
- Service Area
- Sewer CCN
- Water CCN
- Existing Waterline
- Proposed Area



AGENDA ITEM

2.c.

PUBLIC UTILITY BOARD

**DATE SUBMITTED
MEETING DATE**

**02/21/2024
2/27/2024**

1. Agenda Item: Approval of Villas at Ware Subdivision
2. Party Making Request:
Marco Ramirez, Utility Engineer P.E.
3. Nature of Request: The approval of Villas at Ware Subdivision
4. Budgeted:

Bid Amount:		Budgeted Amount:	
Under Budget:		Over Budget:	
		Amount Remaining:	
5. Reimbursement:
6. Routing:
Patrick Gray Created/Initiated - 2/21/2024
7. Staff's Recommendation: Staff recommends the approval of Villas at Ware Subdivision
8. City Attorney: Approve. IJT
9. MPU General Manager: Approved - MAV
10. Director of Finance for Utilities: Approved - MSC

Memo

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

J.J. Rodriguez, Asst. General Manager

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

Marco Ramirez, P.E., Utility Engineer

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

DATE: February 27, 2024

SUBJECT: Villas at Ware Subdivision; Consideration & Approval of Subdivision

This property is located approximately 1,090 FT north of Buddy Owens Blvd. and on the east side of North Ware Rd. It is located within the McAllen City Limits and is being proposed as R-3T Residential. The tract consists of 9.33 acres and is proposing 87 single family home lots.

The subdivision application was originally filed with the City on June 27, 2023 and has received preliminary P&Z approval on February 6, 2024. The information required from the developer's engineer for this agenda was received on February 14, 2024.

Utility plan/availability is described as followed:

1. **Water Service:** There is an existing 12-inch waterline along the East right-of-way of Ware Road and an 8-inch waterline along the north right-of-way of Waterlily Avenue, and along the east right-of-way of north 34th street on both the north & south side of the proposed subdivision. The developer is proposing four (4) connections that will be made to existing the water lines. An 8-inch waterline will be looped as per the attached water layout. The proposed 8-inch water line will run within the proposed easements and will provide all necessary services and fire protection to the lots within said Villas at Ware Subdivision.
2. **Sewer Service:** There is an existing 8-inch sanitary sewer line along the west side of Ware Road, which is stubbed to the east side of Ware Road with an existing 8" sanitary sewer line and cleanout. A proposed sanitary manhole will replace the existing clean-out. Proposed 10" and 8" sanitary sewer lines will be extended within the right-of-way or dedicated easements of interior streets and provide all necessary services to all lots within said Villas on Ware Subdivision.
3. This property falls within the Ware Road Waterline Relocation, MISD #9 Sewer and Nolana Diversion Reimbursements.

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

- 1.) **Dedication of a utility easement, possibly along the perimeter of the property.**
- 2.) **Installation of the proposed public utility infrastructure to be constructed with respect to the updated layouts.**
- 3.) **Payment of a Sanitary Sewer and Water Line Reimbursements to MPU in the amount of \$27,718.28.**
- 4.) **Engineer to submit updated and compliant utility layout when submitting construction plans.**

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

MEMORANDUM

Date: February 14, 2024
To: Rafael Balderas, McAllen PUB
CC: Rhodes Development, Inc.
From: Mario A. Reyna, P.E.
Subject: VILLAS AT WARE SUBDIVISION

Following is a description of the water and sewer as proposed for the above referenced subdivision:

WATER - MPUB

There is an existing 12-inch waterline along the East right-of-way of Ware Road and a 8-inch waterline along the north right-of-way of Waterlily Avenue, and along the east right-of-way of north 34th street on both the north & south side of the proposed subdivision. A total of four (4) connections that will be made to existing water lines. An 8-inch waterline will loop interior as per attached water layout. The proposed 8-inch water line will run within the proposed easements and will provide all necessary services and fire protection to the lots within said Villas at Ware Subdivision.

SANITARY SEWER- MPUB

There is an existing 8-inch sanitary sewer line along the west side of Ware Road, which is stubbed to the east side of Ware Road with an existing 8" sanitary sewer line and cleanout. A proposed sanitary manhole will replace the existing clean-out. Proposed 10" and 8" sanitary sewer lines will be extended within the right-of-way or dedicated easements of interior streets and provide all necessary services to all lots within said Villas on Ware Subdivision.

Respectfully,

Mario A. Reyna, P.E.
Melden & Hunt, Inc.

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 RHODES DEVELOPMENT, INC. hereinafter called the DEVELOPER.

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

VILLAS AT WARE SUBDIVISION and proposes to construct Utility Improvements as shown on a plan
(Subdivision Name)
designed by Melden & Hunt, Inc. dated September 09, 2023, hereinafter called the IMPROVEMENTS,
(Engineering Firm)
as approved by the McAllen Public Utility Board on _____.
(Approval date)

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

ISSUED in triplicate originals this 20 day of October, 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:

Board Secretary

DEVELOPER/OWNER:

BY: _____


RHODES DEVELOPMENT, INC.
Nick Rhodes, President
200 S. 10th St., Ste 1700
McAllen, Hidalgo County, TX 78501

**SUBDIVISION REIMBURSEMENT WORKSHEET
VILLAS AT WARE SUBDIVISION**

SEWER LINE REIMB. CALCULATIONS

SEWER: MPU: WARE RD. WATERLINE RELOCATION
COST: \$1,161.00 x 9.333 AC \$10,835.61
10% ADMIN FEE <10 YEARS 1,083.56

SEWER LINE REIMBURSEMENT \$11,919.17

SEWER LINE REIMB. CALCULATIONS

SEWER: MPU: MISD #9 SEWER REIMBURSEMENT
COST: \$351.21 x 9.333 AC \$3,277.84
10% ADMIN FEE <10 YEARS 327.78

SEWER LINE REIMBURSEMENT \$3,605.62

SEWER LINE REIMB. CALCULATIONS

SEWER: MPU: NOLANA DIVERSION
COST: \$1,187.72 x 9.333 AC \$11,084.99
10% ADMIN FEE <10 YEARS 1,108.50

WATER LINE REIMBURSEMENT \$12,193.49

TOTAL REIMBURSEMENT DUE \$27,718.28

Prepared By:  Date: 10/4/23 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: Nick Rhodes

SUBDIVISION MAP OF
VILLAS AT WARE
SUBDIVISION
(PRIVATE SUBDIVISION)

BEING A SUBDIVISION OF A 9.333 ACRES SITUATED IN THE CITY OF MCALLEN, COUNTY OF HIDALGO, TEXAS, BEING A PART OR PORTION OUT OF LOT 100, LA LOMITA IRRIGATION & CONSTRUCTION COMPANY SUBDIVISION, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 24, PAGE 67, HIDALGO COUNTY DEED RECORDS.

METES AND BOUNDS DESCRIPTION:

A TRACT OF LAND CONTAINING 9.333 ACRES SITUATED IN THE CITY OF MCALLEN, COUNTY OF HIDALGO, TEXAS, BEING A PART OR PORTION OUT OF LOT 100, LA LOMITA IRRIGATION & CONSTRUCTION COMPANY SUBDIVISION, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 24, PAGE 67, HIDALGO COUNTY DEED RECORDS, SAID 9.333 ACRES BEING A PART OR PORTION OUT OF A CERTAIN TRACT CONVEYED TO RHODES ENTERPRISES, INC., BY VIRTUE OF A DEED WITHOUT WARRANTY RECORDED UNDER DOCUMENT NUMBER 3426750, HIDALGO COUNTY OFFICIAL RECORDS, SAID 9.333 ACRES ALSO BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID LOT 100:

- THENCE, S 81° 23' 15" E ALONG THE NORTH LINE OF SAID LOT 100, A DISTANCE OF 391.27 FEET TO A NO. 4 REBAR FOUND, FOR THE NORTHWEST CORNER AND POINT OF BEGINNING OF THIS HEREIN DESCRIBED TRACT;
1. THENCE, S 81° 23' 15" E ALONG THE NORTH LINE OF SAID LOT 100, A DISTANCE OF 929.49 FEET TO A NO. 4 REBAR FOUND, FOR THE NORTHEAST CORNER OF THIS TRACT;
2. THENCE, S 08° 36' 45" W A DISTANCE OF 355.24 FEET TO AN "X" CUT IN CONCRETE FOUND FOR THE NORTHERMOST SOUTHEAST CORNER OF THIS TRACT;
3. THENCE, N 81° 25' 55" W ALONG A NORTH LINE OF WISTERIA ESTATES, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 34, PAGE 151, HIDALGO COUNTY MAP RECORDS, A DISTANCE OF 661.22 FEET TO A NO. 4 REBAR SET, FROM WHICH A NO. 4 REBAR FOUND BEARS N 08° 34' 05" E, A DISTANCE OF 0.23 FEET, FOR AN INSIDE CORNER OF THIS TRACT;
4. THENCE, S 08° 34' 05" W ALONG A WEST LINE OF WISTERIA ESTATES, A DISTANCE OF 283.90 FEET TO A NO. 4 REBAR SET, FOR THE SOUTHERNMOST SOUTHEAST CORNER OF THIS TRACT;
5. THENCE, N 81° 25' 55" W ALONG A NORTH LINE OF WISTERIA ESTATES, A DISTANCE OF 268.00 FEET TO A NO. 4 REBAR SET, FOR THE SOUTHWEST CORNER OF THIS TRACT;
6. THENCE, N 08° 34' 05" E A DISTANCE OF 639.87 FEET TO THE POINT OF BEGINNING AND CONTAINING 9.333 ACRES OF LAND, MORE OR LESS.

LOT LINE - LINE TABLE:

Line #	Length	Direction
L1	10.36'	N08°34'05"E
L2	22.88'	N08°36'45"E
L3	21.41'	N08°36'05"E
L4	25.54'	N08°36'45"E
L5	13.00'	N07°36'42"W
L6	112.52'	N81°25'55"W

CENTERLINE - LINE TABLE:

Line #	Length	Direction
C1	10.36'	N08°34'05"E
C2	22.88'	N08°36'45"E
C3	21.41'	N08°36'05"E
C4	25.54'	N08°36'45"E
C5	13.00'	N07°36'42"W
C6	112.52'	N81°25'55"W

LOT LINE - CURVE TABLE:

Curve #	Length	Radius	Delta	Chord Direction	Chord Length	Tangent
C12	4.98'	56.39'	005°03'19"	N5°19'40"E	4.97'	2.49
C13	64.10'	44.00'	085°28'30"	N39°39'00"W	58.58'	39.25
C14	23.72'	15.00'	090°37'11"	S53°18'09"W	21.33'	15.16
C15	23.85'	723.69'	001°53'17"	S7°07'17"W	23.85'	11.92
C16	38.08'	784.00'	002°38'50"	S4°55'56"W	36.07'	18.04
C17	36.22'	784.00'	002°38'50"	S2°17'23"W	36.22'	18.11
C18	16.42'	828.07'	001°08'09"	S0°21'58"W	16.42'	8.21
C19	19.95'	666.00'	001°42'58"	N0°37'27"E	19.95'	9.97
C20	36.18'	666.00'	003°06'44"	N3°02'18"E	36.17'	18.09
C21	46.19'	666.00'	003°58'25"	N6°34'52"E	46.18'	23.10
C22	48.22'	649.00'	004°04'46"	N6°28'47"E	46.21'	23.12
C23	38.19'	635.11'	003°19'55"	N2°40'21"E	36.19'	18.10
C24	14.98'	589.24'	001°27'25"	N0°26'36"E	14.98'	7.49
C25	21.38'	861.90'	001°25'17"	S0°31'01"W	21.38'	10.69
C26	36.21'	814.88'	002°32'45"	S2°32'19"W	36.20'	18.11
C27	36.07'	814.93'	002°32'10"	S5°04'34"W	36.07'	18.04
C28	24.16'	753.16'	001°50'16"	S7°11'27"W	24.16'	12.08
C29	23.41'	15.00'	089°25'35"	N36°40'27"W	21.11'	14.85
C30	23.56'	15.00'	090°00'00"	S33°38'45"W	21.21'	15.00
C31	0.97'	287.59'	000°11'34"	S8°39'54"W	0.97'	0.48
C32	36.02'	584.00'	003°32'04"	S8°49'02"W	36.02'	18.02
C33	36.17'	584.00'	003°30'54"	S3°12'30"W	36.16'	18.09
C34	11.59'	632.04'	001°03'01"	S0°52'00"W	11.59'	5.79
C35	24.72'	686.00'	002°07'36"	N1°21'42"E	24.72'	12.36
C36	38.12'	686.00'	003°06'27"	N3°58'44"E	38.12'	18.07

LOT LINE - CURVE TABLE:

Curve #	Length	Radius	Delta	Chord Direction	Chord Length	Tangent
C37	35.28'	666.00'	003°02'07"	N7°03'01"E	35.28'	17.65
C38	40.40'	51.00'	045°23'00"	S14°07'28"E	39.35'	21.33
C39	27.10'	51.00'	030°26'53"	S23°22'44"W	26.78'	13.88
C40	23.63'	40.00'	033°50'50"	N18°27'31"E	23.29'	12.17
C41	13.17'	446.58'	001°41'25"	N0°56'20"E	13.17'	6.59
C42	0.50'	492.50'	000°03'30"	N0°19'16"E	0.50'	0.25
C43	35.75'	616.00'	003°19'29"	S1°57'30"W	35.74'	17.88
C44	36.06'	616.00'	003°21'16"	S5°18'01"W	36.06'	18.04
C45	25.63'	15.00'	097°54'09"	N38°00'30"W	22.62'	17.23
C46	17.58'	616.00'	001°36'00"	S7°47'42"W	17.58'	8.79
C47	25.63'	15.00'	097°54'09"	N38°00'30"W	22.62'	17.23
C48	71.30'	349.07'	011°40'51"	S81°19'42"E	71.22'	36.80
C49	19.75'	399.37'	002°50'01"	S74°11'55"E	19.75'	9.88
C50	116.65'	84.00'	079°34'07"	S68°02'15"W	107.90'	69.95
C51	36.58'	84.00'	024°56'52"	S15°46'52"W	36.29'	18.58
C52	27.45'	84.00'	018°43'32"	S6°00'58"E	27.33'	13.85
C53	10.29'	386.00'	001°31'39"	N13°19'12"W	10.29'	5.15
C54	37.83'	386.00'	005°37'51"	S9°44'27"E	37.82'	18.98
C55	36.92'	386.00'	005°28'51"	N4°11'09"W	36.91'	18.48
C56	36.31'	386.00'	005°23'22"	N1°15'19"E	36.30'	18.17
C57	36.03'	386.00'	005°20'58"	N0°31'10"E	36.02'	18.03
C58	36.06'	386.00'	005°21'18"	N1°58'17"E	36.06'	18.05
C59	36.44'	386.00'	005°24'33"	N1°21'12"E	36.43'	18.23
C60	4.16'	397.07'	002°36'03"	N18°09'16"E	4.16'	2.08
C61	32.81'	60.00'	031°08'08"	S0°35'57"W	32.21'	16.72

LOT LINE - CURVE TABLE:

Curve #	Length	Radius	Delta	Chord Direction	Chord Length	Tangent
C62	20.70'	60.00'	019°45'48"	S24°51'02"E	20.59'	10.45
C63	22.10'	43.86'	028°52'34"	N22°05'59"W	21.87'	11.29
C64	36.88'	50.00'	042°15'54"	N11°39'55"E	36.05'	19.33
C65	24.45'	50.00'	028°01'22"	N46°48'33"E	24.21'	12.48
C66	23.89'	50.00'	027°22'39"	N74°30'34"E	23.69'	12.18
C67	9.05'	50.00'	010°22'11"	S76°14'50"E	9.04'	4.54
C68	23.78'	50.00'	027°15'53"	S57°25'48"E	23.57'	12.13
C69	24.95'	50.00'	028°08'08"	S29°43'47"E	24.31'	12.53
C70	25.16'	45.95'	031°22'41"	S40°59'33"W	24.89'	12.91
C71	19.08'	54.33'	020°07'25"	N48°15'19"E	18.98'	9.64
C72	12.03'	51.42'	013°24'05"	N31°30'20"E	12.00'	6.04
C73	23.36'	350.73'	003°48'58"	N23°00'10"E	23.35'	11.68
C74	36.53'	350.73'	005°53'41"	N18°09'24"E	36.51'	18.28
C75	36.09'	350.73'	005°49'30"	N12°16'48"E	36.08'	18.06
C76	36.04'	354.00'	005°50'00"	N0°34'38"E	36.02'	18.04
C77	36.37'	354.00'	005°53'11"	S0°34'59"E	36.35'	18.20
C78	37.11'	354.00'	006°00'22"	N0°21'47"W	37.09'	18.57
C79	38.80'	354.00'	005°57'20"	N11°20'38"W	38.78'	18.41
C80	1.54'	158.52'	000°33'10"	S19°56'36"E	1.54'	0.77
C81	27.88'	116.00'	019°22'39"	S0°12'33"E	27.02'	13.80
C82	26.36'	30.00'	091°14'40"	N40°48'36"W	26.04'	17.16
C83	26.72'	30.00'	099°22'00"	N46°53'05"E	19.81'	11.40
C84	13.72'	168.00'	006°46'54"	S42°33'32"W	13.72'	6.87
C85	23.94'	116.00'	011°22'46"	S51°40'23"W	23.90'	11.58

LOT LINE - CURVE TABLE:

Curve #	Length	Radius	Delta	Chord Direction	Chord Length	Tangent
C86	29.63'	116.00'	014°38'14"	S64°40'53"W	29.55'	14.90
C87	31.05'	116.00'	015°20'10"	S79°40'05"W	30.96'	15.82
C88	36.18'	116.00'	017°52'07"	N83°43'47"W	36.03'	18.24
C89	4.52'	116.00'	002°13'53"	N73°40'47"W	4.52'	2.26
C90	31.72'	334.00'	005°26'28"	S75°17'03"E	31.70'	15.87
C91	36.02'	334.00'	006°10'43"	S81°06'38"E	36.00'	18.03
C92	24.93'	334.00'	004°16'35"	S86°19'17"E	24.92'	12.47
C93	11.24'	366.00'	001°45'32"	N87°34'49"W	11.23'	5.62
C94	33.94'	366.00'	005°18'48"	N84°02'39"W	33.93'	16.98
C95	4.54'	75.00'	003°28'16"	N79°40'29"W	4.54'	2.27
C96	31.78'	76.00'	023°57'44"	N65°58'52"W	31.55'	16.13
C97	18.48'	76.00'	013°54'55"	N47°02'32"W	18.41'	9.27
C98	12.17'	76.00'	009°10'38"	N35°29'46"W	12.16'	6.10
C99	12.10'	76.00'	009°07'29"	N26°20'42"W	12.09'	6.06
C100	20.93'	76.00'	015°46'58"	N13°53'29"W	20.87'	10.53
C101	19.32'	76.00'	014°34'05"	N1°17'02"E	19.27'	9.71
C102	23.12'	40.00'	033°06'59"	S7°59'25"E	22.80'	11.89
C103	26.19'	50.00'	033°26'51"	N7°49'29"W	26.78'	15.02
C104	25.74'	50.00'	039°29'48"	N23°21'38"E	25.46'	13.16
C105	12.22'	25.00'	007°59'38"	S24°18'40"W	12.09'	6.23
C106	4.66'	25.00'	010°40'50"	N13°54'30"E	4.65'	2.34

CENTERLINE - CURVE TABLE:

Curve #	Length	Radius	Delta	Chord Direction	Chord Length	Tangent
"C1"	94.20'	60.00'	019°45'48"	S24°51'02"E	94.82'	59.95
"C2"	123.52'	800.00'	006°50'47"	S4°11'22"W	123.39'	61.88
"C3"	99.85'	650.00'	006°48'06"	N4°10'02"E	99.75'	50.02
"C4"	93.82'	650.00'	006°18'10"	N4°25'59"E	93.73'	46.99
"C5"	87.07'	600.00'	003°01'49"	S4°27'20"W	86.99'	43.61
"C6"	18.51'	350.00'	003°01'49"	N82°54'10"W	18.51'	9.26
"C7"	24.69'	350.00'	004°02'30"	N86°26'19"W	24.68'	12.35
"C8"	150.07'	100.00'	085°59'02"	S64°26'39"W	136.38'	93.23
"C9"	62.44'	100.00'	035°46'27"	S3°33'54"W	61.43'	32.27
"C10"	253.24'	370.00'	039°12'52"	N0°17'07"E	248.32'	131.80
"C11"	60.41'	300.00'	011°32'14"	S19°07'26"W	60.31'	30.31
"C12"	97.10'	350.00'	015°53'44"	S80°30'42"E	96.79'	48.86

DRAWN BY: S.Y. DATE: 02-14-20

SURVEYED, CHECKED: DATE: _____

FINAL CHECK: DATE: _____

SUBDIVISION MAP OF
VILLAS AT WARE
SUBDIVISION
(PRIVATE SUBDIVISION)

BEING A SUBDIVISION OF A 9.333 ACRES SITUATED IN THE CITY OF MCALLEN, COUNTY OF HIDALGO, TEXAS, BEING A PART OR PORTION OUT OF LOT 100, LA LOMITA IRRIGATION & CONSTRUCTION COMPANY SUBDIVISION, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 24, PAGE 67, HIDALGO COUNTY DEED RECORDS.

GENERAL NOTES :

1. THE SITE LIES IN ZONE "C".
ZONE "C" IS DEFINED AS "AREAS OF MINIMAL FLOODING.

COMMUNITY-PANEL NUMBER: 480343 0005 C
MAP REVISED: NOVEMBER 2, 1982

2. MINIMUM FINISH FLOOR ELEVATION SHALL BE 18" ABOVE TOP OF CURB AT CENTER OF LOT.

3. MINIMUM SETBACKS SHALL COMPLY WITH THE CITY OF MCALLEN ZONING CODE:

FRONT: 10 FEET OR GREATER FOR EASEMENTS, WHICHEVER IS GREATER APPLIES.
REAR: 10 FEET OR GREATER FOR EASEMENTS, WHICHEVER IS GREATER APPLIES.
GARAGE: 18 FEET.
INTERIOR SIDES:
LOTS 1-30 3 FEET SOUTH, 7 FEET NORTH.
LOTS 31-56 7 FEET SOUTH, 3 FEET NOTH.
LOTS 57-80 7 FEET WEST, 3 FEET EAST.
LOTS 84-84 3 FEET NORTH, 7 FEET SOUTH.

4. REQUIRED DETENTION FOR STORM SEWER RUNOFF PER THE APPROVED DRAINAGE REPORT SHALL BE 59,928.00 CUBIC FEET (1.376 AC.-FT). STORM WATER RUNOFF GENERATED FROM DEVELOPMENT SHALL BE DETAINED ON-SITE VIA A DETENTION POND.
AN ENGINEERED DRAINAGE DETENTION PLAN, APPROVED BY THE ENGINEERING DEPARTMENT SHALL BE SUBMITTED AND APPROVED BY THE CITY OF MCALLEN PRIOR TO ISSUANCE OF BUILDING PERMIT.

5. CITY OF MCALLEN BENCHMARK: "MC 58" FROM THE CITY OF MCALLEN G.P.S. REFERENCE MARKS LIST PREPARED BY GLICK, LINN ON OCTOBER 06, 1999. BEING LOCATED ON SOUTHEAST CORNER OF THE INTERSECTION OF WARE ROAD & MILE 3 LINE ROAD, 30" ALUM. PIPE WITH A 3 1/2" BRASS MONUMENT CAP ON TOP AT ELEVATION = 119.91, NORTHING: 16616036.9453, EASTING: 1064821.60716 (NAVD88).

6. 5 FT. WIDE MINIMUM SIDEWALK REQUIRED ALONG COLLECTOR STREET, AND BOTH SIDES OF ALL INTERIOR STREETS, INCLUDING THE ENTRANCE ACCESS AND THE EAST SIDE OF NORTH WARE ROAD.

7. NO STRUCTURES PERMITTED TO BE BUILT OVER EASEMENTS.

8. 6 FT. OPAQUE BUFFER REQUIRED FROM ADJACENT/BETWEEN MULTI-FAMILY RESIDENTIAL AND COMMERCIAL, AND INDUSTRIAL ZONES/USES AND ALONG THE COLLECTOR STREET, IF APPLICABLE.

9. 8 FT. MASONRY WALL REQUIRED BETWEEN SINGLE FAMILY RESIDENTIAL AND COMMERCIAL, INDUSTRIAL, OR MULTI-FAMILY RESIDENTIAL ZONES/USES.

10. SET No. 4 REBARS WITH PLASTIC CAP STAMPED MELDEN AND HUNT ON ALL LOT CORNERS.

11. COMMON AREAS, ANY PRIVATE STREETS/DRIVES, GATE AREAS, DETENTION AREAS, ETC. MUST BE MAINTAINED BY THE LOT OWNERS AND NOT THE CITY OF MCALLEN.

12. DEVELOPER/HOMEOWNER'S ASSOCIATION/OWNER, THEIR SUCCESSORS AND ASSIGNEES, AND NOT THE CITY OF MCALLEN SHALL BE RESPONSIBLE FOR COMPLIANCE OF INSTALLATION AND MAINTENANCE AND OTHER REQUIREMENTS PER SECTION 134-168 OF THE SUBDIVISION ORDINANCE, INCLUDING BUT NOT LIMITED TO COMMON AREAS AND ITS PRIVATE STREETS.

13. NO DWELLING SHALL BE ALLOWED IN ANY COMMON AREAS.

14. A 25'X25' SIGHT OBSTRUCTION EASEMENT REQUIRED AT ALL STREET INTERSECTIONS AND A 10'X10' SIGHT OBSTRUCTION EASEMENT REQUIRED AT ALL STREET/ALLEY INTERSECTIONS.

15. ALL EASEMENTS SHOWN IN PLAT ARE DEDICATED BY THIS PLAT UNLESS STATED OTHERWISE.

16. PRIVATE TECHNOLOGY EASEMENT, OWNER RESERVES ONTO RHODES DEVELOPMENT INC. A TECHNOLOGY EASEMENT OVER THE PROPERTY IN THE LOCATION IDENTIFIED ON THIS PLAT (THE "TECHNOLOGY EASEMENT"), THE TECHNOLOGY SHALL BE AN EXCLUSIVE EASEMENT FOR THE PURPOSE OF INSTALLING, MAINTAINING, REPLACING AND UPGRADING ANY AND ALL CABLE, FIBER, OR OTHER ANY TRANSPARENT MEDIA, REASONABLY NECESSARY FOR PROVIDING TECHNOLOGY SERVICES, INCLUDING, BUT NOT LIMITED TO INTERNET, CABLE, SECURITY, AND RELATED SERVICES, TO THE LOTS CREATED BY THIS PLAT.

17. AS PER DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS, FOR THE VILLAS AT WARE SUBDIVISION RECORDED UNDER DOCUMENT NUMBER _____, HIDALGO COUNTY OFFICIAL RECORDS. DEVELOPER/HOMEOWNERS ASSOCIATION/OWNER, THEIR SUCCESSORS AND/OR ASSIGNS, AND NOT THE CITY OF MCALLEN SHALL BE RESPONSIBLE OF INSTALLATION, MAINTENANCE AND OTHER REQUIREMENTS AS PER SECTION 134-168 OF THE CODE OF ORDINANCE OF THE CITY OF MCALLEN, INCLUDING BUT NOT LIMITED TO COMMON AREAS AND DETENTION PONDS. ANY AMENDMENT TO DECLARATION THAT CONFLICT WITH THE REQUIREMENTS OF SECTION 134-168 SHALL BE NULL & VOID.

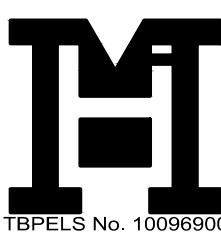
18. COMMON LOTS 85, 86, AND 87, IDENTIFIED AS DETENTION AND COMMON AREAS, ANY PRIVATE STREETS/DRIVES, MAIL CENTER (LOT 85) ETC. MUST BE MAINTAINED BY THE DEVELOPER WHO MAY TRANSFER SUCH MAINTENANCE OBLIGATION TO THE SUBDIVISION HOMEOWNER'S ASSOCIATION, VILLAS AT WARE SUBDIVISION HOMEOWNER'S ASSOCIATION, UPON CONVEYANCE OF TITLE TO THE SAME, THEIR SUCCESSORS AND ASSIGNEES, AND NOT BY THE CITY OF MCALLEN, NO BUILDINGS OR OTHER STRUCTURES SHALL BE ERRECTED IN COMMON LOT 86, WHICH SHALL BE USED EXCLUSIVELY AS DETENTION AREAS. AFTER COMMON LOTS 85, 86, AND 87 TRANSFER OF TITLES TO THE VILLAS AT WARE SUBDIVISION HOMEOWNER'S ASSOCIATION THE SUBDIVISION LOT OWNER'S PRO RATA SHARES OF THE COST OF MAINTENANCE SHALL BE DETERMINED BY THE VILLAS AT WARE SUBDIVISION HOMEOWNER'S ASSOCIATION. FAILING IN SUCH MAINTENANCE OBLIGATIONS, THE CITY OF MCALLEN MAY, BUT SHALL NOT BE REQUIRED TO MAINTAIN THE SAME AT THE LOT OWNER'S COST, WHICH COST MAY BECOME A LIEN AGAINST THEIR PROPERTIES. PRIOR TO THE IMPOSITION OF ANY LIEN, THE CITY SHALL FIRST COMPLY WITH NOTICE REQUIREMENTS SIMILAR TO THOSE UNDER EXISTING ORDINANCE SECTION 134-168(i), AS THE SAME MAY BE AMENDED. THE SPECIFIC AND EXCLUSIVE USE OF COMMON LOT 85, IDENTIFIED AS MAIL CENTER AND COMMON AREA, THE OWNER'S MAINTENANCE OBLIGATION, AND THE CONSEQUENCES OF FAILURE TO MAINTAIN SHALL BE INCORPORATED INTO ANY DEED OR INSTRUMENT OF CONVEYANCE, AS A DEED RESTRICTION, RECORDED IN INSTRUMENT _____, APPROVED BY DRAINAGE DISTRICT NO. 1, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS.

HIDALGO COUNTY DRAINAGE DISTRICT NO.1 HEREBY CERTIFIES THAT THE DRAINAGE PLANS FOR THIS SUBDIVISION COMPLY WITH THE MINIMUM STANDARDS OF THE DISTRICT ADOPTED UNDER TEXAS WATER CODE §49.211 (C). THE DISTRICT HAS NOT REVIEWED AND DOES NOT CERTIFY THAT THE DRAINAGE STRUCTURES DESCRIBED ARE APPROPRIATE FOR THE SPECIFIC SUBDIVISION BASED ON GENERALLY ACCEPTED ENGINEERING CRITERIA. IT IS THE RESPONSIBILITY OF THE DEVELOPER AND HIS ENGINEER TO MAKE THESE DETERMINATIONS.

HIDALGO COUNTY DRAINAGE DISTRICT NO.1

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

DATE



MELDEN & HUNT INC.
CONSULTANTS • ENGINEERS • SURVEYORS

115 W. MCINTYRE - EDINBURG, TX 78541
PH: (956) 381-0981 - FAX: (956) 381-1839
ESTABLISHED 1947 - www.meldenandhunt.com

DRAWN BY: R. DE JESUS DATE 12-04-23
SURVEYED, CHECKED DATE
FINAL CHECK DATE

THE STATE OF TEXAS
COUNTY OF HIDALGO

I, THE UNDERSIGNED, OWNER OF THE LAND SHOWN ON THIS PLAT AND DESIGNATED HEREIN AS VILLAS AT WARE SUBDIVISION, DO HEREBY GRANT AN ACCESS AND UTILITY EASEMENT TO THE CITY OF MCALLEN AND THOSE WHO MAY NOW OR HEREAFTER HOLD FRANCHISE UNDER SAID CITY. THE USE OF THE STREET(S), ALLEY(S) AND EASEMENTS THEREON SHOWN, SURFACE USE OF THE STREET(S) AND ALLEY(S) IS RESTRICTED TO THE EMPLOYEES OR AGENTS OF THE CITY OF MCALLEN, TO THE EMPLOYEES OF UTILITIES OPERATING UNDER FRANCHISE TO THE CITY OF MCALLEN AND RESIDENTS OF THE SUBDIVISION AND THEIR GUESTS. THE OWNER DOES HEREBY DEDICATE TO THE USE OF THE PUBLIC THE PORTION OF N. JACKSON ROAD AND N. "K" CENTER STREET FOR THE USE AS STREET RIGHT OF WAY DEDICATED TO THE CITY OF MCALLEN BY THIS PLAT.

RHODES ENTERPRISES, INC.
NICK RHODES, PRESIDENT
200 S. 10TH ST., STE. 1700
MCALLEN, TX 78501

DATE

STATE OF TEXAS
COUNTY OF HIDALGO

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED NICK RHODES, 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 PURPOSED AND CONSIDERATIONS THEREIN GIVEN UNDER MY HAND AND

SEAL OF OFFICE, THIS THE ____ DAY OF _____, 20 ____.

NOTARY PUBLIC, FOR THE STATE OF TEXAS
MY COMMISSION EXPIRES:

STATE OF TEXAS
COUNTY OF HIDALGO

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

ADRIAN VILLARREAL-TRUSTEE
INTERNATIONAL BANK OF COMMERCE
ONE SOUTH BROADWAY
MCALLEN, TX 78505

DATE

STATE OF TEXAS
COUNTY OF HIDALGO

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED ADRIAN VILLARREAL, 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 PURPOSED AND CONSIDERATIONS THEREIN GIVEN UNDER MY HAND AND

SEAL OF OFFICE, THIS THE ____ DAY OF _____, 20 ____.

NOTARY PUBLIC, FOR THE STATE OF TEXAS
MY COMMISSION EXPIRES:

STATE OF TEXAS
COUNTY OF HIDALGO:

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

MARIO A. REYNA, PROFESSIONAL ENGINEER # 117368
DATE PREPARED: 08-01-2023
ENGINEERING JOB No. 23096.00
DATE REVISED: 12-04-2023

DATE:

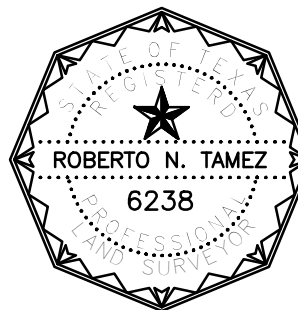


STATE OF TEXAS
COUNTY OF HIDALGO:

I, THE UNDERSIGNED, ROBERTO N. TAMEZ, A REGISTERED PROFESSIONAL LAND SURVEYOR, IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THE HEREIN PRESENTED PLAT AND DESCRIPTION OF VILLAS AT WARE SUBDIVISION, WERE PREPARED FROM A SURVEY OF THE PROPERTY MADE ON THE GROUND BY ME OR UNDER MY SUPERVISION ON 04-16-21, AND THAT IT IS A TRUE AND ACCURATE REPRESENTATION OF THE SUBDIVISION OF THE LANDS HEREON DESCRIBED.

ROBERTO N. TAMEZ, REGISTERED PROFESSIONAL LAND SURVEYOR # 6238
DATE SURVEYED: 04-16-21
T- 1072, PAGE 43-47
SURVEY JOB No. 23096

DATE:



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

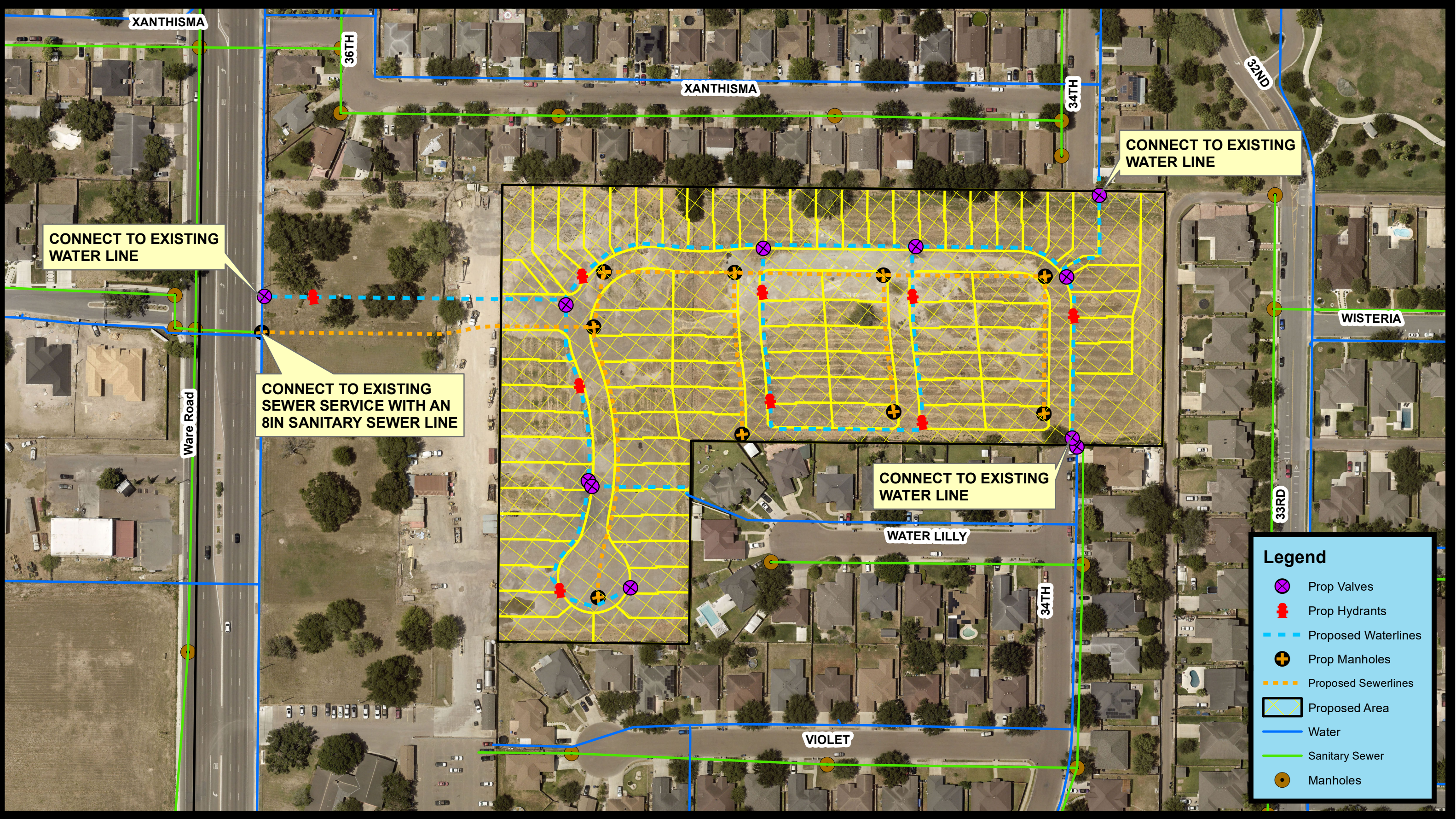
ON: _____ AT _____ AM/PM

INSTRUMENT NUMBER _____
OF THE MAP RECORDS OF HIDALGO COUNTY, TEXAS

BY: _____ DEPUTY



Villas at Ware Subdivision





AGENDA ITEM

2.d.

PUBLIC UTILITY BOARD

**DATE SUBMITTED
MEETING DATE**

**02/21/2024
2/27/2024**

1. Agenda Item: Approval of Northwood Trails Subdivision
2. Party Making Request:
Marco Ramirez, Utility Engineer P.E.
3. Nature of Request: The approval of Northwood Trails Subdivision
4. Budgeted:

Bid Amount:	_____	Budgeted Amount:	_____
Under Budget:	_____	Over Budget:	_____
		Amount Remaining:	_____
5. Reimbursement:
6. Routing:
Patrick Gray Created/Initiated - 2/21/2024
7. Staff's Recommendation: Staff recommends the approval of Northwood Trails Subdivision
8. City Attorney: Approve. IJT
9. MPU General Manager: Approved - MAV
10. Director of Finance for Utilities: Approved - MSC

Memo

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

J.J. Rodriguez, Asst. General Manager

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

Marco Ramirez, P.E., Utility Engineer

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

DATE: February 27, 2024

SUBJECT: Approval of Northwood Trails Subdivision Block II and Block III

This property is located approximately 195LF north of Freddy Gonzalez Dr. and on the left side of N. 29th St. The subdivision is located within the McAllen City Limits and consists of 42.62 acres with 67 single family homes and 64 multi-family commercial lots

The subdivision application was originally filed with the City on March 11, 2022 and received preliminary P&Z approval on April 5, 2022. The information required from the developer's engineer for this agenda was received on February 20, 2024.

Utility plan/availability is described as follows:

1. Water: The developer is proposing to connect to two existing 8" water line located on the east side of this development and extend 8" lines west along the proposed interior streets and to loop the water line with an existing 8" water line located southeast of this development on Queens Ave. within Saddle Creek Unit 3 Subdivision. The developer is also proposing to install hydrants in compliance with the fire department spacing requirements to serve the development.

2. Sewer: The developer is proposing to connect to an existing 12" sanitary sewer line located on the east side of this development that was installed during the development of Northwood Trails Block I, and extend the line west and south along the proposed interior streets to serve his subdivision.

3. The property falls within the MPU Alton Reimbursement and the Northgate Waterline Project.

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

1.) Dedication of a utility easement, possibly along the perimeter of the property.

2.) Installation of the proposed public utility infrastructure to be constructed as proposed.

3.) Payment of a Sanitary Sewer and Waterline Reimbursement to MPU in the amount of \$76,541.91

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

Thank you



QUINTANILLA, HEADLEY AND ASSOCIATES, INC.

Consulting Engineers ★ Land Surveyors

Alfonso Quintanilla, P.E. # 95534 R.P.L.S #4856 Eulalio Ramirez, P.E. # 77062

Engineering Firm Registration No. F-1513

Surveying Firm Registration No. 100411-00

Municipal & County Projects ★ Subdivisions ★ Surveys

February 19, 2024

**Re: Northwood Trails Blocks II & III
Water and Sanitary Sewer Description**

Water: The developer is proposing to connect to two existing 8" water line located on the east side of this development and extend 8" lines west along the proposed interior streets and to loop the water line with an existing 8" water line located southeast of this development on Queens Ave. within Saddle Creek Unit 3 Subdivision. The developer is also proposing to install hydrants in compliance with the fire department spacing requirements to serve the development.

Sewer: Developer is proposing to connect to an existing 12" sanitary sewer line located on the east side of this development which was installed during the development of Northwood Trails Block I, and extend the line west and south along the proposed interior streets to serve his subdivision.

Should you have any questions or require additional information, please do not hesitate to contact my office. Thank you.

Sincerely,

Eulalio Ramirez, P.E.

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 Red Rock Real Estate Development Group, LTD., A Texas Limited Partnership By: Red Rock, LLC, Its General Partner By: Manuel N. Cantu, Jr., Manager hereinafter called the DEVELOPER.

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

Northwood Trails Blocks II and III and proposes to construct Utility Improvements as shown on a plan
(Subdivision Name)

designed by Quintanilla, Headley & Associates, Inc. dated _____, hereinafter called the
(Engineering Firm)

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

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

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

CITY OF McALLEN BY THE
McALLEN PUBLIC UTILITY

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

ATTEST:

Board Secretary

DEVELOPER

BY:  _____
Address: 2912 S. Jackson Rd.
McAllen, TX 78503

**SUBDIVISION REIMBURSEMENT WORKSHEET
NORTHWOOD TRAILS SUBDIVISION**

WATER LINE REIMB. CALCULATIONS

WATER: MPU: NORTHGATE WATER BOND PROJECT
COST: \$1,118.38 x 42.62 AC \$47,665.36
10% ADMIN FEE <10 YEARS 4,766.54

WATER LINE REIMBURSEMENT

\$52,431.90

SEWER LINE REIMB. CALCULATIONS

SEWER: MPU: ALTON REIMBURSEMENT
COST: \$514.27 x 42.62 AC \$21,918.19
10% ADMIN FEE <10 YEARS 2,191.82

SEWER LINE REIMBURSEMENT

\$24,110.01

TOTAL REIMBURSEMENT DUE

\$76,541.91

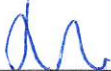
Prepared By: 

Date: 2/14/24

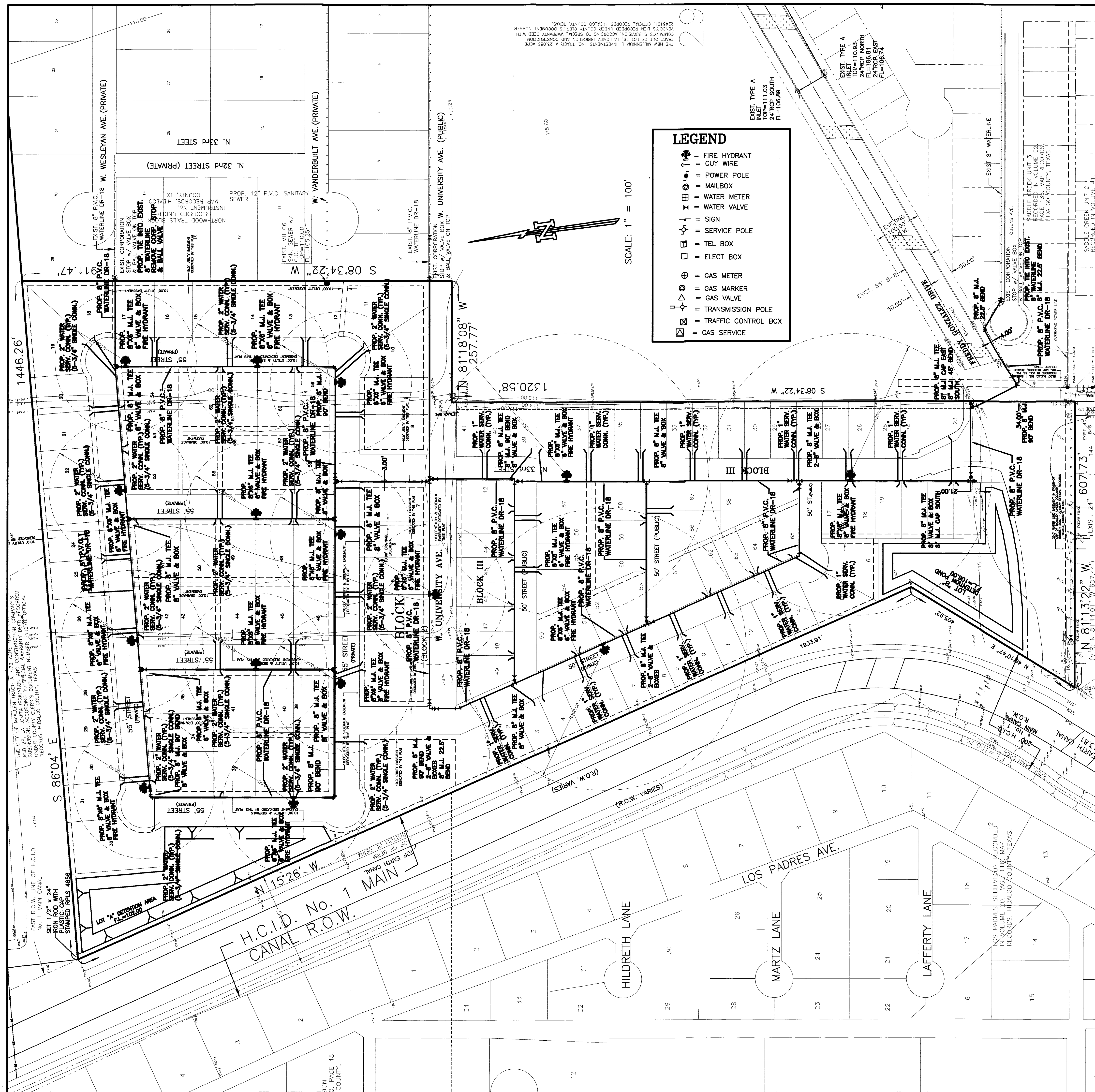
Reviewed By: 

Escrows will be adjusted upon execution of Final Reimbursement Certificate

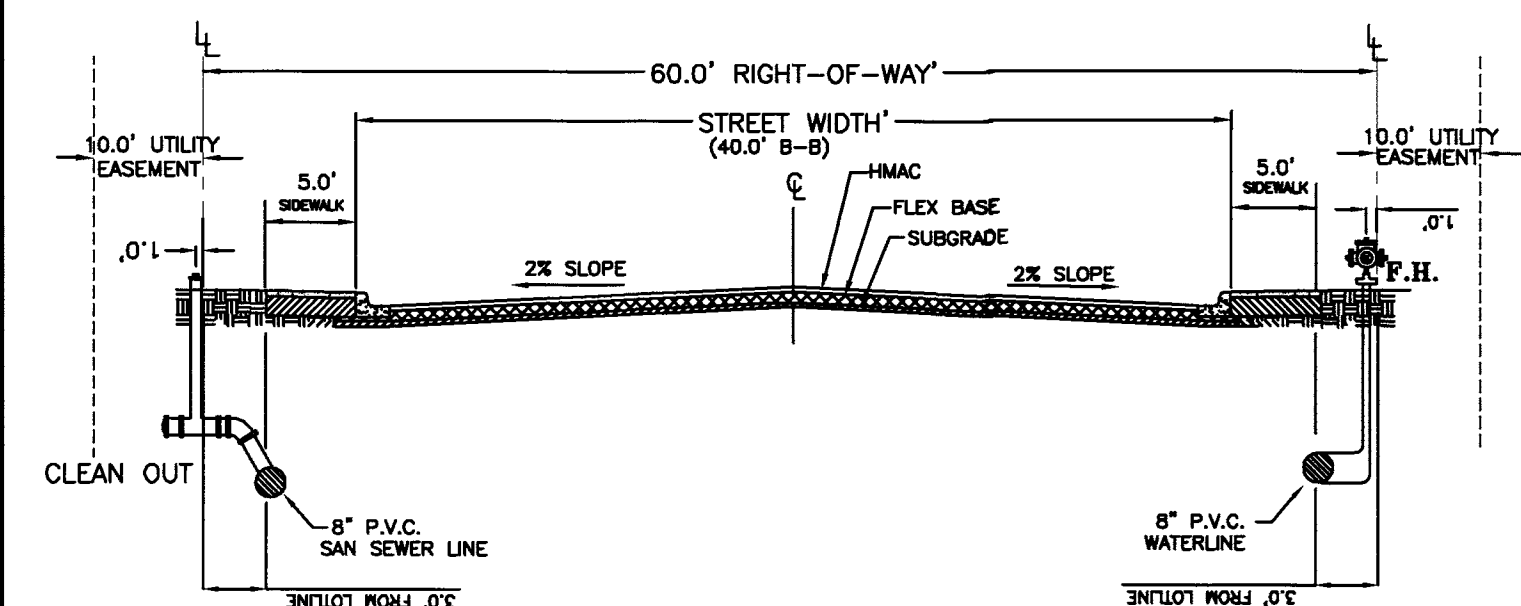
I hereby agree to pay amounts indicated above and any additional costs determined in the Final Reimbursement Certificate as approved by McAllen Public Utility Board.

Signature: 

Print: Manuel N. Cantu, Jr.

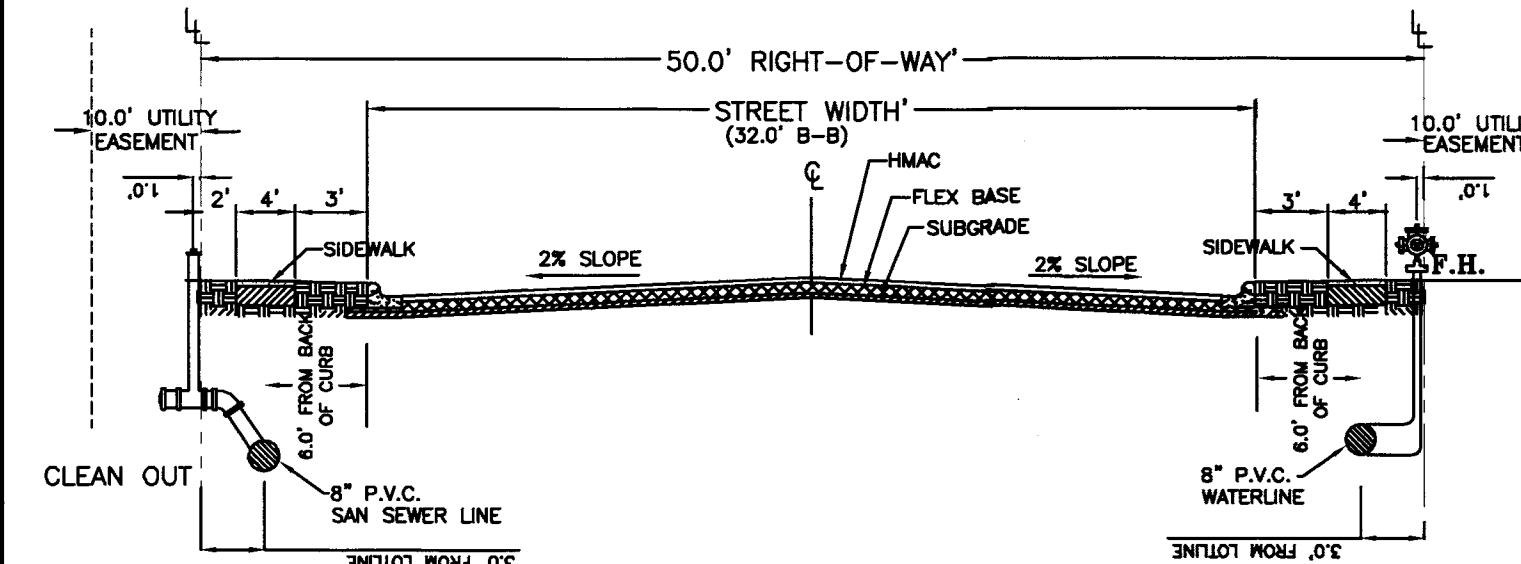


NOTE:
FIRE HYDRANTS NEED TO BE INSTALLED WITHIN
IN R.O.W. AS SHOWN IN DETAIL BELOW



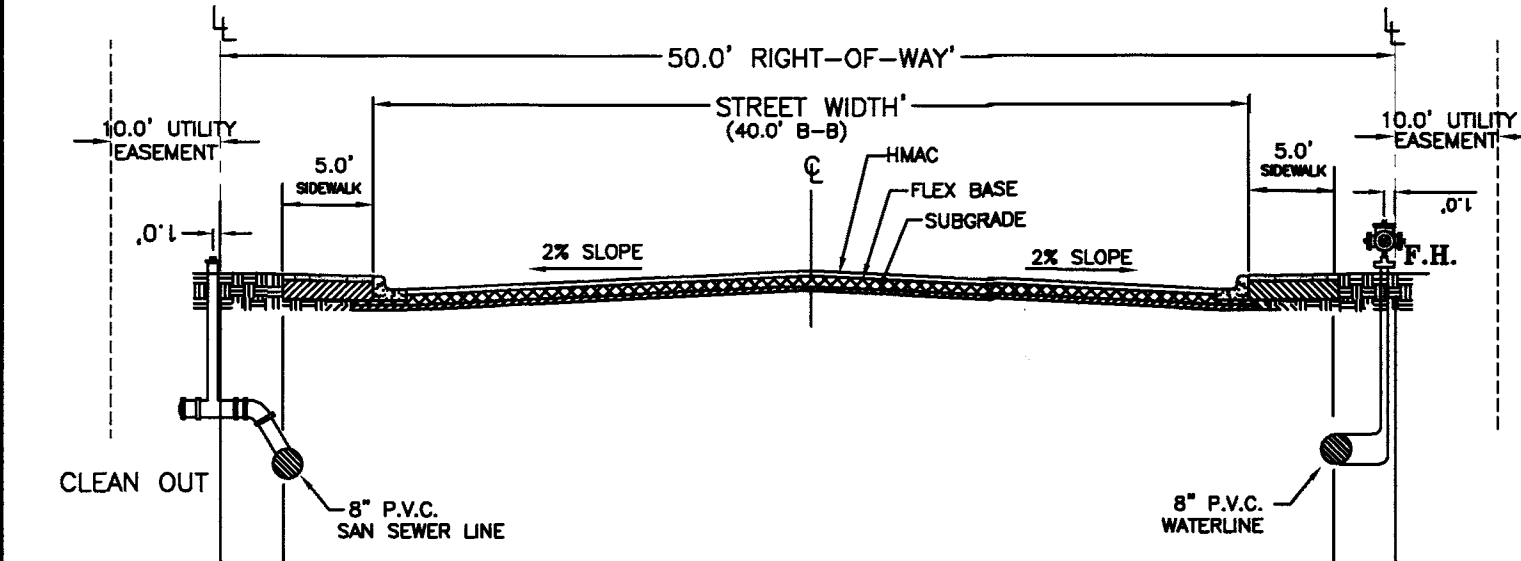
TYPICAL STREET DETAIL (MULTIFAMILY)

N.T.S



TYPICAL CROSS SECTION (SINGLE FAMILY)

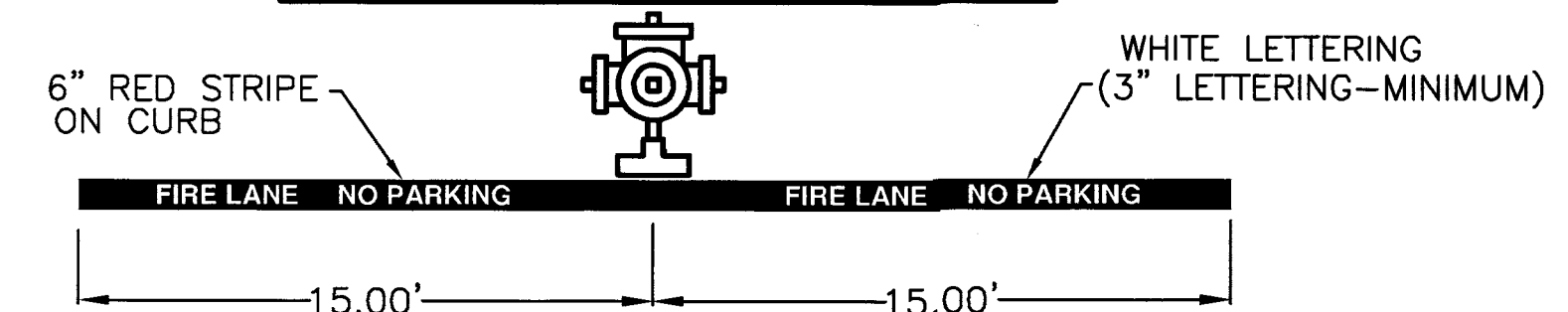
N.T.S.



WEST UNIVERSITY AVENUE
N. 33RD STREET DETAIL SECTION
N.T.S.

N.T.

NOTE:
FIRE LANES MUST BE PAINTED RED:
15.0' ON EACH SIDE OF HYDRANT



FIRE LANE STRIPING DETAIL

N.T.S.

FILENAME :F:\DATA\SUB\MCALLEN\NORTHWOOD TRAILS BLOCK 3\WATER			
DATE PREPARED	PREPARED BY	CHECKED BY	APPROVED BY
3-1-2022	ALEX G		
DATE REVISD	REVISED BY	CHECKED BY	APPROVED BY
01-08-2024	JG		

NORTHWOOD TRAILS BLOCK II & III WATER DISTRIBUTION SYSTEM

h.c.c.-c



QUINTANILLA, HEADLEY AND ASSOCIATES, INC.

CONSULTING ENGINEERS

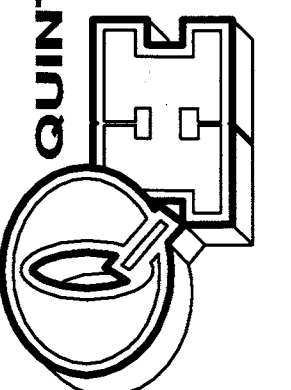
124 E. STUBBS ST.
EDINBURG, TEXAS 78539

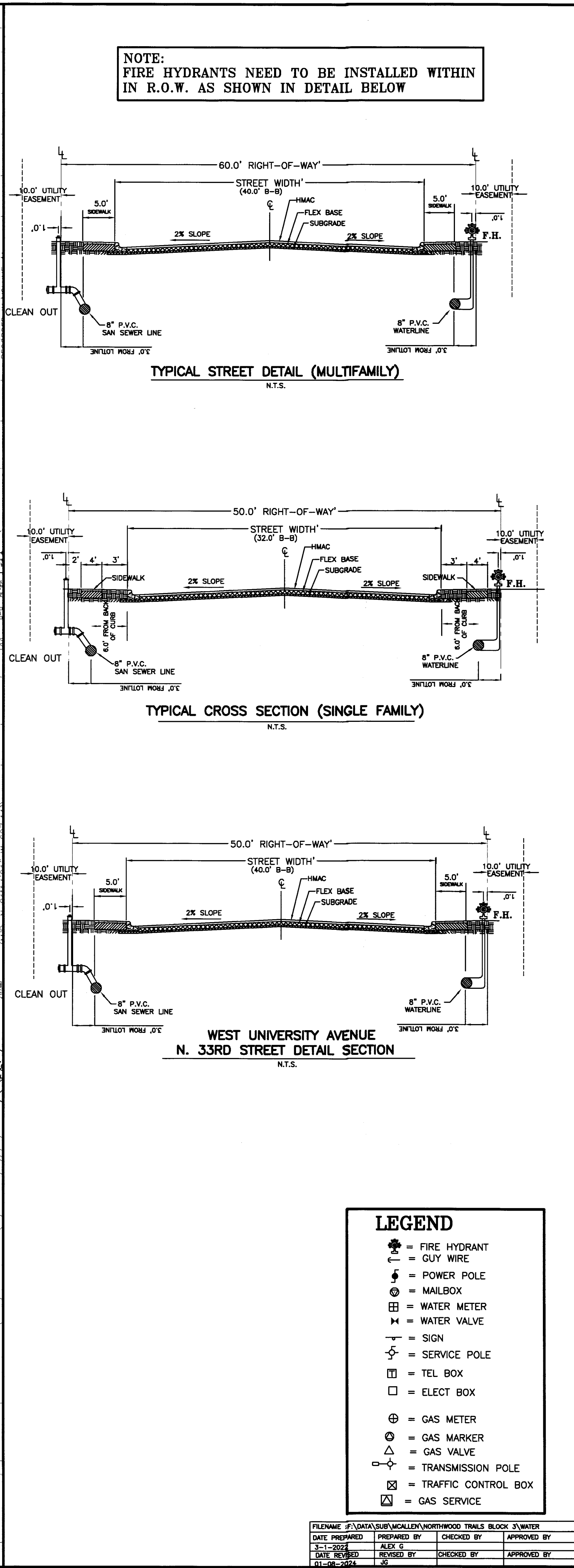
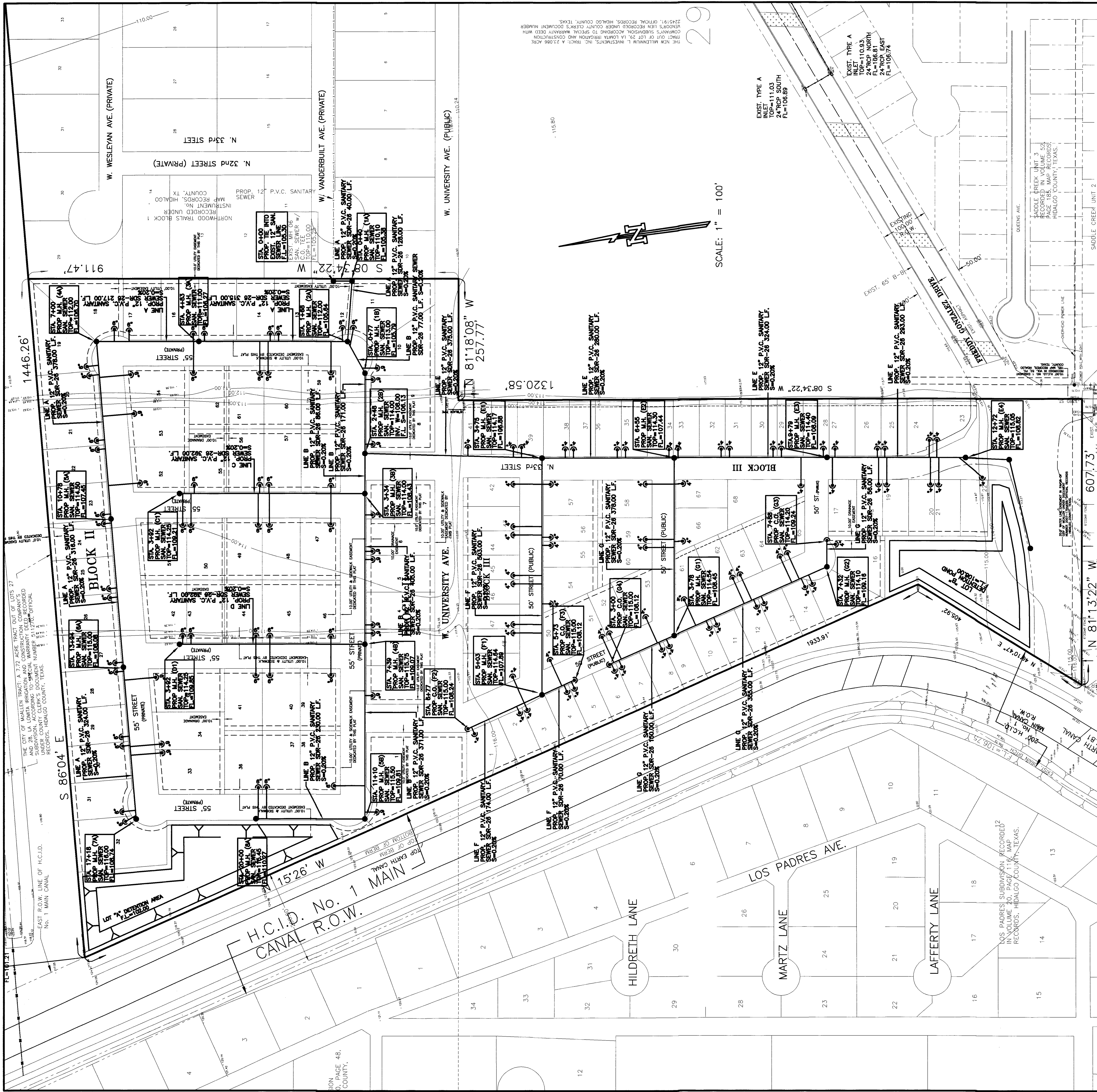
EDINBURG, TEXAS 78539
ENGINEERING REGISTRATION NUMBER F-1513
SURVEYING REGISTRATION NUMBER 100411-00

FAX 956-381-0527
ALFONSOQ@QHA-ENG.COM

956-381-0527
ALFONSO@QHA-ENG.COM

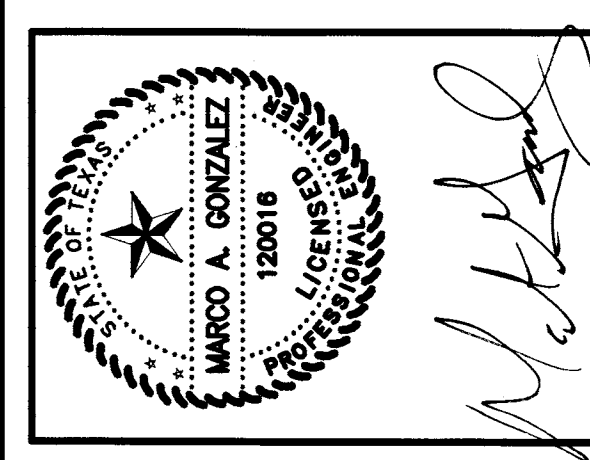
956-381-0527
ALFONSO@QHA-ENG.COM





JOB NO.	3-1-2022
DATE	01-20-2024
REVISION	1" = 100'
SCALE	ALEX G
DRAWN BY	SHEET

NORTHWOOD TRAILS BLOCK II & III SANITARY SEWER COLLECTON SYSTEM

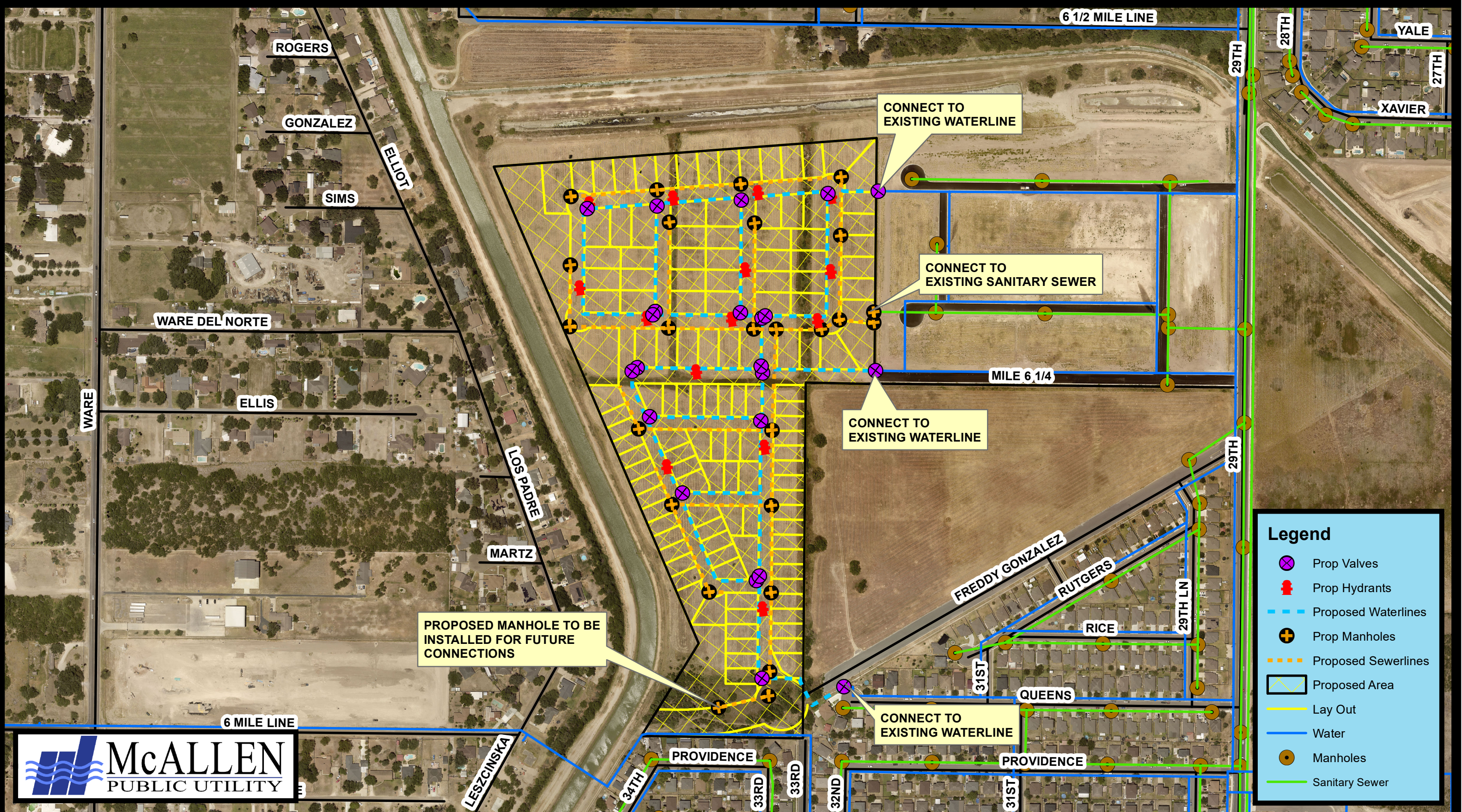


QUINTANILLA, HEADLEY AND ASSOCIATES, INC.
CONSULTING ENGINEERS
124 E. STUBBS ST.
EDINBURG, TEXAS 78539
PHONE 956-381-6480
FAX 956-381-0527
ALFONSO@QHA-ENG.COM

FILENAME: F:\DATA\SUB\MILLEN\NORTHWOOD TRAILS BLOCK II\WATER
DATE PREPARED: 3-1-2022
PREPARED BY: ALEX G
DATE REVISION: 01-20-2024
REVISION BY: ALEX G
CHECKED BY: ALEX G
APPROVED BY: ALEX G



Northwood Trails Subdivision





AGENDA ITEM

3.a.

PUBLIC UTILITY BOARD

DATE SUBMITTED

02/14/2024

MEETING DATE

2/27/2024

1. Agenda Item: Contract extension consideration for City of McAllen Employee Benefits Ancillary & Section 125 Administration.

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

3. Nature of Request: Contract extension consideration for City of McAllen Employee Benefits Ancillary & Section 125 Administration.

4. Budgeted:

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

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

5. Reimbursement:

6. Routing:

Jolee Perez

Created/Initiated - 2/14/2024

Jeff Johnston

Approved - 2/19/2024

Gerardo Noriega

Approved - 2/19/2024

Maria Chavero

Approved - 2/19/2024

Isaac Tawil

Final Approval - 2/21/2024

7. Staff's Recommendation: Staff recommends a one-year extension to the existing contract for Ancillary Benefit Plans to Colonial Life, and Section 125 Administration to Flexible Benefit Administrators, effective from October 1, 2024, through September 30, 2025.

8. City Attorney: Approve. IJT

9. MPU General Manager: Approved - MAV

10. Director of Finance for Utilities: Approved - MSC



MEMORANDUM

TO: Mark Vega, General Manager
CC: Jeff Johnston, Assistant City Manager
FROM: Jolee Perez; Director of Employee Benefits
DATE: February 15, 2024
RE: Employee Ancillary Plans & Section 125 Administration Contract Extension

This is a request to consider a one-year extension for the existing contracts covering our City of McAllen employee ancillary benefit plans, including Accident, Cancer, Critical Illness, Medical Bridge, and Whole Life policies, as well as Section 125 Administration services.

Currently, Colonial Life is the awarded vendor for these ancillary plans, and Flexible Benefits Administration handles our Section 125 Administration, enabling us to offer pre-tax benefits and administer the employee Flexible Spending Account (FSA) program. The broker for the ancillary plans covers the expenses for Section 125 administration fees, and both services were last awarded in 2018, with an expiration date of 09/30/24.

Our initial expectation was to go live with our new ERP software, Oracle, by January 2024. However, unforeseen delays have pushed the expected go-live date to April 1st. The development of electronic data interface (EDI) feeds from Oracle to both Colonial and Flexible Benefit Administrators has been underway for five months and is just now nearing completion.

Due to the intricate setup process for EDI feeds and vendor sign off, as well as our limited experience with Oracle, we find ourselves in a less than ideal position to pursue an avenue that might open us up to a carrier change through a Request for Proposal at this time. We currently lack a comprehensive understanding of the system in production and administrative requirements that an RFP would necessitate. Additionally, the time constraints involved in bidding, awarding, and setting up an EDI with an awarded carrier before the Open Enrollment period in Oracle make a carrier change impractical at this juncture.

Therefore, we recommend a one-year extension to the existing contracts, effective from October 1, 2024, through September 30, 2025. Pricing would remain unchanged during this extension period. This extension will afford us the opportunity to complete our ERP project, gain familiarity with Oracle, and execute the first Open Enrollment within the new system before considering the issuance of an RFP for these plans.

This item is subject to additional approval by the City Commission and will be brought before them at the February 26th meeting for review.



AGENDA ITEM

3.b.

PUBLIC UTILITY BOARD

DATE SUBMITTED

02/19/2024

MEETING DATE

2/27/2024

1. Agenda Item: Consideration and Approval of Change Order Number 2 for the Material Purchase for the Large Diameter Pipeline Replacement Project – Ph. I
2. Party Making Request:
Marco Ramirez, Utility Engineer P.E.
3. Nature of Request: MPUB consideration and approval of Change Order Number 2 for the Material Purchase for the Large Diameter Pipeline Replacement Project – Ph. I
4. Budgeted:

Bid Amount:	_____	Budgeted Amount:	_____
Under Budget:	_____	Over Budget:	_____
		Amount Remaining:	_____
5. Reimbursement:
6. Routing:
Patrick Gray Created/Initiated - 2/19/2024
7. Staff's Recommendation: Staff recommends the approval of Change Order Number 2 for the Material Purchase for the Large Diameter Pipeline Replacement Project – Ph. I
8. City Attorney: Approve. IJT
9. MPU General Manager: Approved - MAV
10. Director of Finance for Utilities: Approved - MSC

McALLEN PUBLIC UTILITY

Memo

To: Mark Vega, P.E., General Manager
Thru: Carlos Gonzalez, P.E., Utility Engineer
From: Patrick R. Gray, E.I.T, GIS Coordinator
Date: February 14, 2024
Re: Consideration and Approval of Change Order Number 2 for the Material Purchase for the Large Diameter Pipeline Replacement Project – Ph. I

In regards to the contract set for the Large Diameter Pipeline Replacement Project, Staff was informed that additional material will be needed in order to complete the project.

The awarded distributor, Aguaworks, has provided Staff with a quote that is intended to be added on to the project. All listed items are currently in stock.

Item	Description	Quantity	Unit	Unit Price	Net Change
23	18" DI Foster Adapter	3	EA	\$725.00	\$2,175.00
24	30" DI Foster Adapter	2	EA	\$1,750.00	\$3,500.00
25	36" DI Foster Adapter	1	EA	\$2,745.89	\$2,745.89
26	30"x2" Tap Cap	1	EA	\$3,894.43	\$3,894.43
27	30" PVC OneLock	1	EA	\$1,751.73	\$1,751.73
28	18" PVC Gasket Coupling	1	EA	\$4,500.00	\$4,500.00
29	3/4"x12' All Thread Rod	24	LF	\$18.00	\$432.00
30	1"x10' All Thread Rod	10	LF	\$44.50	\$445.00
Total					\$19,444.05

The original contract amount awarded to the vendor was \$399,643.78. With the approval of change order number 1, the contract amount was increased to \$401,385.34. With change order number 2, the contract amount will be \$420,829.39.

Staff is recommending administrative approval of Change Order Number 2 for the materials listed in the above table with a cost increase of \$19,444.05.

I will be available for any questions, comments or concerns.

Thank You

CHANGE ORDER**Change Order No. 2**

PROJECT:	Concrete Steel Pipe Rehab/Replacement	DATE OF ISSUANCE:	February 12, 2024
OWNER:	Phase I- Colbath	OWNER'S PROJECT NO.:	03-23-P46-257
ADDRESS:	McAllen Public Utility P.O. Box 220 McAllen, Texas 78505-0220	PURCHASE ORDER :	230776
CONTRACTOR:	Aguaworks Pipe and Supply	ENGINEER:	Carlos Gonzalez, P.E.
ADDRESS:	2907 North Central Ave. Brownsville, TX 78526		

The terms of the Agreement, dated June 6, 2023, between Owner and Vendor are amended to include the additional necessary material as summerized in the attachment:

Attachments: Change Order Tabulation

CHANGE IN CONTRACT PRICE:	CHANGE IN CONTRACT TIME:
Original Contract Price	Original Contract Time
<u>\$399,643.78</u>	<u>NA</u> working days
Previous Change Order No: 1	Change from Previous Change Orders
<u>\$1,741.56</u>	<u>NA</u> working days
Contract Price prior to this Change Order	Contract Time prior to this Change Order
<u>\$401,385.34</u>	<u>NA</u> working days
Net Increase of this Change Order	Net Increase of this Change Order
<u>\$19,444.05</u>	<u>NA</u> working days
Contract Price with all approved Change Orders	Contract Time with all approved Change Orders
<u>\$420,829.39</u>	<u>NA</u> working 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
Scott Benett
Aguaworks Pipe and Supply

RECOMMENDED:

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

CHANGE ORDER

Change Order No. 2 - Change Order Tabulation

PROJECT: Concrete Steel Pipe Rehab/Replacement
Phase I- Colbath

DATE OF ISSUANCE: February 12, 2024

OWNER: McAllen Public Utility
ADDRESS: P.O. Box 220
McAllen, Texas 78505-0220

OWNER'S PROJECT NO.: 03-23-P46-257

PURCHASE ORDER NO.: 230776

CONTRACTOR Aguaworks Pipe and Supply
ADDRESS: 2907 North Central Ave.
Brownsville, TX 78526

ENGINEER: Carlos Gonzalez, P.E.

Item	Description	Quantity	Unit	Unit Price	Net Change
23	18" DI Foster Adapter	3	EA	\$725.00	\$2,175.00
24	30" DI Foster Adapter	2	EA	\$1,750.00	\$3,500.00
25	36" DI Foster Adapter	1	EA	\$2,745.89	\$2,745.89
26	30"x2" Tap Cap	1	EA	\$3,894.43	\$3,894.43
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29	3/4"x12' All Thread Rod	24	LF	\$18.00	\$432.00
30	1"x10' All Thread Rod	10	LF	\$44.50	\$445.00
Total					\$19,444.05

CITY OF MCALLEN
P.O. BOX 220
MCALLEN, TX 78505

AGUAWORKS PIPE & SUPPLY
2907 NORTH CENTRAL AVENUE
BROWNSVILLE, TX 78526

Telephone: 956-831-2500

2/07/24 Bid ID: 5030222 FOSTER ADAPTERS

Page 1

Line	Quantity	Sell Per	Description	Price Per	Unit Price	Extended Price
10	3	EA	18" DI FOSTER ADAPTER MJA18FCB MJ X MJ ADAPTER SERIES 100		725.00	2,175.00
30	2	EA	30" DI FOSTER ADAPTER MJA30FCB MJ X MJ ADAPTER SERIES 100		1,750.00	3,500.00
50	1	EA	36" DI FOSTER ADAPTER MJA36FCB MJ X MJ ADAPTER SERIES 100		2,745.89	2,745.89
70	1	EA	30X2 MJ TAP CAP DI C153 DOM		3,894.43	3,894.43
170	1	EA	30" MJ PVC ONELOCK & ACCY SET		1,751.73	1,751.73
100	1	EA	18" C900 PVC GASKET COUPLING		4,500.00	4,500.00
130	24	FT	3/4"X12' 304SS ALL-THREAD ROD		18.00	432.00
140	10	FT	1"X10' 304SS ALL THREAD ROD		44.50	445.00

Subtotal:	19,444.05
Tax:	.00
Bid Total:	19,444.05



AGENDA ITEM

5.a.

PUBLIC UTILITY BOARD

DATE SUBMITTED

02/21/2024

MEETING DATE

2/27/2024

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 - 2/21/2024

7. Staff's Recommendation:

8. City Attorney: None. IJT

9. MPU General Manager: N/A - MAV

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



AGENDA ITEM

5.b.

PUBLIC UTILITY BOARD

DATE SUBMITTED

02/21/2024

MEETING DATE

2/27/2024

1. Agenda Item: Consideration of economic development matters (Section 551.087, T.G.C)

2. Party Making Request:

3. Nature of Request:

4. Budgeted:

Bid Amount: _____
Under Budget: _____

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

5. Reimbursement:

6. Routing:
Savannah Arredondo

Created/Initiated - 2/21/2024

7. Staff's Recommendation:

8. City Attorney: Approve. IJT

9. MPU General Manager: N/A - MAV

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