



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

**DATE:** Tuesday, May 14, 2024

**TIME:** 4:00 P.M.

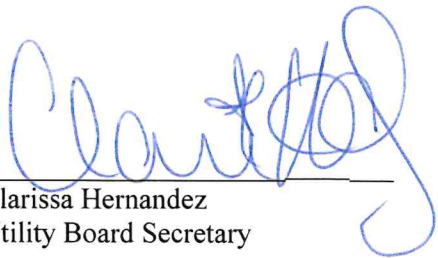
**PLACE:** McAllen City Hall  
Commission Chambers – 3<sup>rd</sup> Floor  
1300 Houston Avenue  
McAllen, Texas 78501

**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 10th day of May, 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.

  
\_\_\_\_\_  
Clarissa Hernandez  
Utility Board Secretary



**BOARD OF TRUSTEES MEETING  
TUESDAY, MAY 14, 2024 – 4:00 PM  
MCALLEN CITY HALL - 3RD FLOOR  
1300 HOUSTON AVE, MCALLEN, TX 78572**

## **AGENDA**

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

### **CALL TO ORDER**

### **PLEDGE**

### **INVOCATION**

#### **1. MINUTES:**

- a) Approval of the Minutes for the Regular Meeting held April 23, 2024.

#### **2. CONSENT AGENDA:**

- a) Approval of Aarya Terrace Subdivision (1-commercial Lot)
- b) Approval of Club Addition Amended Lots 1A & 2A (2-residential lots)

#### **3. BIDS AND CONTRACTS:**

- a) Consideration and Approval of Change Order Number 3 and Final for the Material Purchase for the Large Diameter Pipeline Replacement Project – Ph. I
- b) Consideration of Approval to Award Project No. 02-24-S21-296 Water Plants Electrical Equipment Annual Inspections, Preventive Maintenance, & Repairs

#### **4. RESOLUTION:**

- a) Resolution authorizing the submission of a grant application to the Bureau of Reclamation WaterSMART Planning and Project Design Grants for Fiscal Year 2024.

**5. MANAGER'S REPORT:**

- a) Award presentation to Vice-Chairman Ernie Williams for the Outstanding Utilities Public Official award granted by the Water Environmental Association of Texas at the 2024 Texas Water Conference.
- b) Review of Results of Financial Operations as of March 31, 2024

**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 issues related to contract implementation (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 MAY 29, 2024.**



	<b>AGENDA ITEM</b>	<b><u>1.a.</u></b>
<b>PUBLIC UTILITY BOARD</b>	<b>DATE SUBMITTED</b>	<b>05/02/2024</b>
	<b>MEETING DATE</b>	<b>5/14/2024</b>

1. Agenda Item: Approval of the Minutes for the Regular Meeting held April 23, 2024.

2. Party Making Request:

3. Nature of Request:

4. Budgeted:

<b>Bid Amount:</b>	_____	<b>Budgeted Amount:</b>	_____
<b>Under Budget:</b>	_____	<b>Over Budget:</b>	_____
		<b>Amount Remaining:</b>	_____

5. Reimbursement:

6. Routing:  
Savannah Arredondo                      Created/Initiated - 5/2/2024

7. Staff's Recommendation:

8. City Attorney: Approve. IJT

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, April 23, 2024**, at 4:00 pm at in the City Commission Chambers at City Hall with the following present:

	Ernest Williams	Vice-Chairman
	Ricardo Godinez	Trustee
	Albert Cardenas	Trustee
Absent:	Charles Amos	Chairman
	Javier Villalobos	Mayor/Ex-Officio
Staff:	Marco Vega, P.E.	General Manager
	Isaac Tawil	City Attorney
	Clarissa Hernandez	Utility Board Secretary
	Savannah Arredondo	Assistant to the Utility Board Secretary
	Carlos Gonzalez, P.E.	Utility Engineer
	David Garza	Director of Wastewater Systems
	Valeria Rios	Treasury Accountant
	Rafael Balderas	Assistant to the Utility Engineer
	Jim Bob Sides	Video Production Specialist
	Juan Vallejo	Assistant Director of Water Systems
	Jerry Noriega	Director of Purchasing & Contracts
	Maria Chavero	Director Finance for Utilities
	Erika Gomez	Assistant to the Utility Engineer
	Janet Landeros	Grants & Contracts Coordinator
	Marco Ramirez	Utility Engineer
	Edward Gonzalez	Director of Water Systems
	Lance Nelson	Water Plant Manager
	Juan Pedraza	Maintenance Manager – T&D
	Jesus Cisneros	Water Plant Working Supervisor
	Jair O. Oropeza	Journey Mechanic II
	Brittney Salinas	Assistant Manager –Water Lab
	Christina Molano	Water Lab Manager
	Michelle Rivera	Assistant City Manager
	Denise Ortega	Senior Administrative Clerk
	Christina Garcia	Program Coordinator
	Priscilla Avila	Assistant Director
	Julia Lash	Director Grant Administration
	Crystal Montemayor	Administrative Assistant
	Natalie Manzanares	Housing Program Coordinator
	Araceli Salas	Administrative Assistant
	Erica Martinez	Grant Coordinator
	Kobe Marquez	Grant Development Specialist
	Gabriel Perez	Grant Development Specialist
	Jaime Ortiz	Compliance Officer
	Erica Perez	CDBG Chair
	Karen Valdez	CDBG Board Member

**CALL TO ORDER:**

Vice-Chairman Williams called the meeting to order at 4:08 p.m.

**1. MINUTES:**

- a) Approval of Special Meeting Minutes held April 4, 2024.

Trustee Godinez moved to approve the minutes for the special meeting held on April 4<sup>th</sup>, 2024. Trustee Cardenas seconded the motion. The motion carried unanimously by those present.

**2. CONSENT AGENDA**

- a) Approval of the District Ph. 2 Subdivision
- b) Approval of Anaqua at Tres Lagos Phase 1 Subdivision
- c) Approval of McAllen Convention Center Lots 1B-1E Subdivision
- d) Approval of Havest Cove Phase II Subdivision
- e) Approval of i-Shine Car Wash – McAllen Subdivision

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

**3. BIDS AND CONTRACTS:**

- a) Consideration and Approval of the Manhole Rehabilitation Project 2024.

Trustee Cardenas moved to approve of the Manhole Rehabilitation Project. Trustee Godinez seconded the motion. The motion carried unanimously by those present.

**4. UTILITY LAYOUTS:**

- a) Discussion and Approval of the Final Reimbursement Certificate for the developer of Chaises de Jardin Subdivision.

Mr. Rafael Balderas, EIT, stated that on September 1, 2022 the proposed Chaises de Jardin Subdivision was approved by the MPU Board. The applicant is now requesting approval for a Final Reimbursement Certificate as the improvements have been installed. The subdivision is a 10 acre tract that is located on the south side of Russell Road, between Rooth Road and Depot Road. The installed wastewater improvements consist of a 12-inch wastewater line with a few manholes, which have connected to an existing manhole near the La Puerta Lift Station. The installed 12-inch wastewater line consists of 486 linear feet. The applicant has proposed to establish a reimbursement service area totaling 118 acres, which includes the area east of this subdivision. The breakdown concludes \$832.57 per acre. With the review of the proposed request, staff recommends approval as proposed by the developer.

Trustee Godinez moved to approve of Final Reimbursement Certificate for the developer of Chaises de Jardin Subdivision. Trustee Cardenas seconded the motion. The motion carried unanimously by those present.

**5. FUTURE AGENDA ITEMS**

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

Board did not recess into Executive Session.

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

**ADJOURNMENT**

There being no other business to come before the Board, the meeting was unanimously adjourned at 4:28 p.m.

\_\_\_\_\_  
Ernest Williams, Vice-Chairman

Attest:

\_\_\_\_\_  
Clarissa Hernandez  
Utility Board Secretary



# Memo

**TO:** Marco A. Vega, P.E., General Manager  
**THRU:** Carlos Gonzalez, P.E., Utility Engineer  
**FROM:** Erika Gomez, P.E., Assistant Utility Engineer  
**DATE:** May 6<sup>th</sup>, 2024  
**SUBJECT: AARYA Terrace Subdivision; Consideration & Approval of Subdivision**

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This property consists of 1 acre, and it is located approximately 1,200 ft east of Taylor Rd along Pecan Blvd. It is located within the McAllen City Limits and is being proposed as C-3 commercial use.

The subdivision application was originally filed with the City on February 7<sup>th</sup>, 2024, and received preliminary P&Z approval on February 20<sup>th</sup>, 2024. The information required from the developer's engineer for this agenda was received on April 29<sup>th</sup>, 2024.

Utility plan/availability is described as follows:

1. **Water Service:** There is an existing 12-inch waterline that runs east-west on the south side of Pecan Blvd. Applicant is proposing to connect to the existing 12-inch and extend a 12" waterline to and thru the property along Pecan. The applicant is proposing five (5) meters to serve the commercial individual units and one (1) fire hydrant for fire protection.
2. **Sewer Service:** Applicant is proposing to connect to an existing 12-inch sewerline located on the south boundary of the proposed development. This development will be served with four (4) 6-inch individual sewer services.
3. The developer has submitted a Reimbursement Waiver.
4. This property falls within the MPU Bentsen Rd Water and sewer reimbursement Area.

**Staff recommends MPUB approval of subdivision application as proposed subject to the following: 1.) Dedication of a minimum of 10ft. utility easement along the perimeter of the property and/or ROW for future public Utility improvements; and 2.) Individual water and sewer services for each unit be installed; 3) Payment to MPU for the Bentsen Rd water and sewer Project in the total amount of \$2,633.32.**

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



*Spoor Engineering Consultants, Inc.*  
Consulting Engineers – Civil Land Planning – Stephen Spoor, P.E.

**Utility Narrative for  
Aarya Terrace  
McAllen, Texas**

**March 26, 2024**

BEING A SUBDIVISION OF THE WEST 132 FEET OF THE EAST 324 FEET OF THE NORTH 10 ACRES OF LOT 247, JOHN H. SHARY SUBDIVISION, HIDALGO COUNTY, TEXAS, ACCORDING TO PLAT RECORDED IN VOLUME 1, PAGE 17, MAP RECORDS, HIDALGO COUNTY, TEXAS.

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This one lot subdivision, comprising 0.85 net acres, is located on the south side of Pecan Boulevard, approximately 1,000 feet east of Taylor Road, and is located in the City of McAllen.

Currently, the site is vacant and was previously occupied by a residence. The proposed plan is a commercial lease space building to house a dentist office and two retail lease spaces.

Fire protection for this site will be by a proposed fire hydrant at the northeast corner of the site connected to a proposed 12 inch water line along the south side of Pecan Boulevard. The 12 inch line is proposed off-site from the existing hydrant approximately 90 feet west of this site's west property line. The 12 inch line will "dead-end" at the proposed fire hydrant at the northeast corner. Off-site easement to McAllen Public Utility is required from the property to the west.

The property is served by an existing 12 inch McAllen Public Utility sanitary sewer line along the south side of the site. Four 6 inch services are proposed that will match the number of commercial lease spaces, to be installed on the existing 12 inch sewer.



**REIMBURSEMENT WAIVER**

STATE OF TEXAS           §

COUNTY OF HIDALGO      §

THIS CERTIFICATE, issued by the McAllen Public Utilities (MPUB), as authorized by such Board of Trustees, hereinafter called the MPUB, to **AARYA PROPERTIES, LLC, A TEXAS LIMITED LIABILITY COMPANY**, hereinafter called the DEVELOPER.

1. The DEVELOPER is the developer of the following described property: **AARYA TERRACE SUBDIVISION**, and proposes to construct Utility Improvements as shown on a plan designed by **Spoor Engineering Consultants, Inc.**, dated **March 25, 2024**, hereinafter called IMPROVEMENTS, as approved by the McAllen Public Utility Board on \_\_\_\_\_.

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

ISSUED in triplicate originals this \_\_\_\_\_ day of \_\_\_\_\_ 2024.

CITY OF MCALLEN BY THE  
MCALLEN PUBLIC UTILITY

BY: \_\_\_\_\_

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

**ATTEST**

\_\_\_\_\_  
MPUB Secretary

**DEVELOPER:**

Aarya Properties, LLC  
A Texas Limited Liability Company

*Aishwarya CC*  
\_\_\_\_\_

By: Aishwarya K. Chandesh  
5105 Gumwood Avenue  
McAllen, Texas 78501

**SUBDIVISION REIMBURSEMENT WORKSHEET  
AARYA TERRACE SUBDIVISION**

<b>WATERLINE REIMB. CALCULATIONS</b>			
WATER:	MPU: BENTSEN RD. WATER		
COST:	\$301.12 x	1 AC	\$301.12
10% ADMIN FEE	<10 YEARS		30.11
<b>WATERLINE REIMBURSEMENT</b>			<b>\$331.23</b>

<b>SEWER LINE REIMB. CALCULATIONS</b>			
SEWER:	MPU: BENTSEN RD. SEWER		
COST:	\$2,092.81 x	1 AC	\$2,092.81
10% ADMIN FEE	<10 YEARS		209.28
<b>SEWER LINE REIMBURSEMENT</b>			<b>\$2,302.09</b>

**TOTAL REIMBURSEMENT DUE** **\$2,633.32**

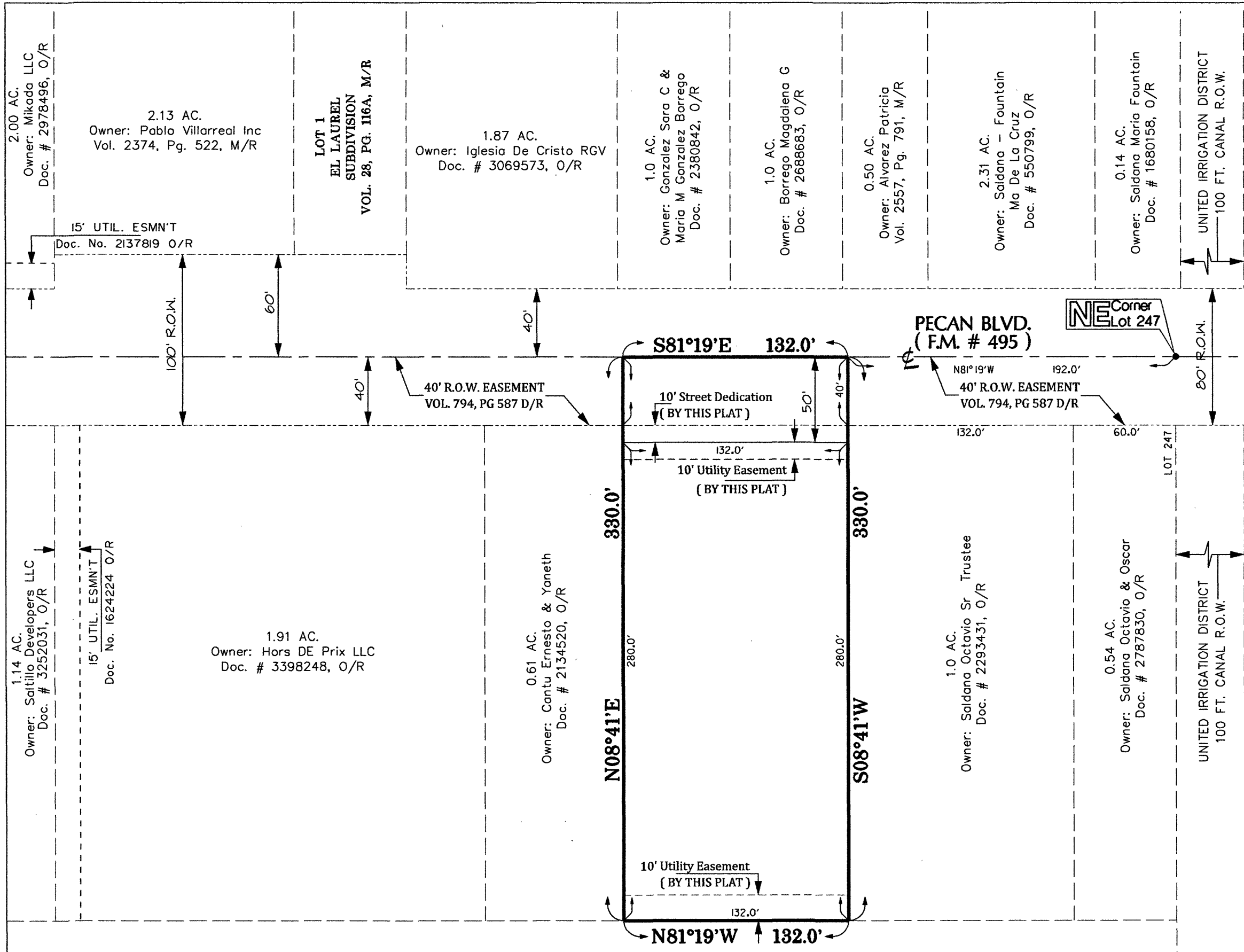
Prepared By: Eka Yonca Date: 4/12/2024 Reviewed By: \_\_\_\_\_

Escrows will be adjusted upon execution of Final Reimbursement Certificate

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

Signature: Aishwarya CC

Print: AISHWARYA CHANDESH



April 03, 2024  
Scale: 1"=60'

# MAP OF AARYA TERRACE

BEING A SUBDIVISION OF THE WEST 132 FEET OF THE EAST 324 FEET OF THE NORTH 10 ACRES OF LOT 247, JOHN H. SHARY SUBDIVISION HIDALGO COUNTY, TEXAS, ACCORDING TO PLAT RECORDED IN VOL. 1, PG. 17, MAP RECORDS, HIDALGO COUNTY, TEXAS, CONTAINING 1.0 AC. OF LAND, MORE OR LESS.

**SPOR ENGINEERING CONSULTANTS, INC.**  
 Consulting Engineers - Civil Land Planning  
 FIRM # F-4003  
 202 South 4th Street McALLEN, TEXAS 78501  
 SEC@sporeng.com (956) 683 1000

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

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

Aarya Properties, LLC a Texas Limited Liability Company	Aarya Properties, LLC a Texas Limited Liability Company
By: Aishwarya K Chandesh 5105 Gumwood Ave. McAllen, Texas 78501	By: Siddarameswara S Tippur 5105 Gumwood Ave. McAllen, Texas 78501

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

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

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

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

CHAIRMAN, PLANNING AND ZONING COMMISSION

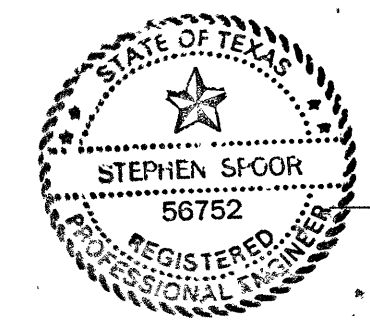
**STATE OF TEXAS: COUNTY OF HIDALGO:**

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

REYNALDO ROBLES, RPLS # 4032 ROBLES AND ASSOCIATE, PLLC 107 W. HUISACHE ST. WESLACO, TEXAS 78596 TBPELS FIRM No. 10096700	DATE
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**STATE OF TEXAS: COUNTY OF HIDALGO:**

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



*AS Spoor* 04-18-24  
 REGISTERED PROFESSIONAL ENGINEER  
 P. E. REGISTRATION No. 56752

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

MAYOR, CITY OF McALLEN DATE

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

HIDALGO COUNTY DRAINAGE DISTRICT NO. 1

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

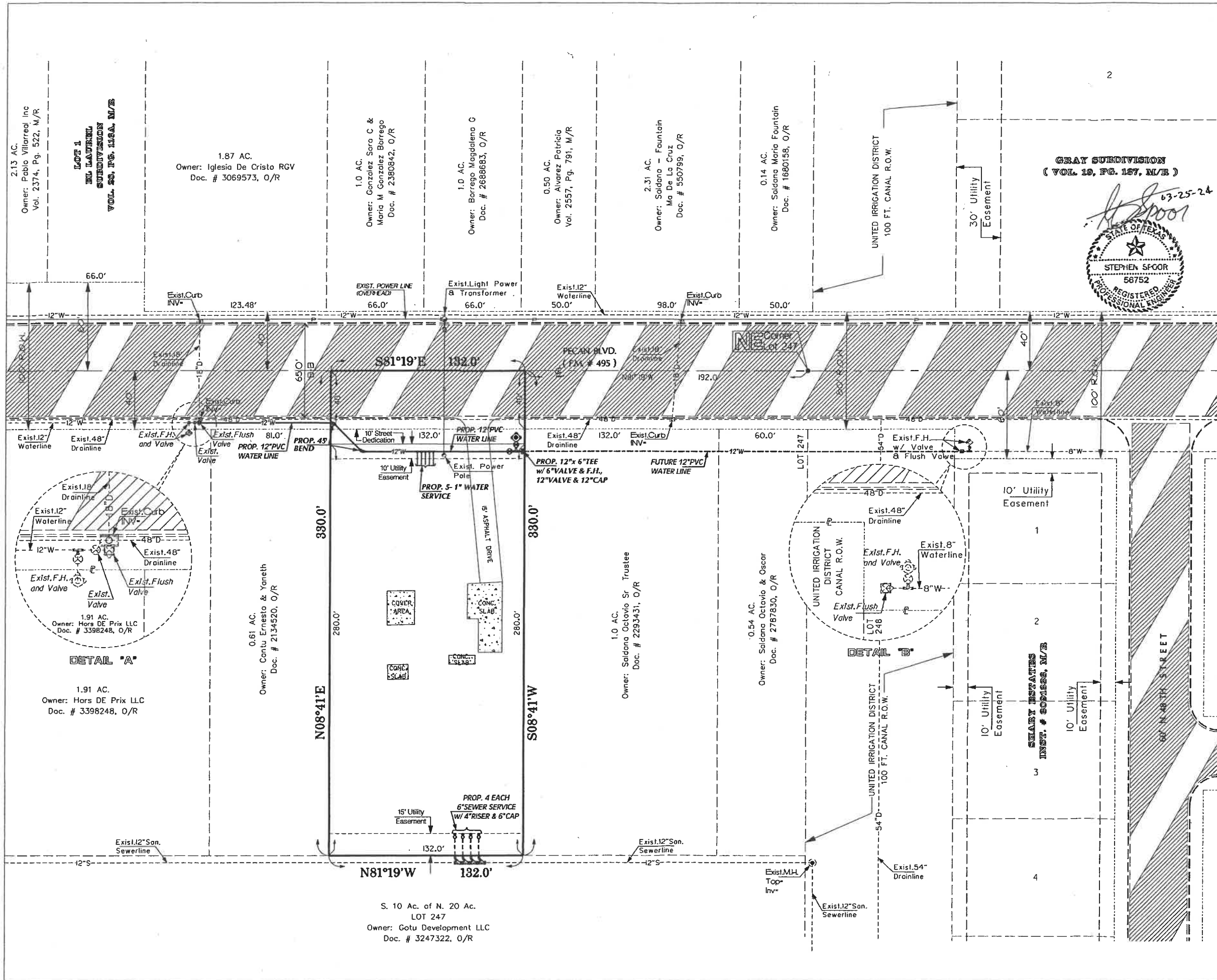
- MINIMUM BUILDING SETBACK SHALL BE AS FOLLOWS:  
 A.- FRONT: - IN ACCORDANCE WITH ZONING ORDINANCE OR GREATER FOR APPROVED SITE PLAN OR EASEMENTS OR IN LINE WITH EXISTING STRUCTURES, WHICHEVER IS GREATEST  
 B.- REAR: - IN ACCORDANCE WITH ZONING ORDINANCE OR GREATER FOR APPROVED SITE PLAN OR EASEMENT, WHICHEVER IS GREATEST  
 C.- SIDES: - IN ACCORDANCE WITH ZONING ORDINANCE OR GREATER FOR EASEMENTS OR APPROVED SITE PLAN, WHICHEVER IS GREATER
- MINIMUM FINISH FLOOR ELEVATION SHALL BE 18 INCHES ABOVE TOP OF CURB MEASURED AT FRONT CENTER OF LOT.
- THIS PROPERTY FALLS IN ZONE "B" OF THE FLOOD INSURANCE RATE MAP, PANEL NO. 480 343 0005 C, REVISED NOVEMBER 2, 1982.
- A 6' OPAQUE BUFFER IS REQUIRED FROM ADJACENT/BETWEEN MULTI-FAMILY RESIDENTIAL AND COMMERCIAL AND INDUSTRIAL ZONES/USES. AN 8' MASONRY WALL IS REQUIRED BETWEEN SINGLE FAMILY RESIDENTIAL AND COMMERCIAL, INDUSTRIAL OR MULTI-FAMILY RESIDENTIAL ZONES/USES.
- A 5.0 FT MINIMUM SIDEWALK IS REQUIRED ALONG PECAN BLVD.
- OWNER IS REQUIRED TO PROVIDE AN ENGINEERED STORM WATER DETENTION PLAN APPROVED BY THE CITY OF McALLEN ENGINEERING DEPT. PRIOR TO ISSUANCE OF BUILDING PERMIT.
- STORM WATER DETENTION OF 0.15 AC-FT (6,700 CUBIC FEET) SHALL BE REQUIRED FOR THIS SUBDIVISION.
- BENCHMARK.- STATION NAME: MC# 69 SET BY ARANDA & ASSOC. LOCATED AT THE NORTHEAST CORNER OF F.M. 495 AND TAYLOR RD. ELEV.= 123.59 FT (NAVD88)
- 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.
- COMMON AREA, PRIVATE SERVICE DRIVES, GATES AREAS TO BE MAINTAINED, BY LOT OWNER AND NOT THE CITY OF McALLEN

**METES & BOUNDS**

THE WEST 132 FEET OF THE EAST 324 FEET OF THE NORTH 10 ACRES OF LOT 247, JOHN H. SHARY SUBDIVISION, HIDALGO COUNTY, TEXAS, ACCORDING TO PLAT RECORDED IN VOLUME 1, PAGE 17, MAP RECORDS, HIDALGO COUNTY, TEXAS.

BEGINNING at a point on the North line of Lot 247, North 81 Deg. 19 Min. West, 192.0 feet from the northeast corner of Lot 247, for the northeast corner of the following described tract of land; said point being in Pecan Boulevard (F.M. #495);  
 THENCE, parallel to the East line of Lot 247, South 08 Deg. 41 Min. West, at 40.0 feet pass the South line of Pecan Boulevard, and at 330.0 feet to a point on the South line of the North 10 acres of Lot 247, for the southeast corner hereof;  
 THENCE, with the South line of the North 10 acres of Lot 247, North 81 Deg. 19 Min. West, 132.0 feet to a point for the southwest corner hereof;  
 THENCE, parallel to the East line of Lot 247, North 08 Deg. 41 Min. East, at 290.0 feet pass the South line of Pecan Boulevard, and at 330.0 feet, a point on the North line of Lot 247 for the Northwest corner hereof;  
 THENCE, with the North line of Lot 247, in Pecan Boulevard, South 81 Deg. 19 Min. East, 132.0 feet to the POINT OF BEGINNING; containing 1.00 acres of land, more or less, of which the north 40.0 feet, comprising 0.12 acre lies in Pecan Boulevard.

S. 10 Ac. of N. 20 Ac.  
 LOT 247  
 Owner: Gotu Development LLC  
 Doc. # 3247322, O/R



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



PROJECT  
**AARYA TERRACE**  
 McAllen, Texas

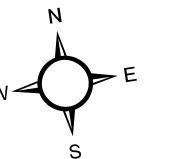
NAME OF PLAN  
**PAVING & UTILITIES PLAN**

DATE: Feb. 29, 2024  
 SCALE: 1"=40'

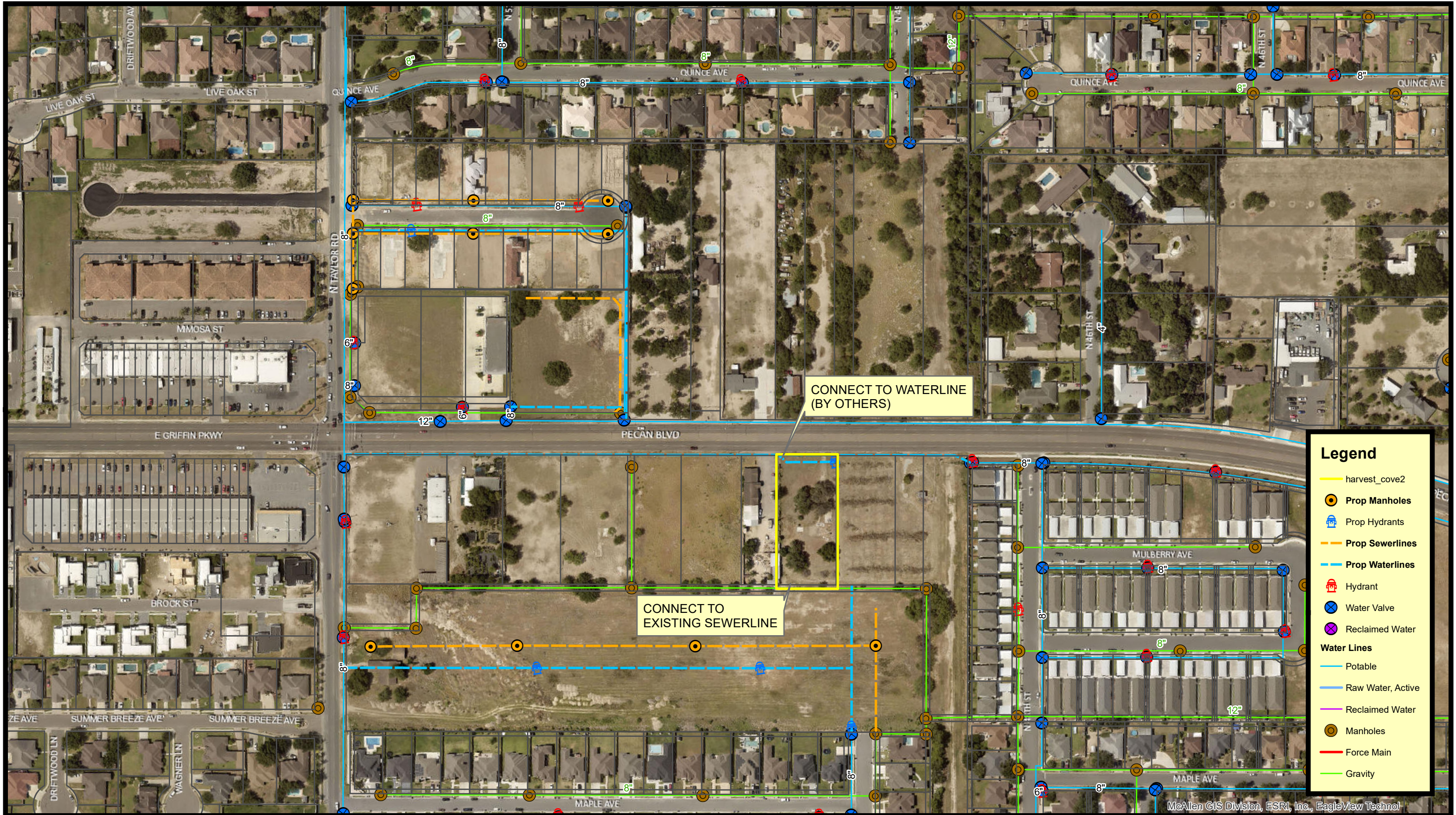
SHEET NUM.  
**C-2**

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

# AARYA TERRACE SUBDIVISION



1" = 200'



**Legend**

- harvest\_cove2
- Prop Manholes
- Prop Hydrants
- Prop Sewerlines
- Prop Waterlines
- Hydrant
- Water Valve
- Reclaimed Water

**Water Lines**

- Potable
- Raw Water, Active
- Reclaimed Water
- Manholes
- Force Main
- Gravity



	<b>AGENDA ITEM</b>	<b><u>2.b.</u></b>
<b>PUBLIC UTILITY BOARD</b>	<b>DATE SUBMITTED</b>	<b>05/07/2024</b>
	<b>MEETING DATE</b>	<b>5/14/2024</b>

1. Agenda Item: Approval of Club Addition Amended Lots 1A & 2A (2-residential lots)
2. Party Making Request: Erika Gomez, Developmental Activities
3. Nature of Request: Request of MPUB Approval from the developer of the proposed subdivision
4. Budgeted:

Bid Amount:	_____	Budgeted Amount:	_____
Under Budget:	_____	Over Budget:	_____
		Amount Remaining:	_____
5. Reimbursement: N/A
6. Routing:  
Erika Gomez                      Created/Initiated - 5/7/2024
7. Staff's Recommendation: Approval of subdivision as conditions set forth.
8. City Attorney: Approve. IJT
9. MPU General Manager: Approved - MAV
10. Director of Finance for Utilities: Approved - MSC

# Memo

**TO:** Marco A. Vega, P.E., General Manager  
**THRU:** Carlos Gonzalez, P.E., Utility Engineer  
**FROM:** Erika Gomez, P.E., Assistant Utility Engineer  
**DATE:** May 6<sup>th</sup>, 2024  
**SUBJECT: Club Addition Amended Lots 1A & 2A Subdivision; Consideration & Approval of Subdivision**

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This property consists of 0.423 acre, and it is located approximately 560 ft west of North 1<sup>st</sup> Street along Quince Ave. It is located within the McAllen City Limits and is being proposed as R1-Residential use.

The subdivision application was originally filed with the City on November 29<sup>th</sup>, 2023, and received preliminary P&Z approval on December 19<sup>th</sup>, 2023. The information required from the developer's engineer for this agenda was received on April 29<sup>th</sup>, 2024.

Utility plan/availability is described as follows:

1. **Water Service:** There is an existing 8-inch waterline that runs east-west along the alley located on the south boundary of the property. The applicant is proposing an additional service for the additional lot. There is an existing fire hydrant for fire protection.
2. **Sewer Service:** Applicant is proposing to connect to an existing 8-inch sewerline located on the south boundary of the proposed development. This development will be served with two (2) 6-inch individual sewer services.
3. The developer has submitted a Reimbursement Waiver.

**Staff recommends MPUB approval of subdivision application as proposed subject to the following: 1.) Dedication of a minimum of 10ft. utility easement along the perimeter of the property and/or ROW for future public Utility improvements; and 2.) Individual water and sewer services for each unit be installed;**

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





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**To:** City of McAllen  
McAllen Public Utility  
1300 Houston Avenue  
McAllen, Texas 78501

**From:** Lucas Castillo, Jr. P.E

**RE: UTILITY NARRATIVE**  
Club Addition Amended of Lots 1A & 2A  
Replat  
McAllen, Texas

**Date:** May 1, 2024

---

The replat consist of two lots out of a 0.423-of an acre tract of land located approximately 560 feet west of the intersection of North 1<sup>st</sup> Street and Quince Avenue in McAllen, Texas. The legal description for the replat is:

*A 0.423-of an acre tract of land, more or less, being all of lots 1 and 2, block 4, Club Addition Amended, in the city of McAllen, according to the map recorded in Volume 11, page 9, map records, Hidalgo County, Texas.*

#### **WATER AND FIRE PROTECTION**

A review of the City of McAllen's utility map for this area shows that the properties are located within McAllen's CCN water service area. Lots 1A and 2A will be serviced by an existing 8" water distribution line located in the adjoining south alley. An additional water meter will be installed to service lot 2A. A fire hydrant is located north of the lots across Quince Avenue (approximately 30 feet from the lots).

#### **SANITARY SEWER**

A review of the City's utility maps for this area shows that an 8" sanitary sewer main is located in the adjoining south alley which connects to a sewer manhole located east on North 1<sup>st</sup> Street. Sewer service will be provided by extending 6" service lines from the existing sewer service line.

Sincerely,  
**ATLAS Engineering Consultants, LLC**  
TBPE Firm No. F-17057

Lucas Castillo Jr., P.E.  
Principal



**05/01/2024**

**REIMBURSEMENT WAIVER**

STATE OF TEXAS X

COUNTY OF HIDALGO X

THIS CERTIFICATE, issued by the McAllen Public Utility (MPUB), as authorized by such Board of Trustees, hereinafter called the MPUB to HEIR FUND LLC hereinafter called the DEVELOPER.

(Developer)

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

CLUB ADDITION LOTS 1 & 2 BLK 4 133 Quince and 135 Quince McAllen TX  
And proposes to construct Utility Improvements as shown on a plan

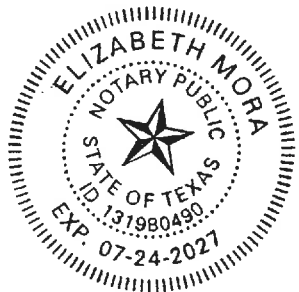
(Location)

designed by Atlas Engineering dated \_\_\_\_\_ hereinafter called the

IMPROVEMENTS, as approved by the McAllen Public Utility Board on \_\_\_\_\_.

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

ISSUED in duplicate originals this 24TH day of April, 20 24



CITY OF McALLEN BY THE  
McALLEN PUBLIC UTILITY

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

ATTEST:

\_\_\_\_\_  
Board Secretary

DEVELOPER

BY: Irene Uribe Manrique  
NAME & HEIR FUND LLC  
ADDRESS: Irene Uribe Manrique de Lara  
Member

# CLUB ADDITION AMENDED OF LOTS 1A & 2A

A 0.423-OF AN ACRE TRACT OF LAND, MORE OR LESS, BEING ALL OF LOTS 1 AND 2, BLOCK 4, CLUB ADDITION AMENDED, IN THE CITY OF MCALLEN, ACCORDING TO THE MAP RECORDED IN VOLUME 11, PAGE 9, MAP RECORDS, HIDALGO COUNTY, TEXAS

### METES AND BOUNDS DESCRIPTION

A 0.423-OF AN ACRE TRACT OF LAND, MORE OR LESS, BEING ALL OF LOTS 1 AND 2, BLOCK 4, CLUB ADDITION AMENDED, IN THE CITY OF MCALLEN, ACCORDING TO THE MAP RECORDED IN VOLUME 11, PAGE 9, MAP RECORDS, HIDALGO COUNTY, TEXAS, LOCATED ON THE SOUTH SIDE OF QUINCE AVENUE LYING APPROXIMATELY 175 FEET NORTH OF PECAN AVENUE (HIGHWAY FM 495) AND 295 FEET WEST OF FIRST STREET, IS DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

THE POINT OF COMMENCEMENT (P.O.C.) AND BEING THE POINT OF BEGINNING (P.O.B.) ARE AT A NO. 4 REBAR FOUND FOR THE APPARENT NORTHWEST CORNER OF SAID LOT 1 AND OF SAID 0.423-OF AN ACRE TRACT OF LAND HEREIN DESCRIBED:

**THENCE**, EAST, WITH THE APPARENT EXISTING SOUTH RIGHT-OF-WAY LINE OF SAID QUINCE AVENUE, AND THE APPARENT NORTH LOT LINE OF SAID LOT 1 AND OF SAID 0.423-OF AN ACRE TRACT, A DISTANCE OF 73.75 FEET PAST THE APPARENT COMMON NORTHERN CORNER OF SAID LOT 1 AND LOT 2, CONTINUING WITH THE APPARENT NORTH LOT LINE OF SAID LOT 2 FOR A TOTAL DISTANCE OF 147.50 FEET TO A POINT, BEARING S 68°07'10" W A DISTANCE OF 0.27 OF A FOOT FROM A NO. 4 REBAR FOUND, FOR THE APPARENT NORTHEAST CORNER OF SAID LOT 2 AND OF SAID 0.423-OF AN ACRE TRACT OF LAND HEREIN DESCRIBED:

**THENCE**, SOUTH, WITH THE APPARENT EAST LOT LINE OF SAID LOT 2 AND OF SAID 0.423-OF AN ACRE TRACT, A DISTANCE OF 40.1 FEET PAST AN EXISTING CEDAR FENCE CORNER, CONTINUING ALONG AN EXISTING CEDAR FENCE VARYING FROM ZERO FEET TO 0.9 OF A FOOT TO THE LEFT OF, AND WITH SAID 0.423-OF AN ACRE TRACT EAST LOT LINE FOR A TOTAL DISTANCE OF 125.00 FEET TO A THREE-QUARTER (3/4) INCH IRON PIPE FOUND, BEARING 0.9 OF A FOOT SOUTH OF AND 0.9 OF A FOOT WEST OF AN EXISTING CEDAR FENCE CORNER, FOR THE APPARENT SOUTHEAST CORNER OF SAID LOT 2 AND OF SAID 0.423-OF AN ACRE TRACT OF LAND HEREIN DESCRIBED:

**THENCE**, WEST, ALONG AN EXISTING CEDAR FENCE VARYING FROM 0.9 OF A FOOT TO THE RIGHT OF TO 0.9 OF A FOOT TO THE LEFT OF, AND WITH THE APPARENT SOUTH LOT LINE OF SAID LOT 2 AND OF SAID 0.423-OF AN ACRE TRACT, A DISTANCE OF 73.75 FEET PAST THE APPARENT COMMON SOUTHERN LOT CORNER OF SAID LOT 2 AND LOT 1, CONTINUING WITH THE APPARENT SOUTH LOT LINE OF SAID LOT 1 FOR A TOTAL DISTANCE OF 147.50 FEET TO A THREE-QUARTER (3/4) INCH IRON PIPE FOUND, BEARING

0.9 OF A FOOT NORTH OF AND 5.6 FEET EAST OF AN EXISTING CEDAR FENCE CORNER, FOR THE APPARENT SOUTHWEST CORNER OF SAID LOT 1 AND OF SAID 0.423-OF AN ACRE TRACT OF LAND HEREIN DESCRIBED:

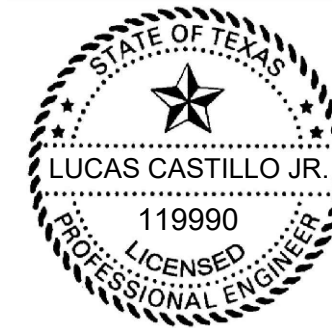
**THENCE**, NORTH, ALONG AN EXISTING CEDAR FENCE VARYING FROM 5.6 FEET TO 9.9 FEET TO THE LEFT OF, AND WITH THE APPARENT WEST LOT LINE OF SAID LOT 1 AND OF SAID 0.423-OF AN ACRE TRACT, A DISTANCE 48 FEET PAST AN EXISTING CEDAR FENCE, CONTINUING FOR A TOTAL DISTANCE OF 125.00 FEET TO THE SAID NO. 4 REBAR FOUND FOR THE NORTHWEST CORNER OF SAID 0.423-OF AN ACRE TRACT OF LAND HEREIN DESCRIBED, ALSO BEING THE POINT OF BEGINNING, CONTAINING 0.423 OF AN ACRE OF LAND, MORE OR LESS.

STATE OF TEXAS  
COUNTY OF HIDALGO

STATE OF TEXAS  
COUNTY OF HIDALGO

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

\_\_\_\_\_  
LUCAS CASTILLO JR.  
REGISTERED PROFESSIONAL ENGINEER  
P.E. REGISTRATION NO. 119990



STATE OF TEXAS  
COUNTY OF HIDALGO

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

\_\_\_\_\_  
HOMERO L. GUTIERREZ  
REGISTERED PUBLIC SURVEYOR  
RPLS NO. 2791



THE STATE OF TEXAS  
COUNTY OF HIDALGO

I, THE UNDERSIGNED OWNER OF THE LAND SHOWN ON THIS REPLAT, AND DESIGNATED HEREIN AS LOT 1 & NORTH HALF OF LOT 2, BRYAN'S ADDITION, HIDALGO COUNTY, TEXAS, AND WHOSE NAME IS SUBSCRIBED HERETO, HEREBY DEDICATE TO THE USE OF THE PUBLIC ALL STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINS, EASEMENTS, WATER LINES, SEWER LINES, STORM SEWERS, FIRE HYDRANTS AND PUBLIC PLACES WHICH ARE INSTALLED OR WHICH I WILL CAUSE TO BE INSTALLED THEREON, SHOWN OR NOT SHOWN, IF REQUIRED OTHERWISE TO BE INSTALLED OR DEDICATED UNDER THE 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.

\_\_\_\_\_  
IRENE URIBE  
HEIR FUND LLC  
1007 SYCAMORE AVENUE  
MCALLEN, TEXAS 78501

STATE OF TEXAS  
COUNTY OF HIDALGO

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED, LUCAS CASTILLO JR, TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FORGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN GIVEN UNDER MY HAND AND SEAL OF OFFICE.

\_\_\_\_\_  
NOTARY PUBLIC  
HIDALGO, TEXAS  
MY COMMISSION EXPIRES

I, THE UNDERSIGNED, CHAIRMAN OF THE PLANNING & 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 & ZONING

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

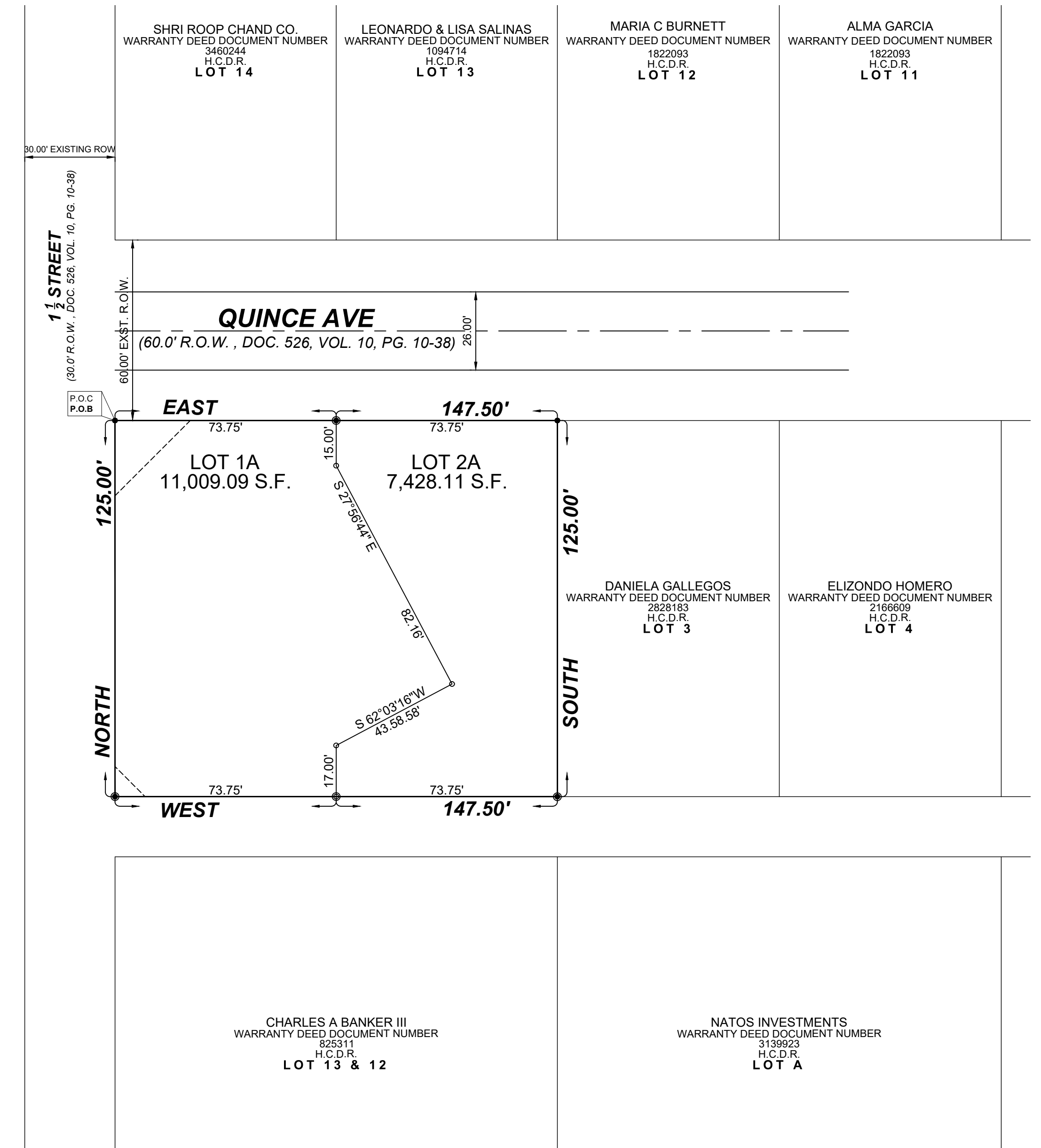
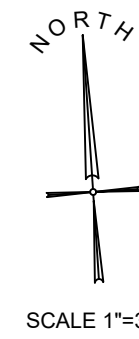
\_\_\_\_\_  
MAYOR  
CITY OF MCALLEN

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

ON: \_\_\_\_\_ AT \_\_\_\_\_ AM/PM  
DOCUMENT NUMBER \_\_\_\_\_  
OF THE MAP RECORDS OF HIDALGO COUNTY, TEXAS  
BY: \_\_\_\_\_ DEPUTY

### LEGEND

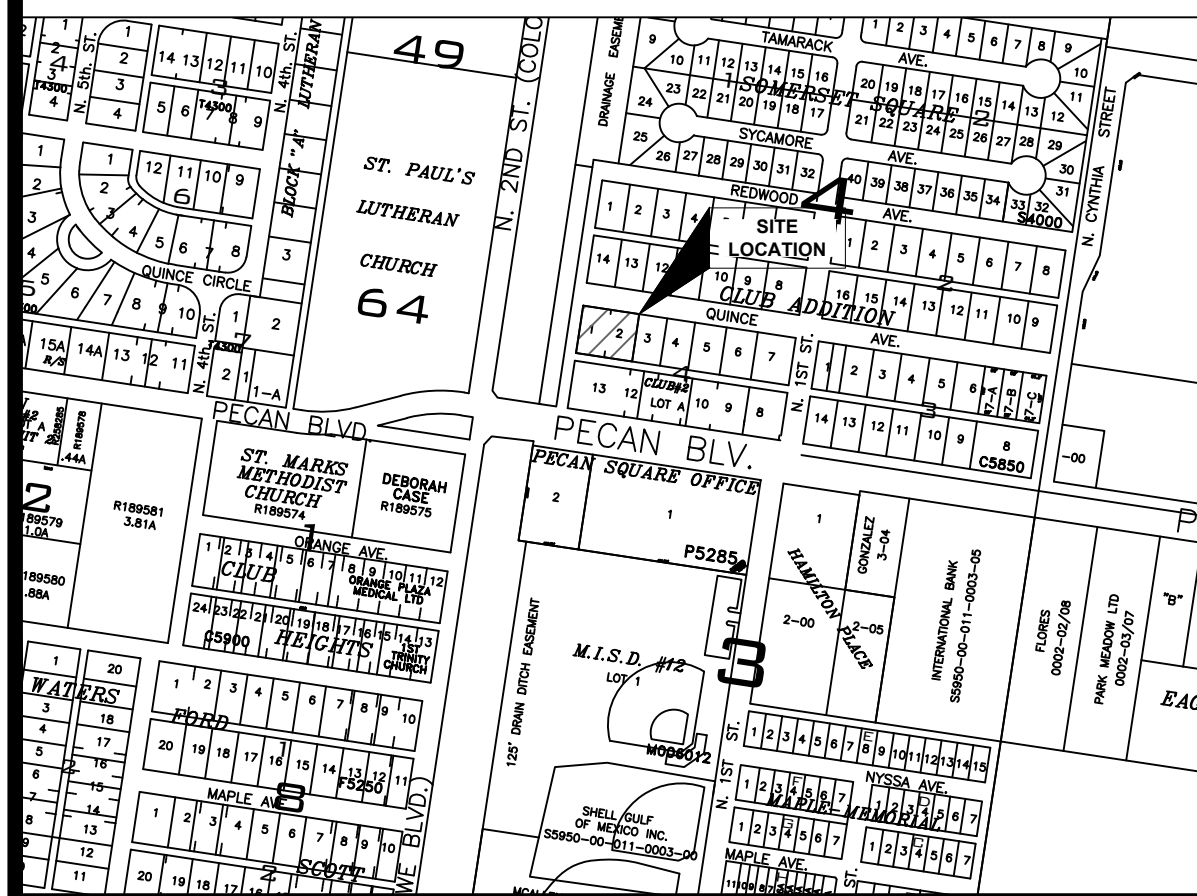
- R.O.W. RIGHT OF WAY
- P.O.B. POINT OF BEGINNING
- P.O.C. POINT OF COMMENCEMENT
- H.C.M.R. HIDALGO COUNTY MAP RECORDS
- H.C.D.R. HIDALGO COUNTY DEED RECORDS
- H.C.W.I.D. HIDALGO COUNTY WATER IMPROVEMENT DISTRICT
- FOUND NO. 4 REBAR
- SET NO. 4 REBAR WITH ORANGE PLASTIC CAP STAMPED 2791



### GENERAL NOTES

- MINIMUM PERMISSIBLE FINISH FLOOR ELEVATION IS 18" ABOVE TOP OF CURB MEASURED AT THE CENTER OF THE LOT.
- SETBACKS:
  - FRONT: IN ACCORDANCE WITH THE ZONING ORDINANCE OR IN LINE WITH AVERAGE SETBACKS OF EXISTING STRUCTURES OR GREATER FOR EASEMENTS, WHICHEVER IS GREATER APPLIES.
  - REAR: IN ACCORDANCE WITH THE ZONING ORDINANCE OR GREATER FOR EASEMENTS, WHICHEVER IS GREATER APPLIES.
  - SIDES: IN ACCORDANCE WITH THE ZONING ORDINANCE OR GREATER FOR EASEMENTS, WHICHEVER IS GREATER APPLIES.
  - CORNER: 10 FT. OR GREATER FOR EASEMENTS.
  - GARAGE: 18 FT. EXCEPT WHERE GREATER SETBACK IS REQUIRED; GREATER SETBACK APPLIES.
- THE CONSTRUCTION OF ANY STRUCTURES ON OR WITHIN ANY EASEMENTS SHALL BE PROHIBITED.
- NO BUILDING ALLOWED OVER ANY EASEMENT GRANTED BY THIS PLAT.
- 6 FT. OPAQUE BUFFER REQUIRED FROM ADJACENT/BETWEEN MULTI-FAMILY RESIDENTIAL AND COMMERCIAL, AND INDUSTRIAL ZONES/USES.
- 8 FT. MASONRY WALL REQUIRED BETWEEN SINGLE FAMILY RESIDENTIAL AND COMMERCIAL, INDUSTRIAL, OR MULTI-FAMILY RESIDENTIAL ZONES/USES.
- 4 FT. MINIMUM SIDEWALK REQUIRED ALONG QUINCE AVENUE AND OTHER STREETS AS APPLICABLE.
- DRAINAGE DETENTION IS 860 CUBIC FEET.

### LOCATION MAP SCALE: 1"=500'



# CLUB ADDITION AMENDED

## LOTS 1A & 2A

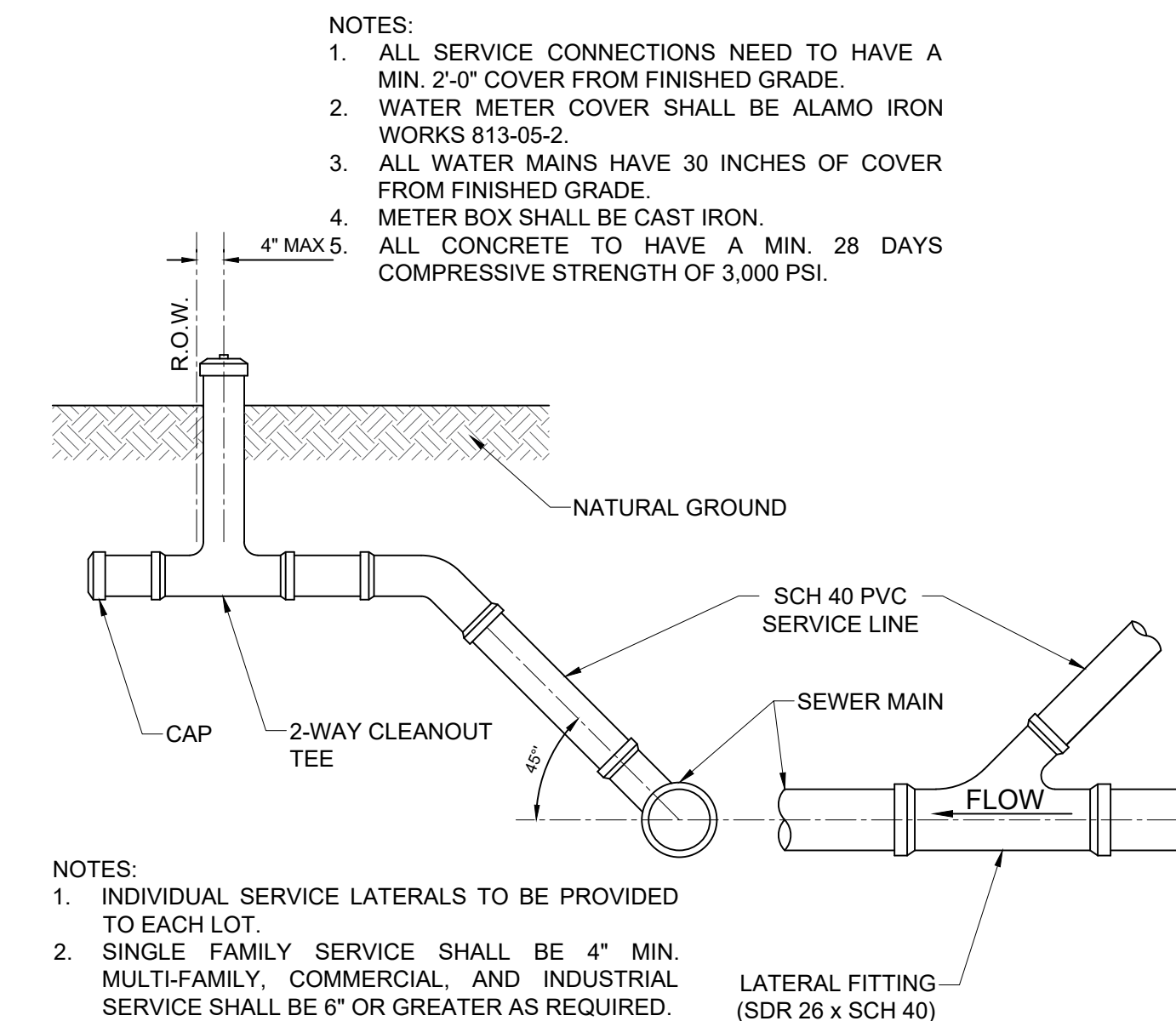
A 0.423-OF AN ACRE TRACT OF LAND, MORE OR LESS, BEING ALL OF LOTS 1 AND 2, BLOCK 4, CLUB ADDITION AMENDED, IN THE CITY OF MCALLEN, ACCORDING TO THE MAP RECORDED IN VOLUME 11, PAGE 9, MAP RECORDS, HIDALGO COUNTY, TEXAS

### UTILITY NOTES

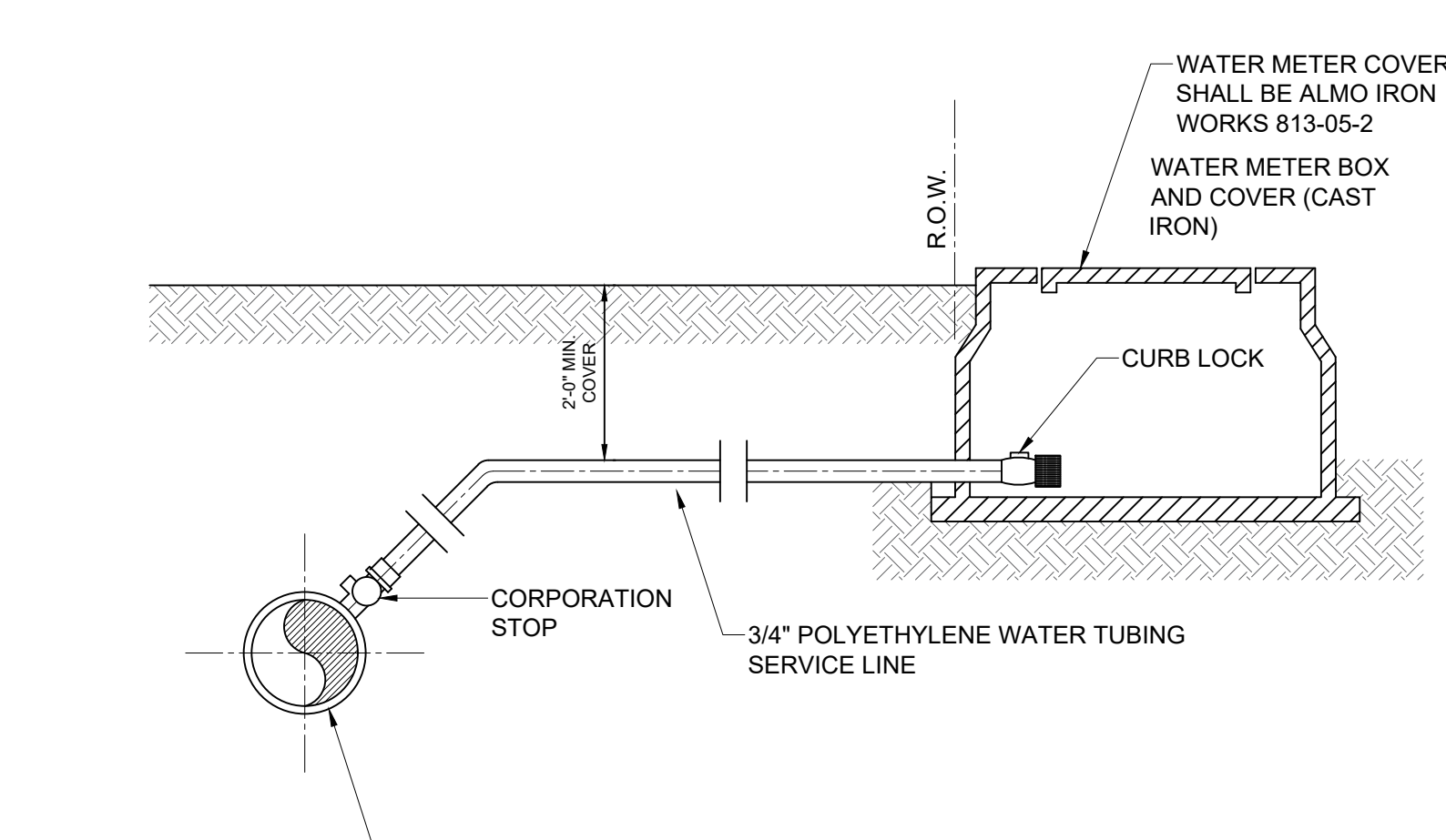
- CONTRACTOR SHALL MAINTAIN A MINIMUM THREE FEET OF COVER ON ALL WATER LINES AND FOUR FEET ON SANITARY SEWER LINES.
- NO PUBLIC UTILITY LINES SHALL BE BUILT OUTSIDE DESIGNATED PUBLIC UTILITY EASEMENTS. ANY PRIVATE UTILITY LINES SHALL BE BUILT TO MEET THE MINIMUM REGULATING ENTITY REQUIREMENTS AND SPECIFICATIONS TO INCLUDE BEDDING MATERIAL.
- PRIVATE SEWER LINES SHALL BE INSTALLED BY A LICENSED PLUMBER IN ACCORDANCE WITH APPLICABLE BUILDING AND PLUMBING CODES.
- ALL WATER LINES SHALL BE PVC AND MEET THE MINIMUM WATER SUPPLIER SPECIFICATIONS. ALL WATER LINE FITTINGS SHALL EMPLOY THE USE OF MEGA LUGS AND OR CONCRETE THRUST BLOCKS WHEN INSTRUCTED IN WRITING BY THE ENGINEER AND OR UTILITY COMPANY.
- CONTRACTOR SHALL ENSURE MINIMUM TCEQ SEPARATION REQUIREMENTS BETWEEN WATER AND SANITARY SEWER LINES. CONTRACTOR SHALL NOTIFY ENGINEER OF ANY CONFLICTS WITH THE MINIMUM TCEQ SEPARATION REQUIREMENTS.
- CONTRACTOR SHALL NOTIFY ANY CONTAGIOUS PROPERTY OWNERS OF POTENTIAL DISRUPTIONS TO UTILITIES AND MITIGATE THE DISRUPTIONS. CONTRACTOR SHALL NOTIFY THE REGULATING ENTITIES OF ANY DISRUPTIONS BEFORE DISRUPTIONS OCCUR.
- ALL FIRE SUPPRESSION SYSTEM SUPPLY LINES SHALL BE INSTALLED BY A LICENSED SPRINKLER CONTRACTOR LICENSED BY THE JURISDICTIONAL AUTHORITY ON THE SITE AND IN ACCORDANCE TO GOVERNING CODES AND ORDINANCES.
- CONTRACTOR SHALL NOT COMMENCE WORK ON ANY PUBLIC UTILITY SYSTEM WITHOUT WRITTEN APPROVAL FROM THE ENGINEER AND SAID UTILITY SYSTEM OWNER.
- CONTRACTOR SHALL PROVIDE FOR THE NECESSARY ELECTRICAL, TELEPHONE, AND GAS EXTENSIONS AS NOTED ON THE PLANS AND AS PER THE UTILITY COMPANY INSTRUCTIONS.
- CONTRACTOR SHALL EXCAVATE, EXPOSE, AND VERIFY ALL CONNECTIONS AND CROSSINGS PRIOR TO CONSTRUCTION OF ANY STORM DRAIN, WATER, SANITARY SEWER, AN OTHER UTILITIES. CONTRACTOR SHALL NOTIFY THE ENGINEER AND OR OWNER OF ANY CONFLICTS PRIOR TO CONSTRUCTION. ENGINEER IS NOT RESPONSIBLE FOR CONFLICTS ARISING FROM DIFFERENCES IN NOTED ELEVATION AND SHALL BE HELD HARMLESS IF NOT NOTIFIED OF DESIGN CONFLICTS. CONTRACTOR SHALL NOTIFY THE ENGINEER OF ANY CONFLICTS A MINIMUM OF 48 WORKING HOURS (BASED ON 8 HOUR WORK DAYS) PRIOR TO CONSTRUCTION.
- CONTRACTOR SHALL GIVE ALL NECESSARY NOTICES, PAY AND OBTAIN ALL PERMITS, AND CONFORM TO ALL APPLICABLE STATE AND FEDERAL CODES, RULES, AND REGULATIONS TO INCLUDE LOCAL ORDINANCES AND OBTAIN NECESSARY CLEARANCES FROM UTILITY SERVICE PROVIDER PRIOR TO COMMENCING ANY WORK ON ANY UTILITY LINES.
- CONTRACTOR SHALL ENSURE COMPLIANCE OF UTILITY STUB-OUT CONNECTION IN ACCORDANCE WITH SITE MEP PLANS IF APPLICABLE.
- THE CONTRACTOR SHALL STRICTLY ADHERE TO TCEQ RULES AND REGULATIONS WHICH REGULATE THE INSTALLATION AND TESTING OF DOMESTIC WATER AND WASTEWATER PROJECTS AS DETAILED IN 30 TAC, CHAPTER 317.1 OF THE TNRCC/TCEQ RULES. ALL MINIMUM SEPARATION DISTANCES AND CROSSING REQUIREMENTS ARE TO BE STRICTLY ADHERED TO. IT IS THE CONTRACTOR'S RESPONSIBILITY FOR THE ADHERENCE TO THESE REQUIREMENTS.

### LEGEND

EXISTING S.S. LINE	— SA —
EXISTING WATER LINE	— 6W —
PROPOSED WATER LINE	— W —
PROPOSED 6" SAN. SERV.	— 6" SA —
WATER METER	WM
FIRE HYDRANT	⊗
EXISTING GATE VALVE	⊗



- NOTES:
- INDIVIDUAL SERVICE LATERALS TO BE PROVIDED TO EACH LOT.
  - SINGLE FAMILY SERVICE SHALL BE 4" MIN. MULTI-FAMILY, COMMERCIAL, AND INDUSTRIAL SERVICE SHALL BE 6" OR GREATER AS REQUIRED.
- ### 1. STANDARD SEWER SERVICE CONNECTION
- NTS.



- ### 2. TYPICAL SERVICE CONNECTION WATER METER BOX
- NTS.

### EXISTING UTILITIES

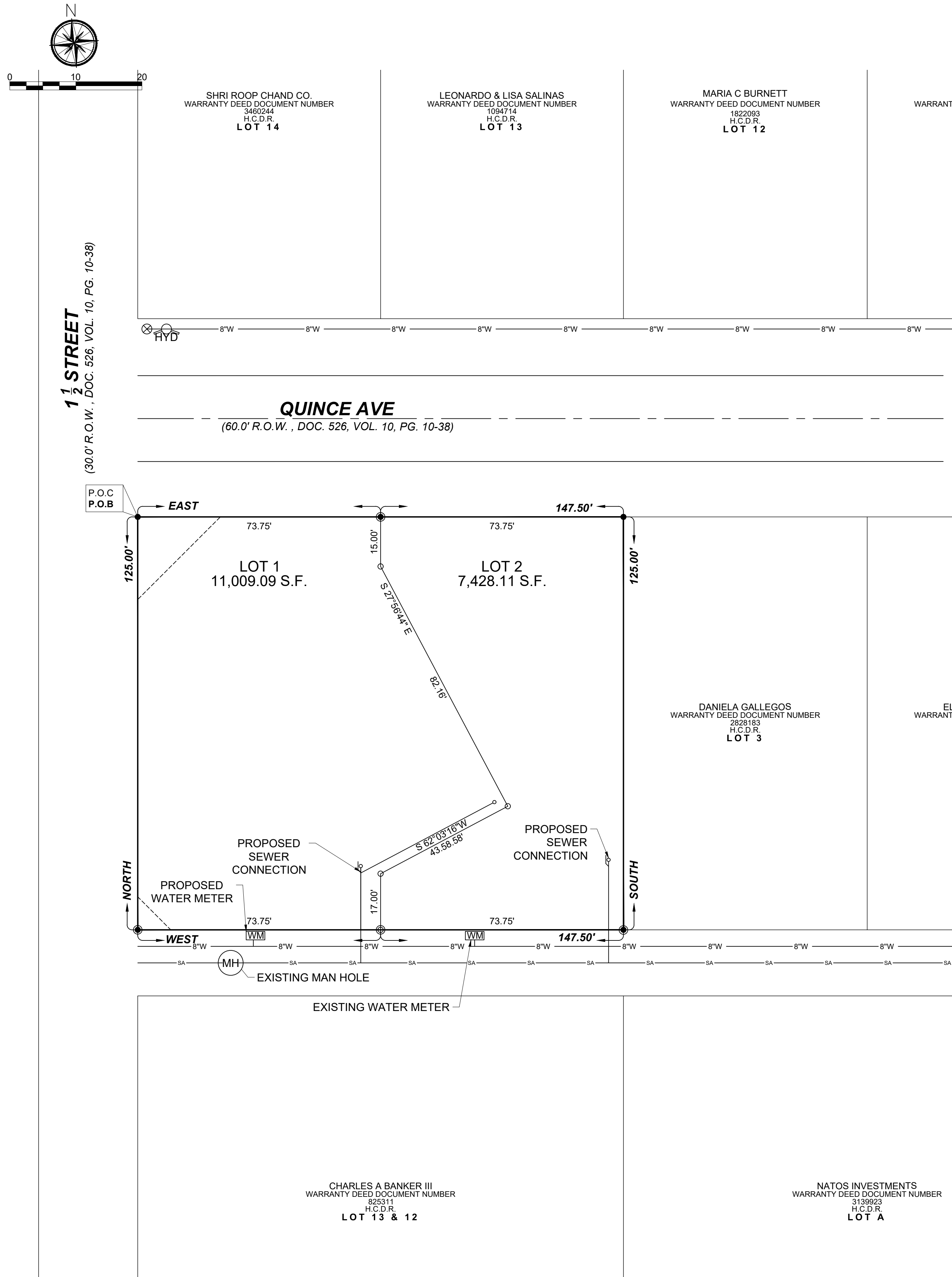
- LOCATION AND DEPTH OF EXISTING UTILITIES SHOWN WITHIN UTILITY LAYOUT ARE APPROXIMATE ONLY. ACTUAL LOCATIONS AND DEPTHS MUST BE VERIFIED BY THE CONTRACTOR PRIOR TO THE CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THEIR PROTECTION DURING CONSTRUCTION.
- IT IS ESSENTIAL THAT 48 HOURS PRIOR TO CONSTRUCTION, ALL UTILITY COMPANIES BE NOTIFIED TO LOCATE AND TAG THEIR UNDERGROUND FACILITIES PRIOR TO EXCAVATION.
- THE CONTRACTOR NEEDS TO ALLOW FOR THE POSSIBILITY OF UNDETECTED UNDERGROUND UTILITIES. THE CONTRACTOR MUST ALLOW FOR CHANGES DUE TO UTILITIES BEING IN LOCATIONS DIFFERENT FROM THOSE SHOWN ON THE UTILITY DRAWINGS. THE CONTRACTOR IS RESPONSIBLE FOR LOCATING AND EXPOSING CONFLICTS PRIOR TO CONSTRUCTION.
- TRENCHES OR EXCAVATIONS MAY NOT BE LEFT OPEN OVERNIGHT UNLESS AUTHORIZED IN WRITING BY THE ENGINEERING DEPARTMENT. IN SUCH CASES, THE CONTRACTOR MUST PROVIDE 1/2" STEEL COVER PLATES WITH ANCHORING OR AS PER SPECIFICATIONS TO BE PROVIDED BY THE CITY.
- ANY DAMAGE TO FENCES, SIDEWALKS OR PRIVATE PROPERTY SHALL BE REPAIRED BY THE CONTRACTOR AT THEIR EXPENSE.
- IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO REMOVE ALL EXCAVATED MATERIAL & DEBRIS FROM THE SITE AT NO ADDITIONAL EXPENSE TO THE OWNER.
- THE CONTRACTOR IS RESPONSIBLE FOR SCHEDULING CONSTRUCTION MATERIALS TESTING THROUGH THE CITY'S DESIGNATED FIELD REPRESENTATIVE 24 HOURS PRIOR TO TESTING. CONTRACTOR IS RESPONSIBLE FOR ADHERING CLOSELY TO TESTING SCHEDULE AND AVOID ANY DELAYS IN THE FIELD.
- THE CONTRACTOR SHALL PROVIDE ALL CONSTRUCTION STAKING AND SURVEYING.
- EXISTING POWER POLES, CONCRETE STAND PIPES, ETC., WILL NEED TO BE BRACED DURING ADJACENT CONSTRUCTION.
- CONTRACTOR SHALL KEEP ALL WATER & SANITARY SEWER SERVICES OPERATIONAL.
- THE ENGINEER WILL BE THE FINAL AUTHORITY OF ALL CONFLICTS, DISCREPANCIES, AND THE INTERPRETATIONS OF THE DRAWINGS OR SPECIFICATIONS.

### UTILITY EXCAVATION WARNING

THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS (IF ANY). THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM THE INFORMATION AVAILABLE. IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY AND LOCATE ALL UNDERGROUND UTILITIES PRIOR TO COMMENCING WORK.

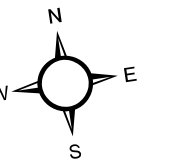
IF CULTURE MATERIALS ARE ENCOUNTERED DURING CONSTRUCTION, WORK SHALL CEASE IN THE IMMEDIATE AREA AND THE CONTRACTOR SHALL NOTIFY THE OWNER OR ENGINEER. THE OWNER OR ENGINEER SHALL CONTACT THE SECRETARY OF THE INTERIOR IN ACCORDANCE WITH 36 CFR 800. THE STATE HISTORIC PRESERVATION OFFICER SHALL ALSO BE NOTIFIED.

IF NO GEOTECHNICAL ENGINEERING REPORT IS PROVIDED FOR THIS PROJECT, ALL SOILS ARE UNCLASSIFIED MATERIAL. NO SPECIAL PAYMENT WILL MADE TO THE CONTRACTOR FOR UNFORESEEN UNCLASSIFIED SOILS ENCOUNTERED. NO SPECIAL PROVISIONS ARE BEING MADE FOR UNCLASSIFIED SOILS.

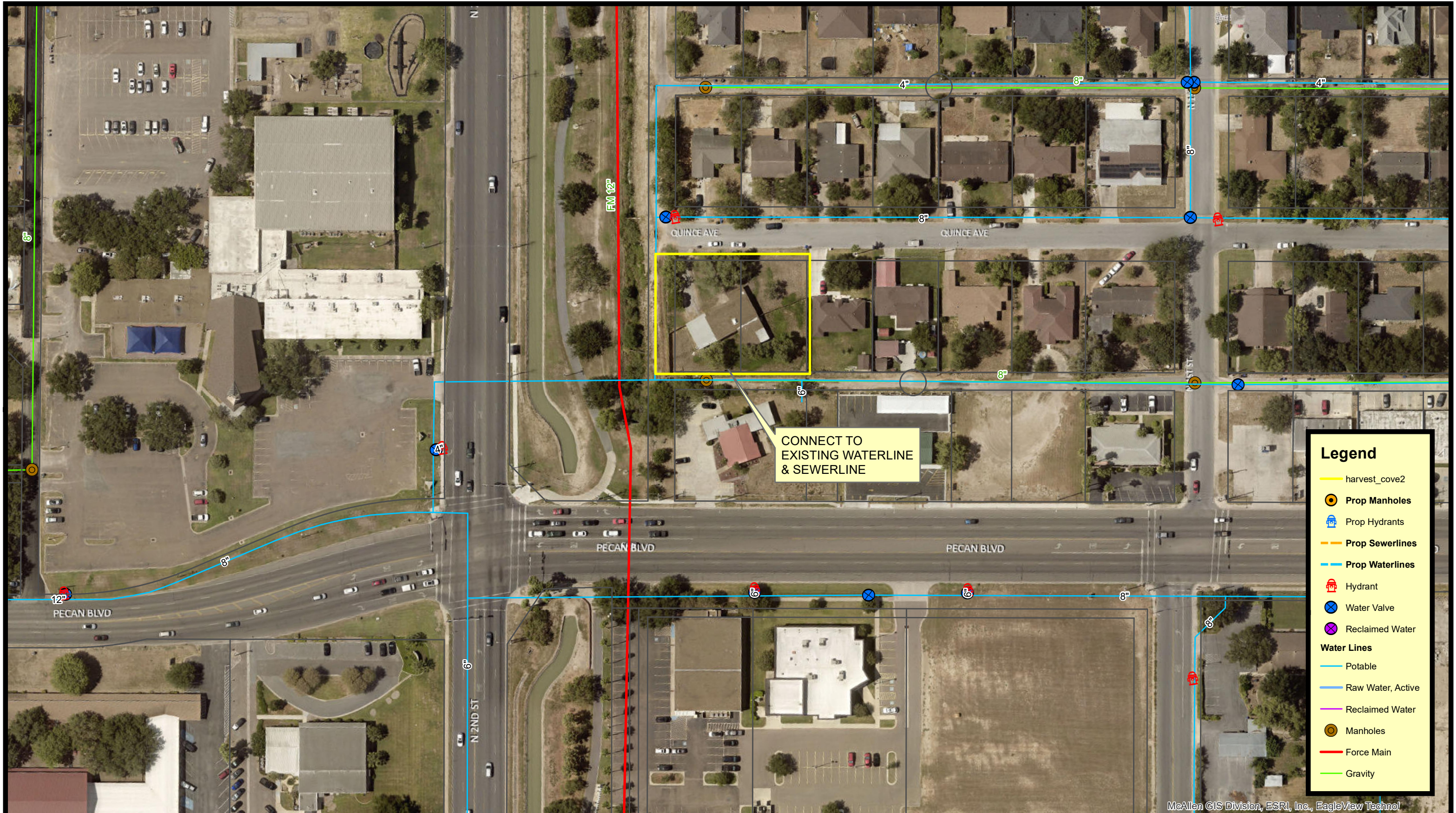


# CLUB ADDITION AMENDED LOTS 1A & 2A

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



1" = 100'



**Legend**

- harvest\_cove2
- Prop Manholes
- Prop Hydrants
- Prop Sewerlines
- Prop Waterlines
- Hydrant
- ⊗ Water Valve
- ⊗ Reclaimed Water

**Water Lines**

- Potable
- Raw Water, Active
- Reclaimed Water
- Manholes
- Force Main
- Gravity



**AGENDA ITEM**

**3.a.**

**PUBLIC UTILITY BOARD**

**DATE SUBMITTED**

**05/07/2024**

**MEETING DATE**

**5/14/2024**

- 1. Agenda Item: Consideration and Approval of Change Order Number 3 and Final for the Material Purchase for the Large Diameter Pipeline Replacement Project – Ph. I**
- 2. Party Making Request: Carlos Gonzalez, Development and Special Projects Engineer**
- 3. Nature of Request: The Consideration and Approval of Change Order Number 3 and Final for the Material Purchase for the Large Diameter Pipeline Replacement Project – Ph. I (Project No. 03-23-P46-257).**
- 4. Budgeted:**

<b>Bid Amount:</b>	_____	<b>Budgeted Amount:</b>	_____
<b>Under Budget:</b>	_____	<b>Over Budget:</b>	_____
		<b>Amount Remaining:</b>	_____
- 5. Reimbursement:**
- 6. Routing:**

**Patrick Gray**                              **Created/Initiated - 5/7/2024**
- 7. Staff's Recommendation: Staff is recommending the Consideration and Approval of Change Order Number 3 and Final for the Material Purchase for the Large Diameter Pipeline Replacement Project – Ph. I**
- 8. City Attorney: Approve. IJT**
- 9. MPU General Manager: Approved - MAV**
- 10. Director of Finance for Utilities: Approved - MSC**

# McALLEN PUBLIC UTILITY

## Memo

**To:** Mark Vega, P.E., General Manager  
**Thru:** Carlos Gonzalez, P.E., Utility Engineer  
**From:** Patrick R. Gray, E.I.T, GIS Coordinator  
**Date:** May 14, 2024  
**Re:** **Consideration and Approval of Change Order 3 and Final for the Material Purchase for the Large Diameter Pipeline Replacement Project – Ph. I**

In regards to the contract set for the Large Diameter Pipeline Replacement Project, Staff has tabulated the remaining material quantity to close out the project. The awarded distributor, Aguaworks, has provided Staff with a quote that is intended to be added on to the project. Through substitution and material availability, MPU did receive a credit of \$15,006.00. Blow is the change order table for review:

Item	Description	Quantity	Unit	Unit Price	Net Change
1	30" DI Foster Adapter	-2	EA	\$1,750.00	(\$3,500.00)
2	36" PVC JT Restraint ACC Pack	-9	LF	\$1,229.00	(\$11,061.00)
3	1"x10' All Thread Rod	-10	LF	\$44.50	(\$445.00)
4	18" C900 DR18 PVC Pipe Blue	14	LF	\$97.97	\$1,371.58
5	18" MJ DI Sleeve	2	EA	\$783.84	\$1,567.68
6	30" PVC JT Restraint ACC Pack	10	EA	\$1,210.00	\$12,100.00
7	18" Tap Saddle	1	EA	\$1,068.80	\$1,068.80
8	24" Blind Flange	1	EA	\$1,650.00	\$1,650.00
9	24" Flange Gasket	1	EA	\$28.40	\$28.40
10	24" Bolts and Nuts	1	LS	\$331.83	\$331.83
11	1"x12' All-Thread Rod	12	LF	\$37.08	\$444.96
12	1" Air Release Valve	1	EA	\$269.09	\$269.09
13	1" Ball Corperation Stop	1	EA	\$93.64	\$93.64
<b>Total</b>					<b>\$3,919.98</b>

The original contract amount awarded to the vendor was \$399,643.78. With the approval of change order number 1, the contract amount was increased to \$401,385.34 and with change order number 2, the contract amount was increased to \$420,829.39. With change order number 3, the contract amount will increase to \$424,749.37.

Staff is recommending MPU Board approval of Change Order Number 3 (Final) for the materials listed in the above table with a cost increase of \$3,919.98.

I will be available for any questions, comments or concerns.

Thank You

CHANGE ORDER

Change Order No. 3 FINAL

<b>PROJECT:</b>	Concrete Steel Pipe Rehab/Replacement	<b>DATE OF ISSUANCE:</b>	May 2, 2024
<b>OWNER:</b>	Phase I- Colbath McAllen Public Utility	<b>OWNER'S PROJECT NO.:</b>	03-23-P46-257
<b>ADDRESS:</b>	P.O. Box 220 McAllen, Texas 78505-0220	<b>PURCHASE ORDER :</b>	230776
<b>CONTRACTOR:</b>	Aguaworks Pipe and Supply	<b>ENGINEER:</b>	Carlos Gonzalez, P.E.
<b>ADDRESS:</b>	2907 North Central Ave. Brownsville, TX 78526		

The terms of the Agreement, dated June 6, 2023, between Owner and Vendor are amended to include the additional necessary material as summarized in the attachment:

Attachments: Change Order Tabulation

CHANGE IN CONTRACT PRICE:	CHANGE IN CONTRACT TIME:
Original Contract Price \$399,643.78	Original Contract Time NA working days
Previous Change Order No: 2 \$21,185.61	Change from Previous Change Orders NA working days
Contract Price prior to this Change Order \$420,829.39	Contract Time prior to this Change Order NA working days
Net Increase of this Change Order \$3,919.98	Net Increase of this Change Order NA working days
Contract Price with all approved Change Orders \$424,749.37	Contract Time with all approved Change Orders NA working days

APPROVED:

Owner  
 Marco A. Vega, P.E., General Manager  
 McAllen Public Utility

RECOMMENDED:

MPU Utility Engineer  
 Carlos Gonzalez, P.E., Utility Engineer

APPROVED:

Contractor  
 Scott Benett  
 Aguaworks Pipe and Supply

RECOMMENDED:

City of McAllen  
 Gerardo Noriega, CTPM  
 Director of Purchasing and Contracting



**CHANGE ORDER**

**Change Order No. 3 - Change Order Tabulation**

**PROJECT:** Concrete Steel Pipe Rehab/Replacement  
Phase I- Colbath

**DATE OF ISSUANCE:** May 1, 2024

**OWNER:** McAllen Public Utility  
**ADDRESS:** P.O. Box 220  
McAllen, Texas 78505-0220

**OWNER'S PROJECT NO.:** 03-23-P46-257

**PURCHASE ORDER NO.:** 230776

**CONTRACTOR:** Aguaworks Pipe and Supply  
**ADDRESS:** 2907 North Central Ave.  
Brownsville, TX 78526

**ENGINEER:** Carlos Gonzalez, P.E.

Item	Description	Quantity	Unit	Unit Price	Net Change
1	30" DI Foster Adapter	-2	EA	\$1,750.00	(\$3,500.00)
2	36" PVC JT Restraint ACC Pack	-9	LF	\$1,229.00	(\$11,061.00)
3	1"x10' All Thread Rod	-10	LF	\$44.50	(\$445.00)
4	18" C900 DR18 PVC Pipe Blue	14	LF	\$97.97	\$1,371.58
5	18" MJ DI Sleeve	2	EA	\$783.84	\$1,567.68
6	30" PVC JT Restraint ACC Pack	10	EA	\$1,210.00	\$12,100.00
7	18" Tap Saddle	1	EA	\$1,068.80	\$1,068.80
8	24" Blind Flange	1	EA	\$1,650.00	\$1,650.00
9	24" Flange Gasket	1	EA	\$28.40	\$28.40
10	24" Bolts and Nuts	1	LS	\$331.83	\$331.83
11	1"x12' All-Thread Rod	12	LF	\$37.08	\$444.96
12	1" Air Release Valve	1	EA	\$269.09	\$269.09
13	1" Ball Corporation Stop	1	EA	\$93.64	\$93.64
<b>Total</b>					<b>\$3,919.98</b>



	<b>AGENDA ITEM</b>	<b><u>3.b.</u></b>
<b>PUBLIC UTILITY BOARD</b>	<b>DATE SUBMITTED</b>	<b>05/07/2024</b>
	<b>MEETING DATE</b>	<b>5/14/2024</b>

1. Agenda Item: Consideration of Approval to Award Project No. 02-24-S21-296 Water Plants Electrical Equipment Annual Inspections, Preventive Maintenance, & Repairs

2. Party Making Request:

3. Nature of Request:

4. Budgeted: Yes

Bid Amount:	<u>\$32,750.00</u>	Budgeted Amount:	<u>\$400,000</u>
Under Budget:	<u>\$367,250</u>	Over Budget:	<u>\$0.00</u>
		Amount Remaining:	<u>\$367,250</u>

5. Reimbursement:

6. Routing:  
Edward Gonzalez                      Created/Initiated - 5/7/2024  
Gerardo Noriega

7. Staff's Recommendation:

8. City Attorney: Approve. IJT

9. MPU General Manager: Approved - MAV

10. Director of Finance for Utilities: Approved - MSC



# Memo

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

**From:** Juan M. Vallejo, Assistant Director of Water Systems

**Thru:** Edward Gonzalez, Director of Water Systems

**Date:** 5/6/2024

**Re:** Project No. 02-24-S21-296 Water Plants Electrical Equipment Inspection, Preventative Maintenance & Repairs

*oe*  
*JMV*  
*EG*

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On April 11, 2024, Purchasing & Contracting solicited electronic sealed bids for the Water Plants Electrical Equipment Inspection, Preventative Maintenance & Repairs. A total of one (1) company responded to our solicitation bid. Attached is a copy of the Bid Tabulation for your review.

Staff recommends the bid be awarded to the only responsive bidder VOLTTEK USA, LLC from McAllen, TX for the lump sum price of \$32,750.00 per plant. In addition, all required repairs will be charged at an hourly labor rate of \$85.00 per hour and parts will be charged at 12% over the contractor's list price, per service contract. If awarded, service contract will be for an initial term of two (2) years, with the unilateral right to extend for an additional four (4) years in two (2) year increments, with General Manager's approval. Contract extension will be upon satisfactory performance.

VOLTTEK USA, LLC meets all of the specification requirements for the inspection, preventative maintenance & repairs of the Water Plants electrical equipment.

# REQUEST FOR AVAILABILITY OF FUNDS

CONSTRUCTION  PURCHASE

PURCHASE & INSTALLATION

SERVICE  SUPPLY

## DEPARTMENT SUBMITTING REQUEST:

TYPE/PRINT NAME: Juan M. Vallejo

SIGNATURE: 

TITLE: Assistant Director of Water Systems

DEPARTMENT: Water Plant / Water Systems

DATE: 02/15/2024

## PROJECT NAME AND DESCRIPTION (indicate special funding requirements):

Yearly Inspection of Electrical Equipment

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

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

ACCOUNT NUMBER/PROJECT ID: 400-4010-445-65-08 ESTIMATED COST: \$75,000

ACCOUNT NUMBER/PROJECT ID: \_\_\_\_\_ ESTIMATED COST: \_\_\_\_\_

## BUDGET INFORMATION:

BUDGETED  NOT BUDGETED

FUND NAME: Water Fund

ACCOUNT NUMBER(S): 400-4010-445-65-08

INCLUDE PROJ.ID(S): \_\_\_\_\_

AMOUNT: \$400,000

SIGNATURE: 

TITLE: Director of Finance for Utilities

DATE: 2/19/24

A. Please specify if there are any Buy America Requirements for this project?  
If yes, Please attach/include specific requirements?

N/A

Yes \_\_\_\_\_ No: \_\_\_\_\_

B. Please specify if a Disadvantage Business Enterprise Goal is required to be met with this procurement?  
If yes, Please attach/include specific requirements/ goals to be included with project?

N/A

Yes \_\_\_\_\_ No: \_\_\_\_\_

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

N/A

Yes \_\_\_\_\_ No: \_\_\_\_\_

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

N/A

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

N/A

Yes \_\_\_\_\_ No: \_\_\_\_\_

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

N/A

Yes \_\_\_\_\_ No: \_\_\_\_\_

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

N/A

**CITY MANAGER'S AUTHORIZATION TO SOLICIT BIDS:**

APPROVED:

SIGNATURE:

*[Handwritten Signature]*

DATE:

*2/19/09*

DISAPPROVED:

SIGNATURE: \_\_\_\_\_

DATE: \_\_\_\_\_



created by :JH

**DEADLINE: APRIL 11, 2024 AT 2:00 PM**

**LOCATION: PURCHASING & CONTRACTING OFFICE**

**PROJECT NO. 02-24-S21-296 WATER PLANTS ELECTRICAL EQUIPMENT INSPECTION, PREVENTATIVE MAINTENANCE & REPAIRS**

BIDDERS:						VOLTTEK USA, LLC MCALLEN, TX 78501
NO.	REFERENCE NO.	TYPE	DESCRIPTION	UOM	QTY	UNIT PRICE
1	910-82-01	BASE	LUMP SUM FOR PROVIDING ANNUAL INSPECTION AND PREVENTATIVE MAINTENANCE OF WATER PLANT'S ELECTRICAL EQUIPMENT (PER PLANT)	LS	1	\$32,750.00
2	910-82-02	BASE	LABOR RATE FOR PROVIDING REPAIRS OF WATER PLANT'S ELECTRICAL EQUIPMENT	HR	1	\$85.00
3	910-82-03	BASE	PARTS & MATERIALS NEEDED TO MAKE REPAIRS SHALL BE QUOTED AT A PERCENTAGE RATE OVER THE VENDOR'S LIST PRICE (AMOUNT BID MUST BE EXPRESSED IN PERCENT AMOUNT, e.g., FOR 2% ENTER .02, CONTRACTORS ARE ADVISED NOT TO ENTER A DOLLAR AMOUNT)	%	1	12%
<b>GRAND TOTAL:</b>						<b>\$32,835.00</b>



AGENDA ITEM 4.a.

PUBLIC UTILITY BOARD

DATE SUBMITTED 04/29/2024

MEETING DATE 5/14/2024

1. Agenda Item: Resolution authorizing the submission of a grant application to the Bureau of Reclamation WaterSMART Planning and Project Design Grants for Fiscal Year 2024.
2. Party Making Request:  
Janet Landeros
3. Nature of Request: Consideration and Approval of resolution authorizing McAllen Public Utility to submit a Grant Application to the Bureau of Reclamation WaterSMART Planning and Project Design Grants for Fiscal Year 2024 to help fund the design of an elevated water tower.
4. Budgeted:
 

Bid Amount:	_____	Budgeted Amount:	_____
Under Budget:	_____	Over Budget:	_____
		Amount Remaining:	_____
5. Reimbursement:
6. Routing:  
Janet Landeros                                      Created/Initiated - 4/29/2024
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 Planning and Project Design Grants Programs as proposed.
8. City Attorney: Approve. IJT
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:** Marco Ramirez, P.E., Utility Engineer

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

**Date:** April 29, 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 PLANNING AND PROJECT DESIGN GRANTS FOR FISCAL YEAR 2024 FUNDING ANNOUNCEMENT NO. R23AS00109 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. R23AS00109 WaterSMART Planning and Project Design Grants 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.

If awarded, the grant will provide up to \$400,000 for the design of a 1MG elevated water storage tank and McAllen Public Utility will be required to provide at least a 50% match.

Should McAllen Public Utility be awarded this grant, the funding commitments will not be required until FY 2024-2025. McAllen Public Utility's match will be incorporated into the FY 2024-2025 Budget.

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

McAllen Public Utility staff are available to address any questions regarding this request.



**RESOLUTION NO 2024 - \_\_\_\_**

**AUTHORIZING THE SUBMISSION OF A GRANT APPLICATION REQUESTING FINANCIAL ASSISTANCE FROM THE UNITED STATES DEPARTMENT OF INTERIOR, BUREAU OF RECLAMATION WATERSMART PLANNING AND PROJECT DESIGN GRANTS FOR FISCAL YEAR 2024 FUNDING ANNOUNCEMENT NO. R23AS00109 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 to local municipalities through the WaterSMART Planning and Project Design Grants to conduct project-specific design and to develop a final design package for water management improvement 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 project which is eligible for financial assistance through the Bureau of Reclamation WaterSMART Planning and Project Design Grants for Fiscal Year 2024 Funding Announcement No. R23AS00109 for the design of an elevated water tower,

**WHEREAS** the City of McAllen and McAllen Public Utility have sufficient resources to match available funds to complete such improvements.

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

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 the purposes of furnishing such information and executing such documents as may be required in connection with the preparation and filing of such application for financial assistance and the rules of the Bureau of Reclamation and in all matters pertaining to this application including appearing before the Bureau of Reclamation and submitting other documentation as may be required by the Executive Administrator or the Bureau of Reclamation Board.

2. McAllen Public Utility is hereby authorized and instructed to develop and submit a grant application to Bureau of Reclamation WaterSMART Planning and Project Design Grants for Fiscal Year 2024 for activities related to the design of an elevated water tower.
3. If a grant award is made by the Bureau of Reclamation, the City of McAllen has the capacity to provide the matching funds specified in the funding plan for the Project, plus any remaining balance.
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 McAllen Public Utility Board of Trustees.

**CONSIDERED PASSED APPROVED AND SIGNED** on this 14<sup>th</sup> day of May 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 May 2024.

**CITY OF MCALLEN, TEXAS**

Attest:

\_\_\_\_\_  
Charles Amos, Chairman  
McAllen Public Utility

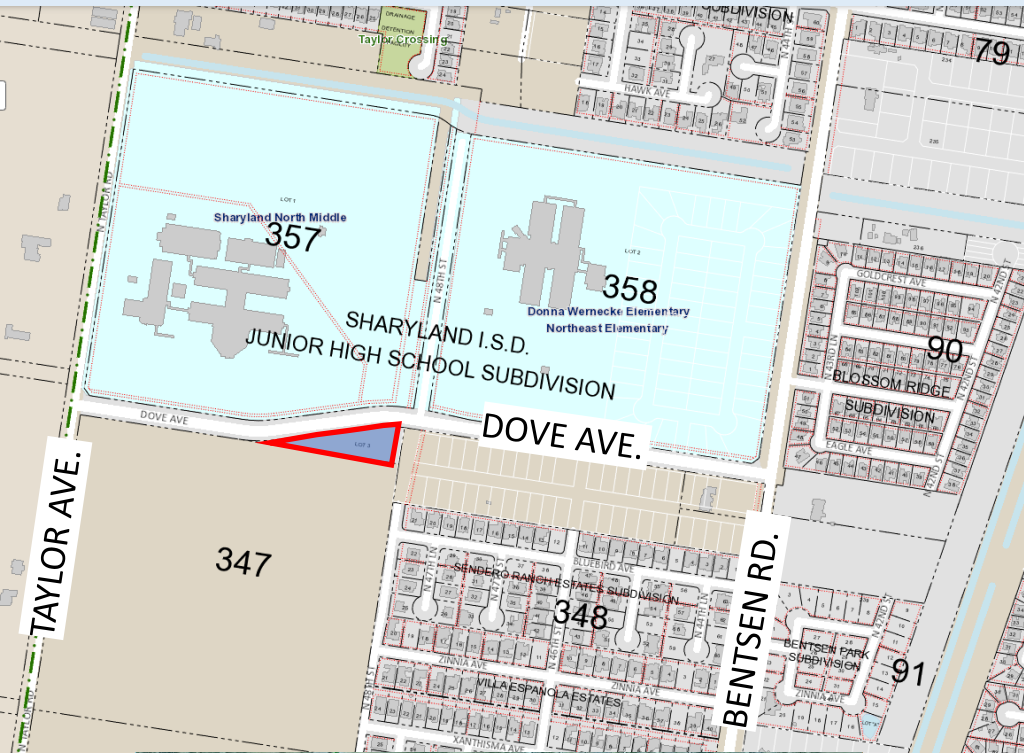
Attest:

\_\_\_\_\_  
Clarissa Hernandez  
Utility Board Secretary

Approved as to form:

\_\_\_\_\_  
Isaac Tawil  
City Attorney

# PROPOSED LOCATION





	<b>AGENDA ITEM</b>	<b><u>5.a.</u></b>
<b>PUBLIC UTILITY BOARD</b>	<b>DATE SUBMITTED</b>	<b>05/07/2024</b>
	<b>MEETING DATE</b>	<b>5/14/2024</b>

1. Agenda Item: Award presentation to Vice-Chairman Ernie Williams for the Outstanding Utilities Public Official award granted by the Water Environmental Association of Texas at the 2024 Texas Water Conference.

2. Party Making Request:

3. Nature of Request:

4. Budgeted:

<b>Bid Amount:</b>	_____	<b>Budgeted Amount:</b>	_____
<b>Under Budget:</b>	_____	<b>Over Budget:</b>	_____
		<b>Amount Remaining:</b>	_____

5. Reimbursement:

6. Routing:  
Savannah Arredondo                      Created/Initiated - 5/7/2024

7. Staff's Recommendation:

8. City Attorney: Approve. IJT

9. MPU General Manager: Approved - MAV

10. Director of Finance for Utilities: Approved - MSC



	<b>AGENDA ITEM</b>	<b><u>5.b.</u></b>
<b>PUBLIC UTILITY BOARD</b>	<b>DATE SUBMITTED</b>	<b>05/07/2024</b>
	<b>MEETING DATE</b>	<b>5/14/2024</b>

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

2. Party Making Request:  
Maria Chavero, Director of Finance for Utilities

3. Nature of Request: Water Fund year-to-date revenue, \$12,325,546, increased 2% from the same period of the prior year and 5% under budget, while year-to-date operating expenses, \$11,327,877, increased 7% compared to the previous year, 8% under budget, resulting in net revenues over expenses of \$997,670.

Wastewater Fund year-to-date revenue, \$10,561,644, increased 5% from the same period of the prior year and 6% under budget, while year-to-date operating expenses, \$10,671,174, increased 4% compared to the previous year, 3% under budget, resulting in net revenues under expenses of \$109,530.

4. Budgeted:

<b>Bid Amount:</b>	_____	<b>Budgeted Amount:</b>	_____
<b>Under Budget:</b>	_____	<b>Over Budget:</b>	_____
		<b>Amount Remaining:</b>	_____

5. Reimbursement:

6. Routing:  
Maria Chavero                      Created/Initiated - 5/7/2024

7. Staff's Recommendation: N/A - Information only

8. City Attorney: Approve. IJT

9. MPU General Manager: Approved - MAV

10. Director of Finance for Utilities: Approved - MSC



# FINANCIAL STATEMENTS

**For the Six Month Period Ended March 31, 2024**

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



## EXECUTIVE SUMMARY

### Review of the Financial Statements For the Six Months Ending March 31, 2024

#### *Statement of Revenues and Expenses*

<i>Water Fund</i>
-------------------

#### **Overall**

Year-to-date revenues are reported at \$12,325,546 an increase of \$240,521 or 2% over the same period of the prior year, 5% under budget on a flat basis. Year-to-date operating expenses are reported at \$11,327,877, an increase of \$729,542, 7% over the same period of the prior year, 8% under budget on a flat basis. This resulted in year-to-date revenues over expenses of \$997,670 before the capital outlay expenses of \$480,000 and the required transfers-out to fund the principal portion of debt service and capital replacements and improvements.

#### **Revenues**

##### ***Charges to Users***

Charges to user revenue for all categories of customers aggregates, \$10,775,235, which is \$261,283, or 2% over the same period of the prior year, 7% under budget on a flat basis. During the six-month period, the residential category experienced a 2% increase in revenues, and as reflected on page 3, a 2% increase in consumption. The commercial category experienced a 4% increase in revenues from the prior year and 4% increase in consumption. The industrial category experienced an 7% increase in revenues and 6% increase in consumption. Historically, approximately 45% of consumption is used the first six months of the fiscal year with the remaining 55% consumed during the hotter, drier spring and summer months. When applying this ratio to year-to-date usage, consumption is 8% under the planned annual consumption of 9,000,000,000 gallons.

##### ***Tap Fees***

This revenue line item, at \$192,625, is 5% under last year and 7% under year-to-date budget.

##### ***Connects & Reconnects***

This revenue line item, at \$208,100, is 13% over last year and 6% over year-to-date budget.

##### ***Other Operating Revenues***

This revenue line item representing late fees and payment arrangement fees, at \$264,217, is 8% over last year and 16% over year-to-date budget.

##### ***Reimbursements***

Reimbursements, at \$90,831 have exceeded the annual budget amount of \$35,500.

##### ***Miscellaneous Revenues***

Miscellaneous revenues include water tower lease revenue and other miscellaneous fees and, at \$250,212 are 56% over year-to-date budget.

### ***Interest income***

Interest earnings are significantly over projections. As shown on the Investment Analysis, located on page 12 of the financial report, the M&O portion of the Water Fund earned a blended rate of 3.45% on cash and investments; the fund as a whole, 4.58%. The blended yield on investments, excluding cash and TexPool Prime, is reported at 2.64%.

### **Expenses**

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

### **Accounts**

The number of water accounts serviced increased 1% from the prior year. At March 31, 2024, 51,129 water accounts were serviced compared to 50,692 the prior year, an increase of 437 new accounts. During the first six months of the current fiscal year, the number of accounts increased by 154 new accounts.

<b><i>Wastewater Fund</i></b>
-------------------------------

### **Overall**

As presented on page 5 of the report, year-to-date revenues are reported at \$10,561,644, an increase of \$492,917, or 5%, over the same period of the prior year, 6% under budget on a flat basis. Year-to-date operating expenses are reported at \$10,671,174, an increase of \$421,119, 4% over the same period of the prior year, 3% under budget on a flat basis. This resulted in revenues under expenses of \$109,530 before the required transfers-out to fund the principal portion of debt service and capital replacements and improvements.

### **Revenues**

#### ***Charges to Users***

Charges to user revenue for all categories of customers for the six-month period aggregates \$9,127,365, which is \$250,517 or 3% over the same period of the prior year, 8% under budget. Generally, wastewater rates are applied to metered water, therefore the water consumption comparison data on page 3 is relevant in explaining revenue variances between the fiscal years. The Wastewater Fund experienced increases in consumption in all three categories, residential, commercial, and industrial. Revenues within the residential category were 2% over the prior year, 7% under budget. Revenues within the commercial category were 4% over the prior year, 12% under budget, when combining both the commercial and City of Alton revenues. Finally, revenues within the industrial category came 8% over the prior year, 22% under budget.

#### ***Reuse Charges***

Water reuse charges, excluding effluent to the Calpine/Duke power plants, are reported at \$188,564, 29% over budget for the period. Effluent charges to the power plants are reported at \$448,799, in line with year-to-date budget.

#### ***Industrial Waste Surcharge***

This revenue, at \$524,536, is 8% under the annual budgeted amount of \$1,240,000 on a flat basis, due to the enforcement of the pre-treatment program.



***Reimbursements***

Reimbursements, at \$48,769 are 3% over the year-to-date budget amount.

***Miscellaneous Revenues***

Miscellaneous revenues include septic tank hauler fees and wastewater charges billed and collected by Sharyland Water Supply Corp. (SWSC) and other miscellaneous fees and, at \$541,89 are 23% over year-to-date budget. As of March 31, 2024, SWSC billed and collected on 1,983 sewer accounts in our Sewer CCN for total year-to-date revenue of \$396,913.

***Interest income***

Interest earnings are over-performing budget for this period of the year. As indicated on page 12 of the financial report, the M&O portion of the Wastewater Fund earned a blended rate of 3.95% on cash and investments; the fund as a whole, 4.16%. The blended yield on investments, excluding cash and TexPool Prime, is reported at 2.61%.

***Expenses***

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

**Accounts**

The number of wastewater accounts serviced increased 1% from the prior year. At March 31, 2024, 45,623 wastewater accounts were serviced compared to 45,069 the prior year, an increase of 554 new accounts. During the six months of the current fiscal year, the number of accounts increased by 364 new accounts.

***Balance Sheets***

***Water & Wastewater Funds -- Combined***

Both the Water and Wastewater Funds financial condition continues to present a stable showing, as indicated on pages 8 and 9. Combined working capital amounts to \$10,018,498, compared to \$10,350,523 the prior year. Debt-equity ratio is .78/1. The restricted accounts, the portion relating to debt service, are considered adequate.

***Water & Wastewater Funds***

A summary of the portfolio for the Water and Wastewater Funds is presented on page 12 of the financial report. Overall, the portfolio is allocated with \$1,183,039 in a non-interest-bearing demand deposit account and \$24,978,466 in government agency securities, earning 2.62%; and \$44,310,659 in TexPool Prime, which earned 5.49% in March. The overall blended yield of the entire portfolio is presented as 4.38%, compared to 3.49% the prior year. The overall blended yield of the investment holdings, excluding cash and TexPool Prime, is presented as 2.62%.

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

For the Six Month Period Ended March 31, 2024

	<u>Water Fund</u>	<u>Wastewater Fund</u>	<u>Combined</u>
<b>OPERATING REVENUES</b>			
Residential Charges	\$ 7,098,741	\$ 5,946,823	\$ 13,045,564
Commercial Charges	3,348,454	2,062,602	5,411,056
Industrial Charges	205,934	114,553	320,487
City of Alton User Charges	-	366,024	366,024
Calpine/Duke Reuse Charges	-	448,799	448,799
Reuse-Water Charges	-	188,564	188,564
Regional Water Sales	122,106	-	122,106
Industrial Waste Surcharge	-	524,536	524,536
Reimbursements	90,831	48,769	139,601
Billing Charges	230,004	-	230,004
Connects/Reconnects	208,100	-	208,100
Tap Fees	192,625	-	192,625
Other Charges	514,429	576,639	1,091,068
Total Operating Revenues	<u>12,011,223</u>	<u>10,277,310</u>	<u>22,288,532</u>
<b>NON-OPERATING REVENUES</b>			
Sale of Property	-	96,407	96,407
Interest	314,323	187,927	502,251
Total Non-Operating Revenues	<u>314,323</u>	<u>284,334</u>	<u>598,658</u>
<b>TOTAL REVENUES</b>	<b>12,325,546</b>	<b>10,561,644</b>	<b>22,887,191</b>
<b>EXPENSES</b>			
Plants	2,819,581	2,807,113	5,626,694
Cost of Raw Water	759,622	-	759,622
Labs	306,451	400,232	706,683
Distribution & Collections	1,383,126	1,480,157	2,863,283
Meter Readers	596,665	-	596,665
Utility Billing	523,368	-	523,368
Customer Relations	548,640	-	548,640
Treasury Management	190,929	-	190,929
General & Administration	1,029,318	662,284	1,691,601
Employee Benefits	23,214	-	23,214
Insurance	54,282	59,094	113,376
Pension Expense-TMRS (GASB 68)	-	-	-
TMRS Benefits-Contra (GASB 68)	-	-	-
Debt Service	498,964	427,932	926,896
Billing Charges	-	115,002	115,002
Depreciation*	2,593,716 *	4,719,361 *	7,313,077
TOTAL EXPENSES	<u>11,327,877</u>	<u>10,671,174</u>	<u>21,999,051</u>
<b>INCOME(LOSS) PRIOR TO CONTRIBUTIONS &amp; TRANSFERS</b>	<b>\$ 997,670</b>	<b>\$ (109,530)</b>	<b>\$ 888,139</b>
<b>Contributions - Acquired Assets</b>	<b>-</b>	<b>-</b>	<b>-</b>
<b>Change in net assets</b>	<b>\$ 997,670</b>	<b>\$ (109,530)</b>	<b>\$ 888,139</b>
<i>Capital Outlay</i>	\$ 480,000	\$ -	\$ 480,000
<i>Transfer to Capital Improvement Fund</i>	860,748	737,574	1,598,322
<i>Transfer to Depreciation Fund</i>	925,809	1,903,493	2,829,301
<i>Transfer to TWDB Construction-Loan Reimbursement</i>	93,646	-	93,646

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

**McALLEN PUBLIC UTILITY**  
**WATER FUND**  
**COMPARATIVE STATEMENT OF REVENUES AND EXPENSES**  
For the Six Month Period Ended March 31, 2024

	Year-To-Date					50.00%
	Budget	Current	Prior	Variance	Inc/Dec	Completed Actual % to Budget
<b>REVENUES</b>						
1 Residential Charges	\$ 16,627,282	\$ 7,098,741	\$ 6,981,515	\$ 117,227	1.68%	42.69%
2 Commercial Charges	7,470,558	3,348,454	3,207,907	140,547	4.38%	44.82%
3 Industrial Charges	614,225	205,934	192,518	13,416	6.97%	33.53%
4 Backflow Testing Charges	-	-	-	-	0.00%	0.00%
5 Regional Water Usage	340,000	122,106	132,011	(9,906)	-7.50%	35.91%
<i>Total users' charges</i>	<i>25,052,065</i>	<i>10,775,235</i>	<i>10,513,951</i>	<i>261,283</i>	<i>2.49%</i>	<i>43.01%</i>
6 Tap Fees	450,000	192,625	202,575	(9,950)	-4.91%	42.81%
7 Connects & Reconnects	370,000	208,100	184,825	23,275	12.59%	56.24%
8 Other Operating Revenues	400,000	264,217	245,508	18,709	7.62%	66.05%
9 Other Revenues - Sale of Property	-	-	-	-	0.00%	0.00%
11 Reimbursements - Sharyland #2	-	-	-	-	0.00%	0.00%
16 Reimbursements - Other	35,500	90,831	88,312	2,519	2.85%	255.86%
17 Miscellaneous	235,000	250,212	171,012	79,199	46.31%	106.47%
18 Interest Earned	274,353	314,323	448,837	(134,514)	-29.97%	114.57%
19 <i>Revenues before billing charges</i>	<i>26,816,918</i>	<i>12,095,542</i>	<i>11,855,022</i>	<i>240,521</i>	<i>2.03%</i>	<i>45.10%</i>
20 Billing Charges	460,000	230,004	230,004	-	0.00%	50.00%
21 <b>TOTAL REVENUES</b>	<b>27,276,918</b>	<b>12,325,546</b>	<b>12,085,026</b>	<b>240,521</b>	<b>1.99%</b>	<b>45.19%</b>
<b>EXPENSES</b>						
22 Water Plants	6,674,757	2,819,581	2,740,309	D 79,272	2.89%	42.24%
23 Cost of Raw Water	3,078,577	759,622	643,394	E 116,228	18.06%	24.67%
24 Water Lab	656,457	306,451	259,652	F 46,799	18.02%	46.68%
25 Trans & Distribution	3,354,591	1,383,126	1,167,890	G 215,236	18.43%	41.23%
26 Meter Readers	1,502,958	596,665	572,209	H 24,455	4.27%	39.70%
27 Utility Billing	1,101,736	523,368	479,948	I 43,420	9.05%	47.50%
28 Customer Relations	1,244,809	548,640	496,296	J 52,344	10.55%	44.07%
29 Treasury Management	573,201	190,929	220,675	K (29,746)	-13.48%	33.31%
30 General & Admin	2,330,729	1,029,318	898,349	L 130,969	14.58%	44.16%
31 Non-recurring Expense	-	-	-	-	0.00%	0.00%
32 Employee Benefits	70,413	23,214	17,500	5,714	32.65%	32.97%
33 Insurance	72,408	54,282	36,204	18,078	49.93%	74.97%
34 Pension Expense-TMRS (GASB 68)	-	-	-	-	0.00%	0.00%
35 TMRS Benefits-Contra (GASB 68)	-	-	-	-	0.00%	0.00%
36 <i>Sub-Total Expenses</i>	<i>20,660,636</i>	<i>8,235,197</i>	<i>7,532,427</i>	<i>702,770</i>	<i>9.33%</i>	<i>39.86%</i>
37 Debt Service	982,197	498,964	778,629	(279,665)	-35.92%	50.80%
38 Depreciation *	5,285,931	2,593,716	2,287,279	306,437	13.40%	49.07%
39 <b>TOTAL EXPENSES</b>	<b>26,928,764</b>	<b>11,327,877</b>	<b>10,598,335</b>	<b>729,542</b>	<b>6.88%</b>	<b>42.07%</b>
40 <b>Revenues Over (Under) Expenses</b>	<b>348,154</b>	<b>997,670</b>	<b>1,486,691</b>			
41 <b>Contributions - Acquired assets</b>	<b>-</b>	<b>-</b>	<b>-</b>			
42 <b>Change in Net Assets</b>		<b>997,670</b>	<b>1,486,691</b>			
<b>NON-OPERATING EXPENSES</b>						
43 Capital Outlay	-	480,000	-	480,000		
44 Transfer to Capital Improvements	1,721,500	860,748	509,394	351,354		
45 Transfer to Depreciation	1,850,076	925,809	800,548	125,261		
46 Transfer to TWDB Construction-Loan Reimbursement	-	93,646	17,478,923	(17,385,276)		

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

**McALLEN PUBLIC UTILITY**  
**WATER FUND REFERENCE NOTES**  
For the Six Month Period Ended March 31, 2024

Ref	Description	Month Ending				Fiscal Year-to-Date			% Inc (Dec)	
		CONSUMPTION	31-Mar-24	31-Mar-23	Inc(Dec)	% Inc(Dec)	31-Mar-24	31-Mar-23		Inc(Dec)
A	Residential *		309,118,600	357,225,500	(48,106,900)	-13.47%	2,057,584,086	2,022,117,700	35,466,386	1.75%
B	Commercial		229,661,400	277,211,900	(47,550,500)	-17.15%	1,539,704,800	1,481,594,000	58,110,800	3.92%
C	Industrial		18,985,200	17,842,700	1,142,500	6.40%	111,816,500	105,063,000	6,753,500	6.43%
	<b>Total</b>		<b>557,765,200</b>	<b>652,280,100</b>	<b>(94,514,900)</b>	<b>-14.49%</b>	<b>3,709,105,386</b>	<b>3,608,774,700</b>	<b>100,330,686</b>	<b>2.78%</b>

**NUMBER OF WATER ACCOUNTS**

A	Residential	**	42,913	42,586	327	0.77%
B	Commercial		8,061	7,953	108	1.36%
C	Industrial		155	153	2	1.31%
	<b>Total</b>		<b>51,129</b>	<b>50,692</b>	<b>437</b>	<b>0.86%</b>

\* Gallons year-to-date for Sharyland accounts = 28,888,600  
\*\* Number of Sharyland accounts = 270

Growth in number of new accounts for the current fiscal year:			Growth in number of new accounts prior year:		
Number of accounts at	3/31/2024	51,129	3/31/2023	50,692	
Number of accounts at	9/30/2023	50,975	9/30/2022	50,357	
<b>Increase/(Decrease) in accounts</b>		<b>154</b>		<b>335</b>	

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

	Wages/Benefits	Supplies & Chemicals	Other Services & Charges	Maintenance	Non-capitalized Capital Outlay	Net Change
D Water Plants	\$ 80,036	\$ 41,983	\$ 3,643	\$ (19,100)	\$ (27,290)	\$ 79,272
E Cost of Raw Water	-	-	116,228	-	-	116,228
F Water Lab	34,363	2,160	13,843	(3,527)	(41)	46,799
G Trans & Distribution	156,947	13,906	4,294	11,625	28,464	215,236
H Meter Readers	63,746	(4,184)	4,365	(38,041)	(1,430)	24,455
I Utility Billing	48,760	3,310	(2,886)	542	(6,305)	43,420
J Customer Relations	55,855	(1,246)	(3,691)	826	600	52,344
K Treasury Management	454	714	(28,237)	89	(2,766)	(29,746)
L General & Admin	95,103	88	36,203	(98)	(328)	130,969
	<b>\$ 535,265</b>	<b>\$ 56,730</b>	<b>\$ 143,762</b>	<b>\$ (47,684)</b>	<b>\$ (9,096)</b>	<b>\$ 678,978</b>

**ANALYSIS OF ACTUAL TO BUDGETED CONSUMPTION & REVENUES**

<b>Budgeted Consumption for fy 2023-24 (gals.)</b>		<b>9,000,000,000</b>		<b>Monthly Planned Consumption</b>	
* 45% of planned consumption		4,050,000,000		October	675,000,000
* 55% of planned consumption		4,950,000,000		November	675,000,000
				December	675,000,000
Planned consumption at	3/31/2024	4,050,000,000		January	675,000,000
Actual consumption at	3/31/2024	3,709,105,386		February	675,000,000
<b>Excess/(deficiency) to planned</b>		<b>(340,894,614)</b>	<b>-8.42%</b>	March	675,000,000
				April	825,000,000
<b>Budgeted User Charge Revenues for fy 2023-24</b>		<b>\$ 25,052,065</b>		May	825,000,000
* 45% of planned revenues		11,273,429		June	825,000,000
* 55% of planned revenues		13,778,636		July	825,000,000
				August	825,000,000
Planned revenues at	3/31/2024	11,273,429		September	825,000,000
Actual revenues at	3/31/2024	10,775,235		<b>Total</b>	<b>9,000,000,000</b>
<b>Excess/(deficiency) to planned</b>		<b>\$ (498,194)</b>	<b>-4.42%</b>		

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

**McALLEN PUBLIC UTILITY  
WATER IMPROVEMENT FUNDS  
STATEMENT OF SOURCES AND USES**

For the Six Month Period Ended March 31, 2024

**Water Depreciation**

**Water Capital Improvement**

Sources	Water Depreciation				Water Capital Improvement			
	Budget	YTD Budget	YTD	% to YTD Budget *	Budget	YTD Budget	YTD	% to YTD Budget *
Interest Revenue	\$ 107,295	\$ 53,648	\$ 94,320	175.81%	\$ 127,988	\$ 63,994	\$ 128,071	200.13%
Miscellaneous	0	0	0	0.00%	0	0	0	0.00%
Transfers In	1,850,076	925,038	925,809	100.08% **	1,721,500	860,750	860,748	100.00%
<b>Total Sources</b>	<b>\$ 1,957,371</b>	<b>\$ 978,686</b>	<b>\$ 1,020,129</b>	<b>104.23%</b>	<b>1,849,488</b>	<b>924,744</b>	<b>988,819</b>	<b>106.93%</b>

Uses	Water Depreciation				Water Capital Improvement			
	Budget	YTD Budget	YTD	% to YTD Budget *	Budget	YTD Budget	YTD	% to YTD Budget *
Replacement (Infrastructure)	2,215,533	1,107,767	462,028	41.71%	1,945,000	972,500	82,812	0.00%
Capital Outlay	2,247,193	1,123,597	377,732	33.62%	1,221,500	610,750	390,654	63.96%
Transfers Out	0	0	0	0.00%	0	0	0	0.00%
<b>Total Uses</b>	<b>\$ 4,462,726</b>	<b>\$ 2,231,363</b>	<b>\$ 839,759</b>	<b>37.63%</b>	<b>\$ 3,166,500</b>	<b>\$ 1,583,250</b>	<b>\$ 473,466</b>	<b>29.90%</b>

<b>Sources Over/ (Under) Uses</b>	<b>\$ (2,505,355)</b>	<b>\$ (1,252,678)</b>	<b>\$ 180,369</b>		<b>\$ (1,317,012)</b>	<b>\$ (658,506)</b>	<b>\$ 515,353</b>	
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\*50% of the year completed

**McALLEN PUBLIC UTILITY  
WASTEWATER FUND  
COMPARATIVE STATEMENT OF REVENUES AND EXPENSES**

For the Six Month Period Ended March 31, 2024

	Budget	Year-To-Date				50.00%
		Current	Prior Year	Variance	Inc/Dec	Year-To-Date Actual % To Budget
<b>REVENUES</b>						
1 Residential Charges	\$ 13,751,728	\$ 5,946,823	\$ 5,841,375	A \$ 105,448	1.81%	43.24%
2 Commercial Charges	5,571,722	2,062,602	1,999,658	A 62,944	3.15%	37.02%
3 Industrial Charges	403,733	114,553	105,662	A 8,891	8.41%	28.37%
4 City of Alton User Charges	750,000	366,024	325,544	A 40,480	12.43%	48.80%
5 Calpine/Duke Reuse Charges	900,000	448,799	442,761	A 6,038	1.36%	49.87%
6 Reuse-Water Charges	240,000	188,564	161,848	A 26,717	16.51%	78.57%
Total users' charges	<b>21,617,183</b>	<b>9,127,365</b>	<b>8,876,848</b>	<b>250,517</b>	<b>2.82%</b>	<b>42.22%</b>
7 Ind. Waste Surcharge	1,240,000	524,536	537,797	(13,260)	-2.47%	42.30%
8 Other Operating Revenues	20,000	35,450	29,625	5,825	19.66%	0.00%
9 Other Revenues - Sale of Property	-	96,407	(33)	96,440	0.00%	0.00%
10 Reimbursements	91,500	48,769	42,511	6,259	14.72%	53.30%
11 Miscellaneous	738,000	541,189	443,371	97,818	22.06%	73.33%
12 Interest Earned	128,644	187,927	138,610	49,317	35.58%	146.08%
<b>13 Total Revenues</b>	<b>23,835,327</b>	<b>10,561,644</b>	<b>10,068,727</b>	<b>492,917</b>	<b>4.90%</b>	<b>44.31%</b>
<b>EXPENSES</b>						
14 Wastewater Plant	6,085,222	2,807,113	2,525,243	B 281,869	11.16%	46.13%
15 Wastewater Lab	823,816	400,232	375,087	C 25,145	6.70%	48.58%
16 Wastewater Collections	3,022,584	1,480,157	1,283,615	D 196,542	15.31%	48.97%
17 General & Admin.	1,809,306	662,284	617,770	E 44,514	7.21%	36.60%
18 Employee Benefits	11,815	-	-	-	0.00%	0.00%
19 Insurance	78,838	59,094	39,420	19,674	49.91%	74.96%
20 Pension Expense-TMRS (GASB 68)	-	-	-	-	0.00%	0.00%
21 TMRS Benefits-Contra (GASB 68)	-	-	-	-	0.00%	0.00%
<b>22 Sub-Total Expenses</b>	<b>11,831,581</b>	<b>5,408,879</b>	<b>4,841,135</b>	<b>567,745</b>	<b>11.73%</b>	<b>45.72%</b>
22 Debt Service	1,093,069	427,932	599,769	(171,837)	-28.65%	39.15%
23 Depreciation *	9,558,403	4,719,361	4,694,150	25,211	0.54%	49.37%
24 Expenses Before Billing Charges	22,483,053	10,556,172	10,135,054	421,119	4.16%	46.95%
25 Billing Charges	230,000	115,002	115,002	-	0.00%	50.00%
<b>26 TOTAL EXPENSES</b>	<b>22,713,053</b>	<b>10,671,174</b>	<b>10,250,056</b>	<b>421,119</b>	<b>4.11%</b>	<b>46.98%</b>
<b>27 Revenues Over (Under) Expenses</b>	<b>\$ 1,122,275</b>	<b>\$ (109,530)</b>	<b>\$ (181,328)</b>			
<b>28 Contributions - Acquired assets</b>	-	-	-			
<b>29 Change in Net Assets</b>		<b>(109,530)</b>	<b>(181,328)</b>			
<b>NON-OPERATING EXPENSES</b>						
30 Capital Outlay	-	-	-	-		
31 Transfer to Capital Improvement	1,475,145	737,574	650,502	87,072		
32 Transfer to Depreciation	3,823,361	1,903,493	1,877,471	26,021		
33 Transfer to TWDB Construction-Loan Reimbursement	-	-	-	-		
34 Rebutable Arbitrage	-	-	-	-		
35 Capitalized Interest	-	-	-	-		
36 Bond Refunding Costs	-	-	-	-		
37 Health Insurance	-	-	-	-		

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

**McALLEN PUBLIC UTILITY**  
**WASTEWATER FUND REFERENCE NOTES**  
For the Six Month Period Ended March 31, 2024

**ANALYSIS OF YEAR-TO-DATE EXPENDITURES**

Ref Description	Month Ending				Fiscal Year-to-Date			
	31-Mar-24	31-Mar-23	Inc(Dec)	% Inc(Dec)	31-Mar-24	31-Mar-23	Inc(Dec)	(Dec)
<b>CONSUMPTION</b>								
A Residential	259,795,000	295,860,800	(36,065,800)	-12.19%	1,708,799,700	1,681,325,700	27,474,000	1.63%
A Commercial	190,245,000	190,545,900	(300,900)	-0.16%	1,199,796,800	1,142,616,100	57,180,700	5.00%
A Industrial	18,228,200	16,255,200	1,973,000	12.14%	103,928,400	98,573,000	5,355,400	5.43%
<b>Total</b>	<b>468,268,200</b>	<b>502,661,900</b>	<b>(34,393,700)</b>	<b>-6.84%</b>	<b>3,012,524,900</b>	<b>2,922,514,800</b>	<b>90,010,100</b>	<b>3.08%</b>

Ref Description	Month Ending				Fiscal Year-to-Date			
	31-Mar-24	31-Mar-23	Inc(Dec)	% Inc(Dec)	31-Mar-24	31-Mar-23	Inc(Dec)	(Dec)
<b>REUSE CONSUMPTION *</b>								
Residential	9,274,500	10,510,000	(1,235,500)	-11.76%	65,893,100	53,624,900	12,268,200	22.88%
Commercial	4,356,800	6,723,200	(2,366,400)	-35.20%	42,963,700	41,281,200	1,682,500	4.08%
Industrial	0	0	0	0.00%	0	0	0	0.00%
<b>Total</b>	<b>13,631,300</b>	<b>17,233,200</b>	<b>(3,601,900)</b>	<b>-20.90%</b>	<b>108,856,800</b>	<b>94,906,100</b>	<b>13,950,700</b>	<b>14.70%</b>

\* Excludes effluent to power plants

**NUMBER OF WASTEWATER ACCOUNTS**

A Residential	**	39,664	39,162	502	1.28%
A Commercial		5,829	5,779	50	0.87%
A Industrial		130	128	2	1.56%
<b>Total</b>		<b>45,623</b>	<b>45,069</b>	<b>554</b>	<b>1.23%</b>

Number of new accounts for the current fiscal year:		Growth in number of new accounts prior year:		
Number of accounts at	3/31/2024	45,623	3/31/2023	45,069
Number of accounts at	9/30/2023	45,259	9/30/2022	44,614
<b>Increase/(Decrease) in accounts</b>		<b>364</b>		<b>455</b>

**NUMBER OF REUSE ACCOUNTS**

A Residential	778	677	101	14.92%
A Commercial	28	26	2	7.69%
A Industrial	0	0	0	0.00%
<b>Total</b>	<b>806</b>	<b>703</b>	<b>103</b>	<b>14.65%</b>

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

	Wages/Benefits	Supplies	Other Services & Charges	Maintenance	Non-capitalized Capital Outlay	Total
B Wastewater Plant	\$ 182,786	\$ 18,483	\$ 13,851	\$ 41,050	\$ 25,699	\$ 281,869
C Wastewater Lab	23,813	7,342	(5,641)	(2,012)	1,643	25,145
D Wastewater Collections	96,662	14,332	(4,011)	76,069	13,491	196,542
E General & Admin.	24,085	1,262	7,483	(293)	11,976	44,514
<b>\$</b>	<b>327,347</b>	<b>41,419</b>	<b>11,682</b>	<b>114,814</b>	<b>52,808</b>	<b>548,071</b>

**ANALYSIS OF ACTUAL TO BUDGETED CONSUMPTION & REVENUES**

<b>Budgeted Consumption for fy 2023-24 (gals.)</b>	<b>7,142,138,000</b>	<b>Monthly Planned Consumption</b>	
* 45% of planned consumption	3,213,962,100	October	535,660,350
* 55% of planned consumption	3,928,175,900	November	535,660,350
		December	535,660,350
Planned consumption at 3/31/24	3,213,962,100	January	535,660,350
Actual consumption at 3/31/24	3,012,524,900	February	535,660,350
<b>Excess/(deficiency) to planned</b>	<b>(201,437,200)</b>	March	535,660,350
		April	654,695,983
<b>Budgeted User Charge Revenues for fy 2023-24</b>	<b>\$ 20,477,183</b>	May	654,695,983
* 45% of planned revenues	9,214,732	June	654,695,983
* 55% of planned revenues	11,262,451	July	654,695,983
		August	654,695,983
Planned revenues at 3/31/24	9,214,732	September	654,695,983
Actual revenues at 3/31/24	8,678,566	<b>Total</b>	<b>7,142,138,000</b>
<b>Excess/(deficiency) to planned</b>	<b>\$(536,166)</b>		

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

**McALLEN PUBLIC UTILITY**  
**WASTEWATER IMPROVEMENT FUNDS**  
**STATEMENT OF SOURCES & USES**

For the Six Month Period Ended March 31, 2024

	Wastewater Depreciation				Wastewater Capital Improvement			
	Budget	YTD Budget	YTD	To Y-T-D Budget *	Budget	YTD Budget	YTD	To Y-T-D Budget *
<b>Sources</b>								
Interest Revenue	\$ 559,727	\$ 279,864	\$ 387,202	138.35%	\$ 138,895	\$ 69,448	\$ 142,577	205.30%
Miscellaneous	-	-	-	0.00%	1,327,305	663,653	-	0.00%
Transfers In	3,823,361	1,911,681	1,903,493	99.57%	1,475,145	737,573	737,574	100.00%
<b>Total Sources</b>	<b>\$ 4,383,088</b>	<b>\$ 2,191,544</b>	<b>\$ 2,290,695</b>	<b>104.52%</b>	<b>\$ 2,941,345</b>	<b>\$ 1,470,673</b>	<b>\$ 880,151</b>	<b>59.85%</b>
<b>Uses</b>								
Replacement (Infrastructure)	11,341,958	5,670,979	304,881	5.38%	-	-	-	0.00%
Capital Outlay	1,421,000	710,500	437,595	61.59%	6,004,893	3,002,447	836,167	27.85%
Transfers Out	-	-	-	0.00%	-	-	-	0.00%
<b>Total Uses</b>	<b>\$ 12,762,958</b>	<b>\$ 6,381,479</b>	<b>\$ 742,475</b>	<b>11.63%</b>	<b>\$ 6,004,893</b>	<b>\$ 3,002,447</b>	<b>\$ 836,167</b>	<b>27.85%</b>
<b>Sources Over/ (Under) Uses</b>	<b>(\$8,379,870)</b>	<b>(\$4,189,935)</b>	<b>\$1,548,220</b>		<b>(\$3,063,548)</b>	<b>(\$1,531,774)</b>	<b>\$43,984</b>	

\*50% of the year completed



**WATER & WASTEWATER FUND  
COMBINED BALANCE SHEET**

as of March 31, 2024

	<u>WATER FUND</u> *	<u>WASTEWATER FUND</u> *	<u>COMBINED</u>
<b>ASSETS</b>			
<u>Current Assets</u>			
Cash & Investments			
Demand.....	\$ 307,196	\$ 325,559	\$ 632,754
Time Deposits.....	0	0	0
Investments.....	4,379,198	1,729,584	6,108,783
Market Value Adjustment.....	(91,302)	(6,600)	(97,902)
Mgr/Trust Cash.....	0	0	0
Receivables, net:			
Accounts.....	2,356,842	2,080,446	4,437,288
Accrued Interest.....	10,473	5,841	16,314
Due From Other Funds.....	0	0	0
Lease Revenue.....	174,693	0	174,693
Lease Interest Revenue.....	849	0	849
Water/Sewer Line Assessments.....	0	550	550
Inventories, at cost.....	691,853	0	691,853
Miscellaneous.....	0	0	0
Prepaid expenses.....	0	0	0
<b>Total Current Assets</b>	<b>\$ 7,829,803</b>	<b>\$ 4,135,380</b>	<b>\$ 11,965,183</b>
Notes Receivable	81,269	81,349	162,618
LT Receivable - Lease Revenue.....	217,675	0	217,675
<u>Restricted Assets</u>			
Mgr/Trust Cash.....	0	0	0
Accrued Interest.....	28,735	39,145	67,879
Due From Other Funds.....	0	0	0
Notes Receivable - Airport	0	0	0
Accounts Receivable.....	0	4,335	4,335
Sub-Total	28,735	43,480	72,214
Demand.....	231,713	320,872	552,584
Time Deposits.....	0	0	0
Investments.....	29,931,245 **	28,490,346	58,421,592
Market Value Adjustment.....	(83,554)	(362,564)	(446,119)
<b>Total Restricted Cash &amp; Investments</b>	<b>30,079,404</b>	<b>28,448,654</b>	<b>58,528,058</b>
<b>Total Restricted Assets</b>	<b>30,108,139</b>	<b>28,492,133</b>	<b>58,600,272</b>
Propert, Plant, & Equipment.....	180,862,410	281,463,826	462,326,235
(Less: Accumulated Depreciation).....	(102,626,035)	(132,138,328)	(234,764,363)
Net Property, Plant, & Equipment	78,236,374	149,325,498	227,561,872
Other Assets, net.....	26,522,436	5,231,732	31,754,168
<b>TOTAL ASSETS</b>	<b>\$ 142,995,696</b>	<b>\$ 187,266,093</b>	<b>330,261,789</b>

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

\*\* Includes a portion of the restricted customer deposits totalling \$3,119,099

**WATER & WASTEWATER FUND  
COMBINED BALANCE SHEET**

as of March 31, 2024

	<u>WATER FUND</u>	*	<u>WASTEWATER FUND</u>	*	<u>COMBINED</u>
<b>LIABILITIES &amp; FUND EQUITY</b>					
<u>Current Liabilities</u>					
Accounts Payable.....	\$ 180,344		\$ 269,936		\$ 450,281
Accrued Expense.....	742,318		649,271		1,391,589
Due to Other Funds.....	0		0		0
Other.....	1,039		103,777		104,816
Total Current Liabilities	923,701		1,022,984		1,946,685
<u>Liabilities Payable from Restricted Assets</u>					
Accounts Payable.....	206,751		119,459		326,209
Accrued Expense.....	418,394		28,598		446,992
Due to Other Funds.....	0		0		0
Interest Payable.....	156,480		174,530		331,009
Customer Deposits.....	3,119,099		0		3,119,099
Current Portion of Revenue Bonds.....	2,883,106		4,908,602		7,791,708
Total Liabilities Payable from Restricted Assets	6,783,830		5,231,188		12,015,018
<u>Other Non-Current Liabilities</u>					
Revenue Bonds.....	42,304,768		79,624,477		121,929,245
SBITA- Subscription liability.....	1,169		4,185		5,354
Arbitrage Payable.....	0		64,396		64,396
Deferred Revenues.....	181,374		14,626		196,000
Deferred inflows of resources.....	747,903		2,523,316		3,271,219
Noncurrent liabilities / net pension liability.....	2,956,862		1,984,108		4,940,970
<b>TOTAL LIABILITIES</b>	<b>53,899,606</b>		<b>90,469,281</b>		<b>144,368,887</b>
<b>FUND EQUITY</b>					
<u>Contributed Capital</u>					
Total Contributed Capital	0		0		0
<u>Retained Earnings</u>					
Reserve for Encumbrances.....	0		0		0
Reserve for Current Debt Service.....	257,687		835,528		1,093,215
Reserve for Capital Improvement.....	20,847,151		6,741,781		27,588,932
Reserve for Depreciation.....	5,102,577		20,519,849		25,622,426
Reserve for Water Rights Purchase.....	0		0		0
Unreserved.....	62,888,674		68,699,654		131,588,328
Total Retained Earnings	89,096,089		96,796,812		185,892,901
<b>TOTAL LIABILITIES AND FUND EQUITY</b>	<b>\$ 142,995,696</b>		<b>\$ 187,266,093</b>		<b>\$ 330,261,789</b>

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

**WATER FUND  
COMBINED BALANCE SHEET**

as of March 31, 2024

ASSETS	RESTRICTED ASSETS					Combined
	Water Fund	Water Depr. Fund	Water Capital Impr. Fund	Water Revenue Bonds	Debt Service	
<b>ASSETS</b>						
<u>Current Assets</u>						
Cash & Investments						
Demand.....	\$ 307,196	\$ 136,343	\$ 69,852	\$ 25,518	\$ -	\$ 538,908
Investments & Securities.....	4,379,198	5,147,056	6,235,562	15,015,362	414,166	31,191,345
Market Value Adjustment.....	(91,302)	(33,574)	(49,980)	-	-	(174,857)
Receivables						
Accounts.....	2,356,842	-	-	-	-	2,356,842
Accrued Interest.....	10,473	14,841	13,894	-	-	39,208
Due From Other Funds.....	-	-	-	-	-	-
Lease Revenue.....	174,693	-	-	-	-	174,693
Lease Interest Revenue.....	849	-	-	-	-	849
Water Line Assessments.....	-	-	-	-	-	-
Inventories, at cost.....	691,853	-	-	-	-	691,853
Prepaid expenses.....	-	-	-	-	-	-
<b>Total Current Assets</b>	<b>7,829,803</b>	<b>5,264,666</b>	<b>6,269,328</b>	<b>15,040,880</b>	<b>414,166</b>	<b>34,818,842</b>
Notes Receivable	81,269	-	-	-	-	81,269
LT Receivable - Lease Revenue.....	217,675	-	-	-	-	217,675
CD's restricted for customer deposits.....	-	-	-	-	-	-
Investments restricted for customer deposits.....	3,119,099	-	-	-	-	3,119,099
Property, Plant, & Equipment.....	180,862,410	-	-	-	-	180,862,410
(Less: Accum. Depreciation/Amortization).....	(102,626,035)	-	-	-	-	(102,626,035)
<b>Net Property, Plant, &amp; Equipment</b>	<b>78,236,374</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>78,236,374</b>
Other Assets, net.....	26,522,436	-	-	-	-	26,522,436
<b>TOTAL ASSETS</b>	<b>116,006,656</b>	<b>5,264,666</b>	<b>6,269,328</b>	<b>15,040,880</b>	<b>414,166</b>	<b>142,995,696</b>
<b>LIABILITIES &amp; FUND EQUITY</b>						
<u>Current Liabilities</u>						
Accounts Payable.....	180,344	-	-	-	-	180,344
Accrued Expense.....	742,318	-	-	-	-	742,318
Due To Other Funds.....	-	-	-	-	-	-
Other.....	1,039	-	-	-	-	1,039
<b>Total Current Liabilities</b>	<b>923,701</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>923,701</b>
<u>Liabilities Payable from Restricted Assets</u>						
Current Portion of Revenue Bonds.....	2,883,106	-	-	-	-	2,883,106
Accounts Payable.....	-	108,698	78,928	19,124	-	206,751
Accrued Expense.....	-	53,390	-	365,004	-	418,394
Interest Payable.....	-	-	-	-	156,480	156,480
Due To Other Funds.....	-	-	-	-	-	-
Customer Deposits.....	3,119,099	-	-	-	-	3,119,099
<b>Total Liabilities Payable from Restricted Assets</b>	<b>6,002,205</b>	<b>162,088</b>	<b>78,928</b>	<b>384,128</b>	<b>156,480</b>	<b>6,783,830</b>
<u>Other Non-Current Liabilities</u>						
Revenue Bonds	42,304,768	-	-	-	-	42,304,768
SBITA- Subscription liability.....	1,169	-	-	-	-	1,169
Arbitrage Payable.....	-	-	-	-	-	-
Deferred Revenues.....	181,374	-	-	-	-	181,374
Deferred inflows of resources.....	747,903	-	-	-	-	747,903
Noncurrent liabilities / net pension liability.....	2,956,862	-	-	-	-	2,956,862
<b>TOTAL LIABILITIES</b>	<b>53,117,982</b>	<b>162,088</b>	<b>78,928</b>	<b>384,128</b>	<b>156,480</b>	<b>53,899,606</b>
<b>FUND EQUITY</b>						
<u>Retained Earnings</u>						
Reserve for Encumbrances.....	-	-	-	-	-	-
Reserve for Current Debt Service.....	-	-	-	-	257,687	257,687
Reserve for Capital Improvement.....	-	-	6,190,399	14,656,752	-	20,847,151
Reserve for Depreciation.....	-	5,102,577	-	-	-	5,102,577
Reserve for Water Rights.....	-	-	-	-	-	-
Unreserved.....	62,888,674	-	-	-	-	62,888,674
<b>Total Retained Earnings</b>	<b>62,888,674</b>	<b>5,102,577</b>	<b>6,190,399</b>	<b>14,656,752</b>	<b>257,687</b>	<b>89,096,089</b>
<b>TOTAL LIABILITIES &amp; FUND EQUITY</b>	<b>\$ 116,006,656</b>	<b>\$ 5,264,666</b>	<b>\$ 6,269,328</b>	<b>\$ 15,040,880</b>	<b>\$ 414,166</b>	<b>\$ 142,995,696</b>

**WASTEWATER FUND  
COMBINED BALANCE SHEET**

as of March 31, 2024

ASSETS	RESTRICTED ASSETS					Combined
	Wastewater Fund	Depreciation Fund	Wastewater Capital Impr. Fund	Wastewater Revenue Bonds	Debt Service	
<u>Current Assets</u>						
Cash & Investments						
Demand.....	\$ 325,559	\$ 197,966	\$ 63,651	\$ 59,255	\$ -	\$ 646,430
Time Deposits.....	-	-	-	-	-	-
Investments & Securities.....	1,729,584	20,695,538	6,771,616	13,134	1,010,057	30,219,931
Market Value Adjustment.....	(6,600)	(302,524)	(60,040)	-	-	(369,164)
Mgr/Trust Cash.....	-	-	-	-	-	-
Receivables						
Accounts.....	2,080,446	-	4,335	-	-	2,084,781
Accrued Interest.....	5,841	31,246	7,899	-	-	44,985
Due From Other Funds.....	-	-	-	-	-	-
Wastewater Line Assessments.....	550	-	-	-	-	550
Miscellaneous.....	-	-	-	-	-	-
Prepaid expenses	-	-	-	-	-	-
Total Current Assets	4,135,380	20,622,226	6,787,461	72,389	1,010,057	32,627,514
Notes Receivables - Hunt	81,349	-	-	-	-	81,349
Property, Plant, & Equipment.....	281,463,826	-	-	-	-	281,463,826
(Less: Accumulated Depreciation).....	(132,138,328)	-	-	-	-	(132,138,328)
Net Property, Plant, & Equipment	149,325,498	-	-	-	-	149,325,498
Other Assets.....	5,231,732	-	-	-	-	5,231,732
<b>TOTAL ASSETS</b>	<b>158,773,959</b>	<b>20,622,226</b>	<b>6,787,461</b>	<b>72,389</b>	<b>1,010,057</b>	<b>187,266,093</b>
<u>LIABILITIES &amp; FUND EQUITY</u>						
<u>Current Liabilities</u>						
Accounts Payable.....	269,936	-	-	-	-	269,936
Accrued Expenses.....	649,271	-	-	-	-	649,271
Due to Other Funds.....	-	-	-	-	-	-
Other.....	103,777	-	-	-	-	103,777
Total Current Liabilities	1,022,984	-	-	-	-	1,022,984
<u>Liabilities Payable from Restricted Assets</u>						
Accounts Payable.....	-	73,779	45,679	-	-	119,459
Accrued Expenses.....	-	28,598	-	-	-	28,598
Due to Other Funds.....	-	-	-	-	-	-
Interest Payable.....	-	-	-	-	174,530	174,530
Current Portions of all Revenue Bonds....	4,908,602	-	-	-	-	4,908,602
Total Liabilities Payable from Restricted Assets	4,908,602	102,377	45,679	-	174,530	5,231,188
<u>Other Non-Current Liabilities</u>						
Deferred Revenue.....	14,626	-	-	-	-	14,626
Revenue Bonds.....	79,624,477	-	-	-	-	79,624,477
SBITA- Subscription liability.....	4,185	-	-	-	-	4,185
Deferred inflows of resources.....	2,523,316	-	-	-	-	2,523,316
Noncurrent liabilities/Net Pension Liability - TMRS.....	1,984,108	-	-	-	-	1,984,108
Arbitrage Payable	64,396	-	-	-	-	64,396
<b>TOTAL LIABILITIES</b>	<b>90,146,695</b>	<b>102,377</b>	<b>45,679</b>	<b>-</b>	<b>174,530</b>	<b>90,469,281</b>
<u>FUND EQUITY</u>						
<u>Retained Earnings</u>						
Reserve for Encumbrances.....	-	-	-	-	-	-
Reserve for Debt Service.....	-	-	-	-	835,528	835,528
Reserve for Depreciation.....	-	20,519,849	-	-	-	20,519,849
Reserve for Capital Improvement.....	-	-	6,741,781	-	-	6,741,781
Unreserved.....	68,627,265	-	-	72,389	-	68,699,654
Total Retained Earnings	68,627,265	20,519,849	6,741,781	72,389	835,528	96,796,812
<b>\$ 158,773,959</b>	<b>\$ 20,622,226</b>	<b>\$ 6,787,461</b>	<b>\$ 72,389</b>	<b>\$ 1,010,057</b>	<b>\$ 187,266,093</b>	

**McALLEN PUBLIC UTILITY**  
**RECONCILED BANK BALANCES**  
As of March 31, 2024

	POOL CASH	GROSS		TEX POOL- PRIME		TOTAL	BLENDED APR/ROI	BLENDED YIELD ON INVESTMENTS ONLY	TOTAL INVESTMENTS	
		APR/ROI	INVESTMENTS	APR/ROI	INVESTMENTS					
<b><u>WATER FUND</u></b>										
M & O	304,896	0.00%	3,996,829	1.93%	3,501,469	5.49%	7,803,193	3.45%	1.93%	3,996,829
% of Total	3.91%		51.22%		44.87%					
			100.00%		0.00%					
WATER BOND RESERVE	0	0.00%	0	0.00%	1,519,695	5.49%	1,519,695	5.49%	0.00%	0
% of Total	0.00%		0.00%		100.00%					
			0.00%		0.00%					
DEPRECIATION	136,343	0.00%	3,496,055	3.13%	1,651,000	5.49%	5,283,399	3.79%	3.13%	3,496,055
% of Total	2.58%		66.17%		31.25%					
			100.00%		0.00%					
DEBT SERVICE	-	0.00%	0	0.00%	53,451	5.49%	53,451	5.49%	0.00%	0
% of Total	0.00%		0.00%		100.00%					
			0.00%		0.00%					
WATER DEBT SERVICE TWDB	-	0.00%	0	0.00%	360,715	5.49%	360,715	5.49%	0.00%	0
% of Total	0.00%		0.00%		100.00%					
			0.00%		0.00%					
CAPITAL IMPROVEMENT	69,852	0.00%	2,996,025	3.00%	3,239,537	5.49%	6,305,414	4.24%	3.00%	2,996,025
% of Total	1.11%		47.52%		51.38%					
			100.00%		0.00%					
BOND CONSTRUCTION	25,518	0.00%	0	0.00%	0	0.00%	25,518	0.00%	0.00%	0
% of Total	100.00%		0.00%		0.00%					
			0.00%		0.00%					
TWDB CNST FUND S2021 AMI PRJ	0	0.00%	0	0.00%	15,015,362	5.49%	15,015,362	5.49%	0.00%	0
% of Total	0.00%		0.00%		100.00%					
			0.00%		0.00%					
<b>TOTAL WATER</b>	<b>536,608</b>	<b>0.00%</b>	<b>10,488,909</b>	<b>2.64%</b>	<b>25,341,230</b>	<b>5.49%</b>	<b>36,366,747</b>	<b>4.58%</b>	<b>2.64%</b>	<b>10,488,909</b>
% of Total	1.48%		28.84%		69.68%		100.00%			
% of Total Investments			100.00%							
<b><u>SEWER FUND</u></b>										
M & O	325,559	0.00%	498,500	2.74%	1,231,084	5.49%	2,055,143	3.95%	2.74%	498,500
% of Total	15.84%		24.26%		59.90%					
			100.00%		0.00%					
BOND RESERVE-TWDB 2009	-	0.00%	0	0.00%	3,239,055	5.49%	3,239,055	5.49%	0	0
% of Total	0		0.00%		100.00%					
			0.00%		0.00%					
DEPRECIATION	197,966	0.00%	11,493,582	2.74%	9,201,956	5.49%	20,893,504	3.92%	2.74%	11,493,582
% of Total	0.95%		55.01%		44.04%					
			100.00%		0.00%					
DEBT SERVICE	-	0.00%	0	0.00%	61,979	5.49%	61,979	5.49%	0.00%	0
% of Total	0.00%		0.00%		100.00%					
			0.00%		0.00%					
SEWER DEBT TWDB- 2009-2010	-	0.00%	0	0.00%	948,079	5.49%	948,079	5.49%	0.00%	0
% of Total	0.00%		0.00%		100.00%					
			0.00%		0.00%					
SEWER BOND CONST TWDB - F492 * Series 2012	0	0.00%	0	0.00%	13,134	5.49%	13,134	5.49%	0.00%	0
% of Total	0.00%		0.00%		100.00%					
			0.00%		0.00%					
TWDB CONSTR FUND SERIES 2015 *FUND 494	59,255	0.00%	0	0.00%	0	0.00%	59,255	0.00%	0.00%	0
% of Total	100.00%		0.00%		0.00%					
			0.00%		0.00%					
CAPITAL IMPROVEMENT	63,651	0.00%	2,497,475	1.99%	4,274,141	5.49%	6,835,267	4.16%	1.99%	2,497,475
% of Total	0.93%		36.54%		62.53%					
			100.00%		0.00%					
<b>TOTAL SEWER</b>	<b>646,430</b>	<b>0.00%</b>	<b>14,489,557</b>	<b>2.61%</b>	<b>18,969,429</b>	<b>5.49%</b>	<b>34,105,416</b>	<b>4.16%</b>	<b>2.61%</b>	<b>14,489,557</b>
% of Total	1.90%		42.48%		55.62%		100%			
% of Total Investments			100.00%							
<b>TOTAL PUB</b>	<b>1,183,039</b>	<b>0.00%</b>	<b>24,978,466</b>	<b>2.62%</b>	<b>44,310,659</b>	<b>5.49%</b>	<b>70,472,163</b>	<b>4.38%</b>	<b>2.62%</b>	<b>24,978,466</b>
% of Total	1.68%		35.44%		62.88%		100.00%			
% of Total Investments			100.00%							

\* Pending receipt of reimbursement funds from TWDB



	<b>AGENDA ITEM</b>	<u>7.a.</u>
<b>PUBLIC UTILITY BOARD</b>	<b>DATE SUBMITTED</b>	<b>05/06/2024</b>
	<b>MEETING DATE</b>	<b>5/14/2024</b>

**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:**

<b>Bid Amount:</b>		<b>Budgeted Amount:</b>	
<b>Under Budget:</b>		<b>Over Budget:</b>	
		<b>Amount Remaining:</b>	

**5. Reimbursement:**

**6. Routing:**  
 Savannah Arredondo **Created/Initiated - 5/6/2024**

**7. Staff's Recommendation:**

**8. City Attorney: None. IJT**

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

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