



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

DATE: Tuesday, September 24, 2024

TIME: 4:00 P.M.

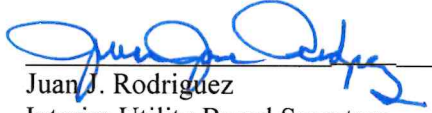
PLACE: McAllen City Hall
Commission Chambers – 3rd Floor
1300 Houston Avenue
McAllen, Texas 78501

SUBJECT MATTER:

See Subsequent Agenda.

CERTIFICATION

I, the Undersigned authority, do hereby certify that the attached agenda of meeting of the McAllen Public Utility Board of Trustees is a true and correct copy and that I posted a true and correct copy of said notice on the bulletin board in the Municipal Building, a place convenient and readily accessible to the general public at all times, and said Notice was posted on the **20th** day of **September, 2024** at **3:00 P.M.** and will remain so posted continuously for at least 72 hours preceding the scheduled time of said meeting in accordance with Chapter 551 of the Texas Government Code.



Juan J. Rodriguez
Interim Utility Board Secretary



**BOARD OF TRUSTEES MEETING
TUESDAY, SEPTEMBER 24, 2024 – 4:00 PM
MCALLEN CITY HALL - 3RD FLOOR
1300 HOUSTON AVE, MCALLEN, TX 78501**

AGENDA

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

CALL TO ORDER

PLEDGE

INVOCATION

EMPLOYEE OF THE MONTH - JANET LANDEROS - UTILITY ENGINEERING

1. MINUTES:

- a) Approval of Minutes for Regular Meeting held September 10, 2024.

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

- a) Approval of AFG Plaza Subdivision (1 Lot, Commercial)

3. ORDERS:

- a) Roll call vote on Adoption of an Ordinance/Order - Approving and Adopting the City of McAllen Annual Budget for Fiscal Year 2024-2025, including the McAllen Public Utility Budget.

4. RESOLUTION:

- a) Resolution authorizing the submission of a grant application to the Bureau of Reclamation WaterSMART Desalination Construction Projects Under the WIIN Act for Fiscal Year 2024 and designating an authorized representative to carry out the implementation of the project.
- b) Resolution approving the City's Investment Policy and Strategy as presented.

5. UTILITY LAYOUTS:

- a) Consideration and Approval of MPU Sewer Participation for Northwood Trails II & III Subdivision

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 (Section 551.071, T.G.C).
- b) Consultation with City Attorney regarding legal aspects of proposed development (Section 551.071 T.G.C).

ADJOURNMENT

IF ANY ACCOMMODATION FOR A DISABILITY IS REQUIRED (OR INTERPRETERS FOR THE DEAF), NOTIFY UTILITY ADMINISTRATION (681-1630) FORTY-EIGHT (48) HOURS PRIOR TO THE MEETING DATE. WITH REGARD TO ANY ITEM, THE MCALLEN PUBLIC UTILITY BOARD OF TRUSTEES MAY TAKE VARIOUS ACTIONS; INCLUDING BUT NOT LIMITED TO RESCHEDULING AN ITEM IN ITS ENTIRETY FOR A FUTURE DATE OF TIME. THE MCALLEN PUBLIC UTILITY BOARD MAY ELECT TO GO INTO EXECUTIVE SESSION ON ANY ITEM WHETHER OR NOT SUCH ITEM IS POSTED AS AN EXECUTIVE SESSION ITEM AT ANY TIME DURING THE MEETING WHEN AUTHORIZED BY THE PROVISIONS OF THE OPEN MEETINGS ACT.

THE NEXT REGULARLY SCHEDULED BOARD MEETING WILL BE HELD ON OCTOBER 15, 2025.



	AGENDA ITEM	<u>1.a.</u>
PUBLIC UTILITY BOARD	DATE SUBMITTED	09/18/2024
	MEETING DATE	9/24/2024

1. Agenda Item: Approval of Minutes for Regular Meeting held September 10, 2024.

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 - 9/18/2024

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, September 10, 2024**, at 4:00 pm at McAllen City Hall, Commission Chambers with the following present:

	Charles Amos	Chairman
	Ernest Williams	Vice-Chairman
	Albert Cardenas	Trustee
Absent:	Javier Villalobos	Mayor/Ex-Officio
	Ricardo Godinez	Trustee
Staff:	Juan J. Rodriguez	Assistant General Manager
	Austin Stevenson	Deputy City Attorney
	Savannah Arredondo	Assistant to the Utility Board Sec.
	David Garza	Director of Wastewater Systems
	Rafael Balderas, E.I.T.	Assistant to the Utility Engineer
	Juan Vallejo	Assistant Director of Water Systems
	Maria Chavero	Director of Treasury Management
	Janet Landeros	Grants and Contracts Coordinator
	Erika Gomez, P.E.	Interim Utility Engineer
	Carlos Gonzalez, P.E.	Utility Engineer
	Edward Gonzalez	Director of Water Systems
	Pablo Rodriguez	Asst Director of Customer Relations
	Gerardo Noriega	Director Purchasing & Contract
	Yolanda Perez	Director of Risk Management
	Christina Florez	Director of Human Resources
Visitors:	Hani Michel, P.E.,	Carollo Engineers
	Jesse Ramos	TxIDG
	Richard Zamora	TxIDG
	Sergio Espinosa, P.E.,	Carollo Engineers

CALL TO ORDER:

Chairman Amos called the meeting to order at 4:01 p.m.

1. MINUTES:

- a) Approval of the Minutes for the Regular Meeting held August 27, 2024.

Trustee Cardenas moved to approve the minutes for the regular meeting held August 27, 2024. Vice-Chairman Williams seconded the motion. The motion carried unanimously by those present.

2. CONSENT AGENDA:

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

- a) A Resolution of the Public Utility Board of Trustees of the Public Utility of the City of McAllen, Texas designating Isaac J. Tawil as Investment Officer along with Maria Chavero, Marco A. Vega, P.E., and Sonia Resendez, for the McAllen Public Utility of the City of McAllen, Texas.
- b) A Resolution of the Board of Trustees of the City of McAllen Public Utilities, Hidalgo County, Texas, Amending Texpool Authorized Representatives and Providing and Effective Date.

3. BIDS AND CONTRACTS:

- a) Consideration and Possible Approval of the Sharyland Buy-Out No. 8.

Carlos Gonzalez, P.E., Utility Engineer stated on November 12, 2019 PUB considered and approved a staff recommendation for the purchase of 76 acres of water service area from Sharyland Water Supply Corporation. The corresponding service area is located in northwest McAllen and generally

bound on the south by 5 Mile Line Road, on the west by Ware Road, and by the existing McAllen CCN boundaries on the east and north. He noted that since then staff and Sharyland Water Supply staff have discussed acquiring additional CCN area on the west side of Ware Rd. Due to road way improvements it was found mutually beneficial to expand the purchase of the CCN area to the west. He mentioned that would add 100.47 acres of contiguous CCN on the west side of Ware Rd. The acquisition will allow for the extension of infrastructure that will increase the service area as well as improve fire protection on the west side of Ware Rd. Sharyland Water Supply has proposed to convey the 100.47 acre service area at the unit price of \$3,250 an acre or a total cost of \$326,527.50. Staff is requesting Board consideration for approval of the purchase of the CCN. Staff will work closely with our legal department and Sharyland Water Supply to establish terms in an agreement that will be up for Board review and approval.

Trustee Cardenas moved to approve the Buy-out agreement no. 8. Vice-Chairman Williams seconded the motion. The motion carried unanimously by those present.

b) Consideration and Possible Approval of Initial Scope of Service for Carollo Engineering corresponding to the North McAllen Brackish Groundwater Desalination Project.

Carlos Gonzalez, P.E., Utility Engineer stated on June 25, 2024, the Board approved a recommendation to select Carollo Engineers, Inc., to serve as the prime consultant to lead the planning and design phase services for the proposed Brackish Groundwater Desalination Plant in North McAllen. He noted staff was then tasked with commencing negotiation of initial scope of service and corresponding fee scope proposal. Staff has worked closely with a Carollo team and is ready to recommend award of the initial tasks. These are the tasks that we identified.

He specified that this will be a multi-year project that will need to be phased over the next couple years, as funding permits additional tasks will be added. He mentioned that these initial tasks include Bureau of Reclamation Grant Preparation Assistance, Specification Preparation for the Test Wells, Test Well Data Collection with their team, Commencing work on the TCEQ Water Quality Discharge Permit Application, and Preliminary Engineering as needed to support funding application and permitting. The initial scope totals \$1,228,330 any other items that are critical will be brought to the Board.

Trustee Cardenas moved to approve the initial scope of service. Vice-Chairman Williams seconded the motion. The motion carried unanimously by those present.

c) Consideration and Possible Approval of Award of Service Contract for Classification and Compensation Analysis (Project# 08-24-S68-137)

Christina Flores, Director of Human Resources stated the item is to select a company to conduct a classification and compensation study to full time and part time civil service positions. Five (5) bids were received and the recommendation is to go with the lowest bidder which is Management Advisory Group. She reminded the Board that this company did the most recent compensation study. She mentioned this is being brought to the Board in hopes that the project can be expedited and give the Board and Commission time to implement within 2 years if needed. The goal is to be a little above midpoint with the outcome of the study and can help us with our turnover.

Trustee Cardenas asked if the state does their own type of study. Ms. Flores stated our study has to be done within our own geographic area and it is compared with cities of similar size and structure as well as organizations that we lose employees to.

Vice-Chairman moved to approve the award of service contract. Trustee Cardenas seconded the motion. The motion carried unanimously by those present.

- d) Consideration and Possible Approval of Six Mile Road Sanitary Sewer Line; Change Order # 2.

Carlos Gonzalez, P.E., Utility Engineer stated this change order #2 is addressing a reconciliation of quantities and some unforeseen items that were needed for construction. He mentioned the contractor, J & S Construction Management., LLC, is about 95% complete but are pending items for asphalt work. He said they are anticipating starting on laying asphalt as early as late next week, and closing the project in the next few weeks. He noted that this project is extending the Sewer Line from Ware Rd to near Shary Rd, which will add Sewer Service Area. The change order amount would add \$50,690 to the contract amount revising the total amount to \$913,069.77.

Vice-Chairman Williams approved of Change Order #2. Trustee Cardenas seconded the motion. The motion carried unanimously by those present.

- e) Consideration and Possible Approval of Award of Contract for Third-Party Administrative (TPA) Services for Workers Compensation Claims Management

Yolanda Perez, Director of Risk Management stated this consideration and approval for the award of contract for third-party administrative services for workers compensation claims management. Staff has recommended the service contract be awarded to the highest rank firm Claims Administrative Services. The contract period is for two (2) years with the option to extend the contract with City Manager approval for three (3) additional years in one (1) year increments if the performance is satisfactory and prices remain firm.

Vice-Chairman Williams moved to approve the award of contract. Trustee Cardenas seconded the motion. The motion carried unanimously by those present.

4. ORDERS:

Juan J. Rodriguez, Assistant General Manager, stated both 4a and 4b are orders amending the budget. In 4a the order amending the budget within the water depreciation fund the item is related to a lease of water rights that we entertained with Board authority with Hidalgo County Irrigation District #6. The amount is for \$560,000, the lease is for a three (3) year timeframe subject to an additional two (2) years. On item 4b, the order amending the budget within the Wastewater Fund had to do with a couple of unforeseen emergency expenditures which occurred in the wastewater systems. One was a repair of a manhole for \$35,000. Another was an increase in chemicals to deal with H2S gases in the amount of \$75,000 for a total of \$110,000.

Vice-Chairman Williams moved to approve items 4a and 4b. Trustee Cardenas seconded the motion. The motion carried unanimously by those present.

- a) Order amending the budget of the McAllen Public Utility Board of Trustees for Fiscal Year 2023-2024 for an increase in expenditures within the Water Depreciation Fund.
- b) Order amending the budget of the McAllen Public Utility Board of Trustees for Fiscal Year 2023-2024 for an increase in expenditures within the Wastewater Fund.

5. MANAGER'S REPORT:

- a) Consideration and Possible action to Write-off the 1st quarter Bad Debt fiscal year 2023-2024.

Vice-Chairman Williams moved to approve the Write-off for the 1st quarter Bad Debt. Trustee Cardenas seconded the motion. The motion carried unanimously by those present.

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

Chairman Amos recessed the meeting at 4:22 p.m. to go into Executive Session. Chairman Amos reconvened the meeting around 4:31 p.m.

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

ADJOURNMENT

There being no other business to come before the Board, the meeting was unanimously adjourned at 4:32 p.m.

Charles Amos, Chairman

Attest:

Juan J. Rodriguez
Interim Utility Board Secretary



	AGENDA ITEM	<u>2.a.</u>
PUBLIC UTILITY BOARD	DATE SUBMITTED	09/17/2024
	MEETING DATE	9/24/2024

1. Agenda Item: Approval of AFG Plaza Subdivision (1 Lot, Commercial)

2. Party Making Request:
Erika Gomez, Developmental Activities

3. Nature of Request: The approval of AFG Plaza Subdivision.

4. Budgeted:

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

5. Reimbursement:

6. Routing:
Patrick Gray Created/Initiated - 9/17/2024

7. Staff's Recommendation: Staff recomends the approval of AFG Plaza 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: Carlos Gonzalez, P.E., Utility Engineer
Erika Gomez, P.E., Interim Utility Engineer

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

DATE: September 24, 2024

SUBJECT: Approval of AFG Plaza Subdivision

This property is located on the southeast corner lot of McColl Rd. and Dove Ave. The subdivision is located within the McAllen City Limits and is being proposed as a C-4 Commercial lot. The tract consists of 1.996 acres and will consist of retail/restaurant space (8 Units).

The subdivision application was originally filed with the City on December 5, 2022 and received preliminary P&Z approval on May 21, 2024. The information required from the developer's engineer for this agenda was received on September 16, 2024.

Utility plan/availability is described as follows:

Water Service: The City of McAllen has an existing 8" PVC water line located to the north of the proposed subdivision along Dove Ave. The developer will utilize the existing 8" waterline and is proposing to remove and replace the existing water services with new services. The developer is also proposing to install a fire hydrant for fire protection.

Sewer Service: The developer is proposing to abandon the existing sewer services and install an 8" sanitary sewer lateral that will run along the north of the property. The developer will service all eight (8) units with 6" sewer services.

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.) Sewer Line Reimbursements in the amount of \$7,134.95 to the MPU K- Center Sewer project reimbursements.**

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

Thank you

UTILITY NARRATIVE

LOT 1, AFG PLAZA SUBDIVISION, MCALLEN

Proposed AFG Plaza Subdivision is an eight lot commercial subdivision located at the immediate SEC of McColl Road and Dove Ave. in the City of McAllen.. The tract has 356.0 feet of net frontage along the Dove Ave. This plat is within the water and sanitary sewer service area of the City of McAllen.

WATER:

As per city utility maps there is an existing 8" water line along the south side of Dove Ave. extending from the northeast to the northwest corner of this plat. There is also a fire hydrant located just east of the northeast corner of this site. There are no existing water lines along McColl Road (along the west side of this proposed subdivision plat). It is being proposed that water services be provided from the existing city 8" water line to each lot, and, one new fire hydrant is proposed a the immediate NWC of this subdivision. Proposed uses include one restaurant and 7 retail spaces.

It is anticipated that one service be a 1" meter shall be provide for the proposed restaurant while the remaining lots shall have ¾" water meters. Subdivider shall also provide for one irrigation service line to provide water to the landscaped areas.

SANITARY SEWER:

There is an existing 8" sanitary sewer line (stub out) near the immediate NEC of this site whereby sewer generated by the existing buildings discharge sewer. This subdivision will provide for one new manhole at the end of the city sewer line and shall extend an 8" sewer line parallel to Dove Ave. for a distance such that all 8 spaces (restaurant and retail) shall have access to the new 8" sanitary sewer line. All new spaces from the new commercial building shall have a 6" sewer service line where generated sewer shall flow into the newly proposed sewer line..

N:\subdivisionplats\afgplaza.sub\utilitynarrative.082624

REIMBURSEMENT WAIVER

STATE OF TEXAS X

COUNTY OF HIDALGO X

THIS CERTIFICATE, issued by the McAllen Public Utilities (MPUB), as authorized by such Board of Trustees, hereinafter called the MPUB to **Suzie An** hereinafter called the DEVELOPER.

1. The DEVELOPER is the developer of the following described property: Lot 1, AFG Plaza Subdivision, McAllen, H.C.T., and proposes to construct Utility improvements as shown on a plan designed by **Salinas Engineering & Associates** dated August 26, 2024, hereinafter called the IMPROVEMENTS, as approved by the McAllen Public Utility Board on _____.
2. By the execution of this the Developer certificate hereby waives and disclaims the right to obtain reimbursement from Intervening Developers in accordance with the MPUB's Reimbursement Policy.

ISSUED in duplicate originals this _____ day of _____, 2024

CITY OF McALLEN BY THE
McALLEN PUBLIC UTILITIES

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

ATTEST:

MPUB Secretary

DEVELOPER
BY:  _____
Address: 114 Rio Grande Drive, Mission, Texas 78572

**SUBDIVISION REIMBURSEMENT WORKSHEET
AFG PLAZA SUBDIVISION**


SEWER LINE REIMB. CALCULATIONS			
SEWER:	MPU: K-CENTER SEWER		
COST:	\$3,249.66 x	1.996 AC	\$6,486.32
10% ADMIN FEE	<10 YEARS		648.63
SEWER LINE REIMBURSEMENT			\$7,134.95

TOTAL REIMBURSEMENT DUE

\$7,134.95

Prepared By: 

Date: 9/22/24

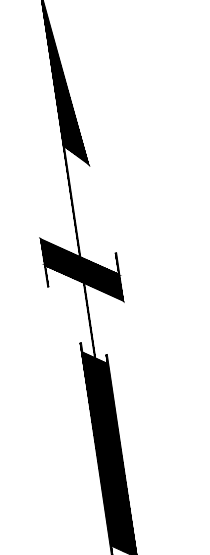
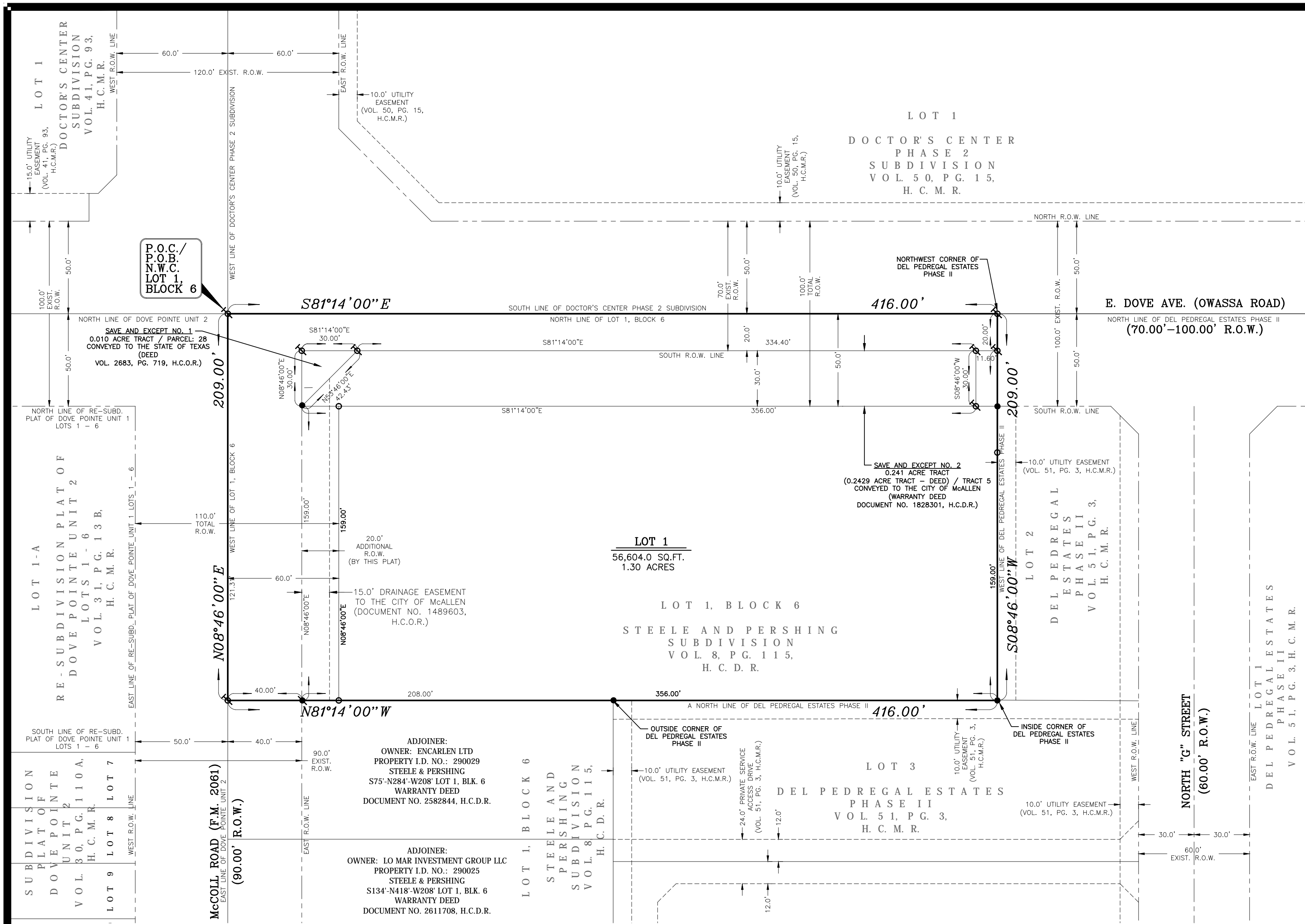
Reviewed By: 

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: _____



LEGEND

- FOUND 1/2" IRON ROD
- FOUND IRON PIPE
- ⊗ SET NAIL
- SET 1/2" IRON ROD WITH YELLOW CAP MARKED "SEA 5782"
- 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.O.R. HIDALGO COUNTY OFFICIAL RECORDS
- H.C.M.R. HIDALGO COUNTY MAP RECORDS

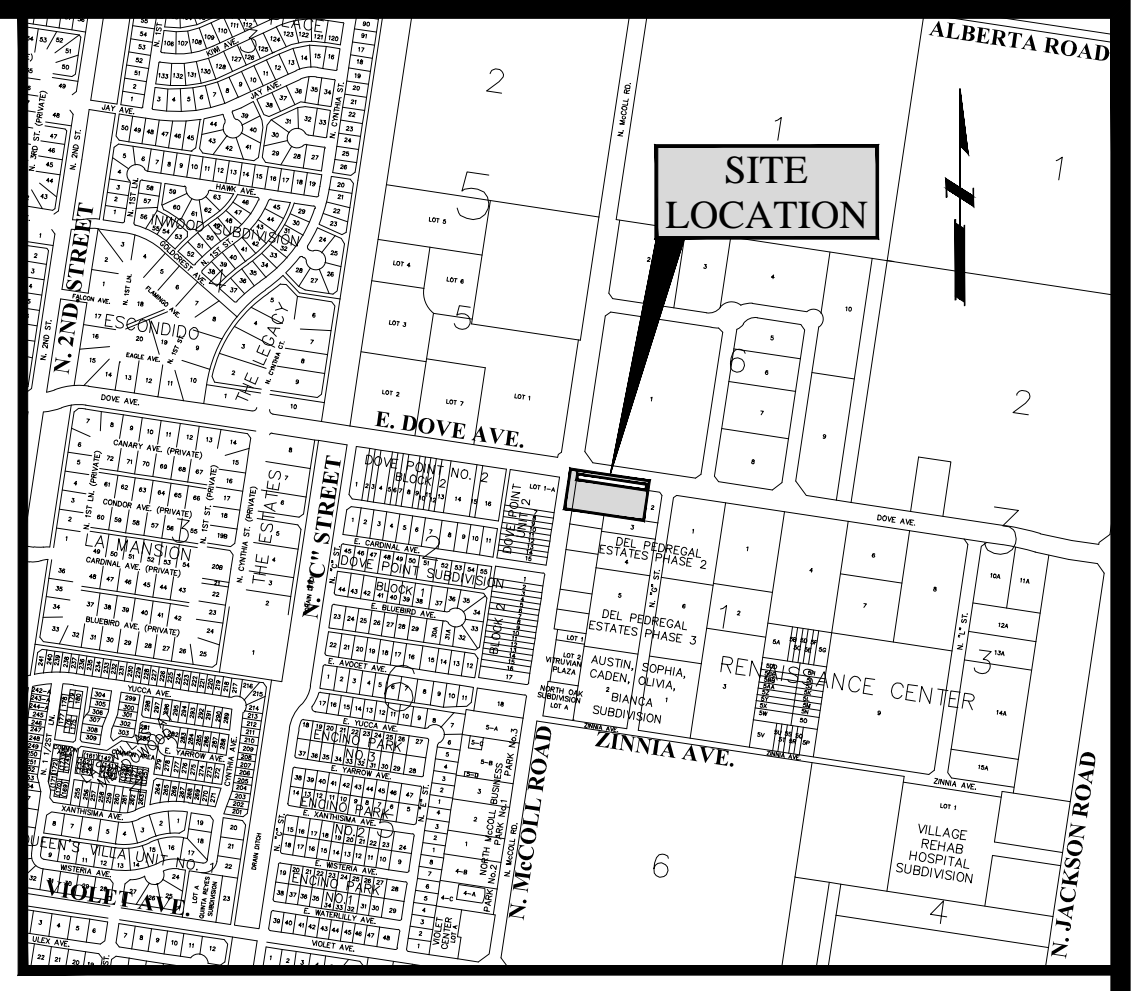
SCALE: 1" = 40'

AFG PLAZA SUBDIVISION

AN ADDITION TO THE CITY OF McALLEN, HIDALGO COUNTY, TEXAS

BEING A 1.996 GROSS ACRE TRACT OF LAND, MORE OR LESS, OUT OF AND FORMING A PART OF LOT 1, BLOCK 6, STEELE & PERSHING SUBDIVISION, HIDALGO COUNTY, TEXAS, AS PER THE MAP OR PLAT THEREOF RECORDED IN VOLUME 08, PAGE 115, DEED RECORDS OF HIDALGO COUNTY, TEXAS.

- GENERAL PLAT NOTES:**
- MINIMUM SETBACK LINES = FRONT: IN ACCORDANCE WITH THE ZONING ORDINANCE, OR GREATER FOR EASEMENTS.
SIDE: IN ACCORDANCE WITH THE ZONING ORDINANCE, OR GREATER FOR EASEMENTS.
REAR: IN ACCORDANCE WITH THE ZONING ORDINANCE, OR GREATER FOR EASEMENTS.
 - LANDS CONTAINED WITHIN THIS SUBDIVISION LIE IN ZONE "B" ACCORDING TO THE FIRM (FLOOD INSURANCE RATE MAP) DATED 11/16/82, COMMUNITY PANEL NO. 480334 0425 C.
ZONE "B" DEFINED AS AREAS BETWEEN LIMITS OF THE 100-YEAR FLOOD AND 500-YEAR FLOOD; OR CERTAIN AREAS SUBJECT TO 100-YEAR FLOODING WITH AVERAGE DEPTHS LESS THAN ONE (1) FOOT OR WHERE THE CONTRIBUTING DRAINAGE AREA IS LESS THAN ONE SQUARE MILE; OR AREAS PROTECTED BY LEVEES FROM THE BASE FLOOD. (MEDIUM SHADING)
 - MINIMUM FINISHED FLOOR ELEVATION ON ALL NEW CONSTRUCTION SHALL BE A MINIMUM OF 18.0 INCHES ABOVE THE TOP OF THE ROAD AS MEASURED FROM THE CENTER OF THE LOT ALONG E. DOVE AVE.
 - MINIMUM 4 FT. WIDE SIDEWALK IS REQUIRED ON McCOLL ROAD AND E. DOVE AVE.
 - THIS SUBDIVISION PLAT SHALL BE REQUIRED TO DETAIN A TOTAL OF 17,358.27 CUBIC FEET, OR, 0.40 ACRE-FEET OF DRAINAGE RUNOFF VOLUME.
 - THE CONSTRUCTION OF ANY STRUCTURES ON OR WITHIN ANY UTILITY EASEMENTS SHALL BE PROHIBITED.
 - A 6' OPAQUE BUFFER IS REQUIRED FROM ANY ADJACENT/BETWEEN MULTI-FAMILY RESIDENTIAL AND COMMERCIAL OR INDUSTRIAL ZONE/USE. AN 8" MASONRY 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, MAY BE REQUIRED PRIOR TO ISSUANCE OF BUILDING PERMITS.
 - BENCHMARK: McALLEN SURVEY CONTROL POINT NO. 52, LOCATED ALONG THE EAST BOUND OF NORTH TAYLOR ROAD, 106.8 FEET NORTH OF THE CENTERLINE OF MILE 4 NORTH ROAD AND 17 FEET EAST FROM THE EDGE OF PAVEMENT OF TAYLOR ROAD. EAST OF THE MONUMENT, THERE IS A 2 STORE HOUSE. ELEV.= 132.94.
 - 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.



LOCATION MAP SCALE : 1" = 1000'

METES AND BOUNDS DESCRIPTION

BEING A 1.996 GROSS ACRE TRACT OF LAND, MORE OR LESS, OUT OF AND FORMING A PART OF LOT 1, BLOCK 6, STEELE & PERSHING SUBDIVISION, HIDALGO COUNTY, TEXAS, AS PER THE MAP OR PLAT THEREOF RECORDED IN VOLUME 08, PAGE 115, DEED RECORDS OF HIDALGO COUNTY, TEXAS; SAID 1.996 GROSS ACRE TRACT OF LAND IS MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID LOT 1 LOCATED AT THE INTERSECTION OF E. DOVE AVE. AND McCOLL ROAD (AKA F.M. 2061) FOR THE NORTHWEST CORNER AND POINT OF BEGINNING OF THIS HERE DESCRIBED TRACT;

- THENCE, SOUTH 81 DEGREES 14 MINUTES EAST, COINCIDENT WITH THE NORTH LINE OF SAID LOT 1, A DISTANCE OF 416.0 FEET TO A NAIL SET FOR THE NORTHEAST CORNER OF THIS HEREIN DESCRIBED TRACT;
- THENCE, SOUTH 08 DEGREES 46 MINUTES WEST, A DISTANCE OF 20.0 FEET PASS THE EXISTING SOUTH RIGHT-OF-WAY OF SAID E. DOVE AVE., AT A DISTANCE OF 209.0 FEET IN ALL TO A 1/2 INCH DIAMETER IRON ROD FOUND ON AN INSIDE CORNER OF PEDREGAL ESTATES, PHASE II (VOL. 51, PAGE 03, H.C.M.R.) FOR THE SOUTHEAST CORNER OF THIS HEREIN DESCRIBED TRACT;
- THENCE, NORTH 81 DEGREES 14 MINUTES WEST, COINCIDENT WITH THE NORTH LINE OF SAID PEDREGAL ESTATES, PHASE II SUBDIVISION, A DISTANCE OF 376.0 FEET PASS A 1/2 INCH DIAMETER IRON PIPE FOUND ON INTERSECTION WITH THE EAST RIGHT-OF-WAY LINE OF SAID McCOLL ROAD, AT A DISTANCE OF 416.0 FEET IN ALL TO A NAIL SET ON INTERSECTION WITH THE WEST LINE OF SAID LOT 1 FOR THE SOUTHWEST CORNER OF THIS HEREIN DESCRIBED TRACT;
- THENCE, NORTH 08 DEGREES 46 MINUTES EAST, COINCIDENT WITH THE WEST LINE OF SAID LOT 1, A DISTANCE OF 209.0 FEET TO THE POINT OF BEGINNING, CONTAINING 1.996 GROSS ACRES O LAND, MORE OR LESS,

SAVING AND EXCEPTING (LANDS PREVIOUSLY CONVEYED) ALL OF THE SOUTH 30.0 FEET OF THE EAST 364.40 FEET OF THE WEST 376.0 FEET OF SAID 1.996 ACRE TRACT OF LAND COMPRISING LANDS DEDICATED TO THE STATE OF TEXAS FOR ADDITIONAL ROAD RIGHT-OF-WAYS AT THE SOUTHEAST CORNER OF McCOLL ROAD AND E. DOVE AVE., AND, A 30.0 FEET STRIP OF LAND PARALLEL TO AND ADJACENT TO THE NORTH RIGHT-OF-WAY LINE OF SAID E. DOVE AVE. CONVEYED TO THE CITY OF McALLEN, RESPECTIVELY, WHEN COMBINED TOTAL 0.251 ACRES, MORE OR LESS, THE ACREAGE OF WHICH IS NOT A PART OF THE SAID 1.996 ACRES HEREIN DESCRIBED,

AND FURTHER, OF WHICH 0.192 ACRES, MORE OR LESS, ARE LOCATED WITHIN THE RIGHT-OF-WAY OF SAID McCOLL ROAD, AND, OF WHICH 0.173 ACRES, MORE OR LESS, ARE LOCATED WITH THE RIGHT-OF-WAY OF SAID E. DOVE AVE., LEAVING 1.380 NET ACRES OF LAND, MORE OR LESS.

BEARING BASIS: SPECIAL WARRANTY DEED CONVEYANCE FROM SUZANE C. AN UNTO SUZIE AN, DATED OCTOBER 01, 2021, AND, RECORDED IN DOCUMENT NO. 3295951, H.C.D.R.
N:\SUBDIVISIONPLATS\AFGPLAZA.SUB\1.996.100722

STATE OF TEXAS
COUNTY OF HIDALGO

I, THE UNDERSIGNED, OWNER OF THE LAND SHOWN ON THIS PLAT AND DESIGNATED HEREIN AS **AFG PLAZA SUBDIVISION** TO THE CITY OF McALLEN, TEXAS, AND WHOSE NAME IS SUBSCRIBED HERETO, HEREBY DEDICATE TO THE USE OF THE PUBLIC ALL STREETS, ALLEYS, PARKS, WATER COURSES, DRAINS, EASEMENTS, WATER LINES, SEWER LINES, STORM SEWERS, FIRE HYDRANTS AND PUBLIC PLACES WHICH ARE INSTALLED OR WHICH 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.

OWNER: SUZIE AN
114 RIO GRANDE DRIVE
MISSION, TEXAS 78572

STATE OF TEXAS
COUNTY OF HIDALGO

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED **SUZIE AN**, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS 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 _____, 2022.

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

STATE OF TEXAS
CITY OF McALLEN

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

MAYOR

DATE

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 PLAT CONFORMS TO ALL REQUIREMENTS OF THE SUBDIVISION REGULATIONS OF THIS CITY WHEREIN MY APPROVAL IS REQUIRED.

CHAIRMAN,
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.
REG. PROFESSIONAL ENGINEER #71973

DATE

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 OF THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND.

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

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.
GENERAL MANAGER

DATE

STATE OF TEXAS
HIDALGO COUNTY IRRIGATION DISTRICT #2
THIS PLAT IS HEREBY APPROVED BY THE HIDALGO COUNTY IRRIGATION DISTRICT NO. 2 ON THIS, THE _____ DAY OF _____, 2022.

NO IMPROVEMENTS OF ANY KIND (INCLUDING WITHOUT LIMITATION, TREES, FENCES, AND BUILDINGS) SHALL BE PLACED UPON HIDALGO COUNTY IRRIGATION DISTRICT NO. 2 RIGHTS OF WAYS OR EASEMENTS.

PRESIDENT

SECRETARY

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

PRINCIPAL CONTACTS

NAME	ADDRESS	CITY & ZIP	PHONE	FAX
OWNER: SUZIE AN	114 RIO GRANDE DRIVE	MISSION, TEXAS 78572	(956) 222-2779	NONE
ENGINEER: DAVID O. SALINAS	2221 DAFFODIL AVE.	McALLEN, TEXAS 78501	(956) 682-9081	(956) 686-1489
SURVEYOR: DAVID O. SALINAS	2221 DAFFODIL AVE.	McALLEN, TEXAS 78501	(956) 682-9081	(956) 686-1489

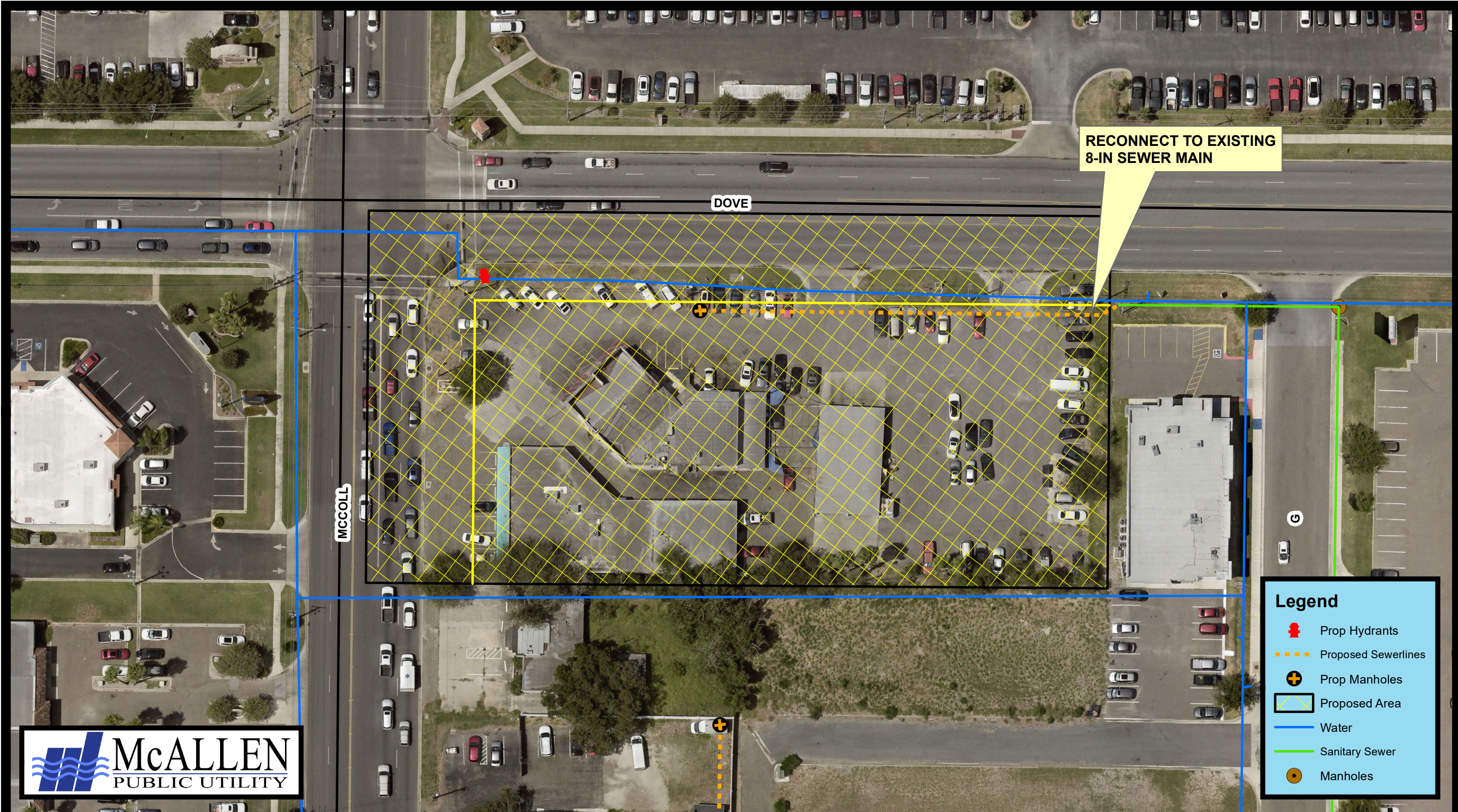
AFG PLAZA SUBDIVISION

PREPARED BY: SALINAS ENGINEERING & ASSOC.
DATE OF PREPARATION: NOVEMBER 16, 2022
JOB NUMBER: SP-22-25861
OWNER: SUZIE AN
114 RIO GRANDE DRIVE
MISSION, TEXAS 78572

SEA
SALINAS ENGINEERING & ASSOC.
(P-6675) (TBPLS-10065700)
CONSULTING ENGINEERS & SURVEYORS
2221 DAFFODIL McALLEN, TEXAS 78501
(956) 682-9081 (956) 686-1489 (FAX)
18PLS 12100 PARK 35 CIRCLE BLDG. A, SUITE 156, MC-230, AUSTIN, TEXAS 78731 (512) 239-5263



AFG Plaza Subdivision



Legend

- Prop Hydrants
- Proposed Sewerlines
- Prop Manholes
- Proposed Area
- Water
- Sanitary Sewer
- Manholes



AGENDA ITEM 3.a.

PUBLIC UTILITY BOARD

DATE SUBMITTED 09/16/2024

MEETING DATE 9/24/2024

1. Agenda Item: Roll call vote on Adoption of an Ordinance/Order - Approving and Adopting the City of McAllen Annual Budget for Fiscal Year 2024-2025, including the McAllen Public Utility Budget.

2. Party Making Request:

3. Nature of Request: Roll call vote on Adoption of an Ordinance/Order - Approving and Adopting the City of McAllen Annual Budget for Fiscal Year 2024-2025, including the McAllen Public Utility Budget.

4. Budgeted:

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

5. Reimbursement:

6. Routing:
Maria Chavero Created/Initiated - 9/16/2024

7. Staff's Recommendation: Approval and adoption of the budget for fy 2024-2025 as presented.

8. City Attorney: Approve. AWS

9. MPU General Manager: Approved - MAV

10. Director of Finance for Utilities: Approved - MSC

ORDINANCE NO. 2024-_____
ORDER NO. 2024- _____

AN ORDINANCE ADOPTING THE BUDGET OF THE CITY OF McALLEN INCLUDING McALLEN PUBLIC UTILITY FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2024, AND ENDING SEPTEMBER 30, 2025, IN ACCORDANCE WITH THE ORDINANCES OF THE CITY OF McALLEN; PROVIDING FOR PUBLICATION; PROVIDING FOR A REPEALER; AND ORDAINING OTHER PROVISIONS RELATED TO THE SUBJECT MATTER HEREOF.

WHEREAS, the City Manager has filed the proposed budget with the City Secretary on July 26, 2024; and

WHEREAS, notice of the public hearing on the proposed budget was given and a public hearing was held on September 9, 2024 at which time all interested citizens were given an opportunity to participate in the hearing.

NOW, THEREFORE, BE IT ORDAINED BY THE BOARD OF COMMISSIONERS AND THE MCALLEN PUBLIC UTILITY BOARD OF TRUSTEES OF THE CITY OF McALLEN, TEXAS, THAT:

(a) SECTION I: The Budget Estimate of revenues for the City of McAllen and the expenses of conducting the affairs thereof for the ensuing fiscal year beginning October 1, 2024, and ending September 30, 2025, as submitted by the City Manager of the City of McAllen to the City Secretary on July 26, 2024 and as amended hereunder, be, and the same is in all things, adopted and approved as the budget estimate of all of the current revenues and expenses for the fiscal year beginning the 1st day of October, 2024 and ending the 30th day of September, 2025.

SECTION II: The amount of ad valorem taxes and revenue from other sources, as estimated by the City Manager, is hereby appropriated out of the following funds: General, Capital Projects, Sanitation, Airport, Toll Bridge, Anzalduas Bridge, Golf Course, Civic Center, Civic Center Expansion, Internal Services, Employee Health Benefits, Development Corporation, General Insurance and Workers' Compensation, Water and Sewer, and Debt Service, for the

payment of operating expenses and capital outlay of the City Government, including the operation of the aforementioned funds of the city, respectively. A copy of the Budget Summary indicating such revenues and appropriating their expenditure is attached hereto and made a part hereof for all purposes as Exhibit "A".

The adoption of this Ordinance specifically amends the proposed Budget as filed with the City Secretary, as required by the law, and the Board of Commissioners hereby finds such amendments to be in the interest of the taxpayers of McAllen, Texas.

SECTION III: All ordinances or parts of ordinances in conflict herewith are hereby repealed.

SECTION IV: This Ordinance shall be and remain in full force and effect from and after its passage by the Board of Commissioners and execution by the Mayor.

SECTION V: The City Secretary is hereby authorized and directed to cause the caption of this ordinance to be published in a newspaper having general circulation in McAllen, Hidalgo County, Texas in accordance with the Code of Ordinances of the City of McAllen, Section 2-56 Publication of Ordinances, but it shall not be published in the Code of Ordinances of the City of McAllen as it is not amendatory thereof; however, it shall be cited in the appropriate appendix of the Code of Ordinances. A true copy of the approved budget shall be filed with the City Secretary and in the office of the Hidalgo County Clerk.

SECTION VI: If any part or parts of this Ordinance are found to be invalid or unconstitutional by a court having competent jurisdiction, then such invalidity or unconstitutionality shall not affect the remaining parts hereof and such remaining parts shall remain in full force and effect, and to that extent this Ordinance is considered severable.

CONSIDERED, PASSED and APPROVED this 23rd day of September 2024 at a regular meeting of the Board of Commissioners of the City of McAllen at which a quorum was present and which was held in accordance with Chapter 551 of the Texas Government Code and Chapter 102 of the Texas Local Government Code.

SIGNED this _____ day of September 2024.

CITY OF MCALLEN, TEXAS

By: _____
Javier Villalobos, Mayor

ATTEST:

By: _____
Perla Lara, TRMC/CMC, CPM
City Secretary

APPROVED AS TO FORM:

By: _____
Austin Stevenson, Interim City Attorney

CONSIDERED, PASSED and APPROVED this 24th day of September 2024, at a regular meeting of the McAllen Public Utility Board of Trustees of the City of McAllen at which a quorum was present and which was held in accordance with Chapter 551 of the Texas Government Code and Chapter 102 of the Texas Local Government Code.

SIGNED this _____ day of September 2024.

McALLEN PUBLIC UTILITY
BOARD OF TRUSTEES

By: _____
Charles Amos, Chairman

ATTEST:

By: _____
Juan J. Rodriguez, Interim Board Secretary

APPROVED AS TO FORM:

By: _____
Austin Stevenson, Interim City Attorney

City of McAllen, Texas
Proposed FY 2024-2025 Combined Budget Summary - All Funds

Budget Adoption
 September 23, 2024



	Beginning Fund Balance	Projected Revenues	Transfers In	Transfers Out	Operations	Capital Outlay	Debt Service	Total Appropriations	Revenue Over/Under Expenditures	Other Items Working Capital	Ending Fund Balance
General Fund											
General Fund	\$ 87,650,424	\$ 160,107,075	\$ 8,963,122	\$ (9,246,857)	\$ 148,239,604	\$ 4,564,927	\$ 263,174	\$ 153,067,705	\$ 6,755,634	\$ -	\$ 94,406,058
Total General Fund	87,650,424	160,107,075	8,963,122	(9,246,857)	148,239,604	4,564,927	263,174	153,067,705	6,755,634	-	94,406,058
Special Revenue Funds											
Hotel Occupancy Tax	388	5,594,500	-	(4,081,861)	1,512,639	-	-	1,512,639	-	-	388
Hotel Venue Tax	1,433,793	1,620,127	-	(1,375,963)	-	-	-	-	244,164	-	1,677,957
Development Corp. of McAllen, Inc.	25,609,115	25,308,879	-	(4,998,698)	19,837,938	9,593,436	-	29,431,374	(9,121,193)	-	16,487,922
McAllen Marketing	442,882	519,461	569,000	-	1,000,000	-	-	1,000,000	88,461	-	531,343
City Special Events	67,502	215,000	-	-	185,000	-	-	185,000	30,000	-	97,502
Christmas Parade	1,234,222	1,255,948	-	(12,000)	1,237,200	115,000	-	1,352,200	(108,252)	-	1,125,970
Parklands Zones #1,2,3	2,385,984	60,719	-	-	-	665,000	-	665,000	(604,281)	-	1,781,703
Public, Educational, and Governmental (PEG)	1,448,371	290,282	-	-	-	211,230	-	211,230	79,052	-	1,527,423
Friends of Quinta	603,190	450,000	-	(250,000)	140,752	-	-	140,752	59,248	-	662,438
Community Development Block Grant	-	2,272,764	-	-	1,235,937	1,036,827	-	2,272,764	-	-	-
Police Department Seized	1,984,573	-	-	-	-	50,000	-	50,000	(50,000)	-	1,934,573
COPS Grant	-	803,573	366,163	-	1,169,736	-	-	1,169,736	-	-	-
Downtown Services Parking	82,420	1,318,402	-	-	1,307,313	-	4,875	1,312,188	6,214	-	88,634
Drainage Fee	4,533,115	3,083,703	3,530,000	-	-	10,832,593	-	10,832,593	(4,218,890)	-	314,225
Tax Increment Reinvestment Zone (TIRZ) #1 & 2A	6,725,181	2,041,855	1,761,233	(936,800)	18,333	5,584,740	-	5,603,073	(2,736,785)	-	3,988,396
McAllen Performing & Cultural Arts Foundation	147,979	85,500	-	-	50,000	-	-	50,000	35,500	-	183,479
Total Special Revenue Funds	46,698,715	44,920,713	6,226,396	(11,655,322)	27,694,848	28,088,826	4,875	55,788,549	(16,296,762)	-	30,401,953
Debt Service Funds											
Sales Tax Revenue Bond Debt Service	1,242	1,710,818	300,000	-	-	-	2,010,818	2,010,818	-	-	1,242
Local Government Finance Corporation Debt Service	250,788	-	656,800	-	-	-	907,588	907,588	(250,788)	-	-
TIRZ #1 Debt Service	944,555	775,555	740,000	-	-	-	1,515,555	1,515,555	-	-	944,555
General Obligation-Tax Note/C.O.	5,346,213	4,843,254	803,411	-	-	-	5,646,665	5,646,665	-	-	5,346,213
Water Debt Service	1,364,786	34,769	3,706,038	-	-	-	3,706,038	3,706,038	34,769	-	1,399,555
Wastewater Debt Service	2,999,174	108,476	5,872,733	-	-	-	5,872,733	5,872,733	108,476	-	3,107,650
Airport PFC Debt Service	292,091	-	649,500	-	-	-	649,500	649,500	-	-	292,091
Anzalduas Intl Crossing Debt Service A & B	1,080,150	-	2,571,063	-	-	-	2,571,063	2,571,063	-	-	1,080,150
Anzalduas Cargo Construction Debt Service A & B	53,664	-	3,623,725	-	-	-	3,623,725	3,623,725	-	-	53,664
Total Debt Service Funds	12,332,663	7,472,872	18,923,270	-	-	-	26,503,685	26,503,685	(107,543)	-	12,225,120
Capital Projects Funds											
Capital Improvement Projects	5,559,275	1,202,196	7,104,461	-	-	12,280,606	-	12,280,606	(3,973,949)	-	1,585,326
Infrastructure & Improvements	18,088,037	841,159	-	-	-	18,908,193	-	18,908,193	(18,067,034)	-	21,003
Quinta Mazatlán - Center for Urban Ecology Facility	5,098,964	36,943,634	1,750,000	-	-	43,537,674	-	43,537,674	(4,844,040)	-	254,924
Traffic / Drainage Bond	8,992,803	103,794	-	(3,160,000)	-	5,593,575	-	5,593,575	(8,649,781)	-	343,022
Parks Facility / Fire Station #2 Construction	494,039	14,272	-	-	-	50,000	-	50,000	(35,728)	-	458,311
Street Improvement Construction	684,608	194,593	-	-	-	686,000	-	686,000	(491,407)	-	193,201
Reservoir Development	20,466,097	182,089	-	-	-	19,070,377	-	19,070,377	(18,888,288)	-	1,577,809
Information Technology	10,923	76,019	-	-	-	85,000	-	85,000	(8,981)	-	1,942
Water Depreciation	4,192,655	219,628	2,106,160	-	1,716,255	3,615,000	-	5,331,255	(3,005,467)	-	1,187,188
Water Capital Improvement	6,397,004	280,338	2,223,960	-	1,373,960	6,686,528	-	8,060,488	(5,556,190)	-	840,814
Water Revenue Bonds	10,688,875	3,638,502	-	-	-	10,868,719	-	10,868,719	(7,230,217)	-	3,458,658
Wastewater Depreciation	19,270,034	676,922	3,968,334	-	1,496,290	11,140,500	-	12,636,790	(7,991,534)	-	11,278,500
Wastewater Capital Improvement	6,588,187	1,479,305	1,143,256	-	543,256	3,781,203	-	4,324,459	(1,701,898)	-	4,886,289
Wastewater Revenue Bond - CWSRF	72,751	442,061	-	-	-	441,361	-	441,361	700	-	73,451
Sanitation Depreciation	10,963,281	3,502,192	-	-	-	6,090,638	64,264	6,154,902	(2,652,710)	-	8,310,571
Champion Lakes Golf Course Depreciation	835,191	36,328	250,000	-	-	515,000	-	515,000	(228,672)	-	606,519
Convention Center Depreciation	3,611,277	110,122	250,000	-	-	907,350	-	907,350	(547,228)	-	3,064,049
Performing Arts Depreciation	1,758,981	67,612	250,000	-	-	102,500	-	102,500	215,112	-	1,974,093
Airport Passenger Facility Charge	8,727,975	2,460,626	-	(3,623,866)	40,000	6,372,343	-	6,412,343	(7,575,583)	-	1,152,392
Airport Customer Facility Charge	166,000	997,000	-	-	825,000	-	-	825,000	172,000	-	338,000
Airport Capital Improvement	-	27,000,571	9,485,429	-	1,016,316	35,469,684	-	36,486,000	-	-	-
Bridge Capital Improvement	4,676,596	155,691	1,476,038	-	-	4,717,753	-	4,717,753	(3,086,024)	-	1,590,572
Anzalduas Bridge Capital Improvement	2,965,058	60,200	708,651	-	-	1,991,210	-	1,991,210	(1,222,359)	-	1,742,699
Anzalduas Cargo Construction	22,707,562	45,380,101	-	-	-	61,383,586	-	61,383,586	(16,003,485)	-	6,704,077
Total Capital Project Funds	163,016,173	126,064,955	30,716,289	(6,783,866)	7,011,077	254,294,800	64,264	261,370,141	(111,372,763)	-	51,643,410
Enterprise Funds											
Water	7,564,680	28,101,488	-	(8,036,158)	20,509,498	-	-	20,509,498	(444,168)	(272,619)	6,847,893
Wastewater	4,410,299	23,796,029	-	(10,984,323)	12,558,873	-	-	12,558,873	252,833	-	4,663,132
Sanitation	14,111,498	26,056,903	-	(25,000)	23,816,733	7,755,820	-	31,572,553	(5,540,650)	-	8,570,847
Champion Lakes Golf Course	2,707,095	2,242,966	-	(250,000)	1,856,085	262,500	184	2,118,769	(125,803)	-	2,581,293
McAllen Convention Center	10,271,093	6,149,153	3,025,277	(274,500)	8,233,873	4,316,622	8,224	12,558,719	(3,658,789)	-	6,612,304
McAllen Performing Arts Center	3,390,460	1,460,832	1,329,136	(274,500)	2,530,200	215,450	-	2,745,650	(230,182)	-	3,160,278
McAllen International Airport	18,912,571	10,733,471	-	(8,726,988)	7,592,853	571,371	3,980	8,168,204	(6,161,722)	-	12,750,849
Metro McAllen Transit	1,364,541	4,046,072	1,850,207	(25,000)	5,874,414	-	-	5,874,414	(3,135)	-	1,361,405
Bus Terminal	897,761	12,530,385	218,491	-	1,284,730	11,554,297	3,033	12,842,060	(93,184)	-	804,577
McAllen International Toll Bridge	1,297,263	15,070,194	-	(7,617,091)	7,450,927	-	2,177	7,453,104	-	-	1,297,263
McAllen Intl Toll Bridge - Restricted Acct	5,860,052	-	6,132,053	(6,572,197)	-	-	-	-	-	-	5,419,908
Anzalduas International Crossing	2,975,303	7,773,624	-	(6,912,439)	1,626,007	-	-	1,626,007	(764,822)	-	2,210,481
Total Enterprise Funds	73,762,616	137,961,117	12,555,164	(49,698,196)	93,334,193	24,676,060	17,598	118,027,851	(16,769,622)	(272,619)	56,280,230
Internal Service Funds											
Inter-Departmental Service	240,813	5,990,000	-	-	5,815,591	275,000	731	6,091,322	(101,322)	-	139,491
General Depreciation	19,078,506	4,012,170	-	-	-	6,327,320	-	6,327,320	(2,315,150)	-	16,763,356
Health Insurance	15,447	19,112,819	-	-	18,431,533	-	-	18,431,533	681,286	-	696,732
Retiree Health Insurance	214,366	1,484,199	-	-	1,417,458	-	-	1,417,458	66,741	-	281,107
Workers Compensation Fund	9,124,085	2,748,491	-	-	2,497,756	3,500	-	2,501,256	247,235	-	9,371,319
Property & Casualty Insurance Fund	381,995	2,367,084	-	-	2,084,397	-	-	2,084,397	282,687	-	664,682
Total Internal Service Funds	29,055,212	35,714,763	-	-	30,246,735	6,605,820	731	36,853,286	(1,138,523)	-	27,916,687
TOTALS	\$ 412,515,803	\$ 512,241,495	\$ 77,384,241	\$ (77,384,241)	\$ 306,526,457	\$ 318,230,433	\$ 26,854,327	\$ 651,611,217	\$ (138,929,579)	\$ (272,619)	\$ 272,873,458



AGENDA ITEM 4.a.

PUBLIC UTILITY BOARD

DATE SUBMITTED 09/17/2024

MEETING DATE 9/24/2024

1. Agenda Item: Resolution authorizing the submission of a grant application to the Bureau of Reclamation WaterSMART Desalination Construction Projects Under the WIIN Act for Fiscal Year 2024 and designating an authorized representative to carry out the implementation of the project.

2. Party Making Request:
Janet Landeros

3. Nature of Request: Consideration and Approval of a resolution authorizing the submission of a grant application to the Bureau of Reclamation WaterSMART Desalination Construction Projects Under the WIIN Act for Fiscal Year 2024 and designating an authorized representative to carry out the implementation of the project.

4. Budgeted:

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

5. Reimbursement:

6. Routing:
Janet Landeros Created/Initiated - 9/17/2024

7. Staff's Recommendation: Staff recommends approval of a resolution authorizing McAllen Public Utility to submit a grant application to the Bureau of Reclamation WaterSMART Desalination Construction Projects Grants Program and designating an authorized representative to carry out the implementation of the project as proposed.

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., McAllen Public Utility General Manager

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

From: Janet Landeros, McAllen Public Utility Grants and Contracts Coordinator

Date: September 17, 2024

Subject: CONSIDERATION AND APPROVAL OF RESOLUTION AUTHORIZING THE SUBMISSION OF A GRANT APPLICATION REQUESTING FINANCIAL ASSISTANCE FROM THE UNITED STATES DEPARTMENT OF INTERIOR, BUREAU OF RECLAMATION WATERSMART: DESALINATION CONSTRUCTION PROJECTS UNDER THE WIIN ACT FOR FISCAL YEAR 2024 FUNDING ANNOUNCEMENT NO. R23AS00465 AND DESIGNATING AN AUTHORIZED REPRESENTATIVE TO ACT ON BEHALF OF THE CITY OF MCALLEN AND MCALLEN PUBLIC UTILITY TO CARRY OUT THE IMPLEMENTATION OF THIS PROJECT

This agenda item is requesting consideration and approval of a resolution authorizing the submission of a grant application to the Bureau of Reclamation under Funding Opportunity Announcement No. R23AS00465 WaterSMART: Desalination Construction Projects Under the WIIN Act for Fiscal Year 2024 and designating an authorized representative to act on behalf of the City of McAllen and McAllen Public Utility to carry out the implementation of this grant opportunity.

This funding opportunity provides a 25% federal grant to support the planning, design and construction of a groundwater well-field and a Brackish Desalination Facility at the Northwest Water Treatment Plant. The project is expected to produce 6 million gallons per day (MGD) of potable water when completed. This grant application includes scope of work related to the initial phase of the project, such as design, permitting, and the installation of permanent wells. As the project progresses, MPU plans to seek additional grant funding next year from the Bureau of Reclamation to support the construction of the facility.

If awarded, McAllen Public Utility's funding commitments will begin in FY 2025-2026. Staff will bring forth future resolutions on required cost share as the funding plan is established.

Staff recommends approval of a resolution, which authorizes grant submission and includes all the required financial and legal obligations.

RESOLUTION NO 2024 -

AUTHORIZING THE SUBMISSION OF A GRANT APPLICATION REQUESTING FINANCIAL ASSISTANCE FROM THE UNITED STATES DEPARTMENT OF INTERIOR, BUREAU OF RECLAMATION WATERSMART: DESALINATION CONSTRUCTION PROJECTS UNDER THE WIIN ACT FOR FISCAL YEAR 2024 FUNDING ANNOUNCEMENT NO. R23AS00465 AND DESIGNATING AN AUTHORIZED REPRESENTATIVE TO ACT ON BEHALF OF THE CITY OF MCALLEN AND MCALLEN PUBLIC UTILITY TO CARRY OUT THE IMPLEMENTATION OF THIS PROJECT.

STATE OF TEXAS

COUNTY OF HIDALGO

CITY OF MCALLEN

WHEREAS the United States Department of Interior, Bureau of Reclamation makes financial support available through the WaterSMART: Desalination Construction Projects Under the WIIN Act for Fiscal Year 2024 for sponsors of eligible brackish water desalination projects to request cost-shared funding for planning, design, and/or construction of those projects.

WHEREAS the City of McAllen and McAllen Public Utility are committed to improve water management and enhance and support water reliability, sustainability, efficiency, and resilience of our water supply to effectively prepare for and mitigate the impacts of drought, and

WHEREAS the City of McAllen and McAllen Public Utility have identified a brackish desalination project, which is eligible for financial assistance through the Bureau of Reclamation WaterSMART: Desalination Construction Projects Under the WIIN Act for Fiscal Year 2024 Funding Announcement No. R23AS00465 for the planning, design, and/or construction of a brackish groundwater desalination plant at the Northwest Water Treatment Plant located at 8313 Bentsen Road, McAllen, Texas; and

WHEREAS McAllen Public Utility conducted the “Water Sources Evaluation and Feasibility Study of Potable Reuse and Brackish Groundwater Desalination” in May 2017, which is a Reclamation-reviewed feasibility study that meets the requirements specified in Reclamation Manual Directives and Standards WTR 11-01; and

WHEREAS, the governing body of the City of McAllen and McAllen Public Utility has been informed of and supports the submission of the grant application;

NOW THEREFORE BE IT RESOLVED BY THE CITY OF MCALLEN:

1. 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 furnishing such information, and executing such documents as may be required in connection with the preparation, filing and approval of such application for financial assistance and the rules of the Bureau of Reclamation and in all matters pertaining to this application including appearing before the

RESOLUTION NO 2024 -

Bureau of Reclamation and submitting other documentation as may be required by the Bureau of Reclamation.

2. McAllen Public Utility is hereby authorized and instructed to develop and submit a grant application to Bureau of Reclamation WaterSMART: Desalination Construction Projects Under the WIIN Act for Fiscal Year 2024 Funding Announcement No. R23AS00465 for activities related to the planning, design, and/or construction of a groundwater brackish desalination plant.
3. The General Manager of McAllen Public Utility will review, approve and support the application submitted.
4. The General Manager of McAllen Public Utility will work with the Bureau of Reclamation to meet established deadlines for entering into a grant or cooperative agreement.
5. This resolution shall take effect immediately, upon its adoption by the Board of Trustees of McAllen Public Utility

CONSIDERED PASSED APPROVED AND SIGNED on this 24th day of September 2024 during a meeting of the Board of Trustees of McAllen Public Utility at which a quorum was present and which was held in accordance with Chapter 551 Texas Government Code.

SIGNED on this ____ day of September 2024.

CITY OF MCALLEN, TEXAS

Attest:

Charles Amos, Chairman
McAllen Public Utility

Attest:

Juan J. Rodriguez
Interim Board Secretary

Approved as to form:

Austin Stevenson
Interim City Attorney



	AGENDA ITEM	<u>4.b.</u>
PUBLIC UTILITY BOARD	DATE SUBMITTED	09/16/2024
	MEETING DATE	9/24/2024

1. Agenda Item: Resolution approving the City's Investment Policy and Strategy as presented.

2. Party Making Request:
Isaac Tawil, City Manager
Mark Vega, General Manager
Maria Chavero, Director of Finance for Utilites
Sonia Resendez, Assistant Finance Director

3. Nature of Request: Annual Approval of Investment Policy and Strategy upon recommended approval by the Audit and Investment Committee on September 12, 2024.

4. Budgeted:

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

5. Reimbursement:

6. Routing:
Maria Chavero Created/Initiated - 9/16/2024

7. Staff's Recommendation: Approval of Investment Policy and Strategy upon recommended approval by the Audit and Investment Committee on September 12, 2024.

8. City Attorney: Approve. AWS

9. MPU General Manager: Approved - MAV

10. Director of Finance for Utilities: Approved - MSC

Memo

To: Isaac J. Tawil, City Manager; Mark Vega, P.E., General Manager

From: Maria S. Chavero, Director of Finance for Utilities; Sonia Resendez, Assistant Finance Director

CC: Austin Stevenson, Interim City Attorney; David R. Vasquez, Finance Director; Linda Patterson, Meeder Investments; David McElwain, Meeder Investments

Date: September 16, 2024

Re: Annual Review and Approval of Investment Policy and Strategy

The annual review and approval of the City's Investment Policy and Strategy is required to be conducted prior to September 30, 2024, for the upcoming fiscal year. The Public Funds Investment Act has not been amended to require any material changes to the City's Investment Policy and Strategy. As such, and after conferring with the City's Investment Advisor, Meeder Investments, staff recommended adoption of the Policy and Strategy without revision to the Audit and Investment Committee. At the September 12, 2024, meeting of the Audit and Investment Committee, the Committee recommended approval of the City's Investment Policy and Strategy as presented to the City Commission, McAllen Public Utility Board, Development Corporation Board and Bridge Boards.

Please do not hesitate to call me at extension 1632, should you have any questions.

RESOLUTION NO. 2024-_____
P.U.B. RESOLUTION NO. 2024-_____

STATE OF TEXAS §
COUNTY OF HIDALGO §
CITY OF MCALLEN §

WHEREAS, the City of McAllen, by and through its Board of Commissioners (hereinafter referred to as “City”) is required to maintain a formally approved investment policy under the provisions of the Public Funds Investment Act of 1988 (hereinafter referred to as "The Act"); and

WHEREAS, the City has previously adopted an investment policy to meet the investment opportunities of the City; and

WHEREAS, in conjunction with the adoption of this Resolution, the Board of Commissioners has reviewed the Investment Policy and the investment strategies carried out under such Policy.

WHEREAS, the City has chosen to adopt the Policy and Strategy attached as Exhibit “A” with no revision.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COMMISSIONERS OF THE CITY OF McALLEN, AND THE McALLEN PUBLIC UTILITY BOARD OF TRUSTEES OF THE CITY OF McALLEN, TEXAS THAT:

The City of McAllen/Public Utility Board/McAllen-Hidalgo International Toll Bridge/Anzalduas International Crossing/Development Corporation of McAllen, Inc. Investment Policy and Strategy attached hereto as Exhibit "A" and made a part hereof for all purposes and the investment strategies set out therein and carried out thereunder, has been reviewed as is annually required by law and is hereby approved in accordance with the 2024/2025 Investment Policy and Strategy attached hereto as Exhibit “A.”

CONSIDERED, PASSED, ADOPTED and APPROVED this _____ day of September, 2024, at a meeting of the Board of Commissioners of the City of McAllen, Texas, and the McAllen Public Utility Board of Trustees of the City of McAllen, Texas, at which a quorum was present

and which was held in accordance with the provisions of Chapter 551, Texas Government Code.

SIGNED this _____ day of September 2024.

CITY OF MCALLEN

By: _____
Javier Villalobos, Mayor

ATTEST:

Perla Lara, City Secretary

MCALLEN PUBLIC UTILITY

By: _____
Charles Amos, Chairman

ATTEST:

Juan Rodriguez, Interim Board Secretary

APPROVED AS TO FORM:

Austin Stevenson
Interim City Attorney

Exhibit A

ANNUAL REVIEW INVESTMENT POLICY AND STRATEGY

**City of McAllen (CITY)
Public Utility Board (PUB)
McAllen-Hidalgo International Toll Bridge (BRIDGE)
Anzalduas International Crossing (ANZALDUAS)
Development Corporation of McAllen (CORP.)**

September 2024

INVESTMENT POLICY AND STRATEGY

**City of McAllen (CITY)
Public Utility Board (PUB)
McAllen-Hidalgo International Toll Bridge (BRIDGE)
Anzalduas International Crossing (ANZALDUAS)
Development Corporation of McAllen, Inc. (CORP.)**

INTRODUCTION

The purpose of this document is to set forth specific investment policy and strategy guidelines for the City of McAllen/McAllen Public Utility Board/McAllen-Hidalgo International Toll Bridge/Anzalduas International Crossing/Development Corporation of McAllen, Inc. (hereinafter referred to collectively as “City”) in order to achieve the goals of safety, liquidity, diversification, and yield for all investment activity.

This policy serves to satisfy the statutory requirement, specifically the Public Funds Investment Act, Chapter 2256 of the Government Code (the "Act"), to define, adopt and review a formal investment strategy and policy. The City shall review and adopt its investment strategies and policy not less than annually.

SCOPE

This investment policy applies to all financial assets of the City. These funds are reported in the Comprehensive Annual Financial Report (CAFR). Any new funds created, unless specifically exempted by the City and this Policy, are to be included under the provisions of the policy.

INVESTMENT OBJECTIVES

The City shall manage and invest its cash with three objectives, listed in order of priority: Preservation and Safety of Principal, Liquidity, Diversification, and Yield. All investments shall be designed and managed in a manner responsive to the public trust and consistent with State and Local Law.

The City shall maintain a comprehensive cash management program that includes collection of accounts receivable, vendor payment in accordance with invoice terms, and prudent investment of available cash. Cash management is defined as the process of managing monies in order to maintain cash availability and increase interest earnings on short-term investment of idle cash.

Preservation and Safety of Principal

The primary objective of the City investment activity is the preservation of capital in the overall portfolio. Each investment transaction shall be conducted in a manner to avoid capital losses, whether they are from investment defaults or erosion of market value.

Liquidity

The City investment portfolio shall be structured such that the City is able to meet all obligations in a timely manner. This shall be achieved by matching investment maturities with forecasted cash flow requirements and by investing in securities with active secondary markets.

Diversification

Diversification of the portfolio will include diversification by maturity and market sector. The City will diversify its investment in an effort to avoid incurring unreasonable and avoidable risks regarding specific security types or individual financial institutions, as appropriate.

Yield

The City's portfolios shall be designed with the objective of attaining a reasonable market yield, taking into account its investment risk constraints and liquidity needs. The investment program shall seek to augment returns above this threshold consistent with risk limitations identified herein and prudent investment policies.

INVESTMENT STRATEGY

The City maintains portfolios that utilize five specific investment strategy considerations designed to address the unique characteristics of the fund groups represented in the portfolios. Funds may be commingled for investment purposes. The portfolio structure will recognize and reflect the unique needs of all funds. The maximum weighted average maturity ("WAM"), calculated on stated maturities and in accordance with GASB requirements, shall not exceed three (3) years for the ladder portion of the portfolio (which excludes liquid funds).

- A. Investment strategy for operating funds has as its primary objective to assure that anticipated cash flows are matched with adequate investment liquidity. The secondary objective is to create a portfolio structure that will experience minimal volatility during economic cycles. This may be accomplished by purchasing high credit quality short-to-intermediate-term investments.
- B. Investment strategy for bond debt service fund(s) shall have as the primary objective the assurance of investment liquidity adequate to fund all debt service obligations on the required payment dates. Investments purchased shall not have a stated final maturity date which exceeds the next unfunded bond debt service payment date. Investment Officers are authorized to invest bond proceeds or revenue pledged to the payment of the debt obligation only to the extent permitted by the Act, in accordance with provisions governing the debt issuance, as applicable, and the local government's approved investment policy regarding the debt issuance, as applicable.

- C. Investment strategy for bond reserve fund(s) shall have as the primary objective to generate a dependable revenue stream to the appropriate debt service fund from investments with a low degree of volatility. Investments should be of high credit quality and, except as may be required by the Bond Ordinance specific to an individual issue, of short-to-intermediate-term maturities. Investment Officers are authorized to invest bond proceeds or revenue pledged to the payment of the debt obligation only to the extent permitted by the Act, in accordance with provisions governing the debt issuance, as applicable, and the local government's approved investment policy regarding the debt issuance, as applicable.

- D. Investment strategy for capital projects funds will have as the primary objective to assure that anticipated cash flows are matched with adequate investment liquidity. These portfolios should include at least 10% in highly liquid cash equivalent investments to allow for flexibility and unanticipated project outlays. The stated final maturity dates of investments held should not exceed the estimated project completion date. Investment Officers are authorized to invest bond proceeds or revenue pledged to the payment of the debt obligation only to the extent permitted by the Act, in accordance with provisions governing the debt issuance, as applicable, and the local government's approved investment policy regarding the debt issuance, as applicable.

- E. Investment strategy for customer deposit funds shall have as the primary objective the assurance of investment liquidity adequate to cover the return of deposit to customers or its application to balances due. Investments purchased shall not have a stated final maturity date which exceeds two (2) years.

DELEGATION OF RESPONSIBILITY

Investment Committee

An Audit and Investment Committee, consisting of the audit committee members appointed by the City Commission and Public Utility Board will meet at least quarterly to determine operational strategies and to monitor results. The Investment Committee shall include in its deliberation such topics as: performance reports, economic outlook, portfolio diversification, maturity structure, potential risks, independent training sources, and authorized brokers/dealers. The Committee is authorized to adopt the annual broker/dealer list and approve training sources.

Delegation of Authority and Investment Officers Training

Authority to manage the City investment program is derived from investment officer designation resolutions of the City. Those authorized by said resolution are designated as investment officers of the City and, in conjunction with the Audit and Investment Committee, are responsible for investment decisions and activities. The Finance Director shall establish written procedures for the operation of the investment program consistent with this investment policy.

The Finance Director and the investment officers shall attend at least one training session from an

independent source approved by the Investment Committee. Training shall accumulate at least 10 hours of instruction relating to the officer's responsibility under the Act and any other requirements of the Act within 12 months after assuming duties. The Finance Director and the investment officers shall attend 8 hours of such investment training sessions not less than once in every two-year period that begins on the first day of the City's fiscal year.

All participants in the investment process shall seek to act responsibly as custodians of the public trust. Investment Officers will avoid any transaction that might impair public confidence in the City's ability to govern effectively. Investment Officers shall recognize that the investment portfolio is subject to public review and evaluation.

No Investment Officer may engage in an investment transaction except as provided under the terms of this Policy and established procedures.

Prudence

The standard of care to be applied by the investment officers shall be the "prudent person" rule, which states: "Investments shall be made with judgment and care, under prevailing circumstances, that a person of prudence, discretion and intelligence would exercise in the management of the person's own affairs, not for speculation, but for investment, considering the probable safety of capital and the probable income to be derived." In determining whether the investment officers have exercised prudence with respect to an investment decision, the determination shall be made taking into consideration:

- A. The investment of all funds, or funds under the City's control, over which the officers had responsibility and not necessarily consideration as to the prudence of a single investment.
- B. Whether the investment decision was consistent with this policy.

The investment officers, acting in accordance with written procedures and exercising due diligence, shall not be held personally liable for a specific investment's credit risk or market price changes, provided that these deviations are reported immediately.

Ethics and Conflicts of Interest

City staff involved in the investment process shall refrain from personal business activity that could conflict with proper execution of the investment program, or which could impair the ability to make impartial investment decisions. City staff shall disclose to the City any material interests in financial institutions that conduct business with the City, and they shall further disclose positions that could be related to the performance of the City portfolio. City staff shall subordinate their personal financial transactions to those of the City, particularly with regard to timing of purchases and sales.

An investment officer of the City who has a personal business relationship with an organization seeking to sell an investment to the City shall file a statement disclosing that personal business interest. An investment officer who is related within the second degree by affinity or consanguinity to an individual seeking to sell an investment to the City shall file a statement disclosing that relationship. A statement required under this subsection must be filed with the Texas Ethics

Commission and the City Council or Board of Directors, as appropriate.

REPORTING

Quarterly Reporting

The Finance Director shall submit a quarterly investment report signed by the investment officers to the Investment Committee and to the City in accordance with the Act that contains sufficient information to permit an informed outside reader to evaluate the performance of the investment program. The quarterly investment report shall include a succinct management summary that provides a clear picture of the status of the current investment portfolio and transactions made over the last quarter. This management summary will be prepared in a manner that will allow the City to ascertain whether investment activities during the reporting period have conformed to the investment policy.

The report shall summarize current market conditions, economic developments, and anticipated investment conditions. The report shall summarize investment strategies employed in the most recent quarter and describe the portfolio on a detail and summary basis. The final quarterly report of the fiscal year will include a snapshot of asset allocation changes throughout the year.

The report will include the following:

- A. A detailed listing of individual securities and positions by maturity held at the end of the reporting period.
- B. Beginning and ending amortized book and market value of securities and positions for the period.
- C. Changes to the market value during the period.
- D. Average weighted yield to maturity of the portfolio.
- E. The earnings for the period (including accrued interest) net of amortization/accretion.
- F. The percentage of the total portfolio that each type of investment represents.
- G. Statement of compliance of the City investment portfolio with the Act and the Investment Strategy and Policy adopted by the City.

The Finance Director shall establish and implement procedures for monitoring the market price and rating changes in investments acquired with public funds and the liquidation of such investments. The market prices shall be obtained from an independent source.

AUTHORIZED INVESTMENTS

Assets of the City may be invested only in the following instruments in accordance with and further defined by the Act.

- I. Authorized Investments
 - A. Obligations of the U.S. Government, its agencies, and instrumentalities not to exceed seven years to stated maturity to include pass-through mortgage-backed securities and

collateralized mortgage obligations (CMO) which pass the high-risk mortgage security test. Investment in mortgage-backed securities must be pre-approved by the City governing bodies.

- B. FDIC insured or collateralized certificates of deposit of state and national banks doing business in Texas including deposit spreading products initiated through a Texas bank. The certificates must be collateralized in accordance with this policy and not exceed three years to stated maturity.
- C. Local government investment pools created and managed in accordance with the Act and that maintain as an investment objective of a \$1.00 net asset value.
- D. AAA-rated, SEC registered and regulated money market mutual funds which include in their investment objectives the maintenance of a stable net asset value of \$1.0000. The City may own no more than 10 percent of the total assets of the mutual fund.
- E. A no-load bond mutual fund:
 - (1) registered with the Securities and Exchange Commission;
 - (2) with an average weighted maturity of less than two years;
 - (3) investing exclusively in obligations approved by this Policy; and
 - (4) continuously rated at least three stars by Morningstar.

Investment in such mutual funds must represent:

In the aggregate less than 15 percent of the City's operating monthly average fund balance, excluding bond proceeds and reserves and other funds held for debt service; and may not be utilized for any portion of bond proceeds, reserves and funds held for debt service. The City may own no more than 10 percent of the total assets of the mutual fund.

- F. FDIC insured or collateralized interest bearing and money market accounts from any FDIC insured bank in Texas to include depository spread money market accounts initiated through a Texas bank.
- G. Debt obligations of any state or political subdivision in any U.S. state rated A or higher with a stated maturity not to exceed seven years.
- H. Fully collateralized repurchase agreements with a defined termination date. A flexible repurchase agreement may be used for bond proceeds with a maturity not to exceed the expenditure plan of the proceeds.
- I. A1/P1 commercial paper not to exceed 365 days to maturity from the date of issuance.
- J. FDIC insured brokered certificate of deposit securities from U.S. banks, settled delivery versus payment to City safekeeping with a maximum maturity of two (2) years.

- II. The following securities are not authorized for investment by the City.
- A. Obligations whose payment represents the coupon payments on the outstanding principal balance of the underlying mortgage-backed security collateral and pays no principal.
 - B. Obligations whose payment represents the principal stream of cash flow from the underlying mortgage-backed security collateral and bears no interest.
 - C. Collateralized mortgage obligations that have a stated final maturity date of greater than ten (10) years.
 - D. Collateralized mortgage obligations the interest rate of which is determined by an index that adjusts opposite to the changes in a market index.

The City intends to match the maturities of investment funds with liquidity needs of the City. The maximum final stated maturity of any investment shall not exceed seven years and it is further provided that any security with a stated maturity over five years must be approved by the Audit and Investment Committee. No more than ten percent (10%) of the total security portion of the investment portfolio may have a stated maturity exceeding five years.

Risk and Diversification

The City recognizes that investment risks can result from issuer defaults, market price changes or various technical complications leading to temporary illiquidity. Risk is managed through portfolio diversification which shall be achieved by the following general guidelines:

- A. Risk of issuer default is managed by limiting investments to high credit quality instruments allowed by the Act.
- B. Risk of market price changes shall be controlled by avoiding over-concentration of assets in a specific maturity or market sector, limitation of average maturity, and avoidance of over-concentration of assets in specific instruments, as appropriate.

INTERNAL CONTROLS

The Finance Director is responsible for establishing and maintaining an internal control structure designed to ensure that the assets of the City are protected from loss, theft or misuse. The internal control structure shall be designed to provide reasonable assurance that the objectives are met. The concept of reasonable assurance recognizes that (1) the cost of a control should not exceed the benefits likely to be derived; and (2) the valuation of costs and benefits requires estimates and judgments by management.

Accordingly, the Finance Director shall establish a process for annual independent review by an external auditor to assure compliance with policies and procedures. The internal controls shall address the following points at a minimum.

- A. Control of collusion.
- B. Separation of transaction authority from accounting and record keeping.
- C. Perfection of City ownership and pledge rights through safekeeping.
- D. Clear delegation of authority to subordinate staff members.
- E. Written documentation on all transactions.
- F. Development of a wire transfer agreement with the depository bank or third-party custodian.
- G. Establishment of procedures to monitor rating changes in investments acquired with City funds and the liquidation of such investments consistent with the provisions of Section 2256.021, Government Code.

Competitive Bidding

All transactions shall be made on a competitive basis to assure that the City is receiving the best rates and has compared all comparable investments.

Delivery versus Payment

All securities shall be purchased on a delivery versus payment (DVP) settlement basis. Funds shall not be released until receipt of the security by the City's approved custodian. The records shall assure the notation of the City ownership of or explicit claim on the securities. The custodian shall provide the City with proof of ownership or claim by an original document delivered to the City.

Cash Flow Forecasting

Cash flow forecasting is designed to protect and sustain cash flow requirements of the City. Supplemental to the financial and budgetary systems, the Investment Officers will maintain a cash flow forecasting process designed to monitor and forecast cash positions for investment purposes.

Monitoring FDIC Status for Mergers and Acquisitions

The Investment Officers shall monitor the status and ownership of all banks issuing brokered CDs owned by the City based upon information from the FDIC. If any bank has been acquired or merged with another bank in which brokered CDs are owned, the Investment Officers or Adviser shall immediately notify the Finance Director and present information to make an informed decision on possible liquidation.

COLLATERALIZATION

Time and Demand Bank Deposits Pledged Collateral

Collateralization is required on all bank time and demand deposits over the applicable FDIC insurance coverage. All securities pledged to the City for these deposits shall be held by an independent third-party institution outside the holding company of the pledging bank.

In order to anticipate market changes and provide a level of additional security for all funds, the market value of securities held as collateral will be maintained at 105% of total principal and accrued interest on the deposits or investments less an amount insured by the FDIC. And letters of credit

issued by the Federal Home Loan Bank held as collateral will be maintained at 100% of principal and accrued interest on the deposits or investments less an amount insured by the FDIC. Federal Home Loan Bank letters of credit held as collateral must expire at least two business days beyond the maturity date of the investment, or if rolling letters of credit are utilized, advance notice prior to any expiration must be provided along with a letter of credit extension, and the extension to cover the final expiration of the investment must extend at least two business days beyond the final maturity date. The depositories will be responsible for monitoring and maintaining the collateral and margins daily. The safekeeping custodian will provide monthly reports to the City detailing the collateral.

Collateral will be pledged under the terms of a written depository agreement executed under the terms of FIRREA. (If the custodian is the Federal Reserve the City will execute a Circular 7 form.) The agreement will be approved by resolution of the bank's board or loan committee.

The City shall accept only the following as collateral:

- A. FDIC insurance
- B. Obligations of the US Government, its agencies and instrumentalities, excluding mortgage backed securities, but including letters of credit issued by the Federal Home Loan Bank

Repurchase Agreements Owned Collateral

Collateral under a repurchase agreement is owned by the City. It will be held by an independent third-party safekeeping agent approved by the City under an executed Master Repurchase Agreement, or similar agreement. Collateral with a market value totaling 102% of the principal and accrued interest of the repurchase amount is required and the counterparty is responsible for the monitoring and maintaining of collateral and margins at all times. Monthly reports are required at a minimum.

All collateral shall be subject to inspection and audit by the Finance Director or the City independent auditors.

SELECTION OF BANKS AND DEALERS

Depository

At least every five years a Depository shall be selected through the City's banking services procurement process, which shall include a formal request for applications (RFA). The depository contract shall contain a provision that the City may terminate the agreement at its sole discretion at any time. In selecting a depository, the services, fees, credit worthiness of institutions, and earnings potential may be considered.

Broker/Dealers

The Investment Committee shall approve those broker/dealers through whom the City buys or sells securities on an annual basis. Investment officers shall not knowingly conduct business with any broker/dealer representative with whom public entities have sustained losses on investments based upon improper recommendations. All broker/dealers shall provide the City with references from

public entities which they are currently serving. A list of not less than five broker/dealers shall be maintained to assure a competitive process.

All broker/dealers who desire to transact business with the City must supply the following, as appropriate:

- 1) Annual audited financial statements
- 2) Proof of Financial Industry Regulatory Authority (FINRA) certification and CRD Number
- 3) Proof of Texas State Securities registration

No investment transactions may be entered into with a brokerage subsidiary of the City's depository bank unless it can fulfill all delivery versus payment (DVP) requirements for trade independence.

Policy Review Certification

Every local government investment pool (e.g. business organization) shall have been provided a copy of this Policy to assure that they are familiar with the goals and objectives of the investment program. The authorized representative of the pool shall sign a written certification, in a form acceptable to the City, substantially to the effect that the firm has:

- (1) received and reviewed the investment policy of the entity; and
- (2) acknowledged that the business organization has implemented reasonable procedures and controls in an effort to preclude investment transactions conducted between the entity and the organization that are not authorized by the City's investment policy, except to the extent that this authorization:
 - (A) is dependent on an analysis of the makeup of the City's entire portfolio;
 - (B) requires an interpretation of subjective investment standards; or
 - (C) relates to investment transactions of the City that are not made through accounts or other contractual arrangements over which the business organization has accepted discretionary investment authority.

No investment transaction shall be executed with a firm which has not delivered this written certification. Material changes in this Policy will require re-certification by business organizations.

The City is under no obligation to transact business with any financial institution.

All approved broker/dealers and financial institutions shall receive a copy of the Investment Policy. If any material changes are made to the policy an updated copy will be sent.

SAFEKEEPING AND CUSTODY

Collateral pledged to secure deposits shall be held by an independent financial institution outside the holding company of the depository in accordance with a safekeeping agreement signed by authorized representatives of the City, the Depository, and the custodian (with the exception of the Federal Reserve as Custodian). The Finance Director or a third-party financial institution shall maintain evidence of the pledged collateral. The Custodian shall provide a monthly report of collateral directly

to the City. Collateral shall be reviewed weekly to assure that the market value of the pledged securities is adequate.

Safekeeping Agreement

All safekeeping arrangements shall be approved by the Investment Officer and an agreement of the terms executed in writing. The independent third-party custodian shall be required to issue safekeeping receipts to the City listing each specific security, rate, description, maturity, CUSIP number, and other pertinent information. Each safekeeping receipt will be clearly marked that the security is held for the City or pledged to the City.

INVESTMENT POLICY ADOPTION

The City investment policy and strategy shall be adopted by resolution of the City Commission/PUB/Bridge/Corp. The resolution shall include any changes made to the policy and strategy. The Investment Committee shall review the policy for effectiveness on an annual basis and any modification will be recommended for approval to the City.

**GLOSSARY
Of
COMMON TREASURY TERMINOLOGY**

Agencies:	Federal agency and instrumentality securities.
Asked:	The price at which securities are offered.
Bid:	The price offered to buy securities.
Broker:	A broker brings buyers and sellers together for a commission paid by the initiator of the transaction or by both sides; he does not position. In the money market brokers are active in markets in which banks buy and sell money and in interdealer markets.
Brokered Certificate of Deposit Security:	A time deposit which has been sold onto the secondary market and divided to assure FDIC insurance coverage. This is a registered security with a CUSIP and is settled over the FedWire or other settlement system
Depository Certificate of Deposit (CD):	A time deposit with a financial institution with a specific maturity evidenced by a certificate. Large denomination CD's are typically negotiable.
Collateral:	Securities, evidence of deposit or other property which a borrower pledges to secure repayment of a loan. Also refers to securities pledged by a bank to secure deposit of public monies.
Coupon:	(a) The annual rate of interest that a bond's issuer promises to pay the bondholder on the bond's face value. (b) A certificate attached to a bond evidencing interest due on a payment date.
Dealer:	A dealer, as opposed to a broker, acts as a principal in all transaction, buying and selling for his own account.
Debenture:	A bond secured on by the general credit of the issuer.
Delivery versus Payment:	There are two methods of delivery of securities; delivery versus payment and delivery versus receipt (also called free). Delivery versus payment is delivery of securities with an exchange of money for

securities. Delivery versus receipt is delivery of securities with an exchange of a signed receipt for the securities.

Discount: The difference between the cost price of a security and its value at maturity when quoted at lower than face value. A security selling below original price shortly after sale also is considered to be at a discount.

Discount Securities: Non-interest bearing money market instruments that are issued at a discount and redeemed at maturity for full face value, e.g., U.S. Treasury bills.

Diversification: Dividing investment funds among a variety of securities offering independent returns.

Federal Credit Agencies: Agencies of the Federal government set up to supply credit to various classes of institutions and individuals, e.g., S&L's, small business firms, students, farmers, farm cooperatives, and exporters.

Federal Deposit Insurance Corporation (FDIC): A federal agency that insures bank deposits, currently up to \$250,000 per deposit.

Federal Funds Rate: The rate of interest at which Fed funds are traded. The Federal Reserve through open-market operations currently pegs this rate.

Federal Home Loan Banks (FHLB): The institutions that regulate and lend to banks and savings and loan associations. The Federal Home Loan Banks play a role analogous to that played by the Federal Reserve Banks vis-a-vis member commercial banks.

Federal National Mortgage Association (FNMA): FNMA, like GNMA, was chartered under the Federal National Mortgage Association Act in 1938. FNMA is a federal corporation working under the auspices of the Department of Housing and Urban Development, (HUD). It is the largest single provider of residential mortgage funds in the United States. Fannie Mae, as the corporation is called, is a private stockholder corporation. The corporation purchases include a variety of adjustable mortgages and second loans in addition to fixed-rate mortgages. FNMA's securities are also highly liquid and are widely accepted. FNMA assumes and guarantees that all security holders will receive timely payment of principal and interest.

Federal Open Market Committee (FOMC): Consists of seven members of the Federal Reserve Board and five of the twelve Federal Reserve Bank Presidents. The President of the New York Federal Reserve is a permanent member while the other

presidents serve on a rotating basis. The Committee periodically meets to set Federal Reserve guidelines regarding purchases and sales of Government Securities in the open market as a means of influencing the volume of bank credit and money.

**Government National
Mortgage Association**

(GNMA of Ginnie Mae): Securities guaranteed by GNMA are issued by mortgage bankers, commercial banks, savings and loan associations, and other institutions. Security holder is protected by the full faith and credit of the U.S. Government. Ginnie Mae securities are backed by FHA, VA, or FMHM mortgages. The term pass-through is often used to describe Ginnie Maes.

Liquidity: A liquid asset is one that can be converted easily and rapidly into cash without a substantial loss of value. In the money market, a security is said to be liquid if the spread between bid and asked prices is narrow and reasonable size can be done at those quotes.

Local Government

Investment Pool (LGIP): The aggregate of all funds from political subdivisions that are placed in a common pool for investment and reinvestment.

Market Value: The price at which a security is trading and could presumably be purchased or sold.

**Master Repurchase
Agreement:**

To protect investors, many public investors will request that repurchase agreements be preceded by a master repurchase agreement between the investor and financial institution or dealer. The master agreement should define the nature of the transaction, identify the relationship between the parties, establish normal practices regarding ownership and custody of the collateral securities during the term of the investment provide remedies in the case of default by either party and clarify issues of ownership. The master repurchase agreement protects the investor by eliminating the uncertainty of ownership and hence, allowing investors to liquidate collateral if a bank or dealer defaults during the term of the agreement.

Maturity: The date upon which the principal or stated value of an investment becomes due and payable.

Money Market: The market in which short-term debt instruments (bills, commercial paper, banker's acceptances, etc.) are issued and traded.

Open Market Operations: Purchases and sales of government and certain other securities in the open market by the New York Federal Reserve Bank as directed by the

FOMC in order to influence the volume of money and credit in the economy. Purchases inject reserves into the bank system and stimulate growth of money and credit: sales have the opposite effect. Open market operations are the Federal Reserve's most important and most flexible monetary policy tool.

- Portfolio:** Collection of securities held by an investor.
- Primary Dealer:** A group of government securities dealers that submit daily reports of market activity and positions and monthly financial statements to the Federal Reserve Bank of New York and are subject to its informal oversight. Primary dealers include Securities and Exchange Commission (SEC) registered securities brokers-dealers, banks and a few unregulated firms.
- Prudent Person Rule:** An investment standard. Investments shall be made with judgment and care, under prevailing circumstances, that a person of prudence, discretion and intelligence would exercise in the management of the person's own affairs, not for speculation, but for investment, considering the probable safety of capital and the probable income to be derived.
- Rate of Return:** The yield obtained on a security based on its purchase price or its current market price. This may be the amortized yield to maturity on a bond or the current income return.
- Repurchase Agreement (RP or REPO):** A holder of securities sells these securities to an investor with an agreement to repurchase them at a fixed price on a fixed date. The security "buyer" in effect lends the "seller" money for the period of the agreement, and the terms of the agreement are structured to compensate him for this. Dealers use REPOs extensively to finance their positions. Exception: When the Fed is said to be doing REPOs, it is lending money that is, increasing bank reserves.
- Safekeeping:** A service to customers rendered by banks for a fee whereby securities and valuables of all types and descriptions are held in the bank's vaults for protection.
- Secondary Market:** A market made for the purchase and sale of outstanding issues following the initial distribution.
- Securities & Exchange Commission:** Agency created by Congress to protect investors in securities transactions by administering securities legislation.
- Treasury Bills:** A non-interest-bearing discount security issued by the U.S. Treasury to

finance the national debt. Most bills are issued to mature in three months, six months, and one year.

Treasury Bonds: Long-term U.S. Treasury securities having initial maturities of more than ten years.

Treasury Notes: Intermediate term coupon bearing U.S. Treasury securities having initial maturities from two to ten years.

Yield: The rate of annual income return on an investment, expressed as a percentage. (a) Income Yield is obtained by dividing the current dollar income by the current market price of the security. (b) Net Yield or Yield to Maturity is the current income yield minus any premium above par or plus any discount from par in purchase price, with the adjustment spread over the period from the date of purchase to the date of maturity of the bond.



AGENDA ITEM 5.a.

PUBLIC UTILITY BOARD

DATE SUBMITTED 09/18/2024

MEETING DATE 9/24/2024

1. Agenda Item: Consideration and Approval of MPU Sewer Participation for Northwood Trails II & III Subdivision

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

3. Nature of Request: The consideration and approval of MPU Sewer Participation for Northwood Trails II & III Subdivision.

4. Budgeted:

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

5. Reimbursement:

6. Routing:
Patrick Gray Created/Initiated - 9/18/2024

7. Staff's Recommendation: Staff recommends the approval of MPU Sewer Participation for Northwood Trails II & III 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: Carlos Gonzalez, P.E., Utility Engineer

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

DATE: September 24, 2024

SUBJECT: Northwood Trails II & III; Consideration & Approval of MPU Participation for Off-Site Wastewater Public Improvement

Northwood Trails II & III Subdivision is a development in North McAllen located near the 29th Street and Freddy Gonzalez intersection. The subdivision received MPUB approval on February 27, 2024.

Recently, staff reached out to the developer about the prospect of extending the sewer line improvements upstream west of the proposed development. These upstream improvements are needed to support infrastructure improvements currently under construction along Mile 6 Roadway. The developer expressed interest and secured a preliminary engineer’s estimate for the associated scope of work. The improvements for this area include the installation of a 6-IN Force Main (approx. 1250LF) that will extend west and cross both HCID# 1’s canal and drainage ditch and extend to the east property line of the pending Up North on Ware Subdivision. Staff will continue to coordinate with new ownership group for the pending Up North on Ware Subdivision about completing the remaining force main and lift station within limits of subject subdivision.

The following table provides a summary of the engineer’s estimate for the subject wastewater infrastructure improvements.

Northwood Trails II & III Off-Site Force Main Cost Estimate					
ITEM	DESCRIPTION	UNIT	QTY	UNIT COST	TOTAL
1	6" PVC SDR-26 (FORCE MAIN)	LF	1250	\$55.00	\$68,750.00
2	TIE INTO MANHOLE	EA	2	\$5,000.00	\$10,000.00
3	12" STEEL CASING	LF	200	\$300.00	\$60,000.00
4	TRENCH SAFETY PROTECTION	LF	1250	\$5.00	\$6,250.00
5	BACKFILL AND COMPACTION	LF	1250	\$10.00	\$12,500.00
6	CONCRETE SUPPORT COLLARS	EA	4	\$4,000.00	\$16,000.00
7	6" MJ 45	EA	20	\$1,200.00	\$24,000.00
8	DRIVEWAY REPAIR	LF	12	\$200.00	\$2,400.00
9	ASPHALT REPAIR	LF	15	\$120.00	\$1,800.00
10	12" PVC CASING	LF	50	\$100.00	\$5,000.00
11	AIR RELEASE VALVE	EA	1	\$7,500.00	\$7,500.00
12	BRUSH CLEARING	LS	1	\$5,000.00	\$5,000.00
				SUB. TOTAL	\$219,200.00
				5% FEES	\$10,960.00
				ENGINEERING FEE	\$21,920.00
				SURVEY FEE	\$2,000.00
				TOTAL	\$254,080.00

Staff is recommending MPUB participation for the full Off-Site Wastewater Public Improvements that total to \$254,080.00. Should board approve this amount, staff will commence preparation of a reimbursement certificate that will include all related infrastructure improvements.

Staff will be available for further discussion/questions.



QUINTANILLA, HEADLEY AND ASSOCIATES, INC.

Consulting Engineers * Land Surveyors
 Alfonso Quintanilla, P.E.# 95534 R.P.L.S.#4856 Eulalio Ramirez, P.E.# 77062
 Engineering Firm Registration No. F-1513
 Surveying Firm Registration No. 100411-00
 124 E. Stubbs St. Edinburg, Texas 78539
 Phone: (956) 381-6480 Fax (956) 381-0527

Construction Cost Estimate

Date Prepared: September 17, 2024	Sheet 1 of 1
Project: Northwood Trails Blocks II and III	BASIS OF ESTIMATE <input type="checkbox"/> No Design Complete <input type="checkbox"/> Preliminary Design <input checked="" type="checkbox"/> Final Design
Number of Lots: 131 (62 Multi-Family, 68 Single Family) Acres: 42.62	
Location: 29th Street & Freddy Gonzalez Dr.	
Irrigation District: HCID No.1	
Owner: Red Rock Real Estate Development Group	
Type of Estimate: Additional offsite Force Main	
Estimator: Marco A. Gonzalez, P.E.	

Item	Description	Unit	Quantity	Unit Cost	Total
I. Sanitary Sewer Collection System (City of McAllen)					
1	6" PVC SDR-26 (Force Main')	LF	1,250	55.00	68,750.00
2	Tie into Manhole/Clean out	EA	2	5,000.00	10,000.00
3	12" Steel Casing (across canal)	LF	200	300.00	60,000.00
4	Trench Safety Protection	LF	1,250	5.00	6,250.00
5	Backfill & Compaction as per City of McAllen	LF	1,250	10.00	12,500.00
6	Concrete Support Collars	EA	4	4,000.00	16,000.00
7	6" M.J. 45° Bends	EA	20	1,200.00	24,000.00
8	Cut & Repair Conc. Driveway	LF	12	200.00	2,400.00
9	Cut & Repair Asphalt	LF	15	120.00	1,800.00
10	12" PVC casing	LF	50	100.00	5,000.00
11	Air Release Valve	EA	1	7,500.00	7,500.00
12	Brush Clearing	LS	1	5,000.00	5,000.00
				Subtotal:	\$ 219,200.00

				3% CMT	\$ 6,576.00
				2% Admin Fee:	\$ 4,384.00
				Engineering Fee	\$ 21,920.00
				Survey of Lot 5	\$ 2,000.00
				Total:	\$ 254,080.00



QUINTANILLA, HEADLEY AND ASSOCIATES, INC.

Consulting Engineers ★ Land Surveyors
 Alfonso Quintanilla, P.E.#95534 R.P.L.S #4856 Eulalio Ramirez, P.E. # 77062
 Engineering Firm Registration No. F-1513
 Surveying Firm Registration No. 100411-00
 124 E. Stubbs St. Edinburg, Texas 78539
 Phone: (956) 381-6480 Fax (956) 381-0527

Construction Cost Estimate

Date Prepared: September 16, 2024	Sheet 1 of 3
Project: Northwood Trails Blocks II and III	BASIS OF ESTIMATE No Design Complete Preliminary Design <input checked="" type="checkbox"/> Final Design
Number of Lots: 131 (64 Multi-Family, 67 Single Family) Acres: 42.62	
Location: 29th Street & Freddy Gonzalez Dr.	
Irrigation District: HCID No.1	
Owner: Red Rock Real Estate Development Group	
Type of Estimate: Engineer's Estimate	
Estimator: Alfonso Quintanilla, P.E., R.P.L.S.	

Item	Description	Unit	Quantity	Unit Cost	Total
I.	Water Distributions System (City of McAllen)				
1	8" P.V.C. DR-18	LF	8,200	35.00	287,000.00
2	8" M.J. 90° Bend, 45° Bend or 11° Bend	EA	14	900.00	12,600.00
3	8" Valve & Box	EA	22	2,700.00	59,400.00
4	8" M.J. Tee	EA	15	1,425.00	21,375.00
5	8" X 6" M.J. Tee	EA	15	1,150.00	17,250.00
6	6" Valve & Box	EA	15	1,995.00	29,925.00
7	Fire Hydrant	EA	15	5,200.00	78,000.00
8	1" Single Service Connection (Landscaping)	EA	2	1,100.00	2,200.00
9	Compact & Backfill as per McAllen	LF	8,200	11.55	94,710.00
10	1" Single Service Connection (Long)	EA	41	1,400.00	57,400.00
11	1" Single Service Connection (Short)	EA	27	1,140.00	30,780.00
12	Meter Boxes	EA	380	100.00	38,000.00
13	Tie In: (Cut Existing Waterline) 8" Repair Coupling, 8" M.J. Tee, 8" Valve & Box	EA	3	5,428.00	16,284.00
14	2" Single Service Connection w/ Manifold for 5-3/4" Meter Connection (Long)	EA	40	4,175.00	167,000.00
15	2" Single Service Connection w/ Manifold for 5-3/4" Meter Connection (Short)	EA	22	3,875.00	85,250.00
16	8" M.J. Cap	EA	2	600.00	1,200.00
				Subtotal:	\$ 998,374.00
II.	Sanitary Sewer Collection System (City of McAllen)				
1	12" P.V.C. SDR-26 (7.0'-10.0')	LF	5,995	45.00	269,775.00
2	Manhole Fiberglass with Closed Bottom (Monolithic)	EA	23	12,000.00	276,000.00
3	Manhole with Drop Structure Fiberglass with Closed Bottom (Monolithic)	EA	1	15,000.00	15,000.00
4	Trench Safety Protection	LF	7,035	3.10	21,808.50
5	Connect to Existing Clean Out	EA	1	2,000.00	2,000.00
6	Compact & Backfill as per McAllen	LF	7,035	14.00	98,490.00
7	4.0" Service Connection with Clean Outs	EA	68	1,180.00	80,240.00
8	6" Service Connection with Clean Outs	EA	62	1,775.00	110,050.00
9	Clean Outs	EA	4	675.00	2,700.00
10	8" P.V.C. SDR-26	LF	1,040	30.00	31,200.00
11	21" Steel Casing	LF	20	120.00	2,400.00
				Total:	\$ 909,663.50



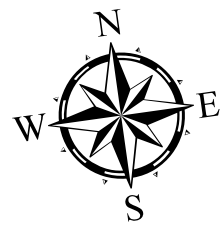
QUINTANILLA, HEADLEY AND ASSOCIATES, INC.

Consulting Engineers ★ Land Surveyors
 Alfonso Quintanilla, P.E.# 95534 R.P.L.S #4856 Eulalio Ramirez, P.E. # 77062
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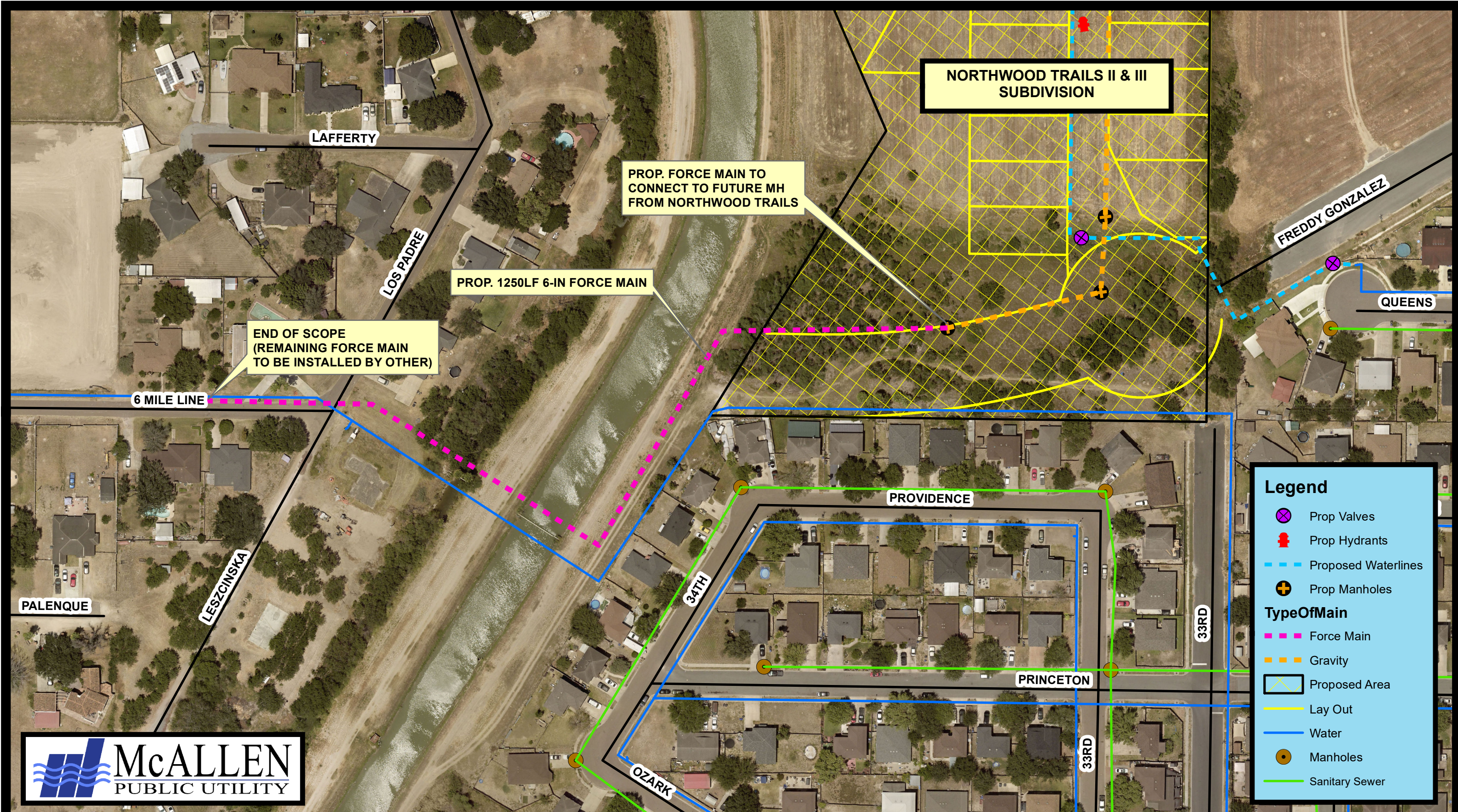
Construction Cost Estimate

Date Prepared: September 16, 2024	Sheet 2 of 3	
Project: Northwood Trails Blocks II and III	BASIS OF ESTIMATE No Design Complete Preliminary Design Final Design	
Number of Lots: 131 (64 Multi-Family, 67 Single Family) Acres: 42.62		
Location: 29th Street & Freddy Gonzalez Dr.		
Irrigation District: HCID No.1		
Owner: Red Rock Real Estate Development Group		X
Type of Estimate: Engineer's Estimate		
Estimator: Alfonso Quintanilla, P.E., R.P.L.S.		

Item	Description	Unit	Quantity	Unit Cost	Total
III. Drainage Improvements (City of McAllen)					
1	24" R.R.G.C.P.	LF	3,663	69.00	252,747.00
2	30" R.R.G.C.P.	LF	320	89.00	28,480.00
3	36" R.R.G.C.P.	LF	175	129.00	22,575.00
4	42" R.R.G.C.P.	LF	320	179.00	57,280.00
5	48" R.R.G.C.P.	LF	375	199.00	74,625.00
6	Rip-Rap (One Side)	EA	6	4,000.00	24,000.00
7	Type "A" Inlet	EA	22	4,900.00	107,800.00
8	Manhole	EA	6	5,500.00	33,000.00
9	Compaction & Backfill as per McAllen	LF	4,853	14.00	67,942.00
10	Detention Pond Excavation	CY	28,500	3.08	87,780.00
11	Erosion Control	LS	1	15,000.00	15,000.00
12	Trench Safety Protection	LF	4,853	3.10	15,044.30
13	Rip-Rap (Both Sides)	EA	1	8,500.00	8,500.00
14	5.0' Concrete Pilot Channel	LF	675	45.00	30,375.00
15	Discharge Structure	EA	2	8,000.00	16,000.00
16	Berm	CY	1,000	2.55	2,550.00
17	Spread Dirt On-Site	CY	27,500	1.80	49,500.00
18	Type "CC" Inlet	EA	1	5,428.00	5,428.00
				Subtotal:	\$ 898,626.30
IV. Paving Improvements (32.0' B-B & 40.0' B-B)					
1	2" Hot Mix (Includes Prime Coat MC-30)	SY	30,800	13.70	421,960.00
2	8" Caliche Base	SY	30,800	12.60	388,080.00
3	4" Caliche Base	SY	5,500	6.55	36,025.00
4	6" Subgrade Preparation	SY	38,900	3.50	136,150.00
5	4% Lime Stabilization (Subgrade)	SY	38,900	5.25	204,225.00
6	24" Curb & Gutter	LF	14,980	15.35	229,943.00
7	6.0' Concrete Valley Gutter	LF	860	67.00	57,620.00
				Subtotal:	\$ 1,474,003.00

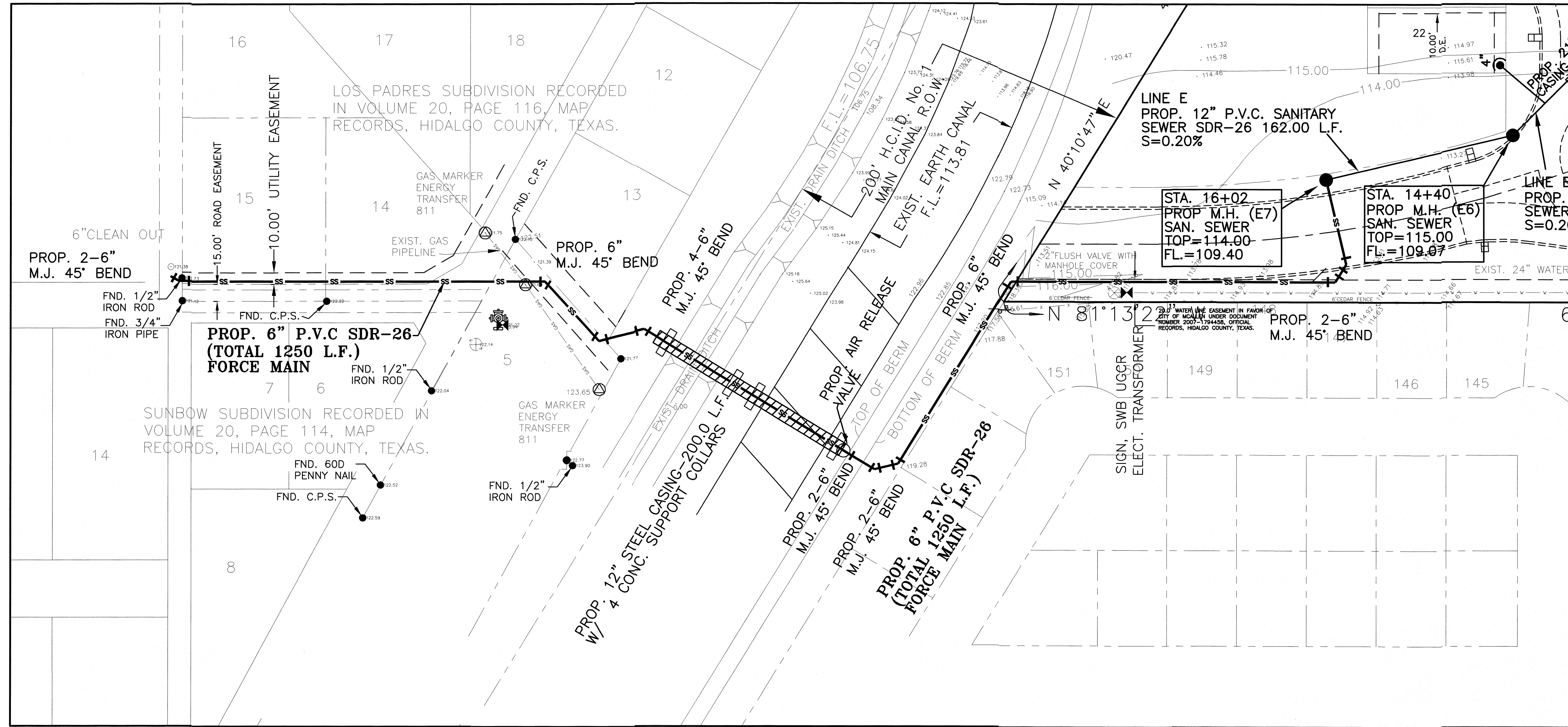
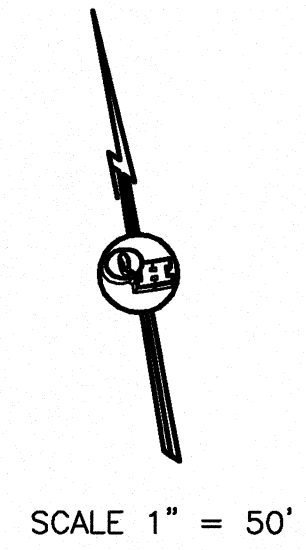


Northwood Trails II & III Subdivision Proposed 6-IN Force Main (MPU Participation)



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

JOB NO.	3-1-2022
DATE	06-20-2024
REVISION	1" = 100'
SCALE	ALEX G
DRAWN BY	ALEX G
SHEET	



**NORTHWOOD TRAILS
BLOCK II & III
OFFSITE FORCE MAIN**

9-17-24



LEGEND

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

DATE PREPARED	3-1-2022	PREPARED BY	ALEX G	CHECKED BY		APPROVED BY	
DATE REVISION	06-20-2024	REVISION	26	CHECKED BY		APPROVED BY	

QUINTANILLA, HEADLEY AND ASSOCIATES, INC.
CONSULTING ENGINEERS
124 E. STUBBS ST.
EDINBURG, TEXAS 78539
ENGINEERING REGISTRATION NUMBER: E-1513
SURVEYING REGISTRATION NUMBER: 100411-00

LAND SURVEYORS
PHONE: 956-381-6480
FAX: 956-381-0527
ALFONSO@QHA-ENG.COM



AGENDA ITEM

7.a.

PUBLIC UTILITY BOARD

DATE SUBMITTED

09/18/2024

MEETING DATE

9/24/2024

1. Agenda Item: Consultation with City Attorney regarding pending litigation (Section 551.071, T.G.C).

2. Party Making Request:

3. Nature of Request:

4. Budgeted:

Bid Amount: _____
Under Budget: _____

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

5. Reimbursement:

6. Routing:

Savannah Arredondo

Created/Initiated - 9/18/2024

7. Staff's Recommendation:

8. City Attorney: N/A. AWS

9. MPU General Manager: NA - MAV

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



	AGENDA ITEM	<u>7.b.</u>
PUBLIC UTILITY BOARD	DATE SUBMITTED	09/18/2024
	MEETING DATE	9/24/2024

1. Agenda Item: Consultation with City Attorney regarding legal aspects of proposed development (Section 551.071 T.G.C).

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 - 9/18/2024

7. Staff's Recommendation:

8. City Attorney: N/A. AWS

9. MPU General Manager: N/A - MAV

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