



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

DATE: Tuesday, November 12, 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 8th day of November, 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, NOVEMBER 12, 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 YEAR - DANIEL LARA, WASTEWATER PLANT

1. MINUTES:

- a) Approval of the Regular Meeting Minutes for October 15, 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) Approval of Georgia Subdivision (1-lot, Residential)
- b) Approval of 29th Sunrise Village Subdivision (2 Lots- Residential)
- c) Approval of Mediterranean Subdivision.
- d) Consideration and Approval for Purchase & Delivery of AMI Meters and Transceivers.
- e) Approval of Sprague Waterfalls Apartments Subdivision. (43 Lots - 176 Units)

3. BIDS AND CONTRACTS:

- a) Consideration and action accepting a bid for sludge management services.
- b) Consideration and Authorization to Declare MPU Vehicles & General Property as Surplus

- c) Consideration and Approval of Professional Services Amendment No. 1 for Brackish Groundwater Treatment Facility - Phase I Contract

4. RESOLUTION:

- a) Resolution of the Public Utility Board of Trustees of the Public Utility of the City of McAllen, Texas accepting the resignation of Sonia Resendez and designating David Vasquez as an Investment Officer along with Maria Chavero, Marco A. Vega, P.E., and Issac J. Tawil for the McAllen Public Utility of the City of McAllen, Texas.
- b) A Resolution of the Board of Trustees of the City of McAllen Public Utilities, Hidalgo County, Texas, amending Texpool authorized representatives and providing an effective date.

5. UTILITY LAYOUTS:

- a) Discussion and Possible Approval of the participation request from the developer of the Nemont Estates II Subdivision.
- b) Discussion and Possible Approval of the Developers Wastewater Final Reimbursement Certificate for the Nemont Esates II Subdivision.
- c) Discussion and Possible Approval of MPU's Wastewater Final Reimbursement Certificate for participation to the Nemont Estates II Subdivision.

6. MANAGER'S REPORT:

- a) Update on RGV Utility Conference

7. FUTURE AGENDA ITEMS

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

- a) Consultation with City Attorney regarding pending litigation Tex. Gov't Code Sec. 551.071.

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 NOVEMBER 26, 2024.



AGENDA ITEM

1.a.

PUBLIC UTILITY BOARD

DATE SUBMITTED

10/22/2024

MEETING DATE

11/12/2024

1. Agenda Item: Approval of the Regular Meeting Minutes for October 15, 2024.

2. Party Making Request:

3. Nature of Request:

4. Budgeted:

Bid Amount: _____
Under Budget: _____

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

5. Reimbursement:

6. Routing:

Savannah Arredondo

Created/Initiated - 10/22/2024

7. Staff's Recommendation:

8. City Attorney: Approved. AWS

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 (MPUB) convened in a Regular Meeting on **Tuesday, October 15, 2024**, at 4:00 pm at McAllen City Hall, Commission Chambers with the following present:

	Charles Amos	Chairman
	Ernest Williams	Vice-Chairman
	Albert Cardenas	Trustee
	Ricardo Godinez	Trustee
Absent:	Javier Villalobos	Mayor/Ex-Officio
Staff:	Marco A Vega, P.E.	General Manager
	Juan J. Rodriguez	Assistant General Manager
	Austin Stevenson	Interim City Attorney
	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
	Jim Bob Sides	Video Production Specialist
	Patrick Gray, E.I.T.	GIS Coordinator
	Valeria Rios	Treasury Accountant
	Katia Falcon	Water Ed. and Comm. Coordinator
	Yesenia Tijerina	Water Ed. And Comm. Coord. Assist.
	Gerardo Noriega	Director of Purchasing and Contract.

CALL TO ORDER:

Chairman Amos called the meeting to order at 4:06 p.m.

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

Chairman Amos recessed the meeting at 4:07 p.m. to go into Executive Session.
Chairman Amos reconvened the meeting around 5:12 p.m.

a) Evaluation of General Manager (Section 551.074 T.G.C)

Austin Stevenson, Interim City Attorney recommended staff and City Human Resources Department staff to take action as discussed in executive session.

Trustee Cardenas moved to approve recommendation. Trustee Godinez seconded the motion. The motion carried unanimously by those present.

b) Consultation with City Attorney regarding pending litigation (Section 551.071, T.G.C).

Austin Stevenson, Interim City Attorney, stated no action is necessary for items 6b through 6d.

c) Consultation with City Attorney regarding legal aspects of financial ratings (Section 551.071 T.G.C)

d) Consultation with City Attorney regarding legal aspects of proposed contractual agreement (Section 551.071 T.G.C)

1. MINUTES:

- a) Approval of the Minutes for the Regular Meeting held September 24, 2024.

Trustee Cardenas moved to approve the minutes for the regular meeting held September 24, 2024. Trustee Godinez seconded the motion. The motion carried unanimously by those present.

2. CONSENT AGENDA:

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

- a) Consider authorizing the General Manager to enter into a Memorandum of Understanding with the Texas Department of State Health Services (DSHS MOU No. HHS001454300009) for the DSHS wastewater monitoring program.
b) Approval of Pecan Heights (13 Lots- Townhome units)
c) Approval of Habitat at Hackberry Subdivision (2 – Lot Family Residential)

3. ORDERS:

- a) Consideration and Approval for Final Reconciliation Change Order #1 for the 2024 Manhole Rehabilitation Project Phase VI.

Mr. Marco Vega, P.E., General Manager, stated this change order is for a credit of \$199.68.

Vice-Chairman Williams moved to approve for Final Reconciliation Change Order #1 for the 2024 Manhole Rehabilitation Project Phase VI. Trustee Godinez seconded the motion. The motion carried unanimously by those present.

- b) Consideration and possible approval of an addendum to the permanent water supply and delivery contract with Hidalgo County Irrigation District No. 1 as approved by the McAllen Public Utility.

Mr. Marco Vega, P.E., General Manager, stated McAllen Public Utility is wanting to purchase 1,333 acre-feet of water from Hidalgo County Irrigation District No. 1.

Trustee Cardenas moved to approve the addendum to the permanent water supply and deliver contract. Trustee Godinez seconded the motion. The motion carried unanimously by those present.

4. MANAGER'S REPORT:

- a) Appointment of Public Utility Board Trustee to the City of McAllen's Audit and Investment Committee.

Mr. Marco Vega, P.E., General Manager, acknowledge Chairman Amos' tenure and service in the City Audit and Investment Committee. He thanked the Chairman for representing MPU in the Committee and underscored the importance of all the endeavors undertaken by the Committee members.

Trustee Cardenas made a motion to-nominate Vice-Chairman Williams to the City of McAllen's Audit and Investment Committee. Trustee Godinez seconded the motion. The motion carried unanimously by those present.

5. FUTURE AGENDA ITEMS

Mr. Marco Vega, P.E., General Manager, recognized Vice-Chairman Williams for being awarded Public Officials Award at WEFTEC Conference.

Mr. Vega also wanted to recognize McAllen Public Utility Wastewater Department for receiving an award from TML Conference for Municipal Excellence Award recognizing the water reuse system expansion.

Lastly Mr. Vega wanted to remind staff and board members of the McAllen Public Utility Annual Night Out happening October 17, 2024 at the McAllen Public Library from 5 to 7:00 P.M.

ADJOURNMENT

There being no other business to come before the Board, the meeting was unanimously adjourned at 5:18 p.m.

Charles Amos, Chairman

Attest:

Juan J. Rodriguez
Interim Utility Board Secretary



AGENDA ITEM

2.a.

PUBLIC UTILITY BOARD

DATE SUBMITTED

10/23/2024

MEETING DATE

11/12/2024

1. Agenda Item: Approval of Georgia Subdivision (1-lot, Residential)
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 West Central Sewer Project in the amount of \$1,359.42, and a Waterline Reimbursement to MPU for the Ware Rd Relocation Project in the amount of \$2,554.20
6. Routing:
Erika Gomez Created/Initiated - 10/23/2024
7. Staff's Recommendation: Approval of subdivision as conditions set forth.
8. City Attorney: Approved. AWS
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

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

DATE: October 21, 2024

SUBJECT: **Georgia Estate Subdivision; Consideration and Approval**

This property is located on 34th Street and Whitewing Dr. It is located within the McAllen City Limits and within MPU's Water and Wastewater CCN. The tract consists of 2 acres and is being proposed as R-1, single family home.

The subdivision application was originally filed with the City on September 9, 2024 and received preliminary P&Z approval on October 8, 2024. The information required from the developer's engineer for this agenda was received on October 21, 2024.

Utility plan/availability is described as follows:

1. **Water Service:** The applicant is proposing to connect to existing 8-inch waterline along Camelia Ave. and extend an 8-inch and through the proposed development. The applicant is proposing an individual water service and a fire hydrant for fire protection.
2. **Wastewater Service:** The applicant is proposing to connect to existing 8-inch sewer line running along the north boundary of the proposed development. Applicant is proposing to install a single sewer service to serve this property.
3. Developer has submitted a Reimbursement Waiver
4. The property does fall within the Ware Rd Waterline relocation and the west central sewer improvement reimbursement service areas.

Staff recommends MPUB approval of the subdivision application as proposed subject to the following: 1.) Dedication of a utility easement, possibly along the perimeter of the property, and where the main utility lines will be installed; 2.) Installation of the proposed public utility infrastructure be constructed as proposed; 3.) Payment of a Water Reimbursement to MPU for the Ware Rd Relocation Project in the amount of \$2,554.20; 4.) Payment of a Sewer Reimbursement West Central Sewer Project in the amount of \$1,359.42.

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



September 26, 2024

McAllen Public Utility
1300 West Houston Ave.
McAllen, Texas 78501

Attn: Mr. Carlos Gonzalez, P.E.

Re: Georgia Estate Subdivision, McAllen, Texas – PUB Narrative

Dear Mr. Gonzalez,

The Georgia Estate Subdivision is a one (1) Lot Single Family Residential Subdivision (2.00 ac gr, 1.65 ac net) being the East 2.0 Acres of the South 5.0 Acres of Lot 129 La Lomita Irrigation and Construction Company's Subdivision, Hidalgo County Texas as recorded in Volume 24, Page 67, Deed Records of Hidalgo County, Texas. The tract of land is located within the McAllen City Limits, approximately ¼ Mile south of Daffodil Avenue, adjacent to the southwest corner of Rosa Linda Subdivision. (refer to attached map). All proposed utility improvements lie within the City of McAllen CCN.

Public water will be supplied through a proposed 8-inch C900 DR 18 waterline which will be extended approximately 620 linear feet, connecting from an existing 8-inch waterline at Sun Gate Subdivision and extending south through the frontage of the proposed Georgia Estate Subdivision. The developer will seek equitable reimbursement from future development from the south for the extension of this waterline. One - 1 inch water service and meter will be proposed for domestic and irrigation service for this subdivision.

Sanitary sewer will be served onsite with a proposed 4-inch PVC SDR 26 sewer service connection, connected from an existing 8-inch pvc sewer line within an existing 10 easement, along the south property line of Rosa Linda Subdivision.

One (1) Fire Hydrant is proposed to be installed at the southeast corner of the proposed subdivision, as approved as approved by the McAllen Fire Department.

Please do not hesitate to contact me should you require additional information or have any questions.

Respectfully,


Rene Barrera, P.E.

9/26/24

Ty Firm No: 6435



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 Pedro J Eufracio hereinafter called the DEVELOPER.

(Developer)

1. The DEVELOPER is the developer of the following described property:
N Ware Rd and Whitewing Ave
And proposes to construct Utility Improvements as shown on a plan
designed by BIG Engineering ^(Location) dated 10/10/24, 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:



PEDRO J. EUFRACIO
1200 S. 15th ST
McALLEN, TX
78501

**SUBDIVISION REIMBURSEMENT WORKSHEET
GEROGIA ESTATE SUBDIVISION**

WATERLINE REIMB. CALCULATIONS

WATER:	MPU: WARE RD. WATERLINE RELOCATION
COST:	\$1,161.00 x 2 AC \$2,322.00
10% ADMIN FEE	<10 YEARS 232.20

WATERLINE REIMBURSEMENT **\$2,554.20**

SEWER LINE REIMB. CALCULATIONS

SEWER:	MPU: WEST CENTRAL SEWER IMP.
COST:	\$617.92 x 2 AC \$1,235.84
10% ADMIN FEE	<10 YEARS 123.58

SEWER LINE REIMBURSEMENT **\$1,359.42**

TOTAL REIMBURSEMENT DUE **\$3,913.62**

Prepared By: RB Date: 10/17/24 Reviewed By: _____

Escrows will be adjusted upon execution of Final Reimbursement Certificate

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

Signature: _____

Print: _____



PENRO J. EVERACIO

PLAT OF GEORGIA ESTATE SUBDIVISION

McALLEN, TEXAS

BEING THE EAST 2.0 ACRES OF THE SOUTH 5.0 ACRES OF LOT 129, LA LOMITA IRRIGATION AND CONSTRUCTION COMPANYS SUBDIVISION, OUT OF PORCIONES 61, 62 AND 63, HIDALGO COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 24, PAGE 67, DEED RECORDS, HIDALGO COUNTY, TEXAS.

STATE OF TEXAS
COUNTY OF HIDALGO

I (WE) THE UNDERSIGNED OWNER(S) OF THE LAND SHOWN ON THIS PLAT AND DESIGNATED HEREIN AS THE GEORGIA ESTATE SUBDIVISION, AN ADDITION TO THE CITY OF McALLEN AND WHOSE NAME IS SUBSCRIBED HERETO, DO HEREBY GRANT AN EASEMENT TO SAID CITY, AND THOSE WHO MAY NOW OR HEREFTER HOLD FRANCHISE UNDER SAID CITY, THE USE OF STREETS IS RESTRICTED TO THE EMPLOYEES AND AGENTS OF THE CITY OF McALLEN, EMPLOYEES OF UTILITIES UNDER FRANCHISE TO SAID CITY, AND RESIDENTS OF THE SUBDIVISION AND THEIR GUESTS.

GIARA HOMES, LLC DATE
BY: PEDRO J. EUFRACIO, PRESIDENT
1200 SOUTH 15TH STREET
McALLEN, TX. 78501

STATE OF TEXAS
COUNTY OF HIDALGO

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED
PEDRO J. EUFRACIO, KNOWN TO ME TO BE THE PERSON(S)
WHOSE NAME(S) IS/ARE SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE
EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN STATED.

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

NOTARY PUBLIC IN AND FOR HIDALGO COUNTY, TEXAS
EXPIRATION DATE: _____

STATE OF TEXAS
CITY OF McALLEN

I, THE UNDERSIGNED, CHAIRMAN OF THE PLANNING AND ZONING COMMISSION OF THE
CITY OF McALLEN HEREBY CERTIFY THAT THIS SUBDIVISION PLAN CONFORMS TO ALL
REQUIREMENTS OF THE SUBDIVISION OF THIS CITY WHEREIN MY APPROVAL IS REQUIRED.

CHAIRMAN DATE

STATE OF TEXAS
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 THE CITY WHEREIN MY APPROVAL IS REQUIRED.

MAYOR DATE
CITY OF McALLEN

STATE OF TEXAS
COUNTY OF HIDALGO

I, JOSE MARIO GONZALEZ, R.P.L.S., A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE
STATE OF TEXAS HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECTLY MADE AND
PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION ON
THE GROUND AND THAT THERE ARE NO VISIBLE EASEMENTS OR ENCROACHMENTS EXCEPT
AS SHOWN AND THAT ALL CORNERS HAVE BEEN LOCATED AS INDICATED.

JOSE MARIO GONZALEZ, R.P.L.S. DATE
REG. PROFESSIONAL LAND SURVEYOR #5571
24593 FM 88
MONTE ALTO, TX. 78538
TBPLS FIRM # 10013900

STATE OF TEXAS
COUNTY OF HIDALGO

I, RENE BARRERA, P.E., A LICENSED PROFESSIONAL ENGINEER LICENSED TO PRACTICE IN
THE STATE OF TEXAS, LICENSE NUMBER TX. 86862, DO HEREBY CERTIFY THAT THIS PLAT HAS
BEEN GIVEN PROPER AND ADEQUATE ENGINEERING CONSIDERATION.

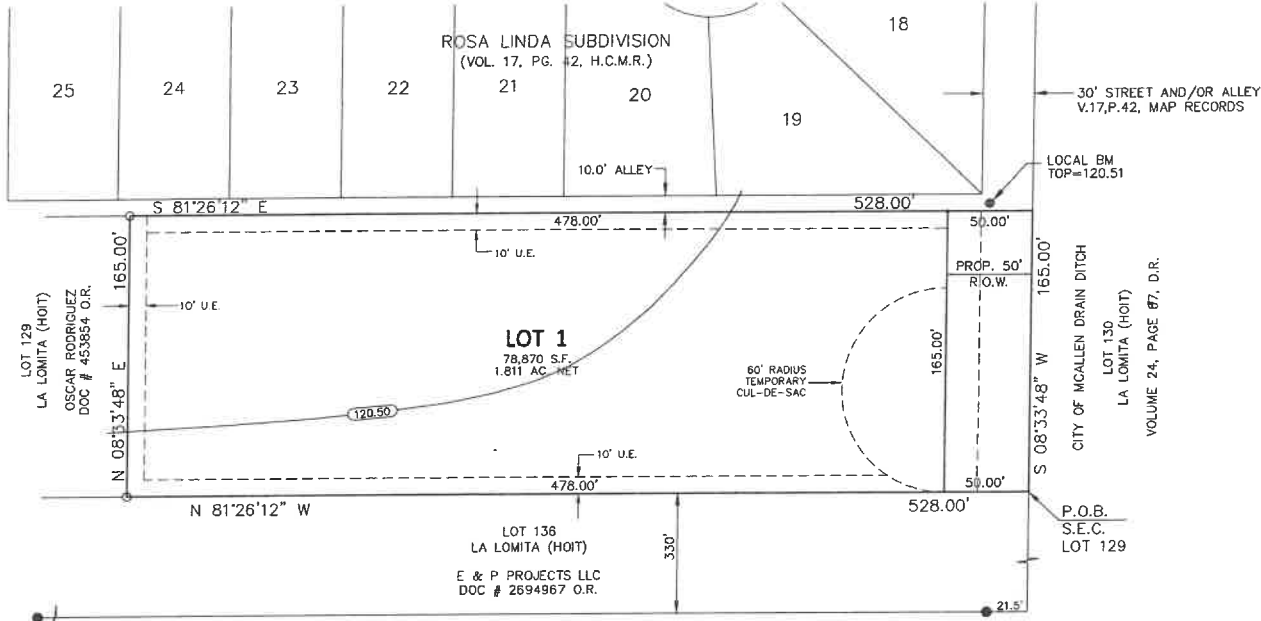
For Review Only
10-10-24
RENE BARRERA, P.E.
LICENSED PROFESSIONAL ENGINEER No. 86862



PRINCIPAL CONTACTS:

NAME	ADDRESS	CITY & ZIP	PHONE
OWNER: GIARA HOMES, LLC	1200 SOUTH 15TH STREET	McALLEN, TX. 78501	
ENGINEER: RENE BARRERA, P.E.	3325 W. FREDDY GOZALEZ	EDINBURG, TX. 78539	956-687-3355
SURVEYOR: MARIO GONZALEZ, R.P.L.S.	24593 FM 88	MONTE ALTO, TX. 78538	956-380-5154

FIRM REG. NO. 6435

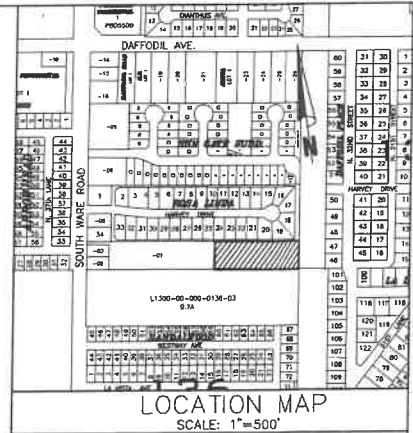


SCALE: 1" = 50'

BASIS OF BEARING:
TEXAS STATE PLANE
COORDINATE SYSTEM
NAD 1983 SOUTH ZONE

LEGEND

- - SET 1/2 INCH IRON ROD
W/ A RED CAP STAMPED
"TRIO DELTA SURVEYING"
- - FD. 1/2 INCH IRON ROD
- - - FENCE
- - POWER POLE
- ☒ - UTILITY BOX
- ⊙ - UTILITY MANHOLE



GEORGIA ESTATE SUBDIVISION IS LOCATED WITHIN CITY LIMITS OF
McALLEN, TEXAS, IN CENTRAL HIDALGO COUNTY AND IS
APPROXIMATELY 1/4 MILE EAST OF SOUTH WARE ROAD AND 1/4
MILE SOUTH OF DAFFODIL AVE.

DATE OF PREPARATION: 10-10-24
TEXAS BOARD OF PROFESSIONAL ENGINEERS FIRM No: 6435

METES AND BOUNDS DESCRIPTION

BEING THE EAST 2.0 ACRES OF THE SOUTH 5.0 ACRES OF LOT 129, LA LOMITA IRRIGATION AND
CONSTRUCTION COMPANYS SUBDIVISION, OUT OF PORCIONES 61, 62 AND 63, HIDALGO COUNTY,
TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 24, PAGE 67, DEED RECORDS,
HIDALGO COUNTY, TEXAS. SAID 2.0 ACRE TRCT BEING MORE PARTICULARLY DESCRIBED BY METES AND
BOUNDS AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF SAID LOT 129, FOR THE SOUTHEAST CORNER OF THIS
TRACT OF LAND;

THENCE, NORTH 81°26'12" WEST, ALONG THE SOUTH LINE OF SAID LOT 129, AT 30.00 FEET PASS A
SET HALF INCH IRON ROD, A TOTAL DISTANCE OF 528.00 FEET TO A SET HALF INCH IRON ROD FOR
THE SOUTHWEST CORNER OF THIS TRACT OF LAND;

THENCE, NORTH 08°33'48" EAST, A DISTANCE OF 165.00 FEET TO A HALF INCH IRON ROD SET FOR
THE NORTHWEST CORNER OF THIS TRACT OF LAND;

THENCE, SOUTH 81°26'12" EAST, AT 498.00 FEET PASS A SET HALF INCH IRON ROD, A TOTAL
DISTANCE OF 528.00 FEET TO THE NORTHEAST CORNER OF THIS TRACT OF LAND;

THENCE, SOUTH 08°33'48" WEST, ALONG THE EAST LINE OF SAID LOT 129, A DISTANCE OF 165.00
FEET TO THE SOUTHEAST CORNER OF THIS TRACT OF LAND AND THE PLACE OF BEGINNING,
CONTAINING 2.0 ACRES OF LAND MORE OR LESS.

LIENHOLDER'S ACKNOWLEDGEMENT:
STATE OF TEXAS
COUNTY OF HIDALGO

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 GEORGIA ESTATE SUBDIVISION OF THE
CITY OF McALLEN, TEXAS, DO HEREBY CONSENT TO THE SUBDIVISION OF THE PROPERTY
AS PROVIDED FOR UNDER THE PLAT AND DO HEREBY PROVIDE THAT ANY FORECLOSURE
RELATING TO THE SECURITY INTEREST ON THE ABOVE DESCRIBED PROPERTY SHALL BE
SUBJECT TO THE PLATTING OF THE PROPERTY AS PROVIDED FOR HEREIN.

SECURITY INTEREST HOLDER:
BANK OF ____

BY: _____, SENIOR VICE PRESIDENT

STATE OF TEXAS
COUNTY OF HIDALGO

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY
APPEARED _____, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS
SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE
SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN STATED.

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

NOTARY PUBLIC IN AND FOR HIDALGO COUNTY, TEXAS
EXPIRATION DATE: _____

HIDALGO COUNTY DRAINAGE DISTRICT No. 1 HEREBY CERTIFIES THAT THE DRAINAGE PLANS
FOR THIS SUBDIVISION COMPLY WITH THE MINIMUM STANDARDS OF THE DISTRICT ADOPTED
UNDER 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 DEVELOPER AND HIS ENGINEER TO MAKE THEIR DETERMINATIONS.

HIDALGO COUNTY DRAINAGE DISTRICT, NO. 1

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

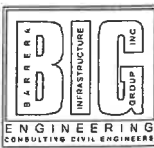
DATE



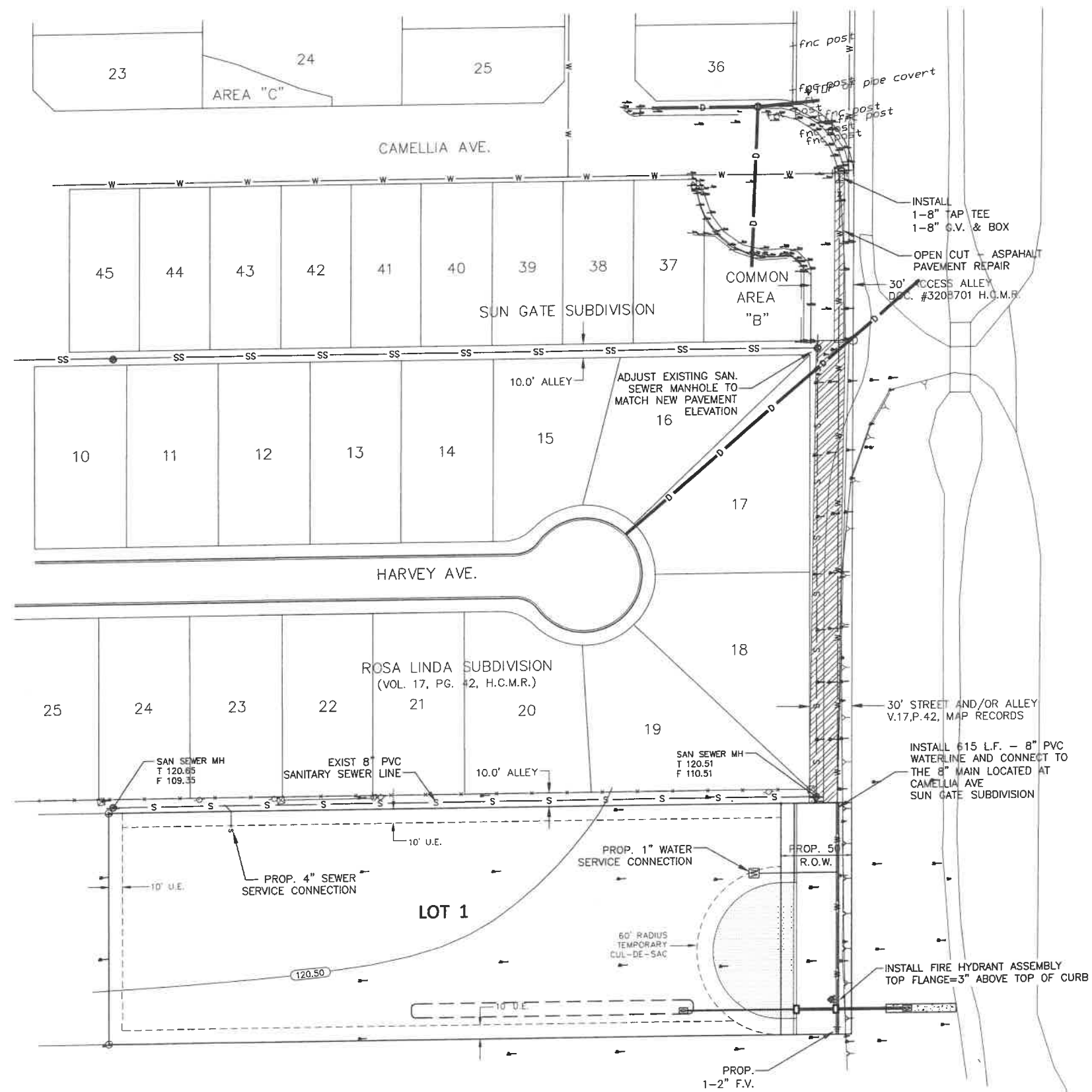
FILED FOR RECORD IN
HIDALGO COUNTY
ARTURO GUJARDO, JR.
HIDALGO COUNTY CLERK

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

BY: _____ DEPUTY



3325 W. FREDDY GONZALEZ
McALLEN, TX 78504
956-687-3355, FAX: 956-992-8801



**3525 W. FREDDY GONZALEZ,
SUTIE B2
McALLEN, TEXAS 78504
T: 956.687.3355
F: 956.992.8801
FIRM. NO. 6435**

UTILITY SYSTEM LAYOUT

Sheet Title:

GEORGIA ESTATE
McALLEN, TEXAS

Project Title:

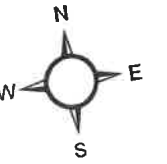


10-10-24
Rene Barrera
Licensed Professional
Engineer # 86862

Date:	
Scale:	1" = 40'
Designed By:	R.B.
Drawn By:	E.S.
Checked By:	R.B.
Project No:	

Sheet 2 of

GEORGIA ESTATES



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



Legend

-  Lift Station
-  Prop Hydrants
-  Prop Manholes
-  Prop Sewerlines
-  Prop Waterlines
-  Hydrant
-  Water Valve
-  Reclaimed Water
- Water Lines**
-  Potable
-  Raw Water, Active
-  Reclaimed Water
-  Manholes
- Sewer Lines**
-  Force Main
-  Gravity



AGENDA ITEM

2.b.

PUBLIC UTILITY BOARD

DATE SUBMITTED

10/22/2024

MEETING DATE

11/12/2024

1. Agenda Item: Approval of 29th Sunrise Village Subdivision (2 Lots-Residential)

**2. Party Making Request:
Erika Gomez, Developmental Activities**

3. Nature of Request: The approval of 29th Sunrise Village Subdivision.

4. Budgeted:

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

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

5. Reimbursement:

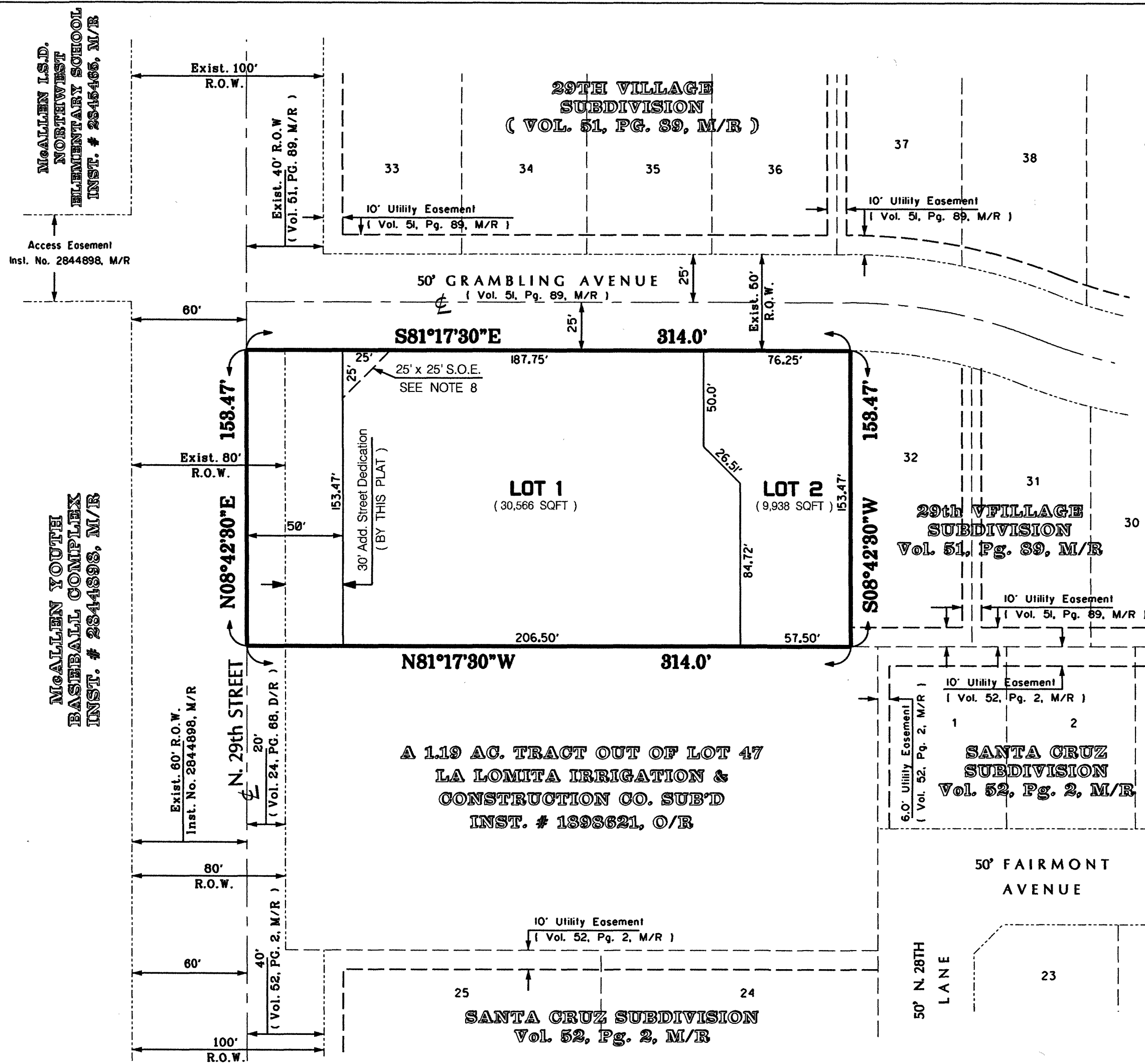
**6. Routing:
Patrick Gray Created/Initiated - 10/22/2024**

7. Staff's Recommendation: Staff recommends the approval of 29th Sunrise Village Subdivision.

8. City Attorney: Approved. AWS

9. MPU General Manager: Approved - MAV

10. Director of Finance for Utilities: Approved- MSC



MAP OF 29TH SUNRISE VILLAGE SUBDIVISION

McAllen, Texas

BEING A SUBDIVISION OF A 1.106 ACRE TRACT OF LAND OUT OF LOT 47,
LA LOMITA IRRIGATION & CONSTRUCTION CO. SUBDIVISION
OF PORCIONES 61, 62 & 63,
HIDALGO COUNTY, TEXAS,
ACCORDING TO PLAT RECORDED IN VOL. 24, PG. 68, DEED RECORDS,
HIDALGO COUNTY, TEXAS.

LOCATION MAP

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

**STATE OF TEXAS:
COUNTY OF HIDALGO:**

I, THE UNDERSIGNED, OWNER OF THE LAND SHOWN ON THIS PLAT AND DESIGNATED AS 29TH SUNRISE VILLAGE SUBDIVISION TO THE CITY OF McALLEN, TEXAS, AND WHOSE NAME IS SUBSCRIBED HERETO, HEREBY DEDICATE TO THE USE OF THE PUBLIC ALL STREETS, ALLEYS, PARKS, WATER COURSES, DRAINS, EASEMENTS, WATER LINES, SEWER LINES, STORM SEWERS, FIRE HYDRANTS, AND PUBLIC PLACES WHICH ARE INSTALLED OR WHICH I (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 PUPOSES THEREIN EXPRESSED EITHER ON THE PLAT HEREOF, OR ON THE OFFICIAL MINUTES OF THE APPLICABLE AUTHORITIES OF THE CITY OF McALLEN.

**STATE OF TEXAS:
COUNTY OF HIDALGO:**

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED DAMASO DOMINGUEZ, Jr. & MARIA JUANITA DOMINGUEZ, KNOWN TO ME TO BE THE PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN STATED. GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS THE _____ DAY OF _____, 2024.

By: Maria Juanita Dominguez,
Co - Trustee of the DMJ
Family Trust

By: Damaso Dominguez Jr.,
Co - Trustee of the DMJ
Family Trust

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

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

CHAIRMAN, PLANNING AND ZONING COMMISSION

**STATE OF TEXAS:
COUNTY OF HIDALGO:**

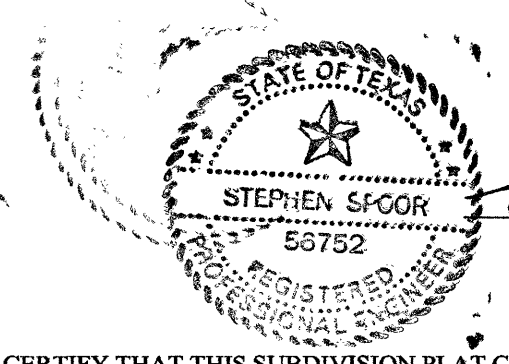
I, REYNALDO ROBLES, THE UNDERSIGNED, REGISTERED PROFESSIONAL LAND SURVEYOR #4032 IN THE STATE OF TEXAS, HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECTLY MADE, AND IS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND.

REYNALDO ROBLES, RPLS # 4032
ROBLES AND ASSOCIATE, PLLC
107 W. HUISACHE ST.
WESLACO, TEXAS 78596
TBPELS FIRM No. 10096700

DATE

**STATE OF TEXAS:
COUNTY OF HIDALGO:**

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



Steph Spoor
03-15-24
REGISTERED PROFESSIONAL ENGINEER
P. E. REGISTRATION No. 56752

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

MAYOR, CITY OF McALLEN

DATE

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

HIDALGO COUNTY DRAINAGE DISTRICT NO. 1

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

DATE

NOTES:

- 1.) MINIMUM BUILDING SETBACK LINE SHALL AS FOLLOWS:
FRONT.- LOT 1 - 45.0 FEET OR IN LINE WITH AVERAGE SETBACKS OF EXISTING STRUCTURES OR GREATER FOR EASEMENTS; WHICHEVER IS GREATER.
LOT 2 - 25.0 FEET OR GREATER FOR EASEMENTS.
REAR - 10.0 FEET OR GREATER FOR EASEMENTS.
SIDE - 6.0 FEET OR GREATER FOR EASEMENTS.
CORNER - 10.0 FEET OR GREATER FOR EASEMENTS
GARAGE - 18.0 FEET EXCEPT WHERE GREATER SETBACK IS REQUIRED, GREATER SETBACK APPLIES.
- 2.) MINIMUM FINISHED FLOOR ELEVATION SHALL BE 18 INCHES ABOVE CENTERLINE OF PAVEMENT MEASURED AT FRONT CENTER OF LOT.
- 3.) THIS PROPERTY FALLS IN ZONE "C" OF THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL No. 480334 0325 D, REVISED JUNE 06, 2000.
- 4.) A 4.0' WIDE MIN. SIDEWALK REQUIRED ALONG N. 29TH STREET AND GRAMBLING AVE.
- 5.) A 6' OPAQUE BUFFER IS REQUIRED FROM ADJACENT/BETWEEN MULTI-FAMILY RESIDENTIAL AND COMMERCIAL OR INDUSTRIAL ZONES/USES. AN 8' MASONRY WALL IS REQUIRED BETWEEN SINGLE FAMILY RESIDENTIAL AND COMMERCIAL, INDUSTRIAL OR MULTI-FAMILY RESIDENTIAL ZONES/USES.
- 6.) AN ENGINEERED DETENTION PLAN APPROVED BY CITY'S ENGINEERING DEPT IS REQUIRED PRIOR TO APPLICATION FOR BUILDING PERMIT.
- 7.) BENCHMARK - STATION NAME MC 48 SET BY ARANDA AND ASSOCIATES, LOCATED AT THE SOUTHWEST CORNER OF N. WARE RD. AND MILE 5 RD. ELEV.=115.95 FT. (NAVD 88).
- 8.) S.O.E.- DENOTES SIGHT OBSTRUCTION EASEMENT. (BY THIS PLAT)
- 9.) NO CURB CUT, ACCESS, OR LOT FRONTAGE PERMITTED ALONG N. 29TH ST.

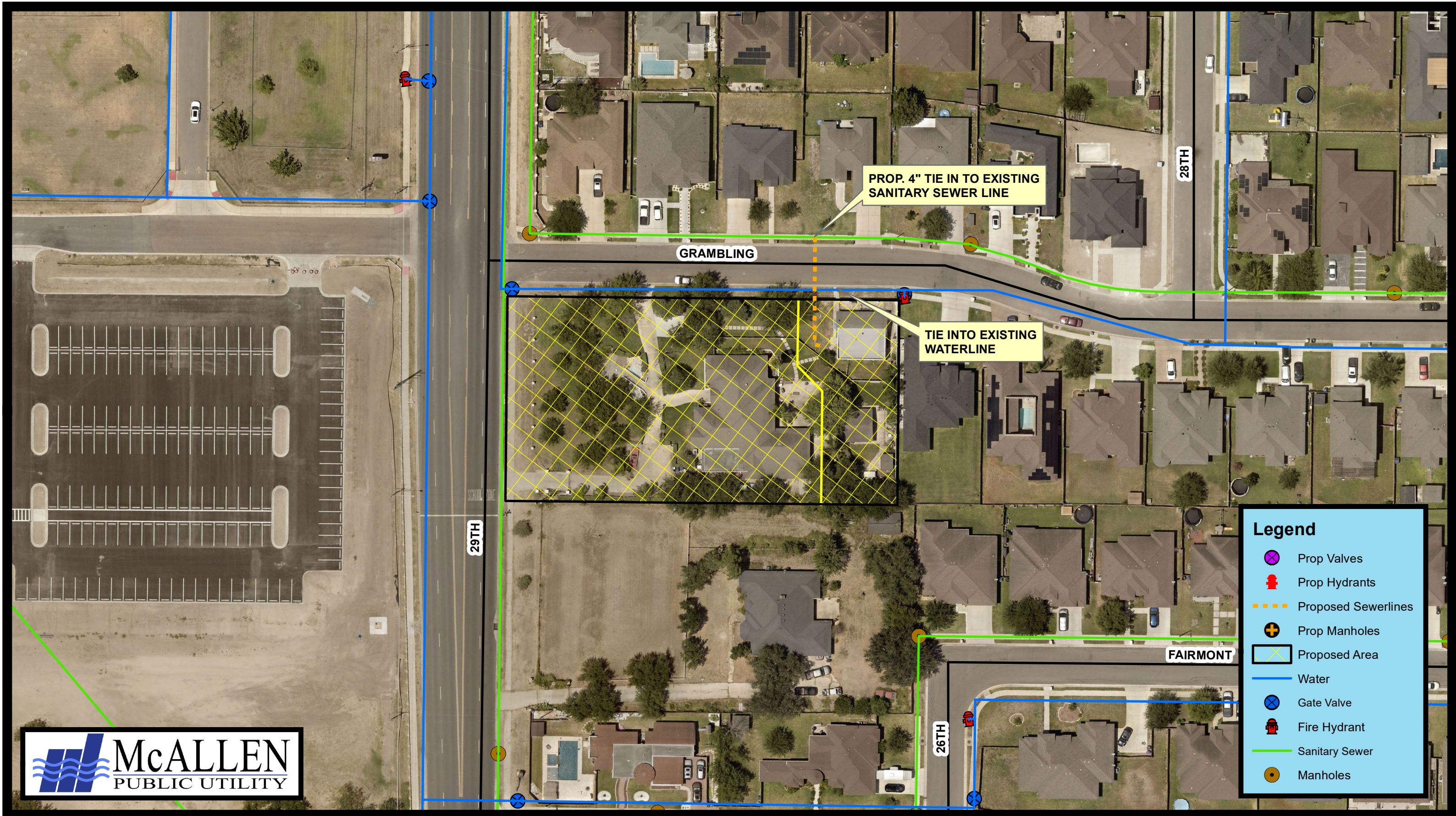
METES & BOUNDS

A 1.106 ACRE TRACT OF LAND OUT OF LOT 47, LA LOMITA IRRIGATION & CONSTRUCTION CO. SUBDIVISION OF PORCIONES 61, 62, AND 63, HIDALGO COUNTY, TEXAS, ACCORDING TO PLAT RECORDED IN VOLUME 24, PAGE 68, DEED RECORDS, HIDALGO COUNTY, TEXAS.

BEGINNING at a point on the West line of said Lot 47, South 08 Deg. 42 Min. 30 Sec. West, 902.53 feet from the northwest corner of Lot 47, for the northwest corner of the following described tract of land; said point being in North 29th Street;
THENCE, parallel to the North line of Lot 47, South 81 Deg. 17 Min. 30 Sec. East, at 20.0 feet pass the original East line of North 29th Street, at 40.0 feet pass a found ½ inch iron rod, and at 314.0 feet in all to a found ½ inch iron rod for the northeast corner hereof;
THENCE, parallel to the West line of Lot 47, South 08 Deg. 42 Min. 30 Sec. West, 153.47 feet to a found ½ inch iron rod for the southeast corner hereof;
THENCE, parallel to the North line of Lot 47, North 81 Deg. 17 Min. 30 Sec. West, at 274.0 feet pass a found ½ inch iron rod, at 294.0 feet pass the original East right of way line of North 29th Street, and at 314.0 feet in all to a point on the West line of Lot 47 for the southwest corner hereof;
THENCE, with the West line of Lot 47, in North 29th Street, North 08 Deg. 42 Min. 30 Sec. East, 153.47 feet to the POINT OF BEGINNING. Containing 1.106 acres of land, more or less, of which the West 20.0 feet, comprising 0.070 acre, lies in North 29th Street.



29th & SUNRISE VALLEY SUBDIVISION



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., Utility Engineer

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

DATE: October 29, 2024

SUBJECT: **Approval of 29th & Sunrise Valley Subdivision**

This property is located on the southeast corner of 29th St. and Grambling Ave. The subdivision is located within the McAllen City Limits and consists of 1.106 acres with two (2) residential lots.

The subdivision application was originally filed with the City on January 19, 2024 and received preliminary P&Z approval on February 6, 2024. The information required from the developer's engineer for this agenda was received on October 21, 2024.

Utility plan/availability is described as follows:

- 1. Water:** The developer is proposing to make one (1) service connection to the existing 8" water line located on the north of the second lot facing Grambling Ave. The first lot facing 29th St. will be utilizing the existing water service and no other water utility improvements will be installed.
- 2. Sewer:** The developer is proposing to connect to an existing 12" sanitary sewer line located on the north side of Grambling Ave. a 4-IN sewer service. The first lot will be utilizing the existing sewer service connecting the sewer main along 29th St. and no other sewer improvements will be installed.
3. The property falls within the MPU Alton Reimbursement and the Northgate Waterline Project.

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

- 1.) Dedication of a utility easement, possibly along the perimeter of the property.**
- 2.) Installation of the proposed public utility infrastructure to be constructed as proposed.**
- 3.) Payment of a Sanitary Sewer and Waterline Reimbursement to MPU in the amount of \$1,795.92**

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

Thank you

Utility Narrative

August 9, 2024

for

29th Sunrise Valley

McAllen, Texas

Legal Description

BEING A SUBDIVISION OF A 1.106 ACRE TRACT OF LAND OUT OF LOT 47, LA LOMITA IRRIGATION & CONSTRUCTION CO. SUBDIVISION OF PORCIONES 61, 62 & 63, HIDALGO COUNTY, TEXAS, ACCORDING TO PLAT RECORDED IN VOL. 24, PG. 68, DEED RECORDS, HIDALGO COUNTY, TEXAS.

Location

This two lot residential subdivision is located on the southeast corner of N. 29th Street and Grambling Avenue.

Usage

Presently, this site is occupied by two single family residences, with patios, driveways, carports, and other improvements typical of single family developments. The purpose of this subdivision is to create a new lot for the smaller residence in the rear (Lot 2), as the Owner is downsizing and selling the larger house on proposed Lot 1.

Water Service

The site is by an existing City of McAllen 16 inch waterline located on the west side of N. 29th Street. There is an existing 8 inch City waterline on the south side of Grambling Avenue.

Proposed for this site is a new 1 inch water service on the 8 inch Grambling waterline to provide an independent water service for the smaller residence on proposed Lot 2.

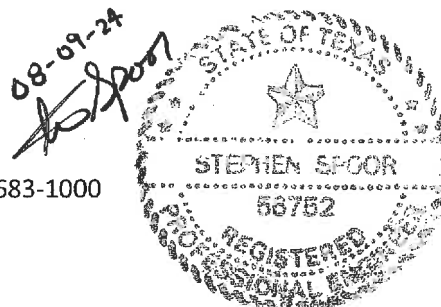
Fire Protection

Fire protection for this development is by an existing fire hydrant, on the 8 inch Grambling Avenue line, located at the northeast corner of the subdivision. No additional fire hydrants are proposed.

Sanitary Sewer Service

Both residences on the site are served by a six inch sanitary sewer service on a 36 inch gravity sanitary sewer line on the east side of N. 29th Street. A 12 inch gravity sanitary sewer line also exists on the north side of Grambling Avenue.

Proposed Lot 1 will continue to be served by the existing service on the 36 inch N. 29th Street line, while a new 4 inch service will be constructed on the 12 inch Grambling line and bored under the existing pavement on Grambling Avenue. The existing residence on Lot 2 will be disconnected from the N. 29th Service line to have its own sewer service.



REIMBURSEMENT WAIVER

STATE OF TEXAS §

COUNTY OF HIDALGO §

THIS CERTIFICATE, issued by the McAllen Public Utilities (MPUB), as authorized by such Board of Trustees, hereinafter called the MPUB, to **TRUSTEES OF THE DMJ FAMILY TRUST**, hereinafter called the DEVELOPER.

1. The DEVELOPER is the developer of the following described property: **29TH SUNRISE VALLEY SUBDIVISION**, and proposes to construct Utility Improvements as shown on a plan designed by **Spoor Engineering Consultants, Inc.**, dated **AUGUST 9, 2024**, hereinafter called IMPROVEMENTS, as approved by the McAllen Public Utility Board on _____.

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

ISSUED in triplicate originals this _____ day of _____ 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

MPUB Secretary

DEVELOPER:



DAMASO DOMINGUEZ JR.
Trustee of the DMJ Family Trust

**SUBDIVISION REIMBURSEMENT WORKSHEET
29TH SUNRISE VALLEY SUBDIVISION**

WATER LINE REIMB. CALCULATIONS

WATER: MPU NORTHGATE WATER LINE
COST: \$1,118.38 x 1 AC \$1,118.38
10% ADMIN FEE <10 YEARS 111.84

SEWER LINE REIMBURSEMENT \$1,230.22

SEWER LINE REIMB. CALCULATIONS

SEWER: MPU ALTON SEWER
COST: \$514.27 x 1 AC \$514.27
10% ADMIN FEE <10 YEARS 51.43

SEWER LINE REIMBURSEMENT \$565.70

TOTAL REIMBURSEMENT DUE \$1,795.92

Prepared By: 

Date: 8/14/24

Reviewed By: 

Escrows will be adjusted upon execution of Final Reimbursement Certificate

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

Signature: 

Print: Damaso Dominguez, Jr.



AGENDA ITEM

2.c.

PUBLIC UTILITY BOARD

DATE SUBMITTED

10/23/2024

MEETING DATE

11/12/2024

1. Agenda Item: Approval of Mediterranean Subdivision.
2. Party Making Request:
Rafael Balderas Jr.
3. Nature of Request: Request of MPU Board approval from the developer of the proposed subdivision.
4. Budgeted:

Bid Amount:	_____	Budgeted Amount:	_____
Under Budget:	_____	Over Budget:	_____
		Amount Remaining:	_____
5. Reimbursement: N/A.
6. Routing:
Rafael Balderas Jr. Created/Initiated - 10/23/2024
7. Staff's Recommendation: Staff recommends approval of the proposed subdivision with the conditions set forth.
8. City Attorney: Approved. AWS
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., Utility Engineer

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

DATE: October 21, 2024

SUBJECT: **Mediterranean Subdivision; Consideration & Approval of the Subdivision**

This property is located on the west side of Ware Road and approximately 230 feet south of Russell Road (Mile 17 ½ Road). It is located within the McAllen City Limits and is being proposed as C-3 and R-2 residential. The tract consists of 4.867 acres and will be 13 lots for one commercial lot and the rest multi-family use.

The subdivision application was originally filed with the City on October 9, 2023 and receive preliminary P&Z approval on June 18, 2024. The information required from the developer's engineer for this agenda was received on October 23, 2024.

Utility plan/availability is described as follows:

1. **Water Service:** The property falls within the Sharyland Water Supply Corporation water CCN. The applicant will be asked to coordinate with SWSC on the water improvements. It is requested that the applicant follow the standard subdivision requirements pertaining to fire protection and will be asked to coordinate with the Fire department.
2. **Wastewater Service:** The applicant is proposing to install an 8-inch wastewater line to service the property, which would connect to an existing wastewater line that is off-site north-east of the property.
3. The applicant is requesting to establish a reimbursement certificate which will presented in a future meeting.
4. The property does not fall within any reimbursement service areas.

Staff recommends MPUB approval of the subdivision application as proposed subject to the following: 1.) Dedication of a utility easement, possibly along the perimeter of the property, and where the main utility lines will be installed; 2.) Installation of the proposed public utility infrastructure be constructed as proposed; 3.) Execution of a Waterline Access Agreement between the developer, SWSC, and the City; and 4.) Installation of individual services for any commercial units that require a grease trap.

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



TREVIÑO
ENGINEERING
Firm Registration # F-7906

October 21, 2024

City of McAllen
McAllen Public Utility
1300 Houston Ave.
McAllen, Texas 78501

Re: Mediterranean Subdivision Utilities (Sanitary Sewer) Narrative

To Whom It May Concern,

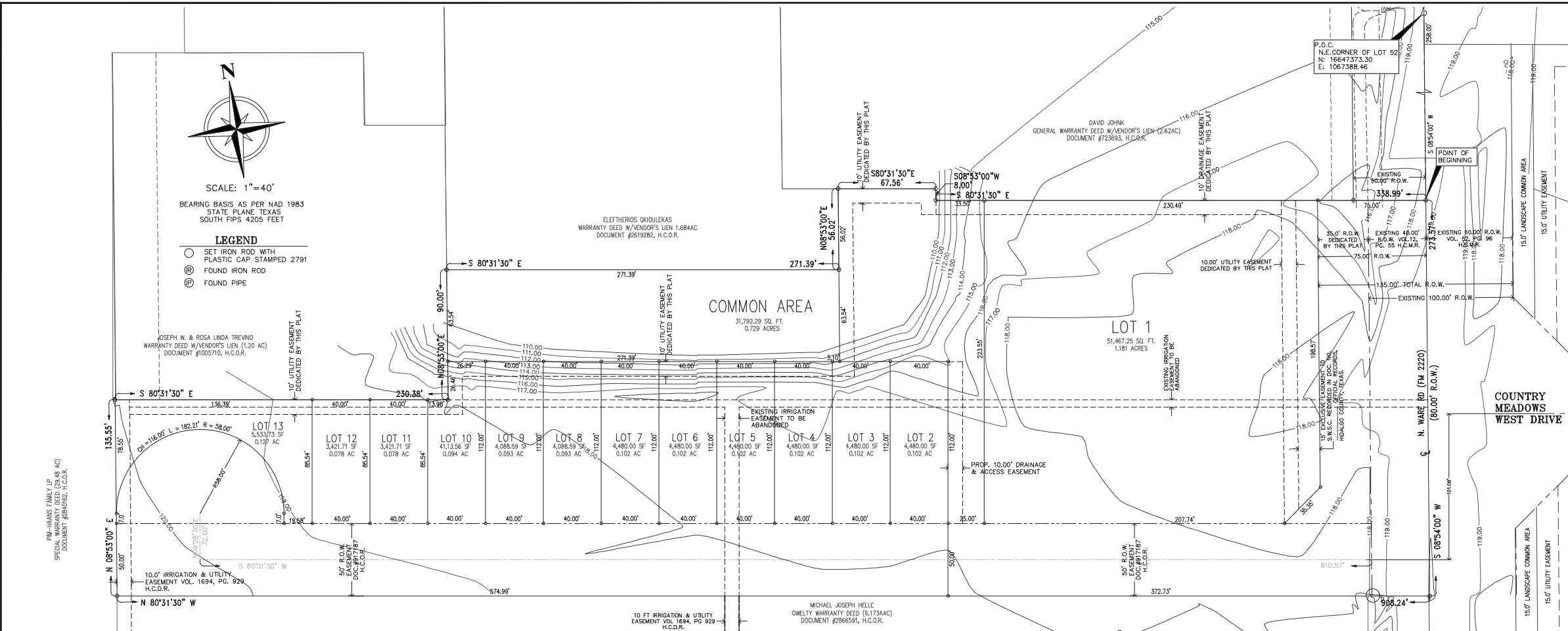
Mediterranean Plaza Subdivision is a 13-lot subdivision with 3.598-acres net in size located on the west side of N. Ware Rd. 258.00' south of centerline Mile 9 North Rd. A sanitary sewer 8" main will be installed to service a proposed commercial lot and 12 multifamily lots.

The sanitary sewer will be connected to an existing City of McAllen 20" sanitary sewer main located on the east side of N. Ware Rd. approximately 123.41' north of the proposed subdivision.

The proposed Mediterranean Subdivision sanitary sewer system initiates on the southwest corner of the property and extends east along the south property line providing services to Lots 2 through 13 for the multifamily lots. The 8" main then extends north through the full width of the property and provides 9 services for commercial Lot 1. The main then extends east across N. Ware Rd. with a proposed bore underneath N. Ware Rd. The main then extends north along the east of N. Ware Rd. up the existing City of McAllen 20" sanitary sewer main and connects with a proposed manhole.

Sincerely,
TREVIÑO ENGINEERING

Iden I. Trevino, P.E.



GENERAL NOTES

1. THE SUBDIVISION IS ON FLOOD ZONE "X" AREAS DETERMINED TO BE OUTSIDE 500-YEAR FLOODPLAIN COMMUNITY PANEL No. 480334 0295 D MAP REVISED: JUNE 6, 2000
2. BENCHMARK =
3. COMMERCIAL MINIMUM BUILDING SETBACKS (LOT 1)
FRONT: 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 EASEMENTS OR APPROVED SITE PLAN, WHICHEVER IS GREATER APPLIES.
SIDE: IN ACCORDANCE WITH THE ZONING ORDINANCE OR GREATER FOR EASEMENTS OR APPROVED SITE PLAN, WHICHEVER IS GREATER APPLIES.
CORNER: IN ACCORDANCE WITH THE ZONING ORDINANCE OR GREATER FOR EASEMENTS OR APPROVED SITE PLAN, WHICHEVER IS GREATER APPLIES.
- MULTIFAMILY MINIMUM BUILDING SETBACKS (LOTS 2-14)
FRONT: 20 FEET EXCEPT 15 FEET FOR ENCLOSED CARPORT OR GREATER FOR EASEMENT
REAR: 10 FEET OR GREATER FOR EASEMENT
SIDE: 6 FEET OR GREATER FOR EASEMENT
CORNER: 10 FEET OR GREATER FOR EASEMENT
GARAGE: 18 FEET EXCEPT WHERE A GREATER SETBACK IS REQUIRED, GREATER SETBACK APPLIES
4. A TOTAL OF 0.350 ACRE FEET (15,282 CUBIC FEET) OF STORM WATER RETENTION IS REQUIRED FOR THIS SUBDIVISION, FOR COMMERCIAL 0.129 ACRE FEET (5,640 CUBIC FEET) AND FOR MULTIFAMILY 0.221ACRE FEET (9,642 CUBIC FEET).
5. A 5 FT WIDE MINIMUM SIDEWALK REQUIRED ON N. WARE ROAD (FM 2220) AND 4 FT. WIDE MINIMUM SIDEWALK REQUIRED ON BOTH SIDES OF ALL INTERIOR STREETS AND OTHER STREETS AS APPLICABLE.
6. ALL LOT CORNER MARKED WITH A 1/2-INCH DIAMETER ROD
7. ALL UTILITIES IN THIS SUBDIVISION SHALL BE UNDERGROUND
8. OWNERS/DEVELOPERS SHALL BE RESPONSIBLE FOR MAINTENANCE OF RETENTION PONDS
9. 6 FT OPAQUE BUFFER REQUIRED FROM ADJACENT/BETWEEN MULTI-FAMILY RESIDENTIAL AND COMMERCIAL, AND INDUSTRIAL ZONES/USES AND OTHER STREET AS APPLICABLE, PRIOR TO FINAL.
10. 8 FT MASONRY WALL REQUIRED BETWEEN SINGLE FAMILY RESIDENTIAL AND COMMERCIAL, INDUSTRIAL OR MULTI-FAMILY RESIDENTIAL ZONES/USES
11. COMMON AREAS, PRIVATE SERVICE DRIVES, ETC. MUST BE MAINTAINED BY THE LOT OWNER AND NOT THE CITY OF McALLEN.
12. SHOULD ANY ENTITIES HAVING AUTHORITY OVER THE RECORDED EASEMENTS DEDICATED HEREIN NEED TO REPAIR, REPLACE, INSTALL, OR IN ANY WAY REQUIRE EXCAVATION ACCESS TO THE LINES THEREIN, HAT ENTITY SHALL HAVE THE RIGHT TO ACCESS THE EASEMENT WHICH WAY CAUSE INCIDENTAL DAMAGE TO PRIVATE IMPROVEMENTS INCLUDING BUT NOT LIMITED TO FENCES, WALLS, SLABS, LANDSCAPING AND PRIVATE IRRIGATION SYSTEMS, OWNER(S) OF PROPERTIES SHALL HOLD HARMLESS AND INDEMNIFY ANY SUCH ENTITY FROM THE DAMAGES AND/OR REPLACEMENT COSTS CAUSED BY NEEDED WORK.
13. ALL IRRIGATION DISTRICT EASEMENTS, IF SHOWN, ARE EXCLUSIVE TO UNITED IRRIGATION DISTRICT, AND THE DISTRICT ALLOWS NO OTHER UTILITIES OR OUTSIDE USE WITHOUT IT EXPRESS WRITTEN APPROVAL.
14. 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 WITHOUT FIRST OBTAINING A CROSSING PERMIT FROM UNITED IRRIGATION DISTRICT.
15. 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 VIOLATORS EXPENSE
16. 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 VIOLATORS EXPENSE
17. A MINIMUM 24 FT. PRIVATE SERVICE DRIVE EASEMENT WILL BE ESTABLISHED AS PART OF THE SITE PLAN FOR LOT 1 AND WILL BE MAINTAINED BY LOT OWNERS AND NOT THE CITY OF McALLEN.
18. NO CURB CUT, ACCESS, OR LOT FRONTAGE PERMITTED ALONG N. WARE ROAD. LOT 1 WILL NOT BE GRANTED ACCESS OFF N. WARE ROAD
19. ALL SHARYLAND WATER SUPPLY CORPORATION EASEMENTS ARE EXCLUSIVE. NO OTHER USE OF EASEMENT IS PERMITTED WITHOUT THE EXPRESS WRITTEN APPROVAL OF SHARYLAND WATER SUPPLY CORPORATION.

STATE OF TEXAS
COUNTY OF HIDALGO

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

ANCER PROPERTIES, LLC.

ANCER PROPERTIES, LLC
MARIA DALIA ANCER, ITS PRESIDENT

ANCER PROPERTIES, LLC

ANCER PROPERTIES, LLC
JORGE ABRAHAM ANCER, ITS VICE PRESIDENT

STATE OF TEXAS
COUNTY OF HIDALGO

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, ON THIS DAY PERSONALLY APPEARED MARIA DALIA ANCER AND JORGE ABRAHAM ANCER KNOWN TO ME TO BE THE PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSE AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

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

NOTARY PUBLIC, HIDALGO COUNTY, TEXAS
MY COMMISSION EXPIRES ON : _____



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

HIDALGO COUNTY
DRAINAGE DISTRICT No. 1

HIDALGO COUNTY DRAINAGE DISTRICT No. 1, HEREBY CERTIFIES THAT THE DRAINAGE PLANS FOR THE SUBDIVISION COMPLY WITH THE MINIMUM STANDARDS OF THE DISTRICT ADOPTED UNDER TEXAS WATER CODE 462.011 (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 SESIN, P.E., CFM
HIDALGO COUNTY DRAINAGE DISTRICT No.1

HIDALGO COUNTY
UNITED IRRIGATION DISTRICT

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

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

ATTEST:
PRESIDENT SECRETARY

CITY OF McALLEN PLANNING & ZONING

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 DATE

CITY OF McALLEN MAYOR

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 QTY SECRETARY DATE

MEDITERRANEAN
SUBDIVISION

A 4.687-ACRE TRACT OF LAND, MORE OR LESS, OUT OF LOTS 52 THRU 54, OUT LOTS 35-68, INCLUSIVE SECTION 229, TEX-MEX SUBDIVISION, AS PER MAP OR PLAT THEREOF RECORDED IN VOLUME 12, PAGE 55, MAP RECORDS IN THE OFFICE OF THE COUNTY CLERK HIDALGO COUNTY, TEXAS,

STATE OF TEXAS
COUNTY OF HIDALGO

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



HOMERO LUIS GUTIERREZ RPLS NO. 2791

STATE OF TEXAS
COUNTY OF HIDALGO

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



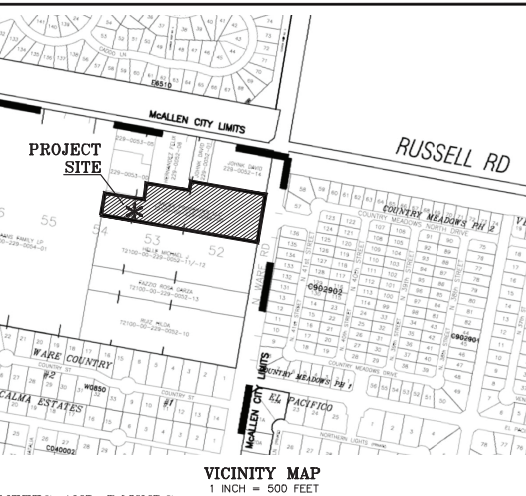
IDEN I. TREVINO, PE No. 92036

SHARYLAND WATER SUPPLY CORPORATION

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

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

CARLOS LIMA DATE



METES AND BOUNDS

A 4.687-ACRE TRACT OF LAND, MORE OR LESS, OUT OF LOTS 52 THRU 54, OUT LOTS 35-68, INCLUSIVE SECTION 229, TEX-MEX SUBDIVISION, AS PER MAP OR PLAT THEREOF RECORDED IN VOLUME 12, PAGE 55, MAP RECORDS IN THE OFFICE OF THE COUNTY CLERK HIDALGO COUNTY, TEXAS, REFERENCE TO WHICH IS HERE MADE FOR ALL PURPOSE, LOCATED ON THE WEST SIDE OF WARE ROAD (HIGHWAY FM 2220), APPROXIMATELY 258 FEET SOUTH OF MILE 9 NORTH ROAD, IS DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

THE POINT OF COMMENCEMENT (P.O.C.) BEING AT A COTTON PICKER SPINDLE (N:16647373.30, E:1067388.46) FOUND AT THE INTERSECTION OF THE APPARENT EXISTING USUAL 80-FOOT RIGHT-OF-WAY CENTERLINE OF SAID WARE ROAD (FM 2220) AND THE APPARENT EXISTING 80-FOOT RIGHT-OF-WAY CENTERLINE OF SAID MILE 9 NORTH ROAD FOR THE APPARENT NORTHEAST CORNER OF SAID LOT 52; THENCE, S 81°54'00" W, WITH THE SAID WARE ROAD EXISTING RIGHT-OF-WAY CENTERLINE AND THE APPARENT EAST LOT LINE OF SAID LOT 52, A DISTANCE OF 258.00 FEET TO A POINT FOR THE APPARENT SOUTHEAST CORNER OF THE LAND VESTED IN DAVID JOHNNK (DOCUMENT No. 723693) OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS) AND THE EASTERNMOST NORTHEAST CORNER OF SAID 4.687-ACRE TRACT, AND ALSO BEING THE POINT OF BEGINNING OF SAID 4.687-ACRE TRACT OF LAND HEREIN DESCRIBED;

THENCE, S 81°54'00" W, WITH THE SAID WARE ROAD EXISTING RIGHT-OF-WAY CENTERLINE, THE EAST LOT LINE OF SAID LOT 52 AND THE APPARENT SOUTHERNMOST EAST LOT LINE OF SAID 4.687-ACRE TRACT, A DISTANCE OF 273.57 FEET TO A POINT FOR THE APPARENT NORTHEAST CORNER OF A 6.173-ACRE TRACT OF LAND VESTED IN MICHAEL JOSEPH HELLE (DOCUMENT No. 2866591, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS) AND THE SOUTHEAST CORNER OF SAID 4.687-ACRE TRACT OF LAND HEREIN DESCRIBED;

THENCE, N 80°31'30" W, PARALLEL TO THE APPARENT NORTH LOT LINE OF SAID 6.173-ACRE TRACT VESTED IN MICHAEL JOSEPH HELLE AND THE SOUTH LOT LINE OF SAID 4.687-ACRE TRACT, A DISTANCE OF 40.00 FEET PAST A No. 4 REBAR FOUND ON THE APPARENT EXISTING WEST RIGHT-OF-WAY CENTERLINE OF SAID WARE ROAD, THENCE ANOTHER STANDSE OF 388.36 FEET PAST THE APPARENT COMMON LOT LINE OF SAID LOT 52 AND LOT 53, THENCE ANOTHER DISTANCE OF 300.01 FEET PAST THE APPARENT COMMON LOT LINE OF SAID LOT 53 AND LOT 54, CONTINUING FOR A TOTAL DISTANCE OF 908.24 FEET TO A No.4 REBAR FOUND ON THE APPARENT EAST LOT LINE OF A 29.48-ACRE TRACT OF LAND VESTED IN PIM-HAANS LP (DOCUMENT No. 2840162, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS) FOR THE SOUTHWEST CORNER OF SAID 4.687-ACRE TRACT OF LAND HEREIN DESCRIBED;

THENCE, N 08°53'00" E, PARALLEL TO THE APPARENT EAST LOT LINE OF SAID LOT 54, AND WITH THE APPARENT EAST LOT LINE OF SAID 29.48-ACRE TRACT AND THE SOUTHERNMOST WEST LOT LINE OF SAID 4.687-ACRE TRACT, A DISTANCE OF 135.55 FEET TO A No.4 REBAR FOUND FOR THE APPARENT SOUTHWEST CORNER OF A 1.20-ACRE TRACT OF LAND VESTED IN JOSEPH W. & ROSA LINDA TREVINO (DOCUMENT No. 1005710, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS) AND THE SOUTHERNMOST NORTHWEST CORNER OF SAID 4.687-ACRE TRACT OF LAND HEREIN DESCRIBED;

THENCE, S 80°31'30" E, PARALLEL TO THE APPARENT NORTH LOT LINE OF SAID LOT 54, AND WITH THE APPARENT SOUTH LOT LINE OF SAID 1.20-ACRE TRACT VESTED IN JOSEPH W. & ROSA LINDA TREVINO, AND THE SOUTHERNMOST NORTH LOT LINE OF SAID 4.687-ACRE TRACT A DISTANCE OF 179.87 FEET PAST THE SAID COMMON LOT LINE OF SAID LOT 54 AND LOT 53, CONTINUING FOR A TOTAL DISTANCE OF 230.38 FEET TO A No. 4 REBAR FOUND ON THE APPARENT SOUTHEAST CORNER OF SAID 1.20-ACRE TRACT AND AN INTERNAL CORNER OF SAID 4.687-ACRE TRACT OF LAND HEREIN DESCRIBED;

THENCE, S 08°53'00" E, PARALLEL TO THE APPARENT WEST LOT LINE OF SAID LOT 53, AND WITH THE APPARENT EAST LOT LINE OF SAID 1.20-ACRE TRACT VESTED IN JOSEPH W. & ROSA LINDA TREVINO, AND A WESTERN LOT LINE OF SAID 4.687-ACRE TRACT, A DISTANCE OF 90.00 FEET TO A POINT (NOT SET IN POND) FOR THE APPARENT SOUTHWEST CORNER OF A 1.684-ACRE TRACT VESTED IN ELEFTHERIOS OKIOULEKAS (DOCUMENT No. 2619282, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS) AND AN EXTERNAL CORNER OF SAID 4.687-ACRE TRACT OF LAND HEREIN DESCRIBED;

THENCE, S 80°31'30" E, PARALLEL TO THE APPARENT NORTH LOT LINE OF SAID LOT 53, AND WITH THE APPARENT SOUTH LOT LINE OF SAID 1.684-ACRE TRACT VESTED IN ELEFTHERIOS OKIOULEKAS, AND THE NORTHERN LOT LINE OF SAID 4.687-ACRE TRACT, A DISTANCE OF 249.51 FEET PAST THE COMMON LINE OF SAID LOT 53 AND LOT 52, CONTINUING FOR A TOTAL DISTANCE OF 271.39 FEET TO POINT (NOT SET IN POND) FOR THE APPARENT SOUTHEAST CORNER OF SAID 1.684-ACRE TRACT AND AN INTERNAL CORNER OF SAID 4.687ACRE TRACT OF LAND HEREIN DESCRIBED;

THENCE, N 08°53'00" E, PARALLEL TO THE APPARENT WEST LOT LINE OF SAID LOT 52, AND WITH THE APPARENT SOUTHERNMOST EAST LOT LINE OF SAID 1.684-ACRE TRACT VESTED IN ELEFTHERIOS OKIOULEKAS, AND A WESTERN LOT LINE OF SAID 4.687-ACRE TRACT, A DISTANCE OF 67.56 FEET TO POINT (NOT SET IN POND) FOR AN APPARENT INTERNAL CORNER OF SAID 2.62-ACRE TRACT OF LAND VESTED IN DAVID JOHNNK, AND THE APPARENT NORTHERNMOST NORTHWEST CORNER OF SAID 4.687-ACRE TRACT OF LAND HEREIN DESCRIBED;

THENCE, S 08°31'30" E, PARALLEL TO THE SAID NORTH LOT LINE OF LOT 52, AND WITH THE SAID NORTHERNMOST SOUTH LOT LINE OF SAID 2.62-ACRE TRACT VESTED IN DAVID JOHNNK, AND THE APPARENT NORTHERNMOST NORTH LOT LINE OF SAID 4.687-ACRE TRACT, A DISTANCE OF 67.56 FEET TO POINT (NOT SET IN POND) FOR AN APPARENT INTERNAL CORNER OF SAID 2.62-ACRE TRACT OF LAND VESTED IN DAVID JOHNNK, AND THE APPARENT NORTHERNMOST NORTHEAST CORNER OF SAID 4.687-ACRE TRACT OF LAND HEREIN DESCRIBED;

THENCE, S 08°53'00" W, PARALLEL TO THE APPARENT WEST LOT LINE OF SAID LOT 52 AND WITH THE APPARENT NORTHERNMOST EAST LOT LINE OF SAID 4.687-ACRE TRACT, A DISTANCE OF 8.00 FEET TO POINT (NOT SET IN POND) ON THE APPARENT SOUTHERNMOST SOUTH LOT LINE OF SAID 2.62-ACRE TRACT VESTED IN DAVID JOHNNK, FOR THE APPARENT SOUTHERNMOST SOUTHWEST CORNER OF SAID 2.62-ACRE TRACT AND AN INTERNAL CORNER OF SAID 4.687-ACRE TRACT OF LAND HEREIN DESCRIBED;

THENCE, S 80°31'30" E, PARALLEL TO THE SAID NORTH LOT LINE OF LOT 52, AND WITH THE SAID SOUTHERNMOST SOUTH LOT LINE OF SAID 2.62-ACRE TRACT VESTED IN DAVID JOHNNK AND THE APPARENT SOUTHERNMOST NORTH LOT LINE OF SAID 4.687-ACRE TRACT, A DISTANCE OF 288.99 FEET PAST A No.4 REBAR FOUND ON THE SAID WARE ROAD EXISTING WEST RIGHT-OF-WAY LINE, CONTINUING FOR A TOTAL DISTANCE OF 538.99 FEET TO THE SAID POINT FOR THE EASTERNMOST NORTHEAST CORNER OF SAID 4.687-ACRE TRACT OF LAND HEREIN DESCRIBED, ALSO BEING THE POINT OF BEGINNING, CONTAINING A GROSS OF 4.687 ACRES OF LAND, OF WHICH 0.289 OF AN ACRE LIES IN EXISTING ROAD RIGHT-OF-WAY, 0.619 OF AN ACRE LIES IN RIGHT-OF-WAY EASEMENT, 0.018 OF AN ACRE LIES IN PIPELINE EASEMENT, 0.047 OF AN ACRE LIES IN SHARYLAND WATER SUPPLY CORPORATION EASEMENT, AND 0.116 OF AN ACRE LIES IN IRRIGATION & UTILITY EASEMENT, FOR A NET OF 3.598 ACRES OF LAND, MORE OR LESS.

DATE OF PREPARATION: JULY 31, 2024

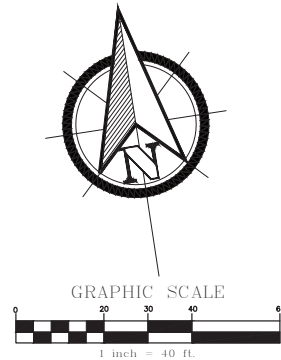
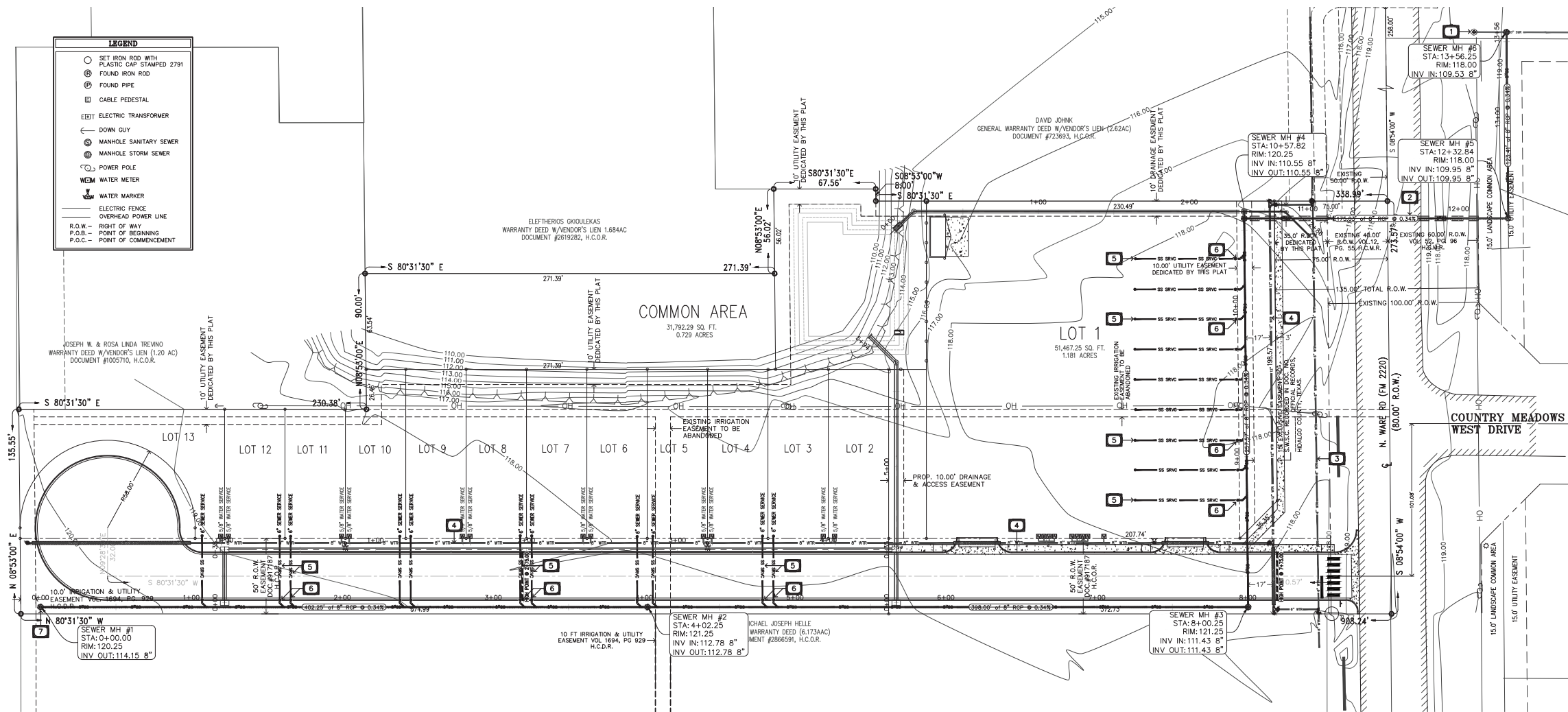
PRINCIPAL CONTACTS:

OWNER:	ADDRESS	CITY & ZIP	PHONE
ANCER PROPERTIES, LLC	P.O. BOX 1198	MISSION, TEXAS 78572	(956) 522-3299
ENGINEER: IDEN I. TREVINO, P.E.	2211 E. GRIFFIN PKWY, SUITE 160	MISSION, TEXAS 78572	(956) 283-8847
SURVEYOR: HOMERO LUIS GUTIERREZ, RPLS	P.O. BOX 548	McALLEN, TEXAS 78505	(956) 369-0988

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



TREVINO ENGINEERING
FIRM No. F-7906
TEL No. (956) 283-8847 2211 E. Griffin Pkwy, Suite 160
Mission, Texas 78572
ident@trevenoengineering.com

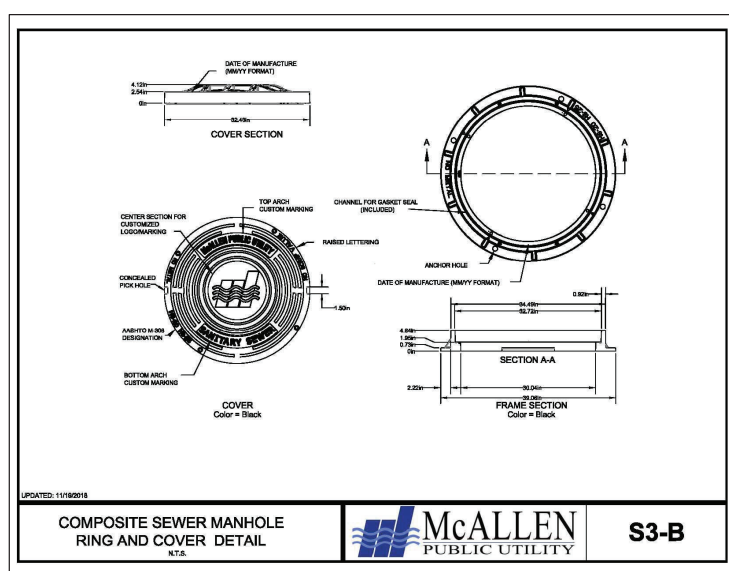
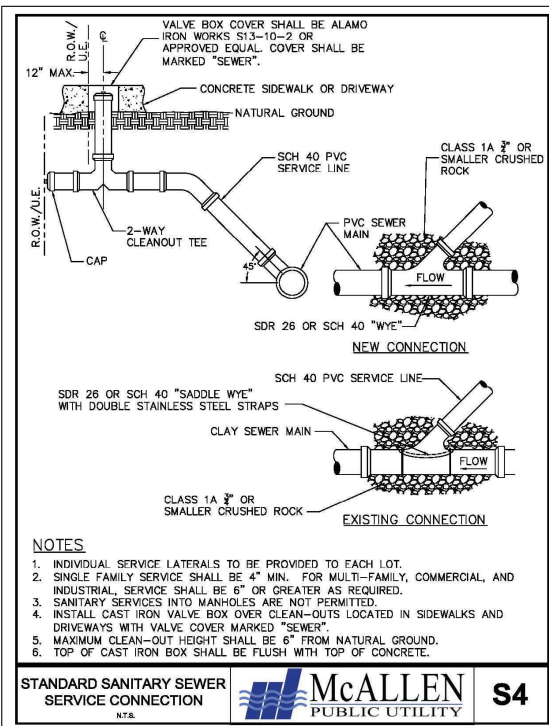
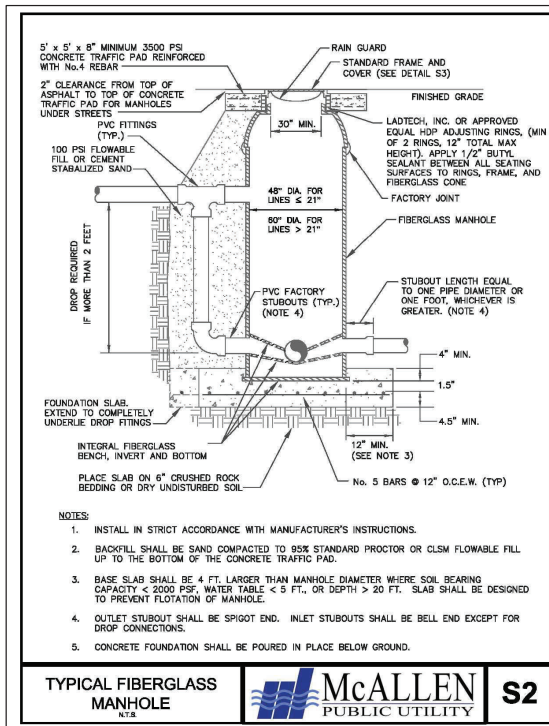


SEWER PLAN KEYNOTES

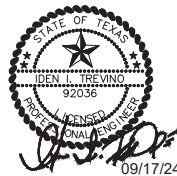
- 1 EXISTING SANITARY MANHOLE
TOP: 118.30
INVERT: 109.53
- 2 PROPOSED
16" BORE & CASING ~ 175.00 LF
- 3 EXISTING 6" WATER LINE.
- 4 PROPOSED WATER LINE. (SEE SHEET C3.0 WATER LAYOUT)
- 5 PROPOSED 6" SINGLE SEWER SERVICE TYPICAL (LONG)
- 6 PROPOSED 6" CLEAN OUT TYPICAL.
- 7 INSTALL PROPOSED MANHOLE OUTSIDE EXISTING
10' IRRIGATION EASEMENT.

CONTRACTOR NOTE:

1. ALL SANITARY SEWER SERVICES TO BE EXTENDED AT LEAST 5 FT. PAST THE PROPERTY LINE TO HAVE MINIMUM 8 FT. SEPARATION FROM WATER MAIN.
2. SANITARY SEWER TO BE ENCASED IF CROSSING ABOVE THE WATERLINE OR LESS THAN 2 FT. CLEARANCE BELOW THE WATERLINE.



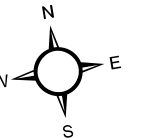
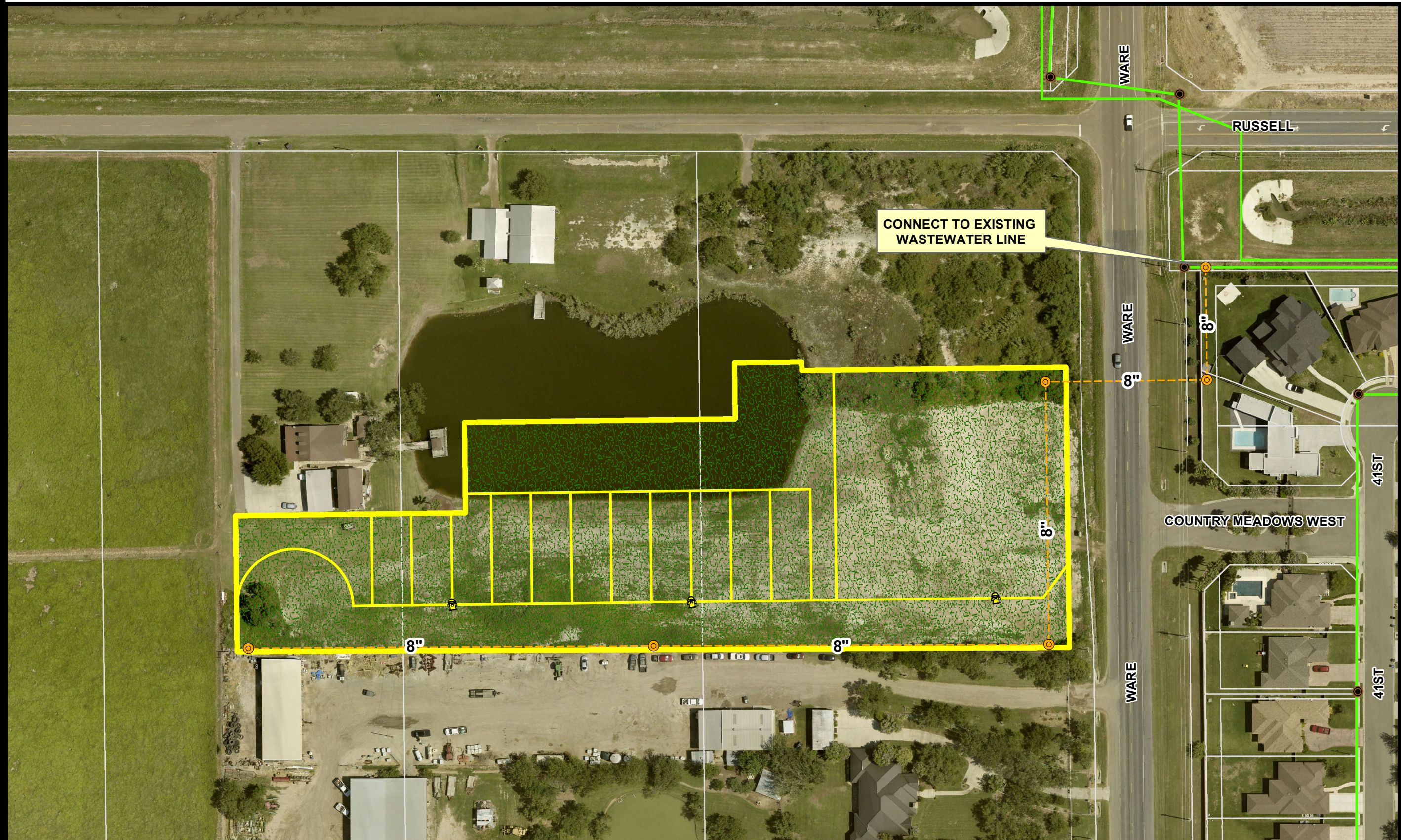
PRINCIPAL CONTACTS:			
OWNER:	ANCER PROPERTIES, LLC	P.O. BOX 1198	MISSION, TEXAS 78572
ENGINEER:	IDEN I. TREVINO, P.E.	2211 E. GRIFFIN PKWY, SUITE 160	MISSION, TEXAS 78572
SURVEYOR:	HOMERO LUIS GUTIERREZ, RPLS	P.O. BOX 548	McALLEN, TEXAS 78505
PHONE	(956) 522-3299	(956) 283-8847	(956) 369-0988



C2.0 PLAT - SEWER LAYOUT OVERALL & DETAILS

TREVINO ENGINEERING
FIRM No. F-7906
TEL No. (956) 283-8847 2211 E. GRIFFIN PKWY. SUITE 160
Mission, Texas 78502
ident@trevinoengineering.com

MEDITERRANEAN



1 inch = 95 feet

- Legend**
- Proposed Clean-Out
 - Proposed Manholes
 - 🚒 Proposed Fire Hydrant
 - Existing Manhole
 - Existing Wastewater Line
 - - - Proposed Wastewater Line
 - ▭ Lots
 - ▭ Proposed Area



AGENDA ITEM

2.d.

PUBLIC UTILITY BOARD

DATE SUBMITTED

11/04/2024

MEETING DATE

11/12/2024

1. Agenda Item: Consideration and Approval for Purchase & Delivery of AMI Meters and Transceivers.

2. Party Making Request:

3. Nature of Request:

4. Budgeted: Yes

Bid Amount: \$258,558.88

Under Budget: \$85,441.12

Budgeted Amount: \$344,000.00

Over Budget: \$0.00

Amount Remaining: \$0.00

5. Reimbursement:

6. Routing:

Juan Pedraza

Gerardo Noriega

Created/Initiated - 11/4/2024

Final Approval - 11/4/2024

7. Staff's Recommendation:

8. City Attorney: Approved. AWS

9. MPU General Manager: Approved - MAV

10. Director of Finance for Utilities: Approved - MSC



Memo

To: Marco A. Vega, P.E. General Manager *man*
From: Juan Pedraza, T&D Manager *JP*
Thru: Edward Gonzalez, Director of Water Systems *EG*
Date: 10/30/24
Re: Acquisition of Diverse Water Meter Sizes & Smartpoint Radio Transceiver

On October 11, 2024, Transmission Distribution was presented with a formal quotation for the acquisition of diverse water meter sizes and single port smartpoint radio transceivers. The department is recommending the acquisition of all allocated water meters and transceiver radios from a sole source vendor Aqua-Metric, in the amount of \$258,558.88

Capital Impr. Fund: FY24-25 430-4030-446 66-30 \$803,960

(750) ¾" SL IPERL TR/PL 8WHL USG

(200) 1" IPERL TR/PL 8WHL USG

(75) 2" OMNI R2 8 WHL USG

(2) 3" OMNI C2 8 WHL USG

(2) 4" OMNI C2 8 WHL USG

(1,050) MXU 520 Single Port T/C

The Transmission & Distribution Department has ensured adherence to the proper procurement process through a sole source supplier Aqua-Metric. These items were PUB Approved for FY 24-25.



October 11, 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
750	EA	I30TR	3/4" SL iPERL TR/PL 8 WHL USG	98.57	73,927.50
200	EA	I50TR	1" iPERL TR/PL 8 WHL USG	142.55	28,510.00
75	EA	OMNIR2	2" OMNI R2 9 WHL 1 USG	568.44	42,633.00
2	EA	OMNIC3	3" OMNI C2 9 WHL 1 USG	1,538.09	3,076.18
2	EA	OMNIC4	4" OMNI C2 9 WHL 1 USG	2,658.85	5,317.70
1050	EA	MXU520MSP	MXU 520 M SINGLE PORT T/C	100.09	105,094.50

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 Sensus orders exceeding \$80,000.00.
5. Net Thirty Days to Pay.
6. Returned product may be subject to a 25% restocking fee
7. Sales Tax and/or Freight charges are approximated and may vary on final invoice.

Subtotal	258,558.88
Sales Tax	0.00
Total	258,558.88

Display: Period Balances

Period	Actual	Budget	Variance	Variance Percent
Beginning Balance	\$0.00	\$0.00	\$0.00	0.00%
October 2024	\$0.00	\$66,996.00	\$66,996.00	100.00%
November 2024	\$0.00	\$133,992.00	\$133,992.00	100.00%
December 2024	\$0.00	\$200,988.00	\$200,988.00	100.00%
January 2025	\$0.00	\$267,984.00	\$267,984.00	100.00%
February 2025	\$0.00	\$334,980.00	\$334,980.00	100.00%
March 2025	\$0.00	\$401,976.00	\$401,976.00	100.00%
April 2025	\$0.00	\$468,972.00	\$468,972.00	100.00%
May 2025	\$0.00	\$535,968.00	\$535,968.00	100.00%
June 2025	\$0.00	\$602,964.00	\$602,964.00	100.00%
July 2025	\$0.00	\$669,960.00	\$669,960.00	100.00%
August 2025	\$0.00	\$736,956.00	\$736,956.00	100.00%
September 2025	\$0.00	\$803,960.00	\$803,960.00	100.00%
September 30, 2025	\$0.00	\$803,960.00	\$803,960.00	100.00%
	\$0.00	\$803,960.00	\$803,960.00	100.00%

REQUEST FOR AVAILABILITY OF FUNDS

Construction ☐ Purchase ☐
Service ☐ Supply ☒
Land Acquisition ☐

Department Name: Transmission Distribution
Department Head: Edward Gonzalez
Signature:  Date: 11/01/2024
Project Name: Purchase & Delivery of AMI Water Meters & Smartpoint Radio Transceiver
Description: Purchase & Delivery of AMI Water Meters & Smartpoint Radio Transceiver

Start Date _____ End Date _____ Location of Project: _____

State/Federal Funding (Specify Agency (ies)): Water Oulay/Improv.-other than Buildings

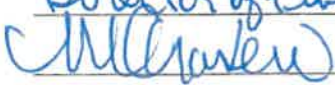
State/Federal Grants (Specify Agency (ies)): _____

Account Number : (Include Project Code) 430-4030-446 66-30 Estimated Cost: \$258,558.88

Account Number : (Include Project Code) _____ Estimated Cost: _____

Office of Management & Budget / Treasury Management Approval:

Budget Information: Budgeted ☒ No Funds Available ☐
Not Budgeted ☐ Budget Amendment Required ☐
Budget Reclass Required ☐

Funding Source: Water CIP
Budget Amount: \$344,000
Name: Maria S. Chavez
Title: Director of Finance for Utilities
Signature:  Date: 11/1/2024

City Manager / General Manager Authorization to Solicit Bids:

Approved: ☒ Disapproved: ☐
Signature:  Date: 11/1/2024

FEDERAL REQUIREMENTS:

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

N/A ☒

B. Please specify if there are any Buy America Requirements for this project.
If yes, Please advise which Buy America provision applies.

☒ No, Buy America does not apply

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

What is the specific goal/ percentage for this project? _____

Is this project race conscious or race neutral project (Please identify)? _____

☒ No DBE Required for this project.

D. 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 ☒

Please add publication location. _____

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

N/A ☒

F. Please indicate any additional requirements required for this state/federal grant.



AGENDA ITEM

2.e.

PUBLIC UTILITY BOARD

DATE SUBMITTED

11/04/2024

MEETING DATE

11/12/2024

1. Agenda Item: Approval of Sprague Waterfalls Apartments Subdivision. (43 Lots - 176 Units)
2. Party Making Request: Rafael Balderas Jr.
3. Nature of Request: Request of MPU Board approval from the developer of the proposed subdivision.
4. Budgeted:

Bid Amount:		Budgeted Amount:	
Under Budget:		Over Budget:	
		Amount Remaining:	
5. Reimbursement: Wastewater Reimbursement to MPU for the Alton Interceptor Wastewater Project in the amount of \$8,287.47.
6. Routing:
Rafael Balderas Jr. Created/Initiated - 11/4/2024
7. Staff's Recommendation: Staff recommends approval of the proposed subdivision with the conditions set forth.
8. City Attorney: Approved. AWS
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., Utility Engineer

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

DATE: November 1, 2024

SUBJECT: **Sprague Waterfalls Apartments Subdivision; Consideration & Approval of the Subdivision**

This property is located on the north side of Sprague Road and approximately 850 feet east of 29th Street. It is located within the McAllen City Limits and is being proposed as R3A residential. The tract consists of 14.65 acres and will be 43 lots for multi-family use.

The subdivision application was originally filed with the City on May 6, 2024 and receive preliminary P&Z approval on May 21, 2024. The information required from the developer's engineer for this agenda was received on November 4, 2024.

Utility plan/availability is described as follows:

1. **Water Service:** The applicant is proposing to install an 8-inch waterline to service the property that will connect to the existing waterline along Sprague Road and another connection to the existing waterline from the neighboring property to the west.
2. **Wastewater Service:** The applicant is proposing to install an 8-inch wastewater line to service the property, which would connect to an existing wastewater line that the neighbor to the west stubbed out, both on the north and south side of the property.
3. The property falls within the MPU Alton Interceptor Wastewater Reimbursement service area.

Staff recommends MPUB approval of the subdivision application as proposed subject to the following: 1.) Dedication of a utility easement, possibly along the perimeter of the property, and where the main utility lines will be installed; 2.) Installation of the proposed public utility infrastructure be constructed as proposed; 3.) Installation of individual water services for each suite/unit; and 4.) Payment of a Wastewater Line Reimbursement to MPU for the Alton Interceptor Wastewater Project in the amount of \$8,287.47.

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



July 8, 2024

McAllen Public Utility
1300 West Houston Ave.
McAllen, Texas 78501

Attn: Mr. Carlos Gonzalez, P.E.

Re: Sprague Waterfalls Apartments Subdivision, McAllen, Texas – PUB Narrative

Dear Mr. Gonzalez,

The Sprague Waterfalls Apartments Subdivision is a forty-two (42) Lot Multi-Family Residential Subdivision with one common area detention pond (14.65 ac gr, 14.21 ac net) out of the west 34.65 acres of Lot 13, Section 280, Texas-Mexican Railway Company's Survey, Hidalgo County, Texas as per map or plat recorded in Volume 24, Pages 168-171, Deed Records, Hidalgo County, Texas. The tract of land is being volunteered annexed to the City of McAllen and is located on the North Right of Way of Sprague Road, approximately 1/5 of a Mile East of North 29th Street.

The tract is located within McAllen Public Utility CCN. An internal 8-inch C900 DR 18 waterline will be connected and looped within the subdivision and connected to an existing 20" water line located along the south right of way of Sprague Road. In addition, the internal 8-inch waterline will be looped to future developments along the northern, east-west street. Each Lot will have a 2" service line branched into 4 -residential and 1 landscape – 1-inch meters.

Sanitary sewer will be served onsite with an 8-inch PVC SDR 26 gravity sewer line. The internal gravity sewer line will be connected to an existing City of McAllen 8-inch Sanitary Sewer stub located at the southwest corner of the development, within the north right of way of Sprague Road. Each lot (42 Lots) will be served with a 6-inch PVC SDR 26 sewer service connection.

Fire Hydrants are proposed to be installed at 300 feet spacing as depicted in the attached plans and as approved by the McAllen Fire Department.

Please do not hesitate to contact me should you require additional information or have any questions.

Respectfully,



 07/09/24

Rene Barrera, P.E.

REIMBURSEMENT WAIVER

STATE OF TEXAS X

COUNTY OF HIDALGO X

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

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

SERRAHE WATERFALLS
(Subdivision Name)

and proposes to construct Utility Improvements as shown on a plan

designed by BARREDA ENG dated 11/1/2024 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 1 day of November, 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: _____

**SUBDIVISION REIMBURSEMENT WORKSHEET
SPRAGUE WATERFALLS APARTMENTS SUBDIVISION**

WASTEWATER LINE REIMB. CALCULATIONS			
WASTEWATER: MPU: ALTON INTERCEPTOR WASTEWATER			
COST:	\$514.27 x	14.65 AC	\$7,534.06
10% ADMIN FEE	<10 YEARS		753.41
WASTEWATER LINE REIMBURSEMENT			\$8,287.47

TOTAL DUE

\$8,287.47

Prepared By: RB

Date: 8/30/24

Reviewed By: _____

Escrows will be adjusted upon execution of Final Reimbursement Certificate

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

Signature: _____

Print: Cesar Cortez



ALTON INTERCEPTOR SERVICE AREA



PLAT OF
**SPRAGUE WATERFALLS
APARTMENTS SUBDIVISION**

McALLEN, TEXAS

THE EAST 14.65 ACRES OF THE WEST 34.65 ACRES OF LOT 13, SECTION 280, TEXAS-MEXICAN RAILWAY COMPANY'S SURVEY, HIDALGO COUNTY, TEXAS, AS PER MAP OR PLAT THEROF RECORDED IN VOLUME 24, PAGES 168-171, DEED RECORDS, HIDALGO COUNTY TEXAS.

THE STATE OF TEXAS
COUNTY OF HIDALGO

I (WE), THE UNDERSIGNED, OWNER(S) OF THE LAND SHOWN ON THIS PLAT AND DESIGNATED HEREIN AS THE SPRAGUE WATERFALLS APARTMENTS SUBDIVISION, TO THE CITY OF McALLEN, TEXAS, AND WHOSE NAME IS SUBSCRIBED HERETO, HEREBY DEDICATE TO THE USE OF THE PUBLIC ALL STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINS, EASEMENTS, WATER LINES, SEWER LINES, STORM SEWERS, FIRE HYDRANTS AND PUBLIC PLACES WHICH ARE INSTALLED OR WHICH I (WE) WILL CAUSE TO BE INSTALLED THEREON, SHOWN 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.

ARQCARPA & KRISTAL LUXURY HOMES LLC DATE
DIRECTOR: CESAR CARDENAS
214 N. 16TH STREET, SUITE 101
McALLEN, TX 78501

STATE OF TEXAS
COUNTY OF HIDALGO

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED CESAR CARDENAS, KNOWN TO ME TO BE THE PERSON(S) WHOSE NAME(S) IS/ARE SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN STATED.

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

NOTARY PUBLIC IN AND FOR HIDALGO COUNTY, TEXAS
EXPIRATION DATE: _____

STATE OF TEXAS
CITY OF McALLEN

I, THE UNDERSIGNED, CHAIRMAN OF THE PLANNING AND ZONING COMMISSION OF THE CITY OF McALLEN HEREBY CERTIFY THAT THIS SUBDIVISION PLAN CONFORMS TO ALL REQUIREMENTS OF THE SUBDIVISION OF THIS CITY WHEREIN MY APPROVAL IS REQUIRED.

CHAIRMAN, PLANNING & ZONING COMMISSION DATE

STATE OF TEXAS
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 THE CITY WHEREIN MY APPROVAL IS REQUIRED.

MAYOR
CITY OF McALLEN DATE

STATE OF TEXAS
COUNTY OF HIDALGO

I, PABLO SOTO JR., A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, HEREBY CERTIFY THAT THIS PLAT IS MADE AND IS PREPARED FROM AN ACTUAL SURVEY ON THE PROPERTY MADE UNDER MY SUPERVISION 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.

PABLO SOTO JR. DATE
REGISTERED PROFESSIONAL LAND SURVEYOR No. 4541

STATE OF TEXAS
COUNTY OF HIDALGO

I, RENE BARRERA, P.E., A LICENSED PROFESSIONAL ENGINEER LICENSED TO PRACTICE IN THE STATE OF TEXAS, LICENSE NUMBER TX. 86862, DO HEREBY CERTIFY THAT THIS PLAT HAS BEEN GIVEN PROPER AND ADEQUATE ENGINEERING CONSIDERATION.

RENE BARRERA For Prelim. Review Only
4-10-24

RENE BARRERA, P.E.
LICENSED PROFESSIONAL ENGINEER No. 86862



GENERAL PLAT NOTES:

- THIS SUBDIVISION IS IN FLOOD ZONE "X" DEFINED AS AREAS OUTSIDE THE 500-YEAR FLOOD PLAIN
COMMUNITY-PANEL NUMBER: 480334 0325 D
MAP REVISED: JUNE 6, 2000
- MINIMUM PERMISSIBLE FINISH FLOOR ELEVATION SHALL BE 18 INCHES ABOVE THE FRONT TOP OF CURB MEASURED FROM THE CENTER OF EACH LOT.
- MINIMUM SETBACKS SHALL COMPLY WITH THE CITY OF McALLEN ZONING CODE
-FRONT: 20 FT. EXCEPT 10 FT. FOR UNENCLOSED CARPORTS OR GREATER FOR EASEMENTS OR APPROVED SITE PLAN WHICHEVER IS GREATER
-REAR: 10 FT. OR GREATER FOR EASEMENTS OR APPROVED SITE PLAN WHICHEVER IS GREATER
-INTERIOR SIDE: 5 FEET OR GREATER FOR EASEMENTS OR APPROVED SITE PLAN WHICHEVER IS GREATER
-CORNER: 10 FEET OR GREATER FOR EASEMENTS OR APPROVED SITE PLAN WHICHEVER IS GREATER
- REQUIRED DETENTION FOR STORM SEWER RUNOFF AS PER THE APPROVED DRAINAGE REPORT IS 47,562 CUBIC FEET. ...
- AN ENGINEERED DRAINAGE DETENTION PLAN, APPROVED BY THE CITY OF McALLEN ENGINEERING DEPARTMENT, SHALL BE REQUIRED PRIOR TO ISSUANCE OF BUILDING PERMIT
- CITY OF McALLEN BENCHMARK "MC58" FROM THE CITY OF McALLEN GPS REFERENCE MARKS LIST PREPARED BY ARANDA & ASSOCIATES IN OCTOBER, 1999, BEING C.P.S. ON POWER POLE LOCATED AT THE NORTHEAST CORNER OF 23RD STREET (FM 1926) & SPRAGUE ROAD; ELEVATION = 105.85 (NAVD88)
- NO BUILDING ALLOWED OVER ANY EASEMENT.
- 6 FEET OPAQUE BUFFER REQUIRED FROM ADJACENT/BETWEEN MULTI-FAMILY RESIDENTIAL AND COMMERCIAL, AND INDUSTRIAL ZONES/USES, SPRAGUE ROAD, AND QUARTER MILE COLLECTOR IF COLLECTOR STREET IS REQUIRED.
- 8 FEET MASONRY WALL REQUIRED BETWEEN SINGLE FAMILY RESIDENTIAL AND COMMERCIAL, INDUSTRIAL, OR MULTI-FAMILY RESIDENTIAL ZONES/USES.
- A 4 FT. MINIMUM SIDEWALK IS REQUIRED ON SPRAGUE ROAD, BOTH SIDES OF ALL INTERIOR STREETS, AND ALONG QUARTER MILE COLLECTOR IF COLLECTOR STREET IS REQUIRED.
- NO CURB CUT, ACCESS, OR LOT FRONTAGE PERMITTED ALONG SPRAGUE ROAD AND QUARTER MILE COLLECTOR.
- A 25'x25' SIGHT OBSTRUCTION EASEMENT REQUIRED AT ALL STREET INTERSECTIONS.
- COMMON LOTS AND DETENTION AREAS MUST BE MAINTAINED BY THE LOT OWNERS/HOA AND NOT THE CITY OF McALLEN.
- DEVELOPER/HOMEOWNER'S ASSOCIATION/OWNER, THEIR SUCCESSORS AND ASSIGNEES, AND NOT THE CITY OF McALLEN SHALL BE RESPONSIBLE FOR COMPLIANCE OF INSTALLATION AND MAINTENANCE AND OTHER REQUIREMENTS PER SECTION 110-72 OF THE SUBDIVISION ORDINANCE, INCLUDING BUT NOT LIMITED TO COMMON AREAS AND ITS PRIVATE STREETS.

STATE OF TEXAS
COUNTY OF HIDALGO

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 SPRAGUE WATERFALLS APARTMENTS SUBDIVISION OF THE CITY OF McALLEN, TEXAS, DO HEREBY CONSENT TO THE SUBDIVISION OF THE PROPERTY AS PROVIDED FOR UNDER THE PLAT AND DO HEREBY PROVIDE THAT ANY FORECLOSURE RELATING TO THE SECURITY INTEREST ON THE ABOVE DESCRIBED PROPERTY SHALL BE SUBJECT TO THE PLATING OF THE PROPERTY AS PROVIDED FOR HEREIN.

SECURITY INTEREST HOLDER: DATE

HIDALGO COUNTY IRRIGATION DISTRICT #1

THIS PLAT IS HEREBY APPROVED BY THE HIDALGO COUNTY IRRIGATION DISTRICT #1 ON THIS, THE ____ DAY OF _____, 20 ____.

NO IMPROVEMENTS OF ANY KIND SHALL BE PLACED UPON HIDALGO COUNTY IRRIGATION DISTRICT #1 RIGHT-OF-WAY OR EASEMENTS WITHOUT THE EXPRESSED WRITTEN PERMISSION OF THE HIDALGO COUNTY IRRIGATION DISTRICT NO. 1.

ATTEST:
PRESIDENT SECRETARY

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 DEVELOPER AND HIS ENGINEER TO MAKE THEIR DETERMINATIONS.

HIDALGO COUNTY DRAINAGE DISTRICT. NO. 1

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



METES AND BOUNDS DESCRIPTION

THE EAST 14.65 ACRES OF THE WEST 34.65 ACRES OF LOT 13, SECTION 280, TEXAS-MEXICAN RAILWAY COMPANY'S SURVEY, HIDALGO COUNTY, TEXAS, AS PER MAP RECORDED IN VOLUME 24, PAGES 168-171; DEED RECORDS OF HIDALGO COUNTY, TEXAS, SAID 14.65 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF LOT 13, BLOCK 280, TEXAS-MEXICAN RAILWAY COMPANY'S SURVEY, THENCE SOUTH 80 DEGREES 59 MINUTES 07 SECONDS EAST, WITH THE SOUTH LINE LOT 13, SECTION 280, TEXAS-MEXICAN RAILWAY COMPANY'S SURVEY, A DISTANCE OF 660.00 FEET TO A 60-D NAIL SET AT THE SOUTHEAST CORNER OF THE GARMAN INVESTMENTS LP, A TEXAS LIMITED PARTNERSHIP PROPERTY, AS RECORDED IN DOCUMENT NO. 3482764, OFFICIAL RECORDS FOR THE SOUTHWEST CORNER OF THIS TRACT OF LAND AND THE POINT OF BEGINNING;

THENCE NORTH 08 DEGREES 54 MINUTES 06 SECONDS EAST, WITH THE EAST LINE OF THE SAID GARMAN INVESTMENTS LP PROPERTY, AT 20.00 FEET PASS A HALF (1/2) INCH IRON ROD FOUND AT THE NORTH RIGHT OF WAY LINE OF SPRAGUE ROAD, AT A TOTAL DISTANCE OF 1,320.00 FEET TO A HALF (1/2) INCH IRON ROD FOUND AT THE NORTHEAST CORNER OF THE GARMAN INVESTMENTS LP PROPERTY, ALSO BEING ON THE NORTH LINE OF SAID LOT 13, SECTION 280, TEXAS-MEXICAN RAILWAY COMPANY'S SURVEY FOR THE NORTHWEST CORNER OF THIS TRACT OF LAND;

THENCE SOUTH 80 DEGREES 59 MINUTES 07 SECONDS EAST, WITH THE NORTH LINE OF SAID LOT 13, SECTION 280, TEXAS-MEXICAN RAILWAY COMPANY'S SURVEY, A DISTANCE OF 483.45 FEET TO A HALF (1/2) INCH IRON ROD SET FOR THE NORTHEAST CORNER OF THIS TRACT OF LAND;

THENCE SOUTH 08 DEGREES 54 MINUTES 06 SECONDS WEST, WITH THE WEST LINE OF PROPERTY ID 552123, AT 1,300.00 FEET PASS A HALF (1/2) INCH IRON ROD SET AT THE NORTH RIGHT OF WAY LINE OF SAID SPRAGUE ROAD, AT A TOTAL DISTANCE OF 1,320.00 FEET TO A 60-D NAIL SET AT THE SOUTH LINE OF SAID LOT 13, SECTION 280, TEXAS-MEXICAN RAILWAY COMPANY'S SURVEY FOR THE SOUTHEAST CORNER OF THIS TRACT OF LAND;

THENCE NORTH 80 DEGREES 59 MINUTES 07 SECONDS WEST, WITH THE SOUTH LINE OF SAID LOT 13, SECTION 280, TEXAS-MEXICAN RAILWAY COMPANY'S SURVEY, A DISTANCE OF 483.45 FEET TO THE POINT OF BEGINNING, CONTAINING 14.65 ACRES, MORE OR LESS.

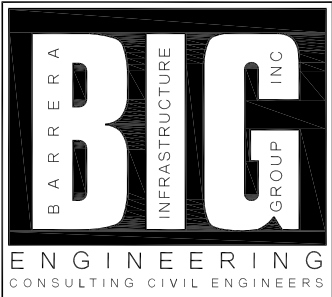


FILED FOR RECORD IN
HIDALGO COUNTY
ARTURO GUJARDO, JR.
HIDALGO COUNTY CLERK

ON: _____ AT _____ AM/PM

INSTRUMENT NUMBER
OF THE MAP RECORDS OF HIDALGO COUNTY, TEXAS

BY: _____ DEPUTY



3525 W. FREDDY GONZALEZ AVE.
SUITE "B2"
EDINBURG, TX 78539
TEL: 956-687-3355
FAX: 956-992-8801
TEXAS FIRM NO. 6435

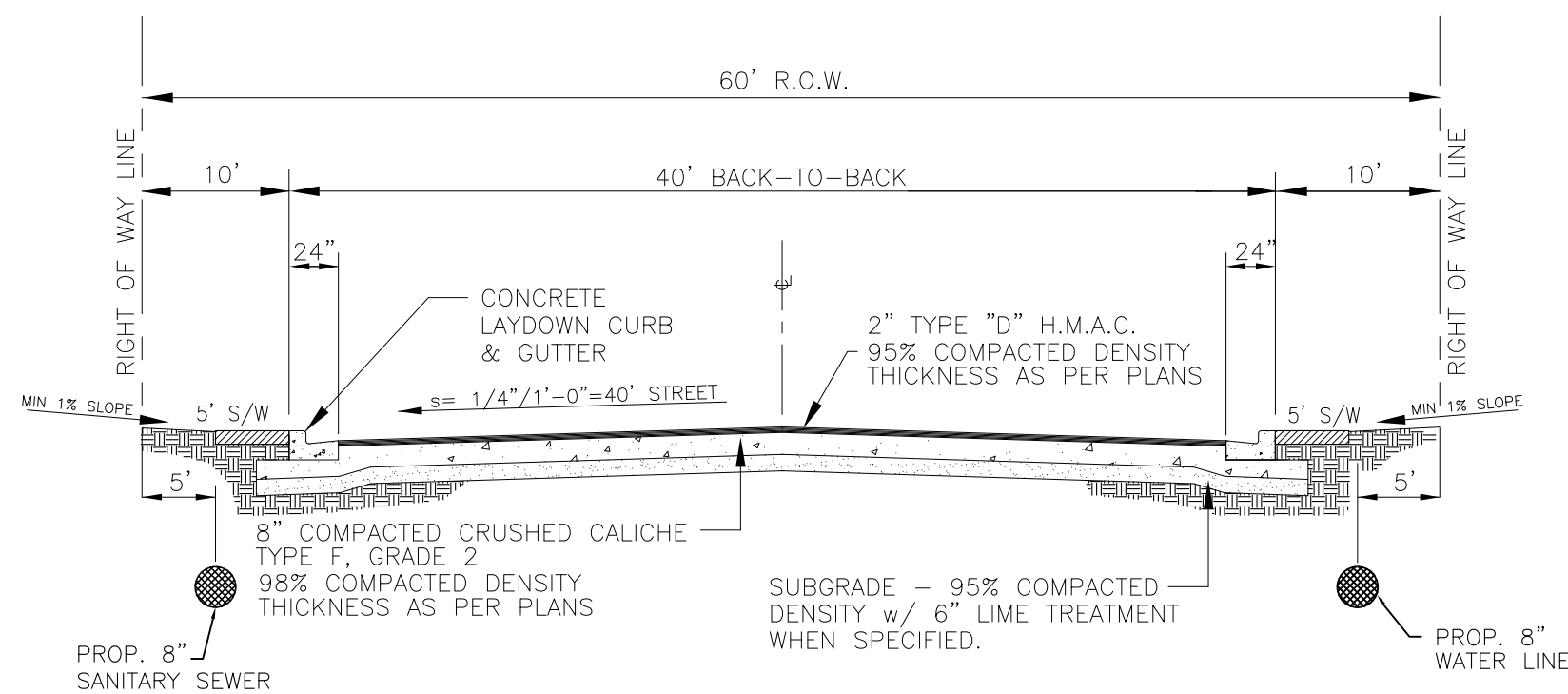
FOR PRELIMINARY REVIEW

THIS DOCUMENT HAS BEEN RELEASED FOR
REVIEW BY RENE BARRERA, P.E. No. 86862.
APRIL - 2024

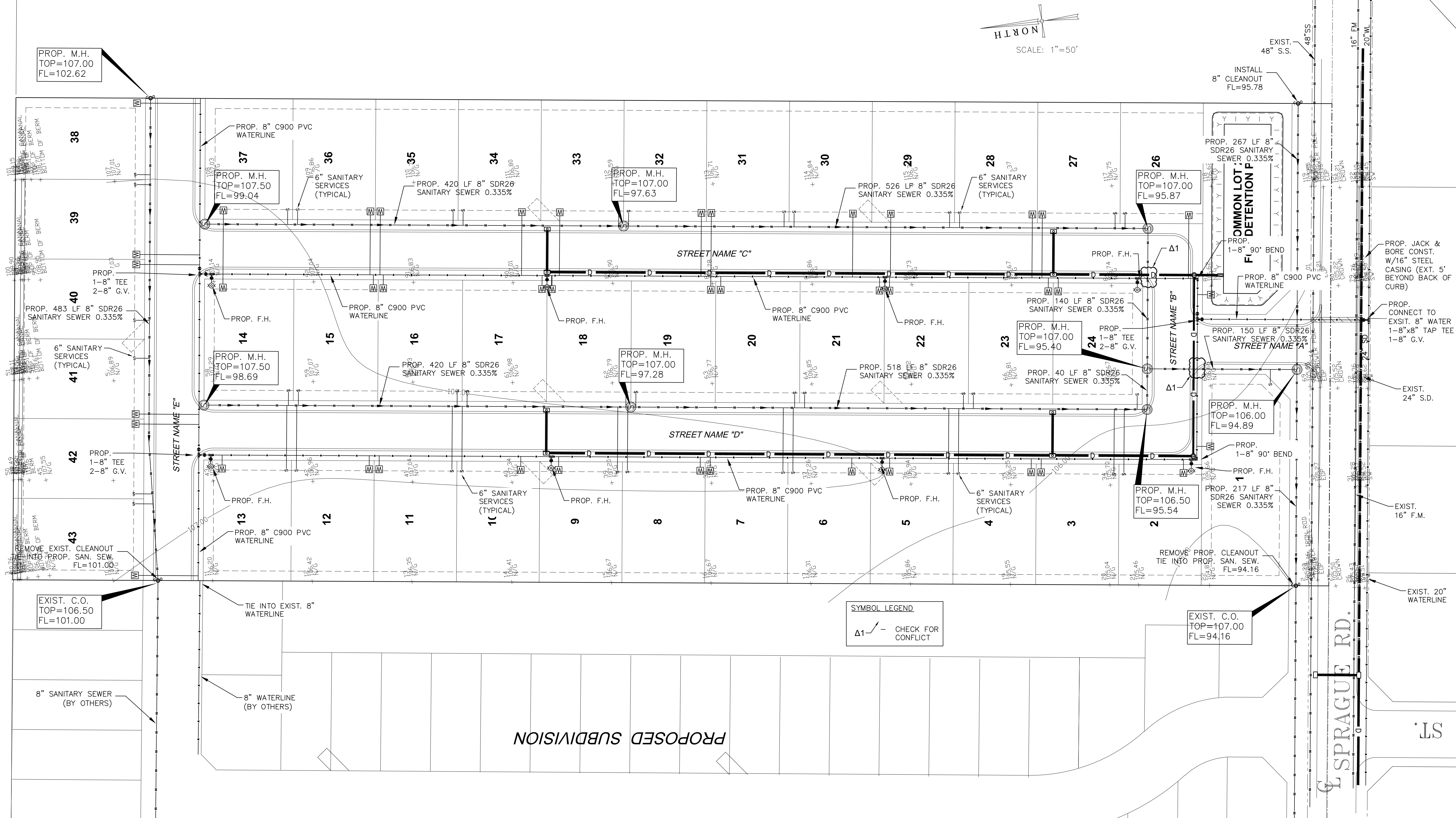
PRINCIPAL CONTACTS:		FIRM REG. NO. 6435	
NAME	ADDRESS	CITY & ZIP	PHONE
OWNER: ARQCARPA & KRISTAL LUXURY HOMES LLC	214 N. 16TH ST, STE 101	McALLEN, TX 78501	
ENGINEER: RENE BARRERA, P.E.	3525 W. FREDDY GONZALEZ AVE.	EDINBURG, TX 78539	956-687-3355
SURVEYOR: PABLO SOTO, JR. P.E.	1208 S. IRONWOOD	PHARR, TX 78577	956-460-1605

GENERAL NOTES:

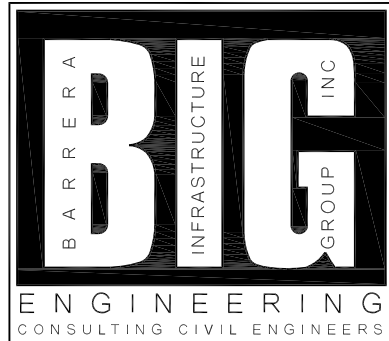
1. ALL PROPOSED WATER LINES TO BE C-900 DR-18.
2. ALL FIRE HYDRANTS SHALL BE MUELLER AND TO BE INSTALLED WITH VALVE & BOX AT 3.0' BEHIND THE BACK OF CURB. PROPOSED FIRE HYDRANT SHALL BE SPACED 300 FEET (MAX.). FLANGE ELEV= 6" ABOVE TOP OF CURB.
3. CONTRACTOR SHALL MAINTAIN A 9.0 FOOT MIN. HORIZONTAL SEPARATION BETWEEN PROPOSED WATER LINES & SANITARY SEWER LINES.
4. CONTRACTOR TO INSTALL 1" SINGLE WATER SERVICE CONNECTION AND 6" SANITARY SEWER SERVICE TO EVERY LOT.
5. CONTRACTOR TO NOTIFY ALL UTILITY COMPANIES FOR VERIFICATION OF CONFLICTS PRIOR TO CONSTRUCTION ON SITE.
6. REFER TO SUBDIVISION PLAT FOR LOT DIMENSIONS



TYPICAL STREET CROSS SECTION



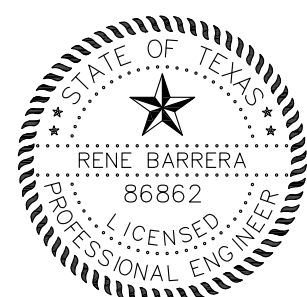
FOR PRELIMINARY REVIEW
THIS DOCUMENT HAS BEEN RELEASED FOR
REVIEW BY RENE BARRERA, P.E. No. 86862.
MAY - 2024



3525 W. Freddy Gonzalez
Suite B2
Edinburg, TX 78539
T: 956-687-3355
F: 956-992-8801
TEXAS FIRM NO.: 6435

WATER & SEWER SYSTEM
LAYOUT

SPRAGUE WATERFALLS
SUBDIVISION
McALLEN, TEXAS

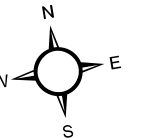
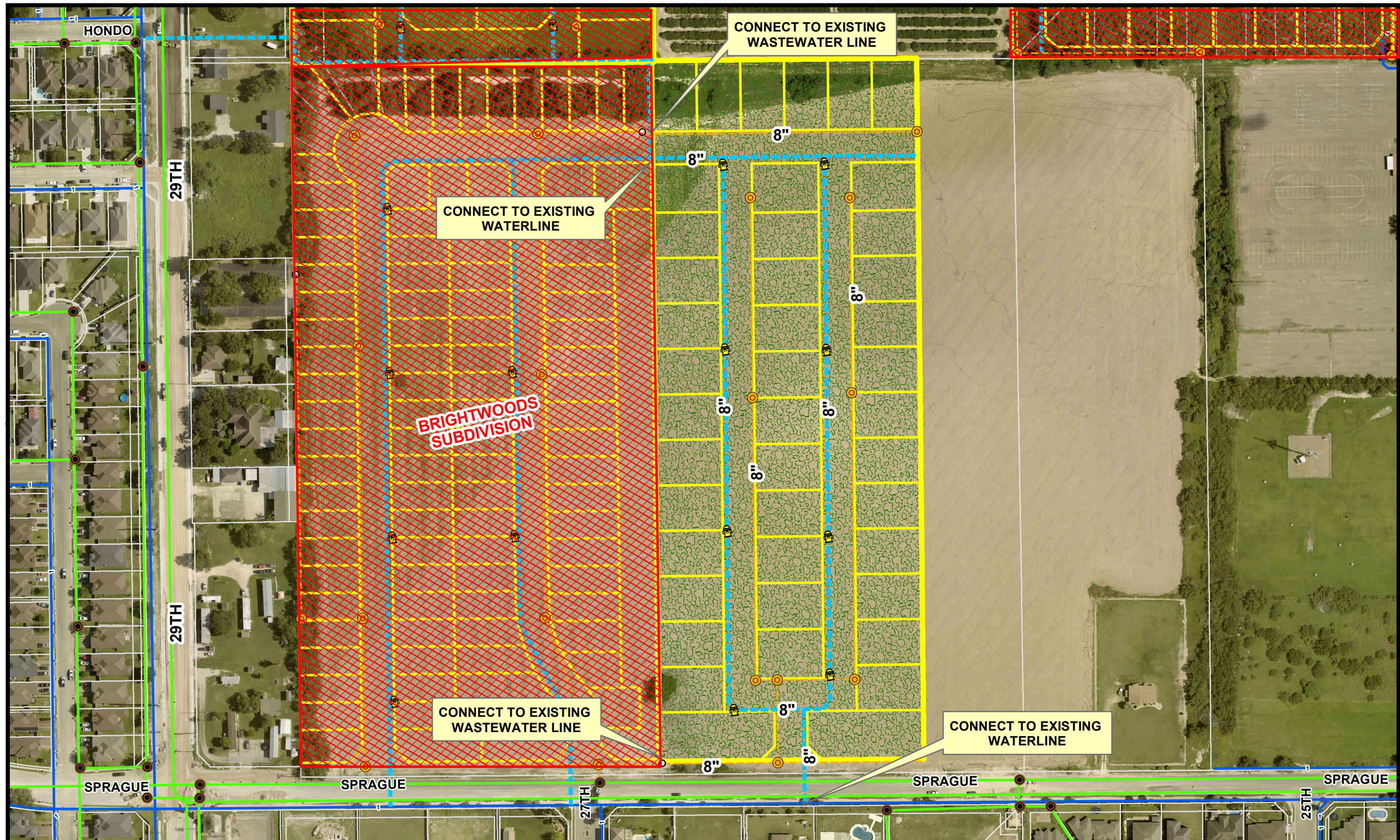


5-2-24
Rene Barrera
Licensed Professional
Engineer # 86862

Date:
Scale: 1"=50'
Designed By: R.B.
Drawn By: E.S.
Checked By: R.B.
Project No.:

Sheet 3 of

SPRAGUE WATERFALLS APARTMENTS



1 inch = 173 feet

Legend

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



AGENDA ITEM

3.a.

PUBLIC UTILITY BOARD

DATE SUBMITTED

10/30/2024

MEETING DATE

11/12/2024

1. Agenda Item: Consideration and action accepting a bid for sludge management services.

**2. Party Making Request:
David Garza, Director Wastewater Systems**

3. Nature of Request: Accepting a bid for sludge management services.

4. Budgeted: Yes

Bid Amount: \$445,300
Under Budget: \$154,400

Budgeted Amount: \$600,000
Over Budget: \$0.00
Amount Remaining: \$154,400

5. Reimbursement:

6. Routing:
David Garza Created/Initiated - 10/30/2024
Gerardo Noriega Final Approval - 11/4/2024

7. Staff's Recommendation: Staff's recommendation is to accept the lowest bid from Denali Water Solution, LLC in the amount of \$545 per load.

8. City Attorney: Approved. AWS

9. MPU General Manager: Approved - MAV

10. Director of Finance for Utilities: Approved - MSC



WASTEWATER DIVISION

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

CC: J.J. Rodriguez, Asst. General Manager

FROM: David Garza, Director of Wastewater Systems *DG*

DATE: October 30, 2024

SUBJECT: Service Contract for Sludge Management Services:
Project No. 10-24-S03-252

The McAllen Public Utility went on out for bids for Sludge Management Services. Purchasing & Contracting Department opened the bids on October 17, 2024. Two bids were received.

Staff reviewed of the bid tabulation sheet (attached) and it is Staff's recommendation to accept and award of the lowest bidder, which is Denali Water Solution, LLC, Russellville, Arizona. The unit price is \$545 per load, which is decrease of the current cost per load by \$40. Staff estimates the services contract at \$445,300.

If awarded, staff is requesting authorization, with General Manager approval to exercise the option to extend the service contract for three (3) additional years, in one (1) year increments subject to satisfactory performance and with no change in rates. In addition, we respectfully request authorization to terminate such contract(s) with General Manager approval and re-award affected item(s) to the next bidder meeting the requirements of the specifications, in the event that an awarded vendor fails to meet or perform under the terms and conditions of their Service Contract.

If you have any questions, please contact me. Thank you.



BID OPENING: OCTOBER 17, 2024 AT 2:00 PM CDT
LOCATION: CITY HALL CONFERENCE ROOM NO. 2A
PROJECT NO. 10-24-S03-252 SLUDGE MANAGEMENT SERVICES

						BIDDERS:		DENALI RUSSELLVILLE, AR		C&C WASTE MANAGEMENT DBA CB3 HAULING EDINBURG, TX	
NO.	REFERENCE NO.	TYPE	DESCRIPTION	QTY	UOM	UNIT PRICE		UNIT PRICE		UNIT PRICE	
1	968-73-01	BASE	UNIT PRICE PER LOAD	1	LOAD	\$	545.00	\$			550.00



AGENDA ITEM

3.b.

PUBLIC UTILITY BOARD

DATE SUBMITTED

11/04/2024

MEETING DATE

11/12/2024

1. Agenda Item: Consideration and Authorization to Declare MPU Vehicles & General Property as Surplus
2. Party Making Request:
Elvira Alonzo, Public Works Director
3. Nature of Request: Public Works staff has a need to declare—as surplus—unusable, inoperable, outdated or otherwise worn-out vehicles, equipment, and MPU property gathered from various departments. These vehicles, equipment, and property are in different stages of disrepair or obsolete and most have been replaced by new vehicles or equipment.
4. Budgeted:

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

Javier Zamora	Created/Initiated - 11/4/2024
Elvira Alonzo	Approved - 11/4/2024
Mark Vega	New -
7. Staff's Recommendation: Public Works recommends approval to declare the described vehicles, equipment, and property as surplus and begin the disposal of said assets through auctioneering services and/or recycling salvage yards.
8. City Attorney: Approved. AWS
9. MPU General Manager: Approved - MAV
10. Director of Finance for Utilities: Approved - MSC



Memorandum

TO: Mark Vega, P.E., General Manager
FROM: Elvira I. Alonzo, CPM, Public Works Director
DATE: November 1, 2024
SUBJECT: MPU Vehicles, Equipment, & Property Surplus Declaration

Goal: Public Works staff has a need to declare—as surplus—unusable, inoperable, outdated or otherwise worn-out vehicles, equipment, and City property gathered from various departments. These vehicles, equipment, and property are in different stages of disrepair and most have been replaced by new vehicles or equipment.

Explanation: The City of McAllen conducts auctions as needed to dispose of vehicles and equipment that are not economical to repair, have been replaced, or are unsafe to operate. All proceeds are returned to the corresponding fund where the purchase originated. Attached is a comprehensive list of all MPU vehicles, equipment, and property including the respective photos of these items proposed for surplus declaration.

Options:

1. The Public Utility Board can defer the sale of some or all vehicles, equipment, and property at the risk of significantly lower returns.
2. The Public Utility Board may elect to retain some or all vehicles and equipment.

Recommendation: Public Works recommends approval to declare the described vehicles, equipment, and property as surplus and begin the disposal of said assets through auctioneering services and/or recycling salvage yards.

Please advise if you require additional information. Attached is a list and description of all items being presented for review and consideration.



PUBLIC UTILITY GENERAL PROPERTY SURPLUS

DEPARTMENT	PHOTO	DESCRIPTION	MODEL/SERIAL #	QTY	CONDITION
NORTHWEST WATER PLANT	NWP1	EX MARK 36" METRO HP WALK BEHIND MOWER	MHP3615KAC/402266	1	OBSOLETE
NORTHWEST WATER PLANT	NWP2	KUBOTA TRACTOR	F2560E/81915	1	OBSOLETE
NORTHWEST WATER PLANT	NWP3	BUTTERFLY VALVES 20"	N/A	4	OBSOLETE
NORTHWEST WATER PLANT	NWP4	DIESEL TANK	305203	1	OBSOLETE
NORTHWEST WATER PLANT	NWP5	BUTTERFLY VALVES 16"	N/A	4	OBSOLETE
NORTHWEST WATER PLANT	NWP5	BUTTERFLY VALVES 30"	N/A	4	OBSOLETE
NORTHWEST WATER PLANT	NWP6	METAL PIPES 6"	N/A	15	OBSOLETE
NORTHWEST WATER PLANT	NWP7	3/4 METAL CONDUIT	N/A	N/A	OBSOLETE
NORTHWEST WATER PLANT	NWP8	FILTER CONSOLE	N/A	2	OBSOLETE
NORTHWEST WATER PLANT	NWP9	DOOR	N/A	1	OBSOLETE
NORTHWEST WATER PLANT	NWP10	GATOR	1M0825GSPFM101221	1	OBSOLETE
SOUTHWEST WATER PLANT	SWP1	EXMARK LAZERZ XS	N/A	1	OBSOLETE
SOUTHWEST WATER PLANT	SWP2	JOHN DEERE 825 GAS XUV	1M0825GSTFM101217	1	OBSOLETE
SOUTHWEST WATER PLANT	SWP3	VIZIO TV	E320VA	1	OBSOLETE
SOUTHWEST WATER PLANT	SWP4	DELL COMPUTER SCREEN	1708FPb	1	OBSOLETE
SOUTHWEST WATER PLANT	SWP5	DELL COMPUTER SCREEN	CN-QV50XY	1	OBSOLETE
SOUTHWEST WATER PLANT	SWP6	FLOOR DRILL PRESS	70-200	1	OBSOLETE
SOUTHWEST WATER PLANT	SWP7	SHAW BOX	N/A	1	OBSOLETE
SOUTHWEST WATER PLANT	SWP8	SHAW BOX	N/A	1	OBSOLETE
SOUTHWEST WATER PLANT	SWP9-SWP10	WATER PUMP	V80-70667	1	OBSOLETE
SOUTHWEST WATER PLANT	SWP9-SWP10	WATER PUMP	P2A2319	1	OBSOLETE
SOUTHWEST WATER PLANT	SWP9-SWP10	WATER PUMP	P2A2520	1	OBSOLETE
SOUTHWEST WATER PLANT	SWP11	MOTOR	R2138034-895	1	OBSOLETE
SOUTHWEST WATER PLANT	SWP11	MOTOR	F352903	1	OBSOLETE
SOUTHWEST WATER PLANT	SWP11	MOTOR	F355724	1	OBSOLETE
SEWER ADMINISTRATION	WA01	DRONE AND CASE	N/A	1	OBSOLETE
SEWER ADMINISTRATION	WA02	SPEAKERS	N/A	1	OBSOLETE
SEWER ADMINISTRATION	WA03-WA04	GPS	R8 GNSS/R6/ 5800	1	OBSOLETE
SEWER ADMINISTRATION	WA05	EMPTY DJI PHANTOM DRONE CASE	N/A	1	OBSOLETE
SEWER ADMINISTRATION	WA06	TRIMBLE CHARGE CORD	Part No. 62546	1	OBSOLETE
SEWER ADMINISTRATION	WA07	XXL SAFETY JACKET	N/A	1	OBSOLETE
SEWER ADMINISTRATION	WA08-WA09	LAPTOP BAG	N/A	1	OBSOLETE
SEWER ADMINISTRATION	WA10	CART FOR PLANS	N/A	1	OBSOLETE
SEWER ADMINISTRATION	WA11-WA12	CAMERA WITH BAG	N/A	1	OBSOLETE
SEWER ADMINISTRATION	WA14	BOOK CASE WITH 3 SHELVES	N/A	1	OBSOLETE
SEWER ADMINISTRATION	WA15-WA16	CART FOR PLANS	N/A	1	OBSOLETE
SEWER ADMINISTRATION	WA17-WA21	OLD LAPTOP WITH BAG	N/A	1	OBSOLETE
SEWER ADMINISTRATION	WA22	KEYBOARD	N/A	1	OBSOLETE
SEWER ADMINISTRATION	WA23	CORKBOARD	N/A	1	OBSOLETE

SEWER ADMINISTRATION	WA24	GIS ROD	N/A	1	OBSOLETE
SEWER ADMINISTRATION	WA25-WA27	HP DESIGN JET T830 PLOTTER	N/A	1	OBSOLETE
SEWER ADMINISTRATION	WA28	DESKTOP CONNECTOR (18 inch by 6 feet)	N/A	1	OBSOLETE
UTILITY ENGINEERING	UE01- UE02	LAPTOP	DELL ATC	1	OBSOLETE
UTILITY ENGINEERING	UE03	KEURIG	N/A	1	OBSOLETE
UTILITY ENGINEERING	UE04	HP TONER (FOR PLOTTER) BLACK, CYAN, YELLOW, AND MAGENTA	728	4	OBSOLETE



NOVEMBER 2024 ROLLING STOCK SURPLUS

DEPARTMENT	UNIT	YEAR/MAKE/MODEL	VIN	MILES/HRS*	CONDITION
WASTE WATER TREATMENT	PU0259	2006 CHEVROLET 2500HD RC LB 2WD	1GCHC24U96E258838	125,329	END OF SERVICABLE LIFE / INCREASING MAINTENANCE COSTS
WASTE WATER TREATMENT	PU1511	2012 FORD F-150 RC SB 2WD	1FTNF1CF1CKE37864	107,379	END OF SERVICABLE LIFE / INCREASING MAINTENANCE COSTS
WASTE WATER TREATMENT	PU2001	2009 FORD F-150 RC LB 2WD	1FTRF12W59KC22273	116,977	END OF SERVICABLE LIFE / INCREASING MAINTENANCE COSTS
WASTE WATER TREATMENT	PU2501	2008 FORD F-250 RC LB 2WD	1FTNF20528EB86005	152,255	END OF SERVICABLE LIFE / INCREASING MAINTENANCE COSTS
WASTE WATER TREATMENT	PU2508	2009 FORD F-250 RC SERVICE BODY	1FDNF20559EB04992	65,597	END OF SERVICABLE LIFE / PROBLEMATIC
METER READERS	PU2012	2013 FORD F-150 RC SB 2WD	1FTMF1CM2DFC81581	85,323	END OF SERVICABLE LIFE / INCREASING MAINTENANCE COSTS
METER READERS	PU2014	2013 FORD F-150 RC SB 2WD	1FTMF1CM7DFC58832	70,211	END OF SERVICEABLE LIFE / REPAIRS NEEDED EXCEED VALUE
METER READERS	PU2015	2014 FORD F-150 RC SB 2WD	1FTMF1CM2EKF28445	99,503	END OF SERVICABLE LIFE / INCREASING MAINTENANCE COSTS
WATER TRANS & DIST	PU2510	2011 FORD F-250 EC SB 2WD	1FT7X2AT3CEA07675	93,702	END OF SERVICABLE LIFE / INCREASING MAINTENANCE COSTS
WATER TRANS & DIST	PU2509	2010 FORD F-250 RC SERVICE BODY	1FTNF2A52AEB09400	95,944	END OF SERVICABLE LIFE / INCREASING MAINTENANCE COSTS
WATER TRANS & DIST	PU5003	2015 FORD F-550 EC DUMP TRUCK	1FD0X5GT2FEB45475	66,370	END OF SERVICEABLE LIFE / REPAIRS NEEDED EXCEED VALUE
WATER PLANT	PU0594	2006 DOOSAN 160-V FRONT LOADER	DHKHLSTOE65002060	12,678	END OF SERVICEABLE LIFE / REPAIRS NEEDED EXCEED VALUE



NWP01



NWP02



NWP03



NWP04



NWP05



NWP06



NWP07



NWP08



NWP09



NWP10



SWP1



SWP2



SWP3



SWP4



SWP5



SWP6



SWP7



SWP8



SWP9



SWP10



SWP11



WA01



WA02



WA03



WA04



WA05



WA06



WA07



WA08



WA09



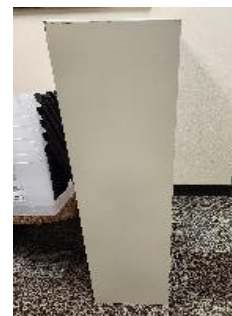
WA10



WA11



WA12



WA13



WA14



WA15



WA16



WA17



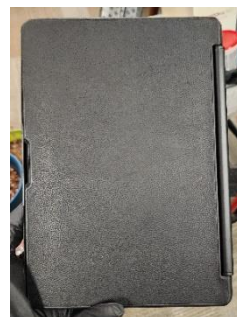
WA18



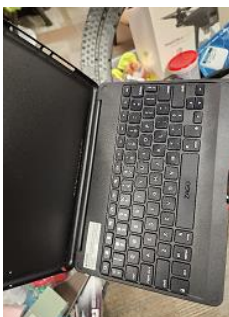
WA19



WA20



WA21



WA22



WA23



WA24



WA25



WA26



WA27



WA28



UE01



UE02



UE03



UE04



PU0259



PU1511



PU2001



PU2501



PU2508



PU2012



PU2014



PU2015



PU2510



PU2509



PU5003



AGENDA ITEM

3.c.

PUBLIC UTILITY BOARD

DATE SUBMITTED

11/04/2024

MEETING DATE

11/12/2024

1. Agenda Item: Consideration and Approval of Professional Services Amendment No. 1 for Brackish Groundwater Treatment Facility - Phase I Contract

**2. Party Making Request:
Carlos Gonzalez, Development and Special Projects Engineer**

3. Nature of Request: Consideration and Approval of Professional Services Amendment No. 1 for Brackish Groundwater Treatment Facility - Phase I Contract

4. Budgeted: Yes

Bid Amount: \$109,900
Under Budget: \$0.00

Budgeted Amount: \$4,000,000
Over Budget: \$0.00
Amount Remaining: \$0.00

5. Reimbursement:

6. Routing:
Carlos Gonzalez Created/Initiated - 11/4/2024
Gerardo Noriega Final Approval - 11/4/2024

7. Staff's Recommendation: Staff recommends approval as summarized in accompanying memorandum

8. City Attorney: Approved. AWS

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

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

DATE: November 01, 2024

**SUBJECT: **Consideration and Approval of Amendment # 1 to the Brackish
Groundwater Desalination Facility – 6 MGD Project****

On September 9, 2024, the MPUB approved the Scope of Service Contract to Carollo Engineers Inc. for the initial planning tasks. The scope generally included the following:

- Bureau of Reclamation Grant Preparation Assistance
- Specification Preparation for the Test Wells
- Test Well Data Collection
- Commencing work on the TCEQ Water Quality Discharge Permit Application
- Preliminary Engineering as needed to support funding Applications and Permitting
- TWDB Funding Application Preparation assistance

Carollo Engineering Inc. has submitted Amendment No 1 for consideration. This amendment would include Surveying Services that are needed to support planning permitting and design of facilities. The specific tasks included in this amendment are as follows:

- Boundary Survey
- Facility Lidar Survey
- Topographical & Improvement Survey
- Wetland Delineation Task

Carollo Engineering Inc. has proposed to complete these tasks for a not to exceed cost of \$109,900.

Staff recommends approval of Proposed Scope of Service Amendment No. 1 and will be available for comments or questions.

AMENDMENT NO. 1
To Contract Agreement for Engineering Services
Between McAllen Public Utility
and
Carollo Engineers, Inc.
for
Brackish Groundwater Treatment Facility 6 MGD Phase I

THIS AMENDMENT NO. 1 is made as of _____ between McAllen Public Utility (OWNER) and Carollo Engineers, Inc. (ENGINEER) for the Design of the **Brackish Groundwater Treatment Facility 6 MGD Phase I** in Hidalgo County, Texas (the PROJECT).

OWNER and ENGINEER in consideration of their mutual covenants herein agree in respect of the performance of professional engineering services by ENGINEER and the payment of those services by OWNER as set forth below.

WHEREAS, the OWNER and the ENGINEER executed the original Contract Agreement between Owner and Engineer for Engineering/Professional Services on September 16, 2024.

WHEREAS, it has become necessary to amend the contract to add professional services for: topographical surveying services.

NOW, THEREFORE, premises considered, the OWNER and ENGINEER agree that said Agreement is amended to include the following Contract modifications:

1. Revise "Part II - Engineering Fees" as follows:
 - A. Modify maximum amount payable under original Contract Agreement dated February 16, 2016 as defined below:

Original Contract:	\$1,228,330	
Thru Amendment No.1:	\$ 109,900	Increase of \$109,900
2. Revise "Part V - Article 6, Special Provisions, Exhibits, and Schedules" as follows:

Amend the Scope "Exhibit B" and to the Cost Proposal "Exhibit D" as additions to the original Contract Agreement:

 - A. Section 6.2.1 – Exhibit A "Services to be Provided by the Owner"
 - B. Section 6.2.2 – Exhibit B "Services to be Provided by the Engineer"
 - C. Section 6.2.3 – Exhibit C "Work Schedule"
 - D. Section 6.2.4 – Exhibit D "Contract Rates and Cost Proposal"

EXHIBIT “B”
SCOPE OF SERVICES TO BE PROVIDED BY THE ENGINEER

PROJECT DESCRIPTION

The services designated herein as “Services provided by the ENGINEER” shall include the performance of all engineering services for the following described facility:

COUNTY/CITY: Carollo Engineers

CONTROL: _____

PROJECT/DESCRIPTION: McAllen Groundwater Brackish Treatment Facility

LENGTH: N/A

HIGHWAY: Various

LIMITS: Various

PROJECT CLASSIFICATION

(Place an “X” in only one Project Classification)

- ☐ Surface Treatment
- ☐ Overlay
- ☐ Rehabilitation Existing Road (Scarify & Reshape)
- ☐ Convert Non-Freeway to Freeway
- ☐ Widen Freeway
- ☐ Widen Non-Freeway
- ☐ New Location Toll Freeway
- ☐ New Location Non-Freeway
- ☐ Interchange (New or Reconstruct)
- ☐ Bridge Widening or Rehabilitation
- ☐ Bridge Replacement
- ☐ Upgrade to Standards - Freeway
- ☐ Upgrade to Standards - Non-Freeway
- ☒ Miscellaneous Studies

ENGINEER shall mean GDJ Engineering.

LPA shall mean Carollo Engineers.

EXHIBIT “B”
SCOPE OF SERVICES TO BE PROVIDED BY THE ENGINEER

SOCIAL, ECONOMIC AND ENVIRONMENTAL STUDIES AND PUBLIC
INVOLVEMENT
(Function Code 120)

1. A field/site investigation will be completed, and photos will be included in the documentation.
 - a. All fieldwork will be completed in accordance with the U.S. Army Corps of Engineers (USACE) 1987 Wetland Delineation Manual and the Great Plains Regional Supplement (March 2010).
 - b. All geospatial data will be collected in accordance with the April 21, 2016, memorandum from the USACE Galveston District entitled, “SWG-Standard Operating Procedures: Recording and Submitting Jurisdictional Delineations Using Global Positioning Systems (GPS) and Geographic Information Systems (GIS) Tools and Technologies.”
2. Wetland Delineation Document
 - a. A Wetland Delineation report will be completed in accordance with the USACE 1987 Wetland Delineation Manual and the Great Plains Regional Supplement (March 2010).
3. General Guidelines for Preparation of Environmental Documents
 - a. All reports and documentation will be submitted electronically to the LPA.
 - b. The Engineer will provide one (1) hard copy to the LPA upon request.
 - c. Exhibits in the environmental document shall be color copies and text shall be black and white.
 - d. If required, services that would be performed at an additional cost, that are not included in this scope, are as follows:
 - i. Any sampling, analysis or any environmental hazard or contaminate (including but not limited to asbestos-containing materials, lead based paint, or radon).
 - ii. Remedial or corrective actions.
 - iii. Any Phase I and/or II ESA activities.

FIELD SURVEYING AND PHOTOGRAMMETRY
(Function Code 150)

TOPOGRAPHY AND CONSTRUCTION SURVEYS:

The SURVEYOR will perform Topography and Construction Surveying for the project which will include:

1. Primary Project Control: Two primary points to be constructed. (Precision shall be 1 part in 20,000 or better, unless otherwise directed by the ENGINEER).
 - a. Establish Horizontal Control Points
 - b. Establish Vertical Control Points

NOTE: ALL BEARING AND DISTANCE SHALL BE BASED ON THE STATE PLANE COORDINATE SYSTEM NAD 1983, SOUTH ZONE.

ALL DISTANCES AND COORDINATES SHALL BE SURFACE AND MAY BE CONVERTED TO GRID BY MULTIPLYING BY A COMBINED SCALE FACTOR OF 0.999960

2. Secondary Project Control (Surveyor shall recover and/or reset H&V Control Points as provided by the Engineer and create Survey Data Sheets for inclusion in the Project Plans).
 - a. No traverse should exceed 25 angle points.
 - b. The unadjusted angular error should not exceed 2 seconds per angle, plus 14 seconds.
-

EXHIBIT “B”
SCOPE OF SERVICES TO BE PROVIDED BY THE ENGINEER

- c. The unadjusted ratio of precision should be one part in 10,000 or better (The ratio of precision is the total length of the traverse divided by the total error.).
 - d. The unadjusted vertical error should not exceed 0.03 foot per mile of traverse.
3. Other Field Surveying
- a. **The limit of the Design surveys shall be as identified by the Project Engineer on the schematic. Establish horizontal and vertical control.** Set benchmarks at proposed well site locations. Provide x, y, z for each Benchmark. The BM's shall be #5 I.R. 2-ft in depth set in concrete. The Surveyor will provide a 3-pt reference sketch with ties to the BMs for inclusion the existing H&V Control Book. Establish benchmark circuit throughout the project with a tolerance of 0.03'/ft per mile error vertically.
 - b. The Surveyor shall provide complete topographic and cross section survey, data processing, and CADD mapping (2D & 3D) for the limits of the project.
 - c. The Surveyor shall locate all visible utilities, data processing and CADD mapping (2D & 3D) including irrigation lines. Follow sample provided by the Engineer.
 - d. The Surveyor shall field locate cross culverts, driveway culverts, inverts, irrigation lines, within the project limits, data processing and CADD mapping (2D & 3D).
 - e. Right of Entry, Right of Way Research, and Appraisal District Records is the responsibility of the Surveyor.
 - f. Cross section intersecting streets for ties into project (500-ft. beyond the proposed ROW per schematic and 20-ft wider than the existing ROW of intersecting street). Reference missing voids as per CD provided by the Engineer.
 - g. Cross section irrigation crossings for a distance of 20-ft beyond the proposed ROW at 100-ft intervals in a DTM file. Provide a complete description of irrigation appurtenances as identified by the engineer sample layout.
 - h. Tie Horizontally and Vertically the existing storm drain system that lies within the existing proposed ROW including the elevation of the outfall of said recovered existing storm drain systems.
 - i. Tie to existing underground and overhead utilities (location, elevation and direction)
 - i. Horizontally - The surveyor shall call the 1-800 number for the utilities to be marked on the ground as well as any city water and sewer lines. He shall tie all visible utility crossings with name, address and Phone #'s of utility companies. The engineer will coordinate with the utility companies and jointly the Surveyor and the Engineer will identify which utilities were missed and need to be tied down.
 - ii. Vertically - The engineer shall identify all utilities that are potential conflicts and that need to be tied vertically. The engineer will advise the surveyor in writing of the needed vertical ties and the surveyor will tie the lines vertically once the surveyor has coordinated the exposure and provide the information to the engineer.
 - j. Additional Field Surveying as shown below:
 - i. Irrigation Lines - The surveyor will meet with the engineer before he ties down any irrigation lines. The Engineer will provide him the existing Irrigation District Maps and the A&M Data of existing irrigation lines that are identified of record. He will follow the sample given to him by the engineer and tie the structures horizontally and vertically and provide Field Books to the engineer.
 - k. Driveways and Turnouts
 - i. Inventory commercial entrances, public roads and side streets separately.
 - ii. Obtain centerline station (Width at ROW, Pavement and existing radius).
 - iii. Inventory by type (dirt, caliche, gravel or paved). If paved, indicate condition in terms of no patches, has patches or has potholes.
 - iv. Obtain width at ROW line
 - v. Obtain elevations at both edges of the driveway or turnout in line with any side drain.
-

EXHIBIT “B”
SCOPE OF SERVICES TO BE PROVIDED BY THE ENGINEER

- l. Boundary Surveying- Establish existing property boundary, easements, and right of ways for project limits (Boundary corners shall be set ½” iron rods with plastic cap). Surveyor to provide signed RPLS exhibit delineating measurements, monuments, right of ways, if applicable
- m. Locate areas of possible wet lands by Lidar (low areas, standing water, etc.).
- n. Profile existing drainage facilities, if applicable
- o. Measure hydraulic openings under existing bridges, if applicable
- p. Obtain elevations of manholes and valves of utilities, if applicable
- q. Provide temporary signs, traffic control, flags, safety equipment, etc.
- r. Provide ties to existing bridges or culverts that may conflict with new construction
- s. Inventory signs, mailboxes and driveways
- t. Survey controlled data sheets as per STATE guidelines

ADDITIONAL SURVEY RESPONSIBILITIES

A. TRAFFIC CONTROL:

The SURVEYOR shall control traffic in and near surveying operations adequately to comply with provisions of the latest edition of the TxDOT Manual on Uniform Traffic Control Devices – Part VI and the latest edition of the Occupational Safety Manual both of which can be found on the TxDOT internet site.

In the event field crew personnel must divert traffic or close traveled lanes, a Traffic Control Plan based upon principles outlined in the latest edition of the TxDOT Manual on Uniform Traffic Control Devices – Part VI shall be prepared by the SURVEYOR and approved by the ENGINEER prior to commencement of field work. A copy of the approved plan shall be in the possession of field crew personnel on the job site at all times and shall be made available to the ENGINEER for inspection upon request.

B. INVOICING:

Payment requests shall include a SURVEYOR’s invoice. With each payment request, the SURVEYOR shall submit a project status report which will, as a minimum, include the percentage of total work complete as of the date of the payment request and a description of current work activity. The percentage of total work complete shall not be based simply on the percentage of funds expended, but shall be based on the best judgment of the SURVEYOR as to the percentage of actual work complete.

C. EASEMENTS, LETTERS OF PERMISSION, ETC.

The SURVEYOR shall be responsible for delineating easements. The SURVEYOR will be responsible for securing the necessary legal instruments and obtaining all Right-of-Entries (ROEs).

D. MEETINGS:

The ENGINEER shall setup the necessary meetings with the SURVEYOR in order to assure all field information is provided on-time and products are delivered in accordance with TxDOT’s/LPA’s specifications. SURVEYOR must attend all meetings involving data provided if requested by ENGINEER.

E. PROJECT MANAGER/SURVEYOR COMMUNICATION:

The SURVEYOR shall designate one Texas Registered Professional Land Surveyor (RPLS) to be responsible throughout the project for project surveying coordination and all communications, including billing, with the ENGINEER.

EXHIBIT “B”
SCOPE OF SERVICES TO BE PROVIDED BY THE ENGINEER

F. OFFICE LOCATION:

The SURVEYOR will perform the services to be provided under this agreement out of a local office and have a crew available to perform requested tasks within 24 hours of request. The coordinating SURVEYOR’s Project Manager (RPLS) shall be accessible at all times and working from the local office.



"Exhibit D"
Fee Estimate

City of McAllen Groundwater Brackish Treatment Facility - Carollo Engineers

			MANHOURS											
Environmental & Surveying Services - City of McAllen - Groundwater Brackish Treatment Facility Project Carollo Engineers			Principal/Senior Project Manager	Project Manager	Agency Coordination/ Env Manager	Project/Design Engineer	EIT	Senior Engineering Tech	GIS Operator	Engineering Tech	Environmental Specialist	Admin/Clerical	Total Hours	Total Line Item Cost
TASK														
		Environmental & Surveying Services												
	1	Environmental Field Work		4	6				10		16		36	\$ 3,810.80
	2	Preperation of Wetland Delineation Report	4	18	32				22		66	2	144	\$ 16,099.52
	3	Horizontal & Verticxal Control	SURVEY COST											\$ 6,100.00
	4	Boundary Survey	SURVEY COST											\$ 14,400.00
	5	Aerial Lidar Mapping	SURVEY COST											\$ 59,489.68
		Administrative Project Mgmt												\$ 10,000.00
		Subtotal (Environmental & Surveying)	4	22	38	0	0	0	32	0	82	2	180	\$ 109,900.00
Total Labor Hours			4	22	38	0	0	0	32	0	82	2	180	
Contract Rate			\$ 165.40	\$ 152.16	\$ 132.32	\$ 138.92	\$ 72.76	\$ 96.32	\$ 82.04	\$ 71.55	\$ 99.24	\$ 55.04		
Total Labor Costs			\$ 661.60	\$ 3,347.52	\$ 5,028.16	\$ -	\$ -	\$ -	\$ 2,625.28	\$ -	\$ 8,137.68	\$ 110.08		\$ 109,900.00

LINE ITEM EXPENSES

N/A

\$ -

Total Expenses

\$ -

GDJ Engineering Total Cost

\$ 109,900.00



AGENDA ITEM

4.a.

PUBLIC UTILITY BOARD

DATE SUBMITTED

11/04/2024

MEETING DATE

11/12/2024

1. Agenda Item: Resolution of the Public Utility Board of Trustees of the Public Utility of the City of McAllen, Texas accepting the resignation of Sonia Resendez and designating David Vasquez as an Investment Officer along with Maria Chavero, Marco A. Vega, P.E., and Issac J. Tawil for the McAllen Public Utility of the City of McAllen, Texas.
2. Party Making Request:
Maria Chavero, Director of Finance for Utilites
3. Nature of Request: Resolution of The Public Utility Board of Trustees of the Public Utility of the City of McAllen, Texas designating David Vasquez as Investment Officer along with Maria Chavero, Marco A. Vega P.E., and Isaac Tawil.
4. Budgeted:

Bid Amount:	_____	Budgeted Amount:	_____
Under Budget:	_____	Over Budget:	_____
		Amount Remaining:	_____
5. Reimbursement:
6. Routing:
Yvonne Pena Created/Initiated - 11/4/2024
7. Staff's Recommendation: Staff recommends favorable action.
8. City Attorney: Approved. AWS
9. MPU General Manager: Approved - MAV
10. Director of Finance for Utilities: Approved - MSC

RESOLUTION NO. 2024 - _____

**A RESOLUTION OF THE PUBLIC UTILITY BOARD OF TRUSTEES OF
THE PUBLIC UTILITY OF THE CITY OF MCALLEN, TEXAS
DESIGNATING DAVID VASQUEZ AS INVESTMENT OFFICER ALONG
WITH MARIA CHAVERO, MARCO A. VEGA, P.E., AND ISAAC J. TAWIL
FOR THE MCALLEN PUBLIC UTILITY OF THE CITY OF MCALLEN,
TEXAS**

WHEREAS, on September 10, 2024, the Board of Trustees of the Public Utility of the City of McAllen, Texas (hereinafter called the "BOARD") designated Maria Chavero, Sonia Resendez, Marco A. Vega, P.E., and Isaac J. Tawil, as Investment Officers of the Public Utility of the City of McAllen, Texas (herein after called the "UTILITY"), and

WHEREAS, Sonia Resendez desires to resign as an Investment Officer of the UTILITY, and

WHEREAS, the BOARD desires to accept the resignation of Sonia Resendez as Investment Officer of the UTILITY and appoint a successor to the position,

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD, THAT:

The resignation of Sonia Resendez as an Investment Officer of the UTILITY, is hereby accepted by the BOARD, and

RESOLVED FURTHER, THAT:

DAVID VASQUEZ is designated, along with Maria Chavero, Marco A. Vega, P.E., and Isaac J. Tawil, as Investment Officers for the UTILITY with authority as a signor on depository bank accounts, investments, investment accounts and TexPool accounts, pursuant to the UTILITY Investment Policy.

CONSIDERED, PASSED, APPROVED and SIGNED this 12th day of November 2024 at a called meeting of the Board of Trustees, of the City of McAllen Public Utility of the City of McAllen, Texas at which a quorum was present, and which was held in accordance with Chapter 551, Texas Government Code.

CITY OF McALLEN PUBLIC UTILITY
BOARD OF TRUSTEES

By: _____
Charles E. Amos, Chairman

Attest:

Juan J. Rodriguez, Interim Board Secretary

Approved as to form:

Austin Stevenson, Interim City Attorney



AGENDA ITEM

4.b.

PUBLIC UTILITY BOARD

DATE SUBMITTED

11/04/2024

MEETING DATE

11/12/2024

1. Agenda Item: A Resolution of the Board of Trustees of the City of McAllen Public Utilities, Hidalgo County, Texas, amending Texpool authorized representatives and providing an effective date.
2. Party Making Request:
Maria Chavero, Director of Finance for Utilites
3. Nature of Request: Resolution of The Public Utility Board of Trustees of the Public Utility of the City of McAllen, Texas Designating David Vasquez as an authorized representative along with Maria Chavero, Marco A. Vega, P.E., and Isaac Tawil.
4. Budgeted:

Bid Amount:	_____	Budgeted Amount:	_____
Under Budget:	_____	Over Budget:	_____
		Amount Remaining:	_____
5. Reimbursement:
6. Routing:
Yvonne Pena Created/Initiated - 11/4/2024
7. Staff's Recommendation: Staff recommends favorable action.
8. City Attorney: Approved. AWS
9. MPU General Manager: Approved - MAV
10. Director of Finance for Utilities: Approved - MSC

RESOLUTION NO. 2024-_____

**A RESOLUTION OF THE BOARD OF TRUSTEES OF THE CITY OF McALLEN
PUBLIC UTILITIES, HIDALGO COUNTY, TEXAS, AMENDING TEXPOOL
AUTHORIZED REPRESENTATIVES AND PROVIDING AN EFFECTIVE DATE**

WHEREAS, the City of McAllen Public Utilities (“Participant”) is a local government of the State of Texas and is empowered to delegate to a public funds investment pool the authority to invest funds and to act as custodian of investments purchased with local investment funds; and

WHEREAS, it is in the best interest of the Participant to invest local funds in investments that provide for the preservation and safety of principal liquidity, and yield consistent with the Public Funds Investment Act, and

WHEREAS, the Texas Local Government Investment Pool (“TexPool/Texpool Prime”), a public funds investment pool, were created on behalf of entities whose investment objective in order of priority are preservation and safety of principal, liquidity, and yield consistent with the public Funds Investment Act.

**NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF TRUSTEES OF THE CITY OF
McALLEN PUBLIC UTILITIES THAT:**

1. That the individuals, whose signatures appear in this Resolution, are Authorized Representatives of the Participant and are each hereby authorized to transmit funds for investment in TexPool/TexPool Prime and are each further authorized to withdraw funds from time to time, to issue letters of instruction, and to take all other actions deemed necessary or appropriate for the investment of local funds.
2. That an Authorized Representative of the Participant may be deleted by a written instrument signed by two remaining authorized Representatives provided that the deleted Authorized Representative (1) is assigned job duties that no longer require access to the Participant’s TexPool/TexPool Prime account or (2) is no longer employed by the Participant; and
3. That the Participant may by Amending Resolution signed by the Participant add an Authorized Representative provided the additional Authorized Representative is an officer, employee, or agent of the Participant;

List of Authorized Representatives of the Participant. Any new individuals will be issued personal identification numbers to transact business with TexPool Participant Services.

Isaac J. Tawil
City Manager
Phone: 956-681-1006
Fax: 956-681-1010
Email: itawil@mcallen.net

Marco A. Vega, P.E.
General Manager - MPU
Phone: 956-681-1634
Fax: 956-681-1639
Email: mvega@mcallen.net

Maria Chavero
Director of Finance for Utilities-Treasury Management
Phone: 956-681-1636
Fax: 956-681-1079
Email: mchavero@mcallen.net

David Vasquez
Finance Director
Phone: 956-681-1081
Fax: 956-681-1084
Email: dvasquez@mcallen.net

Authorized Representatives that will have primary responsibility for performing transactions and receiving confirmations and monthly statements under the participation Agreement:

MARIA CHAVERO

4. That this Resolution and its authorization shall continue in full force and effect until amended or revoked by the Participant, and until TexPool participant Services receives a copy of such amendment or revocation.
5. This Resolution shall be made effective immediately upon final approval.
6. That a duplicate original of this resolution shall be sent to TexPool Participant Services, 1001 Texas Avenue, Suite 1400, Houston, Texas 77002

CONSIDERED, PASSED, APPROVED, AND SIGNED this 12th day of November 2024, at a regular meeting of the Board of Trustees, of the City of McAllen Public Utilities, at which a quorum was present, and which was held pursuant to Chapter 551, Texas Government Code.

McALLEN PUBLIC UTILITY BOARD OF
TRUSTEES

Charles Amos, Chairman

Attest:

Approved as to Form:

Juan J. Rodriguez, Interim Board Secretary

Austin Stevenson, Interim City Attorney



- | | AGENDA ITEM | <u>5.a.</u> |
|----------------------|----------------|-------------|
| PUBLIC UTILITY BOARD | DATE SUBMITTED | 10/23/2024 |
| | MEETING DATE | 11/12/2024 |
1. Agenda Item: Discussion and Possible Approval of the participation request from the developer of the Nemont Estates II Subdivision.
 2. Party Making Request: Rafael Balderas Jr.
 3. Nature of Request: Request of MPU Board participation from the developer of the Nemont Estates II Subdivision.
 4. Budgeted:

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

Rafael Balderas Jr.	Created/Initiated - 10/23/2024
---------------------	--------------------------------
 7. Staff's Recommendation: Staff recommends approval.
 8. City Attorney: Approved. AWS
 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., Utility Engineer

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

DATE: October 21, 2024

SUBJECT: **Nemont Estates II Subdivision; Consideration & Approval of the requested revised MPU Participation**

The subdivision originally received MPU Board participation back on November 28, 2023. The participation amount was for 20% of the public improvements. This was due to the funding available for the 23-24 fiscal year. The property is located on the north side of Mile 6, between Stewart Road and Glasscock Road, approximately 950 feet west of Glasscock Road. It is located within the McAllen City Limits and is being proposed as R-1 residential. The tract consists of 10 acres and will be 34 lots for single family homes.

The public improvements include an 8-inch wastewater line that runs 3,810 feet which has been fully installed.

The developer is requesting that the participation amount be revised from the approved 20% (\$58,307.32) to the max 30% participation which would total to \$87,460.98.

Below is a breakdown of possible participation:

	Amount
Off-Site Improvements	\$291,536.60
Possible 20% Participation	\$58,307.32
Possible 25% Participation	\$72,884.15
Possible 10% Participation	\$87,460.98

The current fiscal year 24-25 budget for wastewater participation has a balance of \$250,000.

Staff recommends approval of the request for participation.

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

BARRERA INFRASTRUCTURE GROUP, INC.
FINAL COST BREAKDOWN

Project: NEMONT ESTATES II - Off-site Water & Sanitary Sewer Improvements
By: Rene Barrera, P.E.
Date: September 13, 2024

ITEM NO.	DESCRIPTION	UNIT	ESTIMATED QUANTITY	UNIT COST	TOTALS
I. OFF-SITE PUBLIC SANITARY SEWER					
1	GENERAL TRAFFIC CONTROL	LS	1	\$7,000.00	\$7,000.00
2	TRENCH SHORING / ROAD PLATE	LS	1	\$5,500.00	\$5,500.00
3	8" PVC SDR 26 SANITARY SEWER GRAVITY LINE	LF	3,810	\$40.00	\$152,400.00
4	BACKFILL COMPACTION - SEWER & MANHOLES	LF	3,810	\$4.86	\$18,516.60
5	FIBERGLASS MANHOLE	EA	8	\$7,100.00	\$56,800.00
6	GRAVEL BEDDING	TON	28	\$440.00	\$12,320.00
8	12" BORE & STEEL CASING AT CROSSINGS	LF	145	\$200.00	\$29,000.00
9	DRIVEWAY REPAIR / FENCE REPAIR / MAIL BOX	LS	1	\$10,000.00	\$10,000.00
					\$291,536.60
II. INDIRECT COSTS					
10	ENGINEERING	LS	1	\$15,000.00	\$15,000.00
11	TOPOGRAPHY & STAKING	LS	1	\$8,000.00	\$8,000.00
12	PERMIT FEES	LS	1	\$500.00	\$22,974.00
					\$45,974.00
III. OFF-SITE INDIRECT WATERLINE (INCURRED COST)					
13	Drive way repair / Fence Repair	EA	1	\$3,500.00	\$3,500.00
14	12" C900 DR18 PVC PIPE BLUE	LF	1078	\$80.00	\$86,240.00
15	12" FLG TEE	EA	1	\$2,500.00	\$2,500.00
16	12" MXF GATE VLV	EA	3	\$7,400.00	\$22,200.00
17	12" MJ 45	EA	8	\$2,500.00	\$20,000.00
18	18" Sewer Casing	LF	60	\$120.00	\$7,200.00
19	1" Single Service Line Connection (Long)	EA	13	\$2,000.00	\$26,000.00
20	12" MJ LONG SLEEVE	EA	2	\$1,000.00	\$2,000.00
21	Sand Bed	Ton	154	\$115.00	\$17,710.00
22	Survey	EA	1	\$3,000.00	\$3,000.00
23	Caliche Driveway Restoration	Yards	16	\$90.00	\$1,440.00
24	60-90 HP BACKHOE LOADER	Month	3	\$2,400.00	\$7,200.00
25	29,000-38,000 LB. EXCAVATOR	Month	3	\$5,000.00	\$15,000.00
26	Equipment Fees	Month	3	\$1,698.17	\$5,094.50
					\$219,084.50
OFF-SITE SANITARY SEWER TOTAL					\$556,595.10
TOTAL COST PER LINEAR FOOT					\$146.09

MPV
 -20%
 30%
 \$58,307.32
 \$87,460.98

~~\$498,287.78 / 92.4 acres~~

~~\$5,392.72 per acre~~

\$556,595.10

- \$87,460.98

\$469,134.12

\$469,134.12 / 92.4 acres

DEV. \$5,077.21 per acre

$\$87,460.98 / 92.4 \text{ acre} = \946.55 per acre
 MPV



\$556,595.10
~~\$58,307.32~~
~~\$498,287.78~~

9/13/24

Nemont Estates II LP

4405 S Shary Rd, Apt 523

Mission, Tx, 78572

956-258-4656

City of McAllen

Utility engineering

311 N. 15th Street

McAllen, Texas 78501

To whom it may concern,

I hope this letter finds you well. On behalf of Nemont Estates II LP, I would like to express our gratitude for the City of McAllen's support in the recently completed Mile 6 Sewer Line Project. The successful completion of this project marks a significant milestone for our community, and we truly appreciate the city's participation in making it happen.

As you may be aware, the city has been previously committed to 20% of the overall project costs. Given the scale and the long-term benefits of the infrastructure, we kindly request the City of McAllen to consider increasing its participation in the project costs from 20% to 30%.

We respectfully request an additional 10% participation, amounting to \$29,150. This would bring the total participation to 30%, or \$87,457.

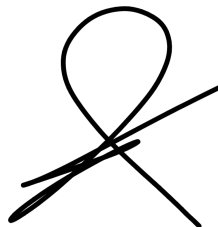
This adjustment would not only reflect the city's commitment to supporting infrastructure projects that enhance public services but also help to further distribute the financial burden of this important development, especially considering the growth this infrastructure is expected to support.

We are confident that this increased participation will benefit both the city and the broader community that relies on the enhanced sewer services.

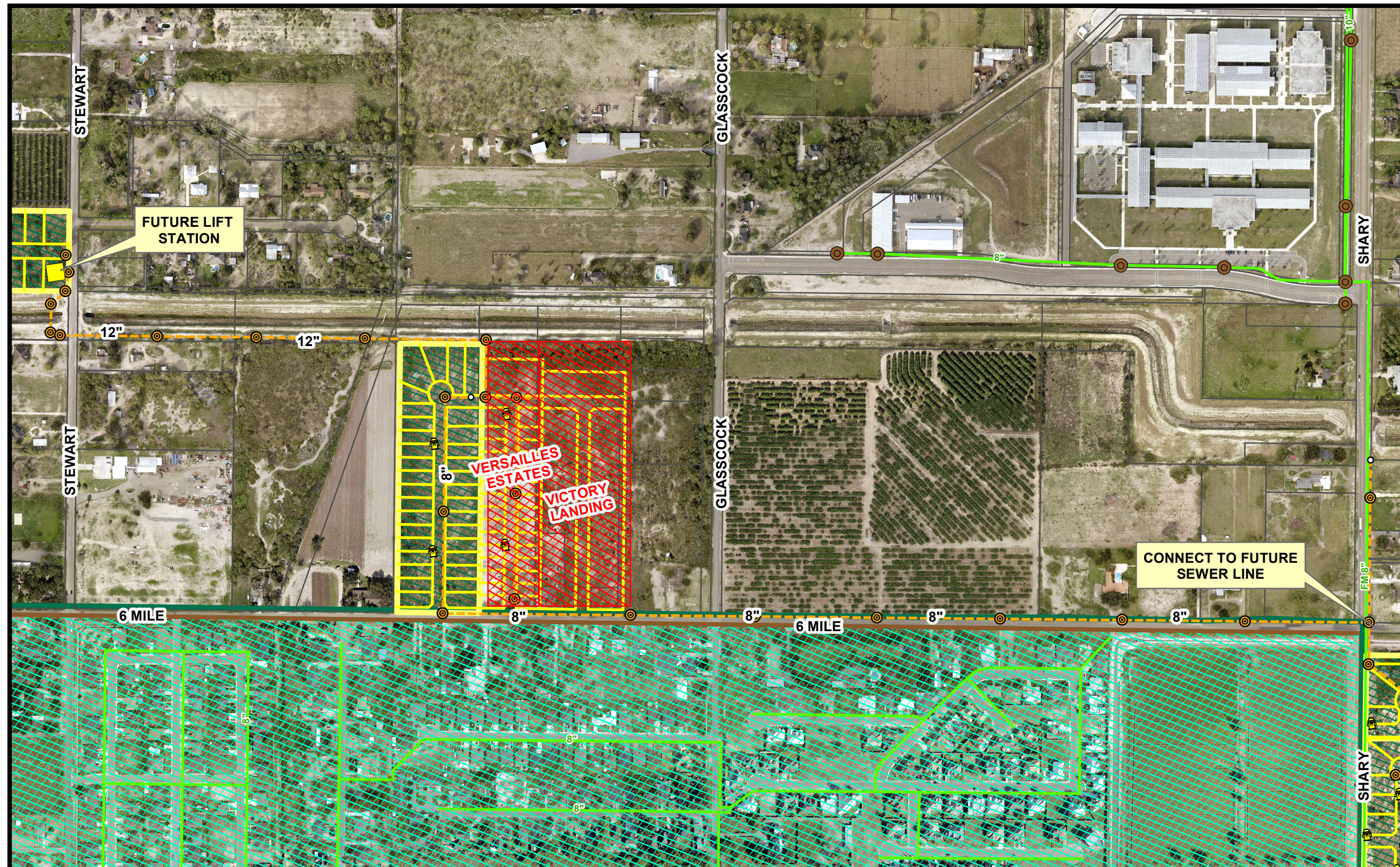
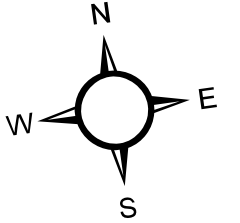
Sincerely,

Raymundo Platas

General Manager, Nemont Estates II LP

A handwritten signature in black ink, consisting of a large loop followed by a series of diagonal strokes.

NEMONT II





AGENDA ITEM

5.b.

PUBLIC UTILITY BOARD

DATE SUBMITTED

10/23/2024

MEETING DATE

11/12/2024

1. Agenda Item: Discussion and Possible Approval of the Developers Wastewater Final Reimbursement Certificate for the Nemont Estates II Subdivision.
2. Party Making Request: Rafael Balderas Jr.
3. Nature of Request: Request of MPU Board approval for the Final Reimbursement Certificate from the developer of the Nemont Estates II Subdivision.
4. Budgeted:

Bid Amount:	_____	Budgeted Amount:	_____
Under Budget:	_____	Over Budget:	_____
		Amount Remaining:	_____
5. Reimbursement: N/A.
6. Routing:
Rafael Balderas Jr. Created/Initiated - 10/23/2024
7. Staff's Recommendation: Staff recommends approval.
8. City Attorney: Approved. -AWS
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., Utility Engineer

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

DATE: October 21, 2024

**SUBJECT: Request of the Developers Final Reimbursement Certificate for
Nemont Estates II Subdivision**

The developer of the Nemont Estates II Subdivision is requesting the Final Reimbursement Certificate for the proposed wastewater improvements being done for the subdivision. The subdivision received approval from the MPU Board on December 13, 2022. It is located on the north side of 6 Mile Road and approximately 950 feet west of Glasscock Road. The property is a 10-acre tract and is zoned R-1 for single family homes.

The subject wastewater improvements consisted of extending an 8-inch wastewater line 3,810 LF with a good portion being off-site.

The developer has proposed to establish the final reimbursement service area totaling 92.4 acres, which includes the neighboring properties to the east.

The total cost for the wastewater improvements/indirect costs is \$469,134.12.

	Acres to Serve	Cost	Cost per acre
Developers Wastewater Reimbursement	92.4	\$469,134.12	\$5,077.21

With the review of the proposed request, staff recommends approval of the final reimbursement certificate as proposed by the developer.

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

BARRERA INFRASTRUCTURE GROUP, INC.
FINAL COST BREAKDOWN

Project: NEMONT ESTATES II - Off-site Water & Sanitary Sewer Improvements
By: Rene Barrera, P.E.
Date: September 13, 2024

ITEM NO.	DESCRIPTION	UNIT	ESTIMATED QUANTITY	UNIT COST	TOTALS
I. OFF-SITE PUBLIC SANITARY SEWER					
1	GENERAL TRAFFIC CONTROL	LS	1	\$7,000.00	\$7,000.00
2	TRENCH SHORING / ROAD PLATE	LS	1	\$5,500.00	\$5,500.00
3	8" PVC SDR 26 SANITARY SEWER GRAVITY LINE	LF	3,810	\$40.00	\$152,400.00
4	BACKFILL COMPACTION - SEWER & MANHOLES	LF	3,810	\$4.86	\$18,516.60
5	FIBERGLASS MANHOLE	EA	8	\$7,100.00	\$56,800.00
6	GRAVEL BEDDING	TON	28	\$440.00	\$12,320.00
8	12" BORE & STEEL CASING AT CROSSINGS	LF	145	\$200.00	\$29,000.00
9	DRIVEWAY REPAIR / FENCE REPAIR / MAIL BOX	LS	1	\$10,000.00	\$10,000.00
					\$291,536.60
II. INDIRECT COSTS					
10	ENGINEERING	LS	1	\$15,000.00	\$15,000.00
11	TOPOGRAPHY & STAKING	LS	1	\$8,000.00	\$8,000.00
12	PERMIT FEES	LS	1	\$500.00	\$22,974.00
					\$45,974.00
III. OFF-SITE INDIRECT WATERLINE (INCURRED COST)					
13	Drive way repair / Fence Repair	EA	1	\$3,500.00	\$3,500.00
14	12" C900 DR18 PVC PIPE BLUE	LF	1078	\$80.00	\$86,240.00
15	12" FLG TEE	EA	1	\$2,500.00	\$2,500.00
16	12" MXF GATE VLV	EA	3	\$7,400.00	\$22,200.00
17	12" MJ 45	EA	8	\$2,500.00	\$20,000.00
18	18" Sewer Casing	LF	60	\$120.00	\$7,200.00
19	1" Single Service Line Connection (Long)	EA	13	\$2,000.00	\$26,000.00
20	12" MJ LONG SLEEVE	EA	2	\$1,000.00	\$2,000.00
21	Sand Bed	Ton	154	\$115.00	\$17,710.00
22	Survey	EA	1	\$3,000.00	\$3,000.00
23	Caliche Driveway Restoration	Yards	16	\$90.00	\$1,440.00
24	60-90 HP BACKHOE LOADER	Month	3	\$2,400.00	\$7,200.00
25	29,000-38,000 LB. EXCAVATOR	Month	3	\$5,000.00	\$15,000.00
26	Equipment Fees	Month	3	\$1,698.17	\$5,094.50
					\$219,084.50
OFF-SITE SANITARY SEWER TOTAL					\$556,595.10
TOTAL COST PER LINEAR FOOT					\$146.09

MPV
 -20%
 30%
 \$58,307.32
 \$87,460.98

~~\$498,287.78 / 92.4 acres~~

~~\$5,392.72 per acre~~

\$556,595.10

- \$87,460.98

\$469,134.12

\$469,134.12 / 92.4 acres

DEV. \$5,077.21 per acre

$\$87,460.98 / 92.4 \text{ acre} = \946.55 per acre
 MPV



\$556,595.10
~~\$58,307.32~~
~~\$498,287.78~~

9/13/24

NEMONT PHASE II SERVICE AREA AND REIMBURSEMENT MAP

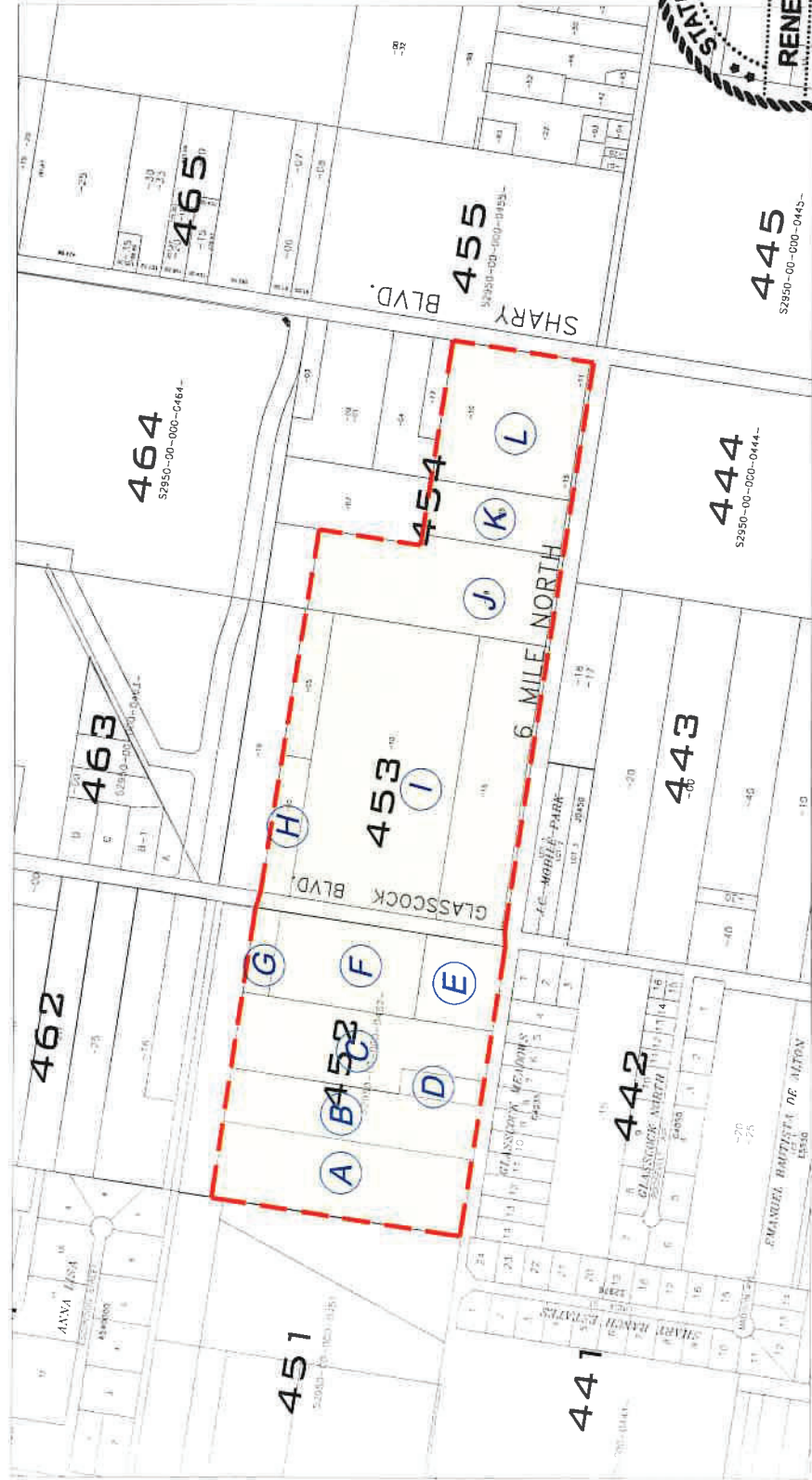


SCALE: 1" = 500'

LEGEND:



- SEWER REIMBURSEMENT AREA (±90 AC.)



ACREAGE DISTRIBUTION	
TRACT ID	ACREAGE
A	10.00 AC.
B	7.02 AC.
C	8.92 AC.
D	1.00 AC.
E	3.00 AC.
F	5.00 AC.
G	1.00 AC.
H	1.91 AC.
I	30.86 AC.
J	10.00 AC.
K	3.69 AC.
L	10.00 AC.
TOTAL:	92.4 AC. GROSS

* ACRESSES REFLECT GROSS
ACREAGE PROVIDED BY THE
APPRAISAL DISTRICT DATA



5/31/23

TRAN No 6435

FDEV-24 NEMONT II
WW

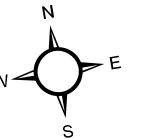
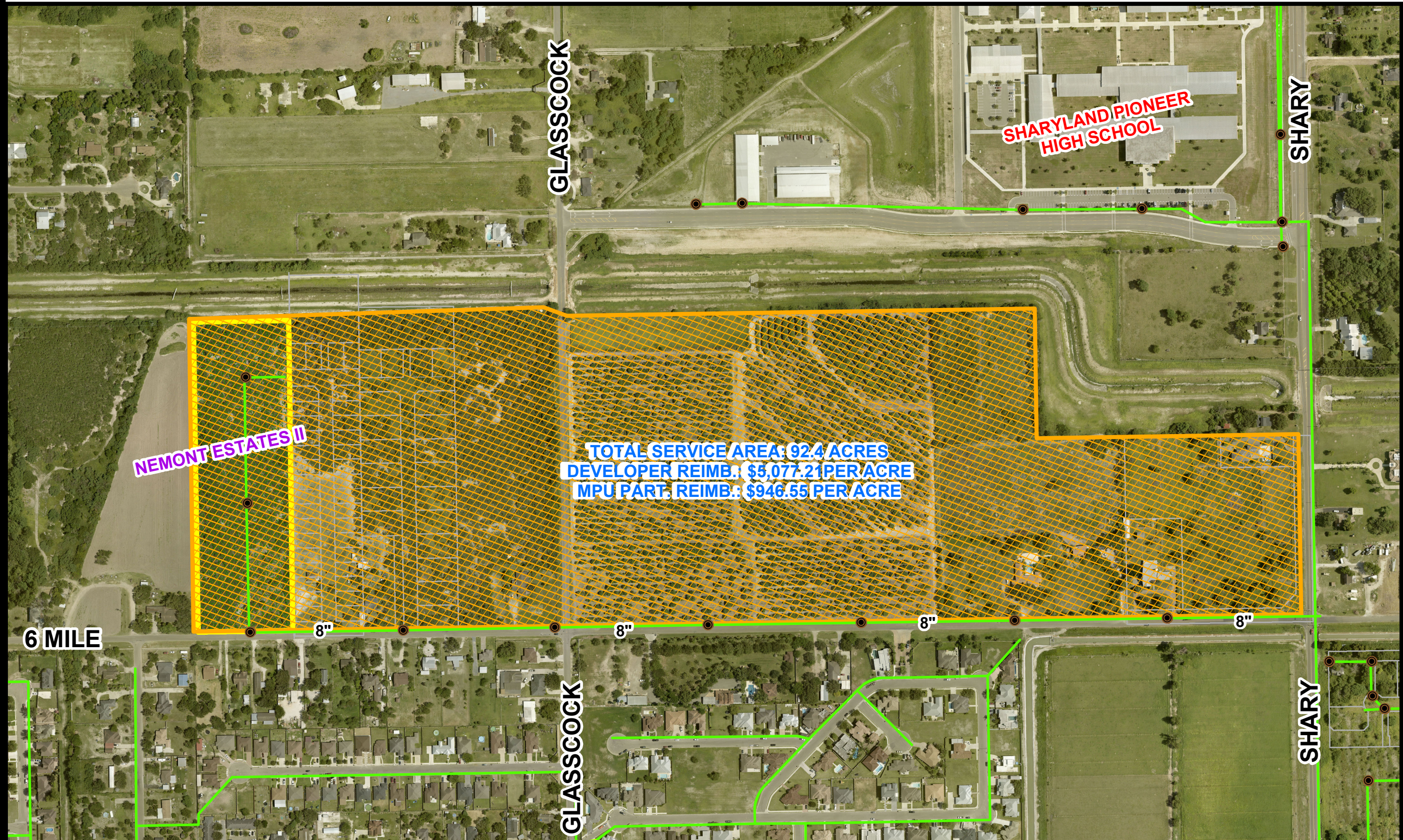
COUNTY OF HIDALGO X

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

(Approval date)

Raymundo Platas Merino

NEMONT ESTATES II SERVICE AREA



1 inch = 337 feet

- Legend**
- Existing Manhole
 - Proposed Up North FM Work
 - Proposed Up North Line
 - Proposed Northwood FM Work
 - Proposed Northwood Line
 - Proposed Sewer Service (Option 2)
 - Mile 6 Sewer Project Line
 - Future Sewer
 - Existing Wastewater Line
 - Service Area
 - Proposed Area



- | | | |
|-----------------------------|-----------------------|--------------------|
| | AGENDA ITEM | <u>5.c.</u> |
| PUBLIC UTILITY BOARD | DATE SUBMITTED | 10/23/2024 |
| | MEETING DATE | 11/12/2024 |
-
1. Agenda Item: Discussion and Possible Approval of MPU's Wastewater Final Reimbursement Certificate for participation to the Nemont Estates II Subdivision.

 2. Party Making Request:
Rafael Balderas Jr.

 3. Nature of Request: Request for the Final Reimbursement Certificate for MPU's participation to the Nemont Estates II Subdivision.

 4. Budgeted:

Bid Amount: _____	Budgeted Amount: _____
Under Budget: _____	Over Budget: _____
	Amount Remaining: _____

 5. Reimbursement: N/A.

 6. Routing:
Rafael Balderas Jr. Created/Initiated - 10/23/2024

 7. Staff's Recommendation: Staff recommends approval.

 8. City Attorney: Approved. -AWS

 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., Utility Engineer

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

DATE: October 21, 2024

SUBJECT: Request of the MPU Final Reimbursement Certificate for Participation to the Nemont Estates II Subdivision

MPU had committed to participate with the developer of Nemont Estates II subdivision on the extension of an off-site wastewater line. The subdivision received approval from the MPU Board on December 13, 2022 and received approval of 20% participation from the MPUB on November 28, 2023. The developer has requested the participation amount to increase to 30%. The property is located on the north side of 6 Mile Road and approximately 950 feet west of Glasscock Road. The property is a 10-acre tract and is zoned R-1 for single family homes.

The subject wastewater improvements consisted of extending an 8-inch wastewater line 3,810 LF with a good portion being off-site.

The developer has proposed to establish the final reimbursement service area totaling 92.4 acres, which includes the neighboring properties to the east.

The total wastewater cost was \$291,536.60.

	Acres to Serve	Cost	Cost per acre
MPU Participation (30%)	92.4	\$87,460.98	\$946.55

Staff recommends approval of the final reimbursement certificate.

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

BARRERA INFRASTRUCTURE GROUP, INC.
FINAL COST BREAKDOWN

Project: NEMONT ESTATES II - Off-site Water & Sanitary Sewer Improvements
By: Rene Barrera, P.E.
Date: September 13, 2024

ITEM NO.	DESCRIPTION	UNIT	ESTIMATED QUANTITY	UNIT COST	TOTALS
I. OFF-SITE PUBLIC SANITARY SEWER					
1	GENERAL TRAFFIC CONTROL	LS	1	\$7,000.00	\$7,000.00
2	TRENCH SHORING / ROAD PLATE	LS	1	\$5,500.00	\$5,500.00
3	8" PVC SDR 26 SANITARY SEWER GRAVITY LINE	LF	3,810	\$40.00	\$152,400.00
4	BACKFILL COMPACTION - SEWER & MANHOLES	LF	3,810	\$4.86	\$18,516.60
5	FIBERGLASS MANHOLE	EA	8	\$7,100.00	\$56,800.00
6	GRAVEL BEDDING	TON	28	\$440.00	\$12,320.00
8	12" BORE & STEEL CASING AT CROSSINGS	LF	145	\$200.00	\$29,000.00
9	DRIVEWAY REPAIR / FENCE REPAIR / MAIL BOX	LS	1	\$10,000.00	\$10,000.00
					\$291,536.60
II. INDIRECT COSTS					
10	ENGINEERING	LS	1	\$15,000.00	\$15,000.00
11	TOPOGRAPHY & STAKING	LS	1	\$8,000.00	\$8,000.00
12	PERMIT FEES	LS	1	\$500.00	\$22,974.00
					\$45,974.00
III. OFF-SITE INDIRECT WATERLINE (INCURRED COST)					
13	Drive way repair / Fence Repair	EA	1	\$3,500.00	\$3,500.00
14	12" C900 DR18 PVC PIPE BLUE	LF	1078	\$80.00	\$86,240.00
15	12" FLG TEE	EA	1	\$2,500.00	\$2,500.00
16	12" MXF GATE VLV	EA	3	\$7,400.00	\$22,200.00
17	12" MJ 45	EA	8	\$2,500.00	\$20,000.00
18	18" Sewer Casing	LF	60	\$120.00	\$7,200.00
19	1" Single Service Line Connection (Long)	EA	13	\$2,000.00	\$26,000.00
20	12" MJ LONG SLEEVE	EA	2	\$1,000.00	\$2,000.00
21	Sand Bed	Ton	154	\$115.00	\$17,710.00
22	Survey	EA	1	\$3,000.00	\$3,000.00
23	Caliche Driveway Restoration	Yards	16	\$90.00	\$1,440.00
24	60-90 HP BACKHOE LOADER	Month	3	\$2,400.00	\$7,200.00
25	29,000-38,000 LB. EXCAVATOR	Month	3	\$5,000.00	\$15,000.00
26	Equipment Fees	Month	3	\$1,698.17	\$5,094.50
					\$219,084.50
OFF-SITE SANITARY SEWER TOTAL					\$556,595.10
TOTAL COST PER LINEAR FOOT					\$146.09

MPV
 -20%
 30%
 \$58,307.32
 \$87,460.98

~~\$498,287.78 / 92.4 acres~~

~~\$5,392.72 per acre~~

\$556,595.10

- \$87,460.98

\$469,134.12

\$469,134.12 / 92.4 acres

DEV. \$5,077.21 per acre

$\$87,460.98 / 92.4 \text{ acre} = \946.55 per acre
 MPV



\$556,595.10
~~\$58,307.32~~
~~\$498,287.78~~

9/13/24

FINAL REIMBURSEMENT CERTIFICATE

FMPU-24 NEMONT II
PART. WW

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, McAllen Public Utility hereinafter called the DEVELOPER.

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

Nemont Estates II Sub. (6 Mile & Glasscock) and proposes to extend a Wastewater Line as shown on a plan designed by
(Location) (Service)

Barrera Infrastructure Group, Inc. and proposes to construct Utilities Improvements, as approved by the MPUB on
(Engineering Firm)

October 15, 2024.
(Approval date)

2. The Developer's Cost (\$ 946.55 p/Ac.), the Pro Rata Share to be reimbursed to the Developer by the Intervening Developers, in accordance with the presently existing MPUB's Reimbursement Policy, is shown on Exhibit "A" attached hereto and made a part hereof.

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

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

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

ISSUED in triplicate originals this _____ day of _____, 200____ and

to expire this ____ day of _____, 20____.

CITY OF McAllen BY THE
McALLEN PUBLIC UTILITY

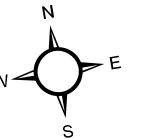
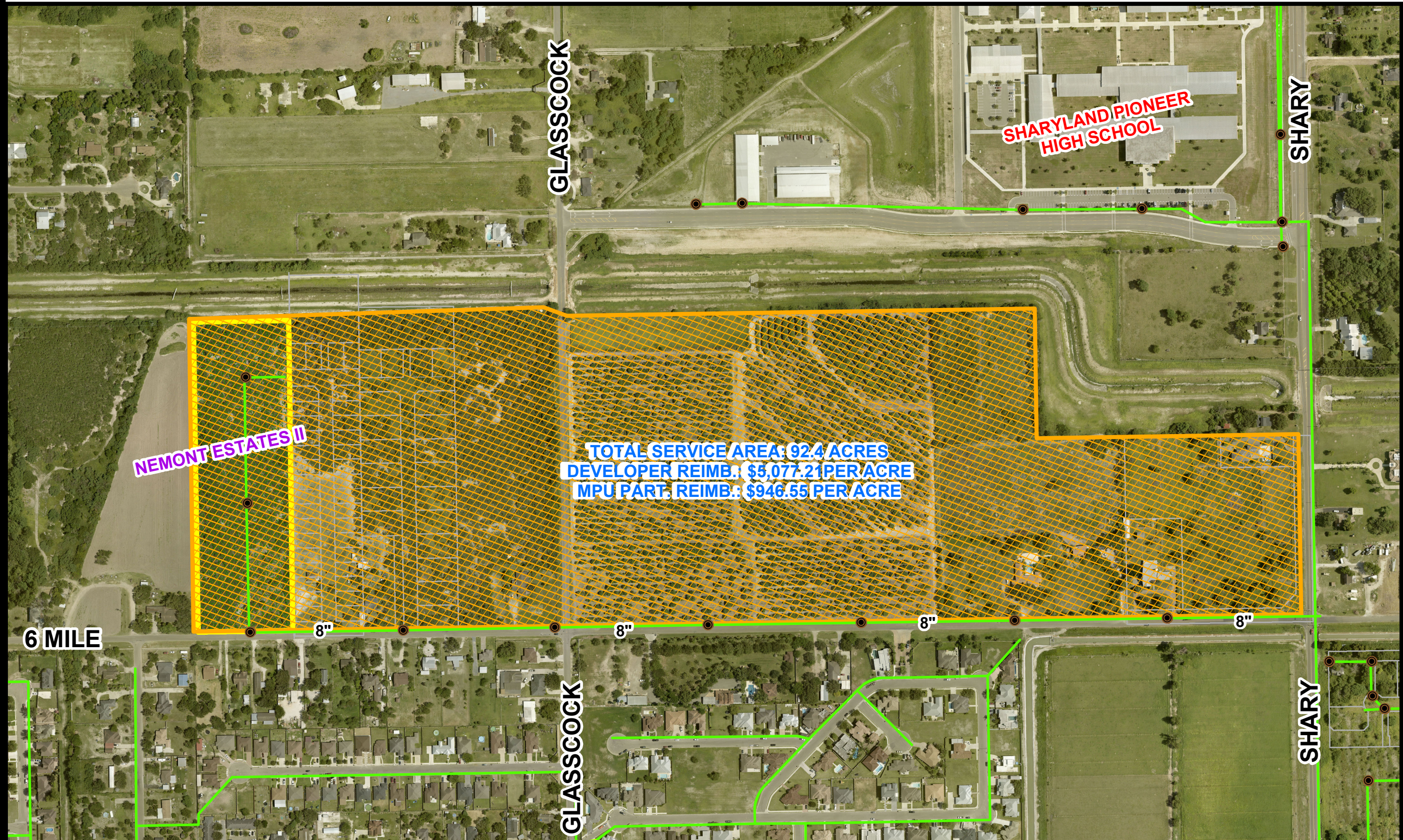
BY: _____

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

ATTEST:

Board Secretary

NEMONT ESTATES II SERVICE AREA



1 inch = 337 feet

- Legend**
- Existing Manhole
 - Proposed Up North FM Work
 - Proposed Up North Line
 - Proposed Northwood FM Work
 - Proposed Northwood Line
 - Proposed Sewer Service (Option 2)
 - Mile 6 Sewer Project Line
 - Future Sewer
 - Existing Wastewater Line
 - Service Area
 - Proposed Area



	AGENDA ITEM	<u>6.a.</u>
PUBLIC UTILITY BOARD	DATE SUBMITTED	11/01/2024
	MEETING DATE	11/12/2024
1.	Agenda Item: <u>Update on RGV Utility Conference</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 - 11/1/2024
7.	Staff's Recommendation:	
8.	City Attorney: Approved. AWS	
9.	MPU General Manager: N/A - MAV	
10.	Director of Finance for Utilities: Approved - MSC	



	AGENDA ITEM	8.a.
PUBLIC UTILITY BOARD	DATE SUBMITTED	10/23/2024
	MEETING DATE	11/12/2024
1.	Agenda Item: <u>Consultation with City Attorney regarding pending litigation Tex. Gov't Code Sec. 551.071.</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 - 10/23/2024
7.	Staff's Recommendation:	
8.	City Attorney: Approved. AWS	
9.	MPU General Manager: N/A - MAV	
10.	Director of Finance for Utilities: N/A- MSC	