McALLEN PUBLIC UTILITY

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

DATE:	**Tuesday, February 25, 2025**
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 **21st** day of **February, 2025** 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.

Cynthia Salinas
Cynthia Salinas
Utility Board Secretary

BOARD OF TRUSTEES MEETING
TUESDAY, FEBRUARY 25, 2025 – 4:00 PM
MCALLEN CITY HALL - 3RD FLOOR
1300 HOUSTON AVE, MCALLEN, TX 78572

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

1. **MINUTES:**

   a) Approval of Minutes of Regular Meeting held on February 11, 2025

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 29th Subdivision (40 Lots / Residential Townhomes)

   b) Approval of Plaza Muzquiz Subdivision (2 Lot / Commercial Plaza & Meat Market)

3. **BIDS AND CONTRACTS:**

   a) Consideration and action on the possible selection and assignment of Consulting Engineering Firms to various water and/or sewer infrastructure design projects

   b) Consideration and action in accepting low bidder, Pencco, Inc., for the service contract for odor & corrosion control system: Project #01-25-S14-251

4. **MANAGER'S REPORT:**

   a) Consideration of the acceptance of a Certification of Unopposed Candidates for certain races in the May 3, 2025, General City Election and Issuance of an Order of Cancellation for the same races. *Presentación y aceptación de una Certificación de Candidatos Únicos para ciertos puestos o cargos, para la Elección General de la Ciudad del 3 de Mayo de 2025 y aprobación de una Orden de Cancelación para los mismos puestos*

   b) Review of Results of Financial Operations as of December 31, 2024

5. **FUTURE AGENDA ITEMS**

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

   a) Consultation with City Attorney regarding pending litigation 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 MARCH 11, 2025.

AGENDA ITEM **1.a.**

PUBLIC UTILITY BOARD

DATE SUBMITTED	**02/20/2025**
MEETING DATE	**2/25/2025**

1. **Agenda Item: Approval of Minutes for the Regular Meeting held on February 11, 2025**

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 - 2/20/2025**

7. **Staff's Recommendation:**

8. **City Attorney: Approve. 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, February 11, 2025,** at 4:04 pm at McAllen City Hall, Commission Chambers with the following present:

	Charles Amos	Chairman
	Albert Cardenas	Trustee
	Ricardo Godinez	Trustee
Absent:	Ernest Williams	Vice-Chairman
	Javier Villalobos	Mayor/Ex-Officio
	Austin Stevenson	City Attorney
Staff:	Marco A Vega, P.E.	General Manager
	Juan J. Rodriguez	Assistant General Manager
	Evaristo Garcia, Jr.	Deputy City Attorney
	Cynthia Salinas	Utility Board Secretary
	David Garza	Director of Wastewater Systems
	Juan M. Vallejo	Assistant Director of Water Systems
	Maria Chavero	Director of Treasury Management
	Janet Landeros	Grants and Contracts Coordinator
	Edward Gonzalez	Director of Water Systems
	Jim Bob Sides	Video Production Specialist
	Carlos Gonzalez, P.E.,	Utility Engineer
	Francisco Cardenas, Jr.	Waste Water Mechanic
	Abraham Zamorano	Meter Reader
	Guadalupe Chapa, Jr.	Water Plants Electrician
	Joacim Compean	Water Maintenance T & D
	David Garza	Meter Reader
	Sebastian Rivera	Water Plant Operator
	Xcareth Garcia Ortiz	Utility Billing Clerk
	Carlos Solano	Pre-Treatment Inspector
	Katia Falcon	Water Education Coordinator
	Juan Pedraza	Transmission & Distribution
	Pablo Rodriguez	Asst. Director for Customer Relations
	Mayra Monforte	Customer Relations Manager
	Omar Barrera	Customer Relations Administration
	Rafael Balderas, EIT	Assistant Utility Engineer

CALL TO ORDER:

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

1. **MINUTES:**

   a) Approval of the Minutes for the Regular Meeting held February 11, 2025.

   Trustee Cardenas moved to approve the minutes for the regular meeting held February 11, 2025. Trustee Godinez seconded the motion. The motion carried unanimously by those present.

2. **CONSENT AGENDA:**

   a) Approval of Nelson Addition Lots 5A and 6A Subdivision (2-lot, Residential)

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

3. ORDERS:

a) Order amending the budget of the McAllen Public Utility Board of Trustees for Fiscal Year 2024-2025 for an increase in expenditures within the Water Depreciation Fund.

Mr. Mark Vega, P.E., General Manager, provided a brief background on this item. He noted that the amendment would provide additional funding for the purchase of a vehicle due to the actual price coming in higher than the estimate previously provided.

Trustee Godinez moved to approve item 3a. Trustee Cardenas seconded the motion. The motion carried unanimously by those present.

4. MANAGER'S REPORT:

a) Consideration and Possible Action to write-off the 3rd quarter bad debt fiscal year 2023-2024.

Pablo Rodriguez provided a presentation on this item. Trustee Cardenas asked what happens in the event that a customer passes and there is money coming back to them. Mr. Pablo Rodriguez stated that if money is owed by the customer, then it may have to be written-off. If money is due back to the customer, he explained that it would be submitted to the State Comptroller's Office and returned to their estate. Mr. Godinez noted that the numbers were great and acknowledged Mr. Rodriguez for a good job.

Trustee Godinez moved to approve item 4a. Trustee Cardenas seconded the motion. The motion carried unanimously by those present.

5. FUTURE AGENDA ITEMS:

Mr. Marco Vega, General Manager, reminded the Board Members that the State of the City Address was taking place on February 12, 2025, at the McAllen Convention Center at 11:30 a.m.

ADJOURNMENT

There being no other business to come before the Board, the meeting was unanimously adjourned at 4:13 p.m.

____
Charles Amos, Chairman

Attest:

____
Cynthia Salinas
Utility Board Secretary

McALLEN PUBLIC UTILITY

AGENDA ITEM <u>**2.a.**</u>

PUBLIC UTILITY BOARD

DATE SUBMITTED 02/17/2025
MEETING DATE 2/25/2025

1. **Agenda Item:** <u>**Approval of 29th Subdivision (40 Lots / Residential Townhomes)**</u>

2. **Party Making Request:**
   <u>**Erika Gomez, Developmental Activities**</u>

3. **Nature of Request:** <u>**The approval of 29th Subdivision (40 Lots / Residential Townhomes).**</u>

4. **Budgeted:**

Bid Amount:	____________	**Budgeted Amount:**	____________
Under Budget:	____________	**Over Budget:**	____________
		Amount Remaining:	____________

5. **Reimbursement:**

6. **Routing:**
   Patrick Gray **Created/Initiated - 2/17/2025**

7. **Staff's Recommendation:** <u>**Staff recomends the approval of 29th Subdivision.**</u>

8. **City Attorney: Approve. 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: Erika Gomez, P.E., Utility Engineer

Carlos Gonzalez, P.E., Utility Engineer

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

DATE: February 25, 2025

SUBJECT: **Approval of 29th Subdivision**

This property is located on the east side of 29th Street and approximately 860FT north of the Youth Baseball Complex. The subdivision is located within the McAllen City Limits and consists of 3.545 acres with 41 residential lots for townhomes.

The subdivision application was originally filed with the City on September 4, 2024 and received revised preliminary P&Z approval on December 17, 2024. The information required from the developer's engineer for this agenda was received on February 4, 2025.

Utility plan/availability is described as follows:

1. **Water**: The developer is proposing to install an 8” interior line that will loop the system from N. 27th St and the existing water line from the canal. The developer will be installing one (1) single water service to each lot and is proposing four (4) fire hydrants for fire protection.

2. **Sewer**: The developer is proposing to connect to an existing 12" sanitary sewer line located along the south side of the property. The developer is proposing to install 4” sewer service for each lot tying directly into the 12” sanitary sewer main.

3. The property falls within the MPU Alton Reimbursement, the Northgate Waterline Project and the 29th Street Water Reimbursement.

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 $8,397.88

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

Thank you

MEMORANDUM

Date: February 04, 2025

To: Rafael Balderas, McAllen PUB

From: Mario A. Reyna, P.E.

Subject: 29th Subdivision

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

WATER – MPUB

There is an existing 8-inch waterline along the east right-of-way of N ~~9th~~ 29th Street. Connection will be made to the existing line and an 8-inch loop interior as per attached water layout. The proposed 8-inch water line will run within the proposed easements and will provide all necessary services and fire protection to the lots within said Subdivision. This subdivision consists of 41 residential lots, and 1 common area serving as a detention pond.

SANITARY SEWER- MPUB

There is an existing 12-inch sanitary sewer line along the south side of site (inside an easement), Connection will be made to the existing 12-inch sanitary sewer line to provide services to the proposed 41 residential lots.

Respectfully,

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

REIMBURSEMENT WAIVER

STATE OF TEXAS X

COUNTY OF HIDALGO X

THIS CERTIFICATE, issued by the McAllen Public Utility (MPUB), as authorized by such Board of Trustees, hereinafter called the MPUB to REAL ESTATE TEAM HOLDINGS, LP, hereinafter called the DEVELOPER.

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

29th SUBDIVISION and proposes to construct Utility Improvements as shown on a
(Subdivision Name)
Plan designed by Melden & Hunt, Inc. dated ______________________, hereinafter called the
(Engineering Firm)
IMPROVEMENTS, as approved by the McAllen Public Utility Board on ______________________.
(Approval date)

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

ISSUED in triplicate originals this ________ day of __________________, 20____.

CITY OF McALLEN BY THE
McALLEN PUBLIC UTILITY

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

ATTEST:

____
Board Secretary

DEVELOPER/OWNER:

BY: ______________________
Real Estate Team Holdings, LP
By: Real Estate Team, LLC General Partner
By : GG Group LLC, its Managing Member
Sergio Govela Jr., President
1100 Union CT
Mission, TX 78572

SUBDIVISION REIMBURSEMENT WORKSHEET
29TH SUBDIVISION

SEWER LINE REIMB. CALCULATIONS					
SEWER:	MPU: ALTON REIMBURSEMENT				
COST:	$514.27 x	3.545 AC	$1,823.09		
10% ADMIN FEE	<10 YEARS		182.31		
SEWER LINE REIMBURSEMENT					**$2,005.40**

WATER LINE REIMB. CALCULATIONS					
WATER:	MPU: NORTHGATE WATER LINE PROJECT				
COST:	$1,118.38 x	3.545 AC	$3,964.66		
10% ADMIN FEE	<10 YEARS		396.47		
WATER LINE REIMBURSEMENT					**$4,361.13**

WATER LINE REIMB. CALCULATIONS					
WATER:	MPU: 29TH STREET WATER				
COST:	$13.99 x	132 LF	$1,846.68		
10% ADMIN FEE	<10 YEARS		184.67		
WATER LINE REIMBURSEMENT					**$2,031.35**

TOTAL REIMBURSEMENT DUE ***$8,397.88***

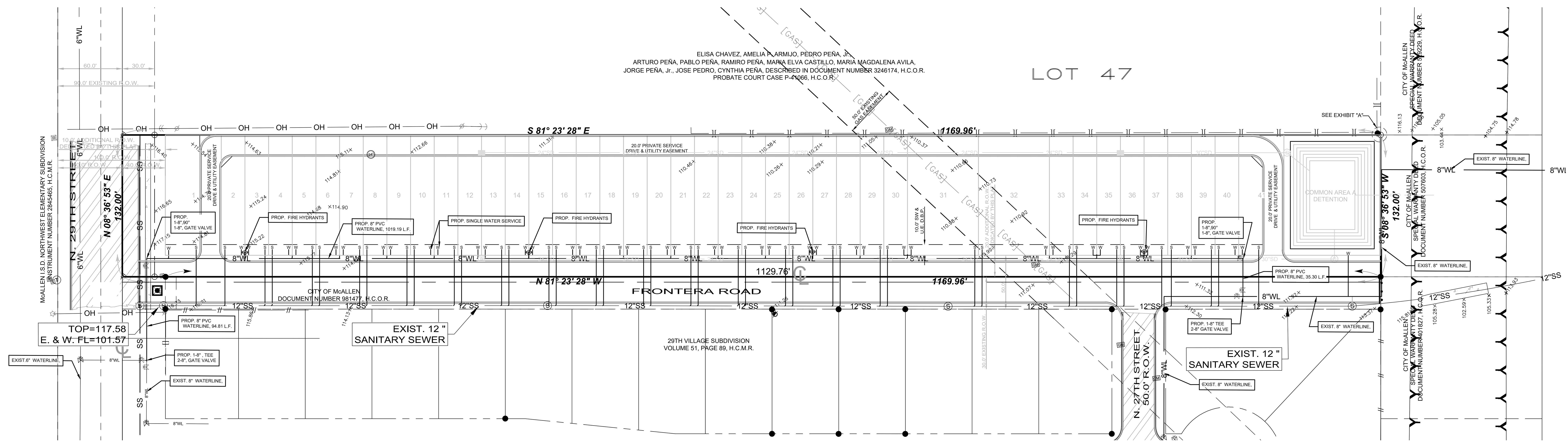
Prepared By: [illegible] Date: 1/6/25 Reviewed By: RB

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: [illegible]

Print: ____________________



(LEGEND)

- WATER VALVE
- FIRE HYDRANT W/ VALVE & TEE
- DUAL WATER SERVICE
- SANITARY SEWER MANHOLE
- SINGLE SANITARY SEWER SERVICE
- 8"WL WATER LINE
- 12"SS SEWER LINE

JOB No. 24097

REVISION | DATE | BY

MELDEN & HUNT INC.
CONSULTANTS • ENGINEERS • SURVEYORS
115 W. McINTYRE - EDINBURG, TX 78541
PH: (956) 381-0981 - FAX: (956) 381-1839
ESTABLISHED 1947 - www.meldenandhunt.com
TBPLS No. 10096900

ENG. TECH: JUAN G.
PROJECT ENG: MARIO REYNA
T-BOOK:
1. RELEASE DATE:
2. RELEASE DATE:
3. RELEASE DATE:
SCALE: AS NOTED

MELDEN & HUNT, INC.
TEXAS REGISTRATION F-1435

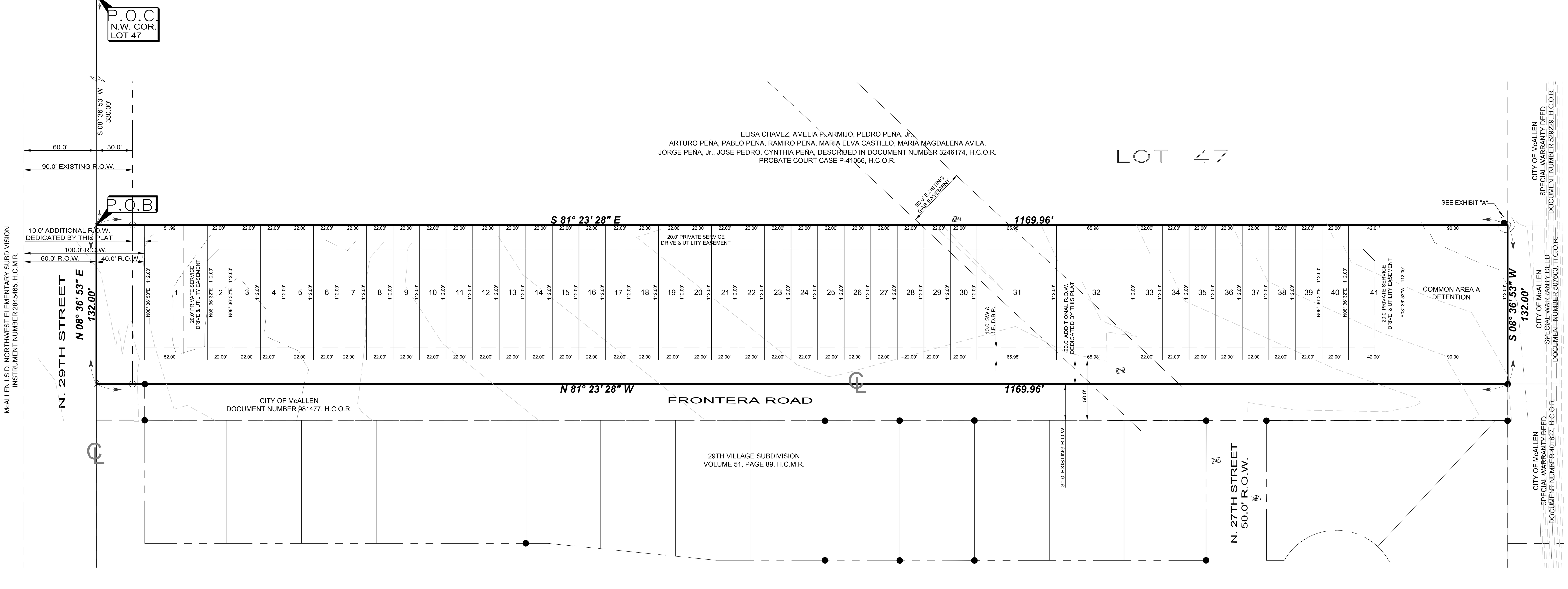
STATE OF TEXAS
MARIO A. REYNA
117368
LICENSED
PROFESSIONAL ENGINEER

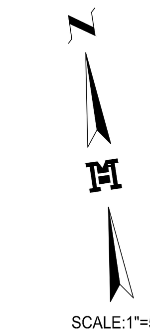
THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY MARIO A. REYNA, P.E. 117368
08/29/2024
ALTERATION OF A SEALED DOCUMENT WITHOUT PROPER NOTIFICATION TO THE RESPONSIBLE ENGINEER IS AN OFFENSE UNDER THE TEXAS ENGINEERING PRACTICE LAW

29TH SUBDIVISION
McALLEN, TEXAS

OVERALL WATER LAYOUT

File Name: 24097.00

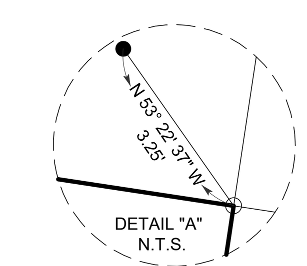




LEGEND & ABBREVIATIONS

- FOUND No.4 REBAR
- FOUND COTTON PICKER SPINDLE
- FOUND PK NAIL
- SET No.4 REBAR W/PLASTIC CAP STAMPED MELDEN & HUNT
- SET NAIL
- CURVE PC AND PT

P.O.B. - POINT OF BEGINNING
H.C.M.R. - HIDALGO COUNTY MAP RECORDS
H.C.D.R. - HIDALGO COUNTY DEED RECORDS
H.C.O.R. - HIDALGO COUNTY OFFICIAL RECORDS
R.O.W. - RIGHT-OF-WAY
S.E. COR. - SOUTHEAST CORNER
SQ.FT. - SQUARE FEET
H.C.I.D. - HIDALGO COUNTY IRRIGATION DISTRICT
H.C.D.D. - HIDALGO COUNTY DRAINAGE DISTRICT
U.E. - UTILITY EASEMENT
D.E. - DRAINAGE EASEMENT
PROP. - PROPOSED
N.T.S. - NOT TO SCALE



DETAIL "A"
N.T.S.

GENERAL NOTES :

1. THIS SUBDIVISION IS IN FLOOD ZONE "X" (UNSHADED) AREAS DETERMINED TO BE OUTSIDE 500-YEAR FLOODPLAIN. COMMUNITY-PANEL NUMBER: 480334 0325 D MAP REVISED: JUNE 6, 2000.
2. MINIMUM PERMISSIBLE FINISH FLOOR ELEVATION SHALL BE 18 INCHES ABOVE THE FRONT TOP OF CURB MEASURED FROM THE CENTER OF THE LOT.
3. MINIMUM SETBACKS SHALL COMPLY WITH THE CITY OF McALLEN ZONING CODE:

FRONT:	IN ACCORDANCE WITH THE ZONING ORDINANCE. OR EASEMENTS. WHICHEVER IS GREATER APPLIES.
REAR:	IN ACCORDANCE WITH THE ZONING ORDINANCE, OR EASEMENTS. WHICHEVER IS GREATER APPLIES.
INTERIOR SIDES:	IN ACCORDANCE WITH THE ZONING ORDINANCE, OR EASEMENTS. WHICHEVER IS GREATER APPLIES.
CORNER:	IN ACCORDANCE WITH THE ZONING ORDINANCE, OR EASEMENTS. WHICHEVER IS GREATER APPLIES.
GARAGE:	18 FT. OR IF GREATER SETBACK IS REQUIRED, GREATER SETBACK APPLIES.

4. CITY OF McALLEN BENCHMARK: NUMBER MC 49, TOP OF 30" ALUMINUM PIPE WITH A 3-1/4" BRASS MONUMENT CAP ON TOP, THE MONUMENT IS LOCATED ON THE SOUTHWEST CORNER OF THE INTERSECTION OF 23RD STREET AND MILE 5 LINE ROAD (AUBURN AVENUE), APPROXIMATELY 77 FEET WEST OF THE BACK OF CURB OF 23RD STREET AND 25 FEET SOUTH OF THE BACK OF CURB OF MILE 5 LINE ROAD (AUBURN AVENUE). GEODETIC G.P.S. TEXAS STATE PLANE GRID COORDINATE SYSTEM, NAD 83 TEXAS SOUTH 4205 ELEVATION PER NAVD 88 (GEOID 2003) N=16625729.2443, E=1071492.40907, ELEV.=110.82.
5. AN ENGINEERED DRAINAGE DETENTION PLAN, APPROVED BY THE CITY OF McALLEN ENGINEERING DEPARTMENT, SHALL BE REQUIRED PRIOR TO ISSUANCE OF BUILDING PERMIT FOR ALL NEW BUILDING.
6. NO STRUCTURES PERMITTED TO BE BUILT OVER EASEMENTS.
7. 6 FT. OPAQUE BUFFER REQUIRED FROM ADJACENT/BETWEEN MULTI-FAMILY RESIDENTIAL AND COMMERCIAL, AND INDUSTRIAL ZONES/USES.
8. 8 FT. MASONRY WALL REQUIRED BETWEEN SINGLE FAMILY RESIDENTIAL AND COMMERCIAL, INDUSTRIAL, OR MULTI-FAMILY RESIDENTIAL ZONES/USES.
9. THIS SUBDIVISION IS REQUIRED TO DETAIN 29,492 C.F. (0.677 AC.-FT.) OF STORM RUNOFF. DETENTION WILL BE PROVIDED BY THE WIDENING OF THE EXISTING DRAIN DITCH ON THE EAST SIDE OF SITE. CALCULATIONS WERE BASED ON A 50-YEAR STORM
10. THE DEVELOPER SHALL BE RESPONSIBLE FOR DETAINING AND ACCOMMODATING MORE THAN THE DETAINED VOLUME SHOWN ON THIS PLAT IF IT IS DETERMINED, AT THE PERMIT STAGE, THAT THE DETENTION REQUIREMENTS ARE GREATER THAN STATED ON THIS PLAT, DUE TO THE IMPERVIOUS AREA BEING GREATER THAN THE PLAT ENGINEER CONSIDERED IN THE HYDRAULIC CALCULATIONS FOR THIS SUBDIVISION.
11. SANITARY SEWER LINE SHALL BE PRIVATE AND MUST BE MAINTAINED BY THE DEVELOPER/HOMEOWNERS ASSOCIATED/ LOT OWNER(S), THEIR SUCCESSORS AND/OR ASSIGNEES, AND NOT THE CITY OF McALLEN.
12. ALL INTERIOR LOT CORNERS WILL HAVE A NO. 4 REBAR SET WITH PLASTIC CAP STAMPED MELDEN & HUNT, INC.
13. COMMON/DETENTION AREAS, ANY SERVICE DRIVE, GATE AREAS, ETC. MUST BE MAINTAINED BY THE LOT OWNER(S) AND NOT THE CITY OF McALLEN.

SUBDIVISION MAP OF

29TH SUBDIVISION

BEING A SUBDIVISION OF 3.545 ACRES SITUATED IN THE CITY OF MCALLEN, HIDALGO COUNTY, TEXAS, BEING OUT OF LOT 47, LA LOMITA IRRIGATION AND CONSTRUCTION COMPANY SUBDIVISION OF PORCIONES 61, 62 AND 63, ACCORDING TO THE PLAT OR MAP THEREOF RECORDED IN VOLUME 24, PAGES 67-69, HIDALGO COUNTY DEED RECORDS

METES AND BOUNDS DESCRIPTION:

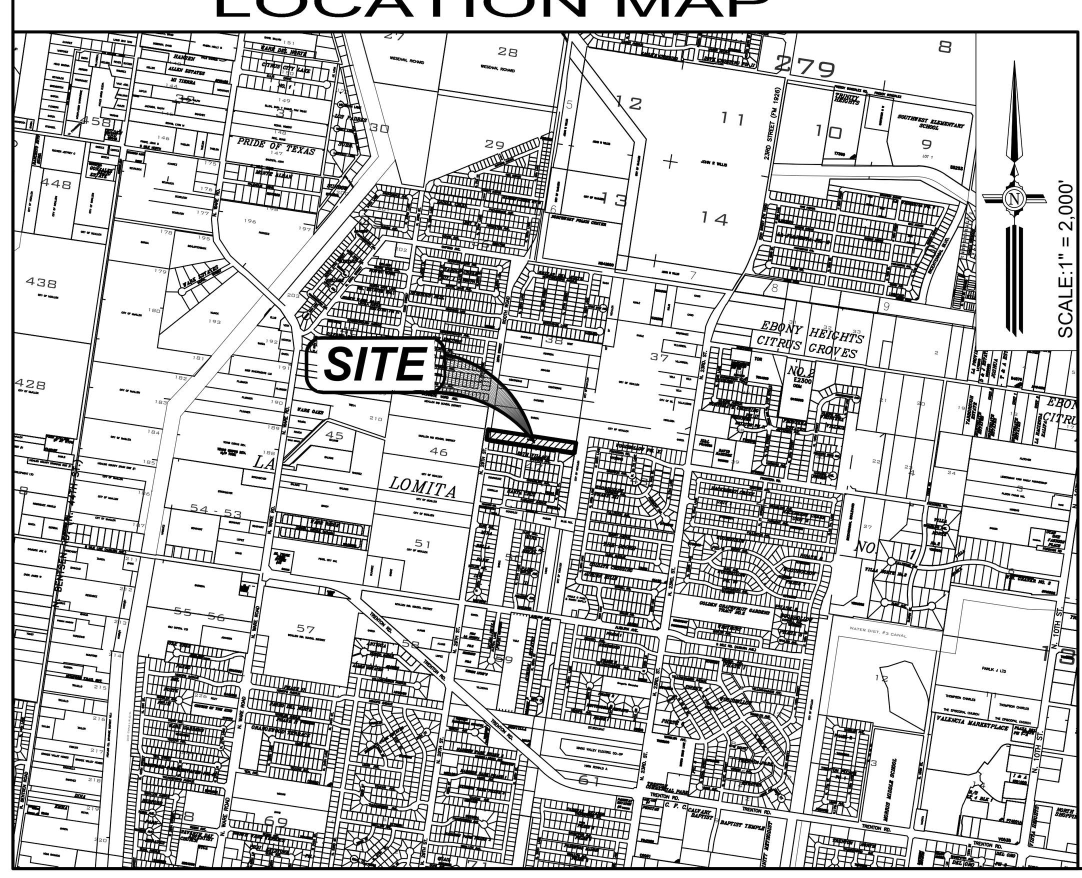
A TRACT OF LAND CONTAINING 3.545 ACRES SITUATED IN THE COUNTY OF HIDALGO, TEXAS, BEING OUT OF LOT 47, LA LOMITA IRRIGATION AND CONSTRUCTION COMPANY SUBDIVISION, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 24, PAGES 67-69, HIDALGO COUNTY DEED RECORDS, SAID 3.545 ACRES IS OUT OF A CERTAIN TRACT CONVEYED TO REAL ESTATE TEAM HOLDINGS, LP, BY VIRTUE OF A WARRANTY DEED, RECORDED UNDER DOCUMENT NUMBER 2662793, HIDALGO COUNTY OFFICIAL RECORDS, SAID 3.545 ACRES ALSO BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID LOT 47 AND WITHIN THE EXISTING RIGHT-OF-WAY OF N. 29TH STREET;

THENCE, S 08° 36' 53" W ALONG THE WEST LINE OF SAID LOT 47 AND WITHIN THE EXISTING RIGHT-OF-WAY OF N 29TH STREET, A DISTANCE OF 330.00 FEET TO A NAIL SET FOR THE NORTHWEST CORNER AND POINT OF BEGINNING OF THIS HEREIN DESCRIBED TRACT.

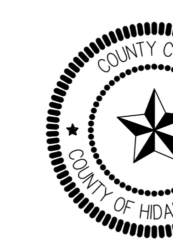
1. THENCE, S 81° 23' 28" E, AT A DISTANCE OF 20.00 FEET PASS A NO. 4 REBAR SET ON THE EXISTING EAST EXISTING RIGHT OF WAY OF SEMINARY ROAD, AND THE WEST LINE OF SAID SEMINARY HEIGHTS SUBDIVISION, CONTINUING A TOTAL DISTANCE OF 1,169.96 FEET TO A NO. 4 REBAR SET ON THE WEST LINE OF A CERTAIN TRACT CONVEYED TO CITY OF MCALLEN BY VIRTUE OF A SPECIAL WARRANTY DEED RECORDED UNDER DOCUMENT NUMBER 507603, HIDALGO COUNTY OFFICIAL RECORDS FROM WHICH A NO. 4 REBAR FOUND BEARS N 53° 22' 37" W A DISTANCE OF 3.25 FEET, FOR THE NORTHEAST CORNER OF THIS TRACT;
2. THENCE, S 08° 36' 53" W, ALONG THE WEST LINE OF SAID CERTAIN TRACT CONVEYED TO CITY OF MCALLEN, A DISTANCE OF 132.00 FEET TO A NO. 4 REBAR FOUND AT THE NORTHEAST CORNER OF A CERTAIN TRACT CONVEYED TO CITY OF MCALLEN RECORDED UNDER DOCUMENT NUMBER 981477, HIDALGO COUNTY OFFICIAL RECORDS, FOR THE SOUTHEAST CORNER OF THIS TRACT.
3. THENCE, N 81° 23' 28" W, ALONG THE NORTH LINE OF SAID CERTAIN TRACT CONVEYED TO CITY OF MCALLEN, AT A DISTANCE OF 1,129.76 FEET PASS A NO. 4 REBAR FOUND IN LINE, AT A DISTANCE OF 1,139.96 FEET PASS A NO. 4 REBAR SET ON THE EXISTING EAST RIGHT-OF-WAY OF N 29TH STREET, CONTINUING A TOTAL DISTANCE OF 1,169.96 FEET TO A NAIL SET ON THE WEST LINER OF SAID LOT 47 AND WITHIN THE EXISTING RIGHT-OF-WAY OF N. 29TH STREET, FOR THE SOUTHWEST CORNER OF THIS TRACT.
4. THENCE, N 08° 36' 53" E, ALONG THE WEST LINE OF SAID LOT 47 AND WITHIN THE EXISTING RIGHT-OF-WAY OF N. 29TH STREET, A DISTANCE OF 132.00 FEET TO THE POINT OF BEGINNING AND CONTAINING 3.545 ACRES OF LAND, MORE OR LESS.

LOCATION MAP



DRAWN BY: J.L.G.	DATE 09-25-2024
SURVEYED, CHECKED ________	DATE ________
FINAL CHECK ________	DATE ________

MELDEN & HUNT INC.
CONSULTANTS • ENGINEERS • SURVEYORS
115 W. McINTYRE - EDINBURG, TX 78541
PH: (956) 381-0981 - FAX: (956) 381-1839
ESTABLISHED 1947 - www.meldenandhunt.com
TBPLS No. 10096900



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

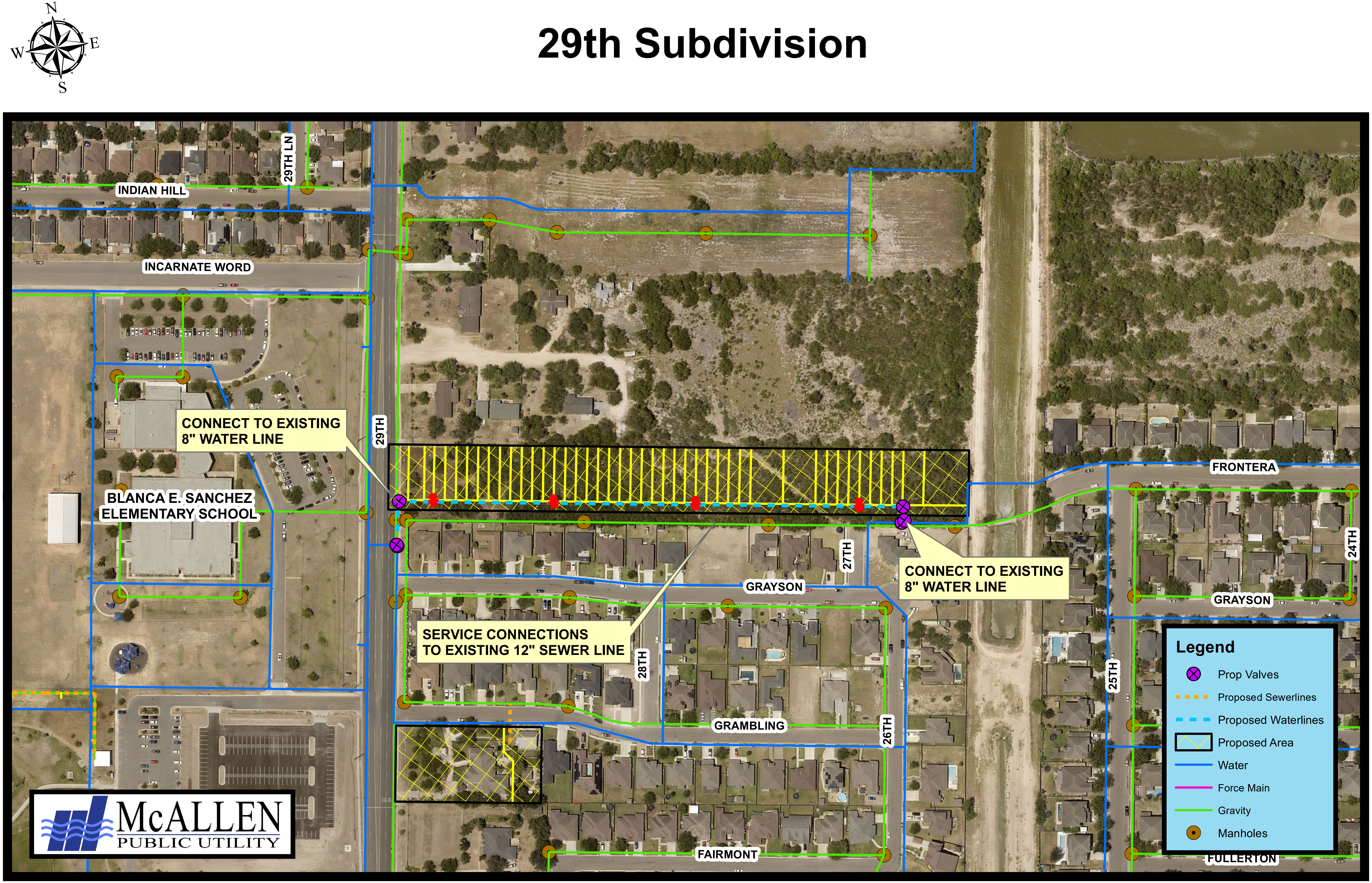
ON: ______________AT______________ AM/PM

INSTRUMENT NUMBER____________________

OF THE MAP RECORDS OF HIDALGO COUNTY, TEXAS

BY:______________________________ DEPUTY

29th Subdivision



McALLEN PUBLIC UTILITY

AGENDA ITEM	**2.b.**

PUBLIC UTILITY BOARD

DATE SUBMITTED	**02/17/2025**
MEETING DATE	**2/25/2025**

1. **Agenda Item: Approval of Plaza Muzquiz Subdivision (2 Lot / Commercial Plaza & Meat Market)**

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

3. **Nature of Request: The approval of Plaza Muzquiz Subdivision.**

4. **Budgeted:**

Bid Amount:	____________	**Budgeted Amount:**	____________
Under Budget:	____________	**Over Budget:**	____________
		Amount Remaining:	____________

5. **Reimbursement:**

6. **Routing:**
   Patrick Gray **Created/Initiated - 2/17/2025**

7. **Staff's Recommendation: Staff recommends the approval of Plaza Muzquiz Subdivision.**

8. **City Attorney: Approve. 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: Erika Gomez, P.E., Utility Engineer

Carlos Gonzalez, P.E., Utility Engineer

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

DATE: February 25, 2025

SUBJECT: **Approval of Plaza Muzquiz Subdivision**

This property is located on the northwest corner of Trenton Rd. and 29th Street. The subdivision is located within the McAllen City Limits and consists of 1.62 acres for two (2) commercial lots.

The subdivision application was originally filed with the City on February 3, 2025 and is scheduled to receive preliminary P&Z approval on February 18, 2025. The information required from the developer's engineer for this agenda was received on February 14, 2025.

Utility plan/availability is described as follows:

1. Water: The developer is proposing to install an 8" waterline from the stub-out left by another development (Georgia Subdivision) to the north of the proposed property. The developer will be extending the proposed waterline to-and-through the proposed property and tying in to the existing 8" waterline on the south side on Trenton Rd. The developer is proposing to install six (6) single water services to each lot and one (1) fire hydrant for fire protection.

2. **Sewer**: The developer is proposing to connect to an existing 12" sanitary sewer line located on the east of 29th St. The developer is proposing to install 6" sewer services to each lot.

3. The property falls within the MPU Alton Reimbursement, the Northgate Waterline Project, the Nolana Water Diversion project, and the 29th Street Water Reimbursement.

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 $10,028.59

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

Thank you

BARRERA INFRASTRUCTURE GROUP INC.
ENGINEERING
CONSULTING CIVIL ENGINEERS

February 14, 2025

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

Attn: Mr. Carlos Gonzalez, P.E.
Re: Plaza Muzquiz Subdivision, McAllen, Texas – PUB Narrative

Dear Mr. Gonzalez,

The Plaza Muzquiz Subdivision is a two (2) Lot Commercial Subdivision (1.62-acre tract) out of the south 10 acres of the North 30 acres of Lot 58 La Lomita Irrigation and Construction Company's Subdivision, Hidalgo County Texas as recorded in Volume 24, Page 68, Deed Records of Hidalgo County, Texas. The tract of land is located within the McAllen City Limits, at the Northwest Corner of Trenton Road and North 29th Street. (refer to Attached Exhibits). 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 160 linear feet north of the subject tract, connecting to an existing 8-inch water stub and continuing south, along the frontage of the proposed subdivision, within the west right of way of north 29th Street and completing the waterline loop connecting to an existing 8-inch water line along the south right of way of Trenton Road. Six (6) individual 3/4-inch water service and meters are proposed for each commercial suite and one (1) irrigation service for this subdivision.

Sanitary sewer will be served via an extension of an 8-inch PVC SDR 26 to be bored under North 29th Street, connecting to an existing sanitary sewer manhole. A new Manhole will be installed within the frontage of the property and a private internal sewer line will serve the proposed commercial suites.

One (1) Fire Hydrant is proposed to be installed at the northeast 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,

2/14/25

Rene Barrera, P.E.
Tx Firm NO: 6435

STATE OF TEXAS
RENE BARRERA
86862
LICENSED
PROFESSIONAL ENGINEER

SUBDIVISION REIMBURSEMENT WORKSHEET
PLAZA MUZQUIZ SUBDIVISION

SEWER LINE REIMB. CALCULATIONS				
SEWER:	MPU: ALTON INTERCEPTOR			
COST:	$514.27 x	1.62 AC	$833.12	
10% ADMIN FEE	<10 YEARS		83.31	
SEWER LINE REIMBURSEMENT				**$916.43**

WATER LINE REIMB. CALCULATIONS				
WATER:	MPU: NORTHGATE WATER			
COST:	$1,118.38 x	1.62 AC	$1,811.78	
10% ADMIN FEE	<10 YEARS		181.18	
WATER LINE REIMBURSEMENT				**$1,992.96**

WATER LINE REIMB. CALCULATIONS				
WATER:	MPU: NOLANA DIVERSION			
COST:	$1,579.89 x	1.62 AC	$2,559.42	
10% ADMIN FEE	<10 YEARS		255.94	
WATER LINE REIMBURSEMENT				**$2,815.36**

WATER LINE REIMB. CALCULATIONS				
WATER:	MPU: 29TH ST WATER			
COST:	$13.99 x	279.67 LF	$3,912.58	
10% ADMIN FEE	<10 YEARS		391.26	
WATER LINE REIMBURSEMENT				**$4,303.84**

TOTAL REIMBURSEMENT DUE ***$10,028.59***

Prepared By: Date: 2/10/24 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: Lesno Cardenas

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 ARQCARPA DESIGN & CONSTRUCTION LLC hereinafter called the DEVELOPER.

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

PLAZA MUZQUIZ (Subdivision Name) and proposes to construct Utility Improvements as shown on a plan designed by BARRERA INFRASTRUCTURE GROUP, INC. (Engineering Firm) dated 2/14/25, hereinafter called the IMPROVEMENTS, as approved by the McAllen Public Utility Board on ______________ (Approval date).

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

ISSUED in triplicate originals this ________ day of ________________, 202_.

CITY OF McALLEN BY THE
McALLEN PUBLIC UTILITY

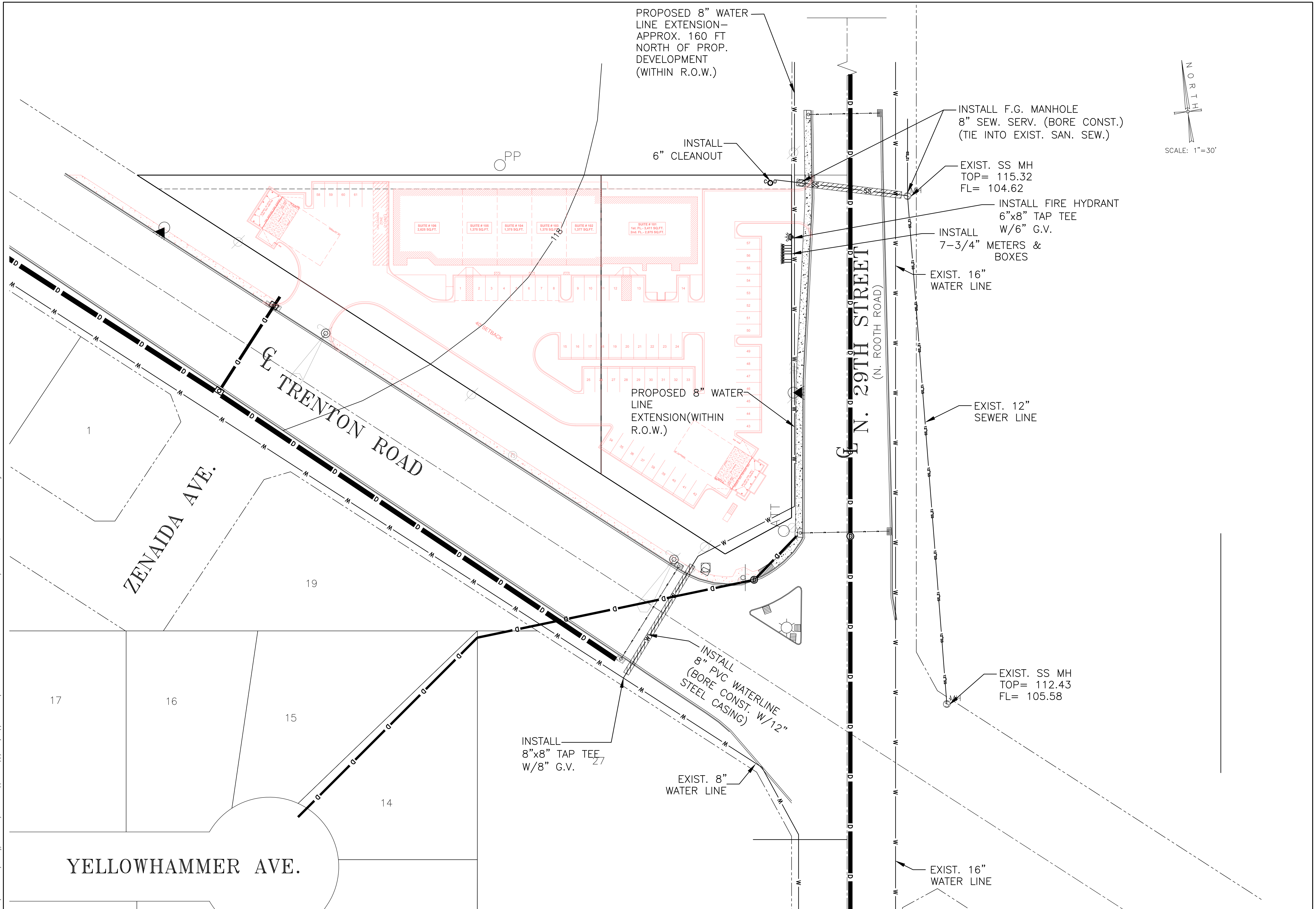
BY: ______________________
Mark Vega, P.E.
General Manager, McAllen Public Utility
Post Office Box 220
McAllen, Texas 78505-0220
(956) 681-1630

ATTEST:

____
Board Secretary

DEVELOPER

BY: ______________________
Address: CESAR CARDENAS
ARQCARPA DESIGN & CONSTRUCTION
929 EAST ESPERANZA, Ste. 11
McALLEN, TX. 78504



BIG
BARRERA INFRASTRUCTURE GROUP INC
ENGINEERING
CONSULTING CIVIL ENGINEERS

3525 FREDDY GONZALEZ
SUITE "B2"
EDINBURG, TEXAS 78539
T: 956.687.3355
F: 956.992.8801
TEXAS FIRM NO. 6435

Sheet Title: PROPOSED UTILITY PLAN

Project Title: PLAZA MUZQUIZ SUBDIVISION McALLEN, TEXAS

STATE OF TEXAS
RENE BARRERA
86862
LICENSED PROFESSIONAL ENGINEER

02/14/25
Rene Barrera
Licensed Professional Engineer # 86862

Date:	
Scale:	1"=30'
Designed By:	R.B.
Drawn By:	E.S.
Checked By:	R.B.
Project No.:	

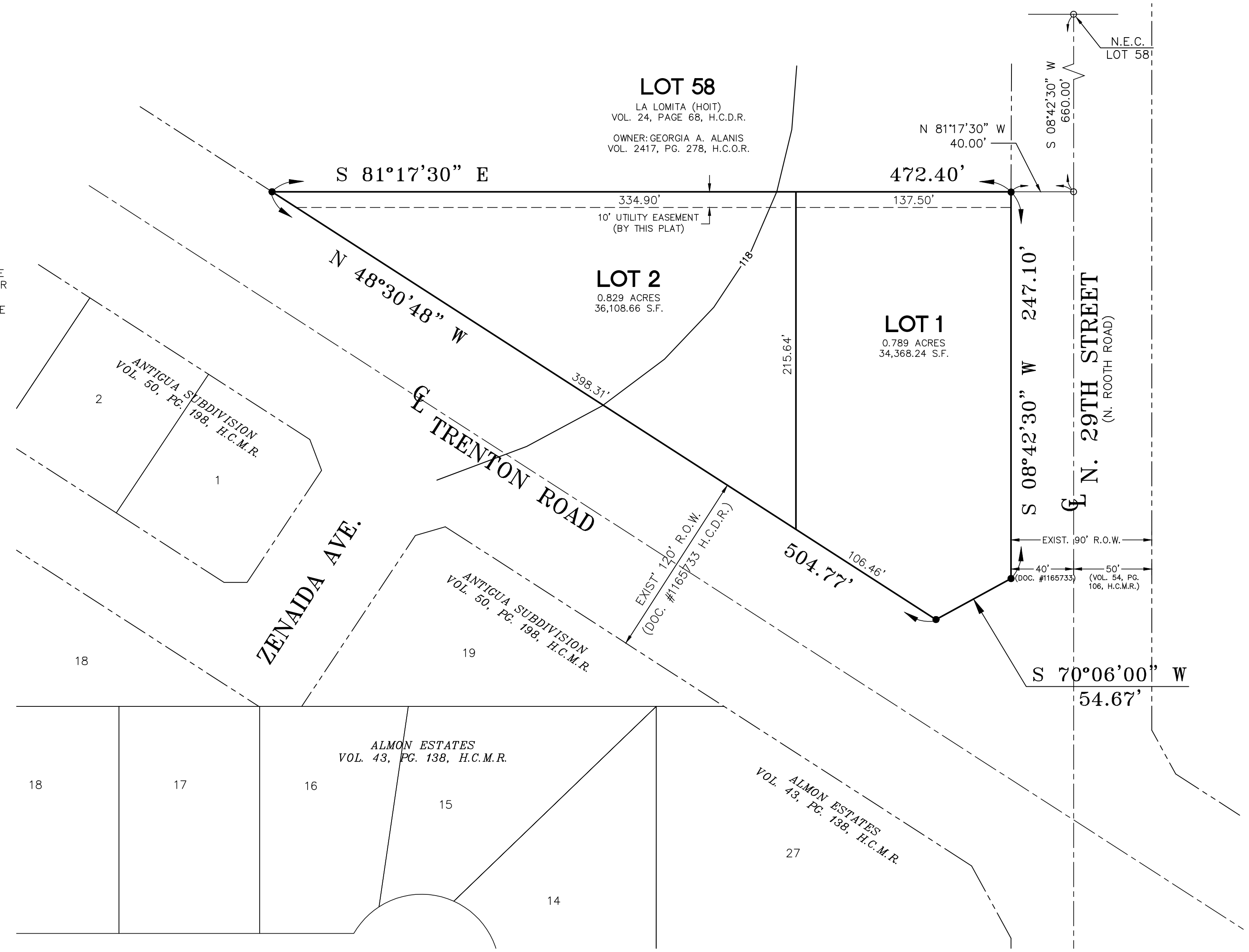
Sheet 4 of

PLAT OF

PLAZA MUZQUIZ SUBDIVISION

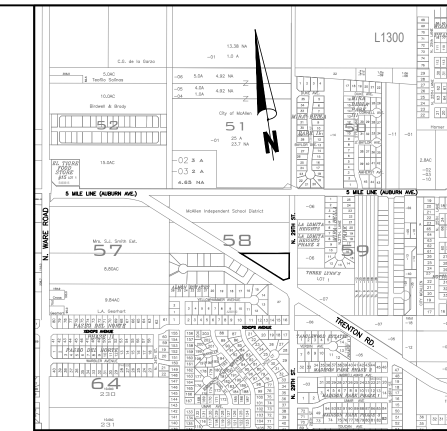
McALLEN, TEXAS

A 1.62 ACRE TRACT OF LAND OUT OF THE SOUTH 10 ACRES OF THE NORTH 30 ACRES OF LOT 58, LA LOMITA IRRIGATION & CONSTRUCTION CO. SUBDIVISION, HIDALGO COUNTY, TEXAS, AS PER MAP RECORDED IN VOLUME 24, PAGE 68, DEED RECORDS OF HIDALGO COUNTY, TEXAS.



SCALE: 1" = 50'

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



LOCATION MAP
SCALE: 1"=500'

LEGEND
● – FND. 1/2" IRON ROD

NOLANA CROSSING, LOT 3A SUBDIVISION IS LOCATED WITHIN CITY LIMITS OF McALLEN, TEXAS, IN CENTRAL HIDALGO COUNTY AND IS FURTHER LOCATED ON THE EAST SIDE OF N. 27 ½ STREET APPROXIMATELY 350 FEET SOUTH OF W. NOLANA AVE.

DATE OF PREPARATION: 12/10/24

TEXAS BOARD OF PROFESSIONAL ENGINEERS FIRM No: 6435

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 PLAZA MUZQUIZ 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 DESIGN & CONSTRUCTION LLC — DATE
BY: CESAR CARDENAS
929 E. ESPERANZA , SUITE 11
McALLEN, TX 78504

STATE OF TEXAS
COUNTY OF HIDALGO

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED ______________________ , 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., R.P.L.S. — 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 TEXAS, LICENSE NUMBER TX. 86862, DO HEREBY CERTIFY THAT THIS PLAT HAS BEEN GIVEN PROPER AND ADEQUATE ENGINEERING CONSIDERATION.

Preliminary Review Only
12-10-24

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

STATE OF TEXAS
RENE BARRERA
86862
LICENSED
PROFESSIONAL ENGINEER

PRINCIPAL CONTACTS: — FIRM REG. NO. 6435

	NAME	ADDRESS	CITY & ZIP	PHONE
OWNER:	ARQCARPA DESIGN & CONSTRUCTION LLC	929 E. ESPERANZA, SUITE 11	McALLEN, TX 78504	---
ENGINEER:	RENE BARRERA, P.E.	3525 W. FREDDY GONZALEZ AVE.	EDINBURG, TX 78539	956-687-3355
SURVEYOR:	PABLO SOTO JR.	1208 S. IRONWOOD ST.	PHARR, TX 78577	956-460-1605

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.

PRESIDENT — ATTEST: 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 49.211(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. — DATE
GENERAL MANAGER

GENERAL PLAT NOTES:

1. THIS SUBDIVISION IS IN FLOOD ZONE "C"; ZONE "C" IS DEFINED AS AREAS OF MINIMAL FLOODING
   COMMUNITY-PANEL NUMBER' 480334 0400 C
   MAP REVISED NOVEMBER 16, 1982
2. MINIMUM PERMISSIBLE FINISH FLOOR ELEVATION SHALL BE 18 INCHES ABOVE THE FRONT TOP OF CURB MEASURED FROM THE CENTER OF LOT.
3. MINIMUM SETBACKS ARE AS FOLLOWS:
   -FRONT: (TRENTON ROAD OR N. 29TH STRET)..........25 FEET OR GREATER FOR EASEMENTS
   -REAR: ....10 FEET OR GREATER FOR EASEMENTS
   -SIDE CORNER:.....10 FEET OR GREATER FOR EASEMENTS, WHICHEVER IS GREATER
4. REQUIRED DETENTION FOR STORM SEWER RUNOFF AS PER THE APPROVED DRAINAGE REPORT IS 0.30 AC. FEET
5. CITY OF McALLEN BENCHMARK "MC48"
   TYPE: 30" ALUMINUM PIPE WITH A 3-1/4" BRASS MONUMENT CAP ON TOP
   LOCATION: SOUTHEAST CORNER OF THE INTERSECTION OF WARE ROAD (FM 2220) AND MILE 5 NORTH ROAD (AUBURN AVE), 22 FEET FROM THE EDGE OF PAVEMENT OF WARE ROAD (FM 2220) AND 43 FEET SOUTH FROM MILE 5 NORTH ROAD (AUBURN AVE). MONUMENT BEHIND A STREET CONTROL PANEL.
   ELEVATION: 115.95
   NORTHING: 16626507.81433
   EASTING: 1066370.95561
6. AN ENGINEERED DRAINAGE DETENTION PLAN, APPROVED BY THE CITY OF McALLEN ENGINEERING DEPARTMENT, SHALL BE REQUIRED PRIOR TO ISSUANCE OF BUILDING PERMIT
7. NO BUILDING ALLOWED OVER ANY EASEMENT.
8. 6 FEET OPAQUE BUFFER REQUIRED FROM ADJACENT/BETWEEN MULTI-FAMILY RESIDENTIAL AND COMMERCIAL, OR INDUSTRIAL ZONES/USES.
9. 8 FEET MASONRY WALL REQUIRED BETWEEN SINGLE FAMILY RESIDENTIAL AND COMMERCIAL, INDUSTRIAL, OR MULTI-FAMILY RESIDENTIAL ZONES/USES.

METES AND BOUNDS DESCRIPTION

A 1.62 ACRE TRACT OF LAND, MORE OR LESS, OUT OF THE SOUTH 10 ACRES OF THE NORTH 30 ACRES OF LOT 58, LA LOMITA IRRIGATION AND CONSTRUCTION CO. SUBDIVISION, HIDALGO COUNTY, TEXAS, AS PER MAP RECORDED IN VOLUME 24, PAGE 68, DEED RECORDS OF HIDALGO COUNTY, TEXAS, SAID 1.62 ACRE TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF LOT 58, LA LOMITA IRRIGATION AND CONSTRUCTION CO, SUBDIVISION, THENCE SOUTH 08 DEGREES 42 MINUTES 30 SECONDS WEST, WITH THE EAST LINE OF LOT 58, LA LOMITA IRRIGATION AND CONSTRUCTION CO. SUBDIVISION, A DISTANCE OF 660.00 FEET, THENCE NORTH 81 DEGREES 17 MINUTES 30 SECONDS WEST, A DISTANCE OF 40.00 FEET TO A HALF (1/2) INCH IRON ROD FOUND AT THE WEST RIGHT OF WAY LINE OF N. 29TH STREET FOR THE NORTHEAST CORNER OF THIS TRACT OF LAND AND POINT OF BEGINNING;

THENCE SOUTH 08 DEGREES 42 MINUTES 30 SECONDS WEST, WITH THE WEST RIGHT OF WAY LINE OF SAID N. 29TH STREET, A DISTANCE OF 247.10 FEET TO A HALF (1/2) INCH IRON ROD FOUND FOR THE SOUTHEAST CORNER OF THIS TRACT OF LAND;

THENCE SOUTH 70 DEGREES 06 MINUTES 00 SECONDS WEST, WITH A CORNER CLIP OF TRENTON ROAD, A DISTANCE OF 54.67 FEET TO A HALF (1/2) INCH IRON ROD FOUND AT THE NORTH RIGHT OF WAY LINE OF TRENTON ROAD FOR THE SOUTHWEST CORNER OF THIS TRACT OF LAND;

THENCE NORTH 48 DEGREES 30 MINUTES 48 SECONDS WEST, WITH THE NORTH RIGHT OF WAY LINE OF SAID TRENTON ROAD, A DISTANCE OF 504.77 FEET TO A HALF (1/2) INCH IRON ROD FOUND FOR THE NORTHWEST CORNER OF THIS TRACT OF LAND;

THENCE SOUTH 81 DEGREES 17 MINUTES 30 SECONDS EAST, A DISTANCE OF 472.40 FEET TO THE POINT OF BEGINNING, CONTAINING 1.62 ACRES OF LAND MORE OR LESS.

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

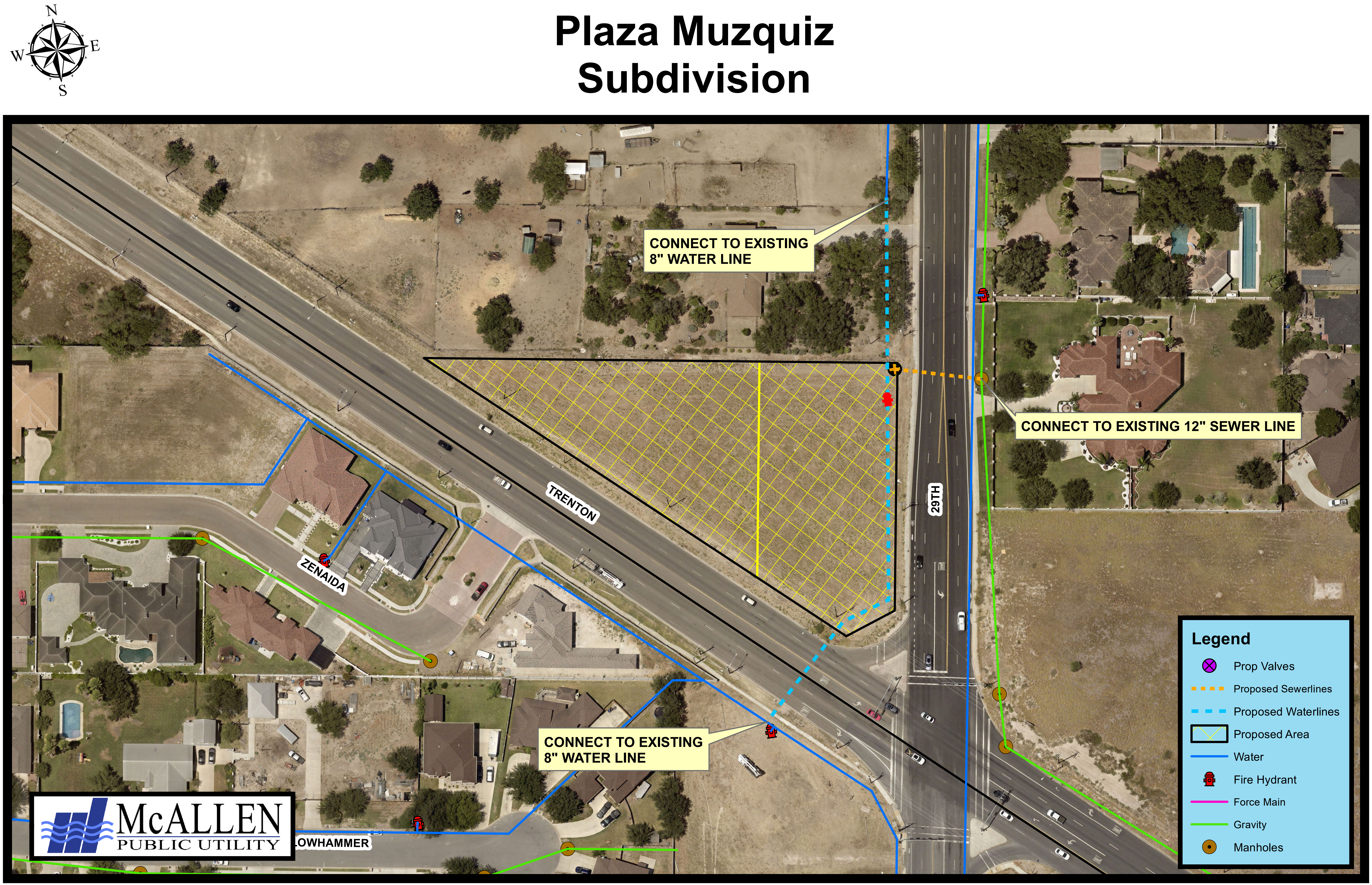
ON: ______________AT______________ AM/PM
INSTRUMENT NUMBER______________________
OF THE MAP RECORDS OF HIDALGO COUNTY, TEXAS

BY:______________________________ DEPUTY

BARRERA INFRASTRUCTURE GROUP INC
ENGINEERING
CONSULTING CIVIL ENGINEERS

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

Plaza Muzquiz Subdivision



McALLEN PUBLIC UTILITY

	AGENDA ITEM	**3.a.**
PUBLIC UTILITY BOARD	**DATE SUBMITTED**	**02/19/2025**
	MEETING DATE	**2/25/2025**

1. **Agenda Item: Consideration and Action on the possible selection and assignment of Consulting Engineering Firms to various water and/or sewer infrastructure design projects.**

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

3. **Nature of Request: Consideration and Action on the possible selection and assignment of Consulting Engineering Firms to various water and/or sewer infrastructure design projects.**

4. **Budgeted:**

Bid Amount:	___________	**Budgeted Amount:**	___________
Under Budget:	___________	**Over Budget:**	___________
		Amount Remaining:	___________

5. **Reimbursement:**

6. **Routing:**
   Carlos Gonzalez **Created/Initiated - 2/19/2025**
   Gerardo Noriega **Final Approval - 2/19/2025**

7. **Staff's Recommendation: Consideration and Approval of the assignment of Consulting Engineering Firms to various water and/or sewer infrastructure design projects.**

8. **City Attorney: Approve. 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: February 19, 2025

SUBJECT: **Selection and Assignment of Engineering Firms for various projects; RFQ Solicitation 11-22-S10-450; Engineering Rotation List**

On February 25, 2025, a Workshop Item is planned to discuss selection and assignment of consulting engineering firms to various water and/or wastewater infrastructure projects. The projects are largely utility water and wastewater extensions and/or replacements triggered by either TxDOT/MPO Roadway Planned Improvements and/or Master Plan identified projects. Consulting Engineering Firms on existing Engineering Rotation List, established thru RFQ Solicitation 11-22-S10-450, will be considered for project assignment. Consulting Firms with unique project experience outside of this list may be considered as well. The following is a list of projects that will be considered for engineering assignment:

Bentsen Road Waterline & Sewerline Improvements: These improvements will be performed in conjunction with City of McAllen's (MPO Sponsored) Roadway Widening Project which includes roadway segment from Mile 3 to Mile 5.

Ware Road Waterline and Sewerline Improvements: These improvements will be installed in conjunction with TxDOT's planned Ware Road Widening Project (Mile 5 - SH 107).

Jackson Road Waterline and Sewerline Improvements: These improvements will be installed in conjunction with TxDOT's planned Jackson Road Widening Project. Txdot's project will be constructed in two phases; FM 495 – Bus. Hwy. 83 and Bus. Hwy. 83 – Hall Acres Road.

Boeye Bypass Line: This project is intended to provide a redundant raw water supply line to deliver water to our South Water Treatment Plant. This project is not currently budgeted, however staff will be recommending design funding for next fiscal year.

Bentsen Road Water Tower: This is a project identified in Master Plan needed to support the growth in number of system connections. This project has been selected for partial funding by the Bureau of Reclamation, although a formal award has not been executed. This project is not currently budgeted, however staff will be recommending design funding for next fiscal year.

Staff will be presenting a formal recommendation for consideration and approval on Regular Meeting scheduled for February 25, 2025, based on workshop meeting discussion. Note that additional background information including staff recommendations are available in workshop packet. Staff will be available for comment and discussion at Board Meeting.

	AGENDA ITEM	3.b.
PUBLIC UTILITY BOARD	DATE SUBMITTED	02/13/2025
	MEETING DATE	2/25/2025

1. **Agenda Item:** **Consideration and action in accepting low bidder, Pencco, Inc., for the service contract for odor & corrosion control system: Project #01-25-S14-251.**

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

3. **Nature of Request:** **Acceptance of low bidder Pencco, Inc., from Sealy, TX for service contract for odor & corrosion control.**

4. **Budgeted:** yes

Bid Amount:	$485,956.73	Budgeted Amount:	$400,000
Under Budget:	$0.00	Over Budget:	$85,956.73
		Amount Remaining:	$0.00

5. **Reimbursement:**

6. **Routing:**
   David Garza — Created/Initiated - 2/13/2025
   Gerardo Noriega — Final Approval - 2/18/2025

7. **Staff's Recommendation:** **Acceptance of low bid from Pencco, Inc., from Sealy, TX for the service contract for odor & corrosion control system with a cost of $3.23 per gallon for calcium nitrate for two year period.**

8. **City Attorney:** Approve. AWS

9. **MPU General Manager:** Approved - MAV

10. **Director of Finance for Utilities:** Approved - MSC

MCALLEN PUBLIC UTILITY

WASTEWATER DIVISION

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

FROM: David Garza, Director of Wastewater System

DATE: February 13, 2025

SUBJECT: Service Contract for Odor & Corrosion Control System-Project#01-25-S14-251

The McAllen Public Utility Wastewater System received two bids for service contract for odor & corrosion control system using calcium nitrate. This chemical has been proven to work in our system to control hydrogen sulfide odor.

Recommendation

Staff is recommending the lowest bidder Pencco, Inc., from Sealy, TX., with a cost of $3.23 per gallon for calcium nitrate for two years period.

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. 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.

Furthermore, staff is requesting to accept the lowest bid and if need be, an amendment will be requested at the end of the fiscal year to cover any additional cost over the budgeted amount.

If you have any questions or need additional information, please do not hesitate to contact me. Thank you.

CITY OF McALLEN

BID OPENING: JANUARY 30, 2025 AT 3:00 PM
LOCATION: CITY HALL CONFERENCE ROOM NO. 2A
PROJECT NO. 01-25-S14-251 SERVICE CONTRACT FOR ODOR & CORROSION CONTROL SYSTEM

				BIDDERS:	PENCCO, INC. SEALY, TX		EVOQUA WATER TECHNOLOGIES, LLC SARASOTA, FL	
NO.	REFERENCE NO.	DESCRIPTION	QTY	UOM	UNIT PRICE	COMMENT(S)	UNIT PRICE	COMMENT(S)
1	885-76-01001	ODOR & CORROSION CONTROL SYSTEM (BIDDER WILL PROVIDE TURNKEY COMPREHENSIVE ODOR AND CORROSION CONTROL SYSTEM INCLUDING ALL STORAGE AND FEED EQUIPMENT, CHEMICALS, OPERATION, MONITORING, AND MAINTENANCE NECESSARY TO ACHIEVE THE ODOR CONTROL GOALS OF MCALLEN PUBLIC UTILITY WASTEWATER COLLECTION DEPARTMENT USING CALCIUM NITRATE) **UNIT COST PER GALLON SHALL BE ALL INCLUSIVE, NO OTHER COSTS SHALL BE ADDED.	1	GAL	$ 3.23	$3.23 / GALLON ALL INCLUSIVE	$ 3.56	

McALLEN PUBLIC UTILITY

		AGENDA ITEM	**4.a.**
PUBLIC UTILITY BOARD		**DATE SUBMITTED**	**02/20/2025**
		MEETING DATE	**2/25/2025**

1. **Agenda Item:** **Consideration of the acceptance of a Certification of Unopposed Candidates for certain races in the May 3, 2025, General City Election and Issuance of an Order of Cancellation for the same races.** ***Presentación y aceptación de una Certificación de Candidatos Únicos para ciertos puestos o cargos, para la Elección General de la Ciudad del 3 de Mayo de 2025 y aprobación de una Orden de Cancelación para los mismos puestos.***

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 - 2/20/2025**

7. **Staff's Recommendation:**

8. **City Attorney: Approve. AWS**

9. **MPU General Manager: Approved - MAV**

10. **Director of Finance for Utilities: Approved - MSC**

CITY OF McALLEN

City Attorney's Office

MEMORANDUM

To: Isaac J. Tawil, City Manager
CC: Mark Vega, MPU General Manager
From: Austin Stevenson, City Attorney
Date: February 19, 2025
Subject: Cancellation of Unopposed Elections

Pursuant to the Texas Election Code, the elections for the following offices, previously called for the general election on May 3, 2025, may be canceled:

- Mayor
- City Commission, District 2
- Public Utility Board, Place A
- Public Utility Board, Place D

The candidates for each office have been certified as unopposed.

CERTIFICATION OF UNOPPOSED CANDIDATES FOR
OTHER POLITICAL SUBDIVISIONS (NOT COUNTY)
CERTIFICACIÓN DE CANDIDATOS ÚNICOS
PARA OTRAS SUBDIVISIONES POLÍTICAS (NO EL CONDADO)

To: Mayor Javier Villalobos, City of McAllen
Chairman Charles Amos, McAllen Public Utility

Al: Presidente de la Mesa Directiva de la Ciudad

As the authority responsible for having the official ballot prepared, I hereby certify that the following candidates are unopposed for election to office for the election scheduled to be held on May 3, 2025.

Como autoridad a cargo de la preparación de la boleta de votación oficial, por la presente certifico que los siguientes candidatos son candidatos únicos para un cargo en la elección que se llevara a cabo el 3 de mayo de 2025.

Office(s) *Cargo(s)*	Candidate(s) *Candidato(s)*
Mayor / Alcalde	Javier Villalobos
City Commissioner, Single Member District 2 *Comisionado, Distrito Uní-miembro 2*	Joaquin "J.J." Zamora
McAllen Public Utility Board Trustee Place "A" *Fideicomisario para el Consejo Administrativo de Servicios Públicos, Puesto "A"*	Charles Amos
McAllen Public Utility Board Trustee Place "C" *Fideicomisario para el Consejo Administrativo de Servicios Públicos, Puesto "D"*	*Ernest Williams*

____
Perla Lara, TRMC/CMC, CPM
City Secretary and Early Voting Clerk
Secretaria de la Administración de Ciudad y
Secretaria de Votos Tempranos

Dated: February 24, 2025

(Seal) *(sello)*

ORDER OF CANCELLATION
ORDEN DE CANCELACIÓN

The McAllen Board of Commissioners hereby cancels the election for certain races as reflected below, scheduled to be held on May 3, 2025, in accordance with Section 2.053(a) of the Texas Election Code. The following candidates have been certified as unopposed and are hereby elected as follows:

<u>Candidate</u>	<u>Office Sought</u>
Javier Villalobos	Mayor
Joaquin "J.J." Zamora	City Commissioner, District 2
Charles Amos	McAllen Public Utility Board Trustee Place "A"
Ernie Williams	McAllen Public Utility Board Trustee Place "D"

La Mesa Directiva de la Ciudad de McAllen por la presente, cancela la elección para ciertos puestos o cargos como se indica a continuación, que de lo contrario, se hubiera celebrado el 3 de Mayo de 2025 de conformidad, con la Sección 2.053(a) del Código de Elecciones de Texas. Los siguientes candidatos han sido certificados como candidatos únicos y por la presente quedan elegidos como está indicado a continuación:

<u>Candidato</u>	*<u>Cargo al que presenta candidatura</u>*
Javier Villalobos	*Alcalde*
Joaquin "J.J." Zamora	*Comisionado, Distrito Uní-miembro 2*
Charles Amos	*Fideicomisario para el Consejo Administrativo de Servicios Públicos, Puesto "A"*
Ernie Williams	*Fideicomisario para el Consejo Administrativo de Servicios Públicos, Puesto "D"*

A copy of this order will be posted on Election Day at each polling place that would have been used in the election. *En el día de la elección se exhibirá una copia de esta orden en todas las casillas electorales que se hubieran utilizado en la elección.*

____
Mayor Javier Villalobos *(Alcaldel)*
City of McAllen

____
Chairman Charles Amos
McAllen Public Utility
(Presidente MPUB)

____
Perla Lara, TRMC/CMC, CPM
City Secretary (*Secretaria de la Administración de la Ciudad)*

February 24, 2025
Date of Adoption *(Fecha de adopción)*
(seal) *(sello)*

McALLEN PUBLIC UTILITY

	AGENDA ITEM	**4.b.**
PUBLIC UTILITY BOARD	**DATE SUBMITTED**	**02/19/2025**
	MEETING DATE	**2/25/2025**

1. **Agenda Item: Review of Results of Financial Operations as of December 31, 2024**

2. **Party Making Request:**
   Mark Vega, General Manager

3. **Nature of Request: Review of Results of Financial Operations as of December 31, 2024**

4. **Budgeted:**

Bid Amount:	____________	**Budgeted Amount:**	____________
Under Budget:	____________	**Over Budget:**	____________
		Amount Remaining:	____________

5. **Reimbursement:**

6. **Routing:**
   Maria Chavero **Created/Initiated - 2/19/2025**

7. **Staff's Recommendation:**

8. **City Attorney: None. AWS**

9. **MPU General Manager: N/A - MAV**

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

McALLEN
PUBLIC UTILITY

FINANCIAL STATEMENTS

For the Quarter Ended December 31, 2024

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

McAllen Public Utility
TREASURY MANAGEMENT

EXECUTIVE SUMMARY

Review of the Financial Statements
For the Three Months Ending
December 31, 2024

Statement of Revenues and Expenses

Water Fund

Overall
Year-to-date revenues are reported at $6,483,024, a decrease of $13,477 or 0.21% from the same period of the prior year—2% under budget on a flat basis. Year-to-date operating expenses are reported at $6,016,308, an increase of $156,285, 3% over the same period of the prior year—3% under budget on a flat basis. This resulted in year-to-date revenues over expenses of $466,716 before the required transfers-out to fund the principal portion of debt service and capital replacements and improvements.

Revenues
Charges to Users
Charges to user revenue for all categories of customers aggregates, $5,597,400, which is $116,895 under the same period of the prior year, 3% under budget on a flat basis. The residential category experienced a 1% decrease in revenues primarily due to a 3% decrease in consumption during the three-month period, as indicated on page 3. The commercial category experienced a 4% decrease in revenues from the prior year and 6% decrease in consumption. The industrial category experienced a 9% increase in revenues and 9% increase in consumption. Historically, approximately 45% of consumption is used the first six months of the fiscal year with the remaining 55% consumed during the hotter, drier spring and summer months. When applying this ratio to year-to-date usage, consumption is 4% under the planned annual consumption of 9,000,000,000 gallons.

Tap Fees
This revenue line item, at $97,325, is 6% over last year and 7% under year-to-date budget.

Connects & Reconnects
This revenue line item, at $129,500 is 32% over last year, 10% over year-to-date budget.

Other Operating Revenues
This revenue line item representing late fees and payment arrangement fees, at $139,175 is 2% over last year and 10% over year-to-date budget.

Reimbursements
Reimbursements, at $72,719 are 44% above the prior year and 48% over the year-to-date budget.

Miscellaneous Revenues
Miscellaneous revenues include water tower lease revenue and other miscellaneous fees and, at $131,850 have slightly exceeded the prior year by 2% and are 3% under the year-to-date budget.

Interest income

Interest earnings are 16% over year-to-date budget. As shown on the Investment Analysis, located on page 12 of the financial report, the M&O portion of the Water Fund earned a blended rate of 4.55% on cash and investments; the fund as a whole, 4.61%. The blended yield on investments, excluding cash and TexPool Prime, is reported at 5.25%.

Expenses

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

Accounts

The number of water accounts serviced increased 2% from the prior year. On December 31, 2024, 52,032 water accounts were serviced compared to 51,105 the prior year, an increase of 927 new accounts. During the first three months of the current fiscal year, the number of accounts increased by 318 new accounts.

Wastewater Fund

Overall

As presented on page 5 of the report, year-to-date revenues are reported at $5,507,807, an increase of $141,603, or 3%, over the same period of the prior year—2% under budget on a flat basis. Year-to-date operating expenses are reported at $5,558,884, an increase of $94,367, 2% over the same period of the prior year—in line with the budget on a flat basis. This resulted in revenues under expenses of $51,077 before the required transfers-out to fund the principal portion of debt service and capital replacements and improvements.

Revenues

Charges to Users

Charges to user revenue for all categories of customers for the three-month period aggregates $4,703,577, which is $14,785 or 0.31% under the same period of the prior year, 3% under budget. Generally, wastewater rates are applied to metered water, therefore the water consumption comparison data on page 3 is relevant in explaining revenue variances between the fiscal years. The Wastewater Fund experienced increases in consumption within the residential and commercial categories. Revenues within the residential category were 0.31% under the prior year, 3% under budget. Revenues within the commercial category were 2% under the prior year, 5% under budget, when combining both the commercial and City of Alton revenues. Finally, revenues within the industrial category came in 13% over the prior year, 8% under budget.

Industrial Waste Surcharge

This revenue line, at $331,564 is 2% over the year-to-budget on a flat basis, due to the enforcement of the pre-treatment program.

Reuse Charges

Water reuse charges, excluding effluent to the Calpine/Duke power plants, are reported at $123,857, 27% over budget for the period. Effluent charges to the power plants are reported at $223,405, in line with budget for the period. The commodity charge for effluent delivered to the plants was increased from $0.20 per 1,000 gallons to $0.60 per 1,000 gallons effective October 1, 2020.

Reimbursements
Reimbursements, at $55,138 are 35% over budget.

Miscellaneous Revenues
Miscellaneous revenues include septic tank hauler fees and wastewater charges billed and collected by Sharyland Water Supply Corp. and other miscellaneous fees and, at $290,328 are 14% over budget.

Interest income
Interest earnings are over-performing budget for this period of the year. As indicated on page 12 of the financial report, the M&O portion of the Wastewater Fund earned a blended rate of 4.45% on cash and investments; the fund as a whole, 4.46%. The blended yield on investments, excluding cash and TexPool Prime, is reported at 4.15%.

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

Accounts
The number of wastewater accounts serviced increased 1.50% from the prior year. On December 31, 2024, 46,135 Wastewater accounts were serviced compared to 45,453 the prior year, an increase of 682 new accounts. During the three months of the current fiscal year, the number of accounts increased by 217 new accounts.

Balance Sheets

Water & Wastewater Funds -- Combined

Both the Water and Wastewater Funds' financial condition continues to present a stable showing, as indicated on pages 8 and 9. Combined working capital amounts to $10,558,627, compared to $10,125,200 of the prior year. Debt-equity ratio is .66/1. The restricted accounts, the portion relating to debt service, are considered adequate.

Investments

Water & Wastewater Funds

A summary of the portfolio for the Water and Wastewater Funds is presented on page 12 of the financial report. Overall, the portfolio is allocated with $1,992,943 in a non-interest-bearing demand deposit account; $3,097,654 in CDs, earning 5.22%; $723,152 in commercial paper earning 5.46%; $5,491,147 in government agency securities, earning 3.78%; and $62,736,209 in TexPool Prime, which earned 4.69% in December. The overall blended yield of the entire portfolio is presented as 4.53%, compared to 4.48% the prior year. The overall blended yield of the investment holdings, excluding cash and TexPool Prime, is presented as 4.39%.

McALLEN PUBLIC UTILITY - WATER FUND & WASTEWATER FUND
COMBINED STATEMENT OF REVENUES AND EXPENSES & CHANGE IN NET ASSETS
For the Quarter Ended December 31, 2024

	Water Fund	Wastewater Fund	Combined
OPERATING REVENUES			
Residential Charges	$ 3,688,238	$ 3,072,109	$ 6,760,347
Commercial Charges	1,726,982	1,027,973	2,754,955
Industrial Charges	121,980	70,289	192,269
City of Alton User Charges	-	185,943	185,943
Calpine/Duke Reuse Charges	-	223,405	223,405
Reuse-Water Charges	-	123,857	123,857
Regional Water Sales	60,200	-	60,200
Industrial Waste Surcharge	-	331,564	331,564
Reimbursements	72,719	55,138	127,857
Billing Charges	115,002	-	115,002
Connects/Reconnects	129,500	-	129,500
Tap Fees	97,325	-	97,325
Other Charges	271,025	316,328	587,353
Total Operating Revenues	6,282,970	5,406,607	11,689,577
NON-OPERATING REVENUES			
Sale of Property	-	-	-
Interest	200,053	101,199	301,253
Total Non-Operating Revenues	200,053	101,199	301,253
TOTAL REVENUES	**6,483,024**	**5,507,807**	**11,990,831**
EXPENSES			
Plants	1,618,336	1,421,586	3,039,922
Cost of Raw Water	319,713	-	319,713
Labs	126,354	208,751	335,105
Distribution & Collections	759,231	680,748	1,439,979
Meter Readers	304,527	-	304,527
Utility Billing	271,325	-	271,325
Customer Relations	301,586	-	301,586
Treasury Management	146,101	-	146,101
General & Administration	522,713	270,968	793,682
Employee Benefits	20,000	-	20,000
Insurance	27,138	29,547	56,685
Pension Expense-TMRS (GASB 68)	-	-	-
TMRS Benefits-Contra (GASB 68)	-	-	-
Debt Service	234,719	261,794	496,514
Billing Charges	-	57,501	57,501
Depreciation*	1,364,564 *	2,627,988 *	3,992,552
TOTAL EXPENSES	**6,016,308**	**5,558,884**	**11,575,192**
INCOME(LOSS) PRIOR TO CONTRIBUTIONS & TRANSFERS	**$ 466,716**	**$ (51,077)**	**$ 415,639**
Contributions - Acquired Assets	**-**	**-**	**-**
Change in net assets	**$ 466,716**	**$ (51,077)**	**$ 415,639**
Capital Outlay	*$ -*	*$ -*	*$ -*
Transfer to Capital Improvement Fund	*555,990*	*285,813*	*841,803*
Transfer to Depreciation Fund	*479,095*	*1,051,709*	*1,530,804*
Transfer to TWDB Construction-Loan Reimbursement	-	-	-
Rebatable Arbitrage	-	-	-
Bond Refunding Costs	-	-	-
Health Insurance Fund	-	-	-

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

McALLEN PUBLIC UTILITY
WATER FUND
COMPARATIVE STATEMENT OF REVENUES AND EXPENSES
For the Quarter Ended December 31, 2024

			Year-To-Date					25.00% Completed
		Budget	Current	Prior		Variance	Inc/Dec	Actual % to Budget
	REVENUES							
1	Residential Charges	$ 16,699,741	$ 3,688,238	$ 3,727,354		$ (39,116)	-1.05%	22.09%
2	Commercial Charges	7,490,129	1,726,982	1,794,884		(67,903)	-3.78%	23.06%
3	Industrial Charges	614,225	121,980	112,012		9,967	8.90%	19.86%
4	Backflow Testing Charges	-	-	-		-	0.00%	0.00%
5	Regional Water Usage	340,000	60,200	80,044		(19,844)	-24.79%	17.71%
	Total users' charges	***25,144,095***	***5,597,400***	***5,714,295***		***(116,895)***	***-2.05%***	***22.26%***
6	Tap Fees	544,000	97,325	91,875		5,450	5.93%	17.89%
7	Connects & Reconnects	370,000	129,500	97,925		31,575	32.24%	35.00%
8	Other Operating Revenues	400,000	139,175	136,251		2,924	2.15%	34.79%
9	Other Revenues - Sale of Property	-	-	-		-	0.00%	0.00%
11	Reimbursements - Sharyland #2	-	-	-		-	0.00%	0.00%
16	Reimbursements - Other	100,500	72,719	50,483		22,236	44.05%	72.36%
17	Miscellaneous	599,500	131,850	129,006		2,844	2.20%	21.99%
18	Interest Earned	483,393	200,053	161,663		38,389	23.75%	41.39%
19	***Revenues before billing charges***	***27,641,488***	***6,368,022***	***6,381,499***		***(13,477)***	***-0.21%***	***23.04%***
20	Billing Charges	460,000	115,002	115,002		-	0.00%	25.00%
21	**TOTAL REVENUES**	**28,101,488**	**6,483,024**	**6,496,501**		**(13,477)**	**-0.21%**	**23.07%**
	EXPENSES							
22	Water Plants	6,860,929	1,618,336	1,526,947	D	91,389	5.99%	23.59%
23	Cost of Raw Water	2,500,000	319,713	353,710	E	(33,998)	-9.61%	12.79%
24	Water Lab	737,303	126,354	149,352	F	(22,998)	-15.40%	17.14%
25	Trans & Distribution	3,590,484	759,231	683,227	G	76,004	11.12%	21.15%
26	Meter Readers	1,534,521	304,527	309,847	H	(5,320)	-1.72%	19.85%
27	Utility Billing	1,117,684	271,325	278,424	I	(7,099)	-2.55%	24.28%
28	Customer Relations	1,327,729	301,586	296,274	J	5,312	1.79%	22.71%
29	Treasury Management	579,775	146,101	92,068	K	54,034	58.69%	25.20%
30	General & Admin	2,121,410	522,713	525,376	L	(2,663)	-0.51%	24.64%
31	Non-recurring Expense	-	-	-		-	0.00%	0.00%
32	Employee Benefits	31,106	20,000	11,676		8,324	71.29%	64.30%
33	Insurance	108,557	27,138	27,141		(3)	-0.01%	25.00%
34	Pension Expense-TMRS (GASB 68)		-	-		-	0.00%	0.00%
35	TMRS Benefits-Contra (GASB 68)		-	-		-	0.00%	0.00%
36	***Sub-Total Expenses***	***20,509,498***	***4,417,025***	***4,254,042***		***162,983***	***3.83%***	***21.54%***
37	Debt Service	893,988	234,719	256,379		(21,659)	-8.45%	26.26%
38	Depreciation *	6,017,600	1,364,564	1,349,603		14,961	1.11%	22.68%
39	**TOTAL EXPENSES**	**27,421,086**	**6,016,308**	**5,860,024**		**156,285**	**2.67%**	**21.94%**
40	**Revenues Over (Under) Expenses**	**680,402**	**466,716**	**636,477**				
41	**Contributions - Acquired assets**	**-**	**-**	**-**				
42	**Change in Net Assets**		**466,716**	**636,477**				
	NON-OPERATING EXPENSES							
43	Capital Outlay	-	-	480,000		(480,000)		
44	Transfer to Capital Improvements	2,223,960	555,990	430,374		125,616		
45	Transfer to Depreciation	2,106,160	479,095	472,361		6,734		
46	Transfer to TWDB Construction-Loan Reimbursement	-	-	93,646		(93,646)		
47	Reserve for Water Rights	-	-	-		-		
48	Rebatable Arbitrage	-	-	-		-		
49	Capitalized Interest	-	-	-		-		
50	Bond Refunding Costs	-	-	-		-		
51	Health Insurance Fund	-	-	-		-		

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

McALLEN PUBLIC UTILITY
WATER FUND REFERENCE NOTES
For the Quarter Ended December 31, 2024

Ref	Description	Month Ending 31-Dec-24	Month Ending 31-Dec-23	Inc(Dec)	% Inc(Dec)	Fiscal Year-to-Date 31-Dec-24	Fiscal Year-to-Date 31-Dec-23	Inc(Dec)	% Inc (Dec)
	CONSUMPTION								
A	Residential *	368,155,200	302,734,600	65,420,600	21.61%	1,085,436,200	1,113,964,086	(28,527,886)	-2.56%
B	Commercial	267,988,100	239,336,700	28,651,400	11.97%	793,250,000	839,711,700	(46,461,700)	-5.53%
C	Industrial	16,329,300	15,010,800	1,318,500	8.78%	66,128,400	60,556,500	5,571,900	9.20%
	Total	**652,472,600**	**557,082,100**	**95,390,500**	**17.12%**	**1,944,814,600**	**2,014,232,286**	**(69,417,686)**	**-3.45%**

NUMBER OF WATER ACCOUNTS

A	Residential	**	43,612	42,910	702	1.64%
B	Commercial		8,262	8,040	222	2.76%
C	Industrial		158	155	3	1.94%
		Total	**52,032**	**51,105**	**927**	**1.81%**

* Gallons year-to-date for Sharyland accounts = 14,719,300

** Number of Sharyland accounts = 270

Growth in number of new accounts for the current fiscal year:			Growth in number of new accounts prior year:	
Number of accounts at	12/31/2024	52,032	12/31/2023	51,105
Number of accounts at	9/30/2024	51,714	9/30/2023	50,975
Increase/(Decrease) in accounts		**318**		**130**

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

		Wages/Benefits	Supplies & Chemicals	Other Services & Charges	Maintenance	Non-capitalized Capital Outlay	Net Change
D	Water Plants	$ 9,560	$ 40,858	$ 56,855	$ (7,033)	$ (8,850)	$ 91,389
E	Cost of Raw Water	-	-	(33,998)	-	-	(33,998)
F	Water Lab	(10,830)	(7,576)	490	332	(5,413)	(22,998)
G	Trans & Distribution	82,574	(5,293)	13,128	(3,824)	(10,581)	76,004
H	Meter Readers	(12,909)	(1,312)	2,969	7,302	(1,370)	(5,320)
I	Utility Billing	2,958	(1,570)	(8,552)	65	-	(7,099)
J	Customer Relations	(4,257)	(743)	(3,276)	6,109	7,480	5,312
K	Treasury Management	4,549	(1,000)	(1,722)	52,556	(350)	54,034
L	General & Admin	(14,419)	(523)	15,551	(610)	(2,662)	(2,663)
		$ 57,225	**$ 22,840**	**$ 41,446**	**$ 54,897**	**$ (21,746)**	**$ 154,662**

ANALYSIS OF ACTUAL TO BUDGETED CONSUMPTION & REVENUES

Budgeted Consumption for fy 2024-25 (gals.)		**9,000,000,000**	
* 45% of planned consumption		4,050,000,000	
* 55% of planned consumption		4,950,000,000	
Planned consumption at	12/31/2024	2,025,000,000	
Actual consumption at	12/31/2024	1,944,814,600	
Excess/(deficiency) to planned		**(80,185,400)**	**-3.96%**
Budgeted User Charge Revenues for fy 2024-25		**$ 25,144,095**	
* 45% of planned revenues		11,314,843	
* 55% of planned revenues		13,829,252	
Planned revenues at	12/31/2024	5,657,421	
Actual revenues at	12/31/2024	5,597,400	
Excess/(deficiency) to planned		**$ (60,022)**	**-1.06%**

Monthly Planned Consumption	
October	675,000,000
November	675,000,000
December	675,000,000
January	675,000,000
February	675,000,000
March	675,000,000
April	825,000,000
May	825,000,000
June	825,000,000
July	825,000,000
August	825,000,000
September	825,000,000
Total	**9,000,000,000**

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

McALLEN PUBLIC UTILITY
WATER IMPROVEMENT FUNDS
STATEMENT OF SOURCES AND USES
For the Quarter Ended December 31, 2024

	Water Depreciation					Water Capital Improvement			
	Budget	YTD Budget	YTD	% to YTD Budget *		Budget	YTD Budget	YTD	% to YTD Budget *
Sources									
Interest Revenue	$ 219,628	$ 54,907	$ 47,809	87.07%		$ 280,338	$ 70,085	$ 88,375	126.10%
Miscellaneous	0	0	0	0.00%		0	0	0	0.00%
Transfers In	2,106,160	526,540	629,095	119.48%	**	2,223,960	555,990	555,990	100.00%
Total Sources	**$ 2,325,788**	**$ 581,447**	**$ 676,904**	**116.42%**		**2,504,298**	**626,075**	**644,365**	**102.92%**
Uses									
Replacement (Infrastructure)	3,615,000	903,750	163,375	18.08%		6,686,528	1,671,632	1,156,382	0.00%
Capital Outlay	1,729,955	432,489	351,196	81.20%		1,373,960	343,490	60,244	17.54%
Transfers Out	0	0	0	0.00%		0	0	0	0.00%
Total Uses	**$ 5,344,955**	**$ 1,336,239**	**$ 514,571**	**38.51%**		**$ 8,060,488**	**$ 2,015,122**	**$ 1,216,625**	**60.37%**
Sources Over/ (Under) Uses	**$ (3,019,167)**	**$ (754,792)**	**$ 162,333**			**$ (5,556,190)**	**$ (1,389,048)**	**$ (572,260)**	

***25% of the year completed**

McALLEN PUBLIC UTILITY
WASTEWATER FUND
COMPARATIVE STATEMENT OF REVENUES AND EXPENSES

For the Quarter Ended December 31, 2024

									25.00%
			Year-To-Date						Year-To-Dat
									Actual %
		Budget	Current	Prior Year		Variance		Inc/Dec	To Budget
	REVENUES								
1	Residential Charges	$ 13,836,628	$ 3,072,109	$ 3,081,698	A	$ (9,589)		**-0.31%**	**22.20%**
2	Commercial Charges	5,313,578	1,027,973	1,055,386	A	(27,413)		**-2.60%**	**19.35%**
3	Industrial Charges	403,733	70,289	62,148	A	8,142		**13.10%**	**17.41%**
4	City of Alton User Charges	750,000	185,943	185,177	A	766		**0.41%**	**24.79%**
5	Calpine/Duke Reuse Charges	900,000	223,405	224,669	A	(1,264)		**-0.56%**	**24.82%**
6	Reuse-Water Charges	240,000	123,857	109,284	A	14,573		**13.33%**	**51.61%**
	Total users' charges	**21,443,939**	**4,703,577**	**4,718,362**		**(14,785)**		**-0.31%**	**21.93%**
7	Ind. Waste Surcharge	1,240,000	331,564	266,590		64,974		**24.37%**	**26.74%**
8	Other Operating Revenues	20,000	26,000	18,950		7,050		**37.20%**	**0.00%**
9	Other Revenues - Sale of Property	-	-	-		-		**0.00%**	**0.00%**
10	Reimbursements	91,500	55,138	21,605		33,533		**155.21%**	**60.26%**
11	Miscellaneous	738,000	290,328	243,081		47,247		**19.44%**	**39.34%**
12	Interest Earned	262,590	101,199	97,616		3,583		**3.67%**	**38.54%**
13	**Total Revenues**	**23,796,029**	**5,507,807**	**5,366,203**		**141,603**		**2.64%**	**23.15%**
	EXPENSES								
14	Wastewater Plant	6,173,034	1,421,586	1,414,589	B	6,997		**0.49%**	**23.03%**
15	Wastewater Lab	846,163	208,751	218,483	C	(9,733)		**-4.45%**	**24.67%**
16	Wastewater Collections	3,040,177	680,748	711,850	D	(31,102)		**-4.37%**	**22.39%**
17	General & Admin.	2,155,248	270,968	352,273	E	(81,305)		**-23.08%**	**12.57%**
18	Employee Benefits	(3,945)	-	-		-		**0.00%**	**0.00%**
19	Insurance	118,198	29,547	29,547		-		**0.00%**	**25.00%**
20	Pension Expense-TMRS (GASB 68)	-	-	-		-		**0.00%**	**0.00%**
21	TMRS Benefits-Contra (GASB 68)	-	-	-		-		**0.00%**	**0.00%**
22	**Sub-Total Expenses**	**12,328,875**	**2,611,600**	**2,726,743**		**(115,143)**		**-4.22%**	**21.18%**
22	Debt Service	999,783	261,794	284,740		(22,945)		**-8.06%**	**26.19%**
23	Depreciation *	9,920,835	2,627,988	2,395,533		232,455		**9.70%**	**26.49%**
24	Expenses Before Billing Charges	23,249,493	5,501,383	5,407,016		94,367		**1.75%**	**23.66%**
25	Billing Charges	230,000	57,501	57,501		-		**0.00%**	**25.00%**
26	**TOTAL EXPENSES**	**23,479,493**	**5,558,884**	**5,464,517**		**94,367**		**1.73%**	**23.68%**
27	**Revenues Over (Under) Expenses**	**$ 316,536**	**$ (51,077)**	**$ (98,313)**					
28	**Contributions - Acquired assets**	**-**	**-**	**-**					
29	**Change in Net Assets**		**(51,077)**	**(98,313)**					
	NON-OPERATING EXPENSES								
30	*Capital Outlay*	-	-	-		-			
31	*Transfer to Capital Improvement*	*1,143,256*	*285,813*	*368,787*		*(82,974)*			
32	*Transfer to Depreciation*	*3,968,334*	*1,051,709*	*958,213*		*93,495*			
33	*Transfer to TWDB Construction-Loan Reimbursement*	-	-	-		-			
34	*Rebatable Arbitrage*	-	-	-		-			
35	*Capitalized Interest*	-	-	-		-			
36	*Bond Refunding Costs*	-	-	-		-			
37	*Health Insurance*	-	-	-		-			

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

McALLEN PUBLIC UTILITY
WASTEWATER FUND REFERENCE NOTES
For the Quarter Ended December 31, 2024

ANALYSIS OF YEAR-TO-DATE EXPENDITURES

Ref	Description	Month Ending 31-Dec-24	Month Ending 31-Dec-23	Inc(Dec)	% Inc(Dec)	Fiscal Year-to-Date 31-Dec-24	Fiscal Year-to-Date 31-Dec-23	Inc(Dec)	(Dec)
	CONSUMPTION								
A	Residential	305,604,300	254,709,600	50,894,700	19.98%	899,128,800	914,841,400	(15,712,600)	-1.72%
A	Commercial	195,117,500	191,537,000	3,580,500	1.87%	602,894,200	613,895,100	(11,000,900)	-1.79%
A	Industrial	14,757,600	13,980,000	777,600	5.56%	61,480,600	55,608,500	5,872,100	10.56%
	Total	**515,479,400**	**460,226,600**	**55,252,800**	**12.01%**	**1,563,503,600**	**1,584,345,000**	**(20,841,400)**	**-1.32%**

Ref	Description	Month Ending 31-Dec-24	Month Ending 31-Dec-23	Inc(Dec)	% Inc(Dec)	Fiscal Year-to-Date 31-Dec-24	Fiscal Year-to-Date 31-Dec-23	Inc(Dec)	(Dec)
	REUSE CONSUMPTION *								
	Residential	13,519,700	7,819,800	5,699,900	72.89%	44,398,000	39,338,700	5,059,300	12.86%
	Commercial	11,399,100	5,647,900	5,751,200	101.83%	30,559,400	28,596,500	1,962,900	6.86%
	Industrial	0	0	0	0.00%	0	0	0	0.00%
	Total	**24,918,800**	**13,467,700**	**11,451,100**	**85.03%**	**74,957,400**	**67,935,200**	**7,022,200**	**10.34%**

* Excludes effluent to power plants

NUMBER OF WASTEWATER ACCOUNTS

A	Residential	**	40,118	39,506	612	1.55%
A	Commercial		5,885	5,817	68	1.17%
A	Industrial		132	130	2	1.54%
		Total	**46,135**	**45,453**	**682**	**1.50%**

Number of new accounts for the current fiscal year:			Growth in number of new accounts prior year:	
Number of accounts at	12/31/2024	46,135	12/31/2023	45,453
Number of accounts at	9/30/2024	45,918	9/30/2023	45,259
Increase/(Decrease) in accounts		**217**		**194**

NUMBER OF REUSE ACCOUNTS

A	Residential		914	752	162	21.54%
A	Commercial		29	26	3	11.54%
A	Industrial		0	0	0	0.00%
		Total	**943**	**778**	**165**	**21.21%**

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

		Wages/Benefits	Supplies	Other Services & Charges	Maintenance	Non-capitalized Capital Outlay	Total
B	Wastewater Plant	$ (22,846)	$ 28,865	$ 71,054	$ (9,351)	$ (60,725)	$ 6,997
C	Wastewater Lab	(9,064)	(3,623)	1,929	1,026	-	(9,733)
D	Wastewater Collections	16,828	(23,597)	11,356	3,844	(39,533)	(31,102)
E	General & Admin.	(42,429)	(2,669)	(26,332)	(470)	(9,405)	(81,305)
		$ (57,511)	**$ (1,024)**	**$ 58,006**	**$ (4,951)**	**$ (109,663)**	**$ (115,143)**

ANALYSIS OF ACTUAL TO BUDGETED CONSUMPTION & REVENUES

Budgeted Consumption for fy 2024-25 (gals.)		**7,142,138,000**	
* 45% of planned consumption		3,213,962,100	
* 55% of planned consumption		3,928,175,900	
Planned consumption at	12/31/24	1,606,981,050	
Actual consumption at	12/31/24	1,563,503,600	
Excess/(deficiency) to planned		**(43,477,450)**	**-2.71%**
Budgeted User Charge Revenues for fy 2024-25		**$ 20,303,939**	
* 45% of planned revenues		9,136,773	
* 55% of planned revenues		11,167,166	
Planned revenues at	12/31/24	4,568,386	
Actual revenues at	12/31/24	4,480,171	
Excess/(deficiency) to planned		**$ (88,215)**	**-1.93%**

Monthly Planned Consumption	
October	535,660,350
November	535,660,350
December	535,660,350
January	535,660,350
February	535,660,350
March	535,660,350
April	654,695,983
May	654,695,983
June	654,695,983
July	654,695,983
August	654,695,983
September	654,695,983
Total	**7,142,138,000**

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

McALLEN PUBLIC UTILITY
WASTEWATER IMPROVEMENT FUNDS
STATEMENT OF SOURCES & USES

For the Quarter Ended December 31, 2024

	Wastewater Depreciation				Wastewater Capital Improvement			
	Budget	YTD Budget	YTD	To Y-T-D Budget *	Budget	YTD Budget	YTD	To Y-T-D Budget *
Sources								
Interest Revenue	$ 676,922	$ 169,231	$ 283,026	167.24%	$ 252,000	$ 63,000	$ 83,206	132.07%
Miscellaneous	-	-	198	0.00%	1,227,305	306,826	-	0.00%
Transfers In	3,968,334	992,084	1,051,709	106.01%	1,143,256	285,814	285,813	100.00%
Total Sources	**$ 4,645,256**	**$ 1,161,314**	**$ 1,334,933**	**114.95%**	**$ 2,622,561**	**$ 655,640**	**$ 369,019**	**56.28%**
Uses								
Replacement (Infrastructure)	11,341,958	2,835,490	103,295	3.64%	-	-	-	0.00%
Capital Outlay	1,421,000	355,250	49,023	13.80%	6,004,893	1,501,223	310,159	20.66%
Transfers Out	-	-	-	0.00%	-	-	-	0.00%
Total Uses	**$ 12,762,958**	**$ 3,190,740**	**$ 152,318**	**4.77%**	**$ 6,004,893**	**$ 1,501,223**	**$ 310,159**	**20.66%**
Sources Over/ (Under) Uses	**($8,117,702)**	**($2,029,426)**	**$1,182,615**		**($3,382,332)**	**($845,583)**	**$58,859**	

***25% of the year completed**

WATER & WASTEWATER FUND
COMBINED BALANCE SHEET

as of December 31, 2024

	WATER FUND	*	WASTEWATER FUND	*	COMBINED
ASSETS					
Current Assets					
Cash & Investments					
Demand..	$ 298,493		$ 82,963		$ 381,456
Time Deposits.......................................	-		-		-
Investments...	4,662,815		1,525,303		6,188,118
Market Value Adjustment………………	5,394		0		5,394
Mgr/Trust Cash………………………….	-		-		-
Receivables, net:					
Accounts...	2,377,921		2,125,493		4,503,414
Accrued Interest....................................	7,361		0		7,361
Due From Other Funds..........................	0		0		0
Lease Revenue….......................	303,561		-		303,561
Lease Interest Revenue…............	6,734		-		6,734
Water/Sewer Line Assessments............	-		100		100
Inventories, at cost..................................	1,194,794		-		1,194,794
Miscellaneous………………………………	-		-		-
Prepaid expenses………………………….	-		-		-
Total Current Assets	$ 8,857,074		$ 3,733,858		$ 12,590,932
Notes Receivable	81,269		81,349		162,618
LT Receivable - Lease Revenue......	402,093		-		402,093
Restricted Assets					
Mgr/Trust Cash………………………….	-		-		-
Accrued Interest..	0		42,615		42,615
Due From Other Funds.............................	-		-		-
Notes Receivable - Airport	-		-		-
Accounts Receivable…………………….	-		4,335		4,335
Sub-Total	0		46,950		46,950
Demand..	540,439		1,073,347		1,613,786
Time Deposits..	1,032,551.38		2,065,102.72		3,097,654.10
Investments..........……………………….	26,335,334	**	31,268,741		57,604,076
Market Value Adjustment………………	0		9,466		9,466
Total Restricted Cash & Investments	27,908,325		34,416,657		62,324,982
Total Restricted Assets	27,908,325		34,463,607		62,371,932
Propert, Plant, & Equipment.....................	193,492,196		289,126,367		482,618,563
(Less: Accumulated Depreciation)...........	(106,828,573)		(139,413,266)		(246,241,839)
Net Property, Plant, & Equipment	86,663,623		149,713,101		236,376,724
Other Assets, net…………………………..	28,188,135		5,729,113		33,917,248
TOTAL ASSETS	**$ 152,100,519**		**$ 193,721,029**		**345,419,455**

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

** Includes a portion of the restricted customer deposits totalling $3,219,839

WATER & WASTEWATER FUND
COMBINED BALANCE SHEET
as of December 31, 2024

	WATER FUND *	WASTEWATER FUND *	COMBINED
LIABILITIES & FUND EQUITY			
Current Liabilities			
Accounts Payable...……………	$ 419,718	$ 140,202	$ 559,919
Accrued Expense...	779,722	582,902	1,362,624
Due to Other Funds..	-	-	-
Other..	3,234	106,528	109,762
Total Current Liabilities	1,202,674	829,632	2,032,306
Liabilities Payable from Restricted Assets			
Accounts Payable...………..…..…	228,740	260,310	489,050
Accrued Expense...…..…	585,304	27,796	613,100
Due to Other Funds..…..…	-	-	-
Interest Payable………………………………………………...……	391,199	436,324	827,523
Customer Deposits...…	3,219,839	0	3,219,839
Current Portion of Revenue Bonds..........…	2,930,951	4,973,263	7,904,214
Total Liabilities Payable from Restricted Assets	7,356,032	5,697,694	13,053,726
Other Non-Current Liabilities			
Revenue Bonds…………………………………………….	39,373,817	74,651,214	114,025,031
SBITA- Subscription liability….........................	0	0	0
Arbitrage Payable………………………………………..	-	135,956	135,956
Deferred Revenues..	170,306	14,626	184,932
Deferred inflows of resources...	2,723,873	3,255,137	5,979,010
Noncurrent liabilities / net pension liabilitiy..........................	1,573,434	1,036,884	2,610,318
TOTAL LIABILITIES	**52,400,137**	**85,621,142**	**138,021,279**
FUND EQUITY			
Contributed Capital			
Total Contributed Capital	-	-	-
Retained Earnings			
Reserve for Encumbrances..………	-	-	-
Reserve for Current Debt Service..	2,546,493	4,725,365	7,271,858
Reserve for Capital Improvement...	16,381,468	6,762,419	23,143,887
Reserve for Depreciation...	4,555,282	22,251,392	26,806,675
Reserve for Water Rights Purchase.........................…..…	-	-	-
Unreserved..	76,217,138	74,360,710	150,577,848
Total Retained Earnings	99,700,382	108,099,886	207,800,268
TOTAL LIABILITIES AND FUND EQUITY	**$ 152,100,519**	**$ 193,721,029**	**$ 345,821,547**

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

WATER FUND
COMBINED BALANCE SHEET
as of December 31, 2024

	Water Fund	RESTRICTED ASSETS Water Depr. Fund	Water Capital Impr. Fund	Water Revenue Bonds	Debt Service	Combined
ASSETS						
Current Assets						
Cash & Investments						
Demand	$ 298,493	$ 508,004	$ 6,917	$ 25,518	$ -	$ 838,932
Time Deposits	-	516,276	516,276	-	-	1,032,551
Investments & Securities	4,662,815	3,647,080	5,840,106	10,690,617	2,937,692	27,778,311
Market Value Adjustment	5,394	-	-	-	-	5,394
Mgr/Trust Cash	-	-	-	-	-	-
Receivables						-
Accounts	2,377,921	-	-	-	-	2,377,921
Accrued Interest	7,361	-	-	-	-	7,361
Due From Other Funds	-	-	-	-	-	-
Lease Revenue	303,561					303,561
Lease Interest Revenue	6,734					6,734
Water Line Assessments	-	-	-	-	-	-
Inventories, at cost	1,194,794	-	-	-	-	1,194,794
Prepaid expenses	-	-	-	-	-	-
Total Current Assets	8,857,074	4,671,360	6,363,299	10,716,135	2,937,692	33,545,560
Notes Receivable	81,269	-	-	-	-	81,269
LT Receivable - Lease Revenue	402,093					402,093
CD's restricted for customer deposits	-	-	-	-	-	-
Investments restricted for customer deposits	3,219,839	-	-	-	-	3,219,839
						-
Property, Plant, & Equipment	193,492,196	-	-	-	-	193,492,196
(Less: Accum. Depreciation/Amortization)	(106,828,573)	-	-	-	-	(106,828,573)
Net Property, Plant, & Equipment	86,663,623	-	-	-	-	86,663,623
Other Assets, net	28,188,135	-	-	-	-	28,188,135
TOTAL ASSETS	**127,412,032**	**4,671,360**	**6,363,299**	**10,716,135**	**2,937,692**	**152,100,519**
LIABILITIES & FUND EQUITY						
Current Liabilities						
Accounts Payable	419,718	-	-	-	-	419,718
Accrued Expense	779,722	-	-	-	-	779,722
Due To Other Funds	-	-	-	-	-	-
Other	3,234	-	-	-	-	3,234
Total Current Liabilites	1,202,674	-	-	-	-	1,202,674
Liabilities Payable from Restricted Assets						
Current Portion of Revenue Bonds	2,930,951	-	-	-	-	2,930,951
Accounts Payable	-	84,494	55,020	89,226	-	228,740
Accrued Expense	-	31,583	-	553,720	-	585,304
Interest Payable	-	-	-	-	391,199	391,199
Due To Other Funds	-	-	-	-	-	-
Customer Deposits	3,219,839	-	-	-	-	3,219,839
Total Liabilities Payable from Restricted Assets	6,150,790	116,077	55,020	642,946	391,199	7,356,032
Other Non-Current Liabilities						
Revenue Bonds	39,373,817	-	-	-	-	39,373,817
SBITA- Subscription liability	-					-
Arbitrage Payable	-	-	-	-	-	-
Deferred Revenues	170,306	-	-	-	-	170,306
Deferred inflows of resources	2,723,873	-	-	-	-	2,723,873
Noncurrent liabilities / net pension liabilitiy	1,573,434	-	-	-	-	1,573,434
TOTAL LIABILITIES	**51,194,894**	**116,077**	**55,020**	**642,946**	**391,199**	**52,400,137**
FUND EQUITY						
Retained Earnings						
Reserve for Encumbrances	-	-	-	-	-	-
Reserve for Current Debt Service	-	-	-	-	2,546,493	2,546,493
Reserve for Capital Improvement	-	-	6,308,280	10,073,189	-	16,381,468
Reserve for Depreciation	-	4,555,282	-	-	-	4,555,282
Reserve for Water Rights	-	-	-	-	-	-
Unreserved	76,217,138	-	-	-	-	76,217,138
Total Retained Earnings	76,217,138	4,555,282	6,308,280	10,073,189	2,546,493	99,700,382
TOTAL LIABILITIES & FUND EQUITY	**$ 127,412,032**	**$ 4,671,360**	**$ 6,363,299**	**$ 10,716,135**	**$ 2,937,692**	**$ 152,100,519**

WASTEWATER FUND
COMBINED BALANCE SHEET
as of December 31, 2024

	Wastewater Fund	RESTRICTED ASSETS Depreciation Fund	Wastewater Capital Impr. Fund	Wastewater Revenue Bonds	Debt Service	Combined
ASSETS						
Current Assets						
Cash & Investments						
Demand	$ 82,963	$ 1,058,648	$ 14,699	$ 0	$ -	$ 1,156,310
Time Deposits	-	1,548,827	516,276	-	-	2,065,103
Investments & Securities	1,525,303	19,723,168	6,370,223	13,661	5,161,689	32,794,044
Market Value Adjustment	-	(17,035)	26,501	-	-	9,466
Mgr/Trust Cash	-	-	-	-	-	-
Receivables						
Accounts	2,125,493	-	4,335	-	-	2,129,828
Accrued Interest	-	33,458	9,156	-	-	42,615
Due From Other Funds	-	-	-	-	-	-
Wastewater Line Assessments	100	-	-	-	-	100
Miscellaneous	-	-	-	-	-	-
Prepaid expenses	-	-	-	-	-	-
Total Current Assets	3,733,858	22,347,066	6,941,190	13,661	5,161,689	38,197,465
Notes Receivables - Hunt	81,349	-	-	-	-	81,349
Property, Plant, & Equipment	289,126,367	-	-	-	-	289,126,367
(Less: Accumulated Depreciation & Amortization)	(139,413,266)	-	-	-	-	(139,413,266)
Net Property, Plant, & Equipment	149,713,101	-	-	-	-	149,713,101
Other Assets	5,729,113	-	-	-	-	5,729,113
TOTAL ASSETS	**159,257,422**	**22,347,066**	**6,941,190**	**13,661**	**5,161,689**	**193,721,029**
LIABILITIES & FUND EQUITY						
Current Liabilities						
Accounts Payable	140,202	-	-	-	-	140,202
Accrued Expenses	582,902	-	-	-	-	582,902
Due to Other Funds	-	-	-	-	-	-
Other	106,528	-	-	-	-	106,528
Total Current Liabilities	829,632	-	-	-	-	829,632
Liabilities Payable from Restricted Assets						
Accounts Payable	-	67,877	192,433	-		260,310
Accrued Expenses	-	27,796	-	-	-	27,796
Due to Other Funds	-	-	-	-	-	-
Interest Payable	-	-	-	-	436,324	436,324
Current Portions of all Revenue Bonds	4,973,263	-	-	-	-	4,973,263
Total Liabilities Payable from Restricted Assets	4,973,263	95,674	192,433	-	436,324	5,697,694
Other Non-Current Liabilities						
Deferred Revenue	14,626	-	-	-	-	14,626
Revenue Bonds.	74,651,214	-	-	-	-	74,651,214
SBITA- Subscription liability	-					-
Deferred inflows of resources	3,255,137	-	-	-	-	3,255,137
Noncurrent liabilities/Net Pension Liability - TMRS	1,036,884	-	-	-	-	1,036,884
Arbitrage Payable	135,956	-	-	-	-	135,956
TOTAL LIABILITIES	**84,896,712**	**95,674**	**192,433**	**-**	**436,324**	**85,621,142**
FUND EQUITY						
Retained Earnings						
Reserve for Encumbrances	-	-	-	-	-	-
Reserve for Debt Service	-	-	-	-	4,725,365	4,725,365
Reserve for Depreciation	-	22,251,392	-	-	-	22,251,392
Reserve for Capital Improvement	-	-	6,748,758	13,661	-	6,762,419
Unreserved	74,360,710	-	-	-	-	74,360,710
Total Retained Earnings	74,360,710	22,251,392	6,748,758	13,661	4,725,365	108,099,886
	$ 159,257,422	**$ 22,347,066**	**$ 6,941,190**	**$ 13,661**	**$ 5,161,689**	**$ 193,721,029**

McALLEN PUBLIC UTILITY
RECONCILED BANK BALANCES
As of December 31, 2024

	POOL CASH	APR/ROI	CDs	APR/ROI	COMMERCIAL PAPER	APR/ROI	GROSS INVESTMENTS	APR/ROI	TEX POOL-PRIME	APR/ROI	TOTAL	BLENDED APR/ROI	BLENDED YIELD ON INVESTMENTS ONLY	TOTAL INVESTMENTS
WATER FUND														
M & O	296,193	0.00%	0	0.00%	0		499,060	5.10%	7,383,594	**4.69%**	**8,178,848**	**4.55%**	**5.10%**	**499,060**
% of Total	3.62%		0.00%		0.00%		6.10%		90.28%					
% of Total Investments			0.00%		0.00%		*100.00%*							
WATER BOND RESERVE	0	0.00%	0	0			0	0.00%	1,788,382	**4.69%**	**1,788,382**	**4.69%**	**0.00%**	**-**
% of Total	0.00%		0.00%				0.00%		100.00%					
% of Total Investments			0.00%		0.00%		*0.00%*							
DEPRECIATION	508,004	0.00%	516,276	5.22%	482,101	5.46%	0	0.00%	3,164,979	**4.69%**	**4,671,359**	**4.32%**	**5.34%**	**998,377**
% of Total	10.87%		11.05%		10.32%		0.00%		67.75%					
% of Total Investments			51.71%		48.29%		*0.00%*							
DEBT SERVICE	0	0.00%	-	-			0	0.00%	1,538,941	**4.69%**	**1,538,941**	**4.69%**	**0.00%**	**-**
% of Total	0.00%		0.00%		0.00%		0.00%		100.00%					
% of Total Investments			0.00%		0.00%		*0.00%*							
WATER DEBT SERVICE TWDB	0	0.00%	-	-			0	0.00%	1,398,751	**4.69%**	**1,398,751**	**4.69%**	**0.00%**	**-**
% of Total	0.00%		0.00%		0.00%		0.00%		100.00%					
% of Total Investments			0.00%		0.00%		*0.00%*							
CAPITAL IMPROVEMENT	6,917	0.00%	516,276	5.22%			0	0.00%	5,840,106	**4.69%**	**6,363,299**	**4.73%**	**5.22%**	**516,276**
% of Total	0.11%		8.11%		0.00%		0.00%		91.78%					
% of Total Investments			100.00%		0.00%		*0.00%*							
BOND CONSTRUCTION	25,518	0.00%	-	-			0	0.00%	10,690,617	**4.69%**	**10,716,135**	**4.68%**	**0.00%**	**-**
% of Total	0.24%		0.00%		0.00%		0.00%		99.76%					
% of Total Investments			0.00%		0.00%		*0.00%*							
TOTAL WATER	**836,632**	**0.00%**	**1,032,551**	**5.22%**	**482,101**	**5.46%**	**499,060**	**5.10%**	**31,805,371**	**4.69%**	**34,655,716**	**4.61%**	**5.25%**	**2,013,712**
% of Total	**2.41%**		**2.98%**		**1.39%**		**1.44%**		**91.78%**		**100.00%**			
% of Total Investments			**51.28%**		**23.94%**		**24.78%**							
WASTEWATER FUND														
M & O	82,963	0.00%	0	0			0	0.00%	1,525,303	**4.69%**	**1,608,266**	**4.45%**	**0.00%**	**0**
% of Total	5.16%		0.00%		0.00%		0.00%		94.84%					
% of Total Investments			*0.00%*		*0.00%*		*0.00%*							
BOND RESERVE-TWDB 2009	0	0.00%	-	-			0	0.00%	3,369,933	**4.69%**	**3,369,933**	**4.69%**	**0.00%**	**-**
% of Total	0		0.00%		0.00%		0.00%		100.00%					
% of Total Investments			*0.00%*		*0.00%*		*0.00%*							
DEPRECIATION	1,058,648	0.00%	1,548,827	5.22%			3,746,408	3.26%	15,976,760	**4.69%**	**22,330,643**	**4.27%**	**3.83%**	**5,295,235**
% of Total	4.74%		6.94%		0.00%		16.78%		71.55%					
% of Total Investments			*29.25%*		*0.00%*		*70.75%*							
DEBT SERVICE	0	0.00%	-	-			0	0.00%	1,556,408	**4.69%**	**1,556,408**	**4.69%**	**0.00%**	**-**
% of Total	0.00%		0.00%		0.00%		0.00%		100.00%					
% of Total Investments			*0.00%*		*0.00%*		*0.00%*							
WASTEWATER DEBT TWDB- 2009-2010	0	0.00%	-	-			0	0.00%	3,605,281	**4.69%**	**3,605,281**	**4.69%**	**0.00%**	**-**
% of Total	0.00%		0.00%		0.00%		0.00%		100.00%					
% of Total Investments														
WASTEWATER BOND CONST TWDB - F492	0	0.00%	-	-			0	0.00%	13,661	**4.69%**	**13,661**	**4.69%**	**0.00%**	**-**
* Series 2012	0.00%		0.00%		0.00%		0.00%		100.00%					
% of Total Investments			0.00%		0.00%		0.00%							
CAPITAL IMPROVEMENT	14,699	0.00%	516,276	5.22%	241,051	5.46%	1,245,679	4.80%	4,883,493	**4.69%**	**6,901,198**	**4.77%**	**4.98%**	**2,003,006**
% of Total	0.21%		7.48%		3.49%		18.05%		70.76%					
% of Total Investments			*25.78%*		*12.03%*		*62.19%*							
*														
TOTAL WASTEWATER	**1,156,310**	**0.00%**	**2,065,103**	**5.22%**	**241,051**	**5.46%**	**4,992,087**	**3.64%**	**30,930,839**	**4.69%**	**39,385,389**	**4.46%**	**4.15%**	**7,298,241**
% of Total	**2.94%**		**5.24%**		**0.61%**		**12.67%**		**78.53%**		**100%**			
% of Total Investments			***28.30%***		***3.30%***		***68.40%***							
TOTAL PUB	**1,992,943**	**0.00%**	**3,097,654**	**5.22%**	**723,152**	**5.46%**	**5,491,147**	**3.78%**	**62,736,209**	**4.69%**	**74,041,105**	**4.53%**	**4.39%**	**9,311,953**
% of Total	**2.69%**		**4.18%**		**0.98%**		**7.42%**		**84.73%**		**100.00%**			
			33.27%		**7.77%**		**58.97%**							

McAllen Public Utility

Review of Financial Statements

For the

Three Months Ending December 31, 2024

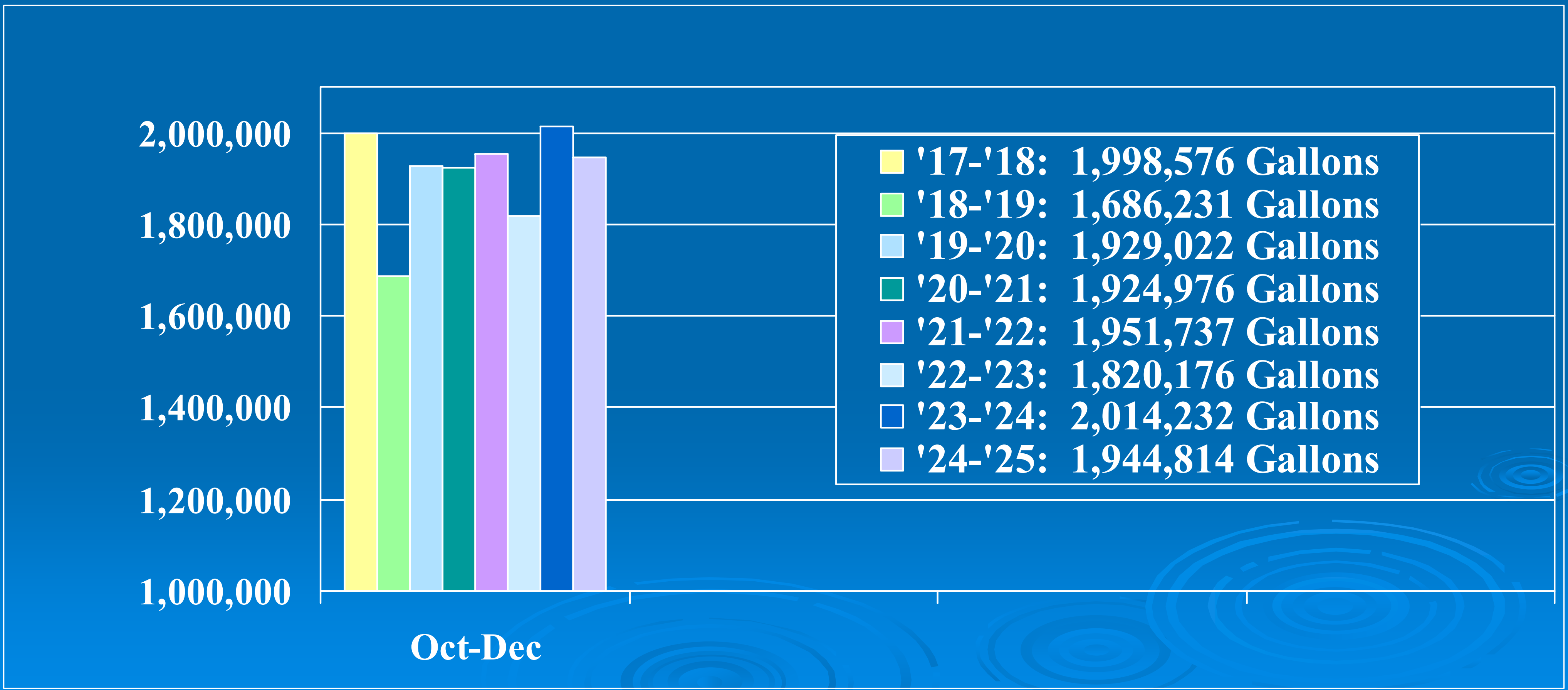
McAllen Public Utility
TREASURY MANAGEMENT

Water Fund Condensed Results of Operations Year-to-Date

	Current	Prior	Inc (Dec)	% Inc (Dec)	% of Budget
Revenues	$ 6,483,024	$ 6,496,501	$ (13,477)	(0.21)%	23%
Expenses	6,016,308	5,860,024	156,285	3%	22%
Net Revenues	$ 466,716	$636,477			
Accounts	52,032	51,105	927	2%	

% of Year Completed: 25%

Y-T-D Consumption
Historical & Current Gallons (000's Omitted)



Wastewater Fund
Condensed Results of Operations
Year-to-Date

	Current	Prior	Inc (Dec)	% Inc (Dec)	% of Budget
Revenues	$ 5,507,807	$ 5,366,203	$141,603	3%	23%
Expenses	5,558,884	5,464,517	94,367	2%	24%
Net Revenues	$ (51,077)	$ (98,313)			
Accounts	46,135	45,453	682	1.50%	

% of Year Completed: 25%

Balance Sheets
Water & Wastewater Funds Combined

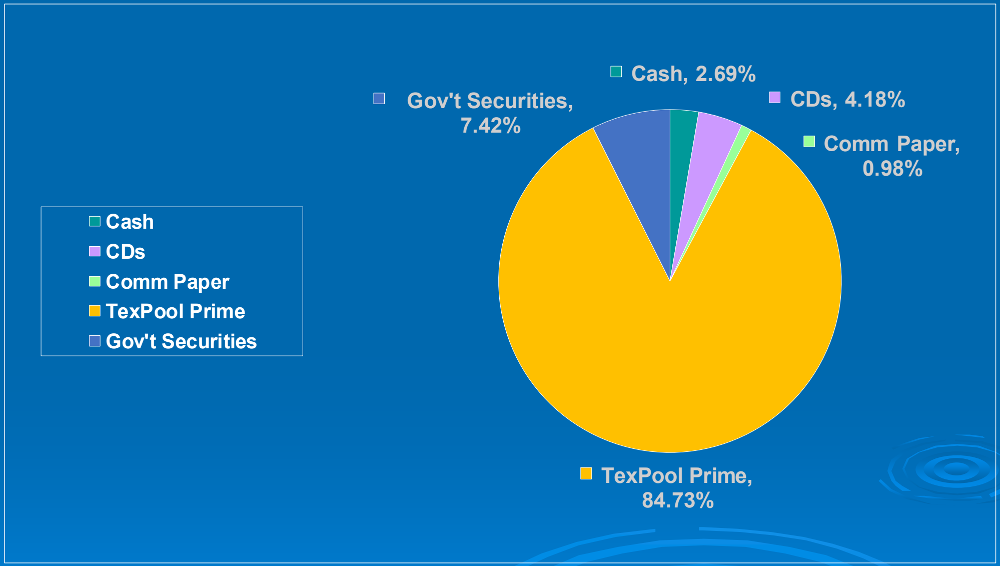
- Combined working capital is reported at $10,558,627

- Debt To Equity Ratio is reported at .66 to 1

Water & Wastewater Funds Combined Investment Portfolio

- The overall portfolio performed at a blended rate of 4.53% for the month of December, with investment holdings earning 4.39%:

  - Demand Accounts - 0.00%
  - Certificates of Deposit - 5.22%
  - Commercial Paper - 5.46%
  - Government Agencies - 3.78%
  - TexPool Prime - 4.69%



The End

McALLEN PUBLIC UTILITY

		AGENDA ITEM	**6.a.**
PUBLIC UTILITY BOARD		**DATE SUBMITTED**	**02/06/2025**
		MEETING DATE	**2/25/2025**

1. **Agenda Item: Consultation with City Attorney regarding pending litigation Tex. Gov't Code Sec. 551.071**

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 - 2/6/2025**

7. **Staff's Recommendation:**

8. **City Attorney: None. AWS**

9. **MPU General Manager: N/A - MAV**

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