



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

DATE: Tuesday, April 29, 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 25th day of April, 2025 at 2:00 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
Utility Board Secretary



**BOARD OF TRUSTEES MEETING
TUESDAY, APRIL 29, 2025 – 4:00 PM
MCALLEN CITY HALL - 3RD FLOOR
1300 HOUSTON AVE, MCALLEN, TX 78501**

AGENDA

AT ANY TIME DURING THE COURSE OF THIS MEETING, THE MCALLEN PUBLIC UTILITY BOARD MAY RETIRE TO EXECUTIVE SESSION UNDER TEXAS GOVERNMENT CODE 551.071(2) TO CONFER WITH ITS LEGAL COUNSEL ON ANY SUBJECT MATTER ON THIS AGENDA IN WHICH THE DUTY OF THE ATTORNEY TO THE MCALLEN PUBLIC UTILITY BOARD UNDER THE TEXAS DISCIPLINARY RULES OF PROFESSIONAL CONDUCT OF THE STATE BAR OF TEXAS CLEARLY CONFLICTS WITH CHAPTER 551 OF THE TEXAS GOVERNMENT CODE. FURTHER, AT ANY TIME DURING THE COURSE OF THIS MEETING, THE MCALLEN PUBLIC UTILITY BOARD MAY RETIRE TO EXECUTIVE SESSION TO DELIBERATE ON ANY SUBJECT SLATED FOR DISCUSSION AT THIS MEETING, AS MAY BE PERMITTED UNDER ONE OR MORE OF THE EXCEPTIONS TO THE OPEN MEETINGS ACT SET FORTH IN TITLE 5, SUBTITLE A, CHAPTER 551, SUBCHAPTER D OF THE TEXAS GOVERNMENT CODE.

CALL TO ORDER

PLEDGE

INVOCATION

EMPLOYEE OF THE MONTH - SEBASTIAN RIVERA - WATER SYSTEMS

1. MINUTES:

- a) Approval of Joint Meeting Minutes held March 24, 2025 and Regular Meeting Minutes and Workshop Minutes held April 15, 2025

2. CONSENT AGENDA:

- a) Approval of Premier Estates Subdivision (1 Commercial)

3. BIDS AND CONTRACTS:

- a) Award of Contract extension for Direct Primary Care and Ancillary Services
- b) Recommendation for selection and award of Design Phase Consulting Engineering Services for the Balboa Lift Station Backup Generator Project
- c) Consideration and Possible Approval of Award of Project No. 04-25-C18-662 McAllen Southwest Water Plant Roof Repair

4. RESOLUTION:

- a) Resolution Authorizing the Filing of an Application Requesting Financial Assistance from the Texas Water Development Board's State Water Implementation Fund for Texas (SWIFT) for the City of McAllen's Brackish Groundwater Treatment Facility
- b) Resolution Authorizing the Filing of an Application Requesting Financial Assistance from the Texas Water Development Board's State Water Implementation Fund for Texas (SWIFT) for the Acquisition of Water Rights

5. MANAGER'S REPORT:

- a) Consider approval of City of McAllen Employee Health Plan Premiums for the 2025-26 Fiscal Year

6. FUTURE AGENDA ITEMS

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

- 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 MAY 13, 2025.



	AGENDA ITEM	<u>1.a.</u>
PUBLIC UTILITY BOARD	DATE SUBMITTED	04/23/2025
	MEETING DATE	4/29/2025

1. Agenda Item: Approval of Joint Meeting Minutes held March 24, 2025 and Regular Meeting Minutes and Workshop Minutes held April 15, 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:
Cynthia Salinas Created/Initiated - 4/23/2025

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) and the McAllen Board of Commissioners convened in a Joint Meeting on **Monday, March 24, 2025**, at 5:00 pm at McAllen City Hall Third Floor (3rd) Commission Chambers.

Present: Mayor Javier Villalobos (Ex-Officio PUB Member), Mayor Pro Tem Omar Quintanilla, Commissioner Antonio “Tony” Aguirre, Jr., Commissioner Joaquin Zamora, Commissioner Rodolfo “Rudy” Castillo, Commissioner Victor “Seby” Haddad and Commissioner Jose R. “Pepe” Cabeza de Vaca

MPUB: Chairman Charles Amos, Vice-Chairman Ernest Williams and Trustee Ricardo Godinez

Staff: City Manager Isaac Tawil, City Attorney Austin Stevenson, Assistant City Manager Michelle Rivera, Assistant City Manager Jeff Johnston, Assistant City Manager Juan Olaguibel, City Secretary Perla Lara, City Engineer Eduardo Mendoza, Planning Director Omar Sotelo, Interim Finance Director Sonia Resendez.

CALL TO ORDER:

Mayor Javier Villalobos called the meeting to order.

Chairman Charles Amos called the McAllen Public Utility meeting to order.

**A. CONSIDERATION AND APPROVAL OF THE ANNUAL
COMPREHENSIVE FINANCIAL REPORT FOR FISCAL YEAR 2023-
2024.**

Staff recommended acceptance and approval of the Comprehensive Annual Financial Report for Fiscal Year 2023-2024 as submitted and recommended by the Audit Committee.

Commissioner Joaquin Zamora moved to accept the report as recommended and seconded by Commissioner Victor “Seby” Haddad. The motion carried unanimously.

Vice-Williams moved to accept the report as recommended on behalf of the Public Utility Board and seconded by Mayor Javier Villalobos. The motion carried unanimously.

END OF JOINT MEETING

Chairman Charles Amos moved to adjourn the McAllen Public Utility Board Meeting at 5:20 p.m. Vice-Chairman Ernest Williams seconded the motion. The motion carried unanimously.

Charles Amos, Chairman

Attest:

Cynthia Salinas
Utility Board Secretary

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

The McAllen Public Utility Board (MPUB) met in a Workshop on **Tuesday, April 15, 2025** at 3:03 p.m. in the City Commission Chambers at City Hall with the following present:

	Charles Amos	Chairman
	Ernest R. Williams	Vice-Chairman
	Ricardo Godinez	Trustee
	Albert Cardenas	Trustee
Absent:	Javier Villalobos	Mayor/Ex-Officio
Visitor:	Melba Figueroa	Premier Benefits Alliance
	Dario Guerra	Big D Engineering
Staff:	Marco A. Vega, P.E.	General Manager
	Austin Stevenson	City Attorney
	Juan J. Rodriguez	Assistant General Manager
	Cynthia Salinas	Utility Board Secretary
	Savannah Arredondo	Assistant to the Utility Board Secretary
	David Garza	Director of Wastewater Systems
	Carlos Gonzalez, P.E.	Utility Engineer
	Rafael Balderas, EIT	Assistant to the Utility Engineer
	Edward Gonzalez	Water Systems Director
	Maria Chavero	Director of Treasury Management
	Jim Bob Sides	Video Production Specialist
	Jeff Johnston	Assistant City Manager
	Jolee Rene Perez	Director of Employee Benefits
	Leticia Puentes	Designer/Subdivision Coordinator

1) City of McAllen Employee Health Plan Report

Jolee Rene Perez, Director of Employee Benefits presented the City of McAllen Employee Health Plan Report.

2) City of McAllen Employee 457b Plan Discussion

Jolee Rene Perez, Director of Employee Benefits presented on the City of McAllen Employee 457b Plan Discussion.

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

Chairman Amos recessed the meeting at 3:45 p.m. to go into Executive Session.

Chairman Amos reconvened the meeting around 4:15 p.m.

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

ADJOURNMENT

There being no other business to come before the Board, the workshop was unanimously adjourned at 4:15 p.m.

Charles Amos, Chairman

Attest:

Cynthia Salinas
Utility Board Secretary

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

The McAllen Public Utility Board (MPUB) convened in a Regular Meeting on **Tuesday, April 15, 2025**, at 4:00 pm at McAllen City Hall, Commission Chambers with the following present:

	Charles Amos	Chairman
	Albert Cardenas	Trustee
	Ernest Williams	Vice-Chairman
	Ricardo Godinez	Trustee
Absent:	Javier Villalobos	Mayor/Ex-Officio
Staff:	Marco A Vega, P.E.	General Manager
	Juan J. Rodriguez	Assistant General Manager
	Austin Stevenson	City Attorney
	Cynthia Salinas	Utility Board Secretary
	Savannah Arredondo	Assistant to the Utility Board Secretary
	David Garza	Director of Wastewater Systems
	Maria Chavero	Director of Treasury Management
	Edward Gonzalez	Director of Water Systems
	Jim Bob Sides	Video Production Specialist
	Carlos Gonzalez, P.E.,	Utility Engineer
	Jesus Cisneros	Water Plant Manager
	Juan Pedraza	Transmission & Dist. Manager
	Rafael Balderas, E.I.T,	Assistant to the Utility Engineer
	Leticia Puentes	Designer/Subdivision Coordinator
	Patrick Gray	GIS Coordinator
	Christina Molano	Water Lab Manager
	Francisco Ramirez	Trans. & Dist. Assistant Manager
	Janet Landeros	Grants and Contract Coordinator
	Gerardo Noriega	Director Purchasing & Contract
	Jolee Perez	Director of Employee Benefits
	Katia Falcon	Water Education & Comm Coord
	Yesenia Tijerina	Water Education & Comm. Assistant
	Jorge Garcia	Customer Service Specialist
	Eliud Avila	Customer Service Specialist
	Jackelyne Martinez	Customer Service Specialist
	Joshua Vasquez	Customer Service Specialist
	Ismael Rodriguez, Jr	Customer Service Assistant Manager
	Maria Rivera	Working Supervisor
	Jessica Arredondo	Customer Relations Cashier
	Coral Martinez	Customer Relations Cashier
	Jocelyne Lopez	Customer Relations Cashier
	Jessica Hernandez	Customer Relations Cashier
	Andrea Cantu	Grant Development Specialist
	Ryan Patlan	Program Coordinator
	Kobe Marquez	Grant Manager
	Erica Martinez	Compliance Officer
	Lluliana Gallegos	Accountant
	Carla Castillo	Compliance Officer
	Priscilla Avila	Assistant Director
	Christina Garcia	Program Coordinator
	Natalie Manzanares	Housing Program Coordinator
	Crystal Montemayor	Administrative Assistant
	Julia Lash	Director Grand Administration
	Michelle Rivera	Assistant City Manager
Visitors:	Andrea Rodriguez	CDBG Board
	Karen Valdez	CDBG Board
	Heriberto Monrique	CDBG Board

CALL TO ORDER:

Chairman Amos called the meeting to order at 4:15 p.m.

1. MINUTES:

- a) Approval of Regular Meeting Minutes held March 25, 2025

Trustee Godinez moved to approve the regular meeting minutes held March 25, 2025. Vice-Chairman Williams seconded the motion. The motion carried unanimously by those present.

2. CONSENT AGENDA:

- a) Approval of Orangewood South Lot 19A and 20A (2-lots/Residential)
- b) Approval of CXL Acres Subdivision (1 lot/Commercial)
- c) Approval of Lumen Palace Subdivision (14 lots/44 Apartments)
- d) Approval of Matias Estates Subdivision (1 lot/Residential)
- e) Approval of Enclave on 107 Subdivision (115 lots/Townhomes)
- f) Approval for Enclave on Jackson Subdivision (80 lots/Townhomes)
- g) Approval of Mesquite Cove Ph. I Subdivision (9 lots/Single Family)
- h) Approval of Mesquite Cove Ph. II Subdivision (9 lots/Single Family)
- i) Consideration and action to purchase Clarifloc TX-2503 from Polydyne, Inc., through Buyboard contract #691-23
- j) Consideration and action to purchase membranes for the WW thickener system from sole source vendor-Kubota Membrane USA corporation
- k) Consideration and Authorization to Declare MPU Vehicle as Surplus
- l) Consider Authorizing the General Manager to Enter Into an Interlocal Governmental Agreement between the City of McAllen, McAllen Public Utility and the City of Ciudad Victoria, Tamaulipas, Mexico for the donation of a 2012 Freightliner Flush/Vacuum Truck (VIN #: 1FVAG3DV8CHBJ4817)
- m) Consider Approval of the First Amendment to the Contract for Water Services with the City of Edinburg
- n) Award of Contract for Employee Pre-paid Legal & Identity Theft Benefits
- o) Award of Contract for Employee Pet Insurance Benefits
- p) Award of Contract for Employee Assistance Plan Benefits
- q) Award of Contract for Employee Ancillary Plans & Section 125 Administration Services RFP 25-S25-317

Trustee Godinez moved to approve items 2a through 2q. Vice-Chairman Williams seconded the motion. The motion carried unanimously by those present.

3. MANAGER'S REPORT:

- a) Review of Quarterly Investment Report for Quarter Ending September 30, 2024

Maria Chavero, Director of Treasury Management stated this was accepted by the audit and investment committee on March 24, 2025.

Trustee Godinez moved to accept the Quarterly Investment Report. Vice-Chairman Williams seconded the motion. The motion carried unanimously by those present.

- b) Reimbursement Update: Collections 1st and 2nd Quarter Fiscal Year 2025

Janet Landers, Grants and Contracts Coordinator presented the board with an update to Collections for 1st and 2nd Quarter Fiscal Year. No action necessary, for information purposes only.

- c) Recognition of TAWWA & WEAT Watermark Award: Community Outreach and Education Programs- MPU Water Education Camps

No action necessary, for information purposes only.

- d) Recognition of WEAT Outstanding Operator of the Year Award: Daniel Lara

No action necessary, for information purposes only.

- e) Recognition of Select Society of Sanitary Sludge Shovelers (5S) Inductee: Michael Gonzalez

No action necessary, for information purposes only.

- f) Recognition of WEAT Exemplary Employer (Public Sector) Award

No action necessary, for information purposes only.

4. FUTURE AGENDA ITEMS:

Mark reminded the community and staff regarding the Night Out on Wednesday, April 23, 2025 from 5-8 p.m.

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

Meeting recess into Executive Session during Public Utility Workshop

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

No Action

ADJOURNMENT

There being no other business to come before the Board, the meeting was unanimously adjourned at 4:47 p.m.

Charles Amos, Chairman

Attest:

Cynthia Salinas
Utility Board Secretary

Memo

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

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

FROM: Leticia Puentes, Designer/Subdivision Coordinator

DATE: April 21, 2025

SUBJECT: Premier Estates Subdivision; Consideration and Approval

This property is located approximately 950 feet north from the intersection between Idela Avenue & S Ware Road with the property being on the west side of S Ware Road. It is located within the McAllen City Limits and within MPU's Water and Wastewater CCN. The tract consists of 1.14 acres and is being proposed as one (1) lot of C-3L, Commercial.

The subdivision application was originally filed with the City on January 15, 2025 and received preliminary P&Z approval on February 18, 2025. The information required from the developer's engineer for this agenda was received on April 22, 2025.

Utility plan/availability is described as follows:

1. **Water Service:** The applicant is proposing to extend an 8" waterline running along S Ware Road. The applicant will be extending the proposed waterline to and through the property leaving a connection point at the southwest corner of the property for future connection. A fire hydrant is proposed at the south east corner of the proposed subdivision.
2. **Wastewater Service:** The applicant is proposing to tie in to an existing 8" sanitary sewer line running along the west side of S Ware Road proposing to extend an 8" sewer line to the property.
3. The applicant is requesting for a Preliminary Reimbursement Certificate which will be requested at a future MPU Board meeting.
4. The property falls under the Ware & Idela Wastewater reimbursement service area.

Staff recommend MPUB approval of the subdivision application as proposed subject to the following: 1.) Dedication of a utility easement, possibly along the perimeter of the property, and where the main utility lines will be installed; 2.) Installation of the proposed public utility infrastructure be constructed as proposed., and 3.) Payment of a sewer reimbursement for the Ware & Idela Wastewater project in the amount of \$427.50.

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

CITY OF MCALLEN PUB

PREMIER ESTATES SUBD.

UTILITY NARRATIVE

Premier Estates Subdivision is a one lot commercial plat located 180 feet east of S. Ware Road along the north side of proposed Francisca Ave. The water and sewer is inside the CCN of the City of McAllen.

WATER DISTRIBUTION/FIRE PROTECTION:

There is an existing City of McAllen 8” water line and fire hydrant located approximately 88.0 feet north of the NEC of Lot 1, Macias-Torres Subdivision along the west side of S. Ware Road.

The subdivider will extend the City water line south along the west side of S. Ware Road and then west to the site of this one lot plat – the westerly extension shall be located inside a 10’ U.E. The new water line upon reaching the NEC of this one lot plat shall continue south along the east side of this plat and then turn west and continue along the south line of this plat lot ending with a flush valve at the SWC of this plat.

One new fire hydrant is being proposed along the north side of Francisca Ave. at the SEC of this plat.

SANITARY SEWER:

The City of McAllen has an 8” sanitary sewer line that runs parallel to and along the west side of S. Ware Road. This subdivision shall tie into the city’s existing 8” sewer line and extend a new sewer line west inside a 10’ U.E. to the NEC of this site where that line will serve as the location for one proposed 6” sanitary sewer line for this proposed lot. This new 8” sanitary sewer cannot be further extended west due to reaching a minimum depth from the natural ground.

04/16/25

End of Narrative.

**SUBDIVISION REIMBURSEMENT WORKSHEET
PREMIER ESTATES SUBDIVISION**

WASTEWATER LINE REIMB. CALCULATIONS			
WASTEWATER:	MPU: WARE & IDELA		
COST:	\$375.00 x	1.14 AC	\$427.50
10% ADMIN FEE	<10 YEARS		42.75
WASTEWATER LINE REIMBURSEMENT			\$470.25

TOTAL REIMBURSEMENT DUE

\$470.25

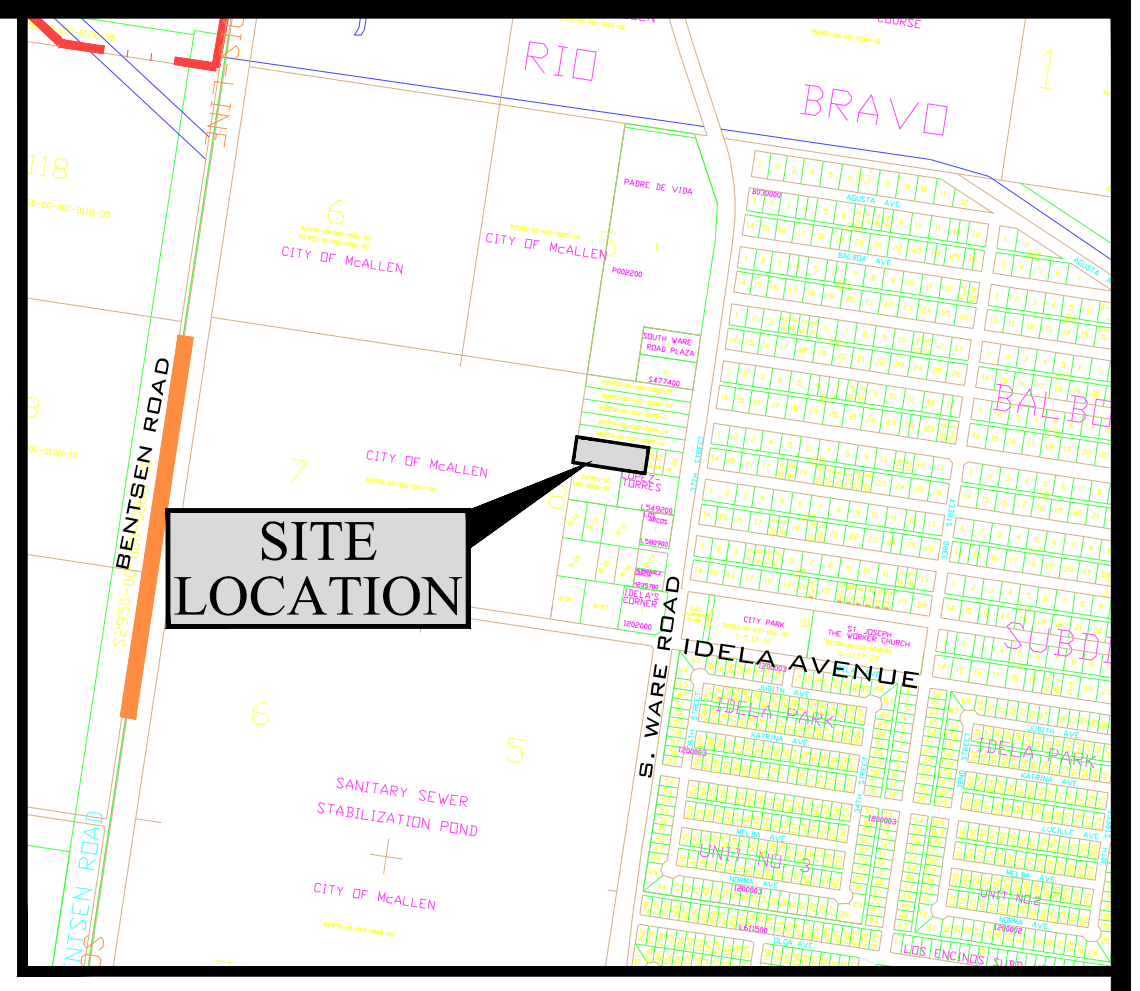
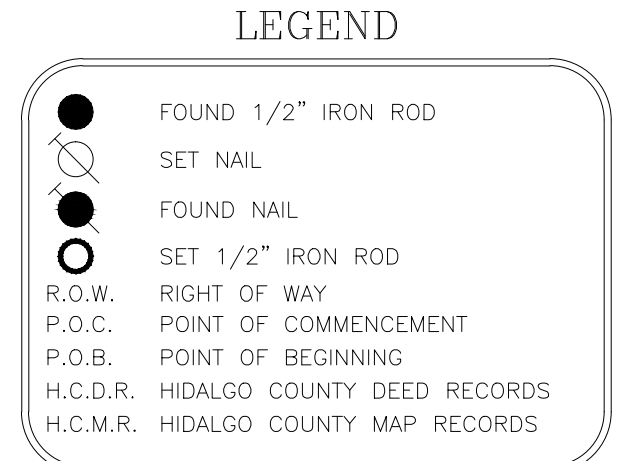
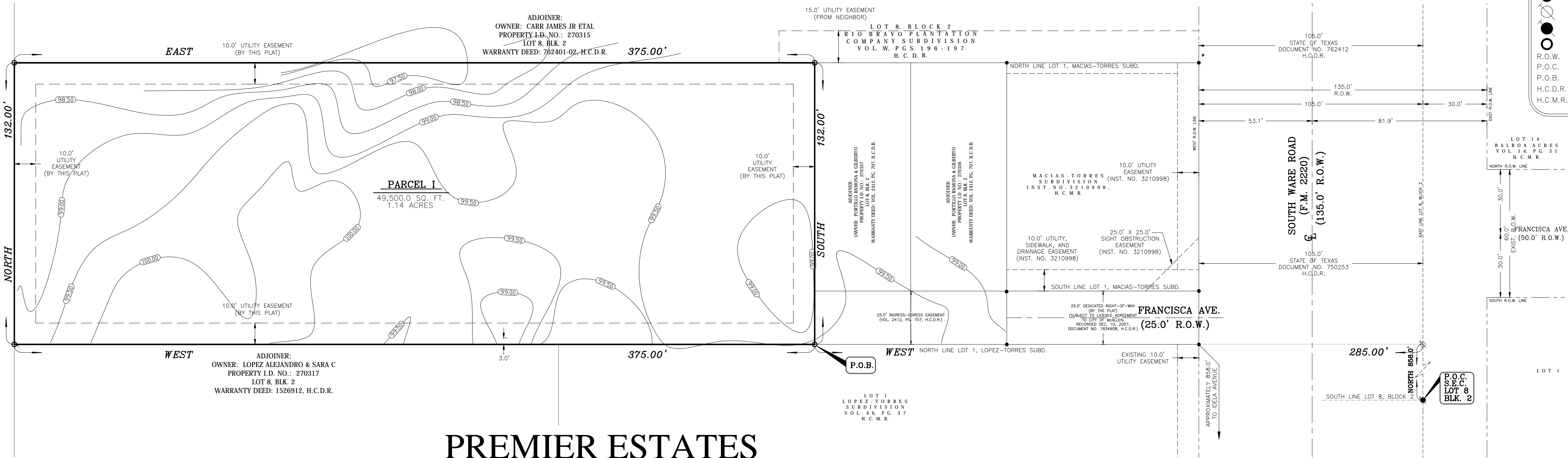
Prepared By: Leticia Fuentes Date: 4/21/2025 Reviewed By: Eduardo

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: Jose G Fuentes



PREMIER ESTATES

AN ADDITION TO THE CITY OF MCALEN,
HIDALGO COUNTY, TEXAS.

BEING A 1.14 ACRE TRACT OF LAND, MORE OR LESS, CARVED OUT OF THE NORTH 7.0 ACRES OF THE EAST 1/2 OF LOT 8, BLOCK 2, RIO BRAVO PLANTATION COMPANY SUBDIVISION OF PARTS OF PORCIONES 61, 62 AND 63, AS PER MAP OR PLAT THEREOF RECORDED IN VOLUME "W," PAGES 196 THRU 197, DEED RECORDS OF HIDALGO COUNTY, TEXAS;

GENERAL PLAT NOTES:

- MINIMUM SETBACK LINES = FRONT (N. WARE RD.): IN ACCORDANCE WITH ZONING ORDINANCE, OR GREATER FOR EASEMENTS OR APPROVED SITE PLAN, OR ON LINE WITH AVERAGE SETBACK, WHICHEVER IS GREATER APPLIES.
SIDE: IN ACCORDANCE WITH THE ZONING ORDINANCE OR GREATER FOR EASEMENTS OR AN APPROVED SITE PLAN WHICHEVER IS GREATER APPLIES.
REAR: IN ACCORDANCE WITH THE ZONING ORDINANCE OR GREATER FOR EASEMENTS OR AN APPROVED SITE PLAN WHICHEVER IS GREATER APPLIES.
- SETBACKS FOR THE EXISTING STRUCTURE(S) WILL REMAIN; HOWEVER, ONCE REDEVELOPMENT AND/OR AN EXPANSION OCCURS THEN NEW SETBACKS WILL APPLY.
- LANDS CONTAINED WITHIN THIS SUBDIVISION LIE IN ZONE "B" ACCORDING TO THE FIRM (FLOOD INSURANCE RATE MAP) DATED 11/02/82, COMMUNITY PANEL NO. 480343 0010 C.
- MINIMUM FINISHED FLOOR ELEVATION ON ALL NEW CONSTRUCTION SHALL BE 18.0 INCHES ABOVE THE TOP OF SOUTH WARE ROAD AS MEASURED FROM THE CENTER OF THIS LOT.
- THIS SUBDIVISION PLAT SHALL BE REQUIRED TO DETAIN A TOTAL OF 11,267.12 CUBIC FEET (0.259 AC. FEET) OF DRAINAGE RUNOFF VOLUME.
- THE CONSTRUCTION OF ANY STRUCTURES ON OR WITHIN ANY EASEMENTS SHALL BE PROHIBITED.
- NO POTABLE DRINKING WATER WELL IS LOCATED WITHIN 150.0 FEET FROM THIS SUBDIVISION.
- A 6' OPAQUE BUFFER IS REQUIRED FROM ANY ADJACENT/BETWEEN MULTI-FAMILY RESIDENTIAL AND COMMERCIAL OR INDUSTRIAL ZONE/USE. AN 8' MASONARY WALL IS REQUIRED BETWEEN SINGLE-FAMILY RESIDENTIAL AND COMMERCIAL, INDUSTRIAL OR MULTI-FAMILY RESIDENTIAL ZONE/USE.
- AN ENGINEERED DRAINAGE DETENTION PLAN, APPROVED BY THE ENGINEERING DEPARTMENT, IS REQUIRED PRIOR TO ISSUANCE OF BUILDING PERMITS.
- BENCHMARK: BENCHMARK ELEVATION= 98.55. MCALEN SURVEY CONTROL POINT NO. 92, LOCATED INSIDE IDELA PARK 90 FEET NORTH FROM THE B.C. OF IDELA STREET AND 162 FEET EAST FROM THE CL. OF WARE ROAD.

**STATE OF TEXAS
COUNTY OF HIDALGO**

WE, THE UNDERSIGNED, OWNERS OF THE LAND SHOWN ON THIS PLAT AND DESIGNATED HEREIN AS **PREMIER ESTATES** TO THE CITY OF MCALEN, TEXAS, AND WHOSE NAMES ARE SUBSCRIBED HERETO, HEREBY DEDICATE TO THE USE OF THE PUBLIC ALL STREETS, ALLEYS, PARKS, WATER COURSES, DRAINS, EASEMENTS, WATER LINES, SEWER LINES, STORM SEWERS, FIRE HYDRANTS AND PUBLIC PLACES WHICH ARE INSTALLED OR WHICH 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 MCALEN, 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 MCALEN.

OWNER: PREMIER ASSET HOLDINGS, LLC
JOSE FUENTES, MANAGER
2216 N. 47th. ST.
MCALEN, TEXAS 78501

OWNER: PREMIER ASSET HOLDINGS, LLC
NAYFA M. SATARAIN, MANAGER
2216 N. 47th. ST.
MCALEN, TEXAS 78501

**STATE OF TEXAS
COUNTY OF HIDALGO**

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED **PREMIER ASSET HOLDINGS, LLC**, KNOWN TO ME TO BE THE PERSON WHOSE NAMES ARE SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS THE _____ DAY OF _____, 2025.

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

**STATE OF TEXAS
CITY OF MCALEN**

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

CHAIRPERSON
PLANNING AND ZONING COMMISSION

DATE

**STATE OF TEXAS
COUNTY OF HIDALGO**

I, DAVID OMAR SALINAS, P.E., A REGISTERED PROFESSIONAL ENGINEER LICENSED TO PRACTICE IN THE STATE OF TEXAS, REGISTRATION NUMBER TX. 71973, DO HEREBY CERTIFY THAT THIS PLAT HAS BEEN GIVEN PROPER AND ADEQUATE ENGINEERING CONSIDERATION.

DAVID OMAR SALINAS, P.E. _____ DATE _____
REG. PROFESSIONAL ENGINEER #71973

**STATE OF TEXAS
COUNTY OF HIDALGO**

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

DAVID O. SALINAS, R.P.L.S.
REG. PROFESSIONAL LAND SURVEYOR #5782

**STATE OF TEXAS
CITY OF MCALEN**

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

MAYOR _____ DATE _____

APPROVED BY DRAINAGE DISTRICT:

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

HIDALGO COUNTY DRAINAGE DISTRICT NO. 1

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

PRINCIPAL CONTACTS

NAME	ADDRESS	CITY & ZIP	PHONE	FAX
OWNER: PREMIER ASSET HOLDINGS, LLC	2216 N. 47th ST.	MCALEN, TEXAS 78501	(956) 655-7385	NONE
ENGINEER: DAVID O. SALINAS	2221 DAFFODIL AVE.	MCALEN, TEXAS 78501	(956) 682-9081	(956) 686-1489
SURVEYOR: DAVID O. SALINAS	2221 DAFFODIL AVE.	MCALEN, TEXAS 78501	(956) 682-9081	(956) 686-1489

METES AND BOUNDS DESCRIPTION

BEING A 1.14 ACRE TRACT OF LAND, MORE OR LESS, CARVED OUT OF THE NORTH 7.0 ACRES OF THE EAST 1/2 OF LOT 8, BLOCK 2, RIO BRAVO PLANTATION COMPANY SUBDIVISION OF PARTS OF PORCIONES 61, 62 AND 63, AS PER MAP OR PLAT THEREOF RECORDED IN VOLUME "W," PAGES 196 THRU 197, DEED RECORDS OF HIDALGO COUNTY, TEXAS; SAID 1.14 ACRE TRACT OF LAND IS MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING AT A NAIL FOUND ON THE SOUTHWEST CORNER OF SAID LOT 8 LOCATED WITHIN THE RIGHT-OF-WAY OF SOUTH WARE ROAD; THENCE, AS FOLLOWS:

- NORTH, COINCIDENT WITH THE EAST LINE OF SAID LOT 8, A DISTANCE OF 858.0 FEET TO A NAIL SET; THENCE,
- WEST, ALONG A LINE PARALLEL TO THE SOUTH LINE OF SAID LOT 8, A DISTANCE OF 105.0 FEET PASS A 1/2 INCH DIAMETER IRON ROD FOUND ON THE SOUTHEAST CORNER OF LOT 1, MACIAS-TORRES SUBDIVISION, AN ADDITION TO THE CITY OF MCALEN, HIDALGO COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN INSTRUMENT NO. 3210998, MAP RECORDS OF HIDALGO COUNTY, TEXAS, AT A DISTANCE OF 285.0 FEET IN ALL TO A 1/2 INCH DIAMETER IRON ROD FOUND FOR THE SOUTHEAST CORNER AND POINT OF BEGINNING OF THIS HEREIN DESCRIBED TRACT;
- (1) THENCE, WEST, A DISTANCE OF 375.0 FEET TO A 1/2 INCH DIAMETER IRON ROD FOUND FOR THE SOUTHWEST CORNER OF THIS HEREIN DESCRIBED TRACT;
- (2) THENCE, NORTH, ALONG A LINE PARALLEL TO THE EAST LINE OF SAID LOT 8, A DISTANCE OF 132.0 FEET TO A 1/2 INCH DIAMETER IRON ROD FOUND FOR THE NORTHWEST CORNER OF THIS HEREIN DESCRIBED TRACT;
- (3) THENCE, EAST, ALONG A LINE PARALLEL TO THE SOUTH LINE OF SAID LOT 8, A DISTANCE OF 375.0 FEET TO A 1/2 INCH DIAMETER IRON ROD FOUND FOR THE NORTHEAST CORNER OF THIS HEREIN DESCRIBED TRACT;
- (4) THENCE, SOUTH, ALONG A LINE PARALLEL TO THE WEST LINE OF SAID LOT 8, A DISTANCE OF 132.0 FEET TO THE POINT OF BEGINNING, CONTAINING 1.14 ACRES OF LAND, MORE OR LESS.

BEARING SOURCE: MACIAS-TORRES SUBD., MCALEN, HIDALGO COUNTY, TEXAS.
N:\SUBDIVISION\PLATS\PREMIERESTATES\SUBD.1.14.011425

PREMIER ESTATES

PREPARED BY: SALINAS ENGINEERING & ASSOCIATES
DATE OF PREPARATION: APRIL 17, 2025.
JOB NUMBER: SP-24-26270
OWNER: PREMIER ASSET HOLDINGS, LLC
JOSE FUENTES, MANAGER
NAYFA M. SATARAIN, MANAGER
2216 N. 47th. ST.
MCALEN, TEXAS 78501

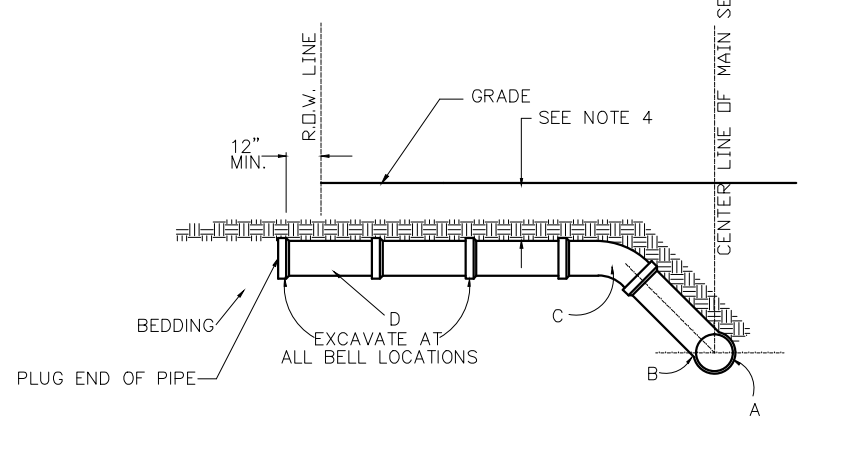
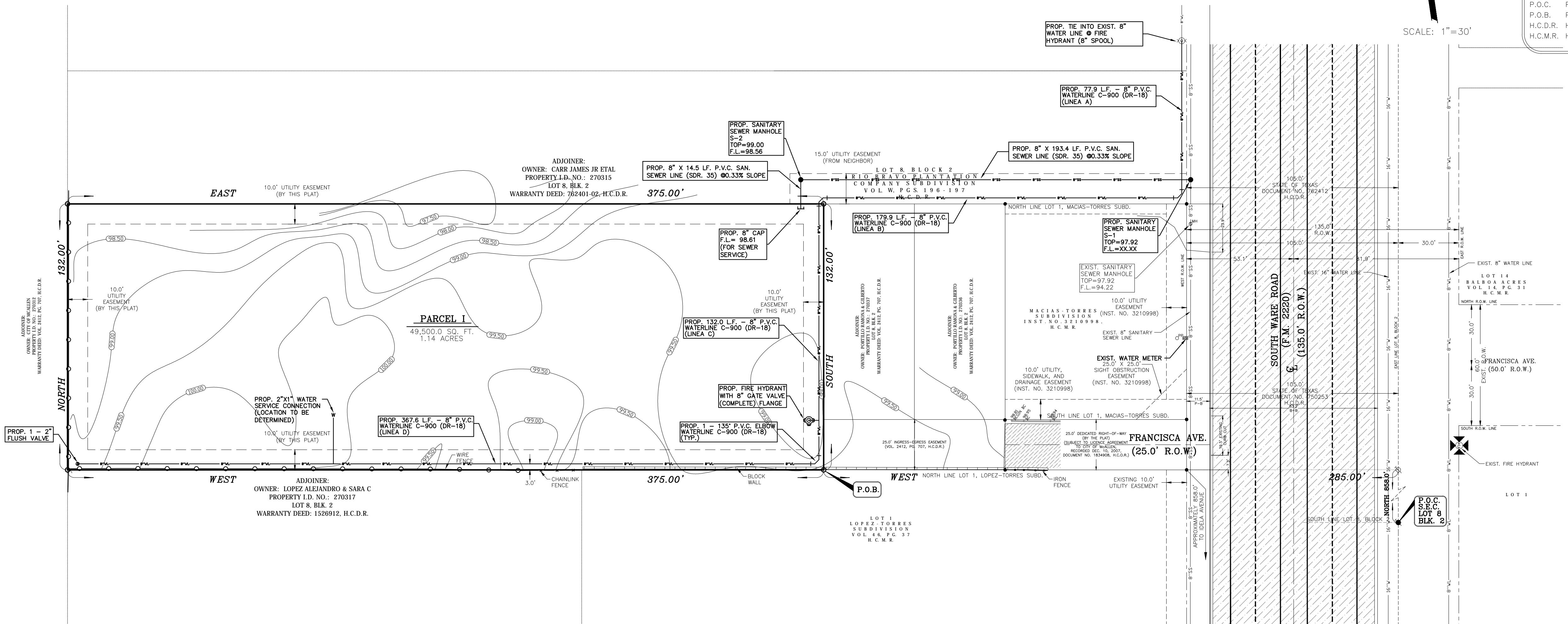
DISCLAIMER: THIS DOCUMENT IS RELEASED FOR THE PURPOSE OF INTERIM REVIEW BY THE DRAINAGE DISTRICT NO. 1 ONLY & BY NO OTHERS UNDER THE AUTHORITY OF DAVID OMAR SALINAS, P.E., TX. REG. NO. 71973 ON APRIL 17, 2025. IT IS NOT TO BE USED FOR CONSTRUCTION PURPOSES.

SEA
SALINAS ENGINEERING & ASSOCIATES
(P-6675) (TBPLS-10065700)
CONSULTING ENGINEERS & SURVEYORS
2221 DAFFODIL - MCALEN, TEXAS 78501
(956) 682-9081 (956) 686-1489 (FAX)
TBPLS 12100 PARK 35 CIRCLE BLDG. A, SUITE 156, MC-230, AUSTIN, TEXAS 78773 (512) 239-5263

LEGEND

- FOUND 1/2" IRON ROD
- SET NAIL
- FOUND NAIL
- SET 1/2" IRON ROD
- PP POWER POLE
- MH SANITARY SEWER MANHOLE
- WM WATER METER
- R.O.W. RIGHT OF WAY
- P.O.C. POINT OF COMMENCEMENT
- P.O.B. POINT OF BEGINNING
- H.C.D.R. HIDALGO COUNTY DEED RECORDS
- H.C.M.R. HIDALGO COUNTY MAP RECORDS

SCALE: 1"=30'



SINGLE SEWER SERVICE CONNECTION

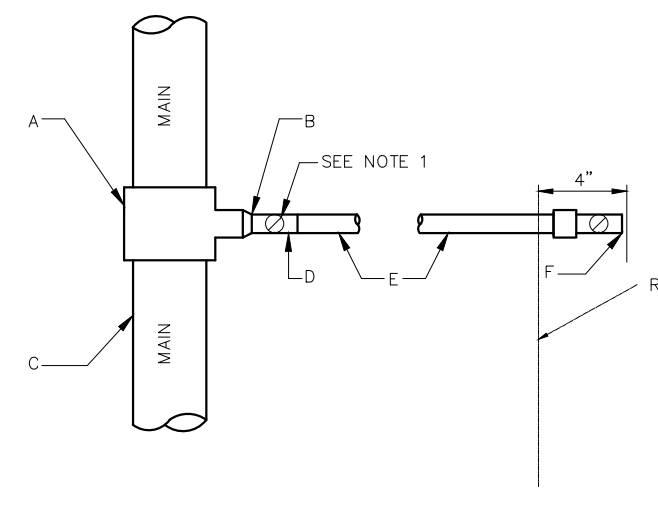
GENERAL NOTES

- SERVICE CONNECTION TO BE MIN. 6" DIA. SDR-35 OR V.C. PIPE.
- ALL SERVICE CONNECTIONS MUST BE CAPPED AND AIR TESTED.
- ALL SERVICE CONNECTIONS SHALL HAVE A MIN. OF 3' COVER.

CONSTRUCTION NOTES

- MAIN LINE (PVC) SDR 35
- 4" WYE
- 45° BEND
- 4" SERVICE LINE.

NOTE:
 UTILITY LINES TO BE FIELD VERIFIED PRIOR TO ANY CONSTRUCTION.



SINGLE CONNECTION

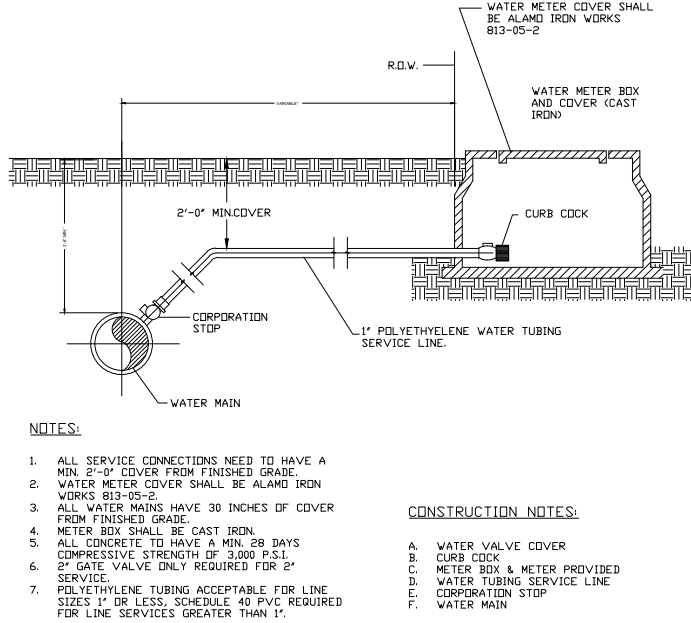
SCALE: N.T.S.

CONSTRUCTION NOTES

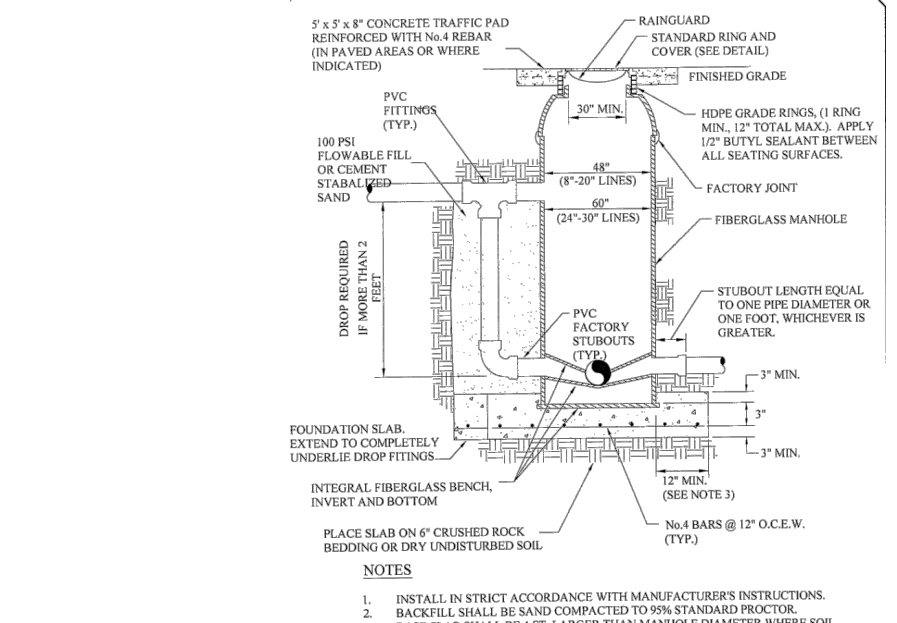
- MAIN LINE SIZE X 2" TEE OR MAIN LINE SIZE X 3/4" SERVICE SADDLE.
- 2" X 1" REDUCER (IF NEEDED).
- WATER MAIN (C900, C905 DR-18 CLASS 150)
- 1" CORPORATION STOP.
- 1" SERVICE LINE, POLYETHYLENE WATER TUBING, "TOUGH TUBING" ASTM D3747 OR APPROVED EQUAL.
- 1" CORPORATION STOP.

GENERAL NOTES

- ON ALL SERVICE LINES GREATER THAN 1" (2" PVC SCHEDULE 40), A 2" VALVE WILL BE REQUIRED PRIOR TO STREET CONSTRUCTION.
- ALL SERVICE CONNECTIONS SHALL BE DONE PRIOR TO STREET CONSTRUCTION.
- SERVICE CONNECTION LOCATION TO BE SHOWN ON PLANS.



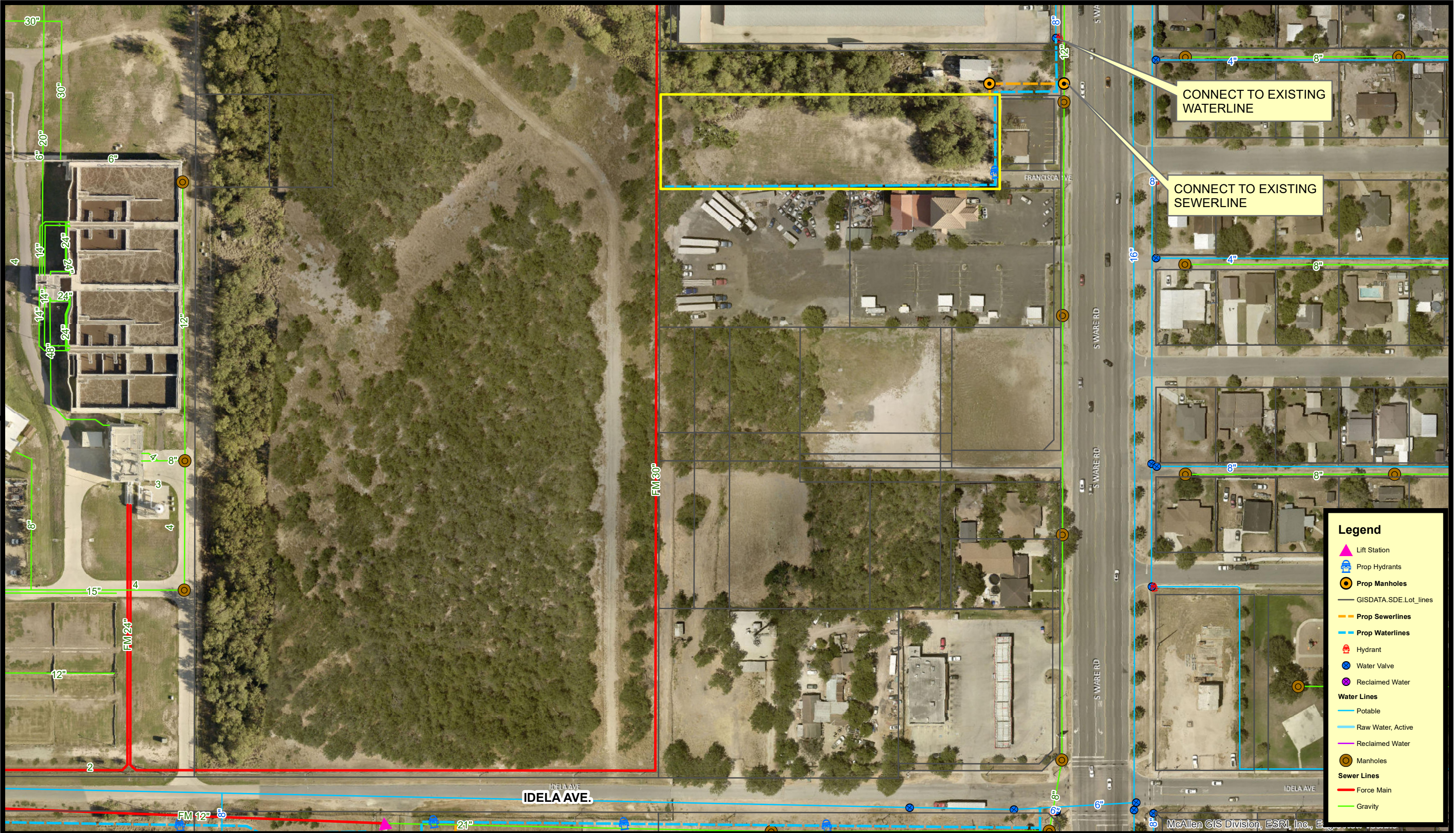
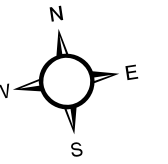
TYPICAL WATER SERVICE CONNECTION WITH METER BOX DETAIL



TYPICAL FIRE HYDRANT INSTALLATION

DISCLAIMER: THIS DOCUMENT IS RELEASED FOR THE PURPOSE OF INTERNAL REVIEW BY THE DRAINAGE DISTRICT NO. 1 ONLY & BY NO OTHERS UNDER THE AUTHORITY OF DAVID OMAR SALINAS, P.E., TX. REG. NO. 71973 ON APRIL 17, 2025. IT IS NOT TO BE USED FOR CONSTRUCTION PURPOSES.

PREMIER ESTATES SUBDIVISION



Legend

- Lift Station
- Prop Hydrants
- Prop Manholes
- GISDATA.SDE.Lot_lines
- Prop Sewerlines
- Prop Waterlines
- Hydrant
- Water Valve
- Reclaimed Water

Water Lines

- Potable
- Raw Water, Active
- Reclaimed Water

Sewer Lines

- Force Main
- Gravity



AGENDA ITEM 3.a.

PUBLIC UTILITY BOARD

DATE SUBMITTED 04/16/2025

MEETING DATE 4/29/2025

1. Agenda Item: Award of Contract extension for Direct Primary Care and Ancillary Services.
2. Party Making Request:
Jolee Perez, Benefits Coordinator
3. Nature of Request: Award of Contract extension for Direct Primary Care and Ancillary Services to Frontier Health.

4. Budgeted:

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

5. Reimbursement:

6. Routing:

Jolee Perez	Created/Initiated - 4/16/2025
Jeff Johnston	Approved - 4/22/2025
Gerardo Noriega	Approved - 4/22/2025
Maria Chavero	Approved - 4/22/2025
Austin Stevenson	Final Approval - 4/23/2025

7. Staff's Recommendation: Recommend approving a two-year extension of the City's Employee Health Plan contract with Frontier Health for direct primary care and ancillary services, from October 1, 2025, to September 30, 2027.

8. City Attorney: Approve. AWS

9. MPU General Manager: Approved - MAV

10. Director of Finance for Utilities: Approved - MSC



MEMORANDUM

TO: Mark Vega, General Manager
CC: Jeff Johnston, Assistant City Manager
FROM: Jolee Perez, Director of Employee Benefits
DATE: 04/29/25
RE: Extension of Direct Primary Care and Ancillary Services Contract with Frontier Health

As presented in the April Workshop, the City is nearing the end of its initial three-year contract with Frontier Health for direct primary care and ancillary services. The workshop highlighted key findings related to population health, program satisfaction, and cost analytics:

1. **Engagement:** From 10/01/22 to 12/31/24, 60.6% of eligible participants utilized Frontier Health services—significantly higher than the national average of 50.3% for primary care engagement.
2. **Access to Care:** Primary care visits increased by 66% following program implementation, driven by improved access and the elimination of cost barriers.
3. **High-Risk Population Engagement:** Participants engaging with Frontier Health were found to have 2–3 times more diagnosed conditions, indicating that the program is effectively reaching the plan’s highest-risk members. These individuals also had lower inpatient admission and readmission rates, contributing to reduced claims costs.
4. **Cost Avoidance:** From 10/01/22 to 09/30/24, the City averted an estimated \$8.15M in claims by slowing the growth of healthcare spending relative to projected trends and medical inflation.
5. **Year-Over-Year Savings:** Medical spend decreased by 4.7% (\$568K) in the period from 10/01/23 to 09/30/24, despite ongoing medical inflation.
6. **Member Satisfaction:** Frontier Health achieved an average Net Promoter Score (NPS) of 95—well above the industry average of 58—based on over 948 survey responses, reflecting strong member satisfaction and support for the program.

These outcomes demonstrate the program's effectiveness in improving health outcomes and member satisfaction while containing costs.

Staff Recommendation: *Staff recommends approval of remaining contract extension for an additional two years commencing October 1, 2025 through September 30, 2027 with Frontier Health for Direct Primary Care and additional ancillary care services.*



AGENDA ITEM 3.b.

PUBLIC UTILITY BOARD

DATE SUBMITTED 04/22/2025

MEETING DATE 4/29/2025

1. Agenda Item: Recommendation for selection and award of Design Phase Consulting Engineering Services for the Balboa Lift Station Backup Generator Project

2. Party Making Request:
Erika Gomez, Utility Engineer

3. Nature of Request: Recommendation for selection and award of Design Phase Consulting Engineering Services for the Balboa Lift Station Backup Generator Project

4. Budgeted: YES

Bid Amount:	<u>\$103,750</u>	Budgeted Amount:	<u>\$1,100,000</u>
Under Budget:	<u>\$0.00</u>	Over Budget:	<u>\$0.00</u>
		Amount Remaining:	<u>\$996,250</u>

5. Reimbursement: N/A

6. Routing:
Erika Gomez Created/Initiated - 4/22/2025
Gerardo Noriega Final Approval - 4/23/2025

7. Staff's Recommendation: Staff recommends Selection and Award of Consulting Engineering Services as proposed.

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: Erika Gomez, P.E., Utility Engineer

DATE: April 21, 2025

SUBJECT: **Balboa Lift Station Backup Generator Project; Consulting Engineer Selection and Award**

Halff Associates recently completed a Generator Evaluation Study for the Balboa Lift Station. The study provided an electrical site assessment based on the critical load required for the station's backup power system. The study identified several system deficiencies and based on those findings, recommends a near-total upgrade to ensure reliability and compliance with operational needs.

In alignment with the study's findings, staff recommends proceeding with Engineering Design Phase Services for the Generator Upgrade Project. We further recommend selecting Halff Associates to continue with these services, which will include:

- Site Surveying Services
- Generator Design, Performance Specifications, and Construction Documents
- Bidding Services
- Construction Administration

A detailed scope proposal outlining these services and deliverables is attached for your review. Halff Associates is proposing to perform the work for a lump sum fee not to exceed \$103,750.

Staff respectfully requests Board approval for the **selection of Halff Associates** and the **award of a professional services contract in the amount of \$103,750.**

Staff will be available to address any questions or provide additional information as needed.



04/17/2025

Erika Gomez, PE
Utility Engineering
McAllen Public Utilities
E-mail: eGomez@mcallen.net
Ph: (956)-681-1775

Re: Professional Engineering Services for Backup Generator Improvements at McAllen Balboa Lift Station

Dear Ms. Gomez,

We are pleased to submit this proposal to provide professional electrical engineering services for the proposed project referenced above. We are excited to be a part of your important project and look forward to contributing our expertise.

Enclosed is our proposed scope of services and fees.

The proposed fees established are based on the professional services needed to develop backup generator construction documents. The scope of work is based on Option #2 of the attached backup generator study dated 7/26/2024. The proposed fees identified do not include scope revisions or additions once the project is under way. The scope incorporates design and construction administration services on a lump sum basis. Additional work requested by the Owner will require a revision to the scope and fees established in this proposal.

We believe this proposal meets your requirements for this project. We appreciate the opportunity to be of service to you and trust that our association on this project will be mutually beneficial. If this proposal meets your approval, please authorize Halff to execute the work in accordance with SOQ no. 04-21-S24-793. We will commence services upon receipt of a fully executed agreement. Please feel free to contact us if you have any questions concerning this proposal.

Respectfully,

A handwritten signature in blue ink, appearing to read "Gabriel Benavides Jr.", written over a horizontal line.

Gabriel Benavides Jr, P.E.
Vice President

MPU Authorization Officer



SCOPE OF THE PROJECT

It is our understanding that the project consists of developing engineering construction documents for the replacement of an existing backup power generator with a new. It is understood that the existing electrical generator does not hold the reliability to provide backup power to the electrical loads at the Balboa Lift Station. This project will correct that by upgrading the existing genset with a new. It will also incorporate a new automatic transfer switch (ATS) that will transfer normal power to backup power in an efficient and safe way.

The scope of work also includes design and construction administration for the project.

SCOPE OF BASIC SERVICES

Specifically, the following engineering services are included in the scope of work:

Task 100: Site Surveying:

1. Surveying: This task includes field ties to all surface improvements located onsite, establishing horizontal and vertical control for the project to be utilized by the contractor, and obtaining supplemental site topography required for the design. This does not include a survey of any subsurface facilities. Existing underground structures or utilities that are not accessible will be obtained from record drawings and utility locating services.

Task 200: Professional Engineering Design Development and Construction Document Phase

Construction Document Plans

60% Submittal:

1. Develop existing generator and associated backup system demolition plans.
2. Evaluate conduit routing options.
3. Evaluate possible automatic transfer switch locations and provide a recommended location.
4. Provide site plan drawing with preliminary conduit routings.
5. Electrical site plans indicating proposed electrical underground duct-bank routes.
6. Electrical existing one line diagram
7. Electrical revised one line diagram
8. Site lighting for new backup power site area.
9. Verify all new electrical equipment required working clearances.
10. Electrical typical details
11. Provide backup power generator basis of design dimensions and location on plans.
12. Provide backup power coordination with structural engineer.

13. Provide generator system on electrical site plan
14. Provide backup power feeder design
15. Provide backup power generator auxiliary circuitry design.
16. Provide automatic transfer switch requirement specifications
17. Provide backup generator requirement specifications
18. Provide backup power system standard details.
19. Electrical ductbank construction details
20. Prepare 60% div 26 electrical specifications

Structural

21. Provide a structural drawing with backup generator concrete pad dimensions.

Civil

22. Evaluate and confirm best practice generator concrete pad elevation.

90% Submittal:

1. Implement 60% comments from client.
2. Prepare 90% div technical specifications.
3. Conduct short circuit analysis for verification of available short circuit rating of backup up power equipment.
4. Implement a quality control (QC) review to plans and specs.
5. Implement revisions to plans and specs from QC review.

100% Issued for Construction Submittal

1. Implement Owner and QC review comments.
2. Coordinate with all discipline's final electrical requirements and/or adjustments.
3. Finalize Div 26 specifications.

Task 300

Bidding Services

It is understood that the construction bid documents will be submitted to minimum 2 general contractors. The following is what is included in the scope of work.

1. Answer bidder RFIs
2. Assist on the bid evaluation

Task 400

Basic Construction Administration Service/ Tier 1 CA services

OAC meetings are to be held (virtually) monthly for a max of 12 months. General Contractor will be responsible to manage the OAC meetings, be the responsible party for the OAC meeting agenda and meeting minutes.

1. Attend pre-construction conference (in-person)
2. Answer contractor RFIs
3. Review and respond to submittals/shop drawings.

4. Attend max of 4 field visits and prepare a max of 4 field reports. Field reports are to be strategically scheduled for when the OAC meetings are scheduled for and for when GC has produced a significant amount of construction work.
5. Attend one punch list walkthrough.

Task 500

Reimbursable Expenses

All special consultants, reproduction costs, delivery costs, and postage will be reimbursed at cost plus ten percent. Reimbursable Expenses are in addition to compensation for Basic and Additional Services and include expenses incurred by the Engineer and consultants in the interest of the Project, as identified in the following clauses.

- A. Reasonable expense of transportation in connection with the project: expenses in connection with authorized out-of-town travel, long distance communications; and fees paid for securing approval of authorities having jurisdiction over the Project.
- B. Expense of reproductions, postage and handling of Drawings, Specifications and other documents required in the Bidding or Negotiation and Construction Phases.
- C. Expense of additional insurance coverage or limits, including professional liability insurance, requested by the Owner in excess of the amount currently carried by the Engineer.

DESIGN SCHEDULE:

- Surveying: 2 weeks after notice to proceed.
- 60% Construction Documents: 8 weeks after surveying task is complete.
- 90% Construction Documents: 4 weeks after 60% Owner review conference.
- 100% Construction Documents: 3 weeks after 90% Owner review conference.

OPTIONAL SERVICES

Optional Services will be services rendered that are other than those delineated under the Scope of Basic Services. These services must be agreed to by the Client and Engineer and written authorization received from the Client. Such written authorization must be received within seven (7) days after Engineer's notification of change to Client, or Engineer may suspend work on all areas of work effected by the change.

The following items are considered Optional Services and will be provided upon request by the Owner:



- A. Optional Construction Administration Services/ Tier 2 CA services**
The following CA services are considered optional and additional to Basic CA services.
- Attend site visits for observation of construction progress passed the amount noted in Basic Services. This can often be due to general contractor extending project substantial completion schedule.
 - Additional onsite meetings/visits due to contractor or Owner requests.
 - Development of As-built drawings in AutoCAD format
 - Assisting onsite meetings for equipment vendor walkthroughs.
 - Development of OAC meeting agendas, meeting minutes and Virtual meeting planning.
- B. Execution of the FEMA grant online form. This optional service can be provided as an hourly agreement with a not to exceed cost of \$18,000. It is understood that in this optional service, Halff will input required information to complete the FEMA grant form, however Owner is responsible in submitting with Owner credentials.
- C. Design services for the development of construction documents.
- D. Additional project sites not listed in the basic scope of services.
- E. Energy studies.

EXCEPTIONS AND CONDITIONS

- A. The following items shall be provided by the Owner:
1. Electrical utility approval to obtain facility peak demand loads.
- B. All Drawings, Documents, Specification produced in any form, to include Magnetic Media, provided by Engineer under the terms of this agreement are the property of Halff Associates Inc., and are not to be used for any reason or purpose other than to construct the above-named project without the written consent of the Engineer.



COMPENSATION

Services	Professional Fee	Fee Type
Surveying Services	\$3,500	Lump Sum
Professional Electrical Services	\$100,250	Lump Sum
Totals	\$103,750	Lump Sum

BILLING AND PAYMENT

Billing shall be monthly based on the percentage of design completion plus reimbursable expenses. Engineer's billing date shall be consistent with Client's billing date.

Payment is due within 30 days of the invoice date. Late payments shall accrue interest charges of 1% per month on the unpaid balance. All legal fees incurred in collecting past due amounts shall be reimbursed to Halff Associates.

In addition, if bills are not paid within 45 days, the Engineer may, after giving seven (7) days written notice, suspend services under this agreement until payment has been made to Engineer for all amounts past due.

We appreciate the opportunity to be considered for this project and look forward to the possibility of working with your firm.

Please indicate your acceptance of this proposal by signing in the space provided and returning one signed copy.

Respectfully,

Accepted for:
McAllen Public Utilities Board

Gabriel Benavides J.R., PE
Vice President
Director of MEP

By: _____
Mark Vega, PE
General Manger

PM/secr'y

Date: _____



AGENDA ITEM 3.c.

PUBLIC UTILITY BOARD

DATE SUBMITTED 04/22/2025

MEETING DATE 4/29/2025

1. Agenda Item: Consideration and Possible Approval of Award of Project No. 04-25-C18-662 McAllen Southwest Water Plant Roof Repair

2. Party Making Request:
Edward Gonzalez, Water Systems Director

3. Nature of Request: Staff recommend awarding the contract to the lowest bidder, Diverse Construction from Brownsville, Texas, for the South Water Plant main building roof repairs for the amount of \$105,000.

4. Budgeted: Yes

Bid Amount:	<u>\$105,000</u>	Budgeted Amount:	<u>\$140,000</u>
Under Budget:	<u>\$35,000</u>	Over Budget:	<u>\$0.00</u>
		Amount Remaining:	<u>\$35,000</u>

5. Reimbursement:

6. Routing:
Edward Gonzalez Created/Initiated - 4/22/2025
Gerardo Noriega Final Approval - 4/23/2025

7. Staff's Recommendation: Staff recommend awarding the contract to the lowest bidder, Diverse Construction, in the amount of \$105,000.

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 *MAV*
From: Jesus Cisneros, Water Plant Manager *JC*
Thru: Edward Gonzalez, Director Water Systems *EJ*
Date: 4/21/2025
Re: PROJECT NO. 04-25-C18-662 MCALLEN SOUTHWEST WATER PLANT ROOF REPAIR *Approved*

On April 10, 2025, the Purchasing & Contracting Department solicited electronic sealed bids for the Southwest Water Plant Roof Repair project. A total of nine (9) companies submitted bids in response. Attached is the Bid Tabulation for your review.

After evaluating all submissions, staff recommends awarding the contract to the lowest responsive and responsible bidder, **Diverse Construction from Brownsville TX**, in the amount of **\$105,000.00**. Diverse Construction meets all specifications and requirements outlined in the project scope.

This item was budgeted for the fiscal year 2024-2025, with a total budget of \$140,000.00. Awarding the contract to Diverse Construction represents a cost-saving of \$35,000.00. The roof repair is critical as it is over 20 years and maintenance is required.

Please advise if any additional information is needed.

Memorandum

TO: Edward Gonzalez, Director of Water Systems

FROM: Gerardo Noriega, CPPB, Director of Purchasing & Contracting

DATE: April 14, 2025

SUBJECT: Project No. 04-25-C18-662
McAllen Southwest Water Plant Roof Repair

JW

The project mentioned above was opened on April 10, 2025, at 10:00 AM. The bid may be viewed online at <https://mcallen.procurement.com>. Please have your department liaison listed below visit Procurement, to review the nine (9) submittal(s) for the above-referenced project.

Water Plant	
Liaison:	Perla Pitones
Email:	ppitones@mcallen.net

This bid will expire on **June 9, 2025**; therefore, please be advised that any recommendations for Public Utility Board must be submitted to the Purchasing & Contracting Department, in writing, by Tuesday at noon prior to the agenda items deadline.

Response Deadline	Commission Meeting Date
April 16, 2025	April 29, 2025
April 30, 2025	May 13, 2025
May 14, 2025	May 28, 2025

If any additional information is needed, please call our office at (956) 681-1130.

ASP/bj



REVISED

BID OPENING: APRIL 10, 2025 AT 10:00 AM CDT
 LOCATION: CITY HALL CONFERENCE ROOM NO. 2A
 PROJECT NO. 04-25-C18-662 MCALLEN SOUTHWEST WATER PLANT ROOF REPAIR

NO.	REFERENCE NO.	TYPE	DESCRIPTION	BIDDERS		DIVERSE CONSTRUCTION	SOUTH TEXAS BUILDCON, LLC MCALLEN, TX	TADCO ROOFING EDINBURG, TX	TCI ROOFING AND CONSTRUCTION MISSION, TX	RIO ROOFING HARLINGEN, TX
				UOM	QTY					
1	1	BASE	ROOF REPLACEMENT SOUTHWEST WATER TREATMENT PLANT AS INDICATED ON THE DRAWINGS AND IN THE SPECIFICATIONS. COMPLETE IN PLACE	LS	1	105,000.00	134,000.00	139,225.00	155,150.00	183,000.00
GRAND TOTAL:						\$105,000.00	\$134,000.00	\$139,225.00	\$155,150.00	\$183,000.00
BID SECURITY:						SUBMITTED	SUBMITTED	SUBMITTED	SUBMITTED	SUBMITTED
BID FORM & SUPPLEMENT FORMS (PAGES 14-19):						SUBMITTED	SUBMITTED	SUBMITTED	SUBMITTED	SUBMITTED
COMPLETION TIME NOT EXCEED 90 CALENDAR DAYS:						75	30	60	60	90
IRS FORM W-9:						SUBMITTED	SUBMITTED	SUBMITTED	SUBMITTED	SUBMITTED
ADDENDA:						ACKNOWLEDGED	ACKNOWLEDGED	ACKNOWLEDGED	ACKNOWLEDGED	ACKNOWLEDGED
SUPPLEMENTAL DOCUMENTATION (IF NECESSARY):						SUBMITTED	SUBMITTED	SUBMITTED	SUBMITTED	SUBMITTED



BID OPENING: APRIL 10, 2025 AT 10:00 AM CDT
 LOCATION: CITY HALL CONFERENCE ROOM NO. 2A
 PROJECT NO. 04-25-C18-662 McALLEN SOUTHWEST WATER PLANT ROOF REPAIR

NO.	REFERENCE NO.	TYPE	DESCRIPTION	BIDDERS		ARGIO ROOFING & CONSTRUCTION HARLINGEN, TX	JAX CONSTRUCTION MISSION, TX	AMA CONSTRUCTION ALTON, TX	NON-RESPONSIVE GLOBAL CONSTRUCTION & DESIGN McALLEN, TX
				UOM	QTY				
1	1	BASE	ROOF REPLACEMENT SOUTHWEST WATER TREATMENT PLANT AS INDICATED ON THE DRAWINGS AND IN THE SPECIFICATIONS, COMPLETE IN PLACE	LS	1	189,900.00	191,200.00	240,000.00	146,000.00
GRAND TOTAL:						\$189,900.00	\$191,200.00	\$240,000.00	\$146,000.00
BID SECURITY:						SUBMITTED	SUBMITTED	SUBMITTED	NOT SUBMITTED
BID FORM & SUPPLEMENT FORMS (PAGES 14-19)						SUBMITTED	SUBMITTED	SUBMITTED	SUBMITTED
COMPLETION TIME NOT EXCEED 90 CALENDAR DAYS						60 CALENDAR DAYS	90	90	90
IRS FORM W-9						SUBMITTED	SUBMITTED	SUBMITTED	SUBMITTED
ADDENDA						ACKNOWLEDGED	ACKNOWLEDGED	ACKNOWLEDGED	ACKNOWLEDGED
SUPPLEMENTAL DOCUMENTATION (IF NECESSARY)						SUBMITTED	SUBMITTED	SUBMITTED	SUBMITTED



MEMORANDUM

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

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

From: Janet Landeros, Grants and Contracts Coordinator

Date: April 22, 2025

Subject: **Consideration and Approval of a Resolution Authorizing MPU to File an Application Requesting Financial Assistance from the Texas Water Development Board's State Water Implementation Fund for Texas (SWIFT) for the City of McAllen's Brackish Groundwater Treatment Facility**

Staff requests formal consideration and approval of a Resolution authorizing the filing of a loan application to the Texas Water Development Board's State Water Implementation Fund (SWIFT) program. The proposed loan application will be for an amount not to exceed \$195,235,000 for the planning, design, and construction of the City of McAllen's Brackish Groundwater Treatment Facility and related infrastructure, which will be primarily located within the limits of the Northwest Water Treatment Plant.

The project includes the development of a groundwater well field and a brackish groundwater treatment facility capable of producing 6 million gallons per day (MGD) of potable water, with future expansion capacity up to 10 MGD. The scope of work includes the installation of six groundwater wells, raw water pipelines, and other critical supporting infrastructure such as pretreatment, disinfection, and finished water transmission and storage systems. The project also includes high-service pumping improvements, electrical and control components, and SCADA system upgrades for operational monitoring and efficiency.

This project is a key component of the City's long-term water supply strategy. By developing a brackish groundwater source, the project will diversify the City's water supply portfolio and enhance system resilience and reliability throughout the McAllen service area.

I will be available to address any administrative or technical questions related to this request.

RESOLUTION NO 2025 - ____

AUTHORIZING THE FILING OF AN APPLICATION REQUESTING FINANCIAL ASSISTANCE FROM THE TEXAS WATER DEVELOPMENT BOARD'S STATE WATER IMPLEMENTATION FUND FOR TEXAS (SWIFT) FOR THE PLANNING, DESIGN, AND CONSTRUCTION OF A BRACKISH GROUNDWATER TREATMENT PLANT, MAKING CERTAIN FINDINGS IN CONNECTION THEREWITH, DESIGNATING AN AUTHORIZED REPRESENTATIVE TO ACT ON BEHALF OF THE CITY OF MCALLEN AND MCALLEN PUBLIC UTILITY, AND AUTHORIZING THE AUTHORIZED REPRESENTATIVE TO CARRY OUT THE IMPLEMENTATION OF THIS PROJECT.

STATE OF TEXAS

COUNTY OF HIDALGO

CITY OF MCALLEN

WHEREAS, the Texas Water Development Board makes funding available to municipal water authorities for water, wastewater, and reuse projects intended to serve community residents; and

WHEREAS, the City of McAllen and McAllen Public Utility find there is a critical need to expand local water supply capacity and diversify sources to ensure long-term water reliability; and

WHEREAS, McAllen Public Utility proposes the development of a groundwater well field and a brackish groundwater treatment facility at the North Water Treatment Plant site, including associated infrastructure improvements; and

WHEREAS, the governing bodies of the City of McAllen and McAllen Public Utility have been informed of and support the submission of the loan application.

NOW THEREFORE BE IT RESOLVED BY THE BOARD OF TRUSTEES OF MCALLEN PUBLIC UTILITY THAT

1. An application is hereby approved and authorized to be filed with the Texas Water Development Board seeking funds in an amount not to exceed \$195,235,000 to support the planning, design, and construction of a brackish groundwater treatment plant and supporting infrastructure.

2. That Marco A. Vega, P. E., General Manager of McAllen Public Utility be and is hereby designated the authorized representative of the City of McAllen and McAllen Public Utility for the purposes of furnishing such information and executing such documents as may be required in connection with the preparation and filing of such application for financial assistance and the rules of the Texas Water Development Board. The authorized representative is also empowered to act in all matters pertaining to this application, including appearing before the Texas Water Development Board and submitting any

additional documentation as may be required by the Executive Administrator or the Texas Water Development Board.

3. That the following firms and/ or individuals are hereby authorized and directed to aid and assist in the preparation and submission of the application and appear on behalf of and represent the City of McAllen before any hearing held by the Texas Water Development Board on such application to wit:

- a. Financial Advisor: Anne Burger Entekin, Hilltop Securities
- b. Authorized Representative: Marco A. Vega, P.E., General Manager
- c. MPU Engineer: Carlos Gonzalez, P. E., Utility Engineer
- d. MPU Financial: Maria S. Chavero, Director of Finance for Utilities
- e. Bond Counsel: Orlando "Jay" Juarez, McCall, Parkhurst & Horton L.L.P.

4. Upon the approval of this application, the General Manager of the McAllen Public Utility is authorized to execute all legal documents necessary and to perform any acts necessary to implement the project.

5. This resolution shall take effect immediately, upon its adoption by the McAllen City Commission.

CONSIDERED PASSED APPROVED AND SIGNED on this 29th day of April 2025 during a meeting of the McAllen Public Utility Board of Trustees at which a quorum was present and which was held in accordance with Chapter 551 Texas Government Code.

SIGNED on this ____ day of _____ 2025.

CITY OF MCALLEN TEXAS

Attest

Charles Amos, Chair
McAllen Public Utility

Attest

Cynthia Salinas
Board Secretary

Approved as to form:

Austin Stevenson
City Attorney

Application Affidavit

THE STATE OF TEXAS §
COUNTY OF Hidaglo §
APPLICANT City of McAllen §

BEFORE ME, the undersigned, a Notary Public in and for the State of Texas, on this day personally appeared Marco A. Vega, P.E. as the Authorized Representative of the McAllen Public Utility Board, who being by me duly sworn, upon oath says that:

1. The decision by the McAllen Public Utility Board (authority, city, county, corporation, district) to request financial assistance from the Texas Water Development Board ("TWDB") was made in a public meeting held in accordance with the Open Meetings Act (Government Code, §551.001, et seq.) and after providing such notice as required by such Act as is applicable to the McAllen Public Utility Board (authority, city, county, corporation, district).
2. The information submitted in the application is true and correct according to my best knowledge and belief.
3. The McAllen Public Utility Board (authority, city, county, corporation, district) has no litigation or other proceedings pending or threatened against it that would materially adversely affect its financial condition or ability to issue debt.
4. The McAllen Public Utility Board (authority, city, county, corporation, district) has no pending, threatened, or outstanding judgments, orders, fines, penalties, taxes, assessment or other enforcement or compliance issue of any kind or nature by the Environmental Protection Agency, Texas Commission on Environmental Quality, Texas Comptroller, Texas Secretary of State, or any other federal, state or local government, except for the following (if no such outstanding compliance issues, write in "none"):
none
5. The McAllen Public Utility Board (authority, city, county, corporation, district) warrants compliance with the representations made in the application in the event that the TWDB provides the financial assistance.
6. The McAllen Public Utility Board (authority, city, county, corporation, district) is or will become in compliance with all of its material contracts.

7. The **McAllen Public Utility Board** (authority, city, county, corporation, district) will comply with all applicable federal laws, rules, and regulations as well as the laws of this state and the rules and regulations of the TWDB.

Official Representative

Title: _____

SWORN TO AND SUBSCRIBED BEFORE ME, by _____,
on this _____ day of _____, 20_____.

(NOTARY'S SEAL)

Notary Public, State of Texas

Application Filing and Authorized Representative Resolution

A RESOLUTION by the McAllen Public Utility Board of Trustees of the City of McAllen requesting financial assistance from the Texas Water Development Board; authorizing the filing of an application for assistance; and making certain findings in connection therewith.

BE IT RESOLVED BY THE McAllen Public Utility Board of Trustees OF THE City of McAllen :

SECTION 1: That an application is hereby approved and authorized to be filed with the Texas Water Development Board seeking financial assistance in an amount not to exceed \$ 195,235,000 to provide for the costs of planning, design, and construction of the City of McAllen's Brackish Groundwater Treatment Plant.

SECTION 2: That Marco A. Vega, P.E. be and is hereby designated the authorized representative of the City of McAllen and McAllen Public Utility for purposes of furnishing such information and executing such documents as may be required in connection with the preparation and filing of such application for financial assistance and the rules of the Texas Water Development Board.

SECTION 3: That the following firms and individuals are hereby authorized and directed to aid and assist in the preparation and submission of such application and appear on behalf of and represent the City of McAllen and McAllen Public Utility before any hearing held by the Texas Water Development Board on such application, to wit:

Financial Advisor: Anne Burger Entrekin
Hilltop Securities

Engineer: Carlos Gonzalez, P.E., Utility Engineer
McAllen Public Utility

Bond Counsel: Orlando "Jay" Juarez
McCall, Parkhurst & Horton L.L.P.

PASSED AND APPROVED, this the _____ day of _____, 20____.

ATTEST: _____

By: _____

(Seal)

Application Resolution - Certificate of Secretary

THE STATE OF TEXAS §
COUNTY OF HIDALGO §
APPLICANT City of McAllen §

I, the undersigned, Secretary of the McAllen Public Utility Board of Trustees Texas,
DO HEREBY CERTIFY as follows:

1. That on the 29th day of April, 2025, a regular/special meeting of the
McAllen Public Utility Board of Trustees was held; the duly constituted members of the
McAllen Public Utility Board of Trustees being as follows:

_____ all of whom were present at the meeting, except the following:

_____ Among other business considered at the meeting, the attached resolution entitled:

"A RESOLUTION by the Public Utility Board of the City of McAllen requesting
financial participation from the Texas Water Development Board; authorizing the filing of an application
for financial participation; and making certain findings in connection therewith."

was introduced and submitted to the Public Utility Board for passage and adoption. After
presentation and consideration of the resolution, and upon a motion made by _____ and
seconded by _____, the resolution was passed and adopted by the
Public Utility Board by the following vote:

_____ voted "For" _____ voted "Against" _____ abstained

all as shown in the official minutes of the Public Utility Board for this meeting.

2. That the attached resolution is a true and correct copy of the original on file in the official records
of the Public Utility Board; the qualified and acting members of the Public Utility Board on
the date of this meeting are those persons shown above and, according to the records of my office, advance notice of
the time, place, and purpose of meeting was given to each member of the Public Utility Board; and that the
meeting, and the deliberations of the public business described above, was open to the public and written notice of
the meeting, including the subject of the resolution described above, was posted and given in advance of the meeting
in compliance with the provisions of Chapter 551 of the Texas Government Code.

IN WITNESS WHEREOF, I have signed my name and affixed the seal of
the _____, this the _____ day of _____, 20____.

Secretary

(SEAL)



AGENDA ITEM 4.b.

PUBLIC UTILITY BOARD

DATE SUBMITTED 04/22/2025

MEETING DATE 4/29/2025

1. Agenda Item: Resolution Authorizing the Filing of an Application Requesting Financial Assistance from the Texas Water Development Board's State Water Implementation Fund for Texas (SWIFT) for the Acquisition of Water Rights.

2. Party Making Request:
Janet Landeros

3. Nature of Request: Formal consideration and approval of a Resolution authorizing the filing of a loan application to the Texas Water Development Board under the State Water Implementation Fund for Texas (SWIFT) program. The loan, in an amount not to exceed \$3,215,000, will support the acquisition of additional water rights for the City of McAllen.

4. Budgeted:

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

5. Reimbursement: Not applicable

6. Routing:
Savannah Arredondo Created/Initiated - 4/22/2025

7. Staff's Recommendation: Staff recommends approval of the Resolution authorizing the filing of a loan application to the Texas Water Development Board under the State Water Implementation Fund for Texas (SWIFT) program for the Acquisition of Water Rights.

8. City Attorney: Approve. AWS

9. MPU General Manager: Approved - MAV

10. Director of Finance for Utilities: Approved - MSC



**MCALLEN PUBLIC UTILITY
MEMORANDUM**

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

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

From: Janet Landeros, Grants and Contracts Coordinator

Date: April 22, 2025

Subject: **Consideration and Approval of a Resolution Authorizing MPU to File an Application Requesting Financial Assistance from the Texas Water Development Board's State Water Implementation Fund (SWIFT) for the Acquisition of Water Rights.**

Staff respectfully requests formal consideration and approval of a Resolution authorizing the submission of a loan application to the Texas Water Development Board's State Water Implementation Fund (SWIFT) program. The proposed loan application will be for an amount not to exceed \$3,215,000 to support the purchase of water rights from Hidalgo County Irrigation District No. One (HCID# 1).

On October 15, 2024, MPU entered into a contract with HCID#1 to purchase 1,333.33 acre-feet of surface water rights at a cost of \$3,200 per acre-foot, payable in two installments. The proposed loan will fund the final installment of this purchase. This acquisition from HCID# 1 will increase McAllen's annual water supply from 4,000-acre-feet to 5,333.33 acre-feet.

The purchase of these additional water rights is a strategic investment to help meet future demand resulting from McAllen's continued growth, while also improving the City's ability to manage drought conditions and water supply fluctuations. The acquisition strengthens MPU's raw water supply at the North Water Treatment Plant by adding redundancy and enhancing overall system reliability and capacity. This project aligns with strategies outlined in the regional water plan and furthers MPU's commitment to maintaining a resilient and sustainable water supply for the City of McAllen.

I will be available to address any administrative or technical questions regarding this request.

RESOLUTION NO 2025 - ____

AUTHORIZING THE FILING OF AN APPLICATION REQUESTING FINANCIAL ASSISTANCE FROM THE TEXAS WATER DEVELOPMENT BOARD'S STATE WATER IMPLEMENTATION FUND FOR TEXAS (SWIFT) FOR THE ACQUISITION OF WATER RIGHTS, MAKING CERTAIN FINDINGS IN CONNECTION THEREWITH, DESIGNATING AN AUTHORIZED REPRESENTATIVE TO ACT ON BEHALF OF THE CITY OF MCALLEN AND MCALLEN PUBLIC UTILITY AND AUTHORIZING THE AUTHORIZED REPRESENTATIVE TO CARRY OUT THE IMPLEMENTATION OF THIS PROJECT

STATE OF TEXAS

COUNTY OF HIDALGO

CITY OF MCALLEN

WHEREAS the Texas Water Development Board makes funding available to municipal water authorities for water, wastewater and reuse projects intended to serve community residents; and

WHEREAS, the City of McAllen and McAllen Public Utility find there is a pressing need for the acquisition of water rights to support long-term water supply reliability and improve drought preparedness; and

WHEREAS, the governing bodies of the City of McAllen and McAllen Public Utility have been informed of and support the submission of the loan application.

NOW THEREFORE BE IT RESOLVED BY THE MCALLEN PUBLIC UTILITY BOARD OF TRUSTEES THAT

1. An application is hereby approved and authorized to be filed with the Texas Water Development Board seeking funds in the amount of \$3,215,000 to provide for the acquisition of water rights.
2. That Marco A. Vega, P. E., General Manager of McAllen Public Utility be and is hereby designated the authorized representative of the City of McAllen and McAllen Public Utility for the purposes of furnishing such information and executing such documents as may be required in connection with the preparation and filing of such application for financial assistance and the rules of the Texas Water Development Board. The authorized representative is also empowered to act in all matters pertaining to this application, including appearing before the Texas Water Development Board and submitting any additional documentation as may be required by the Executive Administrator or the Texas Water Development Board.

3. That the following firms and/ or individuals are hereby authorized and directed to aid and assist in the preparation and submission of the application and appear on behalf of and represent the City of McAllen before any hearing held by the Texas Water Development Board on such application to wit:

- a. Financial Advisor: Anne Burger Entekin, Hilltop Securities
- b. Authorized Representative: Marco A. Vega, P.E., MPU General Manager
- c. MPU Engineer: Carlos Gonzalez, P. E., Utility Engineer
- d. MPU Financial: Maria S. Chavero, Director of Finance for Utilities
- e. Bond Counsel: Orlando "Jay" Juarez, McCall, Parkhurst & Horton L.L.P.

4. Upon the approval of this application, the General Manager of the McAllen Public Utility is authorized to execute all legal documents necessary and to perform any acts necessary to implement the project.

5. This resolution shall take effect immediately, upon its adoption by the McAllen Public Utility Board of Trustees.

CONSIDERED PASSED APPROVED AND SIGNED on this 29th day of April 2025 during a meeting of the McAllen Public Utility Board of Trustees at which a quorum was present and which was held in accordance with Chapter 551 Texas Government Code.

SIGNED on this ____ day of _____ 2025.

CITY OF MCALLEN TEXAS

Attest

Charles Amos, Chairman
McAllen Public Utility Board

Attest

Cynthia Salinas,
Board Secretary
McAllen Public Utility Board

Approved as to form:

Austin Stevenson
City Attorney

Application Affidavit

THE STATE OF TEXAS §
COUNTY OF Hidaglo §
APPLICANT City of McAllen §

BEFORE ME, the undersigned, a Notary Public in and for the State of Texas, on this day personally appeared Marco A. Vega, P.E. as the Authorized Representative of the McAllen Public Utility Board, who being by me duly sworn, upon oath says that:

1. The decision by the McAllen Public Utility Board (authority, city, county, corporation, district) to request financial assistance from the Texas Water Development Board ("TWDB") was made in a public meeting held in accordance with the Open Meetings Act (Government Code, §551.001, et seq.) and after providing such notice as required by such Act as is applicable to the McAllen Public Utility Board (authority, city, county, corporation, district).
2. The information submitted in the application is true and correct according to my best knowledge and belief.
3. The McAllen Public Utility Board (authority, city, county, corporation, district) has no litigation or other proceedings pending or threatened against it that would materially adversely affect its financial condition or ability to issue debt.
4. The McAllen Public Utility Board (authority, city, county, corporation, district) has no pending, threatened, or outstanding judgments, orders, fines, penalties, taxes, assessment or other enforcement or compliance issue of any kind or nature by the Environmental Protection Agency, Texas Commission on Environmental Quality, Texas Comptroller, Texas Secretary of State, or any other federal, state or local government, except for the following (if no such outstanding compliance issues, write in "none"):
none.
5. The McAllen Public Utility Board (authority, city, county, corporation, district) warrants compliance with the representations made in the application in the event that the TWDB provides the financial assistance.
6. The McAllen Public Utility Board (authority, city, county, corporation, district) is or will become in compliance with all of its material contracts.

7. The McAllen Public Utility Board (authority, city, county, corporation, district) will comply with all applicable federal laws, rules, and regulations as well as the laws of this state and the rules and regulations of the TWDB.

Official Representative

Title: _____

SWORN TO AND SUBSCRIBED BEFORE ME, by _____,
on this _____ day of _____, 20____.

(NOTARY'S SEAL)

Notary Public, State of Texas

Application Filing and Authorized Representative Resolution

A RESOLUTION by the McAllen Public Utility Board of Trustees of the City of McAllen requesting financial assistance from the Texas Water Development Board; authorizing the filing of an application for assistance; and making certain findings in connection therewith.

BE IT RESOLVED BY THE McAllen Public Utility Board of Trustees OF THE McAllen Public Utility Board of Trustees :

SECTION 1: That an application is hereby approved and authorized to be filed with the Texas Water Development Board seeking financial assistance in an amount not to exceed \$ \$3,215,000 to provide for the costs of the acquisition of water rights.

SECTION 2: That Marco A. Vega, P.E. be and is hereby designated the authorized representative of the City of McAllen and McAllen Public Utility for purposes of furnishing such information and executing such documents as may be required in connection with the preparation and filing of such application for financial assistance and the rules of the Texas Water Development Board.

SECTION 3: That the following firms and individuals are hereby authorized and directed to aid and assist in the preparation and submission of such application and appear on behalf of and represent the City of McAllen and McAllen Public Utility before any hearing held by the Texas Water Development Board on such application, to wit:

Financial Advisor: Anne Burger Entrekin
Hilltop Securities

Engineer: Carlos Gonzalez, P.E., Utility Engineer
McAllen Public Utility

Bond Counsel: Orlando "Jay" Juarez
McCall, Parkhurst & Horton L.L.P.

PASSED AND APPROVED, this the _____ day of _____, 20_____.

ATTEST: _____

By: _____

(Seal)

Application Resolution - Certificate of Secretary

THE STATE OF TEXAS §
COUNTY OF Hidalgo §
APPLICANT City of McAllen §

I, the undersigned, Secretary of the McAllen Public Utility Board of Trustees Texas,
DO HEREBY CERTIFY as follows:

1. That on the 29th day of April, 2025, a regular/special meeting of the
McAllen Public Utility Board of Trustees was held; the duly constituted members of the
McAllen Public Utility Board of Trustees being as follows:

_____ all of whom were present at the meeting, except the following:

_____ Among other business considered at the meeting, the attached resolution entitled:

"A RESOLUTION by the McAllen Public Utility Board of Trustees of the City of McAllen requesting financial participation from the Texas Water Development Board; authorizing the filing of an application for financial participation; and making certain findings in connection therewith."

was introduced and submitted to the McAllen Public Utility Board of Trustees for passage and adoption. After presentation and consideration of the resolution, and upon a motion made by _____ and seconded by _____, the resolution was passed and adopted by the _____ by the following vote:

_____ voted "For" _____ voted "Against" _____ abstained

all as shown in the official minutes of the _____ for this meeting.

2. That the attached resolution is a true and correct copy of the original on file in the official records of the City of McAllen and McAllen Public Utility; the qualified and acting members of the McAllen Public Utility Board of Trustees on the date of this meeting are those persons shown above and, according to the records of my office, advance notice of the time, place, and purpose of meeting was given to each member of the McAllen Public Utility Board of Trustees; and that the meeting, and the deliberations of the public business described above, was open to the public and written notice of the meeting, including the subject of the resolution described above, was posted and given in advance of the meeting in compliance with the provisions of Chapter 551 of the Texas Government Code.

IN WITNESS WHEREOF, I have signed my name and affixed the seal of the _____, this the _____ day of _____, 20_____.

Secretary

(SEAL)



AGENDA ITEM 5.a.

PUBLIC UTILITY BOARD

DATE SUBMITTED 04/16/2025

MEETING DATE 4/29/2025

1. **Agenda Item:** Consider approval of City of McAllen Employee Health Plan Premiums for the 2025-26 Fiscal Year.

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

3. **Nature of Request:** Consider approval of City of McAllen Employee Health Plan premiums for the 2025-26 fiscal year.

4. **Budgeted:**

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

5. **Reimbursement:**

6. Routing:	
Jolee Perez	Created/Initiated - 4/16/2025
Jeff Johnston	Approved - 4/22/2025
Maria Chavero	Approved - 4/22/2025
Austin Stevenson	Final Approval - 4/23/2025

7. **Staff's Recommendation:** Recommend approving premiums as presented.

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

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

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



City of McAllen
**EMPLOYEE
 BENEFITS**

MEMORANDUM

TO: Mark Vega, General Manager
 CC: Jeff Johnston, Assistant City Manager
 FROM: Jolee Perez, Director of Employee Benefits
 DATE: 04/29/25
 RE: Recommendation for City of McAllen Employee Health Plan 2025-26 Premiums

As presented in the April workshop, below are the recommended premium rates for the 2025–26 fiscal year Employee Health Plan.

These rates will apply to active employees, agency employees, retirees, and COBRA participants.

The proposed adjustments aim to address recurring funding gaps, reducing the need for mid-year transfers. Staff continues to focus on managing claims expenses and building a potential surplus to help offset future high-cost claims.

Recommendation: Staff recommends approval of the 2025-26 premiums as presented.

METHODOLOGY	MONTHLY RATES BY TIER	Base Plan	Base Plan	Base Plan	Base Plan	ANNUAL REVENUE	INCREASE TO REVENUE
		EE Only	EE + SP	EE + CH	EE + Fam		
CURRENT PREMIUMS	EE Subsidy Percentage	93%	93%	93%	93%	\$17,645,340	
	Dep Subsidy Percentage	N/A	44%	47%	45%		
	EE / EE Participation Contribution	\$ 40	\$ 40	\$ 40	\$ 40		
	EE / Dep Participation Contribution	N/A	\$ 278	\$ 220	\$ 304		
	City / EE Participation Contribution	\$ 575	\$ 575	\$ 575	\$ 575		
	City / Dep Participation Contribution	N/A	\$ 216	\$ 198	\$ 244		
	TOTAL PREMIUM	\$ 615	\$ 1,109	\$ 1,033	\$ 1,163		
RECOMMENDATION	EE Subsidy Percentage	92%	92%	92%	92%	\$20,795,340	\$3,150,000
	Dep Subsidy Percentage	N/A	44%	47%	45%		
	EE / EE Participation Contribution	\$ 60	\$ 60	\$ 60	\$ 60		
	EE / Dep Participation Contribution	N/A	\$ 278	\$ 220	\$ 304		
	City / EE Participation Contribution	\$ 695	\$ 695	\$ 695	\$ 695		
	City / Dep Participation Contribution	N/A	\$ 216	\$ 198	\$ 244		
	TOTAL PREMIUM	\$ 755	\$ 1,249	\$ 1,173	\$ 1,303		



	AGENDA ITEM	<u>7.a.</u>
PUBLIC UTILITY BOARD	DATE SUBMITTED	04/23/2025
	MEETING DATE	4/29/2025

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:
Cynthia Salinas Created/Initiated - 4/23/2025

7. Staff's Recommendation:

8. City Attorney: None. AWS

9. MPU General Manager: N/A - MAV

10. Director of Finance for Utilities: N/A