



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

DATE: Tuesday, August 27, 2024

TIME: 4:00 P.M.

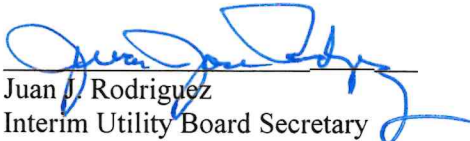
PLACE: McAllen City Hall
Commission Chambers – 3rd Floor
1300 Houston Avenue
McAllen, Texas 78501

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 August, 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.


Juan J. Rodriguez
Interim Utility Board Secretary



**BOARD OF TRUSTEES MEETING
TUESDAY, AUGUST 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 - IVAN GARCIA - WATER LAB

1. MINUTES:

- a) Approval of the Minutes for the Workshop Meeting held August 7, August 13, August 14 and Regular Meeting held August 13, 2024.

2. CONSENT AGENDA: *(All matters listed under Consent Agenda are considered to be routine by the Governing Body and will be enacted by one motion. There will be no separate discussion of these items; however, if discussion is desired, that item(s) will be removed from the Consent Agenda and will be considered separately.)*

- a) Consideration and Approval for Purchase of AMI Meters (Revised)
- b) Approval of The Heights on Wisconsin Subdivision (21 Lot Duplex)
- c) Consideration and Approval of Jackson Meadows Storage Lots 1-4 Replat Subdivision (4-Lot Commercial)
- d) Consideration and Approval of Pecan Bentsen Retail Subdivision (2- Lot Commercial)

3. BIDS AND CONTRACTS:

- a) Consideration and Approval of North Water Treatment Plant Main Building Stucco Repair (Project No. 08-24-S73-01).

- b) Consideration and Approval of Change Order No. 1 for the Balboa Waterline Improvements Phase II Project- Project No. 02-24-C07-484 (CDBG Funded)
- c) Consideration and Approval of Award of Contract for the Southeast Lift Station Project- Project No. 08-24-C25-500

4. MANAGER'S REPORT:

- a) Review of Quarterly Investment Report for Quarter Ending March 31, 2024.
- b) Review of Results of Financial Operations as of June 30, 2024
- c) Reimbursement Update: Collections as of June 30, 2024

5. FUTURE AGENDA 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 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 10, 2024.



	AGENDA ITEM	<u>1.a.</u>
PUBLIC UTILITY BOARD	DATE SUBMITTED	08/22/2024
	MEETING DATE	8/27/2024
1.	Agenda Item: <u>Approval of the Minutes for the Workshop Meeting held August 7, August 13, August 14 and Regular Meeting held August 13, 2024.</u>	
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 - 8/22/2024
7.	Staff's Recommendation:	
8.	City Attorney: Approved - EGJR	
9.	MPU General Manager: Approved - MAV	
10.	Director of Finance for Utilities: Approved - MSC	

STATE OF TEXAS
COUNTY OF HIDALGO
CITY OF MCALLEN

The McAllen Public Utility Board met in a Workshop on **Tuesday, August 13, 2024** at 12:36 p.m. at the South Wastewater Treatment Plant – Training Room:

	Charles Amos	Chairman
	Ernest Williams	Vice-Chairman
	Albert Cardenas	Trustee
Absent:	Javier Villalobos	Mayor/ Ex Officio
	Ricardo Godinez	Trustee
Staff:	Marco A. Vega, P.E.	General Manager
	J.J. Rodriguez	Assistant General Manager
	Isaac Tawil	City Attorney
	Savannah Arredondo	Assistant to the Utility Board Secretary
	Maria Chavero	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
	Rafael Balderas	Assistant to the Utility Engineer
	Erika Gomez, P.E.	Interim Utility Engineer
	Janet Landeros	Grants and Contracts Coordinator
	Katia Sanchez	Water Education & Comm Coordinator
	Colleen Hook	Executive Director of Quinta Mazatlán
	John Brush	Urban Ecologist
Visitors:	Anastasia Perez	IMAS
	Ann Fortescue	IMAS
	Ellen McDonald	Plummer and Associates

1) Discussion of Proposed FY 22-23 Budget

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

- Wastewater Systems
- Plummer & Associates – Reuse Master Plan
- Wastewater Administration
- Quinta Mazatlán
- IMAS
- Water Education
- Capital Improvement Projects
- Water Administration

ADJOURNMENT

There being no other business to come before the Board, the workshop was unanimously adjourned at 4:00 p.m.

Charles Amos, Chairman

Attest:

Juan J. Rodriguez
Interim Utility Board Secretary

STATE OF TEXAS
COUNTY OF HIDALGO
CITY OF MCALLEN

The McAllen Public Utility Board met in a Workshop on **Wednesday, August 14, 2024** at 8:21 a.m. at the South Wastewater Treatment Plant – Training Room:

Absent:	Charles Amos	Chairman
	Ernest Williams	Vice-Chairman
	Ricardo Godinez	Trustee
	Javier Villalobos	Mayor/ Ex Officio
	Albert Cardenas	Trustee
Staff:	Marco A. Vega, P.E.	General Manager
	J.J. Rodriguez	Assistant General Manager
	Isaac Tawil	City Attorney
	Savannah Arredondo	Assistant to the Utility Board Secretary
	Maria Chavero	Director of Finance for Utilities
	David Garza	Director of Wastewater Systems
	Edward Gonzalez	Director of Water Systems
	Juan Vallejo	Assistant Director of Water Systems
	Rafael Balderas, EIT	Assistant to the Utility Engineer
	Erika Gomez, P.E.	Interim Utility Engineer
Visitors:	Janet Landeros	Grants and Contracts Coordinator
	Tom Seacord	Carollo Engineers
	Vanessa Pruneda, EIT	Carollo Engineers
	Hani Michel, P.E.	Carollo Engineers
	Sergio Espinosa, P.E.	Carollo Engineers
	Kevin Spencer	RW. Harden & Associates
	Javier Santiago	WWaterTech
	Dario Guerra, P.E.	Big D. Engineering
	Anne Burger Entrekin	Hilltop Securities

1) Discussion of Proposed FY 22-23 Budget

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

- CDBG Projects
- MPU Participation
- Market Update
- Water Desalinization Project Update
- Geothermal Update

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 10:40 a.m. to go into Executive Session. Chairman Amos reconvened the meeting around 11:10 a.m.

ADJOURNMENT

There being no other business to come before the Board, the workshop was unanimously adjourned at 11:15 a.m.

Charles Amos, Chairman

Attest:

Juan J. Rodriguez
Interim Utility Board Secretary

STATE OF TEXAS
COUNTY OF HIDALGO
CITY OF MCALLEN

The McAllen Public Utility Board met in a Workshop on **Wednesday, August 7, 2024** at 8:15 a.m. at the South Wastewater Treatment Plant – Training Room:

Absent:	Charles Amos	Chairman
	Ernest Williams	Vice-Chairman
	Ricardo Godinez	Trustee
	Albert Cardenas	Trustee
	Javier Villalobos	Mayor/ Ex Officio
Staff:	Marco A. Vega, P.E.	General Manager
	J.J. Rodriguez	Assistant General Manager
	Isaac Tawil	City Attorney
	Savannah Arredondo	Assistant to the Utility Board Secretary
	Maria Chavero	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
	Rafael Balderas, EIT	Assistant to the Utility Engineer
	Erika Gomez, P.E.	Interim Utility Engineer
	Janet Landeros	Grants and Contracts Coordinator
	Terri Uvalle	Asst. Director of Utility Billing
	Pablo Rodriguez	Asst. Director of Customer Relations

1) Discussion of Proposed FY 22-23 Budget

Mr. Mark Vega, P.E., General Manager, 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, raw water supply and debt services. Juan Vallejo, Water Systems Assistant Director, presented the Water Systems Proposed Budget for FY 2024-2025. Maria Chavero, Treasury Management Director, presented the Treasury Management Proposed Budget.

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 9:55 a.m. to go into Executive Session. Chairman Amos reconvened the meeting around 10:15 a.m.

ADJOURNMENT

There being no other business to come before the Board, the workshop was unanimously adjourned at 10:39 a.m.

Charles Amos, Chairman

Attest:

Juan J. Rodriguez
Interim 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, August 13, 2024**, at 4:00 pm at the South Wastewater Treatment Plant, Training Room, with the following present:

	Charles Amos	Chairman
	Ernest Williams	Vice-Chairman
	Ricardo Godinez	Trustee
	Albert Cardenas	Trustee
Absent:	Javier Villalobos	Mayor/Ex-Officio
Staff:	Marco Vega, P.E.	General Manager
	Juan J. Rodriguez	Assistant General Manager
	Austin Stevenson	Deputy City Attorney
	Savannah Arredondo	Assistant to the Utility Board Sec.
	David Garza	Director of Wastewater Systems
	Rafael Balderas, E.I.T.	Assistant to the Utility Engineer
	Juan Vallejo	Assistant Director of Water Systems
	Maria Chavero	Director of Treasury Management
	Janet Landeros	Grants and Contracts Coordinator
	Erika Gomez, P.E.	Interim Utility Engineer
	Carlos Gonzalez, P.E.	Utility Engineer
	Edward Gonzalez	Director of Water Systems
	Katia Falcon	Water Education & Comm Coord

CALL TO ORDER:

Chairman Amos called the meeting to order at 4:03 p.m.

1. MINUTES:

Trustee Cardenas moved to approve items 1a through 1c. Vice-Chairman Williams seconded the motion. The motion carried unanimously by those present.

- a) Approval of the Minutes for the Regular Meeting held July 23, 2024.
- b) Approval of the Minutes for the Joint Meetings held September 26, 2022, November 28, 2022, March 27, 2023, May 31, 2023 and March 26, 2024.
- c) Approval of Minutes for the Joint Workshops held June 10, 2024 and June 24, 2024.

2. CONSENT AGENDA:

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

- a) Expiration of Developers’ Final Reimbursement Certificates
- b) Consideration and Approval of Palm Villas Subdivision (16 Townhomes)

3. BIDS AND CONTRACTS:

- a) Consideration and Approval of Award of Contract for the Balboa Waterline Improvements Phase III Project (CDBG FUNDED)

Trustee Cardenas moved to approve the award of contract for the Balboa Waterline Improvements Phase III project. Trustee Godinez seconded the motion. The motion carried unanimously by those present.

- b) Consideration and Approval of the Award of Construction Contract for the FM 676 (5 Mile) Sewerline Adjustment.

Mr. Carlos Gonzalez, P.E., Utility Engineer stated this project is related to a Texas Department of Transportation (TxDOT) widening project. The section in question is on Trenton Rd. (5 Mile), between Ware Rd and Tylor Rd. He

noted TxDOT has selected Texas Cordia to undertake the construction work. There are two phases that will directly and indirectly impact MPU. The first is from Ware Rd to Taylor Rd and the second is located in Alton’s CCN area. Since McAllen provides sewer services to the City of Alton, MPU will have to address the situation with the existing lift station. Mr. Gonzalez mentioned that this project presents the opportunity to install new sewer infrastructure which will enable MPU to abandon the lift station in question. He mentioned that it is critical to work with the contractor because of the sequence of construction needed on the installation of the sewerline as it is in the same alignment of all the other infrastructure improvements. He also mentioned that another critical factor is the coordination of the sewerline installation under the Hidalgo County Irrigation Dist. No. 1 (HCID#1) syphon. He advised the Board that the City Attorney was consulted about approaching TxDOT’s contractor and secure a proposal to add our project to their scope of work, given the impacts of delays to TxDOT’s project and possible disruption of service from HCID#1. He noted that the city Attorney and Director of the Purchasing Dept. agreed that, given the circumstances, the proposal to engage Texas Cordia could be accepted as an “emergency contract” in the interest of health and safety. He mentioned that MPU reached out to the contractor and a contract was secured in the amount of \$1,900,953.

Trustee Cardenas moved to approve the award of construction contract for the FM 676 (5 Mile) Sewerline Adjustment. Trustee Godinez seconded the motion. The motion carried unanimously by those present.

4. MANAGER’S REPORT:

a) Discussion and Consideration of Appointment of an Interim Board Secretary

Trustee Cardenas moved to approve the appointment of Juan J. Rodriguez as Interim Board Secretary. Vice-Chairman Williams seconded the motion. The motion carried unanimously.

b) Election of Chairman and Vice-Chairman for the McAllen Public Utility Board.

Chairman Amos called for a nomination for Chairman and Vice Chairman; in which Trustee Cardenas nominated Charles Amos to remain as Chairman and Ernest Williams to remain as Vice-Chairman. Trustee Godinez seconded the motion. The motion carried unanimously by those present.

5. FUTURE AGENDA 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

Mr. Isaac Tawil, City Attorney III, stated that there was no update for Executive Session.

a) 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 4:12 p.m.

Charles Amos, Chairman

Attest:

Juan J. Rodriguez
Interim Utility Board Secretary



AGENDA ITEM

2.a.

PUBLIC UTILITY BOARD

DATE SUBMITTED

08/21/2024

MEETING DATE

8/27/2024

1. Agenda Item: Consideration and Approval for Purchase of AMI Meters (Revised)

2. Party Making Request:

3. Nature of Request:

4. Budgeted: Yes

Bid Amount: \$142,915.50
Under Budget: \$920,853.5

Budgeted Amount: \$1,063,769
Over Budget: \$0.00
Amount Remaining: \$920,853.35

5. Reimbursement:

6. Routing:

Edward Gonzalez
Gerardo Noriega

Created/Initiated - 8/21/2024
Final Approval - 8/21/2024

7. Staff's Recommendation:

8. City Attorney: Approved - EGJR

9. MPU General Manager: Approved - MAV

10. Director of Finance for Utilities: Approved - MSC

Memo

To: Marco A. Vega, P.E. General Manager
Thru: Edward Gonzalez, Director of Water Systems *EW*
From: Juan Pedraza, T&D Manager *JP*
Date: 07/30/24
Re: "Revised" Purchase & Delivery of Diverse Sizes of AMI Meters

This memo serves as a request for the approval to Single Source Agua Metric for the purchase and delivery of diverse sizes of AMI water meters. A revised quotation has been obtained, presenting a reduced price compared to the initial quotation, resulting in total savings of \$30,004.50

The acquisition of the AMI meters will be utilized to replace existing meters that have either been damaged or exceeded their 10-year life span.

With the implementation of the meter replacements, both the City of McAllen Public Utility and its rate payers will benefit from an accurate measurement of water consumption and homeowner monitoring capabilities.

Fund Name: Water Depreciation Fund

Account Number: 410-4030-446 66-30

Budgeted: \$1,063,769

Estimated Cost: 800 - ¾ IPERL (\$98.57)

250 - 1" IPERL (\$142.55)

50 - 2" OMNI R2 (\$568.44)

Total Cost: \$142,915.50



Sales Quote QT00010546

July 24, 2024

Aqua-Metric Sales Company

Kelsey VanCleave
16914 Alamo Pkwy Bldg 2 | SELMA, TX 78154-1492
Phone: (210) 967-6300 | Facsimile: (210) 967-6305

Quote for: City of McAllen

Attention:

Address: ATTN: ACCOUNTS PAYABLE, PO BOX 220

City, State, Zip: MCALLEN, TX 785050220

Phone: 956-681-1665

Email:

Quantity		Description		Unit Price	Line Total
800	EA	I30TR	3/4" SL IPERL TR/PL 8Whl USG	98.57	78,856.00
250	EA	I50TR	1" iPERL TR/PL 8 WHL USG	142.55	35,637.50
50	EA	OMNIR2	2" OMNI R2 8 WHL USG	568.44	28,422.00

This quote for the product and services named above is subject to the following terms:

1. All quotes are subject to the Aqua-Metric Terms of Sales.
2. Quote is valid for thirty days.
3. If modifications in materials, labor or processing are required to meet new regulations, the pricing submitted herein is subject to immediate change.
4. Freight allowed on single orders exceeding \$80,000.00.
5. Net Thirty Days to Pay.
6. Sales Tax and/or Freight charges are approximated and may vary on final invoice.

Subtotal	142,915.50
Sales Tax	0.00
Total	142,915.50

REQUEST FOR AVAILABILITY OF FUNDS

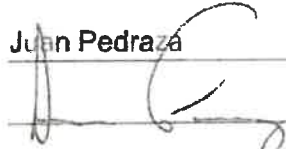
CONSTRUCTION ☐ PURCHASE ☐

PURCHASE & INSTALLATION ☐

SERVICE ☐ SUPPLY ☒

DEPARTMENT SUBMITTING REQUEST:

TYPE/PRINT NAME: Juan Pedraza

SIGNATURE: 

TITLE: MPU - T&D Manager

DEPARTMENT: MPU- Transmission Distribution

DATE: August 1, 2024

PROJECT NAME AND DESCRIPTION (indicate special funding requirements):

Purchase and Delivery of Contract AMI Meters

STATE/FEDERAL FUNDING (SPECIFY AGENCY(IES)):

STATE/FEDERAL GRANTS (SPECIFY AGENCY(IES)):

ACCOUNT NUMBER/PROJECT ID: 410-4030-446-66-30

ESTIMATED COST: \$142,915.50

ACCOUNT NUMBER/PROJECT ID:

ESTIMATED COST:

BUDGET INFORMATION:

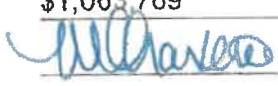
BUDGETED ☒ NOT BUDGETED ☐

FUND NAME: Water - Depreciation Fund

ACCOUNT NUMBER(S): 410-4030-446-66-30

INCLUDE PROJ.ID(S):

AMOUNT: \$1,063,769

SIGNATURE: 

TITLE: Director of Finance for Utilities

DATE: 8/5/24

A. Please specify if there are any Buy America Requirements for this project?

If yes, Please attach/include specific requirements?

N/A ☒

Yes _____

No: _____

B. Please specify if a Disadvantage Business Enterprise Goal is required to be met with this procurement?

If yes, Please attach/include specific requirements/ goals to be included with project?

N/A ☒

Yes

No:

C. Please specify if there are any special advertising requirements for this procurement?
If yes, please include the websites or additional circulars where notice of procurement must be advertised.

N/A ☒

Yes _____ No: _____

D. Please verify if an environmental assessment has been completed on this project?
Please provide release of funds date if applicable: _____

N/A ☒

E. Please specify if an asbestos assesment is required Prior to Initiating Procurement?

N/A ☒

Yes _____ No: _____

F. Please specify if a lead assessment is required Prior to Initiating Procurement

N/A ☒

Yes _____ No: _____

G. Please specify if there are any other type of forms/ and or requirements for this procurement?
Please attach documents if necessary.

N/A ☒

CITY MANAGER'S AUTHORIZATION TO SOLICIT BIDS:

APPROVED: ☒

SIGNATURE:



DATE:

08/02/21

DISAPPROVED: ☐

SIGNATURE: _____

DATE: _____



AGENDA ITEM

2.b.

PUBLIC UTILITY BOARD

DATE SUBMITTED

08/20/2024

MEETING DATE

8/27/2024

1. Agenda Item: Approval of The Heights on Wisconsin Subdivision (21 Lot Duplex)
2. Party Making Request:
Erika Gomez, Developmental Activities
3. Nature of Request: The approval of The Heights on Wisconsin Subdivision.
4. Budgeted:

Bid Amount:		Budgeted Amount:	
Under Budget:		Over Budget:	
		Amount Remaining:	
5. Reimbursement:
6. Routing:
Patrick Gray Created/Initiated - 8/20/2024
7. Staff's Recommendation: Staff recommends the approval of The Heights on Wisconsin Subdivision.
8. City Attorney: Approved - EGJR
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
Erika Gomez, P.E., Interim Utility Engineer

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

DATE: August 27, 2024

SUBJECT: **Approval of The Heights on Wisconsin Subdivision**

This property is located approximately 1,200 LF from the intersection of Trenton and Wisconsin RD. The subdivision is located within the McAllen City Limits and consists of 1.917 acres for 21 residential, duplex lots.

The subdivision application was originally filed with the City on March 1, 2024 and received preliminary P&Z approval on March 19, 2024. The information required from the developer's engineer for this agenda was received on August 14, 2024.

Utility plan/availability is described as follows:

- 1. Water:** The developer is proposing an internal loop system with an 8-inch waterline. The proposed 8-inch waterline will tie into the existing 8-inch waterline located on the south side of Wisconsin Rd. The proposed waterline will be looped to the existing 8-inch waterline running parallel, along the alley to the east of the proposed subdivision. The developer is also proposing two (2) fire hydrants for fire protection.
- 2. Sewer:** The developer is proposing a 12-inch sewer line that will serve the proposed lots on the property. The proposed sewer line will run approximately 740LF to the south of the property tying into an existing sewer system.
- 3.** The property falls within the MPU North Central Distribution Mains 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 as proposed.**
- 3.) Payment of a Waterline Reimbursement to MPU in the amount of \$653.95**

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

Thank you

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 DK3 Investment Group LLC hereinafter called the DEVELOPER.

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

The Heights on Wisconsin Subdivision
(Subdivision Name) and proposes to construct Utility Improvements as shown on a plan

designed by S2 Engineering PLLC 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 _____, 2024.

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: DK3 Investment Group LLC
401 S Kansas Ave
Weslaco, TX 78596

**SUBDIVISION REIMBURSEMENT WORKSHEET
THE HEIGHTS ON WISCONSIN SUBDIVISION**

WATER LINE REIMB. CALCULATIONS

WATER:	MPU: NORTH CENTRAL DISTRIBUTION MAINS
COST:	\$310.12 x 1.917 AC \$594.50
10% ADMIN FEE <10 YEARS	59.45

WATER LINE REIMBURSEMENT

\$653.95

*22 Residential lots

TOTAL REIMBURSEMENT DUE

\$653.95

Prepared By:  Date: 8/14/24 Reviewed By: AB

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: _____

Dominic A. Reyna



August, 16 2024

McAllen Public Utilities
1300 Houston Ave,
McAllen, Texas 78501
956-681-1630

Re: Heights on Wisconsin Subdivision Utility Narrative

Heights on Wisconsin Subdivision is a 21-lot duplex subdivision located on the south side of Wisconsin Rd. and approximately

Waterline Improvements

The proposed development will be serviced by an internal 8" water line that will connect to the existing 8" waterline on the south side of Wisconsin Road. The line will be installed within the development along the proposed streets and looped an existing 8" line on the west side of the subdivision. Services will be provided in accordance with MPUB standards to each lot. Two (2) fire hydrants will be installed within the subdivision.

Sanitary Sewer Improvements

Sewer will be provided via an internal 12" sewer line that will extend north from the existing 8" sewer line at an existing manhole. The proposed 12" waterline will be extended along 7th street to give service to the subdivision. The 12" line will be installed within the development streets with 4" services to each lot in accordance with MPUB standards. Five (5) manholes are being installed throughout the project.

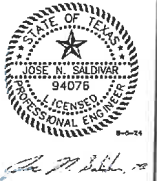
Should you have any questions or require any additional information, please contact me at (956) 403-9787.

Respectfully,

A handwritten signature in blue ink, reading 'Jose Noe Saldivar, P.E., CFM.', is positioned above the printed name and title.

Jose Noe Saldivar, P.E., CFM.
President/Senior Project Manager
Cell (956) 403-9787
s2engineering.ns@gmail.com

WATER DISTRIBUTION : THE HEIGHTS ON WISCONSIN SUBDIVISION PHASE 1

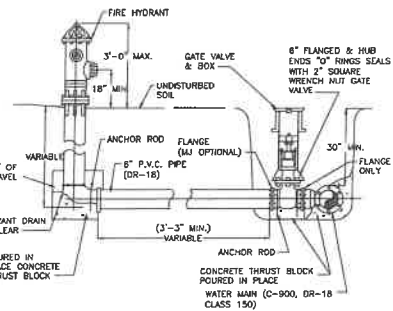


THE HEIGHTS ON WISCONSIN SUBDIVISION PHASE 1 WATER SYSTEM DISTRIBUTION

S2 ENGINEERING PLLC
CIVIL ENGINEERING & LAND SURVEYING
1000 E. ORFEN PKWY., MISSION, TX 78147
TEL: 281-288-1111 FAX: 281-288-1112
WWW.S2ENGINEERINGPLLC.COM



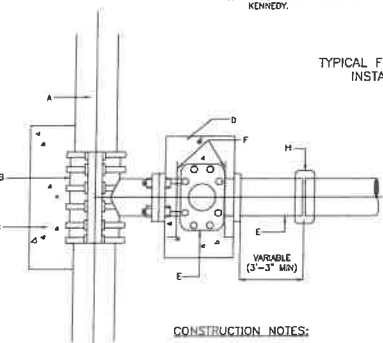
SHEET NO. 2
OF 8 SHEETS



NOTES:

1. FIRE HYDRANT ELEVATIONS WILL BE SET BY THE ENGINEER.
2. FLANGE MUST BE AT FINISHED GRADE OR 3" TO 6" ABOVE 2. FLANGE MUST BE AT FINISHED GRADE OR 3" TO 6" ABOVE TOP OF CURB.
3. FLANGED GATE VALVE INSTALLATION TO BE USED WITH 10" WATER LINES OR GREATER.
4. BPF TEES TO BE USED WITH 10" WATER LINE OR GREATER BPF TEES TO BE USED WITH SMALLER DIA. PIPES.
5. ACCEPTABLE HYDRANT BRANDS ARE MUELLER, AMERICAN DARLING AND KENNEDY.

TYPICAL FIRE HYDRANT
INSTALLATION



NOTES:

1. ALL SERVICE CONNECTIONS NEED TO HAVE A MIN. 2'-0" COVER FROM FINISHED GRADE.
2. WATER METER COVER SHALL BE ALUM. IRON WORKS 813-05-2.
3. ALL WATER MAINS HAVE 30 INCHES OF COVER FROM FINISHED GRADE.
4. METER BOX SHALL BE CAST IRON.
5. ALL CONCRETE TO HAVE A MIN. 28 DAYS COMPRESSIVE STRENGTH OF 3,000 P.S.I.
6. 2" GATE VALVE ONLY REQUIRED FOR 2" SERVICE.
7. POLYETHYLENE TUBING ACCEPTABLE FOR LINE SIZES 1" OR LESS. SCHEDULE 40 PVC REQUIRED FOR LINE SERVICES GREATER THAN 1".

TYPICAL SERVICE
CONNECTION
WITH METER BOX

CONSTRUCTION NOTES:

- A. WATER MAIN (SEE PLANS AND SPECIFICATION)
- B. TAPPING SLEEVE (SIZE AS REQUIRED)
- C. CONCRETE SUPPORT UNDER TAPPING SLEEVE AND BENCH
- D. THRUST BLOCK AS PER SPECIFICATIONS
- E. FLANGED AND HUB ENDS "O" RING SEALS WITH 2" SQUARE WRENCH NUT GATE VALVE
- F. ANCHOR RODS
- G. PVC PIPE
- H. SIMPLEX COUPLING

GENERAL NOTES:

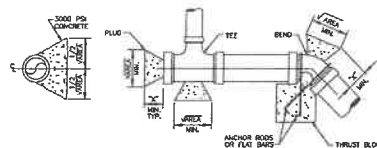
1. ALL CONCRETE TO HAVE A MINIMUM OF 28 DAYS COMPRESSIVE STRENGTH OF 3,000 P.S.I.

WATER TAPPING SLEEVE
& VALVE INSTALLATION

NOTES:

1. CONTRACTOR TO CONTACT ALL UTILITIES COMPANIES IN THE AREA FOR FIELD VERIFICATION OF EXISTING FACILITIES. UTILITY COMPANIES SHALL INCLUDE BUT NOT BE LIMITED TO THE FOLLOWING:
CITY OF MCALLEN 855-972-7600
CENTRAL POWER & LIGHT CO. 800-274-2611
SOUTHERN UNION GAS CO. 800-742-2845
AT&T 800-288-2020
U.S. SPRINT CO. 858-248-3100
TIME WARNER CABLE 800-222-5355
TX. EXCAVATION SAFETY SYSTEM 800-344-6377
2. CONTRACTOR TO EXPOSE ANY EXISTING FACILITY THAT MAY BE IN CONFLICT PRIOR TO START OF CONSTRUCTION.
3. ALL EXISTING CITY UTILITIES (WATER/SEWER) SHOWN ARE FROM BEST INFORMATION AVAILABLE. NEITHER THE ENGINEER NOR THE CITY IS RESPONSIBLE FOR THE ACCURACY OF LOCATION.
4. CONTRACTOR SHALL AT ALL TIMES ALLOW ACCESS TO EXISTING DRIVEWAYS OR PROVIDE/MAINTAIN ALTERNATE ALL WEATHER ROUTES.
5. ALL TRAFFIC CONTROL DEVICES SHALL BE IN CONFORMANCE WITH TEXAS MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES, LATEST EDITION.
6. TRENCHES OR EXCAVATIONS MAY NOT BE LEFT OPEN OVERNIGHT UNLESS AUTHORIZED IN WRITING BY THE ENGINEERING DEPARTMENT. IN SUCH CASES, THE CONTRACTOR MUST PROVIDE 1/2" STEEL PLATES OVER PLATES WITH UNDERKING AS PER SPECIFICATIONS TO BE PROVIDED BY THE CITY OF MCALLEN.
7. ANY DAMAGE TO FENCES, WALKS, OR PRIVATE PROPERTY SHALL BE REPAIRED BY THE CONTRACTOR AT HIS EXPENSE.
8. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO REMOVE ALL EXCAVATED MATERIAL AND DEBRIS FROM THE SITE AT NO ADDITIONAL EXPENSE TO THE OWNER.
9. THE CONTRACTOR IS RESPONSIBLE FOR SCHEDULING CONSTRUCTION MATERIALS TESTING THROUGH THE CITY'S DESIGNATED FIELD REPRESENTATIVE 24 HOURS PRIOR TO TESTING. CONTRACTOR IS RESPONSIBLE FOR ADHERING CLOSELY TO TESTING SCHEDULE AND AVOID ANY DELAYS IN THE FIELD.

WATER UTILITIES
GENERAL NOTES

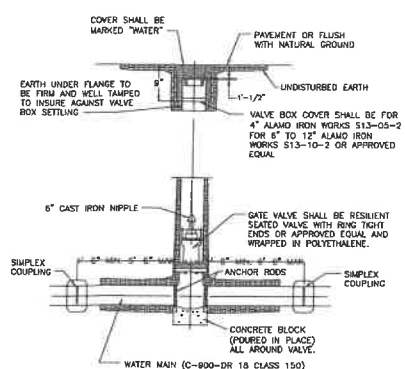


THRUST BLOCK REQUIREMENTS VS. FITTING TYPE											
DIAMETER (IN.)	END/TEE (F.F.)	90° BEND (S.F.)	45° BEND (S.F.)	22.5° BEND (S.F.)	11.25° BEND (S.F.)	REDUCER (S.F.)	TEE (S.F.)	FLANGE (S.F.)	ANCHOR RODS (S.F.)	THRUST BLOCK FOR VERTICAL BENDS (S.F.)	THRUST BLOCK FOR HORIZONTAL BENDS (S.F.)
4	1.4	1.9	38.39	1.0	20.77	0.5	10.99	0.3	5.37		
6	1.4	2.8	4.0	79.32	2.1	42.93	1.1	21.88	0.5	11.00	
8	1.25	4.0	6.8	13.846	3.7	73.65	1.8	37.85	0.9	18.92	
10	1.25	7.3	10.3	20.036	5.0	111.10	2.8	56.64	1.4	28.64	
12	1.50	10.3	14.5	29.020	7.0	151.11	4.0	80.09	2.0	40.24	
14	1.75	13.8	19.5	38.001	10.8	212.02	5.4	107.16	2.7	54.08	
16	2	17.6	25.2	50.442	13.8	272.99	7.0	139.17	3.5	69.92	

NOTES:

1. THRUST BLOCKING TO BE PLACED AT ALL DEAD ENDS, TEES, BENDS, WYES, AND REDUCERS AND OTHER AREAS THAT REQUIRE THRUST RESISTANCE.
2. THRUST BLOCKS SHOWN ARE IN SQUARE FEET. BLOCK WEIGHTS FOR VERTICAL BENDS ARE IN POUNDS.
3. THRUST BLOCKS AREAS SHOWN ARE BASED ON A TEST PRESSURE OF 150 P.S.I. SOIL BEARING PRESSURE OF 2000 PSF. AND MINIMUM 30" COVER. IF REQUIRED TEST PRESSURE IS LESS OR THE SOIL BEARING CAPACITY IS GREATER, THE CONTRACTOR MAY, AFTER APPROVAL BY THE ENGINEER, REDUCE THE THRUST BLOCK AREA SHOWN. THRUST BLOCKING AREA SHALL BE INCREASED IF SOIL BEARING CAPACITY IS LESS THAN 2000 PSF.
4. AT DOWNWARD VERTICAL BENDS, PIPING SHALL BE RESTRAINED BY THRUST BLOCK AS SHOWN WITH HEIGHT INDICATED IN THE TABLE. ANCHOR RODS OR FLAT BARS SHALL BE STAINLESS STEEL.
5. BEARING MUST BE ON UNDISTURBED EARTH.
6. USE 3000 PSI CONCRETE.
7. RESTRAINING JOINTS MAY BE REQUIRED AS SHOWN ON THE PLANS OR DIRECTED BY THE ENGINEER.
8. THRUST BLOCK SHALL BEAR ON FULL 180° OF CIRCUMFERENCE OF PIPE.

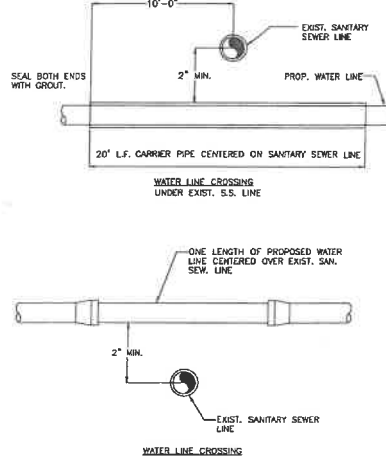
CONCRETE THRUST BLOCKS



NOTES:

1. CAST IRON BOOT TO BE USED IN HEAVY TRAFFIC AREAS

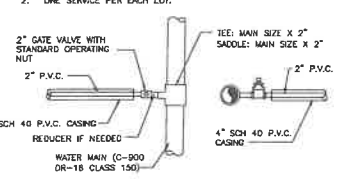
TYPICAL VALVE
& VALVE BOX



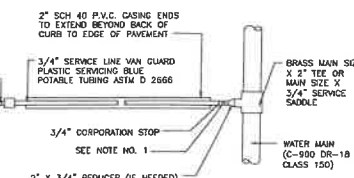
WATER LINE CROSSING
DETAIL

NOTES:

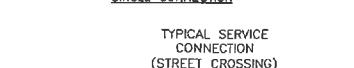
1. ON ALL SERVICE LINES GREATER THAN 1" (2" P.V.C. SCHEDULE 40).
2. ONE SERVICE PER EACH LOT.



2" SERVICE LINE



SINGLE CONNECTION



TYPICAL SERVICE
CONNECTION
(STREET CROSSING)

EXIST. SANITARY MH
TOP: 107.51
EL: 99.17

PROJ. SANITARY MH
TOP: 106.22
EL: 99.17

61

62

PROJ. 204 LF
12" SDR26 PVC
SEWER LINE

64

65

66

PROJ. 48' SANITARY MH
TOP: 106.29
EL: 99.21

PROJ. 475 LF
12" SDR26 PVC
SEWER LINE

PROJ. 70 LF 12" SDR26
PVC SEWER LINE @ 5.20%

PROJ. 48' SANITARY MH
TOP: 106.22
EL: 100.81

PROJ. 63' SANITARY MH
TOP: 105.72
EL: 100.69

EXIST. 30' INGRESS/EGRESS
EASEMENT
DOC. 2048583

EXIST. SANITARY MH
TOP: 107.14
EL: 103.50

EXIST. 12.50' UTIL
ESMT VOL. 49 PG.
95 H.C.D.R.

EXIST. 5.6' NO
BUILD AREA
DOC. 1448415
H.C.D.R.

EXIST. 12.50' UTIL
ESMT DOC. 1448582
H.C.D.R.

12 11 10 9 8 7 6 5 4 3 2 1

PROJ. 8' SANITARY
SEWER
SERVICE LINE

PARK AREA "A"

NORTH 7TH STREET
(50' R.O.W.)

13 14 15 16 17 18 19 20 21

PROJ. 4' SANITARY
SEWER
SERVICE LINE

PROJ. 123 LF 12"
SDR26 PVC SEWER
LINE @ 5.20%

PARK AREA "B"

PROJ. 4' SANITARY SEWER
CLEANOUT
TOP: 106.55
EL: 105.46

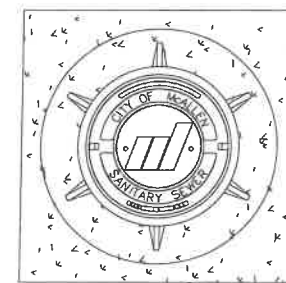
EXIST. 150' MCALLEN DRAIN
DITCH R.O.W. DOC. 394196
H.C.D.R.

50' SOUTH TEXAS
NATURAL GAS
GATHERING
COMPANY VOL
1250, PG. 320
H.C.D.R.

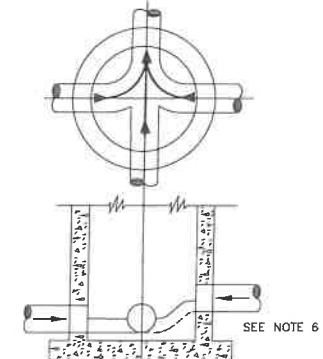
EXIST. 80' ROAD R.O.W.

WISCONSIN RD

SCALE 1:30



BACKFILLING AT STRUCTURES SHALL BE PLACED IN UNIFORM LAYERS, AND COMPACTED TO 95% STANDARD PROCTOR DENSITY IN 6" MAXIMUM LIFTS. STRUCTURE BACKFILL MATERIAL SHALL BE SAND.

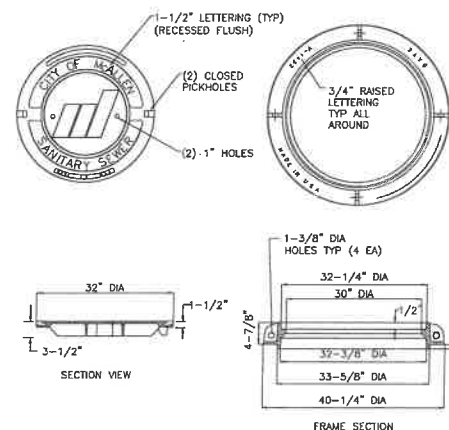
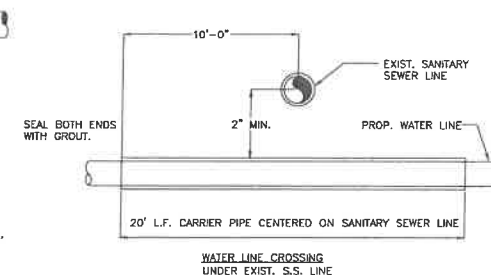


The diagram illustrates a cross-section of a manhole collar and frame assembly. At the top, a concrete collar is shown with a height of 5' x 5' x 5" THICK, reinforced with WIRE MESH REINFORCING. Below the collar is a COVER, which is labeled as MACHINED SURFACES (MUST ALLOW FOR INFLOW PROTECTOR). The cover sits on a FRAME. The frame is shown with FINISHED GRADE WHEN ADJACENT TO OPEN SPACE on the left and FINISHED GRADE WHEN ADJACENT TO ROCK OR GRAVEL on the right. The frame is also labeled as MACHINED SURFACES (MUST ALLOW FOR INFLOW PROTECTOR). The diagram shows the collar, cover, and frame in cross-section, with the ground level indicated by a dashed line.

NOTES:

1. COLLAR IS REQUIRED ONLY WHEN MANHOLE IS OUT OF PAYMENT.
2. STANDARD FRAME AND COVER SIZE SHALL BE USED.
3. A STEEL MANHOLE RISER, APPROVED HOVE ADJUSTING RINGS OR ADDITIONAL BRACKS MAY BE USED TO ELEVATE EXISTING MANHOLE COVERS TO RESURFACED GRADE (MAX. 4" HEIGHT).
4. COVER SHALL FIT FLUSH WITH THE FRAME WITH THE INFLOW PROTECTOR INSTALLED.

CONCRETE COLLAR FOR
SANITARY SEWER MANHOLES



1. FRAME AND COVER SHALL CONFORM TO REQUIREMENTS OF AASHTO M 306.
2. FRAME AND COVER SHALL BE PROOF-LOAD TESTED TO 74,000 LBS.
3. FRAME SHALL BE GRAY CAST IRON CONFORMING TO AASHTO M 105 CLASS 35B OR ASTM A48 CLASS 35B.
4. COVER SHALL BE DUCTILE IRON CONFORMING TO ASTM A536 GRADE 80-55-06.

Diagram illustrating a cleanout installation. A vertical pipe labeled "ROW" (Right of Way) is capped with a "CAP". A "2-WAY CLEANOUT TEE" is installed on the vertical pipe, with a maximum depth of "4\" MAX." below the "NATURAL GROUND" level. The tee connects to a "SCH 40 PVC SERVICE LINE" which runs horizontally. This service line then connects to a "SEWER MAIN" via a "LATERAL FITTING (SDR 26 X SCH 40)". The sewer main is labeled "FLOW" and continues horizontally. A "45" degree angle is indicated for the lateral fitting connection.

1. INDIVIDUAL SERVICE LATERALS TO BE PROVIDED TO EACH LOT.
2. SINGLE FAMILY SERVICE SHALL BE 4" MIN. MULTI-FAMILY, COMMERCIAL, AND INDUSTRIAL SERVICE SHALL BE 6" OR GREATER AS REQUIRED.

STANDARD SERVICE CONNECTION

Professional Engineer Seal for Jose N. Saldívar, State of Texas, License No. 94076, Mechanical Engineering.

THE HEIGHTS ON WISCONSIN SUBDIVISION PHASE 1
SANITARY SEWER LAYOUT

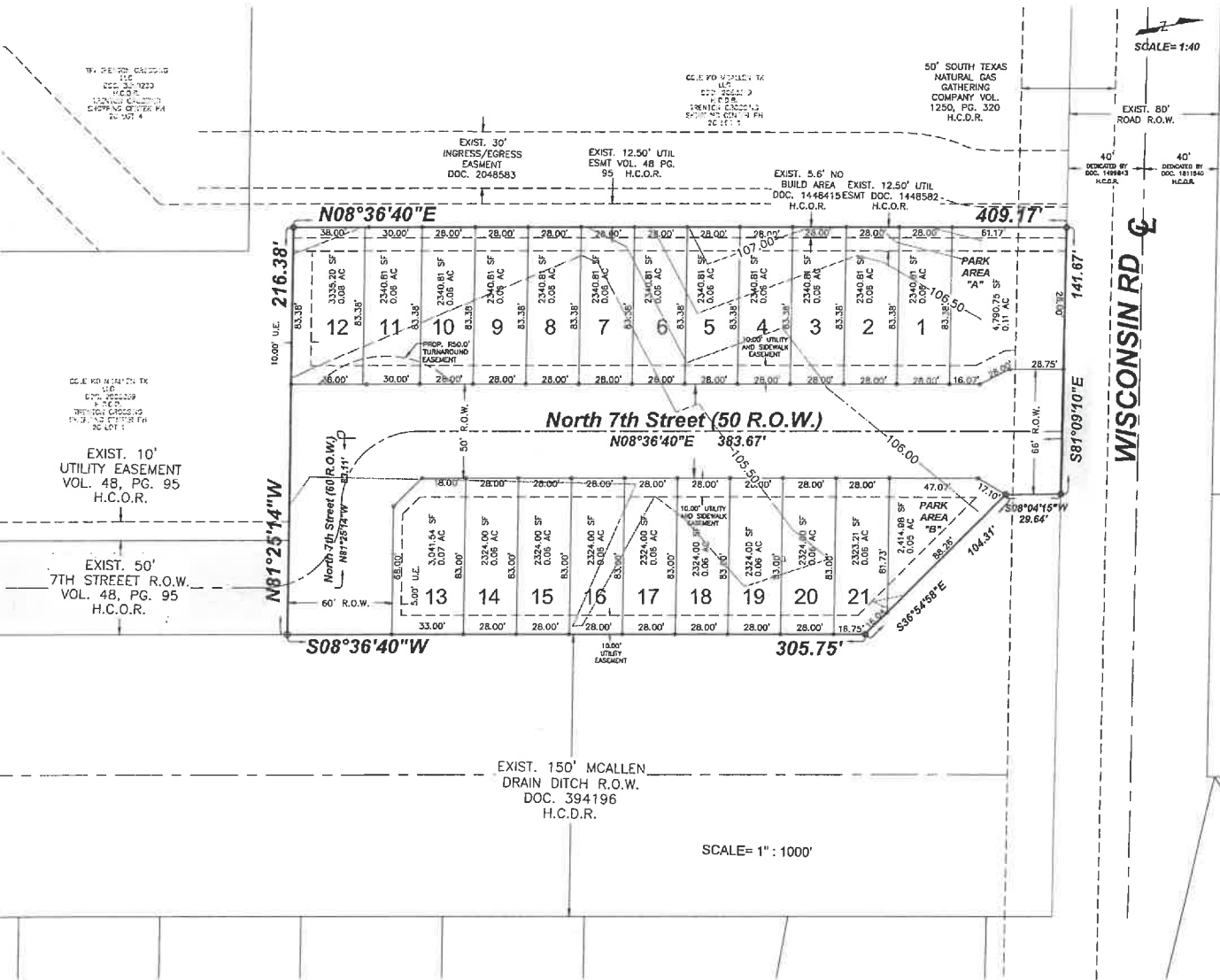
S2ENGINEERING, PLLC
CIVIL ENGINEERING & LAND SURVEYING
TYPE F-22655 TELS 10194796
2020 E GRIFFIN PKWY, MISSION, TX 75574 955-403-9767
S2ENGINEERINGPLLC.COM



SHEET NO. 3
OF 8 SHEETS

SUBDIVISION PLAT OF:
THE HEIGHTS ON WISCONSIN
PHASE 1

TRACT 1: BEING A 1.917 ACRE TRACT OF LAND BEING OUT OF LOT 10, SECTION 13, HIDALGO COUNTY CANAL COMPANY SUBDIVISION, HIDALGO COUNTY, TEXAS, AS PER MAP OR PLAT THEREOF RECORDED IN VOLUME Q, PAGE 177, DEED RECORDS, HIDALGO COUNTY, TEXAS



STATE OF TEXAS
COUNTY OF HIDALGO
I, RESTITUTO A. ASCANO III, A REGISTERED PROFESSIONAL LAND SURVEYOR IN TEXAS, HEREBY CERTIFY THAT THE ABOVE PLAT AND DESCRIPTION OF THE THE HEIGHTS ON WISCONSIN SUBDIVISION PHASE 1 WAS PREPARED FROM A SURVEY OF THE PROPERTY MADE ON THE GROUND BY ME OR UNDER MY SUPERVISION ON _____ DATE _____



RESTITUTO A. ASCANO III, R.P.L.S.
R.P.L.S. No. 6225
S2 ENGINEERING, PLLC
2020 E GRIFFIN PKWY
MISSION, TEXAS 78574

STATE OF TEXAS
COUNTY OF HIDALGO
I, THE UNDERSIGNED, A LICENSED PROFESSIONAL ENGINEER IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THE PROPER ENGINEERING CONSIDERATIONS HAVE BEEN GIVEN TO THIS PLAT.
8-5-24



JOSE N. SALDIVAR, P.E., C.F.M.
LICENSED PROFESSIONAL ENGINEER No. 94076
S2 ENGINEERING, PLLC
2020 E GRIFFIN PKWY
MISSION, TEXAS 78574

PRINCIPAL CONTACTS:			
Name	Address	City & Zip	Phone
OWNER: DK3 INVESTMENT GROUP LLC	702 WEST EXPRESSWAY 83	WESLACO, TEXAS 78596	(956)975-6383
ENGINEER: JOSE N. SALDIVAR P.E., C.F.M.	2020 E GRIFFIN PKWY	MISSION, TEXAS 78574	(956)403-9787
SURVEYOR: RESTITUTO A. ASCANO III	2020 E GRIFFIN PKWY	MISSION, TEXAS 78574	(956)403-9787

METES AND BOUNDS:

TRACT 1: BEING A 1.917 ACRE TRACT OF LAND BEING OUT OF LOT 10, SECTION 13, HIDALGO COUNTY CANAL COMPANY SUBDIVISION, HIDALGO COUNTY, TEXAS, AS PER MAP OR PLAT THEREOF RECORDED IN VOLUME Q, PAGE 177, DEED RECORDS, HIDALGO COUNTY, TEXAS, SAID 1.917 ACRE TRACT OF LAND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A 1/2 INCH IRON ROD FOUND WITH CAP, FOR THE NORTHERN NORTHEAST CORNER OF LOT 4, TRENTON CROSSING SHOPPING CENTER PHASE 2 SUBDIVISION, RECORDED IN DOCUMENT NO. 2048583, MAP RECORDS, HIDALGO COUNTY, TEXAS, SAME BEING THE NORTHWEST CORNER OF LOT 1, OF SAID TRENTON CROSSING SHOPPING CENTER PHASE 2 SUBDIVISION, THENCE, SOUTH 81°09'10" EAST, ALONG THE SOUTH RIGHT-OF-WAY LINE OF WISCONSIN ROAD (80.00 FOOT RIGHT-OF-WAY), AT A DISTANCE OF 772.68 FEET TO A 1/2 INCH IRON ROD SET WITH CAP, FOR A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF SAID WISCONSIN ROAD, SAME BEING THE NORTHEAST CORNER OF SAID LOT 1, TRENTON CROSSING SHOPPING CENTER PHASE 2 SUBDIVISION, FOR THE NORTHEAST CORNER AND POINT OF BEGINNING OF HEREIN DESCRIBED TRACT;

THENCE, SOUTH 81°09'10" EAST, CONTINUING ALONG THE SOUTH RIGHT-OF-WAY LINE OF SAID WISCONSIN ROAD, A DISTANCE OF 141.67 FEET TO A 1/2 INCH IRON ROD FOUND WITH CAP, FOR A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF SAID WISCONSIN ROAD, SAME BEING ON THE WEST RIGHT-OF-WAY LINE OF A 150.00 FOOT CITY OF MCALLEN DRAIN DITCH RIGHT-OF-WAY RECORDED IN DOCUMENT NO. 394196 DEED RECORDS OF HIDALGO COUNTY, TEXAS, FOR THE NORTHERN NORTHEAST CORNER OF HEREIN DESCRIBED TRACT;

THENCE, SOUTH 08°04'15" WEST, ALONG THE WEST LINE OF SAID 150.00 FOOT CITY OF MCALLEN DRAIN DITCH RIGHT-OF-WAY, A DISTANCE OF 29.84 FEET TO A 1/2 INCH IRON ROD FOUND WITH CAP, FOR AN OUTSIDE CORNER OF SAID 150 FOOT CITY OF MCALLEN DRAIN DITCH RIGHT-OF-WAY, SAME BEING AN INSIDE CORNER OF HEREIN DESCRIBED TRACT;

THENCE, SOUTH 30°54'58" EAST, CONTINUING ALONG THE WEST LINE OF SAID 150.00 FOOT CITY OF MCALLEN DRAIN DITCH RIGHT-OF-WAY, A DISTANCE OF 134.31 FEET TO A 1/2 INCH IRON ROD SET WITH CAP ON THE INTERIOR CORNER OF THE SAID 150.00 FOOT CITY OF MCALLEN DRAIN DITCH RIGHT-OF-WAY, SAME BEING AN OUTSIDE CORNER OF HEREIN DESCRIBED TRACT, FROM WHICH A 1/2 INCH IRON ROD FOUND THAT BEARS SOUTH 31°23'00"EAST, AT A DISTANCE OF 1.99' FROM THE AFOREMENTIONED OUTSIDE CORNER;

THENCE, SOUTH 08°36'40" WEST, CONTINUING ALONG THE WEST LINE OF SAID 150.00 FOOT CITY OF MCALLEN DRAIN DITCH RIGHT-OF-WAY, A DISTANCE OF 305.75 FEET TO A 1/2 INCH IRON ROD SET WITH CAP, ALONG THE WEST LINE OF SAID 150.00 FOOT CITY OF MCALLEN DRAIN DITCH RIGHT-OF-WAY, SAME BEING THE NORTHEAST CORNER OF A 0.288 ACRE TRACT (50 FOOT ROAD RIGHT-OF-WAY) DEDICATED TO THE CITY OF MCALLEN RECORDED IN VOLUME 48, PAGE 95 (TRENTON CROSSING SHOPPING CENTER PHASE 2 SUBDIVISION) MAP RECORDS HIDALGO COUNTY TEXAS, FOR THE SOUTHEAST CORNER OF HEREIN DESCRIBED TRACT;

THENCE, NORTH 81°22'14" WEST, A DISTANCE OF 48.08 FEET PASSING A 1/2 INCH IRON ROD FOUND ALONG THE NORTH LINE OF SAID 0.288 ACRE TRACT OF LAND, SAME BEING THE SOUTHERN NORTH LINE OF SAID LOT 1, TRENTON CROSSING SHOPPING CENTER, PHASE 2-C SUBDIVISION, A TOTAL DISTANCE OF 218.38 FEET TO A 1/2 INCH IRON ROD FOUND WITH CAP, FOR AN INSIDE CORNER OF SAID LOT 1, TRENTON CROSSING SHOPPING CENTER, PHASE 2-C SUBDIVISION, SAME BEING THE SOUTHWEST CORNER OF HEREIN DESCRIBED TRACT;

THENCE, NORTH 08°38'40" EAST, A DISTANCE OF 408.54 FEET PASSING A 1/2 INCH IRON ROD ALONG THE EAST LINE OF SAID LOT 1, TRENTON CROSSING SHOPPING CENTER, PHASE 2-C SUBDIVISION. A TOTAL DISTANCE OF 409.17 FEET TO THE POINT OF BEGINNING AND CONTAINING 1.917 ACRES OF LAND, MORE OR LESS.

PLAT NOTES AND RESTRICTIONS:

- FLOOD ZONE DESIGNATION: ZONE "B" AREAS BETWEEN LIMITS OF THE 100-YEAR FLOOD AND 500-YEAR FLOOD; OR CERTAIN AREAS SUBJECT TO A 100-YEAR FLOODING WITH AVERAGE DEPTHS LESS THAN ONE (1) FOOT OR WHERE THE CONTRIBUTING DRAINAGE AREA IS LESS THAN ONE SQUARE MILE, OR AREAS PROTECTED BY LEVEES FROM THE BASE FLOOD (MEDIUM SHADING). COMMUNITY-PANEL NUMBER: 480334-0425 C. REVISED DATE: NOVEMBER 16, 1982.
- GENERAL NOTE FOR SINGLE-FAMILY RESIDENCES: NO MORE THAN ONE-SINGLE FAMILY DETACHED DWELLING SHALL BE LOCATED ON EACH LOT. APPLICATIONS FOR CONSTRUCTION ARE REQUIRED PRIOR TO OCCUPANCY OF THE LOT. NO COMMERCIAL USE SHALL BE ALLOWED ON ALL INTERNAL LOTS 80 - 153.
- REQUIRED DETENTION FOR STORM SEWER RUNOFF PER THE APPROVED DRAINAGE REPORT SHALL BE 6,108 CUBIC FEET. STORM WATER RUNOFF GENERATED FROM DEVELOPMENT SHALL BE DETAINED ON EXISTING DETENTION POND LOCATED ON THE EAST SIDE OF THE PROPERTY AS PER TRENTON CROSSING SHOPPING CENTER PHASE 2 SUBDIVISION, DOC. 1489843, H.C.O.R. WATER WILL THEN DISCHARGE THROUGH AN EXISTING 18 INCH PIPE INTO AND EXISTING CITY OF MCALLEN DRAINAGE DITCH LOCATED ON THE SOUTH SIDE OF THIS PROPOSED DEVELOPMENT.
- MINIMUM FINISH FLOOR NOTE: MINIMUM FINISH FLOOR ELEVATION SHALL BE 18" ABOVE TOP OF CURB MEASURED AT FRONT CENTER OF EACH LOT OR 18" ABOVE NATURAL GROUND, WHICHEVER IS GREATER. ELEVATION CERTIFICATE MAY BE REQUIRED FOR LOTS LOCATED OUTSIDE A DESIGNATED FLOOD ZONE AT THE TIME FOR APPLICATION FOR CONSTRUCTION TO VERIFY PRE AND POST CONSTRUCTION FINISH FLOOR ELEVATIONS. AN ELEVATION CERTIFICATE SHALL BE REQUIRED FOR ALL LOTS WITHIN A DESIGNATED FLOOD ZONE AT THE TIME FOR A DEVELOPMENT PERMIT APPLICATION.
- THERE ARE NO WATER WELLS WITHIN 150 FEET FROM THE BOUNDARIES OF THIS SUBDIVISION.
- MINIMUM BUILDING SETBACK LINES:
FRONT 10.00' OR GREATER FOR EASEMENTS
REAR 10.00' OR GREATER FOR EASEMENTS
SIDE 10.00' IN ACCORDANCE WITH ZONING ORDINANCE OR GREATER FOR EASEMENTS
CORNER 10.00' OR GREATER FOR EASEMENTS, WHICHEVER IS GREATER
GARAGE 18.00' EXCEPT WHERE GREATER SETBACK IS REQUIRED, GREATER SETBACK APPLIES
- 4 FT WIDE MINIMUM SIDEWALK REQUIRED ON WISCONSIN ROAD AND BOTH SIDES OF NORTH 7TH STREET.
- NO MORE THAN ONE SINGLE-FAMILY DWELLING PER LOT.
- ALL LOT CORNERS SET HALF INCH (1/2) IRON RODS OR AS NOTED.
- BENCHMARK NOTE: CITY OF MCALLEN MC. MC 33, EAST SIDE OF WARE ROAD BY THE WATER TREATMENT PLANT, ELEVATION
- NO STRUCTURE SHALL BE PERMITTED OVER ANY EASEMENT. EASEMENTS SHALL BE KEPT CLEAR OF FENCES, BUILDINGS, SHEDS, SHRUBS TREES, AND OTHER PLANTINGS (EXCEPT LOW, LESS THAN 18 INCHES MATURE HEIGHT, GROUND COVER, GRASS, OR FLOWERS) AND OTHER OBSTRUCTIONS THAT WOULD INTERFERE WITH THE OPERATIONS AND MAINTENANCE OF THE EASEMENT.
- ALL IRRIGATION EASEMENTS ARE EXCLUSIVE TO HIDALGO WATER IMPROVEMENT DISTRICT NO. 3, AND THE DISTRICT ALLOWS NO OTHER UTILITIES OR USE WITHOUT ITS EXPRESS WRITTEN APPROVAL.
- EASEMENTS SHOWN ON THIS PLAT ARE DEDICATED BY THIS PLAT.
- 6 FT OPAQUE BUFFER REQUIRED FROM ADJACENT/BETWEEN MULTI-FAMILY RESIDENTIAL AND COMMERCIAL AND INDUSTRIAL ZONES/USES AND ALONG WISCONSIN ROAD.
- AN 8 FT MASONRY WALL IS REQUIRED BETWEEN SINGLE FAMILY RESIDENTIAL AND COMMERCIAL INDUSTRIAL OR MULTIFAMILY RESIDENTIAL ZONES/USES.
- AN ENGINEERED DRAINAGE DETENTION PLAN, APPROVED BY THE CITY OF MCALLEN ENGINEER DEPARTMENT, SHALL BE REQUIRED PRIOR TO ISSUANCE OF BUILDING PERMITS.
- NO CURB CUT, ACCESS, OR LOT FRONTAGE PERMITTED ALONG WISCONSIN ROAD.
- THIS DEVELOPMENT IS CONSIDERED PUBLIC SUBDIVISION.

STATE OF TEXAS
COUNTY OF HIDALGO

I, THE UNDERSIGNED, OWNER OF THE LAND SHOWN ON THIS PLAT, AND DESIGNATED AS THE HEIGHTS ON WISCONSIN SUBDIVISION PHASE 1, DO HEREBY GRANT AND EASEMENT TO THE CITY OF MCALLEN AND THOSE WHO MAY NOW OR HEREAFTER HOLD FRANCHISE UNDER SAID CITY, THE USE OF STREETS, ALLEYS, AND EASEMENTS THEREIN SHOWN, SURFACE USE OF THE STREETS AND ALLEYS IS RESTRICTED TO THE EMPLOYEES OR AGENTS OF THE CITY OF MCALLEN, EMPLOYEES OF UTILITIES OPERATING UNDER FRANCHISE TO THE CITY OF MCALLEN, RESIDENTS OF THE SUBDIVISION, AND THEIR GUESTS.

DOMINIC A. REYNA, MEMBER
DK3 INVESTMENT GROUP LLC
702 WEST EXPRESSWAY 83
WESLACO, TX 78596
STATE OF TEXAS
COUNTY OF HIDALGO

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, ON THIS DAY PERSONALLY APPEARED _____, PROVED TO ME THROUGH HER TEXAS DEPARTMENT OF PUBLIC SAFETY DRIVER LICENSE TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, WHO BEING BY ME FIRST DULY SWORN, DE-CLARED THAT THE STATEMENTS THEREIN ARE TRUE AND CORRECT AND ACKNOWLEDGED THAT SHE EXECUTED THE SAME FOR THE PURPOSED AND CONSIDERATION THEREBY EXPRESSED.
GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS _____ DAY OF _____, 20____.

NOTARY PUBLIC— STATE OF TEXAS

LEGEND		
✕	1/2" IRON PIN W/CAP FOUND	
●	1/2" IRON PIN FOUND	
○	1/2" IRON PIN SET 'S2 5005'	
▣	CONCRETE MONUMENTS SET	

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N38°24'17"W	21.21'



LOCATION MAP SCALE= 1"=100'
LOCATION OF SUBDIVISION WITH RESPECT TO THE HIDALGO COUNTY AREA:
SAID AT WISCONSIN PHASE 1 IS LOCATED NORTH HIDALGO COUNTY TEXAS, ON THE SOUTH SIDE OF WISCONSIN RD. THE NEAREST MUNICIPALITY IS THE CITY OF MCALLEN (POPULATION 41,024 - 2021 CENSUS). THIS SUBDIVISION LIES WITHIN THE CITY'S 2.5 MILE EXTRA TERRITORIAL JURISDICTION (ETJ) HIDALGO COUNTY, TEXAS UNDER LOCAL GOVERNMENT CODE 42.02 PRECINCT NO. 1.

STATE OF TEXAS
CITY OF MCALLEN
PLANNING AND ZONING COMMISSION

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

DATED THIS _____ DAY OF _____, 20____

CHAIRMAN OF PLANNING AND ZONING COMMISSION

STATE OF TEXAS
CITY OF MCALLEN
MAYOR APPROVAL

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

MAYOR, CITY OF MCALLEN

DATE

CITY SECRETARY

DATE

HIDALGO COUNTY DRAINAGE DISTRICT NO. 1 CERTIFICATE

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 NO. 49.21(C). THE DISTRICT HAS NOT REVIEWED AND DOES NOT CERTIFY THAT THE DRAINAGE STRUCTURES DESCRIBED ARE APPROPRIATE FOR THE SPECIFIC SUBDIVISION, BASED ON GENERALLY ACCEPTED ENGINEERING CRITERIA. IT IS THE RESPONSIBILITY OF THE DEVELOPER OF THE SUBDIVISION AND ITS ENGINEER TO MAKE THESE DETERMINATIONS.

HIDALGO COUNTY DRAINAGE DISTRICT NO. 1

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

DATE

HIDALGO COUNTY WATER IMPROVEMENT DISTRICT No. 3

THIS PLAT IS HEREBY APPROVED BY THE HIDALGO COUNTY WATER IMPROVEMENT DISTRICT NO. 3

DATE THIS _____ DAY OF _____, 20____

- NO IMPROVEMENTS OF ANY KIND SHALL BE PLACED UPON HIDALGO COUNTY WATER IMPROVEMENT DISTRICT NO. 3 RIGHTS-OF-WAYS AND/OR EASEMENTS WITHOUT THE EXPRESSED WRITTEN PERMISSION OF HIDALGO COUNTY IMPROVEMENT DISTRICT NO. 3.
- IT IS UNDERSTOOD THAT THE RATE OF FLOW OF STORM WATER FOR THE DEVELOPMENT WILL BE NO GREATER THAN THE RATE OF FLOW OF STORM WATER WHEN THE LAND WAS IN AGRICULTURAL USE.
- HCO3 WILL NOT BE RESPONSIBLE FOR THE STORM/DRAINAGE WATER SYSTEM TO ANY LOT WITHIN THIS SUBDIVISION, AS WELL, HCO3 WILL NOT BE RESPONSIBLE FOR THE DELIVERY OF WATER TO ANY LOT WITHIN THIS SUBDIVISION, IF DESIRED, THIS WILL NOT BE AT THE DISTRICTS EXPENSE.
- HCO3 HAS NOT REVIEWED AND DOES NOT CERTIFY THAT THE STORM SEWER OR UTILITIES SYSTEMS DESCRIBED ARE APPROPRIATE FOR THE PARTICULAR SUBDIVISION, BASED ON GENERALLY ACCEPTED ENGINEERING CRITERIA, THE DEVELOPER AND HIS ENGINEER ARE RESPONSIBLE FOR THEIR DETERMINATIONS.
- HCO3 EXCLUSIVE EASEMENTS SHALL BE KEPT CLEAR OF BUILDINGS, SHEDS, FENCES, SHRUBS, TREES, AND OTHER PLANTINGS AND OTHER OBSTRUCTION THAT WOULD INTERFERE WITH THE OPERATIONS AND MAINTENANCE OF THE EASEMENT.

GENERAL MANAGER
HIDALGO COUNTY IMPROVEMENT DISTRICT NO. 3.



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

ON _____ AT _____ AM/PM

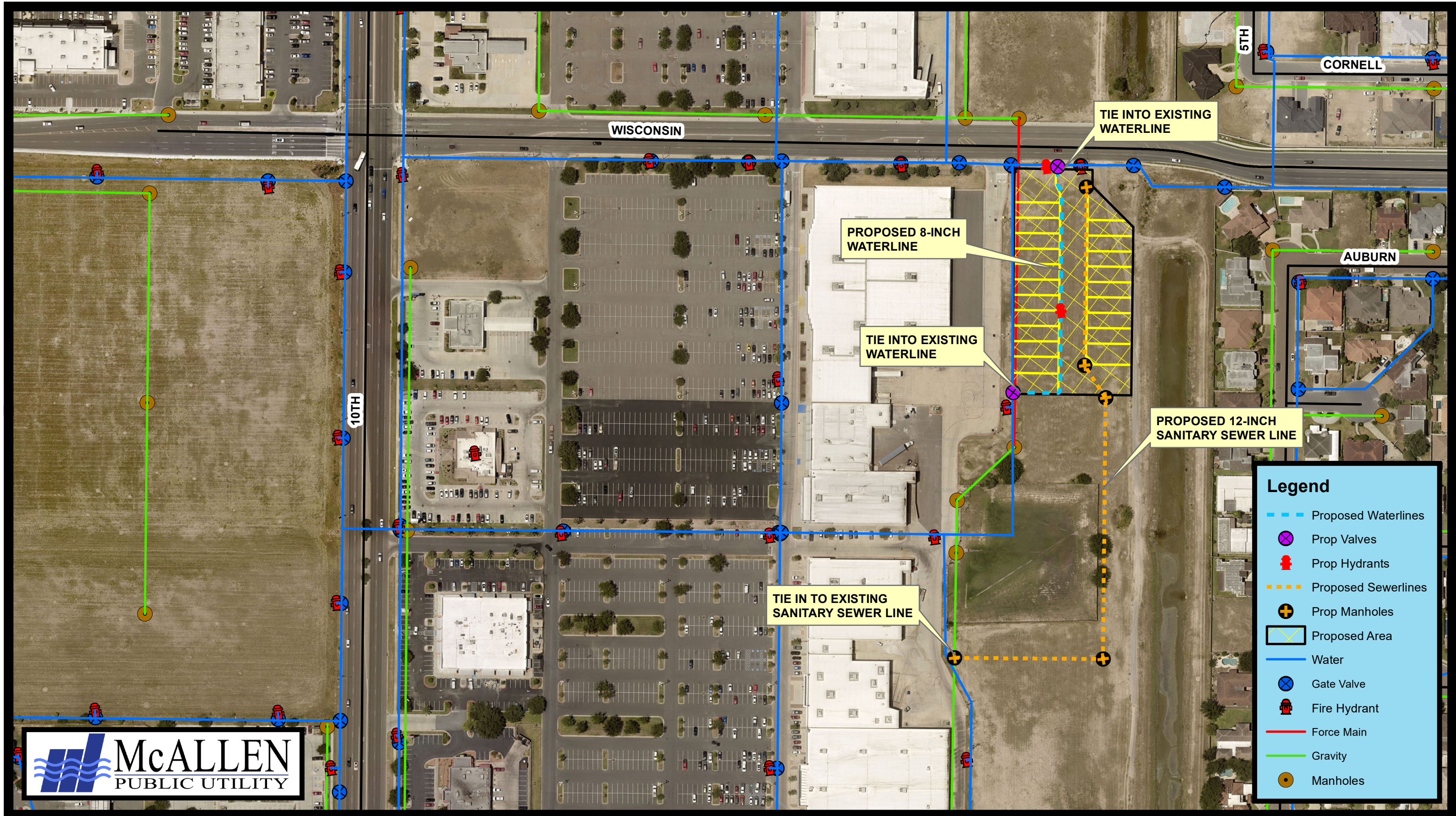
INSTRUMENT NUMBER
OF THE MAP RECORDS OF HIDALGO COUNTY, TEXAS

BY _____ DEPUTY

S2ENGINEERING, PLLC
CIVIL ENGINEERING & LAND SURVEYING
TBPE F-22368 TBS 10194798
2020 E GRIFFIN PKWY, MISSION, TX 78574 956-403-9787
S2ENGINEERINGPLLC.COM



THE HEIGHTS ON WISCONSIN SUBDIVISION





AGENDA ITEM

2.c.

PUBLIC UTILITY BOARD

DATE SUBMITTED

08/20/2024

MEETING DATE

8/27/2024

1. Agenda Item: Consideration and Approval of Jackson Meadows Storage Lots 1-4 Replat Subdivision (4-Lot Commercial)
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: N/A
6. Routing:
Erika Gomez Created/Initiated - 8/20/2024
7. Staff's Recommendation: Approval of subdivision as conditions set forth.
8. City Attorney: Approved - EGJR
9. MPU General Manager: Approved - MAV
10. Director of Finance for Utilities: Approved - MSC

Memo

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

FROM: Erika Gomez, P.E., Interim Utility Engineer

DATE: August 19th, 2024

SUBJECT: Jackson Storage Lots 1-4 Replat; Consideration & Approval of Subdivision

This property consists of 4.71 acre, located on the southwest corner of Keeton Ave and South Jackson Rd. 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 3rd, 2024 and received preliminary P&Z approval on April 16th, 2024. The information required from the developer's engineer for this agenda was received on August 8th, 2024.

Utility plan/availability is described as follows:

1. **Water Service:** Applicant is proposing to connect to an existing 8-inch waterline that runs north and south along the western boundary of the proposed subdivision. The applicant is proposing individual water services to serve each commercial lot and three (3) fire hydrants for fire protection.
2. **Sewer Service:** Applicant is proposing to connect to an existing 8-inch sewerline that runs north and south along the western boundary of the proposed development. This development will be served with four (4) 6-inch individual sewer services.
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.) Individual water and sewer services for each unit be installed.

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



August 8, 2024

Ms. Erika Gomez, P.E.
McAllen Public Utilities
311 N. 15th Street
McAllen, Texas 78501

Re: Replat of Jackson Storage Lots – Utility Narrative

As a 4-lot subdivision, this property includes 4.71 acres. It is located on 2800 S. Jackson Road within the city limits of McAllen, Texas.

Water Service:

Two existing 8-inch waterlines, owned by the City of McAllen, are near the property. One runs north-south along the west side of the S. Jackson Road Right-of-Way (ROW), while the other runs north-south through the property within an existing utility easement, connecting E. Keeton Ave to the Las Canadas Subdivision. For the proposed 4-lot subdivision, one of the 8-inch waterlines will be relocated to accommodate the site plans, and fire hydrants will be installed to ensure proper fire protection.

Sewer Service:

An existing 8-inch City of McAllen sewer line runs north-south along the rear of the property within a utility easement. The proposed 4-lot subdivision will include 6-inch service lines to each lot, providing sewer connections for the commercial buildings.

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

Respectfully,
M2 Engineering, PLLC

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 Esponias Development, LTD hereinafter called the DEVELOPER.

(Developer)

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

Southwest Corner of the intersection of Keeton Ave. and Jackson Road And proposes to construct Utility Improvements as shown on a plan

(Location)

designed by M2 Engineering, PLLC dated August 8, 2024, 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 _____ day of _____, 20____

CITY OF McALLEN BY THE
McALLEN PUBLIC UTILITY

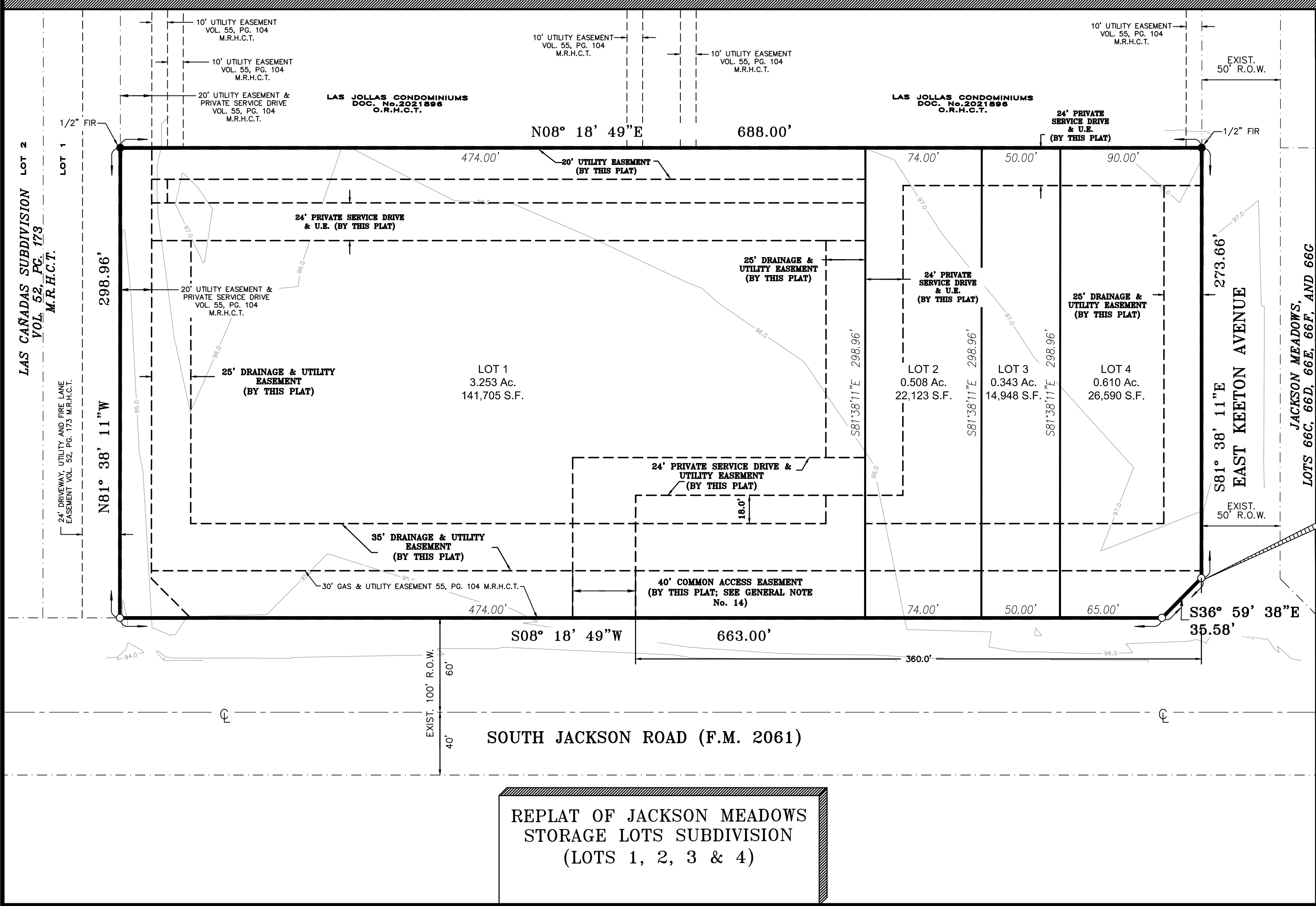
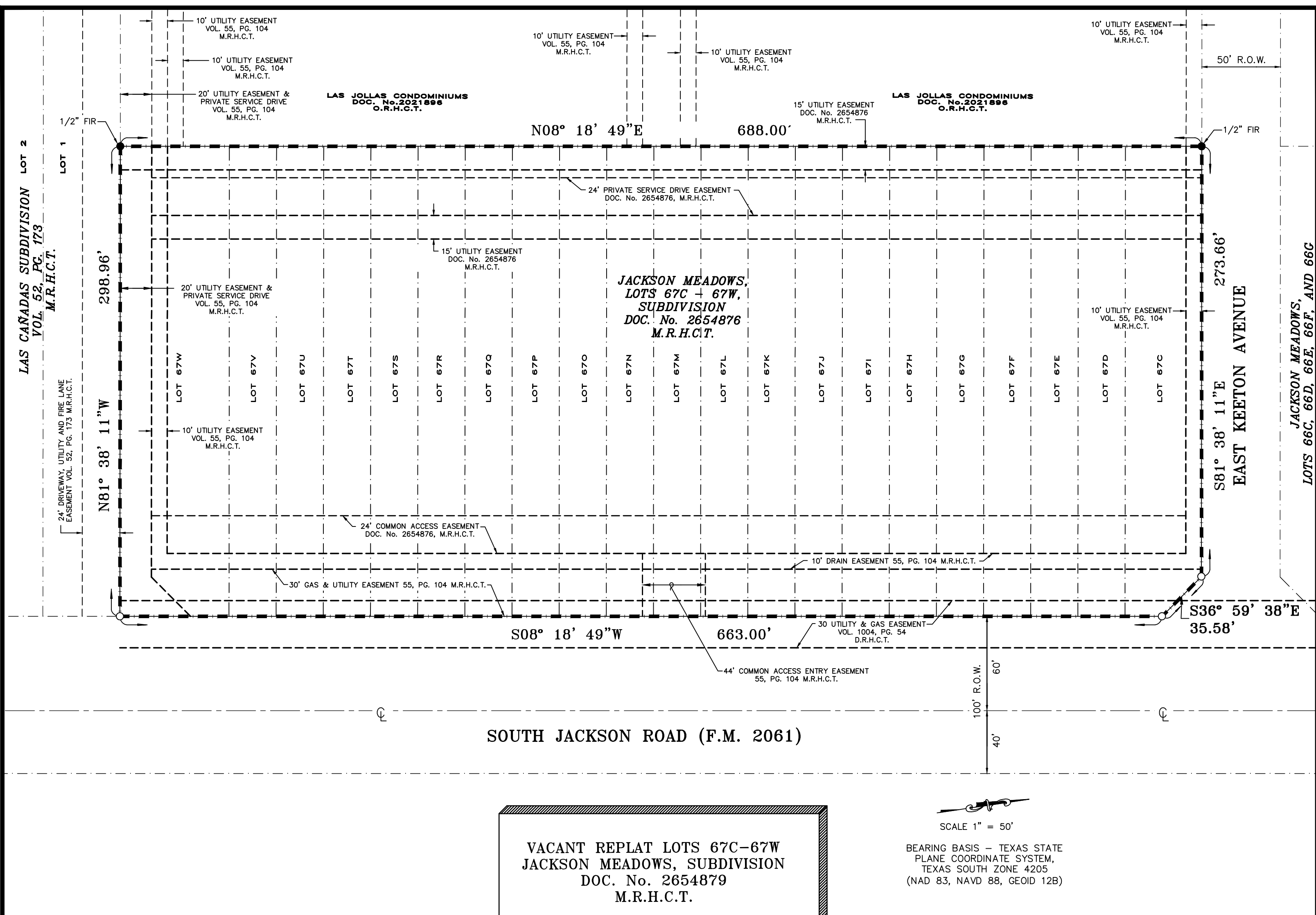
BY: _____
Marco A Vega, P.E.
General Manager
McAllen Public Utility
Post Office Box 220
McAllen, Texas 78505-0220
(956) 681-1630

ATTEST:

Board Secretary

DEVELOPER

BY: _____
NAME & ADDRESS: Eduardo Cantu, Vice President, Member
2912 S. Jackson Road
McAllen, TX 78503



STATE OF TEXAS
COUNTY OF HIDALGO

I (WE) THE UNDERSIGNED, OWNER(S) OF THE LAND SHOWN ON THIS PLAT AND DESIGNATED HEREIN AS THE REPLAT OF JACKSON MEADOWS STORAGE LOTS SUBDIVISION, TO THE CITY OF McALLEN AND WHOSE NAME IS SUBSCRIBED HERETO, HEREBY DEDICATE TO THE USE OF THE PUBLIC ALL STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINS, EASEMENTS, WATERLINES, SEWER LINES, STORM LINES FIRE HYDRANTS AND PUBLIC PLACES WHICH ARE INSTALLED OR WHICH I (WE) WILL CAUSE TO BE INSTALLED THEREON, SHOWN OR NOT SHOWN, IF REQUIRED OTHERWISE TO BE INSTALLED OR DEDICATED UNDER THE SUBDIVISION APPROVAL PROCESS OF THE CITY OF McALLEN, ALL THE SAME FOR THE PURPOSES THEREIN EXPRESSED, EITHER ON THE PLAT HEREOF OR ON THE OFFICIAL MINUTE OF THE APPLICABLE AUTHORITIES OF THE CITY OF McALLEN.

ESPONJAS DEVELOPMENT, LTD, A TEXAS LIMITED PARTNERSHIP
By: ESPONJAS, LLC
IT'S GENERAL PARTNER
EDUARDO CANTU, VICE PRESIDENT, MEMBER
2912 S. JACKSON ROAD
McAlLEN, TX 78503

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 PURPOSES AND CONSIDERATIONS THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS _____ DAY OF _____, 2023.

NOTARY PUBLIC, STATE OF TEXAS
MY COMMISSION EXPIRES: _____

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
CITY SECRETARY

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 THIS CITY WHEREIN MY APPROVAL IS REQUIRED

CHAIRMAN PLANNING AND ZONING COMMISSION

THIS PLAT IS HEREBY APPROVED BY THE HIDALGO COUNTY IRRIGATION DISTRICT No. 2 ON THIS THE _____ DAY OF _____, 2024.

NO IMPROVEMENTS OF ANY KIND (INCLUDING WITHOUT LIMITATION, TREES, FENCES, AND BUILDINGS) SHALL BE PLACED UPON HIDALGO COUNTY IRRIGATION DISTRICT No. 2 RIGHT-OF-WAY OR EASEMENT.

PRESIDENT
ATTEST: 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 §49.211 (C). THE DISTRICT HAS NOT REVIEWED AND DOES NOT CERTIFY THAT THE DRAINAGE STRUCTURES DESCRIBED ARE APPROPRIATE FOR THE SPECIFIC SUBDIVISION BASED ON GENERALLY ACCEPTED ENGINEERING CRITERIA. IT IS THE RESPONSIBILITY OF THE DEVELOPER AND HIS ENGINEER TO MAKE THESE DETERMINATIONS.

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

STATE OF TEXAS
COUNTY OF HIDALGO
CERTIFICATION OF SURVEYOR

I, HOMERO LUIS GUTIERREZ, 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 THAT THE CORNER MONUMENTS SHOWN THEREON WERE PROPERLY PLACED UNDER MY SUPERVISION IN ACCORDANCE WITH THE SUBDIVISION REGULATIONS OF THE CITY OF McALLEN, TEXAS.

DATED THIS THE _____ DAY OF _____, 2024.

FOR PRELIMINARY REVIEW ONLY

HOMERO LUIS GUTIERREZ, R.P.L.S. No. 2791

STATE OF TEXAS
COUNTY OF HIDALGO
CERTIFICATION OF ENGINEER

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

DATED THIS THE _____ DAY OF _____, 2024.

FOR PRELIMINARY REVIEW ONLY

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

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

LEGEND

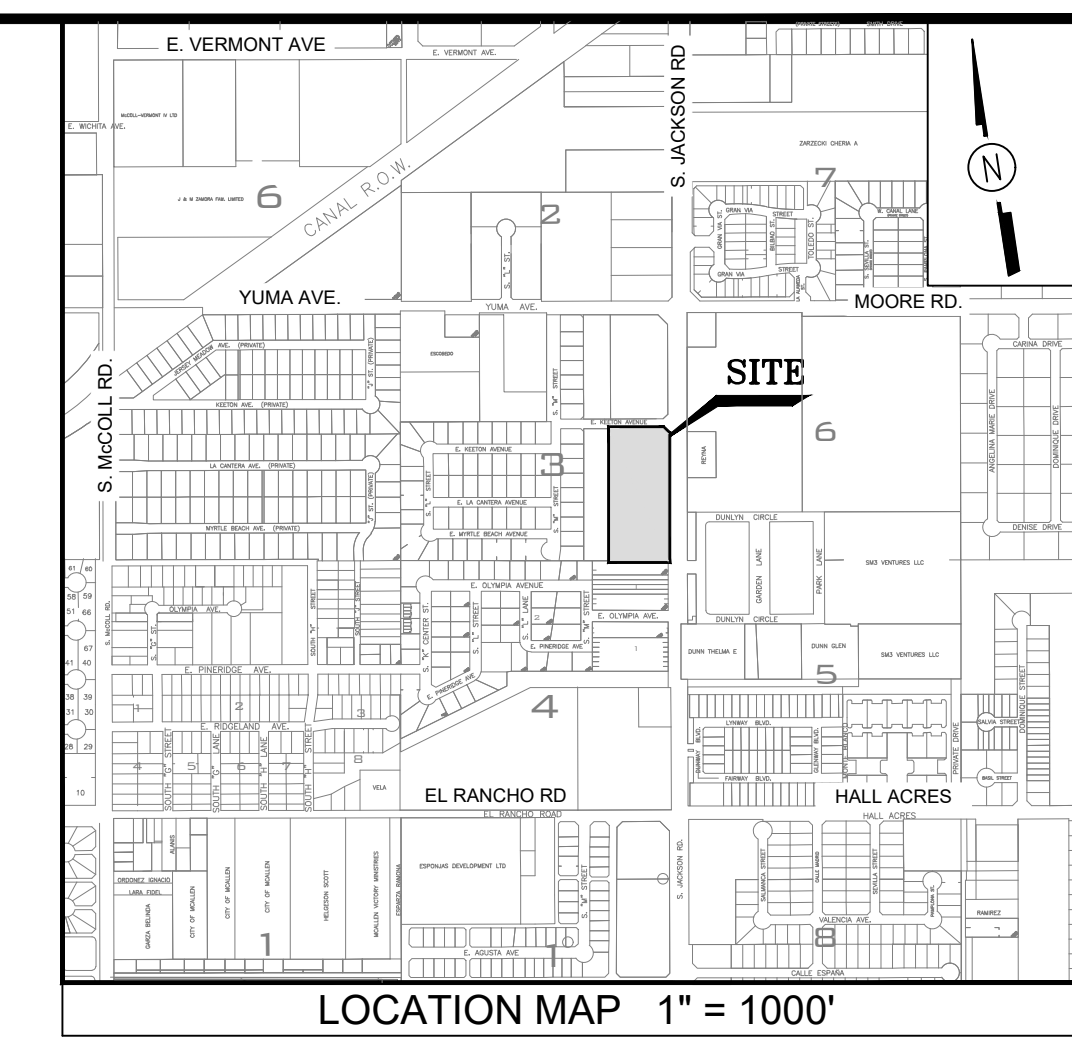
1/2" FIR ● — 1/2" IRON ROD FOUND
1/2" SIR ○ — 1/2" IRON ROD SET WITH PLASTIC CAP STAMPED 2791
△ — CALCULATED POINT "CP"
(50°00'00"W 0.0') — RECORD BEARING & DISTANCE
- - - - - EASEMENT LINE
- - - - - PROPERTY LINE

P.O.B. — POINT OF BEGINNING
R.O.W. — RIGHT OF WAY
D.R.H.C. — DEED RECORDS HIDALGO COUNTY TEXAS
M.R.H.C. — MAP RECORDS HIDALGO COUNTY TEXAS
O.R.H.C.T. — OFFICIAL RECORDS HIDALGO COUNTY TEXAS

VOL. — VOLUME
PG. — PAGE
SWD. — SPECIAL WARRANTY DEED
TBM — TEMPORARY BENCH MARK
U.E. — UTILITY EASEMENT

GENERAL PLAT NOTES & RESTRICTIONS

- FLOOD ZONE STATEMENT: SUBJECT PROPERTY IS LOCATED IN ZONE "B". ZONE "B" IS DESCRIBED AS: AREAS OF MINIMAL FLOODING. (NO SHADING)
- MINIMUM FINISH FLOOR NOTE: MINIMUM FINISH FLOOR ELEVATION SHALL BE 18" ABOVE THE TOP OF CURB OF THE STREET AT MID POINT OF EACH LOT.
- BUILDING SETBACKS NOTE: MINIMUM BUILDING SETBACK LINES SHALL BE AS PER THE CITY OF McALLEN ORDINANCE:
FRONT-S. JACKSON RD..... 60'-FT OR GREATER FOR APPROVED SITE PLAN OR EASEMENT.
REAR..... 20'-FT OR GREATER FOR APPROVED SITE PLAN OR EASEMENT.
SIDE..... IN ACCORDANCE WITH ZONING ORDINANCE, OR GREATER FOR APPROVED SITE PLAN OR EASEMENT.
CORNER-E. KEETON AVE..... 30'-FT OR GREATER FOR APPROVED SITE PLAN OR EASEMENTS
- TEMPORARY BENCH MARK (TBM) NOTE: HORIZONTAL COORDINATES AND VERTICAL ELEVATION: TEXAS STATE PLANE SOUTH ZONE (4205), NAD 83, NAVD 88 US SURVEY FEET
BENCHMARK — FIREHYDRANT FLANGE (VERIFY)
NORTHING=1079802.3720
EASTING=16588379.9800
ELEVATION=95.72
- DRAINAGE NOTE: IN ACCORDANCE WITH THE CITY OF McALLEN AND HIDALGO COUNTY DRAINAGE DISTRICT NO.1 DRAINAGE REQUIREMENTS, THIS DEVELOPMENT IS REQUIRED TO DETAIN A TOTAL OF 46,296 CF (1.06 AC-FT.) OF STORM WATER RUNOFF. RUNOFF WILL BE DETAINED IN DESIGNATED GREEN AREAS.
- AN ENGINEERED DRAINAGE DETENTION PLAN APPROVED BY THE ENGINEERING DEPARTMENT IS REQUIRED PRIOR TO ISSUANCE OF A BUILDING PERMIT.
- SITE PLAN MUST BE APPROVED BY THE PLANNING AND DEVELOPMENT DEPARTMENTS PRIOR TO BUILDING PERMIT ISSUANCE.
- A 4'-FT WIDE MINIMUM SIDEWALK IS REQUIRED ON S. JACKSON ROAD & E. KEETON AVENUE.
- A 6'-FT OPAQUE BUFFER IS REQUIRED FROM ADJACENT/BETWEEN MULTIFAMILY RESIDENTIAL AND COMMERCIAL OR INDUSTRIAL ZONE/USE.
- NO PERMANENT STRUCTURE, (FOR EXAMPLE FENCES OR DRIVEWAYS OF ANY CONSTRUCTION) WILL BE ALLOWED TO BE CONSTRUCTED OR EXIST ON ANY DISTRICT EASEMENT OF RIGHT OF WAY WITHOUT WRITTEN APPROVAL BY THE DISTRICT. ANY UNAUTHORIZED STRUCTURE IN THE EASEMENT AREA IS SUBJECT TO REMOVAL.
- AN 8'-FT MASONRY WALL IS REQUIRED BETWEEN SINGLE FAMILY RESIDENTIAL AND COMMERCIAL, INDUSTRIAL, OR MULTI-FAMILY RESIDENTIAL ZONES/USES.
- A MINIMUM 24'-FT PRIVATE SERVICE DRIVE EASEMENT WILL BE ESTABLISHED AS PART OF THE SITE PLAN AND WILL BE MAINTAINED BY THE LOT OWNERS, NOT THE CITY OF McALLEN.
- COMMON AREAS, PRIVATE DRIVES, GATE AREAS, ETC. SHALL BE MAINTAINED BY THE LOT OWNERS AND NOT THE CITY OF McALLEN.
- A 40'-FT WIDE COMMON ACCESS EASEMENT ALONG SOUTH JACKSON ROAD IS FOR THE BENEFIT OF ALL OF THE LOTS AND SHALL BE MAINTAINED BY THE LOT OWNERS AND NOT THE CITY OF McALLEN. THIS EASEMENT MUST BE SPACED 360'-FT FROM ANY EXISTING DRIVEWAY AND OR STREETS.



METES AND BOUNDS

A 4.715-ACRE TRACT OF LAND, MORE OR LESS, BEING ALL OF LOTS 67C THROUGH 67W, JACKSON MEADOWS, LOTS 67C THROUGH 67W SUBDIVISION, THE CITY OF McALLEN, HIDALGO COUNTY, TEXAS, AS PER MAP OR PLAT THEREOF RECORDED IN DOCUMENT NO. 2654876, MAP RECORDS, HIDALGO COUNTY, TEXAS, AND ACCORDING TO WARRANTY DEED WITH VENDOR'S LIEN RECORDED UNDER COUNTY CLERK'S DOCUMENT NUMBER 1550578, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS, LOCATED AT THE SOUTHWEST CORNER OF THE INTERSECTION OF THE SOUTH JACKSON ROAD (HIGHWAY F.M. 2069) AND EAST KEETON AVENUE, IS DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

THE POINT OF COMMENCEMENT (P.O.C.) BEING AT A NO. 4 REBAR SET WITH PLASTIC CAP STMPED 2791 ON THE INTERSECTION OF THE APPARENT EXISTING SOUTHWEST CORNER CLIP RIGHT-OF-WAY LINE OF SAID SOUTH JACKSON ROAD AND THE SOUTH RIGHT-OF-WAY LINE OF SAID EAST KEETON AVENUE FOR THE APPARENT NORTHERNMOST NORTHEAST CORNER OF SAID LOT 67C AND OF SAID 4.715-ACRE TRACT, ALSO BEING THE POINT OF BEGINNING OF SAID 4.715-ACRE TRACT OF LAND HEREIN DESCRIBED;

THENCE, S 36°59'38" E (S 36°26'30" E RECORDED), WITH THE SAID SOUTH JACKSON ROAD EXISTING SOUTHWEST CORNER CLIP RIGHT-OF-WAY LINE, AND THE APPARENT NORTHEAST LOT LINE OF SAID LOT 67C AND THE NORTHEASTERMOST EAST LOT LINE OF SAID 4.715-ACRE TRACT, A DISTANCE OF 35.38 FEET TO A NO. 4 REBAR SET WITH PLASTIC CAP STMPED 2791 FOR THE APPARENT EASTERNMOST NORTHEAST CORNER OF SAID LOTS 67C THROUGH 67W SUBDIVISION AND OF SAID 4.715-ACRE TRACT OF LAND HEREIN DESCRIBED.

THENCE, S 08°18'49" W (S 08°32'00" W RECORDED), WITH THE APPARENT EXISTING WEST RIGHT-OF-WAY LINE OF SAID SOUTH JACKSON ROAD, AND THE APPARENT SOUTHERNMOST EAST LOT LINE OF SAID LOT 67B AND OF SAID 4.715-ACRE TRACT, A DISTANCE OF 298.96 FEET TO A NO. 4 REBAR FOUND FOR THE APPARENT SOUTHWEST CORNER OF SAID LOTS 67C THROUGH 67W SUBDIVISION AND OF SAID 4.715-ACRE TRACT OF LAND HEREIN DESCRIBED.

THENCE, N 81°38'11" W (N 81°25'00" W RECORDED), WITH THE APPARENT SOUTH LOT LINE OF SAID LOTS 67C THROUGH 67W SUBDIVISION AND OF SAID 4.715-ACRE TRACT, A DISTANCE OF 663.00 FEET TO A NO. 4 REBAR FOUND WITH CAP STAMPED RPLS 4856 FOR THE APPARENT SOTHEAST CORNER OF SAID LOT 67B AND OF SAID 4.715-ACRE TRACT OF LAND HEREIN DESCRIBED.

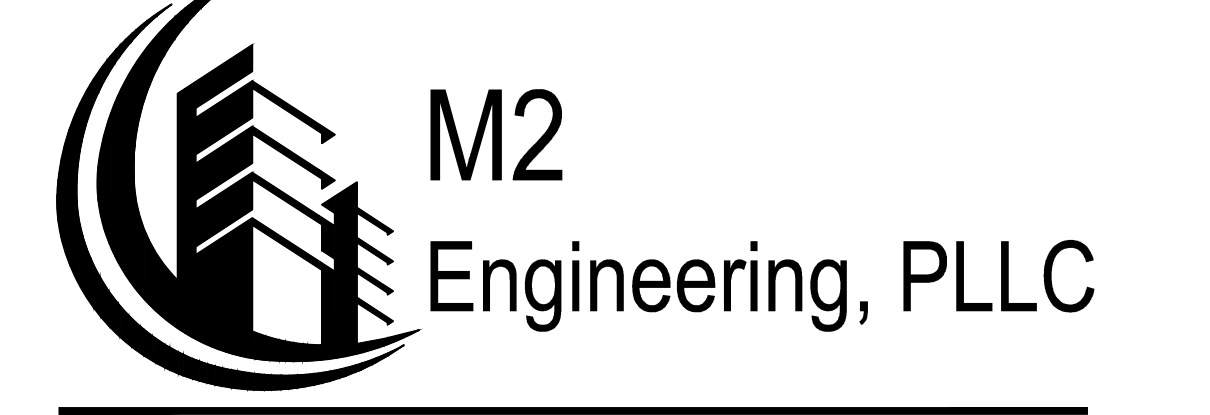
THENCE, N 08°18'49" E (N 08°32'00" E RECORDED), WITH THE APPARENT WEST LOT LINE OF SAID LOTS 67C THROUGH 67W SUBDIVISION AND OF SAID 4.715-ACRE TRACT, A DISTANCE OF 688.00 FEET TO A NO. 4 REBAR FOUND ON THE SAID EAST KEETON AVENUE SOUTH RIGHT-OF-WAY LINE FOR THE APPARENT NORTHWEST CORNER OF SAID LOTS 67C THROUGH 67W SUBDIVISION AND OF SAID 4.715-ACRE TRACT OF LAND HEREIN DESCRIBED.

THENCE, S 81°38'11" E (S 81°25'00" E RECORDED), WITH THE SAID EAST KEETON AVENUE SOUTH RIGHT-OF-WAY LINE, AND THE APPARENT NORTH LOT LINE OF LOTS 67C THROUGH 67W SUBDIVISION AND OF SAID 4.715-ACRE TRACT, A DISTANCE OF 273.66 FEET TO THE SAID NO. 4 REBAR SET WITH PLASTIC CAP STMPED 2791 FOR THE NORTHERNMOST NORTHEAST CORNER OF SAID 4.715-ACRE TRACT, ALSO BEING THE POINT OF BEGINNING, CONTAINING A GROSS OF 4.715 ACRES OF LAND, MORE OR LESS.

Bearing basis as per NAD 1983 State Plane Texas South FIPS 4205 Feet

REPLAT OF JACKSON MEADOWS STORAGE LOTS SUBDIVISION

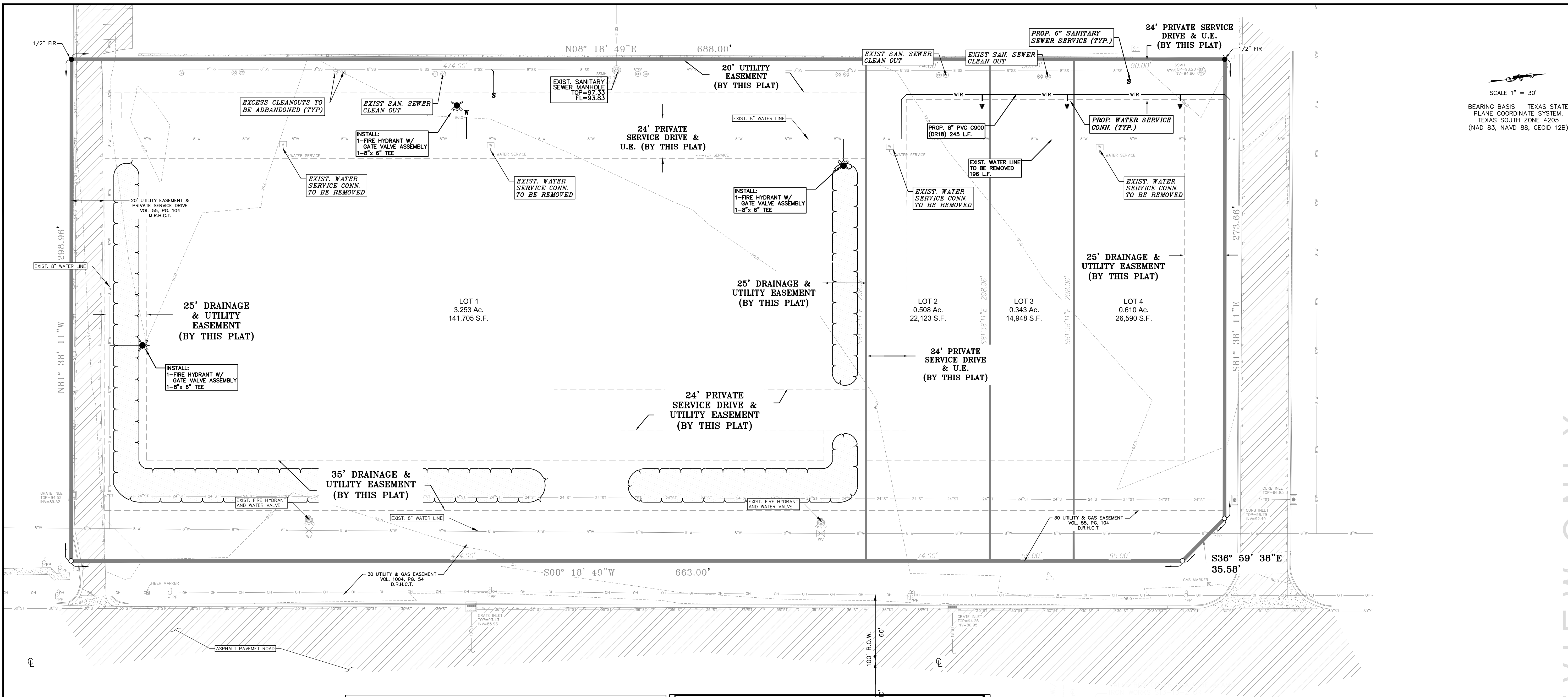
BEING A 4.71 ACRES TRACT OF LAND, OUT OF ALL OF LOTS 67C THRU 67W, JACKSON MEADOWS, AS RECORDED IN DOC. No. 2654876, MAP RECORDS, HIDALGO COUNTY TEXAS



TBPELS FIRM REGISTRATION F-19545

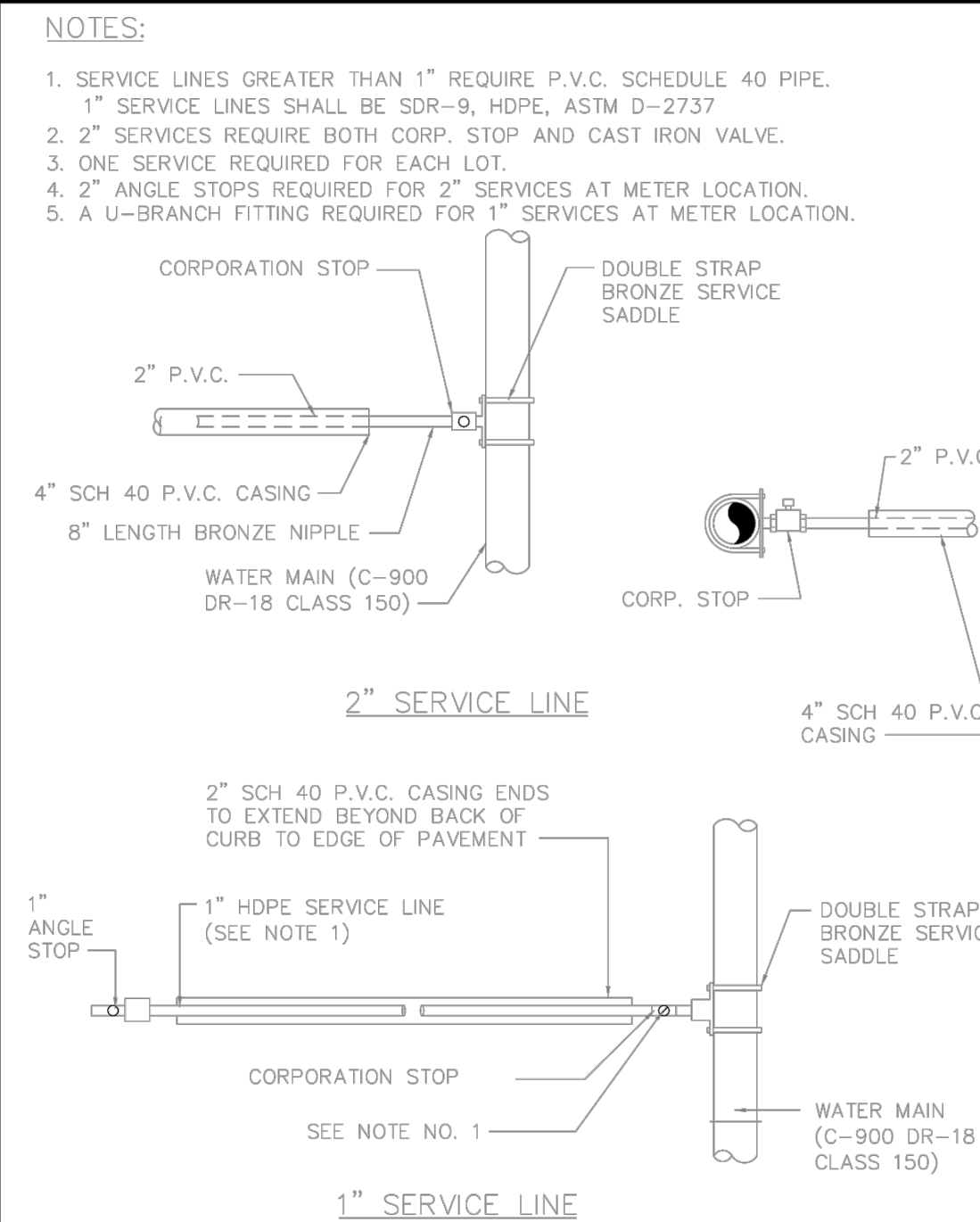
1810 E. GRIFFIN PARKWAY
MISSION TX 78572
956-600-8628

PRINCIPAL CONTACTS:		NAME	ADDRESS	CITY & ZIP	PHONE
OWNER:	EDUARDO CANTU, VICE PRESIDENT, MEMBER	2912 S. JACKSON RD	McALLEN, TEXAS 78503	(956)	-
ENGINEER:	EMIGDIO "MILO" SALINAS, P.E.	1810 E. GRIFFIN PARKWAY	MISSION, TEXAS 78572	(956)	600-8628
SURVEYOR:	HOMERO LUIS GUTIERREZ, R.P.L.S.	P.O. BOX 548	McALLEN, TEXAS 78505	(956)	369-0988



SCALE 1" = 30'
BEARING BASIS - TEXAS STATE
PLANE COORDINATE SYSTEM,
TEXAS SOUTH ZONE 4205
(NAD 83, NAVD 88, GEOID 12B)

- LEGEND**
- - SET 1/2 INCH IRON ROD
 - - FOUND 1/2 INCH IRON ROD
 - ⊕ - SET NAIL / BENCHMARK
 - ⊗ - FOUND 60-D NAIL
 - ▲ - FOUND CPS
 - ⊖ - POWER POLE
 - ⊕ - GUY WIRE
 - ⊖ - ELECTRICAL BOX
 - ⊖ - HIGH VOLTAGE UNDERGROUND BOX
 - ⊖ - WATER MAIN BOX
 - ⊖ - WATER SERVICE
 - ⊖ - WATER VALVE
 - ⊖ - FIRE HYDRANT
 - ⊖ - FLUSH VALVE
 - ⊖ - SPRINKLER MAIN BOX
 - ⊖ - SPRINKLER HEAD
 - ⊖ - IRRIGATION STAND PIPE
 - ⊖ - IRRIGATION GATE VALVE
 - ⊖ - STORM TYPE C GRATED INLET
 - ⊖ - STORM TYPE CC GRATED INLET
 - ⊖ - STORM DRAIN MANHOLE
 - ⊖ - STORM DRAIN JUNCTION BOX
 - ⊖ - STORM DRAIN HEADWALL
 - ⊖ - SANITARY SEWER MANHOLE
 - ⊖ - SANITARY SEWER CLEANOUT
 - ⊖ - SIGN
 - ⊖ - STORM TYPE A INLET
 - - EDGE OF ASPHALT
 - - OVERHEAD POWER LINES
 - - WATER LINE
 - - STORM LINE

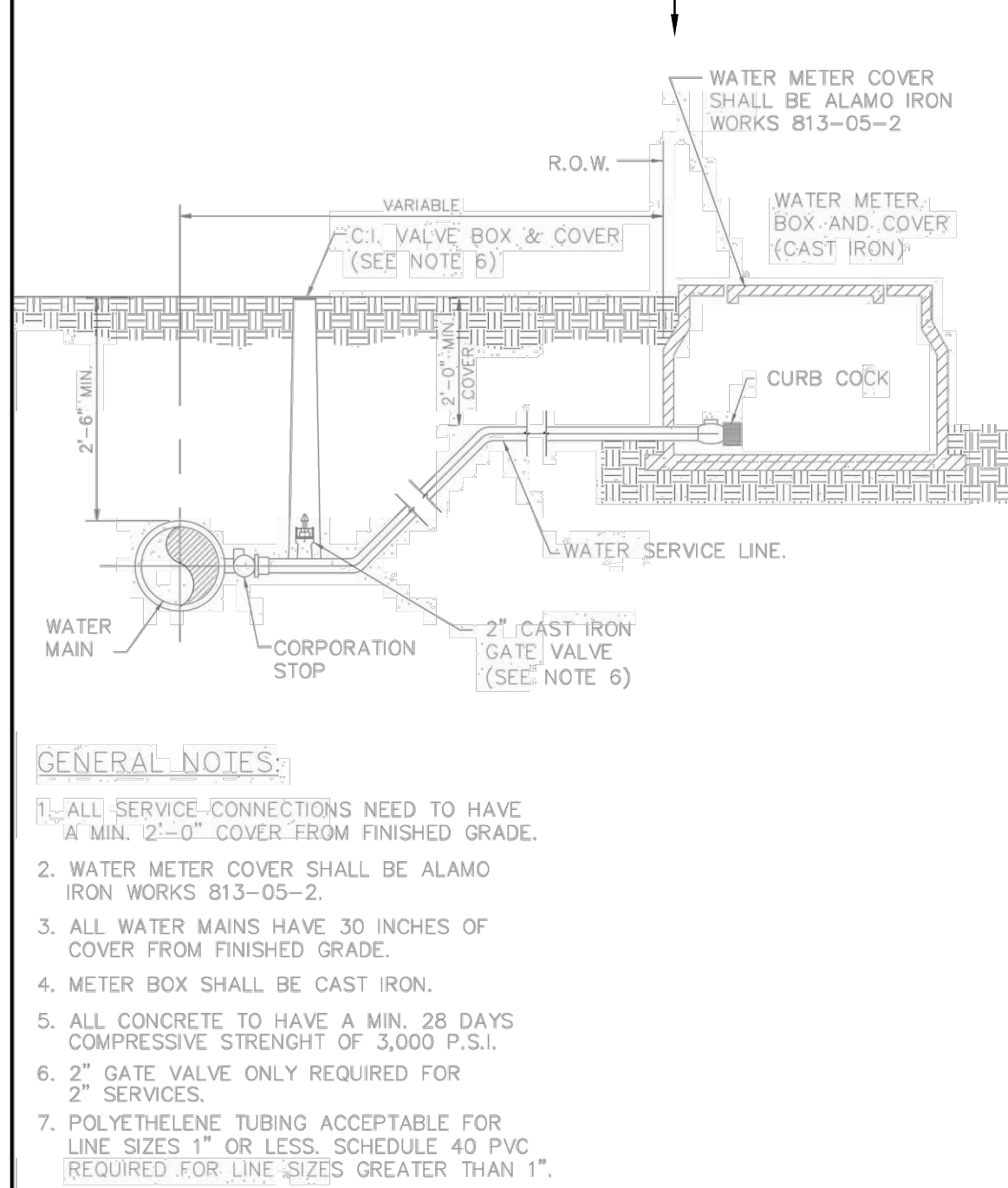


UPDATED: 03/17/21

TYPICAL WATER SERVICE CONNECTION

McALLEN PUBLIC UTILITY

W12



UPDATED: 08/08/24

TYPICAL SERVICE CONNECTION WITH METER BOX

McALLEN PUBLIC UTILITY

W10

STANDARD SANITARY SEWER SERVICE CONNECTION

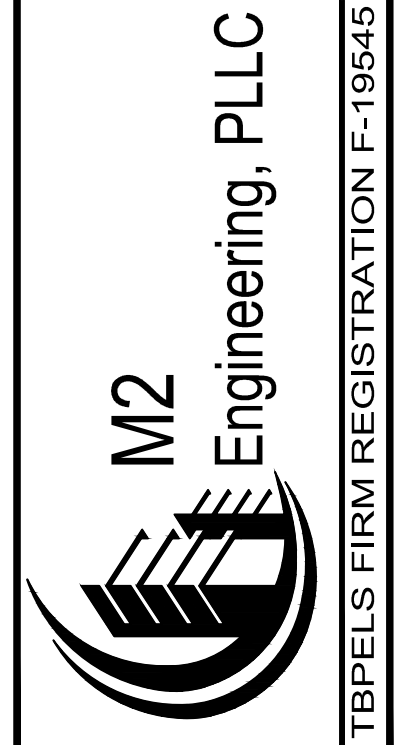
NOT TO SCALE

FOR REVIEW ONLY

UTILITY LAYOUT

REPLAT OF JACKSON MEADOWS STORAGE LOTS
McALLEN, TEXAS

1810 E. GRIFFIN PARKWAY
MISSION, TX 78572
956.600.8628
www.m2engineers.com
FIRM REGISTRATION # F-19545

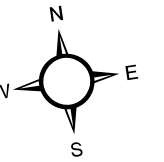


THIS DOCUMENT IS RELEASED FOR THE PURPOSE OF INTERIM REVIEW UNDER THE AUTHORITY OF EMIGDIO "MILO" SALINAS, P.E. IT IS NOT TO BE USED FOR CONSTRUCTION, OR PERMITTING PURPOSES.

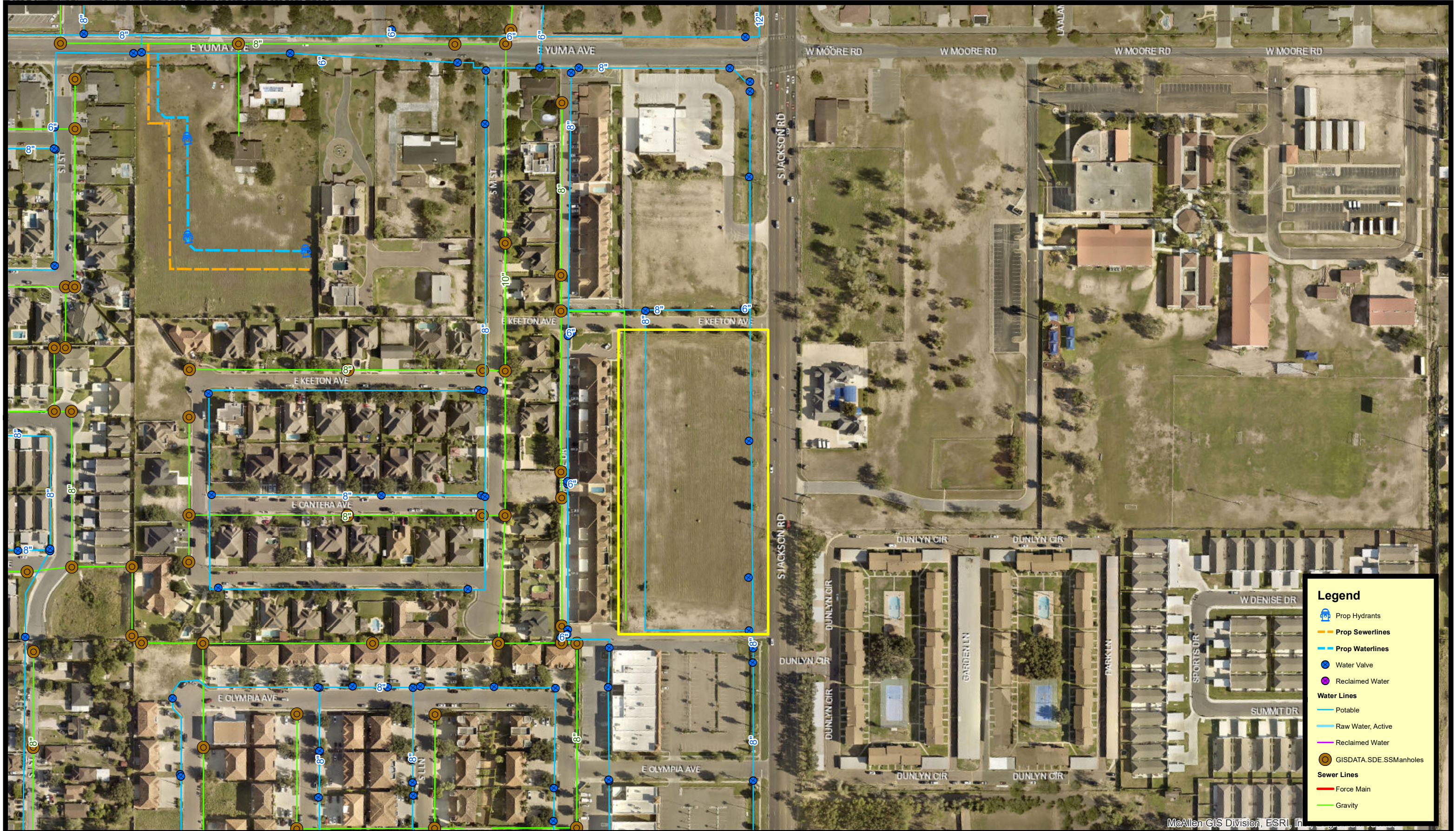
08/08/24
DATE
P.E. #107703
SCALE: SCALE: 1" = 30'
DRAWN BY: HM
CHECKED BY: MS
SURVEYED BY: HLG
SHEET:

JACKSON MEADOWS STORAGE

LOTS 1, 2, 3, & 4 RE-PLAT



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



Legend

-  Prop Hydrants
-  Prop Sewerlines
-  Prop Waterlines
-  Water Valve
-  Reclaimed Water
- Water Lines**
 -  Potable
 -  Raw Water, Active
 -  Reclaimed Water
-  GISDATA.SDE.SSManholes
- Sewer Lines**
 -  Force Main
 -  Gravity



AGENDA ITEM

2.d.

PUBLIC UTILITY BOARD

DATE SUBMITTED

08/20/2024

MEETING DATE

8/27/2024

1. Agenda Item: Consideration and Approval of Pecan Bentsen Retail Subdivision (2- Lot Commercial)
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: Sewerline Reimbursement to MPU for the Bentsen Rd Project in the amount of \$10,678.11
6. Routing:
Erika Gomez Created/Initiated - 8/20/2024
7. Staff's Recommendation: Approval of subdivision as conditions set forth.
8. City Attorney: Approved - EGJR
9. MPU General Manager: Approved - MAV
10. Director of Finance for Utilities: Approved - MSC

Memo

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

FROM: Erika Gomez, P.E., Interim Utility Engineer

DATE: August 19th, 2024

SUBJECT: Pecan Bentsen Retail Subdivision; Consideration & Approval of Subdivision

This property consists of 4.055 acre, located on the southwest corner of Pecan Blvd and South Bentsen Rd. 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 July 1st, 2024 and received preliminary P&Z approval on July 29th, 2024. The information required from the developer's engineer for this agenda was received on August 19th, 2024.

Utility plan/availability is described as follows:

1. **Water Service:** Applicant is proposing to connect to an existing 16-inch waterline that runs north and south along Bentsen Rd. The applicant is proposing individual water services to serve each commercial and fire hydrants for fire protection.
2. **Sewer Service:** Applicant is proposing to connect to an existing 8-inch sewerline that runs north and south along Bentsen Rd and an existing 8-inch running east-west along the southern property line. This development will be served with individual sewer services.
3. The developer has submitted a Reimbursement Waiver.
4. This property falls within the MPU Bentsen Rd Reimbursement Area.

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.) Individual water and sewer services for each unit be installed; 3.) Payment of a Waterline Reimbursement to MPU in the amount of \$1,343.14 for the Bentsen Rd Waterline Project and 4.) Payment of a Waterline Reimbursement to MPU in the amount of \$9,334.97 for the Bentsen Rd Sewerline Project

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



August 19, 2024

McAllen Public Utilities

Attn: Erika Gomez

Re: **Stripes – Pecan Bentsen Retail Subdivision**
Pecan Blvd & Bentsen Rd, McAllen, Texas 78501
TBPE Registration # F-14309

Dear Ms. Gomez:

Please use this as a supplement to the enclosed Pecan Bentsen Retail Subdivision located at the southwest corner of Pecan Blvd and N. Bentsen Rd. This subdivision proposes 2 lots, and there is a concurrent Site Plan submittal in review with the City of McAllen for development of a C-Store and Gas Station on the 2.022 Acre Lot 1.

Lot 1 water service will be tapped off the existing 16" main that is located within a 5' ROW easement on N. Bentsen Road. There will be taps of 1.5", 1", and a 16"x6" tee in order to provide the domestic, irrigation, and fire hydrant, respectively. Additionally, there is an existing 8" sanitary sewer line on the western side of N. Bentsen Road that will be used for the private sewer service. While the City Utility Maps show a manhole near the proposed connection, no manhole was located during survey. Installation of a new drop manhole has been proposed to accommodate the large difference in elevation between the proposed sewer service and the existing main.

To serve the future development of Lot 2, a 2" water service and meter will be tapped of the existing waterline near the northwest corner of the lot. The existing sewer line running east-west along the southern property line will be used to provide a sewer service approximately 8 feet deep. A cleanout will be provided at the edge of the existing utility easement for future connection/extension at the time of lot development.

Stormwater within the site will be treated by an on-site detention pond to control runoff in accordance with Hidalgo County Drainage District #1 requirements. The full drainage report can be provided upon request.

A copy of the Utility Plan has been included in this submittal, which presents the information as described above. If you have any questions about the information provided, please feel free to contact me.

Sincerely,
Bowman

A handwritten signature in blue ink that reads "J. Hora".

Jamie Hora, P.E.
Project Manager

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 Lasco Development hereinafter called the DEVELOPER.

(Developer)

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

Pecan Bentsen Retail And proposes to construct Utility Improvements as shown on a plan
(Location)
designed by Bowman dated 07/29/2024, 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 _____ 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: Jairo Romeo - Project Manager
1207 Antoine Dr. Houston, Texas. 77055

**SUBDIVISION REIMBURSEMENT WORKSHEET
PECAN BENTSEN RETAIL SUBD**

SEWER LINE REIMB. CALCULATIONS

SEWER: MPU:BENTSEN RD SEWER
COST: \$2,092.81 x 4.055 AC \$8,486.34
10% ADMIN FEE <10 YEARS 848.63

SEWER LINE REIMBURSEMENT \$9,334.97

WATER LINE REIMB. CALCULATIONS

WATER: MPU:BENTSEN RD WATER
COST: \$301.12 x 4.055 AC \$1,221.04
10% ADMIN FEE <10 YEARS 122.10

WATER LINE REIMBURSEMENT \$1,343.14

TOTAL REIMBURSEMENT DUE \$10,678.11

Prepared By: Erika Gomez Date: 8/15/2024 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: _____



LOCATION MAP
NOT TO SCALE

METES AND BOUNDS DESCRIPTION OF A SURVEY OF

4.055 acres out of Lot 248, John H. Shary Subdivision, City of McAllen, Hidalgo County, Texas as shown by plot of record in Volume 1 at page 17 of the Map Records of Hidalgo County, Texas, being a portion of a 15.71-acre tract of land described in deed of record in Document Number 2849158 of the Official Records of Hidalgo County, Texas and being more particularly described by metes and bounds, as surveyed, as follows:

Beginning at an "X" iron bar with a yellow cap marked "MELDEN & HUNT INC" found set in the ground in the west right-of-way line of N. Bentsen Road, the southeast corner of a 15.71-acre tract of land described in deed of record in Document Number 2849158 of the Official Records of Hidalgo County, Texas and the northeast corner of Lot 80, Bentsen Heights Unit Two, City of McAllen, Hidalgo County, Texas as shown by plot of record in Volume 32 at page 4 of the Map Records of Hidalgo County, Texas, at Nothing 1800426.1, for the southeast corner of this tract;

Thence N 81°26'26" W (called N 81°18' W) crossing Lot 248, John H. Shary Subdivision, City of McAllen, Hidalgo County, Texas as shown by plot of record in Volume 1 at page 17 of the Map Records of Hidalgo County, Texas, with the south boundary line of said 15.71-acre tract and the north boundary line of Lots 80, 81, 82, 83, 84, 85 and 86, said Bentsen Heights Unit Two a distance of 412.04 feet to an "X" iron bar with an orange cap marked "RPLS 4856" found set in the ground, the southeast corner of Lot 15, Shary Estates (Private Subdivision), City of McAllen, Hidalgo County, Texas as shown by plot of record in Instrument Number 3091336 of the Map Records of Hidalgo County, for the southwest corner of this tract;

Thence N 8°34'08" E crossing said 15.71-acre tract with the east boundary lines of Lots 15, 16, 17, 18 and "A", said Shary Estates (Private Subdivision) a distance of 492.20 feet to an "X" iron bar with an orange cap marked "SLS RPLS 5142" set in the ground in the arc of a curve having a radius of 2,809.79 feet, the southwest right-of-way line of Pecan Boulevard, a northeast boundary line of said 15.71-acre tract and a southwest boundary line of a 0.180-acre tract, through a central angle of 3°48'11", a chord bearing and distance of S 63°14'41" E = 186.46 feet, a distance of 186.50 feet to an "X" iron bar with a yellow cap marked "MELDEN & HUNT INC" found set in the ground, a corner of said 15.71-acre tract, for the northwest corner of this tract;

Thence curve right in an southeasterly direction along the arc of said curve having a radius of 2,809.79 feet with the southwest right-of-way line of Pecan Boulevard, a northeast boundary line of said 15.71-acre tract and a southwest boundary line of said 0.180-acre tract a distance of 218.03 feet (called 217.94 feet) to an "X" iron bar with a yellow cap marked "MELDEN & HUNT INC" found set in the ground at the point of intersection of the southwest right-of-way line of Pecan Boulevard and the cutback right-of-way line joining the southwest right-of-way of Pecan Boulevard and the west right-of-way line of N. Bentsen Road, a corner of said 15.71-acre tract and a northeast corner of said 0.180-acre tract, for a corner of this tract;

Thence S 63°14'41" E (called S 63°05'15" E) with the southwest right-of-way line of Pecan Boulevard, a northeast boundary line of said 15.71-acre tract and a southwest boundary line of said 0.180-acre tract a distance of 218.03 feet (called 217.94 feet) to an "X" iron bar with a yellow cap marked "MELDEN & HUNT INC" found set in the ground at the point of intersection of the southwest right-of-way line of Pecan Boulevard and the cutback right-of-way line joining the southwest right-of-way of Pecan Boulevard and the west right-of-way line of N. Bentsen Road, a corner of said 15.71-acre tract and a northeast corner of said 0.180-acre tract, for a corner of this tract;

Thence S 29°31'43" E (called S 29°17'09 E) with said cutback right-of-way line, the northeast boundary line of said 15.71-acre tract and a southwest boundary line of said 0.180-acre tract a distance of 39.86 feet (called 39.97 feet) to an "X" iron bar with an orange cap marked "SLS RPLS 5142" set in the ground at the point of intersection of the west right-of-way line of N. Bentsen Road and said cutback right-of-way line, the northeast corner of said 15.71-acre tract, for the northeast corner of this tract;

Thence S 83°21'17" W (called S 8°42'34" W) with the west right-of-way line of N. Bentsen Road and an east boundary line of said 15.71-acre tract a distance of 128.32 feet (called 128.20 feet) to an "X" iron bar with a yellow cap marked "MELDEN & HUNT INC" found set in the ground in the arc of a curve having a radius of 5,050.00 feet, a corner of said 15.71-acre tract, for a corner of this tract;

Thence curve left in a southerly direction along the arc of said curve having a radius of 5,050.00 feet with the west right-of-way line of N. Bentsen Road and an east boundary line of said 15.71-acre tract, through a central angle of 0°43'09", a chord bearing and distance of S 8°06'59" W = 63.38 feet, a distance of 63.38 feet to an "X" iron bar with a yellow cap marked "MELDEN & HUNT INC" found set in the ground, a corner of said 15.71-acre tract, for a corner of this tract;

Thence S 7°56'49" W (called S 7°53'31" W) with the west right-of-way line of N. Bentsen Road and an east boundary line of said 15.71-acre a distance of 42.44 feet (called 42.49 feet) to an "X" iron bar with a yellow cap marked "MELDEN & HUNT INC" found set in the ground in the arc of a curve having a radius of 4,950.00 feet, a corner of said 15.71-acre tract, for a corner of this tract;

Thence curve right in a southerly direction along the arc of said curve having a radius of 4,950.00 feet with the west right-of-way line of N. Bentsen Road and an east boundary line of said 15.71-acre tract, through a central angle of 0°45'01", a chord bearing and distance of S 8°10'56" W = 64.83 feet, a distance of 64.83 feet to an "X" iron bar with a yellow cap marked "MELDEN & HUNT INC" found set in the ground, a corner of said 15.71-acre tract, for a corner of this tract;

Thence S 8°45'32" W (called S 8°53'39" W) with the west right-of-way line of N. Bentsen Road and an east boundary line of said 15.71-acre tract a distance of 41.46 feet (called 41.66 feet) to the point of beginning.

Containing 4.055 acres (176,626 square feet) of land, more or less.

The bearings and coordinates for this survey are based on the Texas State Plane Coordinate System (Grid), Texas South Zone (4205), North American Datum of 1983 (NA2011) epoch 2010.

CITY OF McALLEN BENCHMARK:

STATION NAME: MCB
DESCRIPTION: 30" ALUMINUM PIPE WITH A 3-1/4" BRASS MONUMENT CAP ON TOP

NORTHING: 16587523.199142
EASTING: 10754225.18516
ELEVATION: 112.96'

PLAT NOTES:

1. ALL IRRIGATION EASEMENTS ARE EXCLUSIVE TO UNITED IRRIGATION DISTRICT, AND THE DISTRICT ALLOWS NO OTHER UTILITIES OR OUTSIDE USE WITHOUT ITS EXPRESS WRITTEN APPROVAL.

2. NO UTILITY COMPANY, PUBLIC ENTITY, PARTY OR PERSON IS ALLOWED TO CROSS ABOVE OR BELOW GROUND ANY IRRIGATION DISTRICT EASEMENT OR RIGHT OF WAY WITH LINES, POLES, OPEN DITCHES OR OTHER USE WITHOUT FIRST OBTAINING A CROSSING PERMIT FROM UNITED IRRIGATION DISTRICT. ANY UNAUTHORIZED STRUCTURE WITHIN THE EASEMENT BOUNDARY IS SUBJECT TO IMMEDIATE REMOVAL AT VIOLATOR'S EXPENSE.

3. NO PERMANENT STRUCTURE, UTILITY POLE, HOLE, WALL, FENCE, DRIVEWAY, OR ROAD WILL BE ALLOWED TO BE CONSTRUCTED OR EXIST ON ANY DISTRICT EASEMENT OR RIGHT OF WAY WITHOUT WRITTEN APPROVAL BY IRRIGATION DISTRICT. ANY UNAUTHORIZED STRUCTURE WITHIN THE EASEMENT BOUNDARY IS SUBJECT TO IMMEDIATE REMOVAL AT VIOLATOR'S EXPENSE.

4. NO UTILITY COMPANY, PUBLIC ENTITY, PARTY OR PERSON IS ALLOWED TO CONNECT TO ANY DISTRICT FACILITY WITHOUT FIRST OBTAINING A PERMIT FROM IRRIGATION DISTRICT. ANY CONNECTION NOT AUTHORIZED BY THE DISTRICT IS SUBJECT TO IMMEDIATE REMOVAL AT VIOLATOR'S EXPENSE.

5. DEVELOPER SHALL BE RESPONSIBLE FOR PROVIDING 19,173 CUBIC FEET OF DETENTION VOLUME ON LOT 1. LOT 2 SHALL BE REQUIRED TO DETAIN 21,820 CUBIC FEET AT THE TIME OF DEVELOPMENT, BASED ON THE ESTIMATED WEIGHTED C-VALUE OF 0.83.

6. COMMON AREAS, ANY PRIVATE SERVICE DRIVE, GATE AREAS, ETC. MUST BE MAINTAINED BY THE LOT OWNERS AND NOT THE CITY OF McALLEN.

7. A PRIVATE ACCESS SERVICE DRIVE EASEMENT OF 24' WIDE WILL BE PART OF SITE PLAN REVIEW.

8. A MINIMUM 4' WIDE SIDEWALK SHALL BE PROVIDED ALONG PECAN BOULEVARD AND N. BENTSEN.

LINE TABLE		
LINE #	LENGTH	DIRECTION
L1	12.37	S 24° 18' 30" W
L2	94.46	S 63° 14' 35" E
L3	43.23	S 28° 52' 15" E
L4	84.43	N 8° 55' 49" E

CURVE TABLE				
CURVE #	DELTA	RADIUS	LENGTH	CHORD BEARING
C1	87°33'05"	36.50	55.77	S 19° 28' 03" E
C2	34°22'20"	28.50	17.10	S 46° 03' 25" E

SURVEYORS NOTES:

1. PROPERTY CORNERS ARE MONUMENTED WITH A CAP OR DISK MARKED "SLS RPLS 5142" UNLESS NOTED OTHERWISE.

2. ALL COORDINATES AND BEARINGS SHOWN ARE BASED ON THE TEXAS COORDINATE SYSTEM, SOUTH CENTRAL ZONE 4204, NORTH AMERICAN DATUM OF 1983 (NA2011). GRID. DISTANCES SHOWN HEREON ARE BASED UPON SURFACE MEASUREMENTS. TO CONVERT SURFACE DISTANCES TO GRID, APPLY A COMBINED SCALE FACTOR OF 1.000040.

3. DIMENSIONS SHOWN ARE SURFACE.

SETBACK NOTES:

FRONT: (PECAN BOULEVARD & N. BENTSEN ROAD) IN ACCORDANCE WITH THE ZONING ORDINANCE OR GREATER FOR APPROVED SITE PLAN OR EASEMENTS OR IN-LINE WITH EXISTING STRUCTURES, WHICHEVER IS GREATER APPLIES.

REAR: IN ACCORDANCE WITH THE ZONING ORDINANCE OR GREATER FOR 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.

BUFFERS NOTES:

1. 6 FT. OPAQUE BUFFER REQUIRED FROM ADJACENT/BETWEEN MULTI-FAMILY RESIDENTIAL AND COMMERCIAL, AND INDUSTRIAL ZONES/USES.



SUBDIVISION PLAT OF
PECAN BENTSEN RETAIL

4.055 ACRES OUT OF LOT 248, JOHN H. SHARY SUBDIVISION AS SHOWN BY PLAT OF RECORD IN VOLUME 1 AT PAGE 17 OF THE MAP RECORDS OF HIDALGO COUNTY TEXAS.

STATE OF TEXAS
COUNTY OF HARRIS

I (WE), THE UNDERSIGNED, OWNER(S) OF THE LAND SHOWN ON THIS PLAT, AND DESIGNATED HEREIN AS THE PECAN BENTSEN RETAIL 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 (WE) WILL CAUSE TO BE INSTALLED THEREON, SHOWN OR NOT SHOWN, IF REQUIRED OTHERWISE TO BE INSTALLED OR DEDICATED UNDER THE SUBDIVISION APPROVAL PROCESS OF THE CITY OF McALLEN, ALL THE SAME FOR THE PURPOSES THEREIN EXPRESSED, EITHER ON THE PLAT HEREOF OR ON THE OFFICIAL MINUTES OF THE APPLICABLE AUTHORITIES OF THE CITY OF McALLEN.

PECAN BENTSEN RETAIL PARTNERS, LTD.,
A TEXAS LIMITED PARTNERSHIP
BY: PECAN BENTSEN RETAIL GP, LLC,
A TEXAS LIMITED LIABILITY COMPANY,
ITS GENERAL PARTNER

BY: SHARON A. HAYDON
ITS: PRESIDENT

STATE OF TEXAS
COUNTY OF HARRIS

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, ON THIS DAY PERSONALLY APPEARED _____, PROVED TO ME THROUGH HIS TEXAS DEPARTMENT OF PUBLIC SAFETY DRIVER LICENSE, TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, WHO, BEING BY ME FIRST DULY SWORN, DECLARED THAT THE STATEMENTS CONTAINED THEREIN ARE TRUE AND CORRECT, AND ACKNOWLEDGED THAT HE EXECUTED THE SAME FOR THE PURPOSED AND CONSIDERATION THEREBY EXPRESSED, GIVEN UNDER MY HAND AND SEAL OF OFFICE.

GIVEN UNDER MY HAND & SEAL OF OFFICE
THIS _____ DAY OF _____, 2024.

NOTARY PUBLIC
HARRIS COUNTY, TEXAS

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

CITY CLERK

CERTIFICATION BY THE CHAIRMAN OF THE PLANNING AND ZONING COMMISSION

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 REGUALIONS OF THIS CITY WHEREIN MY APPROVAL IS REQUIRED.

CHAIRMAN,
PLANNING AND ZONING COMMISSION

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 49.21(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

STATE OF TEXAS
COUNTY OF HIDALGO

THIS PLAT IS HEREBY APPROVED BY THE UNITED IRRIGATION DISTRICT ON THIS _____ DAY OF _____, 20____

NO IMPROVEMENTS OF ANY KIND (INCLUDING WITHOUT LIMITATION TREES, FENCES AND BUILDINGS) SHALL BE PLACED UPON UNITED IRRIGATION DISTRICT RIGHT OF WAYS OR EASEMENTS, APPROVAL OF THIS PLAT DOES NOT RELEASE ANY RIGHTS THAT THE DISTRICT MAY HAVE WHETHER SHOWN OR NOT.

PRESIDENT

SECRETARY

STATE OF TEXAS
COUNTY OF HARRIS

I/WE, THE UNDERSIGNED, HOLDER(S) (OR DULY AUTHORIZED OFFICERS OF THE HOLDER(S)) OF A SECURITY INTEREST IN THE ABOVE DESCRIBED PROPERTY, BEING THE LAND SHOWN ON THIS PLAT AND DESIGNATED HEREIN AS THE PECAN BENTSEN RETAIL OF THE CITY OF McALLEN, TEXAS, DO HEREBY CONSENT TO THIS SUBDIVISION OF THIS 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 PLATING OF THE PROPERTY AS PROVIDED FOR HEREIN.

FIDELITY BANK NA

RICHARD L. COSTELLO
VICE PRESIDENT

STATE OF TEXAS
COUNTY OF BEXAR

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

WILLIAM "BILL" SCHOCK, P.E.,
LICENSED PROFESSIONAL ENGINEER
TEXAS REGISTRATION NO. 88636

STATE OF TEXAS
COUNTY OF BEXAR

I HEREBY CERTIFY THAT THE ABOVE PLAT CONFORMS TO THE MINIMUM STANDARDS SET FORTH BY THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYING ACCORDING TO AN ACTUAL SURVEY MADE ON THE GROUND BY: EMPLOYEES OF SINCLAIR LAND SURVEYING, INC. UNDER MY SUPERVISION.

LEMUEL T. SINCLAIR, R.P.L.S. #5142
REGISTERED PROFESSIONAL LAND SURVEYOR

PROJECT SURVEYOR:



SINCLAIR LAND
SURVEYING, INC.

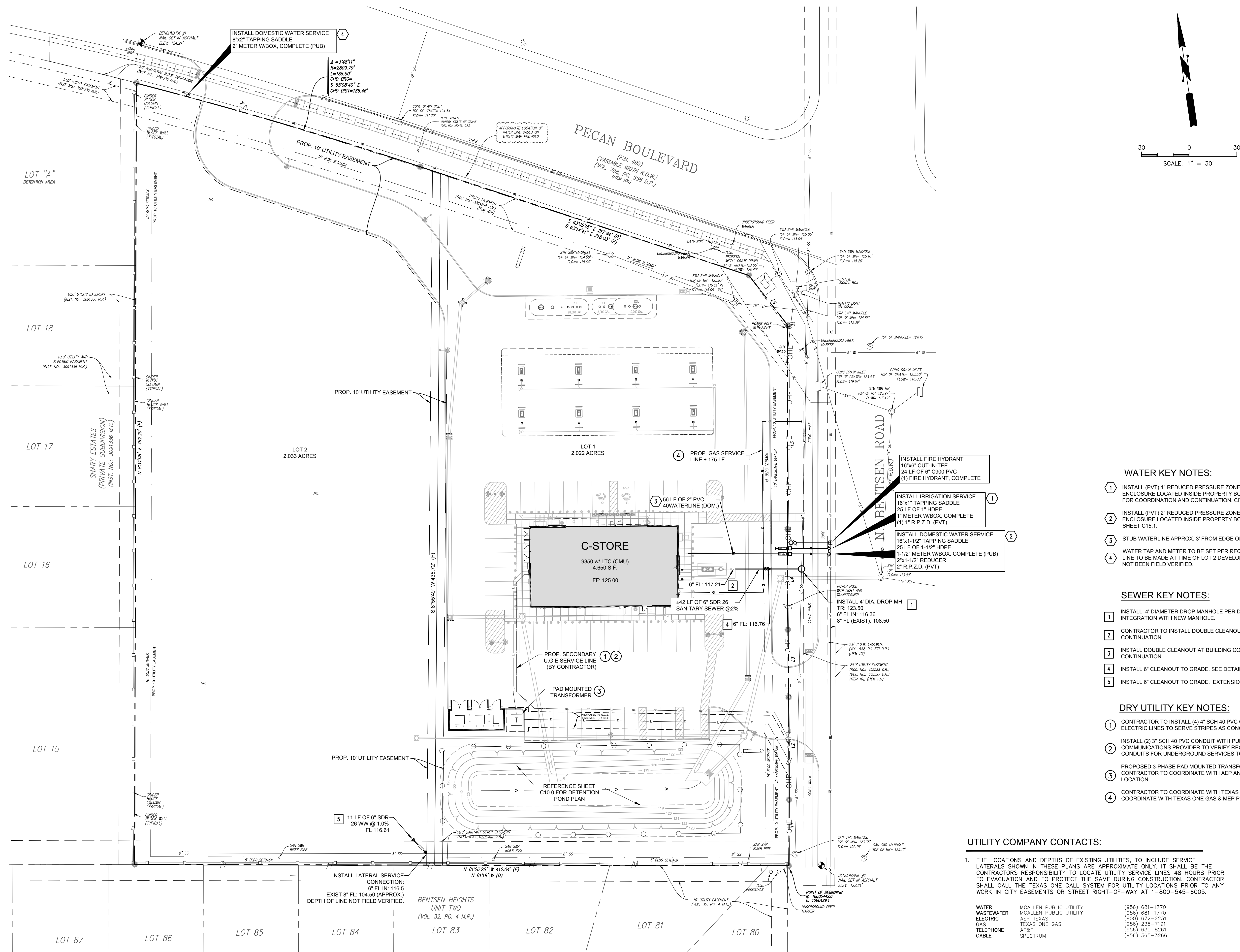
3411 MAGIC DRIVE
SAN ANTONIO, TEXAS 78229
210-541-4518
TBPRLS FIRM NO. 10089000
JOB NUMBER: S-202372649

PROJECT ENGINEER:



8122 DATAPoint RD., STE. 202
SAN ANTONIO, TEXAS 78229
PHONE: 210-288-1600
EMAIL: BSCHOCK@BOWMAN.com
TBP Registration No. F-14309

DATE OF PREPARATION: AUGUST 15, 2024.



CONTRACTOR TO CONTACT THE CITY OF MCALLEN AND
TxDOT AT LEAST 48 HRS BEFORE STARTING
CONSTRUCTION.

ALL SANITARY SEWER AND WATER WORK IN THIS SET OF PLANS SHALL BE INSTALLED IN ACCORDANCE WITH THE INTERNATIONAL PLUMBING CODE, PERMITTED AND INSPECTED BY THE COUNTY BUILDING INSPECTION DIVISION AND INSTALLED BY A LICENSED PLUMBER.

ALL MATERIALS AND METHODS SHALL MEET THE CITY OF MCALLEN STANDARDS AND SPECIFICATIONS.

CONTRACTOR TO INCLUDE IN THEIR BID PRICE ALL FEES ASSOCIATED WITH WATER AND SEWER TAPPING, IMPACT, CONNECTION, AND INSPECTIONS.

THE CONTRACTOR SHALL FIELD VERIFY THE HORIZONTAL AND VERTICAL LOCATIONS OF ALL EXISTING PUBLIC AND PRIVATE UTILITIES THAT HAVE OR MAY HAVE ANY EFFECT ON THE PROPOSED IMPROVEMENTS BEFORE ANY WORK COMMENCES. THE INSTALLATION ALL GRAVITY FLOW PIPES SHALL BEGIN AT THE OUTFALL OR CONNECTION TO THE EXISTING SYSTEM AND PROCEED UPSTREAM. IF ANY DISCREPANCY FROM THE PLAN IS FOUND, THE CONTRACTOR IS TO NOTIFY BOWMAN, INC. BEFORE PROCEEDING FURTHER.

THE LOCATION OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK. CONTRACTOR AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY THE CONTRACTORS FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.

LOT LINE TABLE			
ID	BEARING	LENGTH	CHORD
L1	S 8°45'35" W S 8°55'39" W	41.46' (F) 41.66' (D)	
L2	$\Delta = 0°45'01" R = 4950.00' L = 64.83'$		S 8°10'56" W L = 64.83'
L3	S 7°56'49" W S 7°57'37" W	42.44' (F) 42.49' (D)	
L4	$\Delta = 0°43'09" R = 5050.00' L = 63.38'$		S 8°06'59" W L = 63.38'
L5	S 8°32'17" W S 8°40'34" W	128.32' (F) 128.20' (D)	
L6	S 29°17'08" E S 29°31'43" E	39.97' (F) 39.86' (D)	

NOTE:

ALL BOUNDARY AND TOPOGRAPHIC INFORMATION (INCLUDING PAVING LIMITS, GRADE ELEVATIONS, AND UTILITIES) WERE PROVIDED TO US ON JANUARY 22, 2024, VIA ELECTRONIC FILE, FROM SINCLAIR SURVEYING, INC., (3411 MAGIC DRIVE, SAN ANTONIO, TEXAS 78229 (210-341-4518)). CONTRACTOR TO INSPECT THE SITE PRIOR TO BIDDING AND CONSTRUCTION TO VERIFY EXISTING SITE CONDITIONS AND BENCHMARK INFORMATION AND REPORT ANY DISCREPANCIES TO THE ENGINEER IMMEDIATELY.



Know what's **below**.
Call before you dig

TRENCH EXCAVATION SAFETY PROTECTION:

CONTRACTOR AND/OR CONTRACTOR'S INDEPENDENTLY RETAINED EMPLOYEE OR STRUCTURAL DESIGN/GEOTECHNICAL/SAFETY/EQUIPMENT CONSULTANT, IF ANY, SHALL REVIEW THESE PLANS AND AVAILABLE GEOTECHNICAL INFORMATION AND THE ANTICIPATED INSTALLATION SITE(S) WITHIN THE PROJECT WORK AREA IN ORDER TO IMPLEMENT THE CONTRACTOR'S TRENCH EXCAVATION PROTECTION SYSTEMS, PROGRAMS AND/OR PROCEDURES. THE CONTRACTOR'S IMPLEMENTATION OF THE SYSTEMS PROGRAMS AND/OR PROCEDURES SHALL PROVIDE FOR ADEQUATE TRENCH EXCAVATION SAFETY PROTECTION THAT COMPLIES WITH AS A MINIMUM, OSHA STANDARDS FOR TRENCH EXCAVATIONS. SPECIFICALLY, CONTRACTOR AND/OR CONTRACTOR'S INDEPENDENTLY RETAINED EMPLOYEE SHALL BE TRAINED AND CERTIFIED IN ACCORDANCE WITH OSHA STANDARDS GOVERNING THE PRESENCE AND ACTIVITIES OF INDIVIDUALS WORKING IN AND AROUND TRENCH EXCAVATION.

JOINT RESTRAINT NOTE:

CONTRACTOR SHALL INSTALL RETAINER GLANDS AT ALL FITTINGS AND PROVIDE JOINT RESTRAINING HARNESSSES OR FIELD LOCK GASKETS AT ALL JOINTS WITHIN THE LENGTH SHOWN. CONTRACTOR SHALL ENSURE THAT ALL TEES, BENDS, VALVES, ETC. HAVE A MINIMUM OF 5 FT OF PIPE WITH NO JOINTS ON EACH SIDE OF THE FITTING. JOINT RESTRAINTS AND RETAINER GLANDS SHALL BE CALCULATED BY THE DEVELOPER'S ENGINEER. IT IS THE CONTRACTOR'S RESPONSIBILITY TO COORDINATE JOINT RESTRAINTS WITH THE DEVELOPER'S ENGINEER.

Bowman

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 TBPE Firm Registration No. F-14309

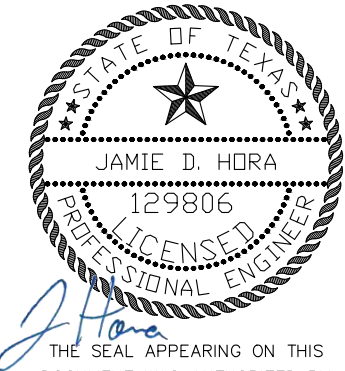
8122 Datapoint RD.
 Suite 202
 San Antonio, Texas 78229

Phone: (210) 298-1600
 EMAIL: bschrock@bowman.com
www.bowmanconsulting.com

[illegible]

UTILITY PLAN

STRIPES #4208
W. PECAN BLVD & N. BENTSEN RD
McALLEN, TEXAS 78501



DOCUMENT WAS AUTHORIZED BY
JAMIE D. HORA, P.E. 129806
ON Aug 16, 2024

DESIGN	DRAWN	CHKD
JDH	JCM	WOS

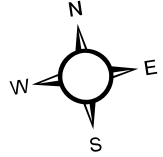
DATE: 08/16/2024

JOB No. 250449-01-006

SHEET NO. **C7.0**

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

PECAN BENTSEN RETAIL SUBDIVISION



Legend

- GISDATA.SDE.SSLiftStations
- Hydrant
- Water Valve
- Reclaimed Water

Water Lines

- Potable
- Raw Water, Active
- Reclaimed Water

- GISDATA.SDE.SSManholes

Sewer Lines

- Force Main
- Gravity



- | | | |
|-----------------------------|-----------------------|--------------------|
| | AGENDA ITEM | <u>3.a.</u> |
| PUBLIC UTILITY BOARD | DATE SUBMITTED | 08/20/2024 |
| | MEETING DATE | 8/27/2024 |
-
1. Agenda Item: Consideration and Approval of North Water Treatment Plant Main Building Stucco Repair (Project No. 08-24-S73-01).
 2. Party Making Request:
 3. Nature of Request:
 4. Budgeted: Yes

Bid Amount:	<u>\$73,268.06</u>	Budgeted Amount:	<u>\$95,000</u>
Under Budget:	<u>\$21,731.94</u>	Over Budget:	
		Amount Remaining:	<u>\$21,731.94</u>
 5. Reimbursement:
 6. Routing:

Edward Gonzalez	Created/Initiated - 8/20/2024
Gerardo Noriega	
 7. Staff's Recommendation:
 8. City Attorney: Approved - EGJR
 9. MPU General Manager: Approved - MAV
 10. Director of Finance for Utilities: Approved - MSC



Memo

To: Marco A. Vega, P.E. General Manager
Thru: Edward Gonzalez, Director of Water Systems
From: Lance Nelson, North Water Plant Manager *LN*
Date: 8/7/24
Re: North Water Treatment Plant Stucco Repair

This memo serves as a request for approval to Job Order Contract Herrcon (JOC Contract number 728-24) to repair the exterior stucco for the operations building located at the North Water Treatment Plant.

The allocations for this project will serve to repair deteriorating exterior stucco walls that were constructed in the year 2005.

With the implementation of the stucco replacement, the City of McAllen Public Utility will benefit to ensure the safety and further deterioration of the operations building.

Fund Name: Water Depreciation Fund

Account Number: 410-4010-446-66-10

Budgeted: \$ 95,000

Estimated Cost: \$ 73,268.06

Estimated Savings: \$ 21,731.94

REQUEST FOR AVAILABILITY OF FUNDS

CONSTRUCTION ☒ PURCHASE ☐

PURCHASE & INSTALLATION ☐

SERVICE ☐ SUPPLY ☐

DEPARTMENT SUBMITTING REQUEST:

TYPE/PRINT NAME: Lance Nelson

SIGNATURE: *Lance Nelson*

TITLE: North Water Plant Manager

DEPARTMENT: Water Plant

DATE: 08/05/2024

PROJECT NAME AND DESCRIPTION (indicate special funding requirements):

North Water Treatment Plant Main Building Stucco Repair.

Repairing the stucco exterior of the operations building.

STATE/FEDERAL FUNDING (SPECIFY AGENCY(IES)): N/A

STATE/FEDERAL GRANTS (SPECIFY AGENCY(IES)): N/A

ACCOUNT NUMBER/PROJECT ID: 410-4010-446-66-10

ESTIMATED COST: 73,268.06

ACCOUNT NUMBER/PROJECT ID:

ESTIMATED COST:

BUDGET INFORMATION:

BUDGETED ☒ NOT BUDGETED ☐

FUND NAME: Operation Account

ACCOUNT NUMBER(S): 410-4010-446-66-10

INCLUDE PROJ.ID(S):

AMOUNT: 95,000.00

SIGNATURE: *Monia S. Parker*

TITLE: Director of Finance for Utilities

DATE: 8/5/24

A. Please specify if there are any Buy America Requirements for this project?

N/A ☒

If yes, Please attach/include specific requirements?

Yes _____ No: _____

B. Please specify if a Disadvantage Business Enterprise Goal is required to be met with this procurement?

N/A ☒

If yes, Please attach/include specific requirements/ goals to be included with project?

Yes _____ No: _____

C. Please specify if there are any special advertising requirements for this procurement?
If yes, please include the websites or additional circulars where notice of procurement must be advertised.

N/A ☒

Yes _____ No: _____

D. Please verify if an environmental assessment has been completed on this project?
Please provide release of funds date if applicable: _____

N/A ☒

E. Please specify if an asbestos assesment is required Prior to Initiaing Procurement?

N/A ☒

Yes _____ No: _____

F. Please specifiy if a lead assessment is required Prior to Initiating Procurement

N/A ☒

Yes _____ No: _____

G. Please specify if there are any other type of forms/ and or requirements for this procurement?
Please attach documents if necessary.

N/A ☒

CITY MANAGER'S AUTHORIZATION TO SOLICIT BIDS:

APPROVED:



SIGNATURE:



DATE:

8/5/24

DISAPPROVED:



SIGNATURE:

DATE:

Herrcon

PO BOX 988 - ALAMO, TX 78516



JOC Contract: 728-24

DELIVERY ORDER REQUEST

Client: City of McAllen

Date: 8/1/2024

Project: North water treatment plant renovaitons

Location: 8313 N. Bentsen Rd., McAllen

Project Summary:

Repair/renovate plant exterior with painting, stucco

Order Calculation Criteria: Facilities & Commercial Renovation / Unit /
Repair & Remodeling / McAllen / Year 2024 Qtr 2

Averages based on quantity and unit prices from RS Means

\$ 80,709.47

Adjustments

\$ 80,709.47

Competitive Bid Coefficient 0.89 X

\$ 71,831.43

Adjustments

\$

Permits & Fees

\$

\$ 71,831.43

Payment/Performance Bonds

\$ 1,436.63

Delivery Order Request Quote

\$ 73,268.06

8/1/24

Gilbert Herrera

Date

Cost Estimate Report

City of McAllen
McAllen, TX, 78501
8313 N. Benisen Rd.

Year 2024 Quarter 1
Unit Detail Report
Prepared By: Gilbert Herrera
HERRCON LLC

Date: 08/01/2024

McAllen Water Treatment Plant Repairs R

LineNumber	Description	Quantity	Unit	Total Incl. O&P	Ext. Total Incl. O&P
Division 01 General Requirements					
013113200200	Field personnel, project manager, average	1.00	Week	\$3,749.00	\$3,749.00
013113200260	Field personnel, superintendent, average	2.00	Week	\$3,725.00	\$7,450.00
015433402055	Rent forklift,prnm tire,all terr,tele boom, 6600 lb, 29' reach, 42' lift, Incl. Hourly Oper. Cost.	2.00	Week	\$2,738.41	\$5,476.82
015433406410	Rent toilet portable chemical, Incl. Hourly Oper. Cost.	3.00	Week	\$100.00	\$300.00
015436501200	Mobilization or demobilization, delivery charge for small equipment, placed in rear of, or towed by pickup truck	2.00	Ea.	\$173.92	\$347.84
015436501300	Mobilization or demobilization, delivery charge for equipment, hauled on 3-ton capacity towed trailer	2.00	Ea.	\$295.74	\$591.48
015436501400	Mobilization or demobilization, delivery charge for equipment, hauled on 20-ton capacity towed trailer	2.00	Ea.	\$713.56	\$1,427.12
Division 01	General Requirements Subtotal				\$19,342.26

Division 02 Existing Conditions					
024119190840	Selective demolition, rubbish handling, dumpster, 40 C.Y., 10 ton capacity, weekly rental, includes one dump per week, cost to be added to demolition cost	2.00	Week	\$850.00	\$1,700.00
Division 02	Existing Conditions Subtotal				\$1,700.00

Division 03 Concrete					
033053403800	Structural concrete, in place, spread footing (3000 psi), under 1 C.Y., includes forms(4 uses), Grade 60 rebar, concrete (Portland cement Type I), placing and finishing	1.00	C.Y.	\$658.66	\$658.66
Division 03	Concrete Subtotal				\$658.66

LineNumber	Description	Quantity	Unit	Total Incl. O&P	Ext. Total Incl. O&P
Division 04 Masonry					
040120520260	Cleaning masonry, light restoration, light soil, by chemical, low pressure wash, brush and rinse, excludes scaffolding	0.00	S.F.	\$1.24	\$0.00
040120520420	Cleaning masonry, high pressure wash, average soil, biological staining, water only, excludes scaffolding	6,000.00	S.F.	\$1.42	\$8,520.00
Division 04 Masonry Subtotal					\$8,520.00
Division 05 Metals					
050110516170	Metal cleaning, steel surface treatment, 250 - 500 SF/Day, wire brush, hand (SSPC-SP2) RLH	2,000.00	S.F.	\$1.51	\$3,020.00
050110516245	Metal cleaning, steel surface treatment, 4.0 lb sand per S.F., commercial blast, existing coat blistered/pitted (SSPC-SP6)	2,000.00	S.F.	\$4.07	\$8,140.00
Division 05 Metals Subtotal					\$11,160.00
Division 07 Thermal and Moisture Protection					
072510103000	Weather barriers, building paper, spun bonded polyethylene	400.00	S.F.	\$0.30	\$120.00
075610100060	Elastomeric roofing, acrylic, 36% solids, on concrete, 2 coats	700.00	S.F.	\$2.26	\$1,582.00
076510103920	Sheet metal flashing, steel sheets, flexible, galvanized, 20 gauge, including up to 4 bends	540.00	S.F.	\$7.63	\$4,120.20
079213203800	Joint sealants, caulking and sealants, polyurethane, bulk, in place, 1 or 2 component, 3/4" x 3/8"	25.00	L.F.	\$3.01	\$75.25
Division 07 Thermal and Moisture Protection Subtotal					\$5,897.45
Division 09 Finishes					
090505303510	Walls and partitions demolition, stucco, commercial 3-coat	100.00	S.Y.	\$3.97	\$397.00
092423400100	Stucco, 3 coats, on masonry construction, 7/8" thick, no mesh included	200.00	S.Y.	\$27.38	\$5,476.00
092423400600	Stucco, for coloring, add	100.00	S.Y.	\$2.88	\$288.00
092423400900	Stucco, for soffits, add	400.00	S.Y.	\$15.21	\$6,084.00
092423401500	Stucco, columns	100.00	S.Y.	\$20.91	\$2,091.00
096119400340	Paints & coatings, floors, interior, acrylic sealer, two coats	6,000.00	S.F.	\$0.94	\$5,640.00
099113600450	Paints & coatings, steel siding, exterior, oil base, paint 1 coat, brushwork	4,000.00	S.F.	\$0.43	\$1,720.00
099113629000	Paints & coatings, siding, misc., minimum labor/equipment charge	5.00	Job	\$119.28	\$596.40
099553100100	Paints & coatings, elastomeric coatings, high build, water proof, one coat system, concrete, brush	6,000.00	S.F.	\$1.14	\$6,840.00
Division 09 Finishes Subtotal					\$29,132.40
Division 22 Plumbing					

LineNumber	Description	Quantity	Unit	Total Incl. O&P	Ext. Total Incl. O&P
221426196680	Drain, trench, polyester polymer for cement concrete encasement, 4" internal width, with light duty steel grate, not including trenching or concrete	46.00	L.F.	\$93.45	\$4,298.70
Division 22 Plumbing Subtotal					\$4,298.70
Subtotal				\$80,709.47	\$80,709.47
General Contractor's Markup on Subs				0.00%	\$0.00
Subtotal				\$80,709.47	\$80,709.47
General Conditions				0.00%	\$0.00
Subtotal				\$80,709.47	\$80,709.47
General Contractor's Overhead and Profit				0.00%	\$0.00
Grand Total					\$80,709.47

PROGRESS REPORT

Project Name:	CITY OF McALLEN WATER TREATMENT PLANT		
Contract No.:		Weather :	
Date of report:	8/01/2024		
Contractor:	HERRCON,LLC	Contractor PM:	DPequeno
Projected completion:			
Report No.:			

Specification Section (one section per transmittal):

Subcontractors: Additional Information ☐ O&M MATERIALS INFORMATION

Item No.		No. Copies/ (Electronic/ Hardcopy)	CONTRACT REFERENCE DOCUMENT		Action Code	Red-line Comments (Y or N)	Engineers notes
			Spec ¶ No. and Paragraph	Drawing Sheet No.			
1	VINYL STUCCO CORNERS AND EXPANSION JOINTS / INSIDE CORNERS	1/E	SOW				
2	MATERIALS DATA	1/E	SOW				
3	TRENCH DRAIN INFORMATION	1/E	SOW				
4		1/E	SOW				
5		1/E	SOW				
6		1/E	SOW				
7		1/E	SOW				



Comments:

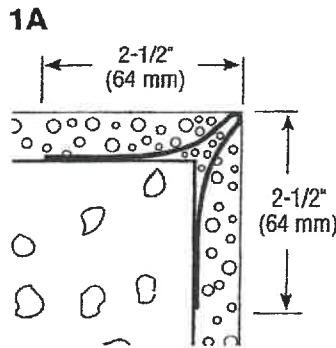
End of Comments

Stucco and Plaster

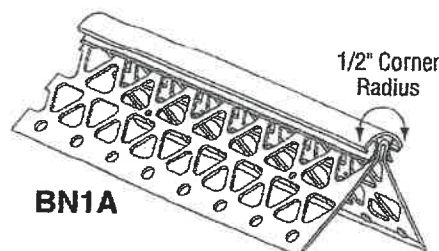
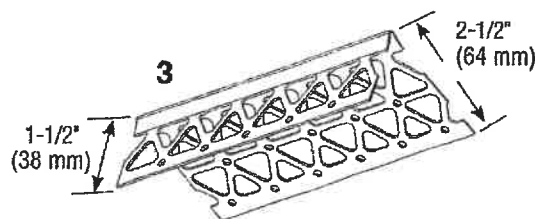
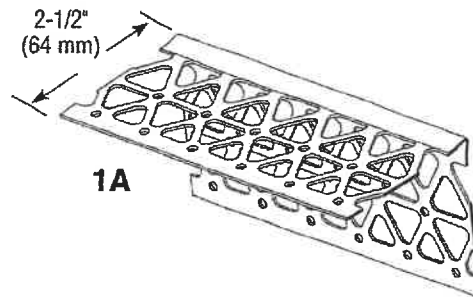
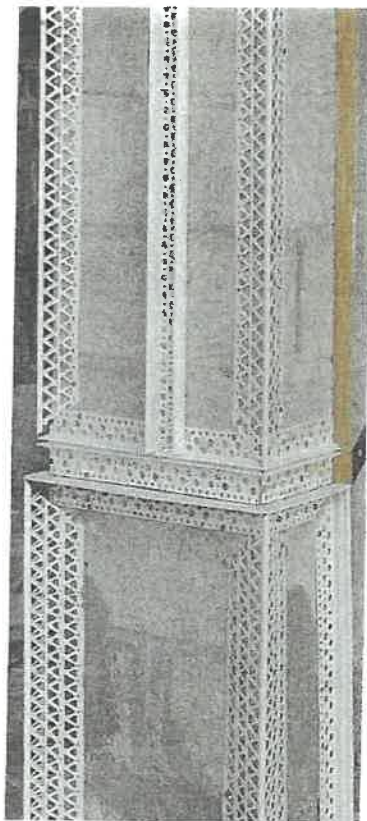
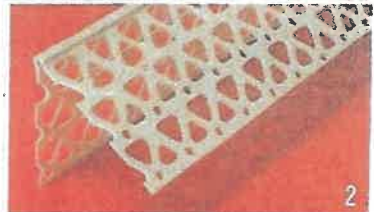
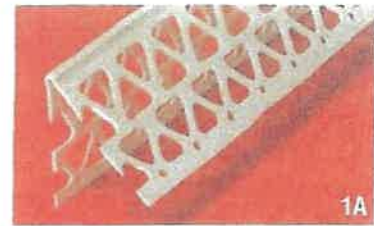
Section: 09200

Corner Bead

Product Number	Dimensions/Descriptions	Pieces per Box
1A	2-1/2" (64 mm) x 2-1/2" (64 mm)	50
1B	1-1/2" (38 mm) x 1-1/2" (38 mm)	50
2	2-3/4" (70 mm) x 2-3/4" (70 mm)	50
3	2-1/2" (64 mm) x 1-1/2" (38 mm)	50
1A4	4" (102 mm) x 4" (102 mm)	30
1A135	2-1/2" (64 mm) x 2-1/2" (64 mm) angled flange	50
BN1A	2-1/2" (64 mm) x 2-1/2" (64 mm) bullnose flange	20



8' & 10' (2.5 m & 3 m) Lengths



Product Items



Corner Bead

Product Application:

Provides a rustproof, high impact resistant non-kinking corner. The design of the hole pattern in the flanges allows the stucco to flow through forming a solid layer giving the corner extra strength. Larger holes in the nailing flange make it easier to install when using stub nails.

Product Number:1A4

Product Number Desc:

4" (102 mm) x 4" (102 mm)

Product Number Dimension:

Product Number:1A135

Product Number Desc:

2-1/2" x 2-1/2" (64 mm x 64 mm) angled flange

Product Number Dimension:

Product Number:1A135

Product Number Desc:

2-1/2" x 2-1/2" (64 mm x 64 mm) angled flange

Product Number Dimension:

Accessory Sheets

Stucco & Plaster Product Overview

Installation

Installation of Stucco & Plaster products should be in accordance with accepted industry standards and local building codes. Remember to caulk all butt joints, intersections and ends.

Weather Resistance

Ultraviolet Sunlight: Plasticizers and similar chemicals which can migrate to the surface are not present in the PVC formulas used in the manufacturing of PLASTIC COMPONENTS, INC. products covered in this section. We strongly recommend that only light colored tints be used. Dark colors are unable to reflect ultraviolet rays and may adversely affect their long-term performance.

Low Temperatures: All materials will gradually harden as temperatures change. PVC compounds used by PLASTIC COMPONENTS, INC. are formulated to withstand these changes.

Coefficient of Expansion and Contraction: PVC products are weaker than the materials to which they are attached and the plaster in which they are embedded. PLASTIC COMPONENTS, INC. products are designed with perforated flanges and "eyebrows" which provide positive bonding of stucco to the product and substrates to which they are attached. They become part of the building and will move with the wall, subsequently they are not free to express their coefficient of expansion or contraction.

Availability & Cost

PLASTIC COMPONENTS, INC. Stucco & Plaster products are generally lower in cost than aluminum and zinc products and will be competitive with most galvanized products. All products are available from regional warehouses which supply your local wholesale distributor.

Specification

A short form CSI specification appears on each Stucco & Plaster product page and a product description is included to assist you in the proper selection. A copy of the ASTM standard specification is available upon request.

Use SPEC WIZARD® to create complete specification in just a few minutes.

☒ Third-party tested to meet ASTM standard D1784, C1063, and D4216 and Canadian Codes. Listed by ITS/Warnock Hersey.

Maintenance

PVC Stucco & Plaster products have a built in resistance to damage and will return to their original shape when subjected to normal impact. There is no transmission of shock, which means damage is localized to the point of impact. Repairs can be made by returning the product to its original shape

and reapplying finish to the damaged area. If cut, the product can be repaired with vinyl cement.

Caulking: Caulking materials bond very well to PVC products. Contact caulk manufacturer or Plastic Components, Inc. for specific recommendations. Painting: No special preparation necessary.

We recommend (add the line about Ultra-Tech® elastomeric sealant)

Physical Characteristics

Material Description: All products are manufactured from PVC compounds conforming to ASTM D1784-97, cell classification 13244C.

Physical Properties	ASTM Test	at 0°F (-18°C)	at 72°F (22°C)
Tensile Strength, psi	D638	8,100	5,900
Tensile Modulus, psi	D638	425,000	360,000
Flexural Strength, psi	D790	16,500	11,200
Flexural Modulus, psi	D790	497,000	415,000
Izod Impact (ft-lbs/in)	D256	1.1	3.4
Heat Distortion Temp at 1.82 MPa (264 psi)	D648		160°F (71°C)
Coefficient of Linear Expansion 105 cm/cm°C (105 in/in°F)	D696		3.45
E-84 Fire Tunnel Test			
Flame Spread			18
Fuel Contribution			ND
Smoke Density @ 35 Mils			250
Fire Rating			Class A
Reaction to Stucco or Plaster			None

Warranty

PLASTIC COMPONENTS, INC. warrants that the product contained herein as manufactured by PLASTIC COMPONENTS, INC., when properly applied and used in and for the manner which they are manufactured in accordance with ASTM standards D3678 and C1047 shall be free from defects and will perform as stated. PLASTIC COMPONENTS, INC. sole responsibility under this warranty shall be for replacement of material only and excluding any labor or installation cost, and for material that is manufactured by PLASTIC COMPONENTS, INC. which has been deemed defective through manufacturing only, and not product which has been damaged during installation or improperly installed.

Technical Service

For additional assistance or information please call 1-800-327-7077 or contact your local sales representative.



ZF812-HDG

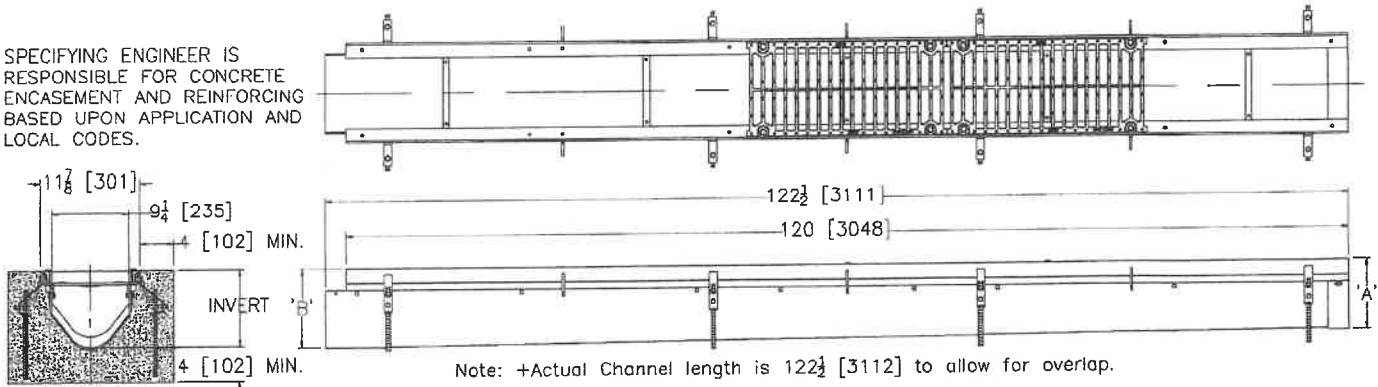
SPECIFICATION SHEET

12 [305] WIDE REVEAL FIBER REINFORCED POLYMER TRENCH DRAIN SYSTEM W/ GALVANIZED STEEL FRAME

TAG _____

Dimensional Data (inches and [mm]) are Subject to Manufacturing Tolerances and Change Without Notice

SPECIFYING ENGINEER IS RESPONSIBLE FOR CONCRETE ENCASEMENT AND REINFORCING BASED UPON APPLICATION AND LOCAL CODES.



ENGINEERING SPECIFICATION: Zurn ZF812-HDG

Channels shall be 120 [3048] long, 12 [305] wide reveal and have a 9-1/4 [235] throat. Modular channel sections shall be made of Fiber Reinforced Polymer (FRP). Shall have a positive mechanical connection between channel sections that will not separate during the installation. Channels shall weigh less than 5.05 lbs. [2.29kg] per linear foot, have a smooth, 3 [76] radiused self cleaning bottom with a Manning's coefficient of .009 and 1.04% or neutral 0% built in slope.. Shall be provided with standard GDC grates that lock down to frame. Zurn 12 [305] wide reveal Galvanized Ductile Iron Slotted Grate conforming to ASTM specification A536, Grade 80-55-06. Galvanized Ductile Iron grate is rated class C per the DIN EN 1433 top load classifications. Supplied in 24 [608] nominal lengths with 13/16 [21] wide slots, and 1-1/2 [38] bearing depth. Grate has an open area of 80.6 sq. in. per ft. [171,027 sq. mm per meter]. The #7 gage thick Heavy-Duty Galvanized Carbon Steel Frame Assembly conforms to ASTM specification A36 and Galvanizing conforms to ASTM Specification A123. Frames shall mechanically lock into the concrete surround at a maximum spacing of every 21 [533], with 14 anchors per 120 [3048]. Frames shall have rebar attachment brackets as standard to secure trench to its final location. Grate lockdown bars are to be integral to the frame. All welds must be performed by a certified welder per ASTM standard AWS D1.1. Frames and Channels shall be produced in the U.S.A.

PREFIX OPTIONS (Check/specify appropriate options)

___ ZF Ten-foot Fiber Reinforced Polymer (FRP) *

SUFFIX OPTIONS (Check/specify appropriate options)

Outlet Adapters Add/Each

✓ -E1	Closed End Cap	✓ -U4	4 [102] No-Hub Bottom Outlet
✓ -E4	4 [102] No-Hub End Outlet	✓ -U6	6 [152] No-Hub Bottom Outlet
___ -E6	6 [152] No-Hub End Outlet	✓ -U8	8 [203] No-Hub Bottom Outlet
___ -E8	8 [203] No-Hub End Outlet		

Grate Options (Load Classifications are per DIN EN1433)

___ -DC	Ductile Iron Solid Cover - Class C
✓ -DGC	Ductile Iron Slotted Grate - Class C
___ -DGE	Ductile Iron Slotted Grate - Class E
___ -DGF	Ductile Iron Slotted Grate - Class F
___ -GDC	Galvanized Ductile Slotted Grate - Class C *
✓ -GDE	Galvanized Ductile Slotted Grate - Class E
___ -GDF	Galvanized Ductile Slotted Grate - Class F
___ -GG	Fiberglass Grate - Class A
___ -GHPDE	Galvanized Heel-Proof Ductile Slotted Grate - Class E
___ -HPD	Heel-Proof Ductile Slotted Grate - Class B
✓ -HPDE	Heel-Proof Ductile Slotted Grate - Class E
___ -RFGC	Reinforced Slotted Galvanized Grate - Class C
___ -RPGC	Reinforced Perforated Galvanized Grate - Class C
___ -RPGRC	Reinforced Perforated Galvanized Reverse Punch Grate - Class C

MADE in the U.S.A.

✓ -ADA-USA	Meets Americans with Disabilities Act Requirements - Class C
___ -BG	Galvanized Steel Bar Grate - Class D
___ -DGC-USA	Ductile Iron Slotted Grate - Class C
___ -DGE-USA	Ductile Iron Slotted Grate - Class E
___ -FG	Fabricated Galvanized Steel Slotted Grate - Class A
___ -GADA-USA	Galvanized Ductile ADA Slotted Grate - Class C
___ -GDC-USA	Galvanized Ductile Slotted Grate - Class C
___ -GDE-USA	Galvanized Ductile Slotted Grate - Class E
___ -GHPDE-USA	Galvanized Heel-Proof Ductile Slotted Grate - Class E
___ -HPDE-USA	Heel-Proof Ductile Slotted Grate - Class E
___ -PG	Perforated Galvanized Steel Grate - Class A
___ -RFG	Reinforced Galvanized Slotted Grate - Class B
___ -RPG	Reinforced Galvanized Perforated Grate - Class B

*REGULARLY FURNISHED UNLESS OTHERWISE SPECIFIED

Trench No.	'A' Shallow Inv.	'B' Deep Inv.	Flow		
			(cfs)	(gpm)	(lps)
2002	7.93 [201]	9.18 [233]	2.088	937	59
2002N	9.18 [233]	9.18 [233]	-	-	-
2003	9.18 [233]	10.43 [265]	2.730	1225	77
2004	10.43 [265]	11.68 [297]	3.388	1521	96
2004N	11.68 [297]	11.68 [297]	-	-	-
2005	11.68 [297]	12.93 [328]	4.058	1821	115
2006	12.93 [328]	14.18 [360]	4.736	2125	134
2007	14.18 [360]	15.43 [392]	5.420	2432	153
2008	15.43 [392]	16.68 [424]	6.109	2742	173
2008N	16.68 [424]	16.68 [424]	-	-	-
2009	16.68 [424]	17.93 [455]	6.802	3053	193
2010	17.93 [455]	19.18 [487]	7.498	3365	212

Note:

The maximum fluid temperature through the system must not exceed 150°F [66°C] and the range (Max. Temp. to Min. Temp.) must not exceed 100°F [38°C].

Miscellaneous Options

___ -DB	Bottom Dome Strainer
___ -JC	Joint Connector
___ -VP	Vandal-Proof Lockdown

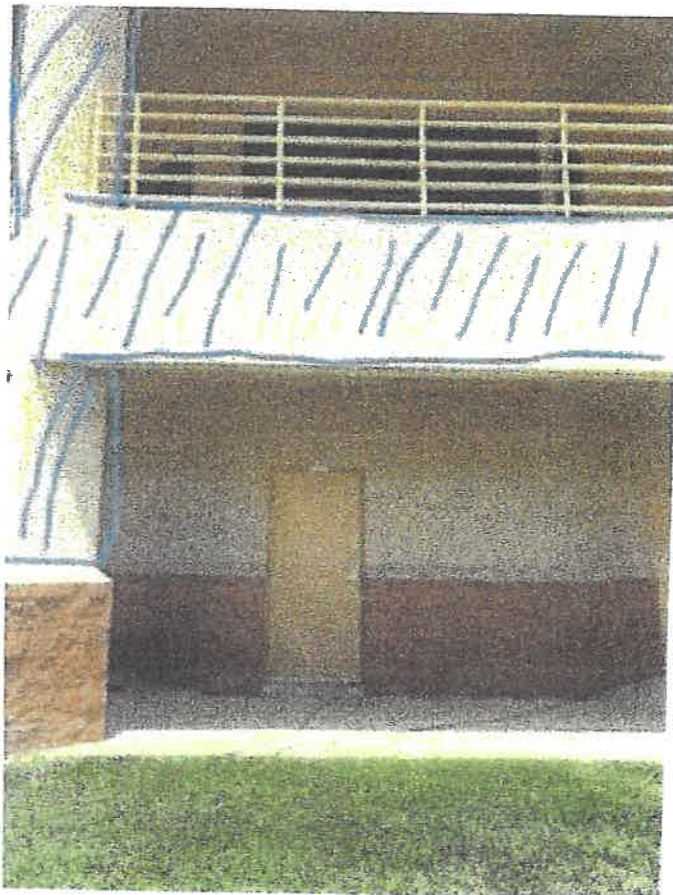
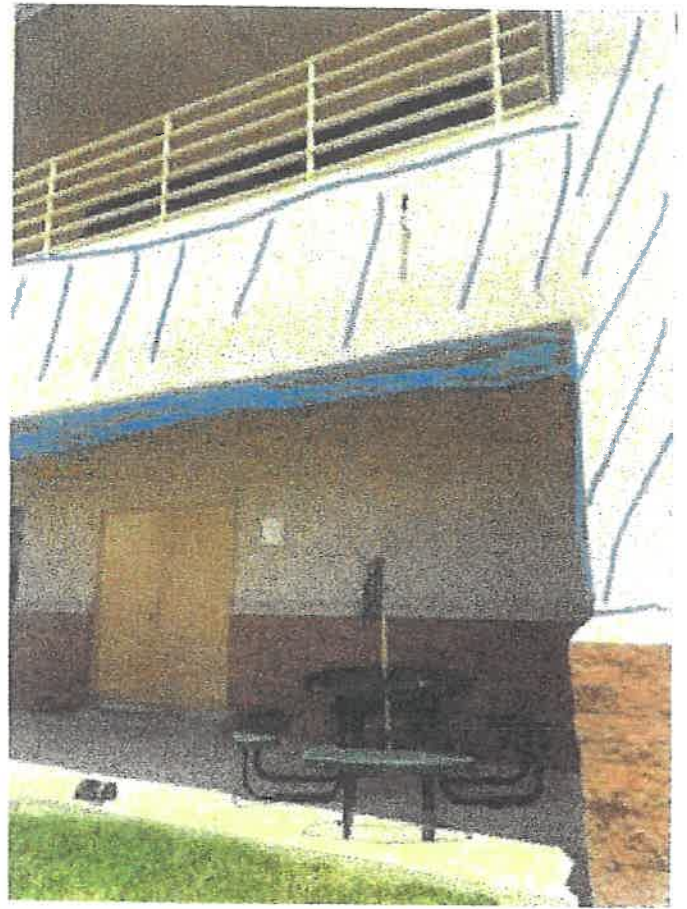
REV. C DATE: 07/10/13 C.N. NO. 129610

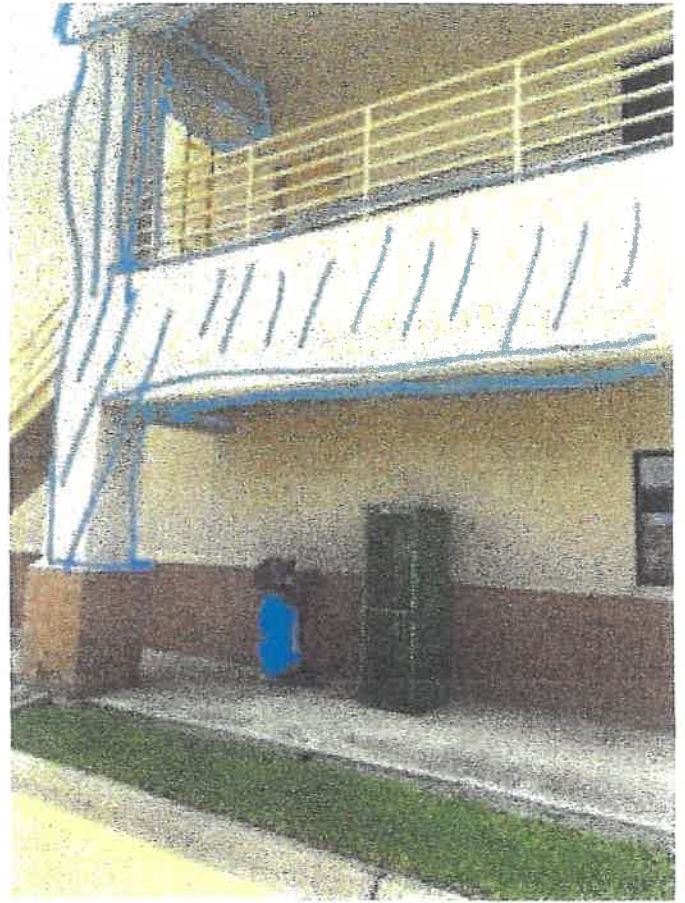
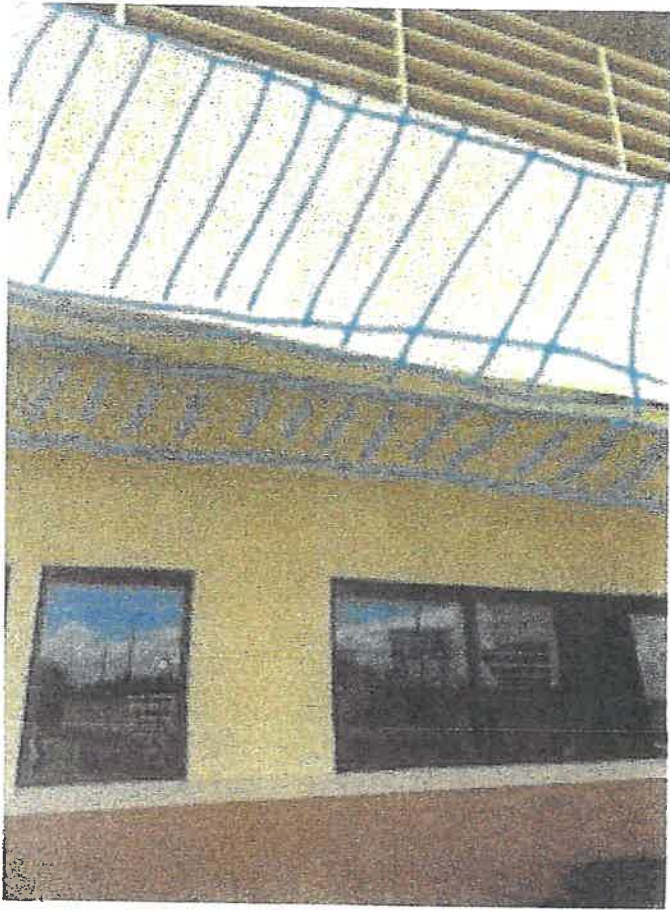
PROD./DWG. NO. ZF812-HDG

ZURN INDUSTRIES, LLC ♦ SPECIFICATION DRAINAGE OPERATION ♦ 1801 Pittsburgh Ave. ♦ Erie, PA 16514

Phone: 814/455-0921 ♦ Fax: 814/454-7929 ♦ World Wide Web: www.zurn.com

In Canada: ZURN INDUSTRIES LIMITED ♦ 3544 Nashua Drive ♦ Mississauga, Ontario L4V1L2 ♦ Phone: 905/405-8272 Fax: 905/405-1292







AGENDA ITEM

3.b.

PUBLIC UTILITY BOARD

DATE SUBMITTED

08/21/2024

MEETING DATE

8/27/2024

1. Agenda Item: Consideration and Approval of Change Order No. 1 for the Balboa Waterline Improvements Phase II Project- Project No. 02-24-C07-484 (CDBG Funded)
2. Party Making Request:
Erika Gomez, Developmental Activities
3. Nature of Request: Consideration and Approval of Change Order No. 1 for the Balboa Waterline Improvements Phase II Project (CDBG Funded)
4. Budgeted: YES

Bid Amount:	<u>\$778,441</u>	Budgeted Amount:	<u>\$810,000</u>
Under Budget:	<u>\$0.00</u>	Over Budget:	<u>\$0.00</u>
		Amount Remaining:	<u>\$31,559</u>
5. Reimbursement:
6. Routing:

Erika Gomez	Created/Initiated - 8/21/2024
Julia Lash	Approved - 8/21/2024
Gerardo Noriega	Final Approval - 8/21/2024
7. Staff's Recommendation: Approved as conditions set forth
8. City Attorney: Approved - EGJR
9. MPU General Manager: Approved - MAV
10. Director of Finance for Utilities: Approved - MSC

Memo

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

FROM: Erika Gomez, P.E., Assistant Utility Engineer

DATE: August 19th, 2024

SUBJECT: **Consideration and Approval of Change Order No. 1 for the Balboa Waterline Improvements Phase II Project- Project No. 02-24-C07-484 (CDBG Funded)**

Construction on the subject project is progressing. The Project area is generally located in the vicinity of Ware Rd and Balboa Ave. Staff is proposing Change Order # 1 to address a change of scope on additional work needed to close a water loop on Covina Ave and 29th Street and 33rd and Augusta Ave.

The Scope changes result in a net increase of contract amount by \$37,091. This project is jointly funded by both CDBG Grant as well as MPU's Water Depreciation Fund.

This Change Order will also add 24 days to contract time to address weather days, and additional scope of work.

A table summarizing funding contributions is shown below.

Project Name	Original Contract Amount			Change Order No. 1		Revised Contract Amount Total
	CDBG Funds	MPU Fund	Total	CDBG Funds	MPU Fund	
Item A. Alley between Augusta Ave. & Balboa Ave. Waterline Improv. (CDBG-Ph. IIA)	\$220,890	0	\$220,890	\$17,901		\$ 238,791.00
Item B. Alley between Balboa Ave. & Covina Ave. Waterline Improv. (CDBG-Ph. IIB)	\$325,566*	0	\$325,566*		\$20,490	\$346,056.00
Augusta Ave WL (MPU Funded)	0	\$194,894	194,894		(1,300)	\$193,594.00
TOTAL	\$546,456	\$194,894	\$741,350	\$17,901	\$19,224	\$778,441.00

**Pending CDBG Substantial Amendment.*

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

Staff recommends approval of Change order No. 1 in the increase amount of \$37,091 for a new total contract amount of \$778,441.00 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. 1

PROJECT: Balboa Waterline Improvements Phase II (CDBG Funded) **DATE OF ISSUANCE:** August 19, 2024
OWNER: McAllen Public Utility **OWNER'S PROJECT NO.:** 02-24C07-484
ADDRESS: P.O. Box 220
McAllen, Texas 78505-0220
CONTRACTOR: C & A Builders, LLC **ENGINEER:** MPU In-House
ADDRESS: 420 Jay Street
San Benito, TX 78586

The terms of the Agreement, dated April 24, 2024 between Owner and Contractor are amended as follows:

Attachments: Change Order Tabulation

CHANGE IN CONTRACT PRICE:	CHANGE IN CONTRACT TIME:
Original Contract Price	Original Contract Time
\$741,350.00	150 calendar days
Previous Change Order No.s:	Change from Previous Change Orders
0	0 calendar days
Contract Price prior to this Change Order	Contract Time prior to this Change Order
\$741,350.00	150 calendar days
Net Increase (Decrease) of this Change Order	Net Increase of this Change Order
37,091.00	24 calendar days
Contract Price with all approved Change Orders	Contract Time with all approved Change Orders
778,441.00	174 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

Cesar Anguiano
C&A Builders, LLC

RECOMMENDED:

City of McAllen

Gerardo Noriega, CTPM
Director of Purchasing and Contracting

Director of Grants Administration

Julia Lash

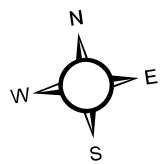
CHANGE ORDER

Change Order No. 1 - Change Order Tabulation

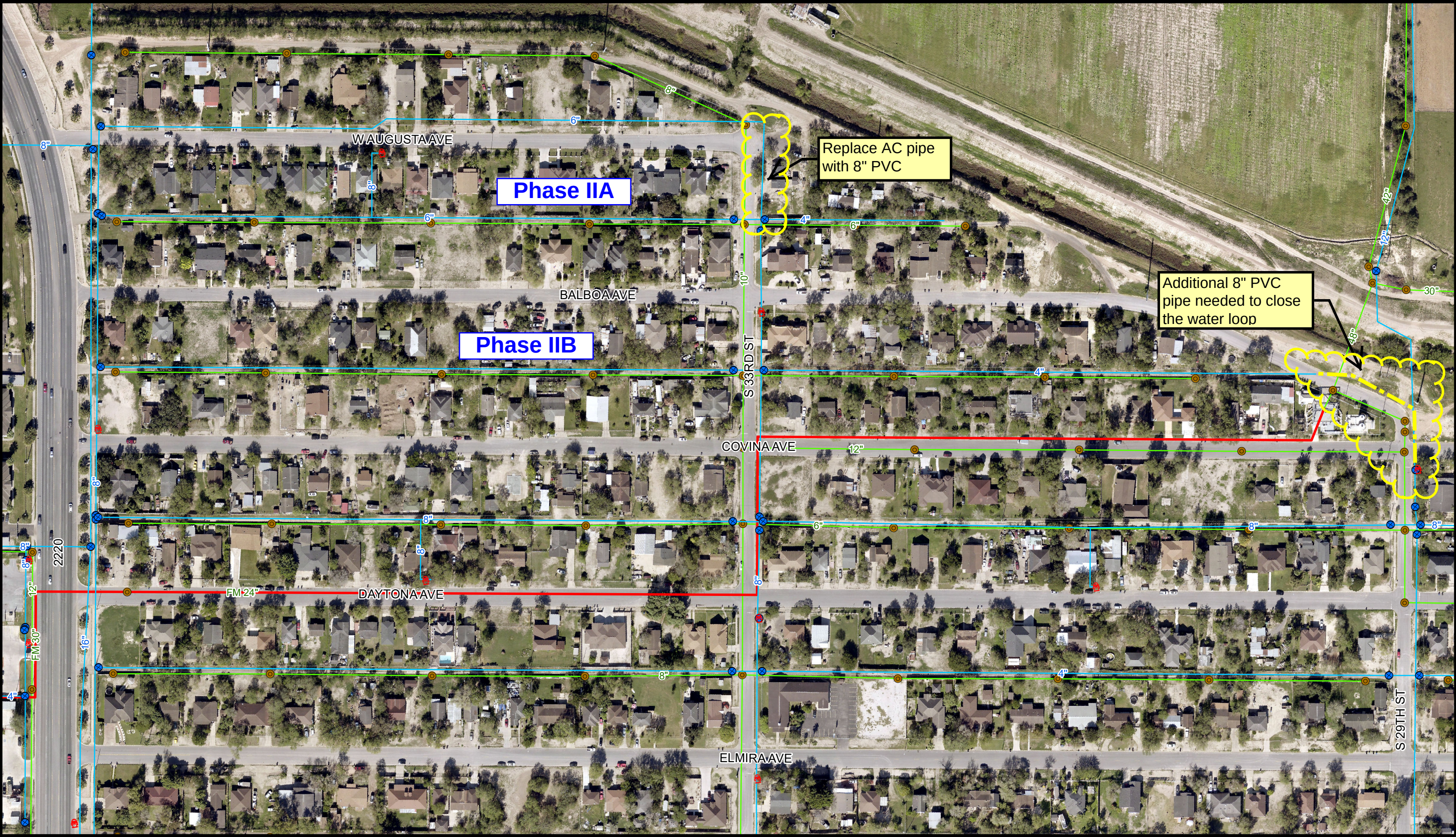
PROJECT:	Balboa Waterline Improvements Phase II (CDBG Funded)	DATE OF ISSUANCE:	August 19, 2024
OWNER:	McAllen Public Utility	OWNER'S PROJECT NO.:	02-24C07-484
ADDRESS:	P.O. Box 220 McAllen, Texas 78505-0220		
CONTRACTOR	C & A Builders, LLC	ENGINEER:	MPU_In-House
ADDRESS:	420 Jay Street San Benito, TX 78586		

Item	Description	Quantity	Unit	Unit Price	Net Change
Item A: Alley between Augusta & Balboa					
	TRENCH SAFETY SYSTEM AS PER OSHA REQUIREMENTS	165	LF	\$6	\$990
	INSTALLATION OF 8", 45 DEGREE BEND	2	EA	\$1,300	\$2,600
	INSTALLATION OF 8 INCH X 8 INCH TEE COMPLETE AND IN-PLACE	1	EA	\$2,800	\$2,800
	INSTALL 8" DIA. WATERLINE, VIA OPENCUT	165	LF	\$59	\$9,735
	PAVEMENT CUT & RESTORE, MATCH EXISTING PAVEMENT	37	SY	\$48	\$1,776
Item B: Alley between Balboa & Covina					
	TRENCH SAFETY SYSTEM AS PER OSHA REQUIREMENTS	202	LF	\$6	\$1,212
	INSTALLATION OF 8", 45 DEGREE BEND	4	EA	\$1,300	\$5,200
	INSTALL 8" DIA. WATERLINE, VIA OPENCUT	202	LF	\$59	\$11,918
	PAVEMENT CUT & RESTORE, MATCH EXISTING PAVEMENT	45	SY	\$48	\$2,160
Augusta Ave. WL (MPU)					
1	INSTALLATION OF 8 INCH, 90 DEGREE BEND, COMPLETE AND IN PLACE	-1	EA	\$1,300	(\$1,300)
Total Change Order					\$37,091

BALBOA ACRES WATERLINE REPLACEMENT PROJECT



*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.c.

PUBLIC UTILITY BOARD

DATE SUBMITTED 08/21/2024

MEETING DATE 8/27/2024

1. Agenda Item: Consideration and Approval of Award of Contract for the Southeast Lift Station Project- Project No. 08-24-C25-500
2. Party Making Request:
Carlos Gonzalez, Development and Special Projects Engineer
Erika Gomez, Developmental Activities
3. Nature of Request: Consideration and Approval of Award of Contract for the Southeast Lift Station Project- Project No. 08-24-C25-500
4. Budgeted: YES

Bid Amount:	<u>\$569,275</u>	Budgeted Amount:	<u>\$800,000</u>
Under Budget:	<u>\$230,725</u>	Over Budget:	<u>\$0.00</u>
		Amount Remaining:	<u>\$230,725</u>
5. Reimbursement:
6. Routing:
Erika Gomez
Gerardo Noriega
Created/Initiated - 8/21/2024
Final Approval - 8/21/2024
7. Staff's Recommendation: Award of Contract to Apperant Responsive Responsible Low Bidder
8. City Attorney: Approved - EGJR
9. MPU General Manager: Approved - MAV
10. Director of Finance for Utilities: Approved - MSC

Memo

TO: Marco A Vega, P.E., General Manager
THRU: Carlos Gonzalez, P.E., Utility Engineer
FROM: Erika Gomez, P.E., Interim Utility Engineer
DATE: August 20th, 2024
SUBJECT: Consideration and Approval of Award of Contract for the Southeast Lift Station Project- Project No. 08-24-C25-500

On August 1st, 2024, the City of McAllen Purchasing Department conducted a public bid opening for Southeast Lift Station Project. This project is located east of South 23rd and approximately 1,600 ft north of Dicker Rd. The scope of the project consists of the installation of the wetwell and crossing of gravity sewer and forcemain.

A total of 2 bids were received and the lowest responsive responsible bidder is *RDH Site & Concrete LLC*, from Palmview, Texas in the amount of \$569,275.00. A bid tabulation sheet of all bidders is attached.

The Project was budgeted this FY and Bid Proposal Price is within estimate. The Engineer of Record, Javier Hinojosa, Inc., has provided a Letter of “no-objection” to award contract to responsive low bidder.

Staff recommends award of contract to the Apparent Responsive Responsible Low Bidder, *RDH Site & Concrete LLC*, for the total contract amount of \$569,275.00.

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

JAVIER HINOJOSA ENGINEERING/Consulting Engineers

416 E. Dove Avenue • McAllen, Texas 78504

Tel: (956) 668-1588

javier@javierhinojosaeng.com

TBPELS FIRM NO. F-1295

August 21, 2024

Mr. Carlos Gonzalez, P.E., Utility Engineer
McAllen Public Utility
P.O. Box 220
McAllen, TX 78505-0220

Re: McAllen Southeast Lift Station

Dear Mr. Gonzalez,

We are in receipt of the bid tabulation for the Southeast Lift Station Wet Well Improvements and have no objection to the recommendation of the low bidder, RDH Site and Concrete, LLC. If you have any questions or require further information, please feel free to contact me at your convenience.

Sincerely,

JAVIER HINOJOSA ENGINEERING

A handwritten signature in blue ink, appearing to read 'Javier Hinojosa', is written over a horizontal dotted line.

Javier Hinojosa, P.E.



created by: JH

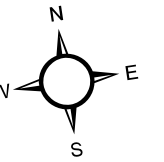
BID OPENING: THURSDAY AUGUST 1, 2024 AT 3:00 P.M. CST

LOCATION: CONFERENCE ROOM NO. 2A

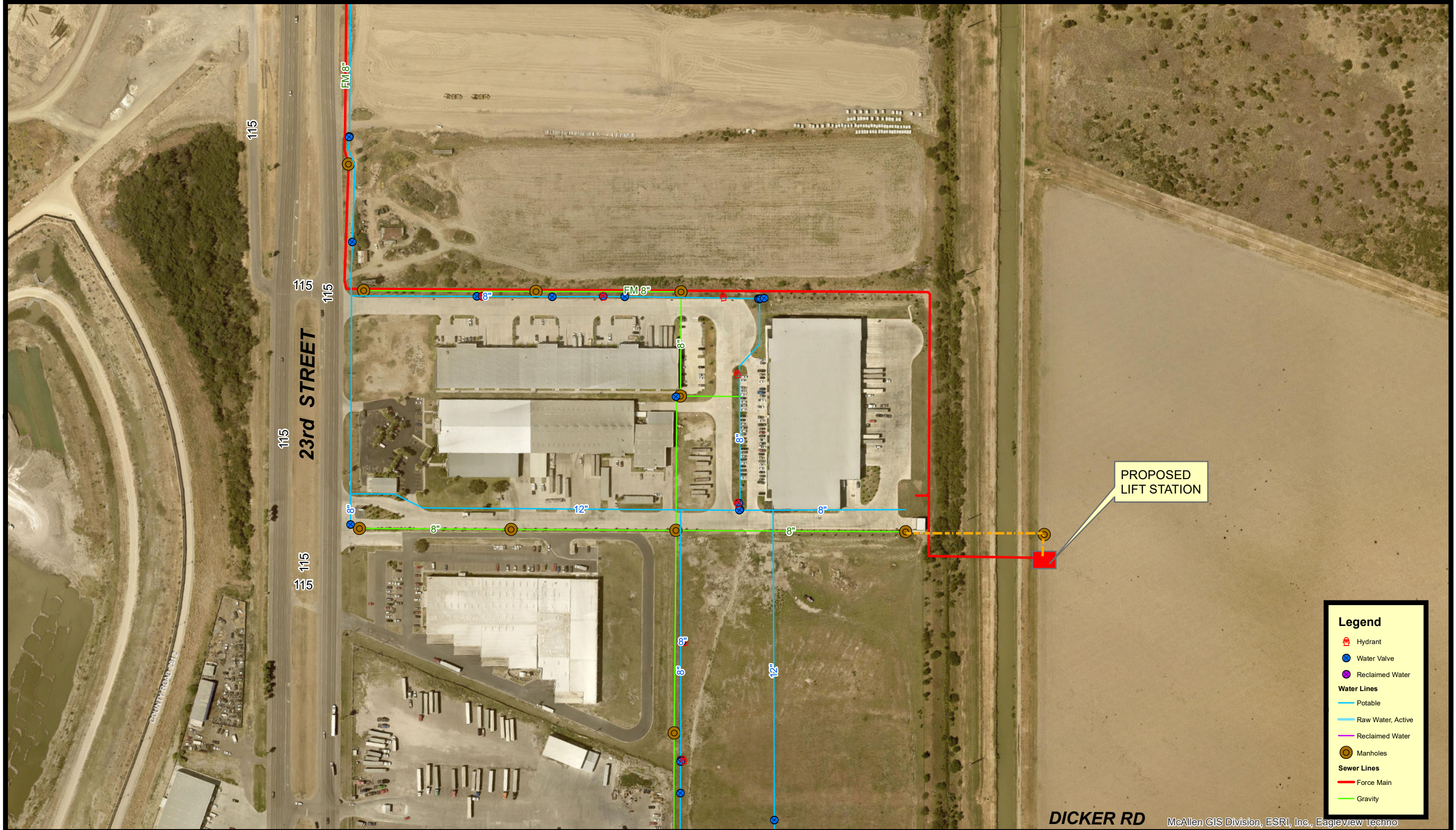
PROJECT NO.08-24-C25-500 SOUTHEAST LIFT STATION

BIDDERS						RDH SITE & CONCRETE LLC PALMVIEW, TX		FOREMOST PAVING INC WESLACO, TX	
NO.	REFERENCE NO.	TYPE	DESCRIPTION	UOM	QTY	UNIT PRICE	EXT PRICE	UNIT PRICE	EXT PRICE
1	890-66	BASE	8" SS PIPE (14' - 16' DEEP	LF	410	\$85.00	\$34,850.00	\$210.00	\$86,100.00
2	890-66	BASE	8' SS PIPE (20' - 22' DEEP)	LF	15	\$95.00	\$1,425.00	\$240.00	\$3,600.00
3	890-66	BASE	STANDARD 4' DIA. MANHOLE	EA	2	\$20,000.00	\$40,000.00	\$40,500.00	\$81,000.00
4	890-66	BASE	EXTRA DEPTH MANHOLE	VF	25	\$1,000.00	\$25,000.00	\$500.00	\$12,500.00
5	890-66	BASE	8' DIA. FIBERGLASS WETWELL (COMPLETE IN PLACE)	EA	1	\$100,000.00	\$100,000.00	\$557,000.00	\$557,000.00
6	890-66	BASE	LIFT STATION CONCRETE SLAB AND WETWELL HATCH	EA	1	\$50,000.00	\$50,000.00	\$30,000.00	\$30,000.00
7	890-66	BASE	8" FORCE MAIN	LF	480	\$75.00	\$36,000.00	\$120.00	\$57,600.00
8	890-66	BASE	16" X 3/8" STEEL CASING AND BORE	LF	600	\$350.00	\$210,000.00	\$500.00	\$300,000.00
9	890-66	BASE	TRENCH PROTECTION	LS	1	\$10,000.00	\$10,000.00	\$1,200,000.00	\$1,200,000.00
10	890-66	BASE	TIE TO EXIST. MANHOLE (14' DEEP)	EA	1	\$4,500.00	\$4,500.00	\$20,000.00	\$20,000.00
11	890-66	BASE	TIE TO EXIST. 8" FORCE MAIN	EA	1	\$2,500.00	\$2,500.00	\$10,000.00	\$10,000.00
12	890-66	BASE	EROSION CONTROL	LS	1	\$5,000.00	\$5,000.00	\$10,000.00	\$10,000.00
13	890-66	BASE	UTILITY ADJUSTMENTS (50,000.00)	SA	1	\$50,000.00	\$50,000.00	\$50,000.00	\$50,000.00
GRAND TOTAL:						\$569,275.00		\$2,417,800.00	

SOUTH EAST LIFT STATION SITE



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



Legend

- Hydrant
- Water Valve
- Reclaimed Water
- Water Lines**
 - Potable
 - Raw Water, Active
 - Reclaimed Water
- Manholes
- Sewer Lines**
 - Force Main
 - Gravity

DICKER RD

McAllen GIS Division, ESRI, Inc., Eagleview Techno



AGENDA ITEM

4.a.

PUBLIC UTILITY BOARD

DATE SUBMITTED

08/20/2024

MEETING DATE

8/27/2024

1. Agenda Item: Review of Quarterly Investment Report for Quarter Ending March 31, 2024.
2. Party Making Request:
Roel Rodriguez, P.E. City Manager
Mark Vega, General Manager
Maria Chavero, Director of Finance for Utilites
Sonia Resendez, Assistant Finance Director
3. Nature of Request: Review and approval of the Quarterly Investment Report for the Quarter Ending March 31, 2024. The Audit and Investment Committee met on July 2, 2024, and recommended approval of the report.
4. Budgeted:

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

Yvonne Pena	Created/Initiated - 8/20/2024
Sonia Resendez	Final Approval - 8/21/2024
7. Staff's Recommendation: The Audit and Investment Committee recommends the report be accepted.
8. City Attorney: N/A - EGJR
9. MPU General Manager: Approved - MAV
10. Director of Finance for Utilities: Approved - MSC

CITY OF MCALLEN

Quarterly Investment Report

AS OF MARCH 31, 2024



M E E D E R

PUBLIC FUNDS





Compliance Certification

The undersigned acknowledge they have reviewed this quarterly investment report for the period ending March 31, 2024. Officials designated as investment officers by this entity's Investment Policy attest that all investments comply with the Texas Public Funds Investment Act and this entity's Investment Policy.

Maria Chavero, Director of Finance for Utilities

Sergio Villasana, Finance Director

Roel Roy Rodriguez, City Manager

Mark Vega, General Manager

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Accrued Interest Schedule	22
Earnings by Fund	25
Projected Cashflows	29
Change in Value	33

Portfolio Statistics

4.61

Average Yield

0.24

Weighted Average Maturity (Years)

0.18

Portfolio Effective Duration (Years)

0.24

Weighted Average Life (Years)

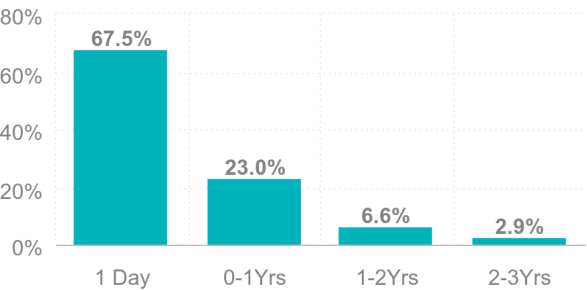
AAA

Average Credit Rating

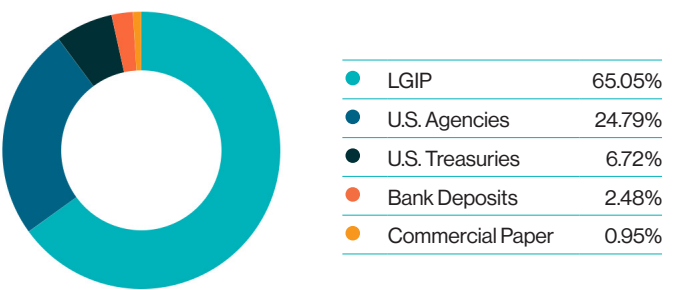
Portfolio Position

Par Value	\$520,678,963
Principal Cost	\$518,759,479
Book Value	\$520,090,916
Market Value	\$517,919,171
Unrealized Gain/Loss	(\$2,171,745)
Accrued Interest	\$543,855

Maturity Distribution



Sector Allocation



Quarterly Portfolio Summary

This quarterly report is prepared in compliance with the Investment Policy and the Strategy of this entity and the Public Funds Investment Act (Chapter 2256, Texas Government Code).

Portfolio as of December 31, 2023

BEGINNING BOOK VALUE	\$521,362,623.74
BEGINNING MARKET VALUE	\$518,821,027.88
INVESTMENT INCOME FOR THE PERIOD	\$5,629,707.00
UNREALIZED GAIN/(LOSS)	(\$2,541,596.00)
WEIGHTED AVERAGE MATURITY (YEARS)	0.38
WEIGHTED AVERAGE YIELD	3.18

Portfolio as of March 31, 2024

ENDING BOOK VALUE	\$520,090,916.41
ENDING MARKET VALUE	\$517,919,171.11
INVESTMENT INCOME FOR THE PERIOD	\$5,886,895.92
UNREALIZED GAIN/(LOSS)	(\$2,171,745.30)
CHANGE IN UNREALIZED GAIN/(LOSS)	\$369,850.70
WEIGHTED AVERAGE MATURITY (YEARS)	0.24
WEIGHTED AVERAGE YIELD	4.61

Quarterly Portfolio Summary By Fund

PORTFOLIO MARKET VALUE BY FUND	12/31/2023	03/31/2024	CHANGE	INTEREST EARNED
BOND CON, RESERVE & CONT FUNDS	83,638,008.21	78,070,090.59	5,567,917.62	1,094,937.19
CAPITAL IMPROVEMENT FUNDS	190,726,744.71	184,835,575.95	5,891,168.76	2,127,994.01
DEBT SERVICE FUNDS	20,064,070.58	8,905,076.06	11,158,994.52	195,915.47
GRANT FUNDS	1,677,598.92	471,687.96	1,205,910.96	6,942.42
OPERATING FUNDS	207,901,377.14	231,302,922.27	-23,401,545.13	2,293,677.54
OTHER FUNDS	14,813,228.32	14,333,818.28	479,410.04	167,429.29
TOTAL	518,821,027.88	517,919,171.11	901,856.77	5,886,895.92

Portfolio Overview

SECURITY TYPE	PAR VALUE	MARKET VALUE	BOOK VALUE	% OF PORTFOLIO	DAYS TO MATURITY	YIELD
Bank Deposits	12,860,017.40	12,860,017.40	12,860,017.40	2.48%	1	0.00
LGIP	336,903,945.12	336,903,945.12	336,903,945.12	65.05%	1	5.50
Commercial Paper	5,000,000.00	4,944,481.94	4,944,481.94	0.95%	72	5.83
U.S. Treasuries	35,365,000.00	34,813,878.05	34,845,164.07	6.72%	112	5.21
U.S. Agencies	130,550,000.00	128,396,848.60	130,537,307.88	24.79%	322	2.51
TOTAL	520,678,962.52	517,919,171.11	520,090,916.41	100.00%	89	4.61
CASH AND ACCRUED INTEREST						
Purchased Accrued Interest		0.00	0.00			
TOTAL CASH AND INVESTMENTS	520,678,962.52	517,919,171.11	520,090,916.41		89	4.61
TOTAL EARNINGS						
	CURRENT QUARTER					
	5,886,895.92					



Summary by Type

SECURITY TYPE	# OF SECURITIES	PAR VALUE	BOOK VALUE	% OF PORTFOLIO	YIELD	DAYS TO FINAL MATURITY
BOND CON, RESERVE & CONT FUNDS						
Bank Deposits	1	580,954.91	580,954.91	0.11	0.00	1
LGIP	1	67,594,718.68	67,594,718.68	13.05	5.50	1
U.S. Treasuries	1	10,000,000.00	9,894,940.83	1.91	5.43	74
TOTAL	3	78,175,673.59	78,070,614.42	15.07	5.45	10
CAPITAL IMPROVEMENT FUNDS						
Bank Deposits	1	3,552,182.26	3,552,182.26	0.69	0.00	1
LGIP	1	104,119,906.50	104,119,906.50	20.10	5.50	1
Commercial Paper	1	5,000,000.00	4,944,481.94	0.95	5.83	72
U.S. Treasuries	3	23,755,500.00	23,366,514.48	4.51	5.20	124
U.S. Agencies	13	49,500,000.00	49,490,605.85	9.44	2.61	283
TOTAL	19	185,927,588.76	185,473,691.03	35.69	4.60	93
DEBT SERVICE FUNDS						
Bank Deposits	1	188,094.90	188,094.90	0.04	0.00	1
LGIP	1	8,716,981.16	8,716,981.16	1.68	5.50	1
TOTAL	2	8,905,076.06	8,905,076.06	1.72	5.38	1
GRANT FUNDS						
LGIP	1	471,687.96	471,687.96	0.09	5.50	1
TOTAL	1	471,687.96	471,687.96	0.09	5.50	1
OPERATING FUNDS						
Bank Deposits	1	6,564,479.85	6,564,479.85	1.27	0.00	1
LGIP	1	143,641,138.02	143,641,138.02	27.73	5.50	1
U.S. Treasuries	1	1,609,500.00	1,583,708.77	0.30	3.99	168
U.S. Agencies	15	81,050,000.00	81,046,702.02	15.35	2.46	346
TOTAL	18	232,865,117.87	232,836,028.66	44.66	4.29	121

Summary by Type

SECURITY TYPE	# OF SECURITIES	PAR VALUE	BOOK VALUE	% OF PORTFOLIO	YIELD	DAYS TO FINAL MATURITY
OTHER FUNDS						
Bank Deposits	1	1,974,305.48	1,974,305.48	0.38	0.00	1
LGIP	1	12,359,512.80	12,359,512.80	2.39	5.50	1
TOTAL	2	14,333,818.28	14,333,818.28	2.77	4.74	1
GRAND TOTAL	45	520,678,962.52	520,090,916.41	100.00	4.61	89



Position Statement

CUSIP	DESCRIPTION	TRADE DATE SETTLE DATE	PAR VALUE	PRINCIPAL COST PURCHASED INTEREST	TOTAL COST	YIELD	MATURITY DATE	DAYS TO MATURITY	MARKET PRICE MARKET VALUE	UNREALIZED GAIN/LOSS BOOK VALUE	% OF MV	MOODY'S S&P RATING
BOND CON, RESERVE & CONT FUNDS												
BANK DEPOSITS												
99996	Plains Capital Bank Demand	03/31/2024 03/31/2024	580,954.91	580,954.91 0.00	580,954.91	0.00		1	1.00 580,954.91	0.00 580,954.91	0.11	NA
BANK DEPOSITS TOTAL			580,954.91	580,954.91 0.00	580,954.91	0.00		1	1.00 580,954.91	0.00 580,954.91	0.11	NA
LGIP												
TEXPRIME	TexPool Prime	03/31/2024 03/31/2024	67,594,718.68	67,594,718.68 0.00	67,594,718.68	5.50		1	1.00 67,594,718.68	0.00 67,594,718.68	13.05	AAA
LGIP TOTAL			67,594,718.68	67,594,718.68 0.00	67,594,718.68	5.50		1	1.00 67,594,718.68	0.00 67,594,718.68	13.05	AAA
U.S. TREASURIES												
912797FS1	US TREASURY BILL 06/13/24	09/19/2023 09/19/2023	10,000,000.00	9,614,303.33 0.00	9,614,303.33	5.43	06/13/2024	74	98.94 9,894,417.00	(523.83) 9,894,940.83	1.91	P-1 A-1+
U.S. TREASURIES TOTAL			10,000,000.00	9,614,303.33 0.00	9,614,303.33	5.43		74	98.94 9,894,417.00	(523.83) 9,894,940.83	1.91	P-1 A-1+
BOND CON, RESERVE & CONT FUNDS TOTAL			78,175,673.59	77,789,976.92 0.00	77,789,976.92	5.45		10	13.41 78,070,090.59	(523.83) 78,070,614.42	15.07	AAA
CAPITAL IMPROVEMENT FUNDS												
BANK DEPOSITS												
99996	Plains Capital Bank Demand	03/31/2024 03/31/2024	3,552,182.26	3,552,182.26 0.00	3,552,182.26	0.00		1	1.00 3,552,182.26	0.00 3,552,182.26	0.69	NA
BANK DEPOSITS TOTAL			3,552,182.26	3,552,182.26 0.00	3,552,182.26	0.00		1	1.00 3,552,182.26	0.00 3,552,182.26	0.69	NA
LGIP												
TEXPRIME	TexPool Prime	03/31/2024 03/31/2024	104,119,906.50	104,119,906.50 0.00	104,119,906.50	5.50		1	1.00 104,119,906.50	0.00 104,119,906.50	20.10	AAA
LGIP TOTAL			104,119,906.50	104,119,906.50 0.00	104,119,906.50	5.50		1	1.00 104,119,906.50	0.00 104,119,906.50	20.10	AAA
COMMERCIAL PAPER												
62479LFB6	MUFG Bank, Ltd. - New York Branch 0.0 06/11/2024	09/18/2023 09/18/2023	5,000,000.00	4,791,220.83 0.00	4,791,220.83	5.83	06/11/2024	72	98.89 4,944,481.94	0.00 4,944,481.94	0.95	P-1 A-1
COMMERCIAL PAPER TOTAL			5,000,000.00	4,791,220.83 0.00	4,791,220.83	5.83		72	98.89 4,944,481.94	0.00 4,944,481.94	0.95	P-1 A-1



Position Statement

CUSIP	DESCRIPTION	TRADE DATE SETTLE DATE	PAR VALUE	PRINCIPAL COST PURCHASED INTEREST	TOTAL COST	YIELD	MATURITY DATE	DAYS TO MATURITY	MARKET PRICE MARKET VALUE	UNREALIZED GAIN/LOSS BOOK VALUE	% OF MV	MOODY'S S&P RATING
U.S. TREASURIES												
912797FS1	USA BILL 06/13/24	09/19/2023 09/19/2023	10,000,000.00	9,614,303.33 0.00	9,614,303.33	5.43	06/13/2024	74	98.94 9,894,417.00	(523.83) 9,894,940.83	1.91	P-1 A-1+
912797GL5	USA BILL 09/05/24	09/19/2023 09/19/2023	10,000,000.00	9,498,351.11 0.00	9,498,351.11	5.42	09/05/2024	158	97.77 9,776,774.70	521.51 9,776,253.19	1.89	P-1 A-1+
91282CCX7	USA 0.375 09/15/24	09/21/2022 09/23/2022	3,755,500.00	3,494,962.19 0.00	3,494,962.19	3.99	09/15/2024	168	97.82 3,673,788.54	(21,531.91) 3,695,320.45	0.71	Aaa AA+
U.S. TREASURIES TOTAL			23,755,500.00	22,607,616.63 0.00	22,607,616.63	5.20		124	98.28 23,344,980.24	(21,534.23) 23,366,514.48	4.51	AAA
U.S. AGENCIES												
3133ENUS7	FEDERAL FARM CREDIT BANKS FUNDING CORP 2.58 04/18/2024	04/25/2022 04/26/2022	8,000,000.00	7,976,000.00 0.00	7,976,000.00	2.73	04/18/2024	18	99.85 7,988,240.00	(11,192.27) 7,999,432.27	1.54	Aaa AA+
3130ARJ44	FEDERAL HOME LOAN BANKS 2.4 04/22/2024	03/24/2022 04/22/2022	500,000.00	500,000.00 0.00	500,000.00	2.40	04/22/2024	22	99.82 499,085.00	(915.00) 500,000.00	0.10	Aaa AA+
3130AMQQ8	FEDERAL HOME LOAN BANKS 0.35 04/23/2024	06/21/2021 06/23/2021	4,000,000.00	3,993,200.00 0.00	3,993,200.00	0.35	04/23/2024	23	99.68 3,987,200.00	(12,800.00) 4,000,000.00	0.77	Aaa AA+
3130AMEP3	FEDERAL HOME LOAN BANKS 0.4 05/24/2024	05/17/2021 05/24/2021	4,500,000.00	4,499,550.00 0.00	4,499,550.00	0.40	05/24/2024	54	99.19 4,463,550.00	(36,450.00) 4,500,000.00	0.86	Aaa AA+
3130AMZ88	FHLBANKS 0.520 07/12/24 '24	06/21/2021 07/12/2021	4,000,000.00	4,000,000.00 0.00	4,000,000.00	0.52	07/12/2024	103	98.57 3,942,760.00	(57,240.00) 4,000,000.00	0.76	Aaa AA+
3130ARJ69	FHLBANKS 2.500 07/22/24 '24	03/24/2022 04/22/2022	500,000.00	500,000.00 0.00	500,000.00	2.50	07/22/2024	113	99.01 495,050.00	(4,950.00) 500,000.00	0.10	Aaa AA+
3130ANTJ9	FHLBANKS 0.510 09/16/24 '24	08/20/2021 09/16/2021	4,500,000.00	4,500,000.00 0.00	4,500,000.00	0.51	09/16/2024	169	97.70 4,396,680.00	(103,320.00) 4,500,000.00	0.85	Aaa AA+
3130AXAF5	FHLBANKS 5.375 09/18/24	09/18/2023 09/18/2023	4,500,000.00	4,496,121.00 0.00	4,496,121.00	5.46	09/18/2024	171	99.92 4,496,580.00	(1,616.33) 4,498,196.33	0.87	Aaa AA+
3130AQSN4	FHLBANKS 1.625 02/25/25 '24	02/01/2022 02/25/2022	3,500,000.00	3,500,000.00 0.00	3,500,000.00	1.62	02/25/2025	331	96.67 3,383,345.00	(116,655.00) 3,500,000.00	0.65	Aaa AA+
3130AXAV0	FHLBANKS 5.630 08/13/25 CALD	09/20/2023 09/20/2023	2,000,000.00	2,000,000.00 0.00	2,000,000.00	5.63	08/13/2025	500	99.90 1,998,000.00	(2,000.00) 2,000,000.00	0.39	Aaa AA+
3133EPVY8	FED FARM CR BNKS 5.000 09/15/25	09/19/2023 09/19/2023	4,500,000.00	4,491,535.50 0.00	4,491,535.50	5.10	09/15/2025	533	100.14 4,506,435.00	12,633.41 4,493,801.59	0.87	Aaa AA+
3130AQRX3	FHLBANKS 1.750 02/18/26 '24	02/01/2022 02/18/2022	5,000,000.00	5,000,000.00 0.00	5,000,000.00	1.75	02/18/2026	689	94.40 4,720,100.00	(279,900.00) 5,000,000.00	0.91	Aaa AA+
3130AXAP3	FHLBANKS 5.750 09/21/26 '24	09/21/2023 09/21/2023	4,000,000.00	3,999,000.00 0.00	3,999,000.00	5.76	09/21/2026	904	99.93 3,997,000.00	(2,175.66) 3,999,175.66	0.77	Aaa AA+
U.S. AGENCIES TOTAL			49,500,000.00	49,455,406.50 0.00	49,455,406.50	2.60		283	98.77 48,874,025.00	(616,580.85) 49,490,605.85	9.44	Aaa AA+
CAPITAL IMPROVEMENT FUNDS TOTAL			185,927,588.76	184,526,332.72 0.00	184,526,332.72	4.60		93	41.76 184,835,575.95	(638,115.09) 185,473,691.03	35.69	AAA



Position Statement

CUSIP	DESCRIPTION	TRADE DATE SETTLE DATE	PAR VALUE	PRINCIPAL COST PURCHASED INTEREST	TOTAL COST	YIELD	MATURITY DATE	DAYS TO MATURITY	MARKET PRICE MARKET VALUE	UNREALIZED GAIN/LOSS BOOK VALUE	% OF MV	MOODY'S S&P RATING
DEBT SERVICE FUNDS												
BANK DEPOSITS												
99996	Plains Capital Bank Demand	03/31/2024 03/31/2024	188,094.90	188,094.90 0.00	188,094.90	0.00		1	1.00 188,094.90	0.00 188,094.90	0.04	NA
BANK DEPOSITS TOTAL			188,094.90	188,094.90 0.00	188,094.90	0.00		1	1.00 188,094.90	0.00 188,094.90	0.04	NA
LGIP												
TEXPRIME	TexPool Prime	03/31/2024 03/31/2024	8,716,981.16	8,716,981.16 0.00	8,716,981.16	5.50		1	1.00 8,716,981.16	0.00 8,716,981.16	1.68	AAA
LGIP TOTAL			8,716,981.16	8,716,981.16 0.00	8,716,981.16	5.50		1	1.00 8,716,981.16	0.00 8,716,981.16	1.68	AAA
DEBT SERVICE FUNDS TOTAL			8,905,076.06	8,905,076.06 0.00	8,905,076.06	5.38		1	1.00 8,905,076.06	0.00 8,905,076.06	1.72	AAA

GRANT FUNDS												
LGIP												
TEXPRIME	TexPool Prime	03/31/2024 03/31/2024	471,687.96	471,687.96 0.00	471,687.96	5.50		1	1.00 471,687.96	0.00 471,687.96	0.09	AAA
LGIP TOTAL			471,687.96	471,687.96 0.00	471,687.96	5.50		1	1.00 471,687.96	0.00 471,687.96	0.09	AAA
GRANT FUNDS TOTAL			471,687.96	471,687.96 0.00	471,687.96	5.50		1	1.00 471,687.96	0.00 471,687.96	0.09	AAA

OPERATING FUNDS												
BANK DEPOSITS												
99996	Plains Capital Bank Demand	03/31/2024 03/31/2024	6,564,479.85	6,564,479.85 0.00	6,564,479.85	0.00		1	1.00 6,564,479.85	0.00 6,564,479.85	1.27	NA
BANK DEPOSITS TOTAL			6,564,479.85	6,564,479.85 0.00	6,564,479.85	0.00		1	1.00 6,564,479.85	0.00 6,564,479.85	1.27	NA
LGIP												
TEXPRIME	TexPool Prime	03/31/2024 03/31/2024	143,641,138.02	143,641,138.02 0.00	143,641,138.02	5.50		1	1.00 143,641,138.02	0.00 143,641,138.02	27.73	AAA
LGIP TOTAL			143,641,138.02	143,641,138.02 0.00	143,641,138.02	5.50		1	1.00 143,641,138.02	0.00 143,641,138.02	27.73	AAA
U.S. TREASURIES												



Position Statement

CUSIP	DESCRIPTION	TRADE DATE SETTLE DATE	PAR VALUE	PRINCIPAL COST PURCHASED INTEREST	TOTAL COST	YIELD	MATURITY DATE	DAYS TO MATURITY	MARKET PRICE MARKET VALUE	UNREALIZED GAIN/LOSS BOOK VALUE	% OF MV	MOODY'S S&P RATING
91282CCX7	USA 0.375 09/15/24	09/21/2022 09/23/2022	1,609,500.00	1,497,840.94 0.00	1,497,840.94	3.99	09/15/2024	168	97.82 1,574,480.80	(9,227.96) 1,583,708.77	0.30	Aaa AA+
U.S. TREASURIES TOTAL			1,609,500.00	1,497,840.94 0.00	1,497,840.94	3.99		168	97.82 1,574,480.80	(9,227.96) 1,583,708.77	0.30	Aaa AA+
U.S. AGENCIES												
3133ENUS7	FEDERAL FARM CREDIT BANKS FUNDING CORP 2.58 04/18/2024	04/25/2022 04/26/2022	2,000,000.00	1,994,000.00 0.00	1,994,000.00	2.73	04/18/2024	18	99.85 1,997,060.00	(2,798.07) 1,999,858.07	0.39	Aaa AA+
3130ARJ44	FEDERAL HOME LOAN BANKS 2.4 04/22/2024	03/24/2022 04/22/2022	9,500,000.00	9,500,000.00 0.00	9,500,000.00	2.40	04/22/2024	22	99.82 9,482,615.00	(17,385.00) 9,500,000.00	1.83	Aaa AA+
3130AMQQ8	FEDERAL HOME LOAN BANKS 0.35 04/23/2024	06/21/2021 06/23/2021	6,000,000.00	5,989,800.00 0.00	5,989,800.00	0.35	04/23/2024	23	99.68 5,980,800.00	(19,200.00) 6,000,000.00	1.15	Aaa AA+
3130AMEP3	FEDERAL HOME LOAN BANKS 0.4 05/24/2024	05/17/2021 05/24/2021	5,500,000.00	5,499,450.00 0.00	5,499,450.00	0.40	05/24/2024	54	99.19 5,455,450.00	(44,550.00) 5,500,000.00	1.05	Aaa AA+
3130AMZ88	FHLBANKS 0.520 07/12/24 '24	06/21/2021 07/12/2021	6,000,000.00	6,000,000.00 0.00	6,000,000.00	0.52	07/12/2024	103	98.57 5,914,140.00	(85,860.00) 6,000,000.00	1.14	Aaa AA+
3130ARJ69	FHLBANKS 2.500 07/22/24 '24	03/24/2022 04/22/2022	9,500,000.00	9,500,000.00 0.00	9,500,000.00	2.50	07/22/2024	113	99.01 9,405,950.00	(94,050.00) 9,500,000.00	1.82	Aaa AA+
3130ANTJ9	FHLBANKS 0.510 09/16/24 '24	08/20/2021 09/16/2021	5,500,000.00	5,500,000.00 0.00	5,500,000.00	0.51	09/16/2024	169	97.70 5,373,720.00	(126,280.00) 5,500,000.00	1.04	Aaa AA+
3130AXAF5	FHLBANKS 5.375 09/18/24	09/18/2023 09/18/2023	500,000.00	499,569.00 0.00	499,569.00	5.46	09/18/2024	171	99.92 499,620.00	(179.59) 499,799.59	0.10	Aaa AA+
3130AQSN4	FHLBANKS 1.625 02/25/25 '24	02/01/2022 02/25/2022	1,500,000.00	1,500,000.00 0.00	1,500,000.00	1.62	02/25/2025	331	96.67 1,450,005.00	(49,995.00) 1,500,000.00	0.28	Aaa AA+
3130ARVV0	FHLBANKS 3.500 05/19/25 '24	04/25/2022 05/19/2022	5,550,000.00	5,550,000.00 0.00	5,550,000.00	3.50	05/19/2025	414	98.13 5,446,437.00	(103,563.00) 5,550,000.00	1.05	Aaa AA+
3130AXAV0	FHLBANKS 5.630 08/13/25 CALD	09/20/2023 09/20/2023	3,000,000.00	3,000,000.00 0.00	3,000,000.00	5.63	08/13/2025	500	99.90 2,997,000.00	(3,000.00) 3,000,000.00	0.58	Aaa AA+
3133EPVY8	FED FARM CR BNKS 5.000 09/15/25	09/19/2023 09/19/2023	500,000.00	499,059.50 0.00	499,059.50	5.10	09/15/2025	533	100.14 500,715.00	1,403.71 499,311.29	0.10	Aaa AA+
3130AQRX3	FHLBANKS 1.750 02/18/26 '24	02/01/2022 02/18/2022	5,000,000.00	5,000,000.00 0.00	5,000,000.00	1.75	02/18/2026	689	94.40 4,720,100.00	(279,900.00) 5,000,000.00	0.91	Aaa AA+
3130AQWU3	FHLBANKS 2.000 02/27/26 '24	02/09/2022 02/28/2022	10,000,000.00	10,000,000.00 0.00	10,000,000.00	2.00	02/27/2026	698	93.07 9,307,461.60	(692,538.40) 10,000,000.00	1.80	Aaa AA+
3130AXAP3	FHLBANKS 5.750 09/21/26 '24	09/21/2023 09/21/2023	11,000,000.00	10,997,250.00 0.00	10,997,250.00	5.76	09/21/2026	904	99.93 10,991,750.00	(5,983.08) 10,997,733.08	2.12	Aaa AA+
U.S. AGENCIES TOTAL			81,050,000.00	81,029,128.50 0.00	81,029,128.50	2.46		346	98.17 79,522,823.60	(1,523,878.42) 81,046,702.02	15.35	Aaa AA+
OPERATING FUNDS TOTAL			232,865,117.87	232,732,587.31 0.00	232,732,587.31	4.29		121	35.07 231,302,922.27	(1,533,106.38) 232,836,028.66	44.66	AAA

OTHER FUNDS

Position Statement

CUSIP	DESCRIPTION	TRADE DATE SETTLE DATE	PAR VALUE	PRINCIPAL COST PURCHASED INTEREST	TOTAL COST	YIELD	MATURITY DATE	DAYS TO MATURITY	MARKET PRICE MARKET VALUE	UNREALIZED GAIN/LOSS BOOK VALUE	% OF MV	MOODY'S S&P RATING
BANK DEPOSITS												
99996	Plains Capital Bank Demand	03/31/2024 03/31/2024	1,974,305.48	1,974,305.48 0.00	1,974,305.48	0.00		1	1.00 1,974,305.48	0.00 1,974,305.48	0.38	NA
BANK DEPOSITS TOTAL			1,974,305.48	1,974,305.48 0.00	1,974,305.48	0.00		1	1.00 1,974,305.48	0.00 1,974,305.48	0.38	NA
LGIP												
TEXPRIME	TexPool Prime	03/31/2024 03/31/2024	12,359,512.80	12,359,512.80 0.00	12,359,512.80	5.50		1	1.00 12,359,512.80	0.00 12,359,512.80	2.39	AAA
LGIP TOTAL			12,359,512.80	12,359,512.80 0.00	12,359,512.80	5.50		1	1.00 12,359,512.80	0.00 12,359,512.80	2.39	AAA
OTHER FUNDS TOTAL			14,333,818.28	14,333,818.28 0.00	14,333,818.28	4.74		1	1.00 14,333,818.28	0.00 14,333,818.28	2.77	AAA
GRAND TOTAL												
GRAND TOTAL			520,678,962.52	518,759,479.25 0.00	518,759,479.25	4.61		89	32.63 517,919,171.11	(2,171,745.30) 520,090,916.41	100.00	AAA

Cash Reconciliation Report

BOND CON, RESERVE & CONT FUNDS						
POST DATE	IDENTIFIER	DESCRIPTION	PAR VALUE	FINAL MATURITY	PRINCIPAL	AMOUNT
MATURITY						
03/14/2024	912797GX9	UNITED STATES TREASURY 0.0 03/14/2024	-10,000,000.00	03/14/2024	-10,000,000.00	10,000,000.00
MATURITY TOTAL			-10,000,000.00		-10,000,000.00	10,000,000.00
CAPITAL IMPROVEMENT FUNDS						
POST DATE	IDENTIFIER	DESCRIPTION	PAR VALUE	FINAL MATURITY	PRINCIPAL	AMOUNT
COUPON						
01/12/2024	3130AMZ88	FHLBANKS 0.520 07/12/24 '24	0.00	07/12/2024	0.00	10,400.00
02/20/2024	3130AQRX3	FHLBANKS 1.750 02/18/26 '24	0.00	02/18/2026	0.00	43,750.00
02/23/2024	3130AQX40	FEDERAL HOME LOAN BANKS 1.5 02/23/2024	0.00	02/23/2024	0.00	18,750.00
02/26/2024	3130AQS4	FHLBANKS 1.625 02/25/25 '24	0.00	02/25/2025	0.00	28,437.50
03/15/2024	3133EPVY8	FED FARM CR BNKS 5.000 09/15/25	0.00	09/15/2025	0.00	112,500.00
03/15/2024	91282CCX7	USA 0.375 09/15/24	0.00	09/15/2024	0.00	7,041.57
03/15/2024	3130ANTH3	FEDERAL HOME LOAN BANKS 0.34 03/15/2024	0.00	03/15/2024	0.00	7,650.00
03/18/2024	3130ANTJ9	FHLBANKS 0.510 09/16/24 '24	0.00	09/16/2024	0.00	11,475.00
03/18/2024	3130AXAF5	FHLBANKS 5.375 09/18/24	0.00	09/18/2024	0.00	120,937.50
03/20/2024	3130AXAV0	FHLBANKS 5.630 08/13/25 CALD	0.00	08/13/2025	0.00	56,300.00
03/21/2024	3130AXAP3	FHLBANKS 5.750 09/21/26 '24	0.00	09/21/2026	0.00	115,000.00
COUPON TOTAL			0.00		0.00	532,241.57
POST DATE	IDENTIFIER	DESCRIPTION	PAR VALUE	FINAL MATURITY	PRINCIPAL	AMOUNT
MATURITY						
02/23/2024	3130AQX40	FEDERAL HOME LOAN BANKS 1.5 02/23/2024	-2,500,000.00	02/23/2024	-2,500,000.00	2,500,000.00
03/11/2024	53948ACB5	Lloyds Bank Corporate Markets plc 0.0 03/11/2024	-5,000,000.00	03/11/2024	-5,000,000.00	5,000,000.00
03/14/2024	912797GX9	UNITED STATES OF AMERICA (GOVERNMENT) 0.0 03/14/2024	-10,000,000.00	03/14/2024	-10,000,000.00	10,000,000.00
03/15/2024	3130ANTH3	FEDERAL HOME LOAN BANKS 0.34 03/15/2024	-4,500,000.00	03/15/2024	-4,500,000.00	4,500,000.00
MATURITY TOTAL			-22,000,000.00		-22,000,000.00	22,000,000.00
CAPITAL IMPROVEMENT						
POST DATE	IDENTIFIER	DESCRIPTION	PAR VALUE	FINAL MATURITY	PRINCIPAL	AMOUNT



Cash Reconciliation Report

CALL REDEMPTION						
01/29/2024	3130AXAU2	FHLBANKS 5.680 08/13/25 CALD	-2,000,000.00	08/13/2025	-2,000,000.00	2,000,000.00
CALL REDEMPTION TOTAL			-2,000,000.00		-2,000,000.00	2,000,000.00
POST DATE	IDENTIFIER	DESCRIPTION	PAR VALUE	FINAL MATURITY	PRINCIPAL	AMOUNT
COUPON						
01/29/2024	3130AXAU2	FHLBANKS 5.680 08/13/25 CALD	0.00	08/13/2025	0.00	37,866.67
COUPON TOTAL			0.00		0.00	37,866.67
OPERATING FUNDS						
POST DATE	IDENTIFIER	DESCRIPTION	PAR VALUE	FINAL MATURITY	PRINCIPAL	AMOUNT
CALL REDEMPTION						
01/29/2024	3130AXAU2	FHLBANKS 5.680 08/13/25 CALD	-3,000,000.00	08/13/2025	-3,000,000.00	3,000,000.00
CALL REDEMPTION TOTAL			-3,000,000.00		-3,000,000.00	3,000,000.00
POST DATE	IDENTIFIER	DESCRIPTION	PAR VALUE	FINAL MATURITY	PRINCIPAL	AMOUNT
COUPON						
01/12/2024	3130AMZ88	FHLBANKS 0.520 07/12/24 '24	0.00	07/12/2024	0.00	15,600.00
01/29/2024	3130AXAU2	FHLBANKS 5.680 08/13/25 CALD	0.00	08/13/2025	0.00	56,800.00
02/20/2024	3130AQRX3	FHLBANKS 1.750 02/18/26 '24	0.00	02/18/2026	0.00	43,750.00
02/23/2024	3130AQX40	FEDERAL HOME LOAN BANKS 1.5 02/23/2024	0.00	02/23/2024	0.00	18,750.00
02/26/2024	3130AQSN4	FHLBANKS 1.625 02/25/25 '24	0.00	02/25/2025	0.00	12,187.50
02/27/2024	3130AQWU3	FHLBANKS 2.000 02/27/26 '24	0.00	02/27/2026	0.00	100,000.00
02/28/2024	3130AQT52	FEDERAL HOME LOAN BANKS 1.25 02/28/2024	0.00	02/28/2024	0.00	31,250.00
03/15/2024	3133EPVY8	FED FARM CR BNKS 5.000 09/15/25	0.00	09/15/2025	0.00	12,500.00
03/15/2024	3130ANTH3	FEDERAL HOME LOAN BANKS 0.34 03/15/2024	0.00	03/15/2024	0.00	9,350.00
03/15/2024	91282CCX7	USA 0.375 09/15/24	0.00	09/15/2024	0.00	3,017.81
03/18/2024	3130AXAF5	FHLBANKS 5.375 09/18/24	0.00	09/18/2024	0.00	13,437.50
03/18/2024	3130ANTJ9	FHLBANKS 0.510 09/16/24 '24	0.00	09/16/2024	0.00	14,025.00
03/20/2024	3130AXAV0	FHLBANKS 5.630 08/13/25 CALD	0.00	08/13/2025	0.00	84,450.00
03/21/2024	3130AXAP3	FHLBANKS 5.750 09/21/26 '24	0.00	09/21/2026	0.00	316,250.00
COUPON TOTAL			0.00		0.00	731,367.81
POST DATE	IDENTIFIER	DESCRIPTION	PAR VALUE	FINAL MATURITY	PRINCIPAL	AMOUNT

Cash Reconciliation Report

MATURITY						
02/23/2024	3130AQX40	FEDERAL HOME LOAN BANKS 1.5 02/23/2024	-2,500,000.00	02/23/2024	-2,500,000.00	2,500,000.00
02/28/2024	3130AQT52	FEDERAL HOME LOAN BANKS 1.25 02/28/2024	-5,000,000.00	02/28/2024	-5,000,000.00	5,000,000.00
03/15/2024	3130ANTH3	FEDERAL HOME LOAN BANKS 0.34 03/15/2024	-5,500,000.00	03/15/2024	-5,500,000.00	5,500,000.00
MATURITY TOTAL			-13,000,000.00		-13,000,000.00	13,000,000.00

Transaction Statement

OPERATING FUNDS

	TRADE DATE	SETTLE DATE	CUSIP	DESCRIPTION	PAR VALUE	BOOK VALUE	TOTAL	NET REALIZED GAIN/LOSS
CALL REDEMPTION								
	01/29/2024	01/29/2024	3130AXAU2	FHLBANKS 5.680 08/13/25 CALD	(3,000,000.00)	3,000,000.00	3,000,000.00	0.00
CALL REDEMPTION TOTAL					(3,000,000.00)	3,000,000.00	3,000,000.00	0.00

	TRADE DATE	SETTLE DATE	CUSIP	DESCRIPTION	PAR VALUE	BOOK VALUE	TOTAL	NET REALIZED GAIN/LOSS
MATURITY								
	02/23/2024	02/23/2024	3130AQX40	FEDERAL HOME LOAN BANKS 1.5 02/23/2024	(2,500,000.00)	2,500,000.00	2,500,000.00	0.00
	02/28/2024	02/28/2024	3130AQT52	FEDERAL HOME LOAN BANKS 1.25 02/28/2024	(5,000,000.00)	5,000,000.00	5,000,000.00	0.00
	03/15/2024	03/15/2024	3130ANTH3	FEDERAL HOME LOAN BANKS 0.34 03/15/2024	(5,500,000.00)	5,500,000.00	5,500,000.00	0.00
MATURITY TOTAL					(13,000,000.00)	13,000,000.00	13,000,000.00	0.00

CAPITAL IMPROVEMENT

	TRADE DATE	SETTLE DATE	CUSIP	DESCRIPTION	PAR VALUE	BOOK VALUE	TOTAL	NET REALIZED GAIN/LOSS
CALL REDEMPTION								
	01/29/2024	01/29/2024	3130AXAU2	FHLBANKS 5.680 08/13/25 CALD	(2,000,000.00)	2,000,000.00	2,000,000.00	0.00
CALL REDEMPTION TOTAL					(2,000,000.00)	2,000,000.00	2,000,000.00	0.00

CAPITAL IMPROVEMENT FUNDS

	TRADE DATE	SETTLE DATE	CUSIP	DESCRIPTION	PAR VALUE	BOOK VALUE	TOTAL	NET REALIZED GAIN/LOSS
MATURITY								
	02/23/2024	02/23/2024	3130AQX40	FEDERAL HOME LOAN BANKS 1.5 02/23/2024	(2,500,000.00)	2,500,000.00	2,500,000.00	0.00
	03/11/2024	03/11/2024	53948ACB5	Lloyds Bank Corporate Markets plc 0.0 03/11/2024	(5,000,000.00)	5,000,000.00	5,000,000.00	0.00

Transaction Statement

	03/14/2024	03/14/2024	912797GX9	UNITED STATES OF AMERICA (GOVERNMENT) 0.0 03/14/2024	(10,000,000.00)	10,000,000.00	10,000,000.00	0.00
	03/15/2024	03/15/2024	3130ANTH3	FEDERAL HOME LOAN BANKS 0.34 03/15/2024	(4,500,000.00)	4,500,000.00	4,500,000.00	0.00
MATURITY TOTAL					(22,000,000.00)	22,000,000.00	22,000,000.00	0.00

BOND CON, RESERVE
& CONT FUNDS

	TRADE DATE	SETTLE DATE	CUSIP	DESCRIPTION	PAR VALUE	BOOK VALUE	TOTAL	NET REALIZED GAIN/LOSS
MATURITY								
	03/14/2024	03/14/2024	912797GX9	UNITED STATES TREASURY 0.0 03/14/2024	(10,000,000.00)	10,000,000.00	10,000,000.00	0.00
MATURITY TOTAL					(10,000,000.00)	10,000,000.00	10,000,000.00	0.00



Amortization Schedule

CUSIP	DESCRIPTION	PAR VALUE	PRINCIPAL COST	ORIGINAL PREMIUM OR DISCOUNT	BEGINNING BOOK VALUE	CURRENT PERIOD AMORT	ENDING BOOK VALUE	TOTAL AMORTIZATION	UNAMORTIZED BALANCE
BOND CON, RESERVE & CONT FUNDS									
912797GX9	UNITED STATES TREASURY 0.0 03/14/2024	10,000,000.00	9,739,839.50	(260,160.50)	9,892,702.17	107,297.83	0.00	260,160.50	0.00
912797FS1	US TREASURY BILL 06/13/24	10,000,000.00	9,614,303.33	(385,696.67)	9,763,976.66	130,964.17	9,894,940.83	280,637.50	(105,059.17)
TOTAL		20,000,000.00	19,354,142.83	(645,857.17)	19,656,678.83	238,262.00	9,894,940.83	540,798.00	(105,059.17)
CAPITAL IMPROVEMENT FUNDS									
3133EPVY8	FED FARM CR BNKS 5.000 09/15/25	4,500,000.00	4,491,535.50	(8,464.50)	4,492,741.34	1,060.25	4,493,801.59	2,266.09	(6,198.41)
3133ENUS7	FEDERAL FARM CREDIT BANKS FUNDING CORP 2.58 04/18/2024	8,000,000.00	7,976,000.00	(24,000.00)	7,996,393.26	3,039.01	7,999,432.27	23,432.27	(567.73)
3130ANTH3	FEDERAL HOME LOAN BANKS 0.34 03/15/2024	4,500,000.00	4,500,000.00	0.00	4,500,000.00	0.00	0.00	0.00	0.00
3130AMQ08	FEDERAL HOME LOAN BANKS 0.35 04/23/2024	4,000,000.00	3,993,200.00	(6,800.00)	4,000,000.00	0.00	4,000,000.00	6,800.00	0.00
3130AMEP3	FEDERAL HOME LOAN BANKS 0.4 05/24/2024	4,500,000.00	4,499,550.00	(450.00)	4,500,000.00	0.00	4,500,000.00	450.00	0.00
3130AQX40	FEDERAL HOME LOAN BANKS 1.5 02/23/2024	2,500,000.00	2,500,000.00	0.00	2,500,000.00	0.00	0.00	0.00	0.00
3130ARJ44	FEDERAL HOME LOAN BANKS 2.4 04/22/2024	500,000.00	500,000.00	0.00	500,000.00	0.00	500,000.00	0.00	0.00
3130ANTJ9	FHLBANKS 0.510 09/16/24 '24	4,500,000.00	4,500,000.00	0.00	4,500,000.00	0.00	4,500,000.00	0.00	0.00
3130AMZ88	FHLBANKS 0.520 07/12/24 '24	4,000,000.00	4,000,000.00	0.00	4,000,000.00	0.00	4,000,000.00	0.00	0.00
3130AQSN4	FHLBANKS 1.625 02/25/25 '24	3,500,000.00	3,500,000.00	0.00	3,500,000.00	0.00	3,500,000.00	0.00	0.00
3130AQRX3	FHLBANKS 1.750 02/18/26 '24	5,000,000.00	5,000,000.00	0.00	5,000,000.00	0.00	5,000,000.00	0.00	0.00
3130ARJ69	FHLBANKS 2.500 07/22/24 '24	500,000.00	500,000.00	0.00	500,000.00	0.00	500,000.00	0.00	0.00
3130AXAF5	FHLBANKS 5.375 09/18/24	4,500,000.00	4,496,121.00	(3,879.00)	4,497,230.83	965.50	4,498,196.33	2,075.33	(1,803.67)
3130AXAV0	FHLBANKS 5.630 08/13/25 CALD	2,000,000.00	2,000,000.00	0.00	2,000,000.00	0.00	2,000,000.00	0.00	0.00
3130AXAU2	FHLBANKS 5.680 08/13/25 CALD	2,000,000.00	2,000,000.00	0.00	2,000,000.00	0.00	0.00	0.00	0.00
3130AXAP3	FHLBANKS 5.750 09/21/26 '24	4,000,000.00	3,999,000.00	(1,000.00)	3,999,092.59	83.07	3,999,175.66	175.66	(824.34)
53948ACB5	Lloyds Bank Corporate Markets plc 0.0 03/11/2024	5,000,000.00	4,864,425.00	(135,575.00)	4,945,458.33	54,541.67	0.00	135,575.00	0.00
62479LFB6	MUFG Bank, Ltd. - New York Branch 0.0 06/11/2024	5,000,000.00	4,791,220.83	(208,779.17)	4,873,325.00	71,156.95	4,944,481.94	153,261.11	(55,518.06)
912797GX9	UNITED STATES OF AMERICA (GOVERNMENT) 0.0 03/14/2024	10,000,000.00	9,739,839.50	(260,160.50)	9,892,702.17	107,297.83	0.00	260,160.50	0.00
91282CCX7	USA 0.375 09/15/24	3,755,500.00	3,494,962.19	(260,537.81)	3,662,528.00	32,792.45	3,695,320.45	200,358.26	(60,179.55)



Amortization Schedule

CUSIP	DESCRIPTION	PAR VALUE	PRINCIPAL COST	ORIGINAL PREMIUM OR DISCOUNT	BEGINNING BOOK VALUE	CURRENT PERIOD AMORT	ENDING BOOK VALUE	TOTAL AMORTIZATION	UNAMORTIZED BALANCE
912797FS1	USA BILL 06/13/24	10,000,000.00	9,614,303.33	(385,696.67)	9,763,976.66	130,964.17	9,894,940.83	280,637.50	(105,059.17)
912797GL5	USA BILL 09/05/24	10,000,000.00	9,498,351.11	(501,648.89)	9,646,565.55	129,687.64	9,776,253.19	277,902.08	(223,746.81)
TOTAL		102,255,500.00	100,458,508.46	(1,796,991.54)	101,270,013.74	531,588.54	77,801,602.27	1,343,093.81	(453,897.73)

OPERATING FUNDS									
3133EPVY8	FED FARM CR BNKS 5.000 09/15/25	500,000.00	499,059.50	(940.50)	499,193.48	117.81	499,311.29	251.78	(688.71)
3133ENUS7	FEDERAL FARM CREDIT BANKS FUNDING CORP 2.58 04/18/2024	2,000,000.00	1,994,000.00	(6,000.00)	1,999,098.31	759.76	1,999,858.07	5,858.07	(141.93)
3130ANTH3	FEDERAL HOME LOAN BANKS 0.34 03/15/2024	5,500,000.00	5,500,000.00	0.00	5,500,000.00	0.00	0.00	0.00	0.00
3130AMQQ8	FEDERAL HOME LOAN BANKS 0.35 04/23/2024	6,000,000.00	5,989,800.00	(10,200.00)	6,000,000.00	0.00	6,000,000.00	10,200.00	0.00
3130AMEP3	FEDERAL HOME LOAN BANKS 0.4 05/24/2024	5,500,000.00	5,499,450.00	(550.00)	5,500,000.00	0.00	5,500,000.00	550.00	0.00
3130AQT52	FEDERAL HOME LOAN BANKS 1.25 02/28/2024	5,000,000.00	5,000,000.00	0.00	5,000,000.00	0.00	0.00	0.00	0.00
3130AQX40	FEDERAL HOME LOAN BANKS 1.5 02/23/2024	2,500,000.00	2,500,000.00	0.00	2,500,000.00	0.00	0.00	0.00	0.00
3130ARJ44	FEDERAL HOME LOAN BANKS 2.4 04/22/2024	9,500,000.00	9,500,000.00	0.00	9,500,000.00	0.00	9,500,000.00	0.00	0.00
3130ANTJ9	FHLBANKS 0.510 09/16/24 '24	5,500,000.00	5,500,000.00	0.00	5,500,000.00	0.00	5,500,000.00	0.00	0.00
3130AMZ88	FHLBANKS 0.520 07/12/24 '24	6,000,000.00	6,000,000.00	0.00	6,000,000.00	0.00	6,000,000.00	0.00	0.00
3130AQS4	FHLBANKS 1.625 02/25/25 '24	1,500,000.00	1,500,000.00	0.00	1,500,000.00	0.00	1,500,000.00	0.00	0.00
3130AQRX3	FHLBANKS 1.750 02/18/26 '24	5,000,000.00	5,000,000.00	0.00	5,000,000.00	0.00	5,000,000.00	0.00	0.00
3130AQWU3	FHLBANKS 2.000 02/27/26 '24	10,000,000.00	10,000,000.00	0.00	10,000,000.00	0.00	10,000,000.00	0.00	0.00
3130ARJ69	FHLBANKS 2.500 07/22/24 '24	9,500,000.00	9,500,000.00	0.00	9,500,000.00	0.00	9,500,000.00	0.00	0.00
3130ARVV0	FHLBANKS 3.500 05/19/25 '24	5,550,000.00	5,550,000.00	0.00	5,550,000.00	0.00	5,550,000.00	0.00	0.00
3130AXAF5	FHLBANKS 5.375 09/18/24	500,000.00	499,569.00	(431.00)	499,692.31	107.28	499,799.59	230.59	(200.41)
3130AXAV0	FHLBANKS 5.630 08/13/25 CALD	3,000,000.00	3,000,000.00	0.00	3,000,000.00	0.00	3,000,000.00	0.00	0.00
3130AXAU2	FHLBANKS 5.680 08/13/25 CALD	3,000,000.00	3,000,000.00	0.00	3,000,000.00	0.00	0.00	0.00	0.00
3130AXAP3	FHLBANKS 5.750 09/21/26 '24	11,000,000.00	10,997,250.00	(2,750.00)	10,997,504.63	228.45	10,997,733.08	483.08	(2,266.92)
91282CCX7	USA 0.375 09/15/24	1,609,500.00	1,497,840.94	(111,659.06)	1,569,654.86	14,053.91	1,583,708.77	85,867.83	(25,791.23)
TOTAL		98,659,500.00	98,526,969.44	(132,530.56)	98,615,143.59	15,267.20	82,630,410.79	103,441.35	(29,089.21)

GRAND TOTAL		220,915,000.00	218,339,620.73	(2,575,379.27)	219,541,836.16	785,117.74	170,326,953.89	1,987,333.16	(588,046.11)
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Accrued Interest Schedule

IDENTIFIER	DESCRIPTION	SETTLE DATE	PAR VALUE	PRINCIPAL COST	BEGINNING ACCRUED INTEREST	PURCHASED INTEREST	CURRENT PERIOD ACCRUAL	INTEREST RECEIVED	ENDING ACCRUED INTEREST
BOND CON, RESERVE & CONT FUNDS									
99996	Plains Capital Bank Demand	2024-03-31	580,954.91	580,954.91	0.00	0.00	0.00	0.00	0.00
TEXPRIME	TexPool Prime	2024-03-31	67,594,718.68	67,594,718.68	0.00	0.00	856,675.19	856,675.19	0.00
912797FS1	US TREASURY BILL 06/13/24	2023-09-19	10,000,000.00	9,614,303.33	0.00	0.00	0.00	0.00	0.00
TOTAL			78,175,673.59	77,789,976.92	0.00	0.00	856,675.19	856,675.19	0.00
CAPITAL IMPROVEMENT FUNDS									
3133EPVY8	FED FARM CR BNKS 5.000 09/15/25	2023-09-19	4,500,000.00	4,491,535.50	66,250.00	0.00	56,250.00	112,500.00	10,000.00
3133ENUS7	FEDERAL FARM CREDIT BANKS FUND- ING CORP 2.58 04/18/2024	2022-04-26	8,000,000.00	7,976,000.00	41,853.33	0.00	51,600.00	0.00	93,453.33
3130ANTH3	FEDERAL HOME LOAN BANKS 0.34 03/15/2024	2021-09-15	0.00	0.00	4,505.00	0.00	3,145.00	7,650.00	0.00
3130AMQQ8	FEDERAL HOME LOAN BANKS 0.35 04/23/2024	2021-06-23	4,000,000.00	3,993,200.00	311.11	0.00	3,500.00	0.00	3,811.11
3130AMEP3	FEDERAL HOME LOAN BANKS 0.4 05/24/2024	2021-05-24	4,500,000.00	4,499,550.00	1,850.00	0.00	4,500.00	0.00	6,350.00
3130AQX40	FEDERAL HOME LOAN BANKS 1.5 02/23/2024	2022-02-28	0.00	0.00	13,333.33	0.00	5,416.67	18,750.00	0.00
3130ARJ44	FEDERAL HOME LOAN BANKS 2.4 04/22/2024	2022-04-22	500,000.00	500,000.00	2,300.00	0.00	3,000.00	0.00	5,300.00
3130ANTJ9	FHLBANKS 0.510 09/16/24 '24	2021-09-16	4,500,000.00	4,500,000.00	6,693.75	0.00	5,737.50	11,475.00	956.25
3130AMZ88	FHLBANKS 0.520 07/12/24 '24	2021-07-12	4,000,000.00	4,000,000.00	9,764.44	0.00	5,200.00	10,400.00	4,564.44
3130AQSN4	FHLBANKS 1.625 02/25/25 '24	2022-02-25	3,500,000.00	3,500,000.00	19,906.25	0.00	14,218.75	28,437.50	5,687.50
3130AQRX3	FHLBANKS 1.750 02/18/26 '24	2022-02-18	5,000,000.00	5,000,000.00	32,326.39	0.00	21,875.00	43,750.00	10,451.39
3130ARJ69	FHLBANKS 2.500 07/22/24 '24	2022-04-22	500,000.00	500,000.00	2,395.83	0.00	3,125.00	0.00	5,520.83
3130AXAF5	FHLBANKS 5.375 09/18/24	2023-09-18	4,500,000.00	4,496,121.00	69,203.13	0.00	60,468.75	120,937.50	8,734.38
3130AXAV0	FHLBANKS 5.630 08/13/25 CALD	2023-09-20	2,000,000.00	2,000,000.00	31,590.56	0.00	28,150.00	56,300.00	3,440.56
3130AXAU2	FHLBANKS 5.680 08/13/25 CALD	2023-09-27	0.00	0.00	29,662.22	0.00	8,204.45	37,866.67	0.00
3130AXAP3	FHLBANKS 5.750 09/21/26 '24	2023-09-21	4,000,000.00	3,999,000.00	63,888.89	0.00	57,500.00	115,000.00	6,388.89
62479LFB6	MUFG Bank, Ltd. - New York Branch 0.0 06/11/2024	2023-09-18	5,000,000.00	4,791,220.83	0.00	0.00	0.00	0.00	0.00
99996	Plains Capital Bank Demand	2024-03-31	3,552,182.26	3,552,182.26	0.00	0.00	0.00	0.00	0.00
TEXPRIME	TexPool Prime	2024-03-31	104,119,906.50	104,119,906.50	0.00	0.00	1,261,000.72	1,261,000.72	0.00
91282CCX7	USA 0.375 09/15/24	2022-09-23	3,755,500.00	3,494,962.19	4,178.51	0.00	3,513.64	7,041.57	650.58



Accrued Interest Schedule

IDENTIFIER	DESCRIPTION	SETTLE DATE	PAR VALUE	PRINCIPAL COST	BEGINNING ACCRUED INTEREST	PURCHASED INTEREST	CURRENT PERIOD ACCRUAL	INTEREST RECEIVED	ENDING ACCRUED INTEREST
912797FS1	USA BILL 06/13/24	2023-09-19	10,000,000.00	9,614,303.33	0.00	0.00	0.00	0.00	0.00
912797GL5	USA BILL 09/05/24	2023-09-19	10,000,000.00	9,498,351.11	0.00	0.00	0.00	0.00	0.00
TOTAL			185,927,588.76	184,526,332.72	400,012.75	0.00	1,596,405.47	1,831,108.96	165,309.26

DEBT SERVICE FUNDS									
99996	Plains Capital Bank Demand	2024-03-31	188,094.90	188,094.90	0.00	0.00	0.00	0.00	0.00
TEXPRIME	TexPool Prime	2024-03-31	8,716,981.16	8,716,981.16	0.00	0.00	195,915.47	195,915.47	0.00
TOTAL			8,905,076.06	8,905,076.06	0.00	0.00	195,915.47	195,915.47	0.00

GRANT FUNDS									
TEXPRIME	TexPool Prime	2024-03-31	471,687.96	471,687.96	0.00	0.00	6,942.42	6,942.42	0.00
TOTAL			471,687.96	471,687.96	0.00	0.00	6,942.42	6,942.42	0.00

OPERATING FUNDS									
3133EPVY8	FED FARM CR BNKS 5.000 09/15/25	2023-09-19	500,000.00	499,059.50	7,361.11	0.00	6,250.00	12,500.00	1,111.11
3133ENUS7	FEDERAL FARM CREDIT BANKS FUND- ING CORP 2.58 04/18/2024	2022-04-26	2,000,000.00	1,994,000.00	10,463.33	0.00	12,900.00	0.00	23,363.33
3130ANTH3	FEDERAL HOME LOAN BANKS 0.34 03/15/2024	2021-09-15	0.00	0.00	5,506.11	0.00	3,843.89	9,350.00	0.00
3130AMQQ8	FEDERAL HOME LOAN BANKS 0.35 04/23/2024	2021-06-23	6,000,000.00	5,989,800.00	466.67	0.00	5,250.00	0.00	5,716.67
3130AMEP3	FEDERAL HOME LOAN BANKS 0.4 05/24/2024	2021-05-24	5,500,000.00	5,499,450.00	2,261.11	0.00	5,500.00	0.00	7,761.11
3130AQT52	FEDERAL HOME LOAN BANKS 1.25 02/28/2024	2022-02-28	0.00	0.00	21,354.17	0.00	9,895.83	31,250.00	0.00
3130AQX40	FEDERAL HOME LOAN BANKS 1.5 02/23/2024	2022-02-28	0.00	0.00	13,333.33	0.00	5,416.67	18,750.00	0.00
3130ARJ44	FEDERAL HOME LOAN BANKS 2.4 04/22/2024	2022-04-22	9,500,000.00	9,500,000.00	43,700.00	0.00	57,000.00	0.00	100,700.00
3130ANTJ9	FHLBANKS 0.510 09/16/24 '24	2021-09-16	5,500,000.00	5,500,000.00	8,181.25	0.00	7,012.50	14,025.00	1,168.75
3130AMZ88	FHLBANKS 0.520 07/12/24 '24	2021-07-12	6,000,000.00	6,000,000.00	14,646.67	0.00	7,800.00	15,600.00	6,846.67
3130AQSN4	FHLBANKS 1.625 02/25/25 '24	2022-02-25	1,500,000.00	1,500,000.00	8,531.25	0.00	6,093.75	12,187.50	2,437.50
3130AQRX3	FHLBANKS 1.750 02/18/26 '24	2022-02-18	5,000,000.00	5,000,000.00	32,326.39	0.00	21,875.00	43,750.00	10,451.39
3130AQWU3	FHLBANKS 2.000 02/27/26 '24	2022-02-28	10,000,000.00	10,000,000.00	68,888.89	0.00	50,000.00	100,000.00	18,888.89

Accrued Interest Schedule

IDENTIFIER	DESCRIPTION	SETTLE DATE	PAR VALUE	PRINCIPAL COST	BEGINNING ACCRUED INTEREST	PURCHASED INTEREST	CURRENT PERIOD ACCRUAL	INTEREST RECEIVED	ENDING ACCRUED INTEREST
3130ARJ69	FHLBANKS 2.500 07/22/24 '24	2022-04-22	9,500,000.00	9,500,000.00	45,520.83	0.00	59,375.00	0.00	104,895.83
3130ARVV0	FHLBANKS 3.500 05/19/25 '24	2022-05-19	5,550,000.00	5,550,000.00	22,662.50	0.00	48,562.50	0.00	71,225.00
3130AXAF5	FHLBANKS 5.375 09/18/24	2023-09-18	500,000.00	499,569.00	7,689.24	0.00	6,718.75	13,437.50	970.49
3130AXAV0	FHLBANKS 5.630 08/13/25 CALD	2023-09-20	3,000,000.00	3,000,000.00	47,385.83	0.00	42,225.00	84,450.00	5,160.83
3130AXAU2	FHLBANKS 5.680 08/13/25 CALD	2023-09-27	0.00	0.00	44,493.33	0.00	12,306.67	56,800.00	0.00
3130AXAP3	FHLBANKS 5.750 09/21/26 '24	2023-09-21	11,000,000.00	10,997,250.00	175,694.44	0.00	158,125.00	316,250.00	17,569.44
99996	Plains Capital Bank Demand	2024-03-31	6,564,479.85	6,564,479.85	0.00	0.00	0.00	0.00	0.00
TEXPRIME	TexPool Prime	2024-03-31	143,641,138.02	143,641,138.02	0.00	0.00	1,750,753.94	1,750,753.94	0.00
91282CCX7	USA 0.375 09/15/24	2022-09-23	1,609,500.00	1,497,840.94	1,790.79	0.00	1,505.84	3,017.81	278.82
TOTAL			232,865,117.87	232,732,587.31	582,257.25	0.00	2,278,410.34	2,482,121.75	378,545.83

OTHER FUNDS

99996	Plains Capital Bank Demand	2024-03-31	1,974,305.48	1,974,305.48	0.00	0.00	0.00	0.00	0.00
TEXPRIME	TexPool Prime	2024-03-31	12,359,512.80	12,359,512.80	0.00	0.00	167,429.29	167,429.29	0.00
TOTAL			14,333,818.28	14,333,818.28	0.00	0.00	167,429.29	167,429.29	0.00

GRAND TOTAL

520,678,962.52518,759,479.25982,269.990.005,101,778.185,540,193.08543,855.09



Earnings by Fund

CUSIP	DESCRIPTION	ENDING PAR VALUE	BEGINNING BOOK VALUE	ENDING BOOK VALUE	FINAL MATURITY	COUPON RATE	YIELD	INTEREST EARNED	NET AMORTIZATION/ ACCRETION INCOME	NET REALIZED GAIN/LOSS	ADJUSTED INTEREST EARNINGS
BOND CON, RESERVE & CONT FUNDS											
CCYUSD	Cash	0.00	50,020.24	0.00	03/31/2024	0.00	0.00	0.00	0.00	0.00	0.00
99996	Plains Capital Bank Demand	580,954.91	176,828.77	580,954.91	03/31/2024	0.00	0.00	0.00	0.00	0.00	0.00
TEXPRIME	TexPool Prime	67,594,718.68	57,485,024.27	67,594,718.68	03/31/2024	4.50	5.50	856,675.19	0.00	0.00	856,675.19
912797GX9	UNITED STATES TREASURY 0.0 03/14/2024	0.00	9,892,702.17	0.00	03/14/2024	0.00	5.52	0.00	107,297.83	0.00	107,297.83
912797FS1	US TREASURY BILL 06/13/24	10,000,000.00	9,763,976.66	9,894,940.83	06/13/2024	0.00	5.43	0.00	130,964.17	0.00	130,964.17
TOTAL		78,175,673.59	77,368,552.11	78,070,614.42		3.89	5.45	856,675.19	238,262.00	0.00	1,094,937.19

CAPITAL IMPROVEMENT FUNDS											
CCYUSD	Cash	0.00	112,551.92	0.00	03/31/2024	0.00	0.00	0.00	0.00	0.00	0.00
3133EPVY8	FED FARM CR BNKS 5.000 09/15/25	4,500,000.00	4,492,741.34	4,493,801.59	09/15/2025	5.00	5.10	56,250.00	1,060.25	0.00	57,310.25
3133ENUS7	FEDERAL FARM CREDIT BANKS FUNDING CORP 2.58 04/18/2024	8,000,000.00	7,996,393.26	7,999,432.27	04/18/2024	2.58	2.73	51,600.00	3,039.01	0.00	54,639.01
3130ANTH3	FEDERAL HOME LOAN BANKS 0.34 03/15/2024	0.00	4,500,000.00	0.00	03/15/2024	0.34	0.34	3,145.00	0.00	0.00	3,145.00
3130AMQQ8	FEDERAL HOME LOAN BANKS 0.35 04/23/2024	4,000,000.00	4,000,000.00	4,000,000.00	04/23/2024	0.35	0.35	3,500.00	0.00	0.00	3,500.00
3130AMEP3	FEDERAL HOME LOAN BANKS 0.4 05/24/2024	4,500,000.00	4,500,000.00	4,500,000.00	05/24/2024	0.40	0.40	4,500.00	0.00	0.00	4,500.00
3130AQX40	FEDERAL HOME LOAN BANKS 1.5 02/23/2024	0.00	2,500,000.00	0.00	02/23/2024	1.50	1.50	5,416.67	0.00	0.00	5,416.67
3130ARJ44	FEDERAL HOME LOAN BANKS 2.4 04/22/2024	500,000.00	500,000.00	500,000.00	04/22/2024	2.40	2.40	3,000.00	0.00	0.00	3,000.00
3130ANTJ9	FHLBANKS 0.510 09/16/24 '24	4,500,000.00	4,500,000.00	4,500,000.00	09/16/2024	0.51	0.51	5,737.50	0.00	0.00	5,737.50
3130AMZ88	FHLBANKS 0.520 07/12/24 '24	4,000,000.00	4,000,000.00	4,000,000.00	07/12/2024	0.52	0.52	5,200.00	0.00	0.00	5,200.00
3130AQSN4	FHLBANKS 1.625 02/25/25 '24	3,500,000.00	3,500,000.00	3,500,000.00	02/25/2025	1.63	1.62	14,218.75	0.00	0.00	14,218.75
3130AQRX3	FHLBANKS 1.750 02/18/26 '24	5,000,000.00	5,000,000.00	5,000,000.00	02/18/2026	1.75	1.75	21,875.00	0.00	0.00	21,875.00
3130ARJ69	FHLBANKS 2.500 07/22/24 '24	500,000.00	500,000.00	500,000.00	07/22/2024	2.50	2.50	3,125.00	0.00	0.00	3,125.00
3130AXAF5	FHLBANKS 5.375 09/18/24	4,500,000.00	4,497,230.83	4,498,196.33	09/18/2024	5.38	5.46	60,468.75	965.50	0.00	61,434.25
3130AXAV0	FHLBANKS 5.630 08/13/25 CALD	2,000,000.00	2,000,000.00	2,000,000.00	08/13/2025	5.63	5.63	28,150.00	0.00	0.00	28,150.00
3130AXAU2	FHLBANKS 5.680 08/13/25 CALD	0.00	2,000,000.00	0.00	08/13/2025	5.68	5.68	8,204.45	0.00	0.00	8,204.45
3130AXAP3	FHLBANKS 5.750 09/21/26 '24	4,000,000.00	3,999,092.59	3,999,175.66	09/21/2026	5.75	5.76	57,500.00	83.07	0.00	57,583.07



Earnings by Fund

CUSIP	DESCRIPTION	ENDING PAR VALUE	BEGINNING BOOK VALUE	ENDING BOOK VALUE	FINAL MATURITY	COUPON RATE	YIELD	INTEREST EARNED	NET AMORTIZATION/ ACCRETION INCOME	NET REALIZED GAIN/LOSS	ADJUSTED INTEREST EARNINGS
53948ACB5	Lloyds Bank Corporate Markets plc 0.0 03/11/2024	0.00	4,945,458.33	0.00	03/11/2024	0.00	5.77	0.00	54,541.67	0.00	54,541.67
62479LFB6	MUFG Bank, Ltd. - New York Branch 0.0 06/11/2024	5,000,000.00	4,873,325.00	4,944,481.94	06/11/2024	0.00	5.83	0.00	71,156.95	0.00	71,156.95
99996	Plains Capital Bank Demand	3,552,182.26	2,194,374.65	3,552,182.26	03/31/2024	0.00	0.00	0.00	0.00	0.00	0.00
5700MEED	Plains Capital Bank ICS Sweep	0.00	57.94	0.00	03/31/2024	4.95	0.00	0.00	0.00	0.00	0.00
TEXPRIME	TexPool Prime	104,119,906.50	85,896,190.17	104,119,906.50	03/31/2024	4.50	5.50	1,261,000.72	0.00	0.00	1,261,000.72
91279GX9	UNITED STATES OF AMERICA (GOVERNMENT) 0.0 03/14/2024	0.00	9,892,702.17	0.00	03/14/2024	0.00	5.52	0.00	107,297.83	0.00	107,297.83
91282CCX7	USA 0.375 09/15/24	3,755,500.00	3,662,528.00	3,695,320.45	09/15/2024	0.38	3.99	3,513.64	32,792.45	0.00	36,306.09
91279FS1	USA BILL 06/13/24	10,000,000.00	9,763,976.66	9,894,940.83	06/13/2024	0.00	5.43	0.00	130,964.17	0.00	130,964.17
91279GL5	USA BILL 09/05/24	10,000,000.00	9,646,565.55	9,776,253.19	09/05/2024	0.00	5.42	0.00	129,687.64	0.00	129,687.64
TOTAL		185,927,588.76	189,473,188.42	185,473,691.03		3.22	4.60	1,596,405.47	531,588.54	0.00	2,127,994.01

DEBT SERVICE FUNDS

99996	Plains Capital Bank Demand	188,094.90	460,266.53	188,094.90	03/31/2024	0.00	0.00	0.00	0.00	0.00	0.00
TEXPRIME	TexPool Prime	8,716,981.16	15,846,513.28	8,716,981.16	03/31/2024	4.50	5.50	195,915.47	0.00	0.00	195,915.47
TOTAL		8,905,076.06	16,306,779.81	8,905,076.06		4.40	5.38	195,915.47	0.00	0.00	195,915.47

GRANT FUNDS

99996	Plains Capital Bank Demand	0.00	(4,876,454.11)	0.00	03/31/2024	0.00	0.00	0.00	0.00	0.00	0.00
TEXPRIME	TexPool Prime	471,687.96	1,761,334.48	471,687.96	03/31/2024	4.50	5.50	6,942.42	0.00	0.00	6,942.42
TOTAL		471,687.96	(3,115,119.63)	471,687.96		4.50	5.50	6,942.42	0.00	0.00	6,942.42

OPERATING FUNDS

CCYUSD	Cash	0.00	4,278,236.58	0.00	03/31/2024	0.00	0.00	0.00	0.00	0.00	0.00
CCYUSD	Cash	0.00	75,030.34	0.00	03/31/2024	0.00	0.00	0.00	0.00	0.00	0.00
3133EPVY8	FED FARM CR BNKS 5.000 09/15/25	500,000.00	499,193.48	499,311.29	09/15/2025	5.00	5.10	6,250.00	117.81	0.00	6,367.81
3133ENUS7	FEDERAL FARM CREDIT BANKS FUNDING CORP 2.58 04/18/2024	2,000,000.00	1,999,098.31	1,999,858.07	04/18/2024	2.58	2.73	12,900.00	759.76	0.00	13,659.76
3130ANTH3	FEDERAL HOME LOAN BANKS 0.34 03/15/2024	0.00	5,500,000.00	0.00	03/15/2024	0.34	0.34	3,843.89	0.00	0.00	3,843.89



Earnings by Fund

CUSIP	DESCRIPTION	ENDING PAR VALUE	BEGINNING BOOK VALUE	ENDING BOOK VALUE	FINAL MATURITY	COUPON RATE	YIELD	INTEREST EARNED	NET AMORTIZATION/ ACCRETION INCOME	NET REALIZED GAIN/LOSS	ADJUSTED INTEREST EARNINGS
3130AMQQ8	FEDERAL HOME LOAN BANKS 0.35 04/23/2024	6,000,000.00	6,000,000.00	6,000,000.00	04/23/2024	0.35	0.35	5,250.00	0.00	0.00	5,250.00
3130AMEP3	FEDERAL HOME LOAN BANKS 0.4 05/24/2024	5,500,000.00	5,500,000.00	5,500,000.00	05/24/2024	0.40	0.40	5,500.00	0.00	0.00	5,500.00
3130AQT52	FEDERAL HOME LOAN BANKS 1.25 02/28/2024	0.00	5,000,000.00	0.00	02/28/2024	1.25	1.25	9,895.83	0.00	0.00	9,895.83
3130AQX40	FEDERAL HOME LOAN BANKS 1.5 02/23/2024	0.00	2,500,000.00	0.00	02/23/2024	1.50	1.50	5,416.67	0.00	0.00	5,416.67
3130ARJ44	FEDERAL HOME LOAN BANKS 2.4 04/22/2024	9,500,000.00	9,500,000.00	9,500,000.00	04/22/2024	2.40	2.40	57,000.00	0.00	0.00	57,000.00
3130ANTJ9	FHLBANKS 0.510 09/16/24 '24	5,500,000.00	5,500,000.00	5,500,000.00	09/16/2024	0.51	0.51	7,012.50	0.00	0.00	7,012.50
3130AMZ88	FHLBANKS 0.520 07/12/24 '24	6,000,000.00	6,000,000.00	6,000,000.00	07/12/2024	0.52	0.52	7,800.00	0.00	0.00	7,800.00
3130AQSND	FHLBANKS 1.625 02/25/25 '24	1,500,000.00	1,500,000.00	1,500,000.00	02/25/2025	1.63	1.62	6,093.75	0.00	0.00	6,093.75
3130AQRX3	FHLBANKS 1.750 02/18/26 '24	5,000,000.00	5,000,000.00	5,000,000.00	02/18/2026	1.75	1.75	21,875.00	0.00	0.00	21,875.00
3130AQWU3	FHLBANKS 2.000 02/27/26 '24	10,000,000.00	10,000,000.00	10,000,000.00	02/27/2026	2.00	2.00	50,000.00	0.00	0.00	50,000.00
3130ARJ69	FHLBANKS 2.500 07/22/24 '24	9,500,000.00	9,500,000.00	9,500,000.00	07/22/2024	2.50	2.50	59,375.00	0.00	0.00	59,375.00
3130ARVVO	FHLBANKS 3.500 05/19/25 '24	5,550,000.00	5,550,000.00	5,550,000.00	05/19/2025	3.50	3.50	48,562.50	0.00	0.00	48,562.50
3130AXAF5	FHLBANKS 5.375 09/18/24	500,000.00	499,692.31	499,799.59	09/18/2024	5.38	5.46	6,718.75	107.28	0.00	6,826.03
3130AXAV0	FHLBANKS 5.630 08/13/25 CALD	3,000,000.00	3,000,000.00	3,000,000.00	08/13/2025	5.63	5.63	42,225.00	0.00	0.00	42,225.00
3130AXAU2	FHLBANKS 5.680 08/13/25 CALD	0.00	3,000,000.00	0.00	08/13/2025	5.68	5.68	12,306.67	0.00	0.00	12,306.67
3130AXAP3	FHLBANKS 5.750 09/21/26 '24	11,000,000.00	10,997,504.63	10,997,733.08	09/21/2026	5.75	5.76	158,125.00	228.45	0.00	158,353.45
99996	Plains Capital Bank Demand	6,564,479.85	9,472,862.18	6,564,479.85	03/31/2024	0.00	0.00	0.00	0.00	0.00	0.00
4902MEED	Plains Capital Bank ICS Sweep	0.00	29.29	0.00	03/31/2024	4.95	0.00	0.00	0.00	0.00	0.00
TEXPRIME	TexPool Prime	143,641,138.02	84,801,476.79	143,641,138.02	03/31/2024	4.50	5.50	1,750,753.94	0.00	0.00	1,750,753.94
91282CCX7	USA 0.375 09/15/24	1,609,500.00	1,569,654.86	1,583,708.77	09/15/2024	0.38	3.99	1,505.84	14,053.91	0.00	15,559.75
TOTAL		232,865,117.87	197,242,778.77	232,836,028.66		3.64	4.29	2,278,410.34	15,267.20	0.00	2,293,677.54

OTHER FUNDS											
CCYUSD	Cash	0.00	(2,524,010.98)	0.00	03/31/2024	0.00	0.00	0.00	0.00	0.00	0.00
99996	Plains Capital Bank Demand	1,974,305.48	0.00	1,974,305.48	03/31/2024	0.00	0.00	0.00	0.00	0.00	0.00
TEXPRIME	TexPool Prime	12,359,512.80	11,108,209.04	12,359,512.80	03/31/2024	4.50	5.50	167,429.29	0.00	0.00	167,429.29
TOTAL		14,333,818.28	8,584,198.06	14,333,818.28		3.88	4.74	167,429.29	0.00	0.00	167,429.29

Earnings by Fund

CUSIP	DESCRIPTION	ENDING PAR VALUE	BEGINNING BOOK VALUE	ENDING BOOK VALUE	FINAL MATURITY	COUPON RATE	YIELD	INTEREST EARNED	NET AMORTIZATION/ ACCRETION INCOME	NET REALIZED GAIN/LOSS	ADJUSTED INTEREST EARNINGS
GRAND TOTAL		520,678,962.52	485,860,377.54	520,090,916.41		3.55	4.61	5,101,778.18	785,117.74	0.00	5,886,895.92

Projected Cashflows

For the Period April 01, 2024 to September 30, 2024

CUSIP	DESCRIPTION	POST DATE	TRANSACTION TYPE	AMOUNT
BOND CON, RESERVE & CONT FUNDS				
JUN 2024				
912797FS1	USA BILL 06/13/24	06/13/2024	Final Maturity	10,000,000.00
JUN 2024 TOTAL				10,000,000.00
BOND CON, RESERVE & CONT FUNDS TOTAL				10,000,000.00
CAPITAL IMPROVEMENT FUNDS				
APR 2024				
3133ENUS7	FEDERAL FARM CREDIT BANKS FUNDING CORP 2.58 04/18/2024	04/18/2024	Maturity	8,000,000.00
3133ENUS7	FEDERAL FARM CREDIT BANKS FUNDING CORP 2.58 04/18/2024	04/18/2024	Coupon	103,200.00
3130ARJ44	FEDERAL HOME LOAN BANKS 2.4 04/22/2024	04/22/2024	Maturity	500,000.00
3130AXAV0	FHLBANKS 5.630 08/13/25 CALD	04/22/2024	Sell	2,000,000.00
3130ARJ44	FEDERAL HOME LOAN BANKS 2.4 04/22/2024	04/22/2024	Coupon	6,000.00
3130AXAV0	FHLBANKS 5.630 08/13/25 CALD	04/22/2024	Coupon	9,383.33
3130ARJ69	FHLBANKS 2.500 07/22/24 '24	04/22/2024	Coupon	6,250.00
3130AMQQ8	FEDERAL HOME LOAN BANKS 0.35 04/23/2024	04/23/2024	Maturity	4,000,000.00
3130AMQQ8	FEDERAL HOME LOAN BANKS 0.35 04/23/2024	04/23/2024	Coupon	4,666.67
APR 2024 TOTAL				14,629,500.00
MAY 2024				
3130AMEP3	FEDERAL HOME LOAN BANKS 0.4 05/24/2024	05/24/2024	Maturity	4,500,000.00
3130AMEP3	FEDERAL HOME LOAN BANKS 0.4 05/24/2024	05/24/2024	Coupon	9,000.00
MAY 2024 TOTAL				4,509,000.00
JUN 2024				
912797FS1	USA BILL 06/13/24	06/13/2024	Final Maturity	10,000,000.00

Projected Cashflows

For the Period April 01, 2024 to September 30, 2024

CUSIP	DESCRIPTION	POST DATE	TRANSACTION TYPE	AMOUNT
JUN 2024 TOTAL				10,000,000.00
JUL 2024				
3130AMZ88	FHLBANKS 0.520 07/12/24 '24	07/12/2024	Coupon	10,400.00
3130AMZ88	FHLBANKS 0.520 07/12/24 '24	07/12/2024	Final Maturity	4,000,000.00
3130ARJ69	FHLBANKS 2.500 07/22/24 '24	07/22/2024	Coupon	3,125.00
3130ARJ69	FHLBANKS 2.500 07/22/24 '24	07/22/2024	Final Maturity	500,000.00
JUL 2024 TOTAL				4,513,525.00
AUG 2024				
3130AQRX3	FHLBANKS 1.750 02/18/26 '24	08/19/2024	Coupon	43,750.00
3130AQS4	FHLBANKS 1.625 02/25/25 '24	08/26/2024	Coupon	28,437.50
AUG 2024 TOTAL				72,187.50
SEP 2024				
912797GL5	USA BILL 09/05/24	09/05/2024	Final Maturity	10,000,000.00
91282CCX7	USA 0.375 09/15/24	09/16/2024	Coupon	7,041.56
3133EPVY8	FED FARM CRBNKS 5.000 09/15/25	09/16/2024	Coupon	112,500.00
91282CCX7	USA 0.375 09/15/24	09/16/2024	Final Maturity	3,755,500.00
3130ANTJ9	FHLBANKS 0.510 09/16/24 '24	09/16/2024	Coupon	11,475.00
3130ANTJ9	FHLBANKS 0.510 09/16/24 '24	09/16/2024	Final Maturity	4,500,000.00
3130AXAF5	FHLBANKS 5.375 09/18/24	09/18/2024	Coupon	120,937.50
3130AXAF5	FHLBANKS 5.375 09/18/24	09/18/2024	Final Maturity	4,500,000.00
3130AXAP3	FHLBANKS 5.750 09/21/26 '24	09/23/2024	Coupon	115,000.00
SEP 2024 TOTAL				23,122,454.06
CAPITAL IMPROVEMENT FUNDS TOTAL				56,846,666.56

OPERATING FUNDS

Projected Cashflows

For the Period April 01, 2024 to September 30, 2024

CUSIP	DESCRIPTION	POST DATE	TRANSACTION TYPE	AMOUNT
APR 2024				
3133ENUS7	FEDERAL FARM CREDIT BANKS FUNDING CORP 2.58 04/18/2024	04/18/2024	Maturity	2,000,000.00
3133ENUS7	FEDERAL FARM CREDIT BANKS FUNDING CORP 2.58 04/18/2024	04/18/2024	Coupon	25,800.00
3130ARJ44	FEDERAL HOME LOAN BANKS 2.4 04/22/2024	04/22/2024	Coupon	114,000.00
3130ARJ69	FHLBANKS 2.500 07/22/24 '24	04/22/2024	Coupon	118,750.00
3130ARJ44	FEDERAL HOME LOAN BANKS 2.4 04/22/2024	04/22/2024	Maturity	9,500,000.00
3130AXAV0	FHLBANKS 5.630 08/13/25 CALD	04/22/2024	Coupon	14,075.00
3130AXAV0	FHLBANKS 5.630 08/13/25 CALD	04/22/2024	Sell	3,000,000.00
3130AMQQ8	FEDERAL HOME LOAN BANKS 0.35 04/23/2024	04/23/2024	Maturity	6,000,000.00
3130AMQQ8	FEDERAL HOME LOAN BANKS 0.35 04/23/2024	04/23/2024	Coupon	7,000.00
APR 2024 TOTAL				20,779,625.00
MAY 2024				
3130ARVV0	FHLBANKS 3.500 05/19/25 '24	05/20/2024	Coupon	97,125.00
3130AMEP3	FEDERAL HOME LOAN BANKS 0.4 05/24/2024	05/24/2024	Final Maturity	5,500,000.00
3130AMEP3	FEDERAL HOME LOAN BANKS 0.4 05/24/2024	05/24/2024	Coupon	11,000.00
MAY 2024 TOTAL				5,608,125.00
JUL 2024				
3130AMZ88	FHLBANKS 0.520 07/12/24 '24	07/12/2024	Coupon	15,600.00
3130AMZ88	FHLBANKS 0.520 07/12/24 '24	07/12/2024	Final Maturity	6,000,000.00
3130ARJ69	FHLBANKS 2.500 07/22/24 '24	07/22/2024	Final Maturity	9,500,000.00
3130ARJ69	FHLBANKS 2.500 07/22/24 '24	07/22/2024	Coupon	59,375.00
JUL 2024 TOTAL				15,574,975.00
AUG 2024				
3130AQRX3	FHLBANKS 1.750 02/18/26 '24	08/19/2024	Coupon	43,750.00
3130AQSND	FHLBANKS 1.625 02/25/25 '24	08/26/2024	Coupon	12,187.50

Projected Cashflows
For the Period April 01, 2024 to September 30, 2024

CUSIP	DESCRIPTION	POST DATE	TRANSACTION TYPE	AMOUNT
3130AQWU3	FHLBANKS 2.000 02/27/26 '24	08/27/2024	Coupon	100,000.00
AUG 2024 TOTAL				155,937.50
SEP 2024				
91282CCX7	USA 0.375 09/15/24	09/16/2024	Final Maturity	1,609,500.00
3133EPVY8	FED FARM CR BNKS 5.000 09/15/25	09/16/2024	Coupon	12,500.00
3130ANTJ9	FHLBANKS 0.510 09/16/24 '24	09/16/2024	Coupon	14,025.00
3130ANTJ9	FHLBANKS 0.510 09/16/24 '24	09/16/2024	Final Maturity	5,500,000.00
91282CCX7	USA 0.375 09/15/24	09/16/2024	Coupon	3,017.81
3130AXAF5	FHLBANKS 5.375 09/18/24	09/18/2024	Final Maturity	500,000.00
3130AXAF5	FHLBANKS 5.375 09/18/24	09/18/2024	Coupon	13,437.50
3130AXAP3	FHLBANKS 5.750 09/21/26 '24	09/23/2024	Coupon	316,250.00
SEP 2024 TOTAL				7,968,730.31
OPERATING FUNDS TOTAL				50,087,392.81
GRAND TOTAL				116,934,059.38



Change in Value

IDENTIFIER	ISSUER PAR VALUE	YIELD	TRADE DATE MATURITY DATE	INTEREST ACCRUAL INTEREST RECEIVED	BEGINNING BOOK VALUE BEGINNING MARKET VALUE	PURCHASES/ ADDITIONS	REDEMPTIONS	CHANGE IN BOOK VALUE CHANGE IN MARKET VALUE	ENDING BOOK VALUE ENDING MARKET VALUE
BOND CON, RESERVE & CONT FUNDS									
912797GX9	UNITED STATES TREASURY 0.0 03/14/2024 0.00	5.52	09/19/2023 03/14/2024	0.00 0.00	9,892,702.17 9,896,370.00	0.00	(10,000,000.00)	(9,892,702.17) (9,896,370.00)	0.00 0.00
TEXPRIME	TexPool Prime 67,594,718.68	5.50	03/31/2024	856,675.19 856,675.19	57,485,024.27 57,485,024.27	12,873,313.38	(2,763,618.97)	10,109,694.41 10,109,694.41	67,594,718.68 67,594,718.68
99996	Plains Capital Bank Demand 580,954.91	0.00	03/31/2024	0.00 0.00	176,828.77 176,828.77	505,850.42	(101,724.28)	404,126.14 404,126.14	580,954.91 580,954.91
CCYUSD	Cash 0.00	0.00	03/31/2024	0.00 0.00	50,020.24 50,020.24	0.00	0.00	(50,020.24) (50,020.24)	0.00 0.00
912797FS1	US TREASURY BILL 06/13/24 10,000,000.00	5.43	09/19/2023 06/13/2024	0.00 0.00	9,763,976.66 9,771,955.30	0.00	0.00	130,964.17 122,461.70	9,894,940.83 9,894,417.00
TOTAL		5.45		856,675.19 856,675.19	77,368,552.11 77,380,198.58	13,379,163.80	(12,865,343.25)	702,062.31 689,892.01	78,070,614.42 78,070,090.59

CAPITAL IMPROVEMENT FUNDS									
3130AQX40	FEDERAL HOME LOAN BANKS 1.5 02/23/2024 0.00	1.50	02/09/2022 02/23/2024	5,416.67 18,750.00	2,500,000.00 2,485,825.00	0.00	(2,500,000.00)	(2,500,000.00) (2,485,825.00)	0.00 0.00
53948ACB5	Lloyds Bank Corporate Markets plc 0.0 03/11/2024 0.00	5.77	09/19/2023 03/11/2024	0.00 0.00	4,945,458.33 4,945,458.33	0.00	(5,000,000.00)	(4,945,458.33) (4,945,458.33)	0.00 0.00
912797GX9	UNITED STATES OF AMERICA (GOVERNMENT) 0.0 03/14/2024 0.00	5.52	09/19/2023 03/14/2024	0.00 0.00	9,892,702.17 9,896,370.00	0.00	(10,000,000.00)	(9,892,702.17) (9,896,370.00)	0.00 0.00
3130ANTH3	FEDERAL HOME LOAN BANKS 0.34 03/15/2024 0.00	0.34	08/20/2021 03/15/2024	3,145.00 7,650.00	4,500,000.00 4,453,740.00	0.00	(4,500,000.00)	(4,500,000.00) (4,453,740.00)	0.00 0.00
99996	Plains Capital Bank Demand 3,552,182.26	0.00	03/31/2024	0.00 0.00	2,194,374.65 2,194,374.65	3,325,390.18	(1,967,582.57)	1,357,807.61 1,357,807.61	3,552,182.26 3,552,182.26
CCYUSD	Cash 0.00	0.00	03/31/2024	0.00 0.00	112,551.92 112,551.92	0.00	0.00	(112,551.92) (112,551.92)	0.00 0.00
5700MEED	Plains Capital Bank ICS Sweep 0.00	0.00	08/31/2023 03/31/2024	0.00 0.00	57.94 57.94	0.00	(57.94)	(57.94) (57.94)	0.00 0.00
TEXPRIME	TexPool Prime 104,119,906.50	5.50	03/31/2024	1,261,000.72 1,261,000.72	85,896,190.17 85,896,190.17	18,223,716.33	0.00	18,223,716.33 18,223,716.33	104,119,906.50 104,119,906.50
3133ENUS7	FEDERAL FARM CREDIT BANKS FUNDING CORP 2.58 04/18/2024 8,000,000.00	2.73	04/25/2022 04/18/2024	51,600.00 0.00	7,996,393.26 7,933,280.00	0.00	0.00	3,039.01 54,960.00	7,999,432.27 7,988,240.00



Change in Value

IDENTIFIER	ISSUER PAR VALUE	YIELD	TRADE DATE MATURITY DATE	INTEREST ACCRUAL INTEREST RECEIVED	BEGINNING BOOK VALUE BEGINNING MARKET VALUE	PURCHASES/ ADDITIONS	REDEMPTIONS	CHANGE IN BOOK VALUE CHANGE IN MARKET VALUE	ENDING BOOK VALUE ENDING MARKET VALUE
3130ARJ44	FEDERAL HOME LOAN BANKS 2.4 04/22/2024 500,000.00	2.40	03/24/2022 04/22/2024	3,000.00 0.00	500,000.00 495,455.00	0.00	0.00	0.00 3,630.00	500,000.00 499,085.00
3130AMQQ8	FEDERAL HOME LOAN BANKS 0.35 04/23/2024 4,000,000.00	0.35	06/21/2021 04/23/2024	3,500.00 0.00	4,000,000.00 3,938,840.00	0.00	0.00	0.00 48,360.00	4,000,000.00 3,987,200.00
3130AMEP3	FEDERAL HOME LOAN BANKS 0.4 05/24/2024 4,500,000.00	0.40	05/17/2021 05/24/2024	4,500.00 0.00	4,500,000.00 4,412,970.00	0.00	0.00	0.00 50,580.00	4,500,000.00 4,463,550.00
62479LFB6	MUFG Bank, Ltd. - New York Branch 0.0 06/11/2024 5,000,000.00	5.83	09/18/2023 06/11/2024	0.00 0.00	4,873,325.00 4,873,325.00	0.00	0.00	71,156.95 71,156.95	4,944,481.94 4,944,481.94
912797FS1	USA BILL 06/13/24 10,000,000.00	5.43	09/19/2023 06/13/2024	0.00 0.00	9,763,976.66 9,771,955.30	0.00	0.00	130,964.17 122,461.70	9,894,940.83 9,894,417.00
3130AMZ88	FHLBANKS 0.520 07/12/24 '24 4,000,000.00	0.52	06/21/2021 07/12/2024	5,200.00 10,400.00	4,000,000.00 3,901,640.00	0.00	0.00	0.00 41,120.00	4,000,000.00 3,942,760.00
3130ARJ69	FHLBANKS 2.500 07/22/24 '24 500,000.00	2.50	03/24/2022 07/22/2024	3,125.00 0.00	500,000.00 492,430.00	0.00	0.00	0.00 2,620.00	500,000.00 495,050.00
912797GL5	USA BILL 09/05/24 10,000,000.00	5.42	09/19/2023 09/05/2024	0.00 0.00	9,646,565.55 9,675,195.10	0.00	0.00	129,687.64 101,579.60	9,776,253.19 9,776,774.70
91282CCX7	USA 0.375 09/15/24 3,755,500.00	3.99	09/21/2022 09/15/2024	3,513.64 7,041.57	3,662,528.00 3,636,380.23	0.00	0.00	32,792.45 37,408.31	3,695,320.45 3,673,788.54
3130ANTJ9	FHLBANKS 0.510 09/16/24 '24 4,500,000.00	0.51	08/20/2021 09/16/2024	5,737.50 11,475.00	4,500,000.00 4,354,380.00	0.00	0.00	0.00 42,300.00	4,500,000.00 4,396,680.00
3130AXAF5	FHLBANKS 5.375 09/18/24 4,500,000.00	5.46	09/18/2023 09/18/2024	60,468.75 120,937.50	4,497,230.83 4,506,840.00	0.00	0.00	965.50 (10,260.00)	4,498,196.33 4,496,580.00
3130AQSN4	FHLBANKS 1.625 02/25/25 '24 3,500,000.00	1.62	02/01/2022 02/25/2025	14,218.75 28,437.50	3,500,000.00 3,371,165.00	0.00	0.00	0.00 12,180.00	3,500,000.00 3,383,345.00
3130AXAU2	FHLBANKS 5.680 08/13/25 CALD 0.00	5.68	09/27/2023 08/13/2025	8,204.45 37,866.67	2,000,000.00 1,998,960.00	0.00	(2,000,000.00)	(2,000,000.00) (1,998,960.00)	0.00 0.00
3130AXAV0	FHLBANKS 5.630 08/13/25 CALD 2,000,000.00	5.63	09/20/2023 08/13/2025	28,150.00 56,300.00	2,000,000.00 1,999,320.00	0.00	0.00	0.00 (1,320.00)	2,000,000.00 1,998,000.00
3133EPVY8	FED FARM CR BNKS 5.000 09/15/25 4,500,000.00	5.10	09/19/2023 09/15/2025	56,250.00 112,500.00	4,492,741.34 4,539,645.00	0.00	0.00	1,060.25 (33,210.00)	4,493,801.59 4,506,435.00
3130AQRX3	FHLBANKS 1.750 02/18/26 '24 5,000,000.00	1.75	02/01/2022 02/18/2026	21,875.00 43,750.00	5,000,000.00 4,728,000.00	0.00	0.00	0.00 (7,900.00)	5,000,000.00 4,720,100.00
3130AXAP3	FHLBANKS 5.750 09/21/26 '24 4,000,000.00	5.76	09/21/2023 09/21/2026	57,500.00 115,000.00	3,999,092.59 3,998,160.00	0.00	0.00	83.07 (1,160.00)	3,999,175.66 3,997,000.00
TOTAL		4.60		1,596,405.47 1,831,108.96	189,473,188.42 188,612,508.65	21,549,106.51	(25,967,640.51)	(3,999,497.38) (3,776,932.70)	185,473,691.03 184,835,575.95



Change in Value

IDENTIFIER	ISSUER PAR VALUE	YIELD	TRADE DATE MATURITY DATE	INTEREST ACCRUAL INTEREST RECEIVED	BEGINNING BOOK VALUE BEGINNING MARKET VALUE	PURCHASES/ ADDITIONS	REDEMPTIONS	CHANGE IN BOOK VALUE CHANGE IN MARKET VALUE	ENDING BOOK VALUE ENDING MARKET VALUE
TEXPRIME	TexPool Prime 8,716,981.16	5.50	03/31/2024	195,915.47 195,915.47	15,846,513.28 15,846,513.28	1,135,565.91	(8,265,098.03)	(7,129,532.12) (7,129,532.12)	8,716,981.16 8,716,981.16
99996	Plains Capital Bank Demand 188,094.90	0.00	03/31/2024	0.00 0.00	460,266.53 460,266.53	472,285.38	(744,457.01)	(272,171.63) (272,171.63)	188,094.90 188,094.90
TOTAL		5.38		195,915.47 195,915.47	16,306,779.81 16,306,779.81	1,607,851.29	(9,009,555.04)	(7,401,703.75) (7,401,703.75)	8,905,076.06 8,905,076.06

GRANT FUNDS									
TEXPRIME	TexPool Prime 471,687.96	5.50	03/31/2024	6,942.42 6,942.42	1,761,334.48 1,761,334.48	2,188.82	(1,291,835.34)	(1,289,646.52) (1,289,646.52)	471,687.96 471,687.96
99996	Plains Capital Bank Demand 0.00	0.00	03/31/2024	0.00 0.00	(4,876,454.11) (4,876,454.11)	(1,584,033.73)	6,460,487.84	4,876,454.11 4,876,454.11	0.00 0.00
TOTAL		5.50		6,942.42 6,942.42	(3,115,119.63) (3,115,119.63)	(1,581,844.91)	5,168,652.50	3,586,807.59 3,586,807.59	471,687.96 471,687.96

OPERATING FUNDS									
3130AQX40	FEDERAL HOME LOAN BANKS 1.5 02/23/2024 0.00	1.50	02/09/2022 02/23/2024	5,416.67 18,750.00	2,500,000.00 2,485,825.00	0.00	(2,500,000.00)	(2,500,000.00) (2,485,825.00)	0.00 0.00
3130AQT52	FEDERAL HOME LOAN BANKS 1.25 02/28/2024 0.00	1.25	02/01/2022 02/28/2024	9,895.83 31,250.00	5,000,000.00 4,966,300.00	0.00	(5,000,000.00)	(5,000,000.00) (4,966,300.00)	0.00 0.00
3130ANTH3	FEDERAL HOME LOAN BANKS 0.34 03/15/2024 0.00	0.34	08/20/2021 03/15/2024	3,843.89 9,350.00	5,500,000.00 5,443,460.00	0.00	(5,500,000.00)	(5,500,000.00) (5,443,460.00)	0.00 0.00
CCYUSD	Cash 0.00	0.00	03/31/2024	0.00 0.00	4,278,236.58 4,278,236.58	0.00	0.00	(4,278,236.58) (4,278,236.58)	0.00 0.00
CCYUSD	Cash 0.00	0.00	03/31/2024	0.00 0.00	75,030.34 75,030.34	0.00	0.00	(75,030.34) (75,030.34)	0.00 0.00
TEXPRIME	TexPool Prime 143,641,138.02	5.50	03/31/2024	1,750,753.94 1,750,753.94	84,801,476.79 84,801,476.79	58,839,661.23	0.00	58,839,661.23 58,839,661.23	143,641,138.02 143,641,138.02
4902MEED	Plains Capital Bank ICS Sweep 0.00	0.00	08/31/2023 03/31/2024	0.00 0.00	29.29 29.29	0.00	(29.29)	(29.29) (29.29)	0.00 0.00
99996	Plains Capital Bank Demand 6,564,479.85	0.00	03/31/2024	0.00 0.00	9,472,862.18 9,472,862.18	7,586,220.62	(10,494,602.95)	(2,908,382.33) (2,908,382.33)	6,564,479.85 6,564,479.85
3133ENUS7	FEDERAL FARM CREDIT BANKS FUNDING CORP 2.58 04/18/2024 2,000,000.00	2.73	04/25/2022 04/18/2024	12,900.00 0.00	1,999,098.31 1,983,320.00	0.00	0.00	759.76 13,740.00	1,999,858.07 1,997,060.00



Change in Value

IDENTIFIER	ISSUER PAR VALUE	YIELD	TRADE DATE MATURITY DATE	INTEREST ACCRUAL INTEREST RECEIVED	BEGINNING BOOK VALUE BEGINNING MARKET VALUE	PURCHASES/ ADDITIONS	REDEMPTIONS	CHANGE IN BOOK VALUE CHANGE IN MARKET VALUE	ENDING BOOK VALUE ENDING MARKET VALUE
3130ARJ44	FEDERAL HOME LOAN BANKS 2.4 04/22/2024 9,500,000.00	2.40	03/24/2022 04/22/2024	57,000.00 0.00	9,500,000.00 9,413,645.00	0.00	0.00	0.00 68,970.00	9,500,000.00 9,482,615.00
3130AMQQ8	FEDERAL HOME LOAN BANKS 0.35 04/23/2024 6,000,000.00	0.35	06/21/2021 04/23/2024	5,250.00 0.00	6,000,000.00 5,908,260.00	0.00	0.00	0.00 72,540.00	6,000,000.00 5,980,800.00
3130AMEP3	FEDERAL HOME LOAN BANKS 0.4 05/24/2024 5,500,000.00	0.40	05/17/2021 05/24/2024	5,500.00 0.00	5,500,000.00 5,393,630.00	0.00	0.00	0.00 61,820.00	5,500,000.00 5,455,450.00
3130AMZ88	FHLBANKS 0.520 07/12/24 '24 6,000,000.00	0.52	06/21/2021 07/12/2024	7,800.00 15,600.00	6,000,000.00 5,852,460.00	0.00	0.00	0.00 61,680.00	6,000,000.00 5,914,140.00
3130ARJ69	FHLBANKS 2.500 07/22/24 '24 9,500,000.00	2.50	03/24/2022 07/22/2024	59,375.00 0.00	9,500,000.00 9,356,170.00	0.00	0.00	0.00 49,780.00	9,500,000.00 9,405,950.00
91282CCX7	USA 0.375 09/15/24 1,609,500.00	3.99	09/21/2022 09/15/2024	1,505.84 3,017.81	1,569,654.86 1,558,448.67	0.00	0.00	14,053.91 16,032.13	1,583,708.77 1,574,480.80
3130ANTJ9	FHLBANKS 0.510 09/16/24 '24 5,500,000.00	0.51	08/20/2021 09/16/2024	7,012.50 14,025.00	5,500,000.00 5,322,020.00	0.00	0.00	0.00 51,700.00	5,500,000.00 5,373,720.00
3130AXAF5	FHLBANKS 5.375 09/18/24 500,000.00	5.46	09/18/2023 09/18/2024	6,718.75 13,437.50	499,692.31 500,760.00	0.00	0.00	107.28 (1,140.00)	499,799.59 499,620.00
3130AQSN4	FHLBANKS 1.625 02/25/25 '24 1,500,000.00	1.62	02/01/2022 02/25/2025	6,093.75 12,187.50	1,500,000.00 1,444,785.00	0.00	0.00	0.00 5,220.00	1,500,000.00 1,450,005.00
3130ARVV0	FHLBANKS 3.500 05/19/25 '24 5,550,000.00	3.50	04/25/2022 05/19/2025	48,562.50 0.00	5,550,000.00 5,447,103.00	0.00	0.00	0.00 (666.00)	5,550,000.00 5,446,437.00
3130AXAV0	FHLBANKS 5.630 08/13/25 CALD 3,000,000.00	5.63	09/20/2023 08/13/2025	42,225.00 84,450.00	3,000,000.00 2,998,980.00	0.00	0.00	0.00 (1,980.00)	3,000,000.00 2,997,000.00
3130AXAU2	FHLBANKS 5.680 08/13/25 CALD 0.00	5.68	09/27/2023 08/13/2025	12,306.67 56,800.00	3,000,000.00 2,998,440.00	0.00	(3,000,000.00)	(3,000,000.00) (2,998,440.00)	0.00 0.00
3133EPVY8	FED FARM CR BNKS 5.000 09/15/25 500,000.00	5.10	09/19/2023 09/15/2025	6,250.00 12,500.00	499,193.48 504,405.00	0.00	0.00	117.81 (3,690.00)	499,311.29 500,715.00
3130AQRX3	FHLBANKS 1.750 02/18/26 '24 5,000,000.00	1.75	02/01/2022 02/18/2026	21,875.00 43,750.00	5,000,000.00 4,728,000.00	0.00	0.00	0.00 (7,900.00)	5,000,000.00 4,720,100.00
3130AQWU3	FHLBANKS 2.000 02/27/26 '24 10,000,000.00	2.00	02/09/2022 02/27/2026	50,000.00 100,000.00	10,000,000.00 9,307,461.60	0.00	0.00	0.00 0.00	10,000,000.00 9,307,461.60
3130AXAP3	FHLBANKS 5.750 09/21/26 '24 11,000,000.00	5.76	09/21/2023 09/21/2026	158,125.00 316,250.00	10,997,504.63 10,994,940.00	0.00	0.00	228.45 (3,190.00)	10,997,733.08 10,991,750.00
TOTAL		4.29		2,278,410.34 2,482,121.75	197,242,778.77 195,236,048.45	66,425,881.85	(26,494,632.24)	35,593,249.89 36,066,873.82	232,836,028.66 231,302,922.27

OTHER FUNDS

TEXPRIME	TexPool Prime 12,359,512.80	5.50	03/31/2024	167,429.29 167,429.29	11,108,209.04 11,108,209.04	1,251,303.76	0.00	1,251,303.76 1,251,303.76	12,359,512.80 12,359,512.80
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Change in Value

IDENTIFIER	ISSUER PAR VALUE	YIELD	TRADE DATE MATURITY DATE	INTEREST ACCRUAL INTEREST RECEIVED	BEGINNING BOOK VALUE	PURCHASES/ ADDITIONS	REDEMPTIONS	CHANGE IN BOOK VALUE	ENDING BOOK VALUE
					BEGINNING MARKET VALUE			CHANGE IN MARKET VALUE	ENDING MARKET VALUE
99996	Plains Capital Bank Demand 1,974,305.48	0.00	03/31/2024	0.00 0.00	0.00 0.00	1,974,305.48	0.00	1,974,305.48 1,974,305.48	1,974,305.48 1,974,305.48
CCYUSD	Cash 0.00	0.00	03/31/2024	0.00 0.00	(2,524,010.98) (2,524,010.98)	0.00	0.00	2,524,010.98 2,524,010.98	0.00 0.00
TOTAL		4.74		167,429.29 167,429.29	8,584,198.06 8,584,198.06	3,225,609.24	0.00	5,749,620.22 5,749,620.22	14,333,818.28 14,333,818.28
GRAND TOTAL		4.61		5,101,778.18 5,540,193.08	485,860,377.54 483,004,613.92	104,605,767.78	(69,168,518.54)	34,230,538.88 34,914,557.20	520,090,916.41 517,919,171.11

**CITY OF McALLEN / McALLEN PUBLIC UTILITY / BRIDGE
INVESTMENT MATURITIES REPORT
03/31/24**

			TEXPOOL	GOV'T	COMMERCIAL	TOTAL	GOVERNMENT SECURITIES			COMMERCIAL PAPER
	FUND NAME	DEMAND	PRIME	SECURITIES	PAPER	HOLDINGS	0-1 YR	2+ YRS	3+ YRS	91 Days - 1 Yr
11	General Fund	2,502,994	70,495,910	43,999,525	0	116,998,430	24,344,980	14,655,324	4,999,222	
100	Hotel Occupancy Fund	141,065	4	0	0	141,068				
102	Hotel Venue Project Fund	613,175	470,137	0	0	1,083,312				
103	Marketing & Advertising Fund	61,798	716,919	0	0	778,717				
109	City Special Events Fund	44,075	0	0	0	44,075				
110	Development Corp Fund	306,282	11,790,010	13,121,434	0	25,217,726	6,814,755	3,807,068	2,499,611	
112	Dev Corp Fund - Debt Service	0	64,758	0	0	64,758				
113	Christmas Parade Fund	125,476	1,328,899	0	0	1,454,375				
115	Texas A&M Const Fd - Series 2017	0	0	0	0	0				
116	TIRZ#1	0	0	0	0	0				
118	Texas A&M Rev Bonds - Series 2017	750	0	0	0	750				
119	TIRZ Debt Service	806	11,201	0	0	12,007				
120	McAllen EB-5	3,464	69,059	0	0	72,523				
121	Park Land Zone #1	35,577	976,990	0	0	1,012,567				
122	Park Land Zone #2	33,142	237,656	0	0	270,797				
123	Park Land Zone #3	41,738	1,126,065	0	0	1,167,803				
124	TIRZ #2	352	4,541,331	0	0	4,541,683				
126	PEG Fund	59,429	1,432,491	0	0	1,491,919				
128	Friends of Quinta	169,438	402,126	0	0	571,564				
128	Ron Smith Preservation Fund - QM	0	435	0	0	435				
129	Performing and Cultural Arts Foundation	79,979	0	0	0	79,979				
160	Downtown Services Parking	41,314	23,568	0	0	64,881				
132	Community Development	0	0	0	0	0				
140	Misc Gov't Grants	0	471,686	0	0	471,686				
141	American Rescue Plan Act Fund	0	0	0	0	0				
152	Texas TransNational Intel Center	0	0	0	0	0				
154	PD Seized Funds	5,587	1,953,806	0	0	1,959,393				
156	Texas Anti-Gang Fund	0	2	0	0	2				
157	COPS Grant Fund	0	0	0	0	0				
170	Drainage Fee Fund	121,036	3,319,827	1,982,366	0	5,423,229	1,483,370	498,996	0	
290	Debt Service	186,539	6,494,668	0	0	6,681,207				
295	Hotel Venue Debt SVC	0	4	0	0	4				
300	Capital Improvement	405,325	3,273,576	6,312,929	0	9,991,830	4,891,471	1,421,459	0	
302	Quinta - Ctr for Urban Ecology	839,975	4,220,880	4,807,152	0	9,868,007	4,807,152	0	0	
305	City Hall Expansion Project	137,840	12,232,904	4,749,176	4,791,221	21,911,140	4,749,176	0	0	4,791,221
310	Drainage Bond	0	0	0	0	0				
318	Traffic Imp & Drainage Const - Ser 2018	141,701	9,303,485	0	0	9,445,187				
320	Parks Facility & Fire Station #2 Const	1,991	950,167	0	0	952,159				
321	Infrastructure and Improvements Fund	77,574	19,239,545	9,556,327	0	28,873,446	9,556,327	0	0	
322	Street Improvement Construction	0	320	0	0	320				
326	Sports Facility Construction	1,736	0	0	0	1,736				
340	Information Technology	0	356	0	0	356				
400	Water Fund	304,896	3,501,469	3,905,526	0	7,711,891	3,406,531	498,996	0	
400	Water Bond Reserve	0	1,519,695	0	0	1,519,695				
410	Water Depreciation	136,343	1,651,000	3,462,481	0	5,249,825	2,462,256	500,303	499,922	
420	Water Debt Service	0	53,451	0	0	53,451				
425	Water Debt Service TWDB	0	360,715	0	0	360,715				
430	Water Capital Improvement	69,852	3,239,537	2,946,045	0	6,255,433	1,945,819	500,303	499,922	
441	Water Rev Bonds	25,518	0	0	0	25,518				
442	TWDB Construction FD-Series 2021	0	15,015,362	0	0	15,015,362				
450	Wastewater Fund	325,559	1,231,084	491,900	0	2,048,543	491,900	0	0	
450	Wastewater Bond Reserve**	0	3,239,055	0	0	3,239,055				
460	Wastewater Depreciation	197,966	9,201,956	11,191,058	0	20,590,980	7,270,534	2,420,758	1,499,766	
470	Wastewater Debt Service	0	61,979	0	0	61,979				
475	Wastewater Debt Service 2010 - TWDB	0	948,079	0	0	948,079				
480	Wastewater Capital Improvement	63,651	4,274,141	2,437,435	0	6,775,227	1,937,512	0	499,922	
491	Wastewater Rev Bonds	0	0	0	0	0				
492	TWDB Construction FD-Series 2012	0	13,134	0	0	13,134				
494	TWDB Construction FD-Series 2015	59,255	0	0	0	59,255				
500	Sanitation	132,024	7,058,841	6,732,329	0	13,923,194	5,309,943	922,463	499,922	
502	Sanitation Depreciation	81,973	5,656,733	6,714,644	0	12,453,350	5,292,259	922,463	499,922	
520	Palm View Golf Course	246,545	2,327,572	499,922	0	3,074,039	0	0	499,922	
522	Palm View GC Depreciation	27,474	798,976	0	0	826,450				
540	McAllen Civic Center	0	0	0	0	0				
541	Convention Center	154,095	6,876,460	3,868,223	0	10,898,778	1,445,612	1,422,767	999,844	
544	Convention Center Depreciation	90,658	1,805,701	1,490,465	0	3,386,824	991,469	498,996	0	
546	Performing Arts Center	238,649	2,891,131	499,922	0	3,629,702	0	0	499,922	
547	Performing Arts Center Depreciation	66,945	1,018,382	491,900	0	1,577,227	491,900	0	0	
550	McAllen Internat'l Airport	164,448	15,753,419	3,429,744	0	19,347,612	1,429,293	1,000,607	999,844	
552	PFC Airport	128,491	7,143,844	1,000,226	0	8,272,560	0	500,303	499,922	
553	Airport Debt Service	0	78,094	0	0	78,094				
554	Airport CIP	0	0	0	0	0				
556	McAllen Express Transit	92,449	520,332	0	0	612,781				
558	Transit System	0	200	0	0	200				
560	McAllen Internat'l Toll Bridge	340,022	6,163,820	0	0	6,503,842				
566	Bridge CIP	220,062	4,085,434	0	0	4,305,496				
580	Anzalduas Bridge Int'l Crossing	277,742	6,102,970	0	0	6,380,712				
582	Anzalduas Bridge Debt Svc (\$26M)	0	152,572	0	0	152,572				
583	Anzalduas Bridge Debt Svc (\$14M)	0	115,243	0	0	115,243				
584	Anzalduas Debt Svc NADB Srs 2022	0	376,217	0	0	376,217				
586	Anzalduas CIP	170,150	1,429,185	0	0	1,599,335				
587	Anzalduas Construction NADB Srs 2022	350,753	37,553,499	9,614,303	0	47,518,556	9,614,303	0	0	
670	Fleet/Mat Mgt Fund *	(0)	0	0	0	(0)				
678	General Depreciation	557,828	8,898,241	9,720,436	0	19,176,505	6,877,518	2,842,918	0	
680	Health Insurance	0	44	0	0	44				
685	Retiree Health Insurance	168,146	236,065	0	0	404,211				
690	Risk Management	281,172	5,751,682	3,400,353	0	9,433,207	2,939,121	461,232	0	
692	Property & Casualty	2,556	400,602	0	0	403,159				
700	Firemen's Relief/Ret Fund	10,733	0	0	0	10,733				
710	RGV Radio Communications	83,084	8,367,243	0	0	8,450,326				
720	Neighborhood Association	21,094	0	0	0	21,094				
725	Tres Lagos PID Assessment Collections	2,005	134,353	0	0	136,358				
780	Payroll Fund	1,539,494	0	0	0	1,539,494				
730	Developer's Fund	48,232	5,747,646	3,966,039	0	9,761,918	2,968,047	997,992	0	
	Total	12,860,017	336,903,945	160,391,860	4,791,221	514,947,044	111,521,248	33,872,947	14,997,665	4,791,221
	Percentage of Total	2.50%	65.42%	31.15%	0.93%	100.00%				
	Fair Market Value Adjustment			3,812,436		3,812,436				
	Fully Amortized Discounts / Premiums - Matured			(2,156,410)	(135,575)	(2,291,985)				
	Amortizing Discounts / Premiums			3,334,585	288,837	3,623,422				
	Cost Basis	12,860,017	336,903,945	165,382,471	4,944,483	520,090,916				
	Money Market Mutual Funds									
	* Pending receipt of grant/loan/interfund reimbursement									

		TEXPOOL		GOV'T	COMMERCIAL	TOTAL	GOV'T SECURITIES			COMMERCIAL PAPER
FUND NAME		DEMAND	PRIME	SECURITIES	PAPER	HOLDINGS	0-1 YR	2+ YRS	3+ YRS	91-Days 1Yr
OPERATING FUNDS:										
11	General Fund	2,502,994	70,495,910	43,999,525	0	116,998,430	24,344,980	14,655,324	4,999,222	0
100	Hotel Occupancy Fund	141,065	4	0	0	141,068	0	0	0	0
102	Hotel Project Venue	613,175	470,137	0	0	1,083,312	0	0	0	0
103	Marketing & Advertising Fund	61,798	716,919	0	0	778,717	0	0	0	0
109	City Special Events Fund	44,075	0	0	0	44,075	0	0	0	0
110	Development Corp Fund	306,282	11,790,010	13,121,434	0	25,217,726	6,814,755	3,807,068	2,496,611	0
113	Christmas Parade Fund	125,476	1,328,899	0	0	1,454,375	0	0	0	0
160	Downtown Services Parking	41,314	23,568	0	0	64,881	0	0	0	0
400	Water Fund	304,896	3,501,469	3,905,526	0	7,711,891	3,406,531	498,996	0	0
450	Wastewater Fund	325,559	1,231,084	491,900	0	2,048,543	491,900	0	0	0
500	Sanitation	132,024	7,058,841	6,732,329	0	13,923,194	5,309,943	922,463	499,922	0
520	Palm View Golf Course	246,545	2,327,572	499,922	0	3,074,039	0	0	499,922	0
540	McAllen Civic Center	0	0	0	0	0	0	0	0	0
541	Convention Center	154,095	6,876,460	3,868,223	0	10,898,778	1,445,612	1,422,767	999,844	0
546	Performing Arts Center	238,649	2,891,131	499,922	0	3,629,702	0	0	499,922	0
550	McAllen Internat'l Airport	164,448	15,753,419	3,429,744	0	19,347,612	1,429,293	1,000,607	999,844	0
556	McAllen Express Transit	92,449	520,332	0	0	612,781	0	0	0	0
558	Transit System	0	200	0	0	200	0	0	0	0
560	McAllen Internat'l Toll Bridge	340,022	6,163,820	0	0	6,503,842	0	0	0	0
580	Anzalduas's Bridge M&O	277,742	6,102,970	0	0	6,380,712	0	0	0	0
680	Health Insurance	0	44	0	0	44	0	0	0	0
685	Retiree Health Insurance	168,146	236,065	0	0	404,211	0	0	0	0
690	Risk Management	281,172	5,516,682	3,400,353	0	9,433,207	2,939,121	461,232	0	0
692	Property & Casualty	2,556	400,602	0	0	403,159	0	0	0	0
TOTAL OPERATING FUNDS		6,564,480	143,641,138	79,948,879	0	230,154,497	46,182,136	22,768,456	10,998,287	0
PERCENTAGE OF TOTAL		2.85%	62.41%	34.74%	0.00%	100.00%				
DEBT SERVICE FUNDS:										
112	Dev Corp Fund - Debt Service	0	64,758	0	0	64,758	0	0	0	0
118	Texas A&M Rev Bonds - Series 2017	750	0	0	0	750	0	0	0	0
119	TIRZ Debt Service	806	11,201	0	0	12,007	0	0	0	0
290	Debt Service	186,539	6,494,668	0	0	6,681,207	0	0	0	0
295	Hotel Venue Debt Service Fund	0	4	0	0	4	0	0	0	0
420	Water Debt Service	0	53,451	0	0	53,451	0	0	0	0
425	Water Debt Service TWDB	0	360,715	0	0	360,715	0	0	0	0
470	Wastewater Debt Service	0	61,979	0	0	61,979	0	0	0	0
475	Wastewater Debt Service 2010-TWDB	0	948,079	0	0	948,079	0	0	0	0
553	Airport Debt Service	0	78,094	0	0	78,094	0	0	0	0
562	McAllen Toll Bridge - Debt Svc	0	0	0	0	0	0	0	0	0
582	Anzalduas Bridge Debt Svc (\$26M)	0	152,572	0	0	152,572	0	0	0	0
583	Anzalduas Bridge Debt Svc (\$14M)	0	115,243	0	0	115,243	0	0	0	0
584	Anzalduas Debt Svc NADB Srs 2022	0	376							

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AGENDA ITEM

4.b.

PUBLIC UTILITY BOARD

DATE SUBMITTED

08/20/2024

MEETING DATE

8/27/2024

1. Agenda Item: Review of Results of Financial Operations as of June 30, 2024
2. Party Making Request:
Maria Chavero, Director of Finance for Utilites
3. Nature of Request: Water Fund year-to-date revenue, \$18,962,960, increased 6% from the same period of the prior year and 5% under budget, while year-to-date operating expenses, \$17,073,095, increased 7% compared to the previous year, 12% under budget, resulting in net revenues over expenses of \$1,889,864.
Wastewater Fund year-to-date revenue, \$16,205,667, increased 7% from the same period of the prior year and 7% under budget, while year-to-date operating expenses, \$16,526,194, increased 6% compared to the previous year, 2% under budget, resulting in net revenues under expenses of \$320,527.
4. Budgeted:

Bid Amount: _____	Budgeted Amount: _____
Under Budget: _____	Over Budget: _____
	Amount Remaining: _____
5. Reimbursement:
6. Routing:
Maria Chavero Created/Initiated - 8/20/2024
7. Staff's Recommendation: N/A- Information only
8. City Attorney: N/A - EGJR
9. MPU General Manager: Approved - MAV
10. Director of Finance for Utilities: Approved - MSC



FINANCIAL STATEMENTS

For the Ninth Month Period Ended June 30, 2024

Prepared By:
Maria S. Chavero, MBA, CGFO
Director of Finance for Utilities



EXECUTIVE SUMMARY

Review of the Financial Statements For the Nine Months Ending June 30, 2024

Statement of Revenues and Expenses

<i>Water Fund</i>

Overall

Year-to-date revenues are reported at \$18,962,960, an increase of \$1,153,240 or 6% over the same period of the prior year, 5% under budget on a flat basis. Year-to-date operating expenses are reported at \$17,073,095, an increase of \$1,165,181 or 7% over the same period of the prior year, 12% under budget on a flat basis. This resulted in year-to-date revenues over expenses of \$1,889,864 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, \$16,503,126, which is \$880,457, over the same period of the prior year, 9% under budget on a flat basis. The residential category experienced a 5% increase in revenues and an 8% increase in consumption during the nine-month period, as indicated on page 3. The commercial category experienced a 6% increase in revenues from the prior year and 6% increase in consumption. The industrial category experienced a 15% increase in revenues and 14% increase 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 12% under the planned annual consumption of 9,000,000,000 gallons.

Tap Fees

This revenue line item, at \$379,000, is 25% over last year and 9% over year-to-date budget.

Connects & Reconnects

This revenue line item, at \$325,625, is 14% over last year and 13% over year-to-date budget.

Other Operating Revenues

This revenue line item representing late fees and payment arrangement fees, at \$392,500, is 6% over the prior year and 23% over year-to-date budget.

Reimbursements

Reimbursements, at \$124,030 are over the annual budget amount of \$35,500.

Miscellaneous Revenues

Miscellaneous revenues include water tower lease revenue and other miscellaneous fees and, at \$359,342 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 4.76% on cash and investments; the fund as a whole, 5.21%. The blended yield on investments, excluding cash and TexPool Prime, is reported at 4.43%.

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 1% from the prior year. At June 30, 2024, 51,228 water accounts were serviced compared to 50,890 the prior year, an increase of 338 new accounts. During the first nine months of the current fiscal year, the number of accounts increased by 253 new accounts.

<i>Wastewater Fund</i>

Overall

As presented on page 5 of the report, year-to-date revenues are reported at \$16,205,667, an increase of \$1,025,218, or 7%, over the same period of the prior year, 7% under budget on a flat basis. Year-to-date operating expenses are reported at \$16,526,194, an increase of \$941,303, 6% over the same period of the prior year, 2% under budget on a flat basis. This resulted in revenues under expenses of \$320,527 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 \$13,928,280, which is \$674,021 over the same period of the prior year, 11% 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% increase in consumption in the residential category. Revenues within the residential category were slightly over the prior year, 9% under budget. Revenues within the commercial category were 5% over the prior year, 17% under budget, when combining both the commercial and City of Alton revenues. Finally, revenues within the industrial category were 18% over the prior year, 27% under budget.

Reuse Charges

Water reuse charges, excluding effluent to the Calpine/Duke power plants, are reported at \$294,495, 23% over the annual budget of \$240,000. Effluent charges to the power plants are reported at \$670,069, in line with the budget for the period.

Industrial Waste Surcharge

This revenue line, at \$829,201, is 8% under year-to-date budget on a flat basis, due to the enforcement of the pre-treatment program.

Reimbursements

Reimbursements, at \$159,882 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 \$855,696 have exceeded the annual budget amount of \$738,000.

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 4.82% on cash and investments; the fund, as a whole 4.78%. The blended yield on investments, excluding cash and TexPool Prime, is reported at 4.01%.

Expenses

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, 2024, 45,640 wastewater accounts were serviced compared to 45,241 the prior year, an increase of 399 new accounts. During the nine months of the current fiscal year, the number of accounts increased by 381 new accounts. The number of reuse accounts also grew from 721 accounts the prior year to 842 accounts the current fiscal year, an increase of 121 new accounts.

Balance Sheets

<i>Water & Wastewater Funds -- Combined</i>
--

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 \$11,285,340, compared to \$13,649,381 the prior year. Debt-equity ratio is .78/1. The restricted accounts, the portion relating to debt service, are considered adequate.

<i>Water & Wastewater Funds</i>
--

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 \$827,727 in a non-interest-bearing demand deposit account; 3,017,209 in CDs, earning 5.22%; \$4,381,632 in commercial paper, earning 5.46%; \$14,988,384 in government agency securities, earning 3.54%; and \$50,679,959 in TexPool Prime, which earned 5.46% in June. The overall blended yield of the entire portfolio is presented as 5.00%, compared to 3.81% the prior year. The overall blended yield of the investment holdings, excluding cash and TexPool Prime, is presented as 4.14%.

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

For the Ninth Month Period Ended June 30, 2024

	Water Fund	Wastewater Fund	Combined
OPERATING REVENUES			
Residential Charges	\$ 10,878,923	\$ 9,092,046	\$ 19,970,969
Commercial Charges	5,107,015	3,115,459	8,222,473
Industrial Charges	339,376	195,591	534,968
City of Alton User Charges	-	560,620	560,620
Calpine/Duke Reuse Charges	-	670,069	670,069
Reuse-Water Charges	-	294,495	294,495
Regional Water Sales	177,811	-	177,811
Industrial Waste Surcharge	-	829,021	829,021
Reimbursements	124,030	159,882	283,912
Billing Charges	345,006	-	345,006
Connects/Reconnects	325,625	-	325,625
Tap Fees	379,000	-	379,000
Other Charges	751,841	912,996	1,664,838
Total Operating Revenues	18,428,628	15,830,178	34,258,806
NON-OPERATING REVENUES			
Sale of Property	6,888	100,207	107,095
Interest	527,443	275,282	802,726
Total Non-Operating Revenues	534,331	375,489	909,821
TOTAL REVENUES	18,962,960	16,205,667	35,168,628
EXPENSES			
Plants	4,361,586	4,225,985	8,587,571
Cost of Raw Water	1,058,741	-	1,058,741
Labs	466,086	588,433	1,054,519
Distribution & Collections	2,113,460	2,237,477	4,350,937
Meter Readers	919,418	-	919,418
Utility Billing	789,841	-	789,841
Customer Relations	847,066	-	847,066
Treasury Management	319,268	-	319,268
General & Administration	1,453,219	1,022,711	2,475,930
Employee Benefits	36,676	-	36,676
Insurance	81,423	88,641	170,064
Pension Expense-TMRS (GASB 68)	-	-	-
TMRS Benefits-Contra (GASB 68)	-	-	-
Debt Service	733,812	1,097,548	1,831,360
Billing Charges	-	172,503	172,503
Depreciation*	3,892,499 *	7,092,897 *	10,985,396
TOTAL EXPENSES	17,073,095	16,526,194	33,599,290
INCOME(LOSS) PRIOR TO CONTRIBUTIONS & TRANSFERS	\$ 1,889,864	\$ (320,527)	\$ 1,569,337
Contributions - Acquired Assets	-	-	-
Change in net assets	\$ 1,889,864	\$ (320,527)	\$ 1,569,337
<i>Capital Outlay</i>	\$ 480,000	\$ -	\$ 480,000
<i>Transfer to Capital Improvement Fund</i>	1,291,122	1,106,361	2,397,483
<i>Transfer to Depreciation Fund</i>	1,380,383	2,852,907	4,233,290
<i>Transfer to TWDB Construction-Loan Reimbursement</i>	93,646	-	93,646
<i>Reserve For Water Rights</i>	-	-	-
<i>Rebatable Arbitrage</i>	-	-	-
<i>Capitalized Interest</i>	-	-	-
<i>Bond Refunding Costs</i>	-	-	-
<i>Health Insurance Fund</i>	-	-	-

* 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 Ninth Month Period Ended June 30, 2024

	Year-To-Date					75.00% Completed
	Budget	Current	Prior	Variance	Inc/Dec	Actual % to Budget
REVENUES						
1 Residential Charges	\$ 16,627,282	\$ 10,878,923	\$ 10,341,149	\$ 537,775	5.20%	65.43%
2 Commercial Charges	7,470,558	5,107,015	4,811,010	296,005	6.15%	68.36%
3 Industrial Charges	614,225	339,376	294,990	44,386	15.05%	55.25%
4 Backflow Testing Charges	-	-	-	-	0.00%	0.00%
5 Regional Water Usage	340,000	177,811	175,521	2,291	1.31%	52.30%
<i>Total users' charges</i>	<i>25,052,065</i>	<i>16,503,126</i>	<i>15,622,669</i>	<i>880,457</i>	<i>5.64%</i>	<i>65.88%</i>
6 Tap Fees	450,000	379,000	304,250	74,750	24.57%	84.22%
7 Connects & Reconnects	370,000	325,625	285,200	40,425	14.17%	88.01%
8 Other Operating Revenues	400,000	392,500	369,578	22,922	6.20%	98.12%
9 Other Revenues - Sale of Property	-	6,888	-	6,888	0.00%	0.00%
11 Reimbursements - Sharyland #2	-	-	2,163	(2,163)	0.00%	0.00%
16 Reimbursements - Other	35,500	124,030	107,234	16,797	15.66%	349.38%
17 Miscellaneous	235,000	359,342	248,496	110,845	44.61%	152.91%
18 Interest Earned	274,353	527,443	525,124	2,320	0.44%	192.25%
19 <i>Revenues before billing charges</i>	<i>26,816,918</i>	<i>18,617,954</i>	<i>17,464,714</i>	<i>1,153,240</i>	<i>6.60%</i>	<i>69.43%</i>
20 Billing Charges	460,000	345,006	345,006	-	0.00%	75.00%
21 TOTAL REVENUES	27,276,918	18,962,960	17,809,720	1,153,240	6.48%	69.52%
EXPENSES						
22 Water Plants	6,717,157	4,361,586	4,065,910	D 295,676	7.27%	64.93%
23 Cost of Raw Water	3,078,577	1,058,741	1,109,589	E (50,848)	-4.58%	34.39%
24 Water Lab	656,457	466,086	404,273	F 61,813	15.29%	71.00%
25 Trans & Distribution	3,354,591	2,113,460	1,861,341	G 252,120	13.55%	63.00%
26 Meter Readers	1,502,958	919,418	882,350	H 37,068	4.20%	61.17%
27 Utility Billing	1,101,736	789,841	695,148	I 94,693	13.62%	71.69%
28 Customer Relations	1,244,809	847,066	767,456	J 79,611	10.37%	68.05%
29 Treasury Management	573,201	319,268	328,033	K (8,766)	-2.67%	55.70%
30 General & Admin	2,330,729	1,453,219	1,256,385	L 196,834	15.67%	62.35%
31 Non-recurring Expense	-	-	-	-	0.00%	0.00%
32 Employee Benefits	70,413	36,676	26,923	9,753	36.22%	52.09%
33 Insurance	108,557	81,423	54,306	27,117	49.93%	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>	<i>20,739,185</i>	<i>12,446,784</i>	<i>11,451,713</i>	<i>995,070</i>	<i>8.69%</i>	<i>60.02%</i>
37 Debt Service	982,197	733,812	1,035,007	(301,195)	-29.10%	74.71%
38 Depreciation *	5,285,931	3,892,499	3,421,193	471,306	13.78%	73.64%
39 TOTAL EXPENSES	27,007,313	17,073,095	15,907,914	1,165,181	7.32%	63.22%
40 Revenues Over (Under) Expenses	269,605	1,889,864	1,901,806			
41 Contributions - Acquired assets	-	-	-			
42 Change in Net Assets		1,889,864	1,901,806			
NON-OPERATING EXPENSES						
43 Capital Outlay	-	480,000	-	480,000		
44 Transfer to Capital Improvements	1,721,500	1,291,122	764,091	527,031		
45 Transfer to Depreciation	1,850,076	1,380,383	1,197,418	182,965		
46 Transfer to TWDB Construction-Loan Reimbursement	-	93,646	17,624,150	(17,530,504)		
51 Health Insurance Fund	124,984	-	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 Ninth Month Period Ended June 30, 2024

Ref	Description	Month Ending				Fiscal Year-to-Date			% Inc (Dec)
		30-Jun-24	30-Jun-23	Inc(Dec)	% Inc(Dec)	30-Jun-24	30-Jun-23	Inc(Dec)	
	CONSUMPTION								
A	Residential *	400,525,000	317,162,200	83,362,800	26.28%	3,197,872,286	2,965,810,100	232,062,186	7.82%
B	Commercial	281,045,200	236,086,100	44,959,100	19.04%	2,347,817,100	2,206,415,300	141,401,800	6.41%
C	Industrial	27,635,600	22,922,100	4,713,500	20.56%	183,405,300	160,565,000	22,840,300	14.22%
	Total	709,205,800	576,170,400	133,035,400	23.09%	5,729,094,686	5,332,790,400	396,304,286	7.43%

NUMBER OF WATER ACCOUNTS

A	Residential	**	42,961	42,747	214	0.50%
B	Commercial		8,112	7,992	120	1.50%
C	Industrial		155	151	4	2.65%
	Total		51,228	50,890	338	0.66%

* Gallons year-to-date for Sharyland accounts = 43,896,500
** 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	6/30/2024	51,228		6/30/2023	50,890		
Number of accounts at	9/30/2023	50,975		9/30/2022	50,357		
Increase/(Decrease) in accounts		253			533		

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	\$ 108,402	\$ 76,981	\$ 179,252	\$ (74,393)	\$ 5,434	\$ 295,676
E Cost of Raw Water	-	-	(50,848)	-	-	(50,848)
F Water Lab	45,646	445	19,795	(4,839)	767	61,813
G Trans & Distribution	186,259	9,644	10,480	22,285	23,451	252,120
H Meter Readers	75,775	293	1,190	(43,374)	3,185	37,068
I Utility Billing	53,481	3,757	36,611	460	385	94,693
J Customer Relations	70,576	2,119	(2,390)	(537)	9,842	79,611
K Treasury Management	2,004	401	(8,349)	(55)	(2,766)	(8,766)
L General & Admin	128,691	(1,070)	60,483	362	8,368	196,834
	\$ 670,833	\$ 92,570	\$ 246,223	\$ (100,091)	\$ 48,666	\$ 958,201

ANALYSIS OF ACTUAL TO BUDGETED CONSUMPTION & REVENUES

Budgeted Consumption for fy 2023-24 (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	6/30/2024		6,525,000,000	January	675,000,000
Actual consumption at	6/30/2024		5,729,094,686	February	675,000,000
Excess/(deficiency) to planned			(795,905,314)	March	675,000,000
				April	825,000,000
Budgeted User Charge Revenues for fy 2023-24		\$ 25,052,065		May	825,000,000
* 45% of planned revenues			11,273,429	June	825,000,000
* 55% of planned revenues			13,778,636	July	825,000,000
				August	825,000,000
Planned revenues at	6/30/2024		18,162,747	September	825,000,000
Actual revenues at	6/30/2024		16,503,126		
Excess/(deficiency) to planned			\$ (1,659,621)	Total	9,000,000,000

* 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 Ninth Month Period Ended June 30, 2024

Water Depreciation

Water Capital Improvement

Sources	Water Depreciation				Water Capital Improvement			
	Budget	YTD Budget	YTD	% to YTD Budget *	Budget	YTD Budget	YTD	% to YTD Budget *
Interest Revenue	\$ 107,295	\$ 80,471	\$ 196,012	243.58%	\$ 127,988	\$ 95,991	\$ 233,229	242.97%
Miscellaneous	0	0	156,840	0.00%	0	0	0	0.00%
Transfers In	1,850,076	1,387,557	1,380,383	99.48%	1,721,500	1,291,125	1,291,122	100.00%
Total Sources	\$ 1,957,371	\$ 1,468,028	\$ 1,733,235	118.07%	1,849,488	1,387,116	1,524,351	109.89%

Uses	Water Depreciation				Water Capital Improvement			
	Budget	YTD Budget	YTD	% to YTD Budget *	Budget	YTD Budget	YTD	% to YTD Budget *
Replacement (Infrastructure)	2,215,533	1,661,650	550,028	33.10%	1,945,000	1,458,750	88,279	0.00%
Capital Outlay	2,296,303	1,722,227	1,086,457	63.08%	1,221,500	916,125	542,460	59.21%
Transfers Out	0	0	0	0.00%	0	0	0	0.00%
Total Uses	\$ 4,511,836	\$ 3,383,877	\$ 1,636,485	48.36%	\$ 3,166,500	\$ 2,374,875	\$ 630,739	26.56%

Sources Over/ (Under) Uses	\$ (2,554,465)	\$ (1,915,849)	\$ 96,750	\$ (1,317,012)	\$ (987,759)	\$ 893,612
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*75% of the year completed

McALLEN PUBLIC UTILITY
WASTEWATER FUND
COMPARATIVE STATEMENT OF REVENUES AND EXPENSES
For the Ninth Month Period Ended June 30, 2024

		Year-To-Date						75.00% Completed
		Budget	Current	Prior Year	Variance	Inc/Dec	Actual % To Budget	
REVENUES								
1	Residential Charges	\$ 13,751,728	\$ 9,092,046	\$ 8,691,707	A \$ 400,339	4.61%	66.12%	
2	Commercial Charges	5,571,722	3,115,459	2,988,954	A 126,505	4.23%	55.92%	
3	Industrial Charges	403,733	195,591	165,658	A 29,933	18.07%	48.45%	
4	City of Alton User Charges	750,000	560,620	503,777	A 56,843	11.28%	74.75%	
5	Calpine/Duke Reuse Charges	900,000	670,069	665,839	A 4,230	0.64%	74.45%	
6	Reuse-Water Charges	240,000	294,495	238,323	A 56,172	23.57%	122.71%	
	Total users' charges	21,617,183	13,928,280	13,254,259	674,021	5.09%	64.43%	
7	Ind. Waste Surcharge	1,240,000	829,021	833,837	(4,816)	-0.58%	66.86%	
8	Other Operating Revenues	20,000	57,300	38,550	18,750	48.64%	0.00%	
9	Other Revenues - Sale of Property	-	100,207	(33)	100,240	0.00%	0.00%	
10	Reimbursements	91,500	159,882	98,161	61,721	62.88%	174.73%	
11	Miscellaneous	738,000	855,696	712,921	142,775	20.03%	115.95%	
12	Interest Earned	128,644	275,282	242,755	32,527	13.40%	213.99%	
13	Total Revenues	23,835,327	16,205,667	15,180,449	1,025,218	6.75%	67.99%	
EXPENSES								
14	Wastewater Plant	6,085,222	4,225,985	3,875,746	B 350,239	9.04%	69.45%	
15	Wastewater Lab	823,816	588,433	571,216	C 17,216	3.01%	71.43%	
16	Wastewater Collections	3,022,584	2,237,477	2,007,671	D 229,806	11.45%	74.03%	
17	General & Admin.	1,809,306	1,022,711	970,046	E 52,665	5.43%	56.53%	
18	Employee Benefits	11,815	-	-	-	0.00%	0.00%	
19	Insurance	118,198	88,641	59,130	29,511	49.91%	74.99%	
20	Pension Expense-TMRS (GASB 68)	-	-	-	-	0.00%	0.00%	
21	TMRS Benefits-Contra (GASB 68)	-	-	-	-	0.00%	0.00%	
22	Sub-Total Expenses	11,870,941	8,163,247	7,483,809	679,437	9.08%	68.77%	
22	Debt Service	1,093,069	1,097,548	884,808	212,739	24.04%	100.41%	
23	Depreciation *	9,558,403	7,092,897	7,043,771	49,126	0.70%	74.21%	
24	Expenses Before Billing Charges	22,522,413	16,353,691	15,412,388	941,303	6.11%	72.61%	
25	Billing Charges	230,000	172,503	172,503	-	0.00%	75.00%	
26	TOTAL EXPENSES	22,752,413	16,526,194	15,584,891	941,303	6.04%	72.63%	
27	Revenues Over (Under) Expenses	\$ 1,082,915	\$ (320,527)	\$ (404,443)				
28	Contributions - Acquired assets	-	-	-				
29	Change in Net Assets		(320,527)	(404,443)				
NON-OPERATING EXPENSES								
30	Capital Outlay	-	-	-	-			
31	Transfer to Capital Improvement	1,475,145	1,106,361	975,753	130,608			
32	Transfer to Depreciation	3,823,361	2,852,907	2,817,320	35,587			
33	Transfer to TWDB Construction-Loan Reimbursement	-	-	-	-			
34	Rebatable Arbitrage	-	-	-	-			
35	Capitalized Interest	-	-	-	-			
36	Bond Refunding Costs	-	-	-	-			
37	Health Insurance	96,141	-	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 Ninth Month Period Ended June 30, 2024

ANALYSIS OF YEAR-TO-DATE EXPENDITURES

Ref	Description	Month Ending				Fiscal Year-to-Date			
CONSUMPTION		30-Jun-24	30-Jun-23	Inc(Dec)	% Inc(Dec)	30-Jun-24	30-Jun-23	Inc(Dec)	(Dec)
A	Residential	331,662,100	268,147,600	63,514,500	23.69%	2,656,048,700	2,476,757,600	179,291,100	7.24%
A	Commercial	212,804,200	199,338,400	13,465,800	6.76%	1,820,651,300	1,718,842,700	101,808,600	5.92%
A	Industrial	26,350,500	22,228,500	4,122,000	18.54%	171,877,500	151,513,800	20,363,700	13.44%
	Total	570,816,800	489,714,500	81,102,300	16.56%	4,648,577,500	4,347,114,100	301,463,400	6.93%

Ref	Description	Month Ending				Fiscal Year-to-Date			
REUSE CONSUMPTION *		30-Jun-24	30-Jun-23	Inc(Dec)	% Inc(Dec)	30-Jun-24	30-Jun-23	Inc(Dec)	(Dec)
	Residential	14,428,700	8,815,400	5,613,300	63.68%	103,907,200	79,999,600	23,907,600	29.88%
	Commercial	10,395,000	5,425,000	4,970,000	91.61%	67,889,200	56,249,300	11,639,900	20.69%
	Industrial	0	0	0	0.00%	0	0	0	0.00%
	Total	24,823,700	14,240,400	10,583,300	74.32%	171,796,400	136,248,900	35,547,500	26.09%

* Excludes effluent to power plants

NUMBER OF WASTEWATER ACCOUNTS

A	Residential	**	39,674	39,318	356	0.91%
A	Commercial		5,836	5,797	39	0.67%
A	Industrial		130	126	4	3.17%
	Total		45,640	45,241	399	0.88%

Number of new accounts for the current fiscal year:			Growth in number of new accounts prior year:		
Number of accounts at	6/30/2024	45,640	6/30/2023	45,241	
Number of accounts at	9/30/2023	45,259	9/30/2022	44,614	
Increase/(Decrease) in accounts		381		627	

NUMBER OF REUSE ACCOUNTS

A	Residential	814	695	119	17.12%
A	Commercial	28	26	2	7.69%
A	Industrial	0	0	0	0.00%
	Total	842	721	121	16.78%

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	\$ 160,445	\$ 20,031	\$ 84,338	\$ 59,607	\$ 25,817	\$ 350,239
C Wastewater Lab	7,498	10,997	1,134	(3,499)	1,086	17,216
D Wastewater Collections	114,642	58,328	34,908	16,841	5,087	229,806
E General & Admin.	62,585	1,168	(22,526)	(1,319)	12,757	52,665
	\$ 345,170	\$ 90,524	\$ 97,855	\$ 71,629	\$ 44,747	\$ 649,926

ANALYSIS OF ACTUAL TO BUDGETED CONSUMPTION & REVENUES

Budgeted Consumption for fy 2023-24 (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 6/30/24		5,178,050,050	January	535,660,350
Actual consumption at 6/30/24		4,648,577,500	February	535,660,350
Excess/(deficiency) to planned		(529,472,550)	March	535,660,350
			April	654,695,983
			May	654,695,983
Budgeted User Charge Revenues for fy 2023-24	\$	20,477,183	June	654,695,983
* 45% of planned revenues		9,214,732	July	654,695,983
* 55% of planned revenues		11,262,451	August	654,695,983
			September	654,695,983
Planned revenues at 6/30/24		14,845,958		
Actual revenues at 6/30/24		13,258,211		
Excess/(deficiency) to planned		(1,587,747)	Total	7,142,138,000

* 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 Ninth Month Period Ended June 30, 2024

Wastewater Depreciation				
	Budget	YTD Budget	YTD	To Y-T-D Budget *
Sources				
Interest Revenue	\$ 559,727	\$ 419,795	\$ 680,379	162.07%
Miscellaneous	-	-	-	0.00%
Transfers In	3,823,361	2,867,521	2,852,907	99.49%
Total Sources	\$ 4,383,088	\$ 3,287,316	\$ 3,533,286	107.48%

Wastewater Capital Improvement				
	Budget	YTD Budget	YTD	To Y-T-D Budget *
	\$ 138,895	\$ 104,171	\$ 260,258	249.84%
	1,327,305	995,479	24,464	2.46%
	1,475,145	1,106,359	1,106,361	100.00%
	\$ 2,941,345	\$ 2,206,009	\$ 1,391,083	63.06%

Uses				
Replacement (Infrastructure)	11,341,958	8,506,469	491,654	5.78%
Capital Outlay	1,421,000	1,065,750	628,095	58.93%
Transfers Out	-	-	-	0.00%
Total Uses	\$ 12,762,958	\$ 9,572,219	\$ 1,119,749	11.70%

	5,129,748	3,847,311	553,844	14.40%
	875,145	656,359	565,519	86.16%
	-	-	-	0.00%
	\$ 6,004,893	\$ 4,503,670	\$ 1,119,363	24.85%

Sources Over/ (Under) Uses	(\$8,379,870)	(\$6,284,903)	\$2,413,537
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	(\$3,063,548)	(\$2,297,661)	\$271,720
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*75% of the year completed

**WATER & WASTEWATER FUND
COMBINED BALANCE SHEET**

as of June 30, 2024

	WATER FUND *	WASTEWATER FUND *	COMBINED
ASSETS			
<u>Current Assets</u>			
Cash & Investments			
Demand.....	\$ 338,483	\$ 251,097	\$ 589,580
Time Deposits.....	0	0	0
Investments.....	4,905,569	1,892,206	6,797,775
Market Value Adjustment.....	(31,464)	0	(31,464)
Mgr/Trust Cash.....	0	0	0
Receivables, net:			
Accounts.....	2,614,471	2,278,131	4,892,603
Accrued Interest.....	18,481	0	18,481
Due From Other Funds.....	0	0	0
Lease Revenue.....	174,693	0	174,693
Lease Interest Revenue.....	849	0	849
Water/Sewer Line Assessments.....	0	400	400
Inventories, at cost.....	691,853	0	691,853
Miscellaneous.....	0	0	0
Prepaid expenses.....	0	0	0
Total Current Assets	\$ 8,712,935	\$ 4,421,835	\$ 13,134,770
Notes Receivable	81,269	81,349	162,618
LT Receivable - Lease Revenue.....	217,675	0	217,675
<u>Restricted Assets</u>			
Mgr/Trust Cash.....	0	0	0
Accrued Interest.....	17,122	93,101	110,222
Due From Other Funds.....	0	0	0
Notes Receivable - Airport	0	0	0
Accounts Receivable.....	0	4,335	4,335
Sub-Total	17,122	97,436	114,557
Demand.....	95,506	144,941	240,447
Time Deposits.....	1,005,737	2,011,473	3,017,210
Investments.....	29,786,057 **	28,573,605	58,359,661
Market Value Adjustment.....	(11,487)	(251,175)	(262,662)
Total Restricted Cash & Investments	30,875,812	30,478,844	61,354,656
Total Restricted Assets	30,892,934	30,576,280	61,469,214
Propert, Plant, & Equipment.....	181,208,992	281,651,280	462,860,272
(Less: Accumulated Depreciation).....	(103,888,144)	(134,492,546)	(238,380,690)
Net Property, Plant, & Equipment	77,320,847	147,158,735	224,479,582
Other Assets, net.....	26,657,952	5,283,300	31,941,252
TOTAL ASSETS	\$ 143,883,612	\$ 187,521,498	331,405,111

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

** Includes a portion of the restricted customer deposits totalling \$3,173,424

**WATER & WASTEWATER FUND
COMBINED BALANCE SHEET**

as of June 30, 2024

	<u>WATER FUND</u>	*	<u>WASTEWATER FUND</u>	*	<u>COMBINED</u>
LIABILITIES & FUND EQUITY					
<u>Current Liabilities</u>					
Accounts Payable.....	\$ 198,155		\$ 154,870		\$ 353,026
Accrued Expense.....	742,318		649,271		1,391,589
Due to Other Funds.....	0		0		0
Other.....	1,039		103,777		104,816
Total Current Liabilities	<u>941,512</u>		<u>907,918</u>		<u>1,849,430</u>
<u>Liabilities Payable from Restricted Assets</u>					
Accounts Payable.....	243,333		30,182		273,515
Accrued Expense.....	400,300		42,459		442,759
Due to Other Funds.....	0		0		0
Interest Payable.....	373,162		436,324		809,486
Customer Deposits.....	3,173,424		0		3,173,424
Current Portion of Revenue Bonds.....	2,883,106		4,908,602		7,791,708
Total Liabilities Payable from Restricted Assets	<u>7,073,325</u>		<u>5,417,567</u>		<u>12,490,892</u>
<u>Other Non-Current Liabilities</u>					
Revenue Bonds.....	42,304,768		79,624,477		121,929,245
SBITA- Subscription liability.....	1,169		4,185		5,354
Arbitrage Payable.....	0		64,396		64,396
Deferred Revenues.....	158,682		14,626		173,308
Deferred inflows of resources.....	747,903		2,523,316		3,271,219
Noncurrent liabilities / net pension liability.....	2,956,862		1,984,108		4,940,970
TOTAL LIABILITIES	<u>54,184,220</u>		<u>90,540,594</u>		<u>144,724,815</u>
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.....	566,840		1,714,278		2,281,118
Reserve for Capital Improvement.....	21,116,917		6,954,557		28,071,474
Reserve for Depreciation.....	5,018,958		21,385,166		26,404,123
Reserve for Water Rights Purchase.....	0		0		0
Unreserved.....	62,996,677		66,926,903		129,923,580
Total Retained Earnings	<u>89,699,392</u>		<u>96,980,904</u>		<u>186,680,296</u>
TOTAL LIABILITIES AND FUND EQUITY	<u>\$ 143,883,612</u>		<u>\$ 187,521,498</u>		<u>\$ 331,405,111</u>

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

WATER FUND
COMBINED BALANCE SHEET

as of June 30, 2024

	RESTRICTED ASSETS					
	Water Fund	Water Depr. Fund	Water Capital Impr. Fund	Water Revenue Bonds	Debt Service	Combined
ASSETS						
<u>Current Assets</u>						
Cash & Investments						
Demand.....	\$ 338,483	\$ 23,966	\$ 45,894	\$ 25,518	\$ 129	\$ 433,989
Certificate of Deposit.....	-	502,868	502,868	-	-	1,005,737
Investments & Securities.....	4,905,569	4,699,369	6,050,828	14,922,432	940,003	31,518,201
Market Value Adjustment.....	(31,464)	12,035	(23,522)	-	-	(42,951)
Mgr/Trust Cash.....	-	-	-	-	-	-
Receivables						
Accounts.....	2,614,471	-	-	-	-	2,614,471
Accrued Interest.....	18,481	8,493	8,629	-	-	35,602
Due From Other Funds.....	-	-	-	-	-	-
Lease Revenue.....	174,693	-	-	-	-	174,693
Lease Interest Revenue.....	849	-	-	-	-	849
Water Line Assessments.....	-	-	-	-	-	-
Inventories, at cost.....	691,853	-	-	-	-	691,853
Prepaid expenses.....	-	-	-	-	-	-
Total Current Assets	8,712,935	5,246,731	6,584,697	14,947,950	940,132	36,432,445
Notes Receivable	81,269	-	-	-	-	81,269
LT Receivable - Lease Revenue.....	217,675	-	-	-	-	217,675
CD's restricted for customer deposits.....	-	-	-	-	-	-
Investments restricted for customer deposits.....	3,173,424	-	-	-	-	3,173,424
Property, Plant, & Equipment.....	181,208,992	-	-	-	-	181,208,992
(Less: Accum. Depreciation/Amortization).....	(103,888,144)	-	-	-	-	(103,888,144)
Net Property, Plant, & Equipment	77,320,847	-	-	-	-	77,320,847
Other Assets, net.....	26,657,952	-	-	-	-	26,657,952
TOTAL ASSETS	116,164,102	5,246,731	6,584,697	14,947,950	940,132	143,883,612
LIABILITIES & FUND EQUITY						
<u>Current Liabilities</u>						
Accounts Payable.....	198,155	-	-	-	-	198,155
Accrued Expense.....	742,318	-	-	-	-	742,318
Due To Other Funds.....	-	-	-	-	-	-
Other.....	1,039	-	-	-	-	1,039
Total Current Liabilities	941,512	-	-	-	-	941,512
<u>Liabilities Payable from Restricted Assets</u>						
Current Portion of Revenue Bonds.....	2,883,106	-	-	-	-	2,883,106
Accounts Payable.....	-	208,042	16,038	19,124	129	243,333
Accrued Expense.....	-	19,732	-	380,568	-	400,300
Interest Payable.....	-	-	-	-	373,162	373,162
Due To Other Funds.....	-	-	-	-	-	-
Customer Deposits.....	3,173,424	-	-	-	-	3,173,424
Total Liabilities Payable from Restricted Assets	6,056,530	227,773	16,038	399,692	373,291	7,073,325
<u>Other Non-Current Liabilities</u>						
Revenue Bonds	42,304,768	-	-	-	-	42,304,768
SBITA- Subscription liability.....	1,169	-	-	-	-	1,169
Arbitrage Payable.....	-	-	-	-	-	-
Deferred Revenues.....	158,682	-	-	-	-	158,682
Deferred inflows of resources.....	747,903	-	-	-	-	747,903
Noncurrent liabilities / net pension liability.....	2,956,862	-	-	-	-	2,956,862
TOTAL LIABILITIES	53,167,425	227,773	16,038	399,692	373,291	54,184,220
FUND EQUITY						
<u>Retained Earnings</u>						
Reserve for Encumbrances.....	-	-	-	-	-	-
Reserve for Current Debt Service.....	-	-	-	-	566,840	566,840
Reserve for Capital Improvement.....	-	-	6,568,659	14,548,258	-	21,116,917
Reserve for Depreciation.....	-	5,018,958	-	-	-	5,018,958
Reserve for Water Rights.....	-	-	-	-	-	-
Unreserved.....	62,996,677	-	-	-	-	62,996,677
Total Retained Earnings	62,996,677	5,018,958	6,568,659	14,548,258	566,840	89,699,392
TOTAL LIABILITIES & FUND EQUITY	\$ 116,164,102	\$ 5,246,731	\$ 6,584,697	\$ 14,947,950	\$ 940,132	\$ 143,883,612

**WASTEWATER FUND
COMBINED BALANCE SHEET**

as of June 30, 2024

	RESTRICTED ASSETS					Combined
	Wastewater Fund	Depreciation Fund	Wastewater Capital Impr. Fund	Wastewater Revenue Bonds	Debt Service	
ASSETS						
<u>Current Assets</u>						
Cash & Investments						
Demand.....	\$ 251,097	\$ 63,130	\$ 22,385	\$ -	\$ 59,426	\$ 396,038
Certificate of Deposit.....	-	1,508,605	502,868	-	-	2,011,473
Investments & Securities.....	1,892,206	20,035,443	6,433,500	13,314	2,091,347	30,465,811
Market Value Adjustment.....	-	(227,653)	(23,522)	-	-	(251,175)
Mgr/Trust Cash.....	-	-	-	-	-	-
Receivables						
Accounts.....	2,278,131	-	4,335	-	-	2,282,466
Accrued Interest.....	-	76,826	16,275	-	-	93,101
Due From Other Funds.....	-	-	-	-	-	-
Wastewater Line Assessments.....	400	-	-	-	-	400
Miscellaneous.....	-	-	-	-	-	-
Prepaid expenses	-	-	-	-	-	-
Total Current Assets	4,421,835	21,456,352	6,955,841	13,314	2,150,773	34,998,115
Notes Receivables - Hunt	81,349	-	-	-	-	81,349
Property, Plant, & Equipment.....	281,651,280	-	-	-	-	281,651,280
(Less: Accumulated Depreciation).....	(134,492,546)	-	-	-	-	(134,492,546)
Net Property, Plant, & Equipment	147,158,735	-	-	-	-	147,158,735
Other Assets.....	5,283,300	-	-	-	-	5,283,300
TOTAL ASSETS	156,945,218	21,456,352	6,955,841	13,314	2,150,773	187,521,498
LIABILITIES & FUND EQUITY						
<u>Current Liabilities</u>						
Accounts Payable.....	154,870	-	-	-	-	154,870
Accrued Expenses.....	649,271	-	-	-	-	649,271
Due to Other Funds.....	-	-	-	-	-	-
Other.....	103,777	-	-	-	-	103,777
Total Current Liabilities	907,918	-	-	-	-	907,918
<u>Liabilities Payable from Restricted Assets</u>						
Accounts Payable.....	-	28,727	1,284	-	171	30,182
Accrued Expenses.....	-	42,459	-	-	-	42,459
Due to Other Funds.....	-	-	-	-	-	-
Interest Payable.....	-	-	-	-	436,324	436,324
Current Portions of all Revenue Bonds....	4,908,602	-	-	-	-	4,908,602
Total Liabilities Payable from Restricted Assets	4,908,602	71,186	1,284	-	436,495	5,417,567
<u>Other Non-Current Liabilities</u>						
Deferred Revenue.....	14,626	-	-	-	-	14,626
Revenue Bonds.....	79,624,477	-	-	-	-	79,624,477
SBITA- Subscription liability.....	4,185	-	-	-	-	4,185
Deferred inflows of resources.....	2,523,316	-	-	-	-	2,523,316
Noncurrent liabilities/Net Pension Liability - TMRS.....	1,984,108	-	-	-	-	1,984,108
Arbitrage Payable	64,396	-	-	-	-	64,396
TOTAL LIABILITIES	90,031,629	71,186	1,284	-	436,495	90,540,594
FUND EQUITY						
<u>Retained Earnings</u>						
Reserve for Encumbrances.....	-	-	-	-	-	-
Reserve for Debt Service.....	-	-	-	-	1,714,278	1,714,278
Reserve for Depreciation.....	-	21,385,166	-	-	-	21,385,166
Reserve for Capital Improvement.....	-	-	6,954,557	-	-	6,954,557
Unreserved.....	66,913,589	-	-	13,314	-	66,926,903
Total Retained Earnings	66,913,589	21,385,166	6,954,557	13,314	1,714,278	96,980,904
	\$ 156,945,218	\$ 21,456,352	\$ 6,955,841	\$ 13,314	\$ 2,150,773	\$ 187,521,498

McALLEN PUBLIC UTILITY
RECONCILED BANK BALANCES
As of June 30, 2024

	POOL	COMMERCIAL								GROSS		TEX POOL-		BLEND	BLENDED YIELD	
	CASH	APR/ROI	CD	APR/ROI	PAPER	APR/ROI	INVESTMENTS	APR/ROI	PRIME	APR/ROI	TOTAL	APR/ROI	ON	TOTAL		
													INVESTMENTS	INVESTMENTS		
													ONLY			
WATER FUND																
M & O	336,183	0.00%			972,965	5.47%	1,998,629	3.43%	5,107,399	5.46%	8,415,175	4.76%	4.10%	2,971,594		
% of Total	3.99%		0.00%		11.56%		23.75%		60.69%							
WATER BOND RESERVE	0	0.00%	0.00%		32.74%		67.26%		0.00%				0.00%	0		
% of Total	0.00%						0.00%	0.00%	100.00%		1,609,090	5.46%				
DEPRECIATION	23,966	0.00%	502,868	5.22%	482,101	5.46%	999,155	4.90%	3,218,112	5.46%	5,226,202	5.30%	5.12%	1,984,124		
% of Total	0.46%		9.62%		9.22%		19.12%		61.58%							
			25.34%		24.30%		50.36%		0.00%							
DEBT SERVICE	129	0.00%	-	-			0	0.00%	132,753	5.46%	132,882	5.45%	0.00%	0		
% of Total	0.10%		0.00%				0.00%		99.90%							
WATER DEBT SERVICE TWDB	-	0.00%	0.00%		0.00%		0.00%	0	0.00%	807,249	5.46%	807,249	5.46%	0.00%		
% of Total	0.00%						0.00%		100.00%					0		
CAPITAL IMPROVEMENT	45,894	0.00%	502,868	5.22%	488,674	5.45%	999,875	3.19%	4,562,280	5.46%	6,599,591	5.06%	4.26%	1,991,417		
% of Total	0.70%		7.62%		7.40%		15.15%		69.13%							
			25.25%		24.54%		50.21%		0.00%							
BOND CONSTRUCTION	25,518	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%		0.00%							
TWDB CNST FUND S2021 AMI PRJ	0	0.00%	-				0	0.00%	14,922,432	5.46%	14,922,432	5.46%	0.00%	0		
% of Total	0.00%		0.00%		0.00%		0.00%		100.00%							
			0.00%		0.00%		0.00%		0.00%							
TOTAL WATER	431,689	0.00%	1,005,736	5.22%	1,943,740	5.46%	3,997,659	3.74%	30,359,315	5.46%	37,738,139	5.21%	4.43%	6,947,135		
% of Total	1.14%		2.67%		5.15%		10.59%		80.45%		100.00%					
% of Total Investments			14.48%		27.98%		57.54%									
SEWER FUND																
M & O	251,097	0.00%	-	-	488,674	5.45%	0	0.00%	1,403,533	5.46%	2,143,304	4.82%	5.45%	488,674		
% of Total	11.72%		0.00%		22.80%		0.00%		65.48%							
			0.00%		100.00%		0.00%		0.00%							
BOND RESERVE-TWDB 2009	-	0.00%	-	-			0	0.00%	3,283,450	5.46%	3,283,450	5.46%	0.00%	0		
% of Total	0		0.00%		0.00%		0.00%		100.00%							
			0.00%		0.00%		0.00%		0.00%							
DEPRECIATION	63,130	0.00%	1,508,605	5.22%	1,708,167	5.46%	8,745,171	3.31%	9,582,105	5.46%	21,607,179	4.56%	3.86%	11,961,943		
% of Total	0.29%		6.98%		7.91%		40.47%		44.35%							
			12.61%		14.28%		73.11%		0.00%							
DEBT SERVICE	171	0.00%	-	-			0	0.00%	153,629	5.46%	153,800	5.45%	0.00%	0		
% of Total	0.11%		0.00%				0.00%		99.89%							
			0.00%		0.00%		0.00%		0.00%							
SEWER DEBT TWDB- 2009-2010	59,255	0.00%	-	-			0	0.00%	1,937,718	5.46%	1,996,973	5.30%	0.00%	0		
% of Total	2.97%		0.00%				0.00%		97.03%							
			0.00%		0.00%		0.00%		0.00%							
SEWER BOND CONST TWDB - F492	0	0.00%	-	-			0	0.00%	13,314	5.46%	13,314	5.46%	0.00%	0		
* Series 2012	0.00%		0.00%		0.00%		0.00%		100.00%							
			0.00%		0.00%		0.00%		0.00%							
CAPITAL IMPROVEMENT	22,385	0.00%	502,868	5.22%	241,051	5.46%	2,245,554	4.09%	3,946,895	5.46%	6,958,753	4.98%	4.39%	2,989,473		
% of Total	0.32%		7.23%		3.46%		32.27%		56.72%							
			16.82%		8.06%		75.12%		0.00%							
TOTAL SEWER	396,038	0.00%	2,011,473	5.22%	2,437,892	5.46%	10,990,725	3.47%	20,320,644	5.46%	36,156,772	4.78%	4.01%	15,440,090		
% of Total	1.10%		5.56%		6.74%		30.40%		56.20%		100%					
% of Total Investments			13.03%		15.79%		71.18%									
TOTAL PUB																
% of Total	827,727	0.00%	3,017,209	5.22%	4,381,632	5.46%	14,988,384	3.54%	50,679,959	5.46%	73,894,911	5.00%	4.14%	22,387,225		
% of Total	1.12%		4.08%		5.93%		20.28%		68.58%		100.00%					
% of Total Investments			13.48%		19.57%		66.95%						100.00%			

* Pending receipt of reimbursement funds from TWDB



AGENDA ITEM

4.c.

PUBLIC UTILITY BOARD

DATE SUBMITTED

08/21/2024

MEETING DATE

8/27/2024

1. Agenda Item: Reimbursement Update: Collections as of June 30, 2024

2. Party Making Request:

Janet Landeros

Janet Landeros

3. Nature of Request:

4. Budgeted:

Bid Amount:

Budgeted Amount:

Under Budget:

Over Budget:

Amount Remaining:

5. Reimbursement:

6. Routing:

Janet Landeros

Created/Initiated - 8/21/2024

7. Staff's Recommendation:

8. City Attorney: N/A - EGJR

9. MPU General Manager: Approved - MAV

10. Director of Finance for Utilities: Approved - MSC

Memo

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

THRU: Erika Gomez, P.E., Interim Utility Engineer

FROM: Janet Landeros, Grants and Contracts Coordinator

DATE: August 20, 2024

SUBJECT: REIMBURSEMENT UPDATE: COLLECTIONS

Water reimbursements and administrative fees collected from April 1, 2024- June 30, 2024 totaled **\$33,199.18** and Wastewater reimbursements and administrative fees totaled **\$111,112.14**.

All reimbursements collected during the 3rd Quarter of Fiscal Year 2024 totaled **\$144,311.32**.

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 22-23 04/01/23 – 06/30/23	FY 23-24 04/01/24 – 06/30/24	YTD FY 2024 10/01/23– 06/30/24
WATER REIMBURSEMENTS	\$ 18,374.05	\$ 29,653.79	\$ 75,106.56
ADMINISTRATIVE FEES	\$ 1,837.40	\$ 3,545.39	\$ 11,802.78
WATER TOTAL	\$ 20,211.45	\$ 33,199.18	\$86,909.34
WATER BUDGETED	\$ 35,000.00	\$ 35,000.00	\$ 35,000.00
% of Budget collected	58%	95%	248%
WASTEWATER REIMBURSEMENTS	\$ 46,004.65	\$ 100,672.41	\$ 144,311.50
ADMINISTRATIVE FEES	\$ 9,145.60	\$ 10,439.73	\$ 15,570.05
WASTEWATER TOTAL	\$ 55,150.25	\$111,112.14	\$ 159,881.55
WASTEWATER BUDGETED	\$ 91,500.00	\$ 91,500.00	\$ 91,500.00
% of Budget collected	60%	121%	175 %
SHARYLAND BUYOUT #7	\$ 0	\$ 0	\$ 37,121.10
Grand Total	\$ 75,361.70	\$144,311.32	\$283,911.99

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



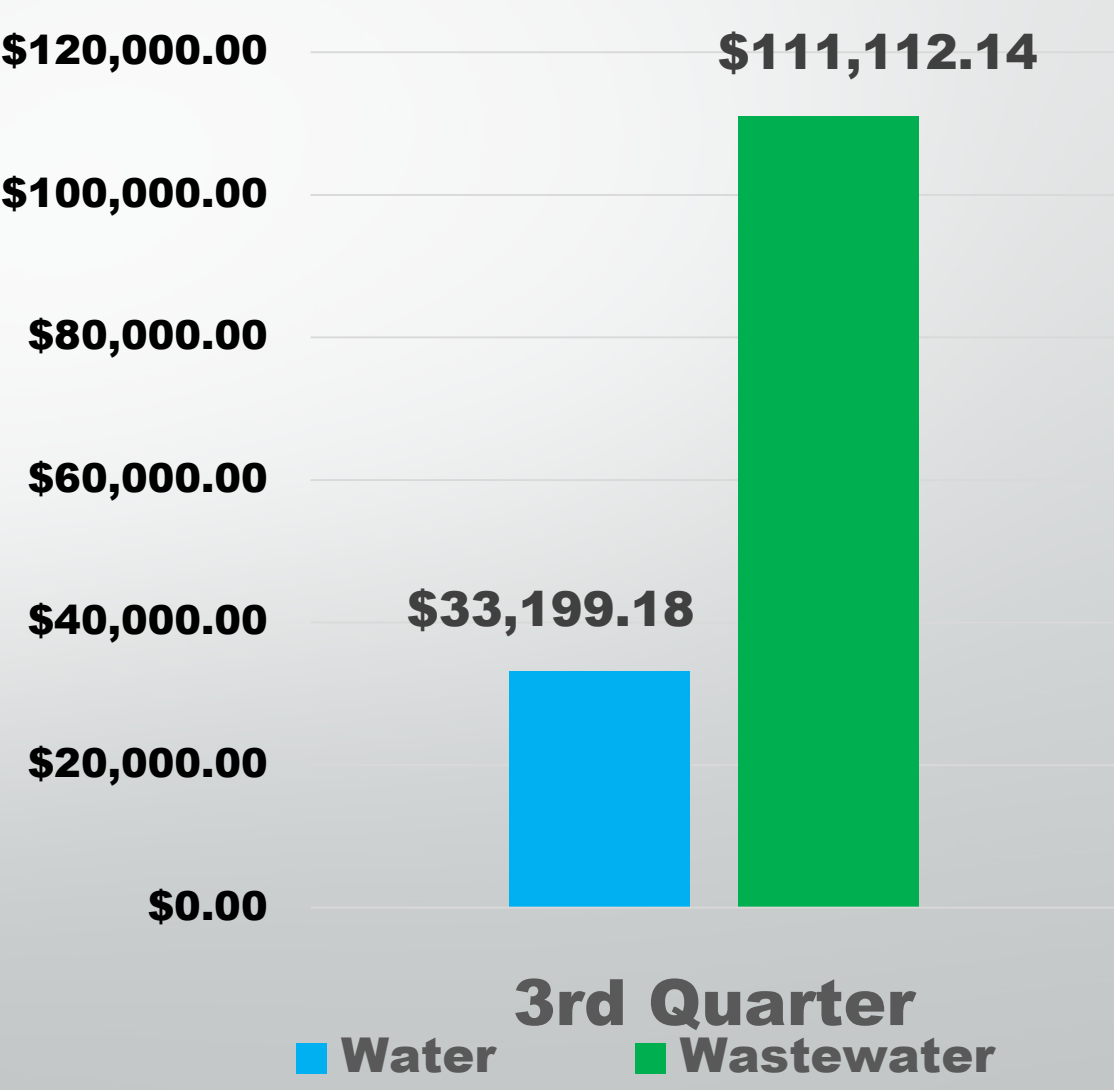
Reimbursement Update: Collections

April 1, 2024– June 30, 2024
3rd Quarter

3rd Quarter

April 1, 2024 thru June 30, 2024

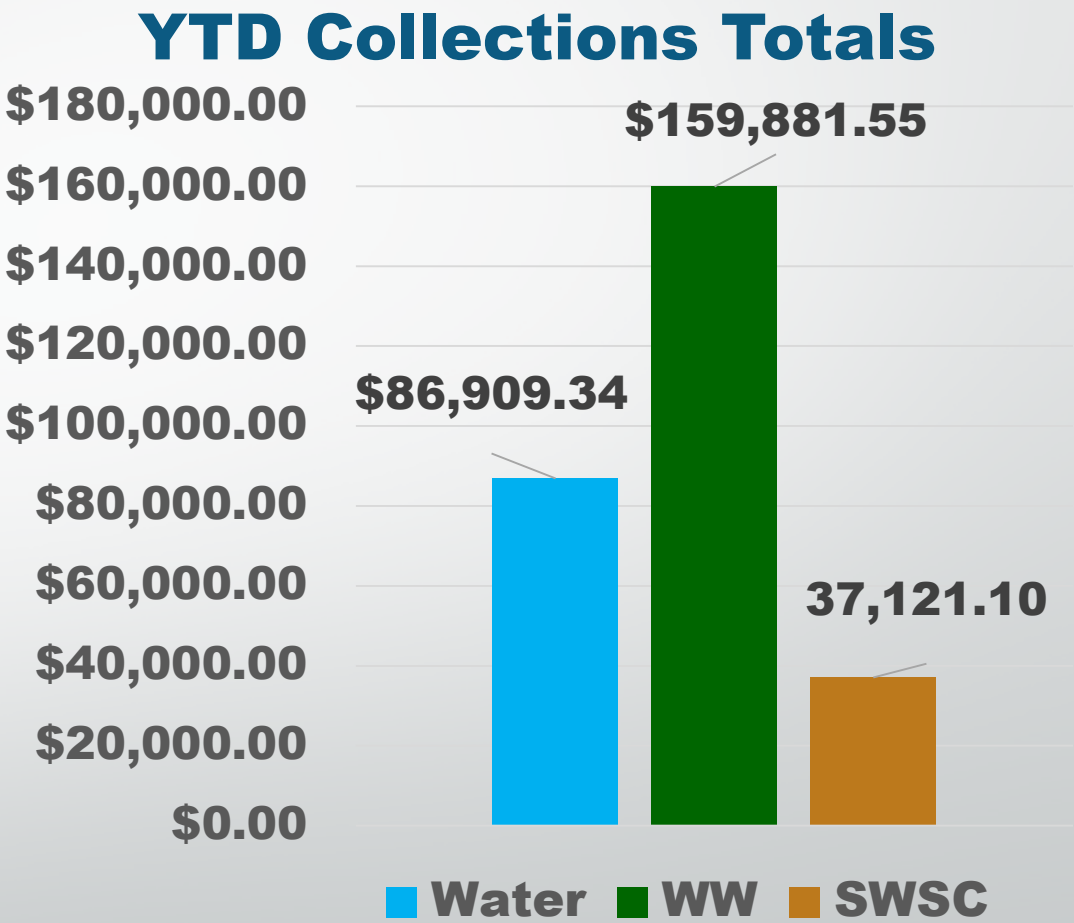
Type	Amount
Water Reimbursements	\$29,653.79
Water Admin. Fees	\$ 3,545.39
Total Water	\$ 33,199.18
WW Reimbursements	\$100,672.41
WW Admin. Fees	\$ 10,439.73
Total WW	\$ 111,112.14
TOTAL COLLECTED 3rd QUARTER	\$144,311.32



Year-to-Date Collections

FY 2023-2024

Type	Amount
Water Reimbursements	\$ 75,106.56
Water Administrative Fees	\$ 11,802.78
Total Water	\$ 86,909.34
WW Reimbursements	\$ 144,311.50
WW Administrative Fees	\$ 15,570.05
Total WW	\$ 159,881.55
SWSC Buyout #7	\$ 37,121.10
TOTAL COLLECTED	\$ 283,911.99

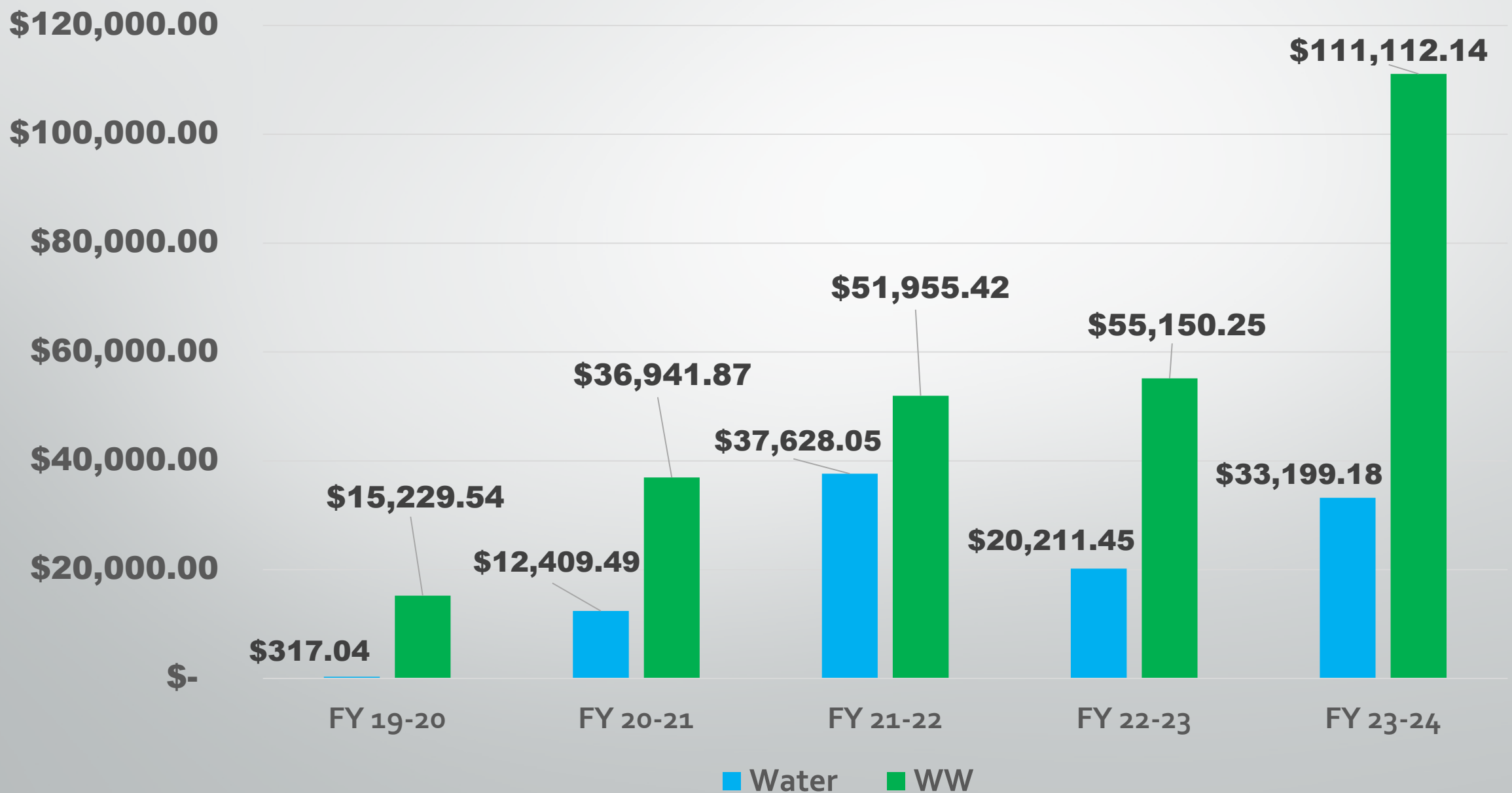


Water Reimbursement FY Budgeted Amount
\$35,000

Wastewater Reimbursement FY Budgeted Amount
\$91,000

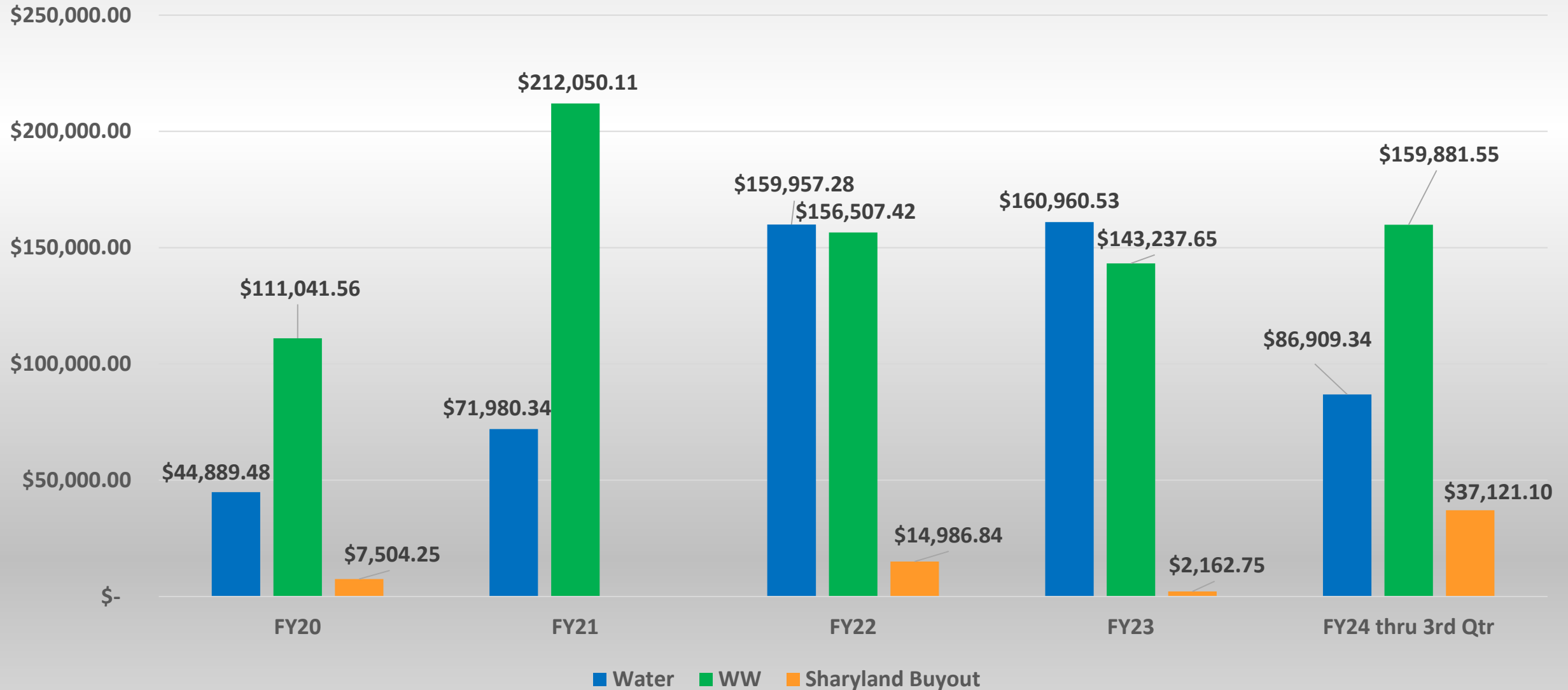
ANNUAL REIMBURSEMENT COLLECTIONS COMPARISON

3RD QUARTER



ANNUAL REIMBURSEMENT COLLECTIONS COMPARISON

ANNUAL TOTALS





AGENDA ITEM

6.a.

PUBLIC UTILITY BOARD

DATE SUBMITTED

08/20/2024

MEETING DATE

8/27/2024

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 - 8/20/2024

7. Staff's Recommendation:

8. City Attorney: N/A - EGJR

9. MPU General Manager: N/A - MAV

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