



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

**DATE:** Tuesday, September 12, 2023

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

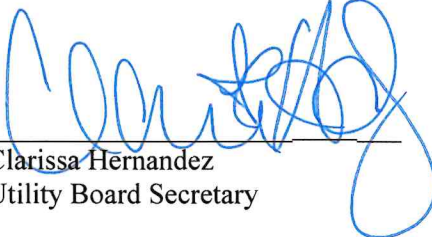
**PLACE:** McAllen City Hall  
Commission Chambers – 3<sup>rd</sup> Floor  
1300 Houston Avenue  
McAllen, Texas 78501

**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 **8th** day of **September, 2023** 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, SEPTEMBER 12, 2023 – 4:00 PM  
MCALLEN CITY HALL - 3RD FLOOR  
1300 HOUSTON AVE, MCALLEN, TX 78501**

## **AGENDA**

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

### **CALL TO ORDER**

### **PLEDGE**

### **INVOCATION**

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

- a) Approval of the Minutes for the Regular Meeting held August 29, 2023.

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

- a) Discussion and Approval for the Melissa Palma Estates Subdivision.

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

- a) Consideration and Approval for Final Reconciliation Change Order #2 for the Manhole Rehabilitation Project 2023
- b) Consideration and Approval of Professional Services Cost Sharing Agreement between Cubic Industries and McAllen Public Utility

#### **4. UTILITY LAYOUTS:**

- a) Discussion and Possible Approval of a Septic Tank Variance for 7308 N. Taylor
- b) Discussion and Possible Approval for the Grace Haven Subdivision Septic Tank Variance.

**5. MANAGER'S REPORT:**

- a) Review of the Quarterly Investment Report for the Quarter Ending June 30, 2023.
- b) Discussion and Approval of Extension Request for Existing Final Reimbursement Certificates

**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 relating to personnel matters. (Section 551.071, T.G.C.)
- b) Consultation with City Attorney regarding pending litigation. (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 SEPTEMBER 26, 2023.**



	<b>AGENDA ITEM</b>	<b><u>1.a.</u></b>
<b>PUBLIC UTILITY BOARD</b>	<b>DATE SUBMITTED</b>	<b>09/06/2023</b>
	<b>MEETING DATE</b>	<b>9/12/2023</b>

1. Agenda Item: Approval of the Minutes for the Regular Meeting held August 29, 2023.

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 - 9/6/2023

7. Staff's Recommendation:

8. City Attorney: Approve. IJT

9. MPU General Manager: Approved - MAV

10. Director of Finance for Utilities: Approved - MDC

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

The McAllen Public Utility Board (MPUB) convened in a Regular Meeting on **Tuesday, August 29, 2023**, at 4:00 pm at in the City Commission Chambers at City Hall with the following present:

	Charles Amos	Chairman
	Ernest Williams	Vice-Chairman
	Ricardo Godinez	Trustee
Absent:	Albert Cardenas	Trustee
	Javier Villalobos	Ex-Officio Member/Mayor
Staff:	Marco A. Vega, P.E.	General Manager
	Isaac Tawil	City Attorney
	J.J. Rodriguez	Assistant General Manager
	Clarissa Hernandez	Utility Board Secretary
	Savannah Arredondo	Assistant to the Utility Board Secretary
	Melba Carvajal	Director of Finance for Utilities
	Carlos Gonzalez, P.E.	Utility Engineer
	Edward Gonzalez	Director of Water Systems
	David Garza	Director of Wastewater Systems
	Erika Gomez, EIT	Assistant Utility Engineer
	Katia Sanchez	Water Education & Comm Coord
	Marco Ramirez, P.E.	Utility Engineer
	Juan Pedraza	Manager, Transmission & Dist.
	Rafael Balderas, EIT	Assistant Utility Engineer
	Christina Molano	Water Lab Manager
	Janet Landeros	Grants and Contracts Coordinator
	Juan Vallejo	Assistant Water Systems Director
	Daniel Reyna	Water Plant Manager
	Jose Trevino	Water Lab Technician
	Jim Bob Sides	Video Production Specialist

**CALL TO ORDER:**

Chairman Amos called the meeting to order at 4:00 p.m.

**1. MINUTES:**

- a) Approval of the Minutes for the Regular Meeting held August 15, 2023 and Workshop Minutes held August 8, August 15, and August 16, 2023.

Trustee Godinez moved to approve the minutes for the regular meeting held on August 15<sup>th</sup> and Workshop Minutes held August 8, August 15, and August 16, 2023. Vice-Chairman Williams seconded the motion. The motion carried unanimously by those present.

## **2. CONSENT AGENDA**

- a) Discussion and Approval of CEH Addition Lot 30R Block 3 Subdivision.
- b) Discussion and Approval of McAllen City Center Subdivision
- c) Discussion and Approval of Fenix Estates Subdivision

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

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

- a) Consideration and Approval of Change order No. 2 for the Hackberry & Kendlewood Waterline Improvements Project – Project No. 12-21-C11-385 (CDBG Funded)

Mr. Marco Vega, P.E., General Manager stated this item consists of two projects, the Hackberry Waterline Project and the Kendlewood Waterline Project. The change order is a credit of \$12,000 plus for Hackberry and an add on to Kendlewood by \$31,000 for a net change order of \$18,000 on the positive side. The contract is about 80% complete for the project. Staff is recommending approval.

Trustee Godinez moved to approve the Changer Order No. 2. Vice-Chairman Williams seconded the motion. The motion carried unanimously by those present.

## **4. MANAGER'S REPORT:**

- a) Review of Results of Financial Operations as of June 30, 2023.

Mr. Marco Vega, P.E., General Manager stated the water systems fund is 12% under budget; net revenues over expenses of \$1.9 Million on the water fund. On the Wastewater Fund there was an increase of 6% compared to the previous year, however; 5% under budget for this current year, with revenues under expenses of \$404,000. Action is not needed, for information purposes only.

- b) Consideration and possible action to write-off the 2<sup>nd</sup> quarter bad debt fiscal year 2022-2023.

Mr. Marco Vega, P.E., General Manager stated the total write-off is \$18,987.38 which presents .19% of collected revenues for same period. This is under the .20% - .25% typically seen.

Vice-Chairman Williams moved to approve to write-off the 2<sup>nd</sup> quarter bad debt. Trustee Godinez seconded the motion. The motion carried unanimously by those present.

c) Review of Reimbursement Collections as of June 30, 2023.

Mr. Marco Vega, P.E., General Manager stated for this 2022-2023 fiscal year, water systems collected 250% of what is usually budgeted, making a total \$87,485.99 for water reimbursements. For wastewater, a total of \$81,274.96 has been collected in wastewater reimbursements making it 89% of what was budgeted. This makes the grand total of reimbursements collected \$170,923.70. Action is not needed, for information purposes only.

**5. FUTURE AGENDA ITEMS**

Mr. Marco Vega, P.E., asked the board to please let staff know if they have any agenda items for meetings or workshops they would like to see. He stated that we would include them and address them as soon as we can. Trustee Godinez asked when the final budget would be presented. Mr. Vega replied we would approve the budget during the second meeting of September, Tuesday, September 26<sup>th</sup>, 2023.

**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 relating to personnel matters. (Section 551.071, T.G.C.)
- b) 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 4:08 p.m.

\_\_\_\_\_  
Charles Amos, Chairman

Attest:

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



**AGENDA ITEM** 2.a.

**PUBLIC UTILITY BOARD**

**DATE SUBMITTED** **09/05/2023**

**MEETING DATE** **9/12/2023**

1. Agenda Item: Discussion and Approval for the Melissa Palma Estates Subdivision
2. Party Making Request: Marco Ramirez, Utility Engineer P.E.
3. Nature of Request: Approval of proposed subdivision
4. Budgeted:  

Bid Amount:	_____	Budgeted Amount:	_____
Under Budget:	_____	Over Budget:	_____
		Amount Remaining:	_____
5. Reimbursement:
6. Routing:  
Patrick Gray                      Created/Initiated - 9/5/2023
7. Staff's Recommendation: Staff recommends the approval of the Melissa Palma Estates Subdivision.
8. City Attorney: Approve. IJT
9. MPU General Manager: Approved - MAV
10. Director of Finance for Utilities: Approved - MDC



# Memo

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

**THRU:** Carlos Gonzalez, P.E., Utility Engineer  
Marco Ramirez, P.E., Utility Engineer

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

**DATE:** September 1, 2023

**SUBJECT: Melissa Palma Estates Subdivision; Consideration & Approval of Subdivision**

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This property is located on the north side of Northgate Rd. approximately 600 linear feet west of North Colonel Rowe Blvd. It is located within the McAllen City Limits and is being proposed as R-1 Residential. The tract consists of 2.72 acres and will be one single-family home lot.

The subdivision application was originally filed with the City on July 27, 2023 and has received preliminary P&Z approval on August 22, 2023. The information required from the developer's engineer for this agenda was received on September 1, 2023.

Utility plan/availability is described as follows:

1. **Water Service:** The applicant is proposing to connect to the proposed 8" water line that will be installed by another contractor. The applicant would be installing one 1" water service to service the property and one 1" irrigation water service.
2. **Sewer Service:** The applicant will be utilizing the existing sewer services.
3. This property falls within the Northgate Water and Sewer reimbursement service area.

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

- 1.) **Dedication of a utility easement, possibly along the perimeter of the property.**
- 2.) **Installation of the proposed public utility infrastructure to be constructed as proposed.**
- 3.) **Payment of a Waterline and Sanitary Sewer Line Reimbursement to MPU and the Developer in the amount of \$5,176.21 for the Northgate Waterline and Sanitary Sewer Line Project.**

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

Thank you

**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 CESAR PALMA hereinafter called the DEVELOPER.

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

MELISSA PALMA ESTATE and proposes to construct Utility Improvements as shown on a plan  
(Subdivision Name)

designed by RIO DELTA ENGINEERING dated \_\_\_\_\_, hereinafter called the  
(Engineering Firm)

IMPROVEMENTS, as approved by the McAllen Public Utility Board on \_\_\_\_\_.  
(Approval date)

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

ISSUED in triplicate originals this 1 day of September, 20223

CITY OF McALLEN BY THE  
McALLEN PUBLIC UTILITY

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

ATTEST:

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

DEVELOPER  
BY:   
Address: \_\_\_\_\_

**SUBDIVISION REIMBURSEMENT WORKSHEET  
MELISSA PALMA SUBDIVISION**



<b>SEWER LINE REIMB. CALCULATIONS</b>			
SEWER:	DEV:	NORTHGATE REIMBURSEMENT	
COST:	\$452.94 x	2.72 AC	\$1,232.00
10% ADMIN FEE	<10 YEARS		123.20
<b>SEWER LINE REIMBURSEMENT</b>			<b>\$1,355.20</b>

<b>SEWER LINE REIMB. CALCULATIONS</b>			
SEWER:	MPU:	NORTHGATE SEWER BOND	
COST:	\$2,355.26 x	1 AC	\$2,355.26 * SEE NOTE
10% ADMIN FEE	<10 YEARS		235.53
<b>SEWER LINE REIMBURSEMENT</b>			<b>\$2,590.79</b>

<b>WATER LINE REIMB. CALCULATIONS</b>			
WATER:	MPU:	NORTHGATE WATER BOND	
COST:	\$1,118.38 x	1 AC	\$1,118.38 * SEE NOTE
10% ADMIN FEE	<10 YEARS		111.84
<b>WATER LINE REIMBURSEMENT</b>			<b>\$1,230.22</b>

*\* IN REGARDS TO MCALLEN PUBLIC UTILITY BOARD REIMBURSEMENT POLICY; ITEM 4, PARAGRAPH J FOR SINGLE FAMILY, SINGLE LOT HOMES.*

**TOTAL REIMBURSEMENT DUE** **\$5,176.21**

Prepared By:  Date: 8/29/23 Reviewed By: 

Escrows will be adjusted upon execution of Final Reimbursement Certificate

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

Signature: 

Print: Cesar Palma

**UTILITY NARRATIVE  
MELISSA PALMA ESTATES SUBDIVISION  
McALLEN, TEXAS**

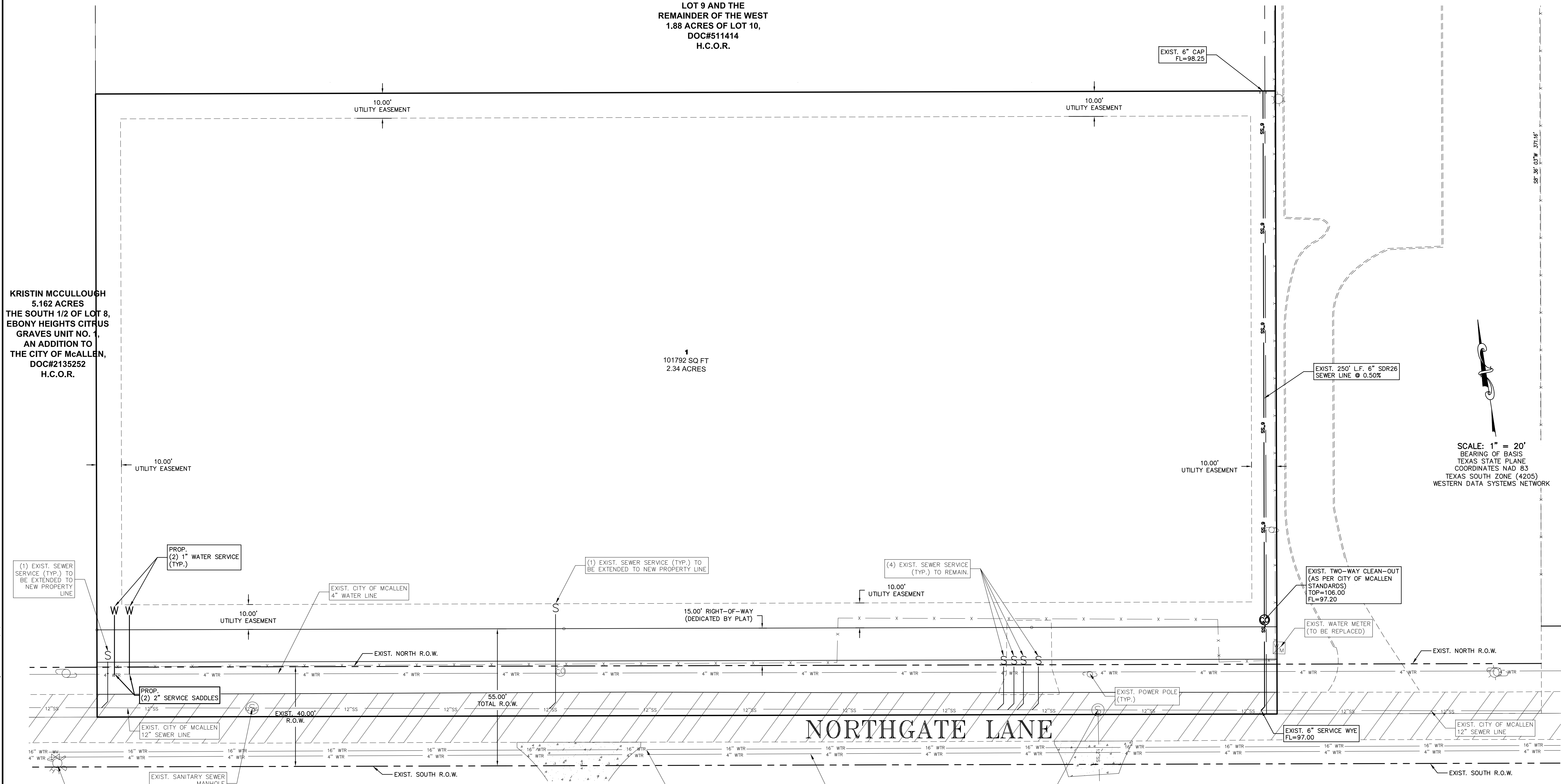
**POTABLE WATER SERVICE**

This property lies within the City of McAllen water Certificate of Convenience and Necessity (CCN). The City of McAllen has an existing 8" PVC line located on the north side of Northgate Lane. The lot will be served by one (1) 1" domestic water service and one (1) 1" irrigation water service.

RAMON GARCIA  
REMAINDER OF ALL OF  
LOT 9 AND THE  
REMAINDER OF THE WEST  
1.88 ACRES OF LOT 10,  
DOC#511414  
H.C.O.R.

KRISTIN MCCULLOUGH  
5.162 ACRES  
THE SOUTH 1/2 OF LOT 8,  
EBONY HEIGHTS CITRUS  
GRAVES UNIT NO. 1,  
AN ADDITION TO  
THE CITY OF McALLEN,  
DOC#2135252  
H.C.O.R.

1  
101792 SQ FT  
2.34 ACRES



SCALE: 1" = 20'  
BEARING OF BASIS  
TEXAS STATE PLANE  
COORDINATES NAD 83  
TEXAS SOUTH ZONE (4205)  
WESTERN DATA SYSTEMS NETWORK

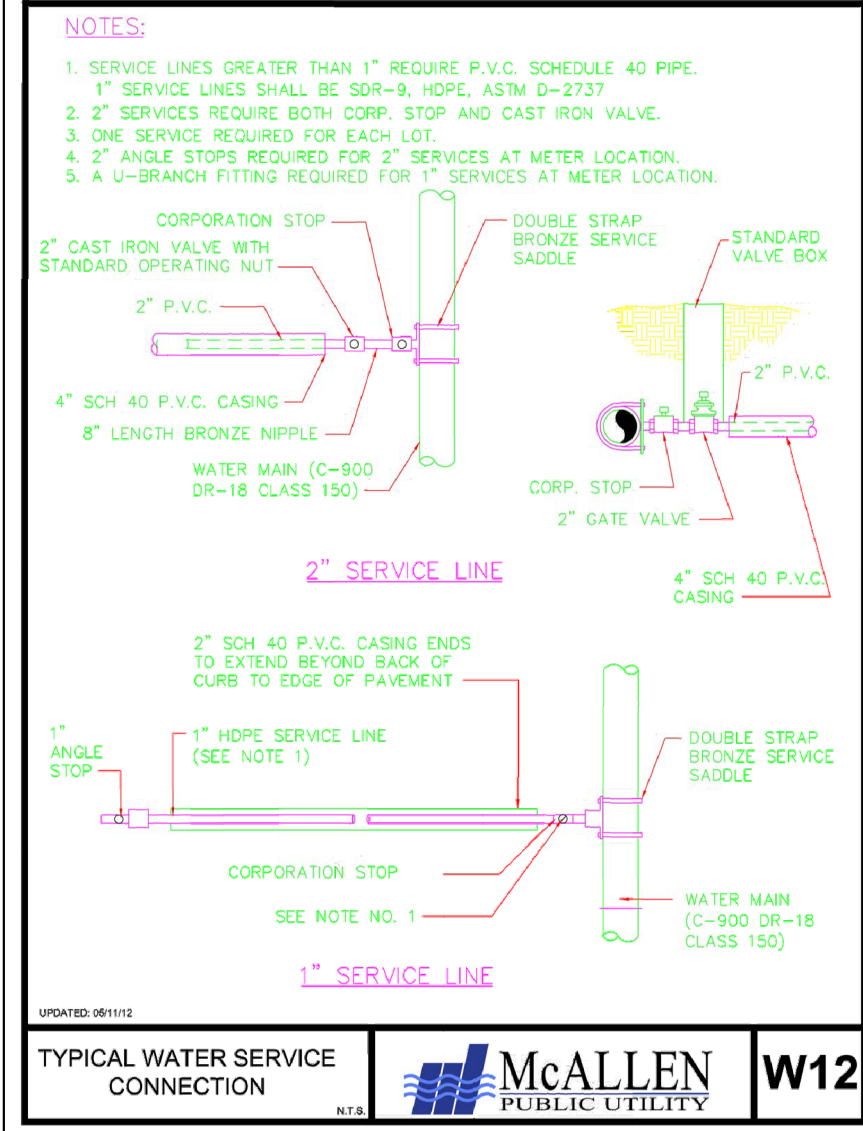
**RIO DELTA ENGINEERING**  
FIRM REGISTRATION NO. F-7628  
SURVEY FIRM NO. 10194027  
921 S. 10TH AVENUE EDINBURG, TEXAS 78539  
(TEL) 956-380-5152 (FAX) 956-380-5083

THIS DOCUMENT IS  
RELEASED FOR THE  
PURPOSE OF INTERIM  
REVIEW UNDER THE  
AUTHORITY OF  
IVAN GARCIA,  
P.E. 115662 ON  
JULY 3, 2023  
IT IS NOT TO BE  
USED FOR CONSTRUCTION,  
BIDDING OR PERMIT  
PURPOSES.

ISSUED FOR:  
**PRELIMINARY**

**UTILITY LAYOUT**  
MARISSA PALMA ESTATE SUBDIVISION  
MCALLEN, TEXAS  
HIDALGO COUNTY

Y: RDE SUBDIVISIONS 2021\SUB 21.055 - NORTHGATE FEASIBILITY - RAMON GARCIA DWG\SUB 21.055\_RDE\_SHT 4 UTILITY LAYOUT.dwg RIDEDELTA 7/6/2023 5:09 PM



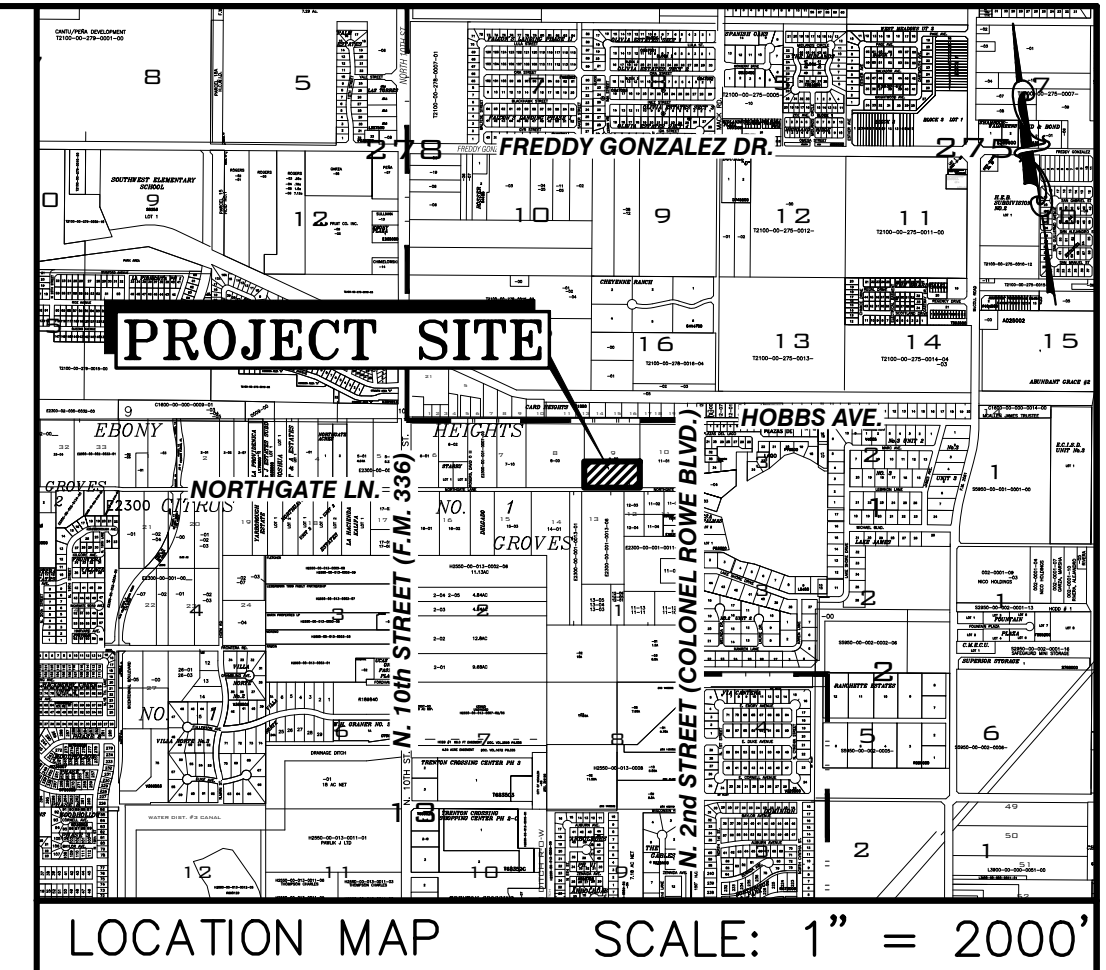
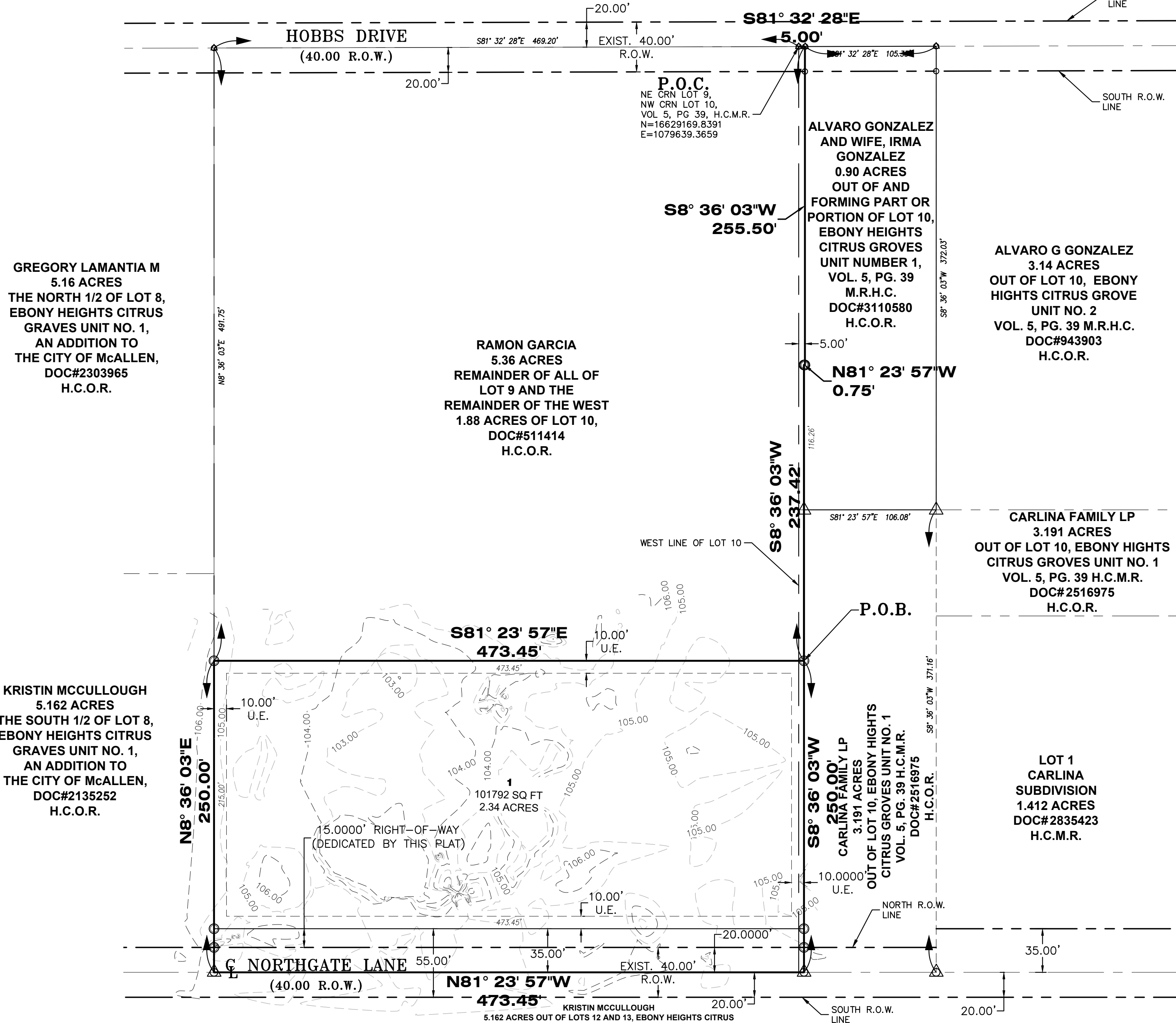
- NOTES:**
- CONTRACTOR TO CONTACT ALL UTILITIES COMPANIES IN THE AREA FOR FIELD VERIFICATION OF EXISTING FACILITIES. UTILITY COMPANY'S SHALL INCLUDE BUT NOT BE LIMITED TO THE FOLLOWING:
 

CITY OF McALLEN	956-972-7600
CENTRAL POWER & LIGHT CO.	800-274-2611
SOUTHERN UNION GAS CO.	800-743-2945
AT&T	800-288-2020
U.S. SPRINT CO.	956-948-3100
TIME WARNER CABLE	800-222-5355
TX. EXCAVATION SAFETY SYSTEM	800-344-8377
  - CONTRACTOR TO EXPOSE ANY EXISTING FACILITY THAT MAY BE IN CONFLICT PRIOR TO START OF CONSTRUCTION.
  - ALL EXISTING CITY UTILITIES (WATER/SEWER) SHOWN ARE FROM BEST INFORMATION AVAILABLE. NEITHER THE ENGINEER NOR THE CITY IS RESPONSIBLE FOR THE ACCURACY OF LOCATION.
  - CONTRACTOR SHALL AT ALL TIMES ALLOW ACCESS TO EXISTING DRIVEWAYS OR PROVIDE/MAINTAIN ALTERNATIVE ALL WEATHER ROUTES.
  - ALL TRAFFIC CONTROL DEVICES SHALL BE IN CONFORMANCE WITH TEXAS MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES, LATEST EDITION.
  - 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 PLATES OVER PLATES WITH ANCHORING AS PER SPECIFICATIONS TO BE PROVIDED BY THE CITY OF McALLEN.
  - ANY DAMAGE TO FENCES, WALKS, OR PRIVATE PROPERTY SHALL BE REPAIRED BY THE CONTRACTOR AT HIS EXPENSE.
  - IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO REMOVE ALL EXCAVATED MATERIAL AND 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.

PROJECT: MARISSA PALMA ESTATE SUBDIVISION  
ENGINEER: IVAN GARCIA P.E. R.P.L.S.  
SURVEYOR: IVAN GARCIA P.E. R.P.L.S.  
CHECKED: IVAN GARCIA P.E. R.P.L.S.  
DRAWN: EDWIN PENA/G.F./Y.V.  
SCALE: 1" = 20'  
DATE: JULY 3, 2023  
PROJECT: SUB 21.055  
REVISIONS:  
PAGE NO. **SHT 4**

# MELISSA PALMA ESTATE SUBDIVISION

BEING A 2.72 ACRES TRACT OF LAND OUT OF AND FORMING PART OR PORTION OF LOT 9 AND THE WEST 1.88 ACRES OF LOT 10, EBONY HEIGHTS CITRUS GROVES UNIT NO. 1, RECORDED IN VOLUME 5, PAGE 39, MAP RECORDS OF HIDALGO COUNTY, TEXAS.



SCALE: 1" = 60'  
BEARING BASIS  
TX STATE PLANE  
COORDINATES NAD 83  
TEXAS SOUTH ZONE (4205)  
WESTERN DATA  
SYSTEMS NETWORK

ABBREVIATION LEGEND	
R.O.W.	RIGHT-OF-WAY
P.O.C.	POINT OF COMMENCING
N.W.C.	NORTHWEST CORNER
F.T.	FARM TRACT
F.M.	FARM-TO-MARKET
U.E.	UTILITY EASEMENT
C.L.	CENTER LINE
L.T.	LOT LINE

LEGEND	
○	CAPPED 1/2" IRON ROD SET
●	1/2" IRON ROD FOUND
△	CALCULATED POINT
▲	COTTON PICKER SPINDLE SET
X	"X" MARK SET IN CONCRETE

**METES AND BOUNDS DESCRIPTION:**  
BEING A 2.72 ACRES TRACT OF LAND OUT OF AND FORMING PART OR PORTION OF LOT 9 AND THE WEST 1.88 ACRES OF LOT 10, EBONY HEIGHTS CITRUS GROVES UNIT NO. 1, RECORDED IN VOLUME 5, PAGE 39, MAP RECORDS OF HIDALGO COUNTY, TEXAS, AND SAID 2.72 ACRES OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF LOT 9 OF THE SAID EBONY HEIGHTS CITRUS GROVES UNIT NO. 1, SAME POINT BEING THE NORTHWEST CORNER OF THE SAID LOT 10, AND SAME BEING A POINT ON THE CENTERLINE OF HOBBS DRIVE;

THENCE S 81° 32' 28" E ALONG THE NORTH LINE OF THE SAID LOT 10, SAME BEING ALONG THE CENTERLINE OF HOBBS DRIVE, A DISTANCE OF 5.00 FEET TO A CALCULATED POINT;

THENCE S 8° 36' 03" W ACROSS THE SAID LOT 10, SAME BEING PARALLEL TO THE WEST LINE OF THE SAID LOT 10, A DISTANCE OF 255.50 FEET TO A CALCULATED POINT;

THENCE N 81° 23' 57" W ACROSS THE SAID LOT 10, SAME BEING PARALLEL TO THE SOUTH LINE OF THE SAID LOT 10, A DISTANCE OF 0.75 FEET TO A CALCULATED POINT;

THENCE S 8° 36' 03" W ACROSS THE SAID LOT 10, SAME BEING PARALLEL TO THE WEST LINE OF THE SAID LOT 10, A DISTANCE OF 237.42 FEET TO A CALCULATED POINT, FOR THE NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE S 8° 36' 03" W ACROSS THE SAID LOT 10, PASSING AT A DISTANCE OF 250.00 FEET A 1/2-INCH IRON ROD FOUND ON THE EXISTING NORTH RIGHT-OF-WAY LINE OF NORTHGATE LANE, AND CONTINUING FOR A TOTAL DISTANCE OF 250.00 FEET TO A CALCULATED POINT, FOR THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE N 81° 23' 57" W ALONG THE SOUTH LINE OF THE SAID LOTS 10 AND 9, SAME BEING ALONG THE CENTERLINE OF NORTHGATE LANE, A DISTANCE OF 473.45 FEET TO A CALCULATED POINT, FOR THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE N 8° 36' 03" E ACROSS THE SAID LOT 9, SAME BEING PARALLEL TO THE WEST LINE OF THE SAID LOT 10, PASSING AT 20.00 FEET A CALCULATED POINT ON THE EXISTING NORTH RIGHT-OF-WAY LINE OF NORTHGATE LANE AND CONTINUING FOR A TOTAL DISTANCE OF 250.00 FEET TO A CALCULATED POINT, FOR THE NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE S 81° 23' 57" E ACROSS THE SAID LOT 9, SAME BEING PARALLEL TO THE SOUTH LINE OF THE SAID LOT 9, A DISTANCE OF 473.45 FEET TO THE POINT OF BEGINNING, SAID TRACT CONTAINING 2.72 ACRES OF LAND, MORE OR LESS, OUT OF WHICH THE SOUTH 20.00 FEET (0.22 ACRES) LIES WITHIN THE EXISTING RIGHT-OF-WAY OF NORTHGATE LANE (40.00 FOOT ROAD).

**GENERAL PLAT NOTES:**

- THE BUILDABLE AREAS OF EACH LOT LIE IN ZONE "A" WHEN PERTAINING TO FLOOD INSURANCE RATE MAP COMMUNITY PANEL 480334 0325 D MAP REVISED JUNE 6, 2000.
- MINIMUM FINISH FLOOR NOTE: MINIMUM FINISH FLOOR ELEVATION SHALL BE 107.00 (NAVD 88). ELEVATION CERTIFICATE MAY BE REQUIRED FOR LOTS LOCATED OUTSIDE A DESIGNATED FLOOD ZONE AT THE TIME FOR A DEVELOPMENT PERMIT APPLICATION TO VERIFY PRE AND POST CONSTRUCTION FINISH FLOOR ELEVATIONS. AN ELEVATION CERTIFICATE SHALL BE REQUIRED FOR ALL LOTS WITHIN A DESIGNATED FLOOD ZONE AT THE TIME FOR A DEVELOPMENT PERMIT APPLICATION.
- 18" ABOVE TOP OF CURB IN FRONT OF THE CENTER-POINT OF THE LOT OR 18" ABOVE TOP OF CURB, WHICHEVER IS HIGHER.
- MINIMUM BUILDING SETBACKS SHALL COMPLY WITH THE CITY OF McALLEN ZONING CODE:
  - FRONT: 45 FT. OR IN LINE WITH AVERAGE SETBACKS OF EXISTING STRUCTURES OR GREATER FOR EASEMENTS, WHICHEVER IS GREATER APPLIES.
  - REAR: 10 FT. OR GREATER FOR EASEMENTS.
  - SIDES: 6 FT. OR GREATER FOR EASEMENTS.
  - GARAGE: 18 FT. EXCEPT WHERE GREATER SETBACK IS REQUIRED; GREATER SETBACK APPLIES.
- A DRAINAGE DETENTION OF 0.998 CF OR 0.138 ACRE FEET IS REQUIRED FOR THIS SUBDIVISION, OR 1.200 CF OR 0.022 PER LOT. THE CITY OF McALLEN WILL NOT MAINTAIN DETENTION AREA.
- ENGINEERED DRAINAGE DETENTION PLAN, APPROVED BY THE ENGINEERING DEPARTMENT, PRIOR TO ISSUANCE OF BUILDING PERMIT. GRADING MUST COMPLY WITH MASTER PLAN.
- EASEMENTS SHALL BE KEPT CLEAR OF FENCES, BUILDINGS, SHEDS, SHRUBS, TREES, AND OTHER PLANTINGS (EXCEPT LOW GROUND COVER, GRASS OR FLOWERS) AND OTHER OBSTRUCTIONS TO THE OPERATIONS AND MAINTENANCE OF THE EASEMENT.
- 4 FT. WIDE MINIMUM SIDEWALK REQUIRED ON NORTHGATE LANE.
- CITY OF McALLEN BENCHMARK (MCS50-1) SET BY J.A. GARZA ASSOCIATES L.L.C. A 30" ALUMINUM PIPE WITH A 3-1/4" BRASS MONUMENT CAP ON TOP, LOCATED AT THE WEST END OF 10TH STREET, IN BETWEEN TRENTON ROAD AND FULLERTON ROAD. NORTHING=16526260.81559 EASTING= 1076787.99709 ELEV= 106.511
- 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.
- ALL UTILITY AND DRAINAGE EASEMENTS TO BE DEDICATED BY THIS PLAT, UNLESS STATED OTHERWISE.
- A 25FT. X 25FT. SIGHT OBSTRUCTION EASEMENT REQUIRED AT ALL STREET INTERSECTIONS.
- AS PER DECLARATIONS OF COVENANTS, CONDITIONS, AND RESTRICTIONS FOR SAN FELIPE ON NORTHGATE LANE SUBDIVISION, RECORDED AS DOCUMENT NUMBER \_\_\_\_\_ HIDALGO COUNTY, DEED RECORDS, DEVELOPER/HOMEOWNER'S ASSOCIATION/OWNER, THEIR SUCCESSORS AND/OR ASSIGNEES, AND NOT THE CITY OF McALLEN SHALL BE RESPONSIBLE FOR THE INSTALLATION, MAINTENANCE AND OTHER REQUIREMENTS AS PER SECTION 110-72 OF THE CODE OF ORDINANCES OF THE CITY OF McALLEN, INCLUDING BUT NOT LIMITED TO COMMON AREAS. ANY AMENDMENT TO DECLARATIONS THAT CONFLICT WITH THE REQUIREMENTS OF SECTION 110-72 SHALL BE NULL AND VOID.

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

SECRETARY \_\_\_\_\_ DATE \_\_\_\_\_  
PRESIDENT \_\_\_\_\_ DATE \_\_\_\_\_

CESAR PALMA 16210 THE HILLS DRIVE EDINBURG, TEXAS 78542  
MELISSA ANN TIJERINA 16210 THE HILLS DRIVE EDINBURG, TEXAS 78542

**STATE OF TEXAS COUNTY OF HIDALGO**  
BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED CESAR PALMA AND MELISSA ANN TIJERINA, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR PURPOSES AND CONSIDERATIONS THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2023.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS  
MY COMMISSION EXPIRES \_\_\_\_\_

**HIDALGO COUNTY IRRIGATION DISTRICT NO. 2**  
THIS PLAT IS HEREBY APPROVED BY THE HIDALGO COUNTY IRRIGATION DISTRICT NO. 2 ON THIS, THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

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

SECRETARY \_\_\_\_\_ DATE \_\_\_\_\_  
PRESIDENT \_\_\_\_\_ DATE \_\_\_\_\_

**HIDALGO COUNTY DRAINAGE DISTRICT NO. 1 CERTIFICATE**  
HIDALGO COUNTY DRAINAGE DISTRICT NO. 1 HEREBY CERTIFIES THAT THE DRAINAGE PLANS FOR THIS SUBDIVISION COMPLY WITH THE MINIMUM STANDARDS OF THE DISTRICT ADOPTED UNDER TEXAS WATER CODE NO. 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  
RAUL E. SESIN, P.E., C.F.M. GENERAL MANAGER DATE \_\_\_\_\_

**STATE OF TEXAS COUNTY OF HIDALGO MAYOR'S CERTIFICATE**  
I, THE UNDERSIGNED, MAYOR OF THE CITY OF McALLEN, HEREBY CERTIFY THAT THIS SUBDIVISION PLAT CONFORMS TO ALL REQUIREMENTS OF THE SUBDIVISION REGULATIONS OF THIS CITY WHEREIN MY APPROVAL IS REQUIRED.

MAYOR, CITY OF McALLEN DATE \_\_\_\_\_

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

CHAIRMAN, PLANNING AND ZONING COMMISSION DATE \_\_\_\_\_

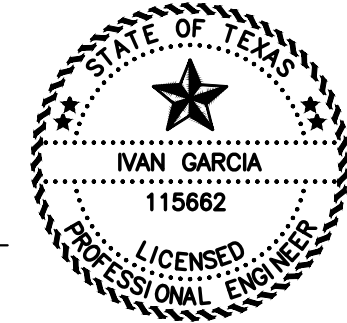
**STATE OF TEXAS - COUNTY OF HIDALGO**  
I, THE UNDERSIGNED, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECTLY MADE FROM AN ACTUAL SURVEY MADE ON THE GROUND OF THE PROPERTY LEGALLY DESCRIBED HEREON, AND THAT THERE ARE NO APPARENT DISCREPANCIES, CONFLICTS, OR OVERLAPPING OF IMPROVEMENTS, VISIBLE UTILITY LINES OR ROADS IN PLACE, EXCEPT AS SHOWN ON THE ACCOMPANYING PLAT, AND THAT THE CORNER MONUMENTS SHOWN THEREON WERE PROPERLY PLACED UNDER MY SUPERVISION IN ACCORDANCE WITH THE SUBDIVISION REGULATIONS OF THE CITY OF McALLEN AND HIDALGO COUNTY, TEXAS.

IVAN GARCIA P.E., R.P.L.S. DATE \_\_\_\_\_  
REG. PROFESSIONAL LAND SURVEYOR NO. 6469  
SURVEY FIRM NO. 10194027



**STATE OF TEXAS - COUNTY OF HIDALGO**  
I, THE UNDERSIGNED, A REGISTERED PROFESSIONAL ENGINEER IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THE PROPER ENGINEERING CONSIDERATIONS HAVE BEEN GIVEN TO THIS PLAT.

IVAN GARCIA P.E., R.P.L.S. DATE \_\_\_\_\_  
REG. PROFESSIONAL ENGINEER NO. 115662



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

ON: \_\_\_\_\_ AT \_\_\_\_\_ AM/PM  
INSTRUMENT NUMBER \_\_\_\_\_ OF THE MAP RECORDS OF HIDALGO COUNTY, TEXAS  
DATE: JULY 3, 2023  
PROJECT: SUB 21 055  
REVISIONS: \_\_\_\_\_  
PAGE NO. SHT 2

PRINCIPAL CONTACTS:			
NAME	ADDRESS	PHONE & FAX	
OWNER(S): CESAR PALMA AND MELISSA ANN TIJERINA	16210 THE HILLS DRIVE EDINBURG, TX. 78542		
SURVEYOR: IVAN GARCIA	P.E. R.P.L.S. 921 S. 10TH AVENUE EDINBURG, TX. 78539	(956) 380-5152 (956) 380-5083	
ENGINEER: IVAN GARCIA	P.E. R.P.L.S. 921 S. 10TH AVENUE EDINBURG, TX. 78539	(956) 380-5152 (956) 380-5083	

**RIO DELTA ENGINEERING**  
FIRM REGISTRATION NO. F-7628  
SURVEY FIRM NO. 10194027  
921 S. 10TH AVENUE EDINBURG, TEXAS 78539  
(TEL) 956-380-5152 (FAX) 956-380-5083

THIS DOCUMENT IS RELEASED FOR THE PURPOSE OF INTERIM REVIEW UNDER THE AUTHORITY OF IVAN GARCIA, P.E. 115662 ON JULY 3, 2023. IT IS NOT TO BE USED FOR CONSTRUCTION, BIDDING OR PERMIT PURPOSES.

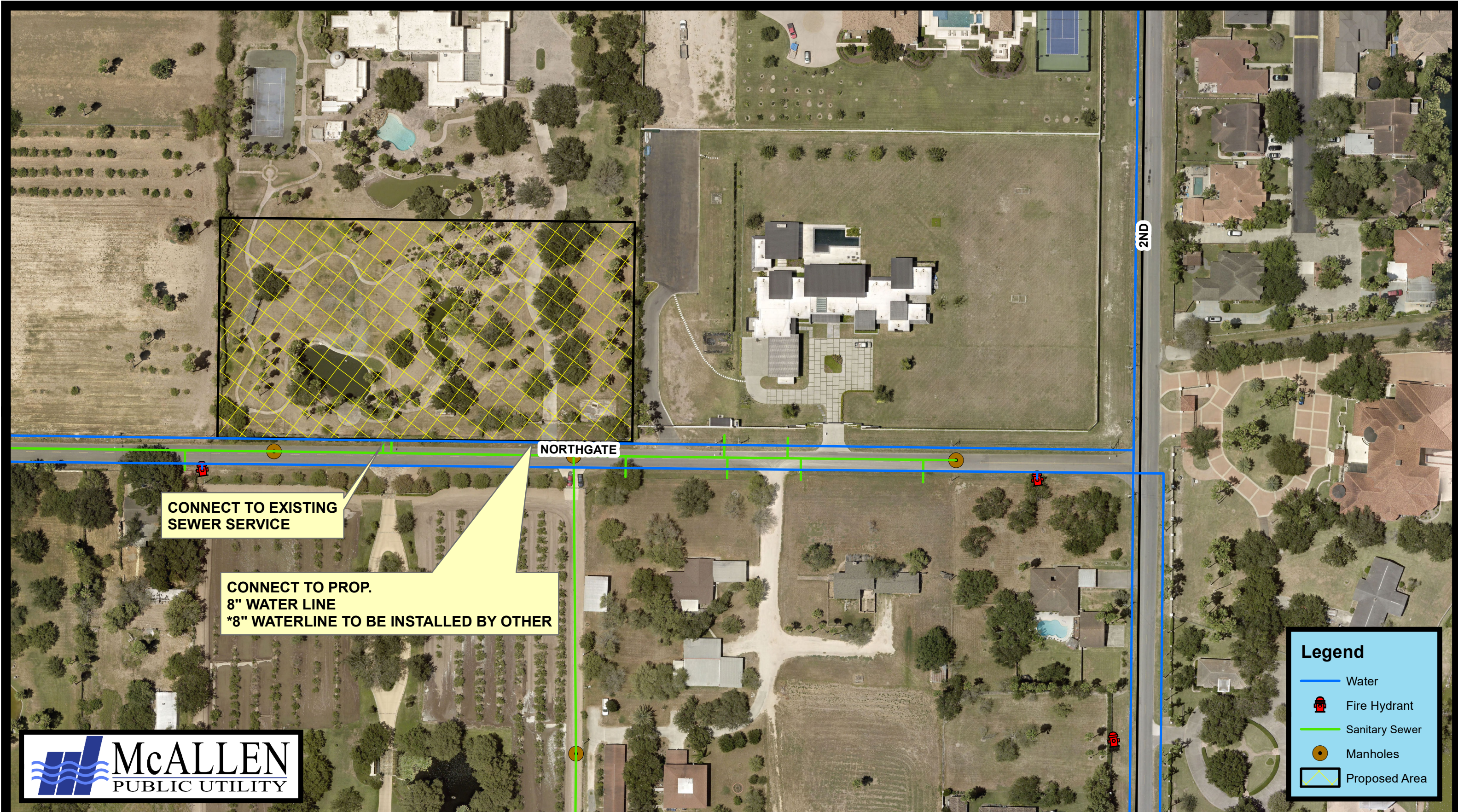
ISSUED FOR: **PRELIMINARY**

**PLAT SHEET**  
MELISSA PALMA ESTATE SUBDIVISION  
MCALLEN, TEXAS  
HIDALGO COUNTY

ENGINEER: IVAN GARCIA P.E. R.P.L.S.  
SURVEYOR: IVAN GARCIA P.E. R.P.L.S.  
CHECKED: IVAN GARCIA P.E. R.P.L.S.  
DRAWN: EDWIN PENA/G.F./Y.V.  
SCALE: AS SHOWN  
DATE: JULY 3, 2023  
PROJECT: SUB 21 055  
REVISIONS: \_\_\_\_\_  
PAGE NO. SHT 2



# Melissa Palma Estates Subdivision





AGENDA ITEM 3.a.

PUBLIC UTILITY BOARD

DATE SUBMITTED 09/05/2023

MEETING DATE 9/12/2023

1. Agenda Item: Consideration and Approval for Final Reconciliation Change Order #2 for the Manhole Rehabilitation Project 2023

2. Party Making Request:  
Marco Ramirez, Utility Engineer P.E.

3. Nature of Request: Consideration and approval

4. Budgeted: Yes

Bid Amount:	<u>\$542,885.26</u>	Budgeted Amount:	<u>\$554,504.80</u>
Under Budget:	<u>\$11,619.54</u>	Over Budget:	<u>\$0.00</u>
		Amount Remaining:	<u>\$57,114.74</u>

5. Reimbursement:

6. Routing:  
Patrick Gray Created/Initiated - 9/5/2023

7. Staff's Recommendation:  
Staff is requesting the consideration and approval for the Final Reconciliation Change Order #2 for the Manhole Rehabilitation Project 2023

8. City Attorney: Approve. IJT

9. MPU General Manager: Approved - MAV

10. Director of Finance for Utilities: Approved - MDC



# McALLEN PUBLIC UTILITY

# Memo

**To:** Mark Vega, P.E., General Manager  
**Thru:** Marco Ramirez, P.E., Utility Engineer  
**From:** Patrick R. Gray, E.I.T, GIS Coordinator  
**Date:** August 31, 2023  
**Re:** Consideration and Approval for Final Reconciliation Change Order #2 for the Manhole Rehabilitation Project 2023

With the completion of the Manhole Rehabilitation Project 2023, a final reconciliation change order will be needed to finalize quantities to close out the project. Please refer to the tables below to view the quantity adjustments.

ORIGINAL CONTRACT					FINAL QUANTITIES		
LINE	DESCRIPTION	QTY	UNIT PRICE	TOTAL	QTY	UNIT PRICE	TOTAL
1	Mobilization	1	\$3,750.00	\$3,750.00	1	\$3,750.00	\$3,750.00
2	Covers	124	\$825.00	\$102,300.00	144	\$825.00	\$118,800.00
3	Cementitious	7600	\$19.00	\$144,400.00	8811.77	\$19.00	\$167,423.63
4	Epoxy	7600	\$19.00	\$144,400.00	8811.77	\$19.00	\$167,423.63
5	Bench Repair	82	\$996.40	\$81,704.80	59	\$996.40	\$58,787.60
6	Bench Coat CEM	1030	\$30.00	\$30,900.00	175.84	\$30.00	\$5,275.20
7	Bench Coat EPOX	1030	\$30.00	\$30,900.00	175.84	\$30.00	\$5,275.20
8	Bond	1	\$16,150.00	\$16,150.00	1	\$16,150.00	\$16,150.00
			TOTAL	\$554,504.80		TOTAL	\$542,885.26

This project was able to successfully complete the full rehab of 70 manholes. Staff has determined that with this change order, there will be a credit of \$11,619.54.

Staff recommends approval of the Final Reconciliation Change Order No. 2 to for the Manhole Rehabilitation Project 2023.

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

Thank You

**CHANGE ORDER**

**NO. 2**

**PROJECT:** Manhole Rehabilitation Project

**DATE OF ISSUANCE:** September 12, 2023

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

**OWNER'S PROJECT NO.:** \_\_\_\_\_

**CONTRACTOR:** Southern Trenchless Solutions  
**ADDRESS:** 1200 W. Expressway 83  
 La Feria, Texas 78559

The terms of the Agreement, dated February 8, 2023, between Owner and Contractor are amended as follows:

Attachments: Change Order Tabulation

CHANGE IN CONTRACT PRICE:	CHANGE IN CONTRACT TIME:
<b>Original Contract Price</b>  <u>\$554,504.80</u>	<b>Original Contract Time</b>  <u>150</u> working days
<b>Previous Change Order No.:</b> <u>1</u>  <u>0</u>	<b>Change from Previous Change Orders</b>  <u>30</u> working days
<b>Contract Price prior to this Change Order</b>  <u>\$554,504.80</u>	<b>Contract Time prior to this Change Order</b>  <u>180</u> working days
<b>Net Decrease of this Change Order</b>  <u>-\$11,619.54</u>	<b>Net Increase of this Change Order</b>  <u>0</u> working days
<b>Contract Price with all approved Change Orders</b>  <u>\$542,885.26</u>	<b>Contract Time with all approved Change Orders</b>  <u>180</u> working days

**APPROVED:**

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

**RECOMMENDED:**

\_\_\_\_\_  
**MPU Utility Engineer**  
 Marco Ramirez, P.E., Utility Engineer

**APPROVED:**

\_\_\_\_\_  
**Contractor**  
 Ramon Closner  
 Southern Trenchless Solutions

**RECOMMENDED:**

\_\_\_\_\_  
**City of McAllen**  
 Gerardo Noriega, CTPM  
 Director of Purchasing and Contracting

CHANGE ORDER

Change Order No. 2 - Change Order Tabulation

PROJECT: Manhole Rehabilitation Project DATE OF ISSUANCE: September 12, 2023

OWNER: McAllen Public Utility OWNER'S PROJECT NO.: 0

ADDRESS: P.O. Box 220  
McAllen, Texas 78505-0220 TWDB PROJECT NO.: 0

CONTRACTOR Southern Trenchless Solutions ENGINEER: 0

ADDRESS: 1200 W. Expressway 83  
La Feria, Texas 78559

Item	Description	Quantity	Unit	Unit Price	Net Change
1	Premium Manhole Frame and Cover Installation	20.00	SF	\$825	\$16,500
2	Manhole Rehabilitation - Cementitious	1211.77	SF	\$19	\$23,024
3	Manhole Rehabilitation - Epoxy	1211.77	EA	\$19	\$23,024
4	Manhole Rehabilitation - Bench Repair	-23	EA	\$996.40	(\$22,917)
5	Manhole Rehabilitation - Bench Coat CEM	-854.16	SF	\$30	(\$25,625)
6	Manhole Rehabilitation - Bench Coat EPOX	-854.16	SF	\$30	(\$25,625)
<b>Total</b>					<b>(\$11,619.54)</b>



AGENDA ITEM 3.b.

PUBLIC UTILITY BOARD

DATE SUBMITTED 09/06/2023

MEETING DATE 9/12/2023

1. Agenda Item: Consideration and Approval of Professional Services Cost Sharing Agreement between Cubic Industries and McAllen Public Utility
2. Party Making Request:
3. Nature of Request: Consideration and Approval of a Professional Services Cost Sharing Agreement between Cubic Industries and McAllen Public Utility
4. Budgeted:  

Bid Amount:	_____	Budgeted Amount:	_____
Under Budget:	_____	Over Budget:	_____
		Amount Remaining:	_____
5. Reimbursement:
6. Routing:  
Carlos Gonzalez                      Created/Initiated - 9/6/2023  
Gerardo Noriega                      Final Approval - 9/6/2023
7. Staff's Recommendation: Approval of Professional Services Cost Sharing Agreement between Cubic Industries and McAllen Public Utility
8. City Attorney: Approve. IJT
9. MPU General Manager: Approved - MAV
10. Director of Finance for Utilities: Approved - MDC

# Memo

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

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

**DATE:** September 6, 2023

**SUBJECT: Consideration and Approval of Letter Agreement between McAllen Public Utility and CUBICPV, Inc.**

---

MPUB recently approved a Professional Services Contract with both Plummer & Associates and Freese & Nichols, Inc. for the evaluation and assessment of the impact of a significant industrial water user in South McAllen. The breakdown of fees are as follows:

Freese & Nichols: \$19,715

Plummer & Associates: \$170,342

The industry (CubicPV, Inc.) has expressed a willingness to reimburse MPU for costs associated with these relative tasks.

Attached is a Draft Letter Agreement between both parties that speak to the terms and conditions for the Industry to reimburse MPU.

Staff recommends consideration and approval of Draft Letter Agreement between McAllen Public Utility and CubicPV, Inc.. Staff is specifically recommending requesting reimbursement for 75% of the Freese & Nichols Fee (\$14,786.25) and 100% of the Plummer & Associates Fee (\$170,342). Staff will be available at MPUB Meeting to address comments and/or questions.



# McALLEN

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## PUBLIC UTILITY

CHARLES E. AMOS, Chairman  
ERNEST R. WILLIAMS, Vice-Chairman  
ALBERT CARDENAS, Trustee  
RICARDO R. GODINEZ, Trustee  
JAVIER VILLALOBOS, Ex-Officio Member

MARCO A. VEGA, P.E., General Manager

September 6, 2023

Mr. Gerald L. Goff  
Design Build Project Manager  
CUBICPV, Inc., Wafer Co.  
6 Preston Court, Bedford, MA 01730

Subject: Letter Agreement for Reimbursement of Professional Services Costs

Dear Mr. Goff,

I hope this letter finds you well. We are pleased to formalize our agreement regarding the reimbursement of costs associated with professional services rendered by Freese & Nichols and Plummer Associates for the planning efforts aimed at enhancing our collaboration and optimizing utility services.

This Letter Agreement ("Agreement") is entered into between McAllen Public Utility ("MPU") and Cubic Industries ("Cubic") and outlines the terms and conditions of Cubic's commitment to reimburse MPU for the costs incurred in procuring the following professional services:

1. **Freese & Nichols Water Distribution System Modeling:** Freese & Nichols was engaged by MPU to conduct comprehensive water distribution system modeling to ascertain the maximum volume of water that can be reliably delivered to Cubic Industries. The modeling efforts aimed to ensure the efficient and dependable supply of water to support Cubic's operational needs.
2. **Plummer Associates Reclaimed Water and Wastewater Treatment Evaluation:** Plummer Associates undertook a thorough evaluation of MPU's capability to provide reclaimed water to Cubic Industries, along with an assessment of the wastewater treatment processes. This evaluation was crucial in determining the feasibility and optimization of reclaimed water supply and wastewater treatment processes for the benefit of both parties.

In accordance with the understanding reached between MPU and Cubic Industries, Cubic agrees to reimburse MPU for the relative costs incurred in engaging Freese & Nichols and Plummer Associates for the aforementioned professional services. The total agreed upon reimbursement amount is outlined in the attached Exhibit A, which provides a condensed Scope and fee schedule.

#### Terms and Conditions:

1. **Reimbursement:** Cubic Industries commits to reimbursing MPU for the costs specified in Schedule A within 60 days of receiving an invoice from MPU indicating completion of relative tasks.
2. **Invoice and Documentation:** MPU will provide Cubic with a detailed invoice reflecting the total reimbursement amount and a breakdown of costs. MPU will also furnish Cubic with relevant documentation and reports associated with the professional services.

3. **Confidentiality:** Both parties acknowledge the sensitive nature of the information exchanged during the planning efforts. Therefore, Cubic Industries and MPU agree to maintain strict confidentiality regarding any proprietary or confidential information disclosed during the engagement, except when required to be disclosed under applicable law including the Texas Public Information Act under Chapter 552 of the Texas Government Code, order of a court of competent jurisdiction, or other governmental agency.
4. **Amendments:** Any amendments or modifications to this Agreement shall be made in writing and signed by both parties.

Please indicate your agreement to the terms and conditions by signing and returning a copy of this letter. We look forward to a successful collaboration that will benefit both McAllen Public Utility and Cubic Industries.

Sincerely,

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

I hereby acknowledge and agree to the terms and conditions outlined in this Agreement:

Gerald L. Goff  
Design Build Project Manager  
CUBICPV, Inc., Wafer Co.  
6 Preston Court  
Bedford, MA 01730  
Enclosure: Schedule A - Reimbursement Breakdown

**EXHIBIT A**  
**Scope of Services and Fee Schedule**

**Consultant: Freese and Nichols**

**Scope of Services:**

1. Data Collection: FNI will review site plan, water usage data, and anticipated connection points of the proposed development. MPU will provide the requested water demand and diurnal demand pattern to be evaluated. MPU will also provide current water system GIS files.
2. Update Water Model: FNI will utilize MPU's current GIS to update the water model near the proposed development to include recently completed water lines. The water demand associated with the project development will be entered into the model.
3. Hydraulic Analysis: FNI will conduct hydraulic modeling of the water distribution system to assess system pressure, tank fill and drain rates, and headloss as a result of adding the proposed development to the water model. Available flow and pressure will be identified at the proposed development site. Up to four improvement alternatives will be evaluated.
4. Project Meeting: FNI will meet with MPU staff, via virtual meeting or conference call, to discuss results of the analysis.
5. Technical Memorandum: FNI will develop a brief technical memorandum documenting the analysis and findings of the evaluation. The memorandum will be submitted to MPU in electronic PDF file format.

***Fees owed by CUBICPV, Inc., Wafer Co. \$14,786.25***

**Consultant: Plummer & Associates**

**Scope of Services:**

1. Evaluate/Assess Reclaimed Water Quantity, Quality and Delivery Requirements
2. Evaluate/Assess Reclaim Water Storage Requirements
3. Evaluate/Assess Reclaim Water Delivery System Requirements including storage, pumping and transmission delivery to end user point.
4. Wastewater Treatment Process Impact Evaluation
5. Process TCEQ Chapter 210 Amendment Authorization

***Fees owed by CUBICPV, Inc., Wafer Co. \$170,342***





**AGENDA ITEM** 4.a.

**PUBLIC UTILITY BOARD**

**DATE SUBMITTED** 09/05/2023

**MEETING DATE** 9/12/2023

1. Agenda Item: Discussion and Possible Approval of a Septic Tank Variance for 7308 N. Taylor

2. Party Making Request:  
Marco Ramirez, Utility Engineer P.E.

3. Nature of Request: Discussion and approval

4. Budgeted:

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

5. Reimbursement:

6. Routing:  
Patrick Gray                      Created/Initiated - 9/5/2023

7. Staff's Recommendation: Staff recommends the approval of the Septic Tank Variance.

8. City Attorney: Approve. IJT

9. MPU General Manager: Approved - MAV

10. Director of Finance for Utilities: Approved - MDC

# Memo

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

**THRU:** Marco Ramirez, P.E., Utility Engineer  
Carlos Gonzalez, P.E., Utility Engineer

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

**DATE:** August 31, 2023

**SUBJECT: 7308 N. Taylor; Discussion & Possible Approval of a Septic Tank Variance**

---

This property is located on the south side of Auburn Ave. and approximately 532 feet east of Taylor Road ROW. It is located within the McAllen City Limits and consists of 7.929 acres that will be a single lot for one single family home.

The property falls within MPU's sewer CCN and Sharyland Water Supply Cooperation CCN. The applicant is proposing to utilize and install a septic tank structure to service the property.

A letter has been submitted by a certified Sanitarian indicating the condition of the existing septic tank being acceptable based on inspection. Staff recommends MPU Board consideration and approval of the septic tank variance request as there is an existing sewer line approximately 550 feet west of the property. Should the Board approve the septic tank variance, approval should be subject to execution of a contractual agreement for future utilities.

Staff will be available for further questions, comments or concerns.

Thank you

## Rafael Balderas

---

**From:** peter mealing <mealingpeter@yahoo.com>  
**Sent:** Friday, August 25, 2023 7:00 PM  
**To:** Rafael Balderas  
**Cc:** Samantha Trevino  
**Subject:** Re: 7308 N Taylor Rd  
**Attachments:** 7308 N Taylor Survey.pdf; 7308 Taylor Metes and Bounds document.pdf

Hi Rafael

Please accept this email as my formal letter requesting the members of the MPU board meeting, to grant approval for a septic tank variance. My reasons are because the sewer line is located on the opposite side (west) of Taylor Road. In addition, the planned location of my new home is approx. 550 ft from Taylor Road, and I am concerned that we will not be able to have sufficient slope to maintain good drainage of the water and waste. There are no wells that I am aware of near our proposed drainage fields and the homes located on the north and south sides of my property are also on septic systems.

I am attaching a copy of the property survey and metes and bounds for your reference as requested.

If anything else is required please let me know.

Best regards,  
Peter Mealing

Peter Mealing  
Cell: 956-345-6934  
[mealingpeter@yahoo.com](mailto:mealingpeter@yahoo.com)

### [Consumer Protection Notice](#)

[Texas Law requires that all License holders to provide the Information About Brokerage Services form to prospective clients.](#)

**\*\*Be aware! Online banking fraud is on the rise. If you receive an email containing WIRE TRANSFER INSTRUCTIONS call your escrow officer immediately to verify the information prior to sending funds.\*\***

On Friday, August 25, 2023 at 04:57:17 PM CDT, Rafael Balderas <rafael\_balderas@mcallen.net> wrote:

Good afternoon Mr. Mealing,

The septic tank variance request will need to go before the MPU Board for approval. The following items will be needed:

1. A letter requesting the septic tank, given a sewer line being on the other side of Taylor Road.
2. A survey of the property.
3. A layout showing the septic tank location, done by a Certified Sanitarian (already given)

The next MPU Board meeting will be held September 12<sup>th</sup>, so these items will need to be submitted by September 1<sup>st</sup>.

Let me know if there are any other questions or concerns.

Thanks,

**Rafael A. Balderas, E.I.T., CPM**



**Utility Engineering**

**311 N. 15<sup>th</sup> Street**

**McAllen, Texas 78501**

**(956) 681-1778**

---

**From:** peter mealing <mealingpeter@yahoo.com>  
**Sent:** Friday, August 25, 2023 11:10 AM  
**To:** Rafael Balderas <rafael\_balderas@mcallen.net>  
**Subject:** 7308 N Taylor Rd

Good morning Rafael

I believe we met when I was meeting with McAllen planning. I am currently working with Samantha and hope to get the certificate of compliance next week now that everything is approved and signed by McAllen legal. I'm trying to get approval for a deviation to use septic tank vs sewers as the house is going to be 550 ft approx from Taylor rd and my neighbors to the north and south of me are both on septic systems.

I am attaching a copy of our proposed septic system as well as the floor plan and site plan for the home we are hoping to build as soon as we get the approvals and permits in place. (if you need anything else let me know)

Please let me know what I need to do to formally make this request for a septic system.

Thanks

Peter

Peter Mealing

Cell: 956-345-6934

[mealingpeter@yahoo.com](mailto:mealingpeter@yahoo.com)

Consumer Protection Notice

Texas Law requires that all License holders to provide the Information About Brokerage Services form to prospective clients.

**\*\*Be aware! Online banking fraud is on the rise. If you receive an email containing WIRE TRANSFER INSTRUCTIONS call your escrow officer immediately to verify the information prior to sending funds.\*\***

*Disclaimer: If you are not the intended recipient or have received this e-mail in error, please notify me via return e-mail and telephone at 956-681-3111, and permanently delete and purge the original and any copy thereof. This e-mail, with attachments hereto, if any, is intended only for receipt and use by the addressee(s) named herein, and may contain legally privileged and/or confidential information. Regardless of address or routing, if you are not the intended recipient, then you are hereby notified that any use, copying, reproduction, dissemination, distribution, or transmission of this e-mail, and any attachments hereto, is strictly prohibited. Whereas all reasonable steps have been taken to ensure the accuracy and confidentiality of the information and data submitted herein, the City of McAllen and its employees are not liable if information or data is corrupted or does not reach its intended destination.*

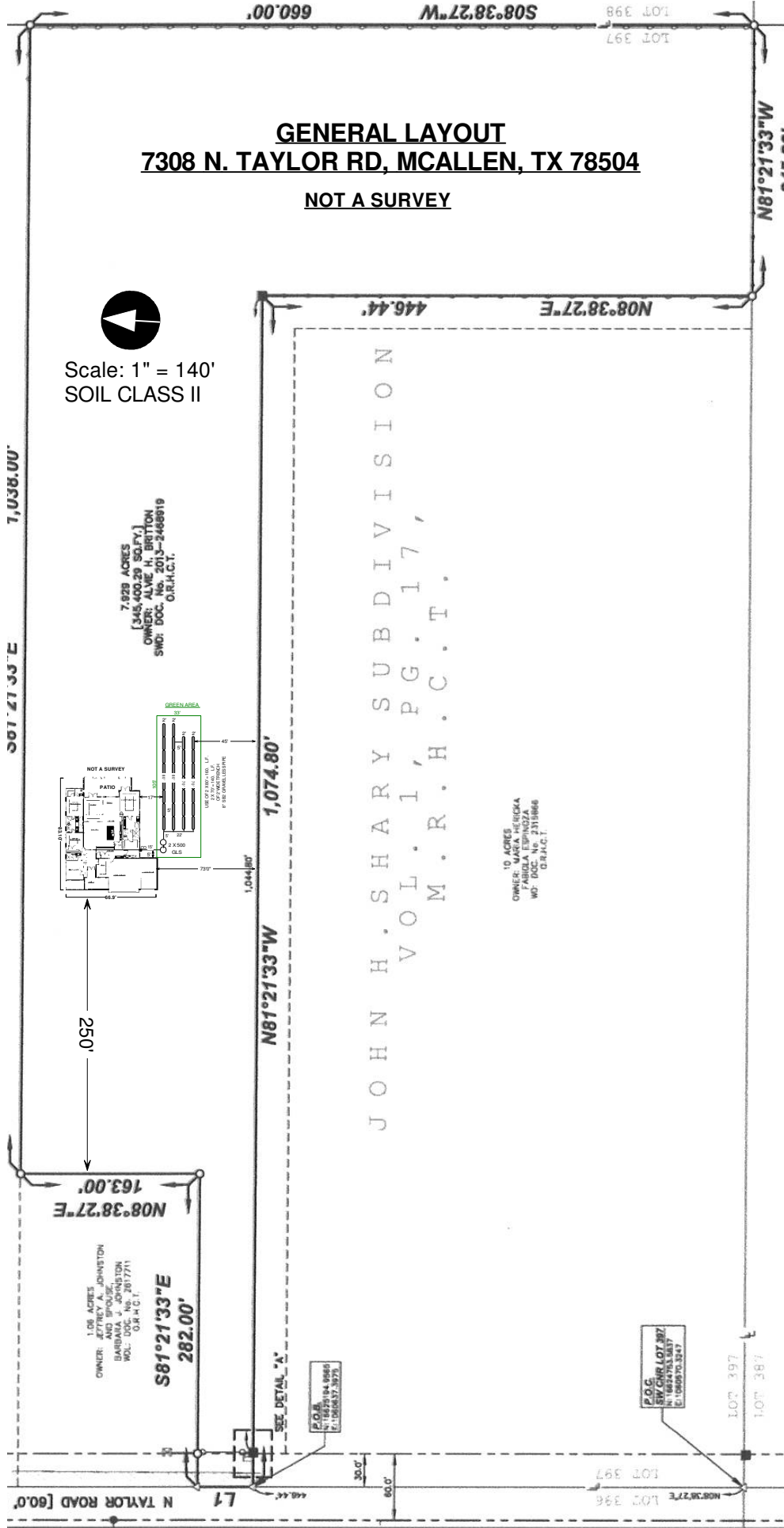


**GENERAL LAYOUT**  
**7308 N. TAYLOR RD, MCALLEN, TX 78504**

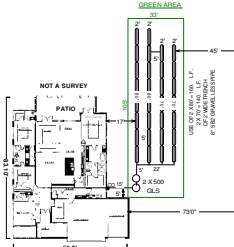
**NOT A SURVEY**



Scale: 1" = 140'  
 SOIL CLASS II



7.929 ACRES  
 [SAS, 2013 SURVY]  
 OWNER: ALVA H. BRITTON  
 SMO: DOC. No. 2013-2468819  
 O.R.H.C.T.



10 ACRES  
 OWNER: FABRILA ESPINOZA  
 SMO: DOC. No. 2315866  
 O.R.H.C.T.

1.08 ACRES  
 OWNER: BARBARA J. JOHNSTON  
 SMO: DOC. No. 2017711  
 O.R.H.C.T.

P.O.G.  
 NEW LOTS 396  
 SMO: DOC. No. 2315866  
 O.R.H.C.T.

P.O.G.  
 NEW LOTS 397  
 SMO: DOC. No. 2315866  
 O.R.H.C.T.

N TAYLOR ROAD [660.00']

L1

LOT 396  
 LOT 397

LOT 396  
 LOT 397

N81°21'33"W  
 916.91'

N08°38'27"E  
 446.44'

N81°21'33"W  
 1,074.80'

N08°38'27"E  
 163.00'

S81°21'33"E  
 282.00'

7,038.00'

307' 21' 33" E

660.00'

M. 27.82.80S

LOT 398  
 LOT 397

**PROPOSED 4 BEDROOM HOUSE**

Single family dwelling (four bedrooms)  
less than 3,500 square feet.

300GPD

**3,029 SQF LIVING AREA**

TABLE III / 4 BEDROOM HOUSE  
300 GLS

2. For Q greater than or equal to 251 gal/day  
but less than or equal to 350 gal/day:  
V = 1000 gallons

USE OF 2 X 500 GLS. SEPTIC TANKS

**CALCULATION**

Ra = CLASS SOIL II

Ra = .25

Q = 300 GAL/DAY / 4 BEDROOM

GPD = 300 GLS / DAY

V = 1000 GLS

AREA REQUIREMENTS:

A=QRa

A=300/.25

A=1200 SQF

A=1200 SQF / 4 = 300.0 L.F.

**PROPOSED DRAIN FIELD**

USE OF 300.0 L.F. OF 8" SB2 GRAVELESS PIPE

3 TO 5 FEET SEPARATION

BETWEEN TRENCHES



*Alberto J. Garcia*

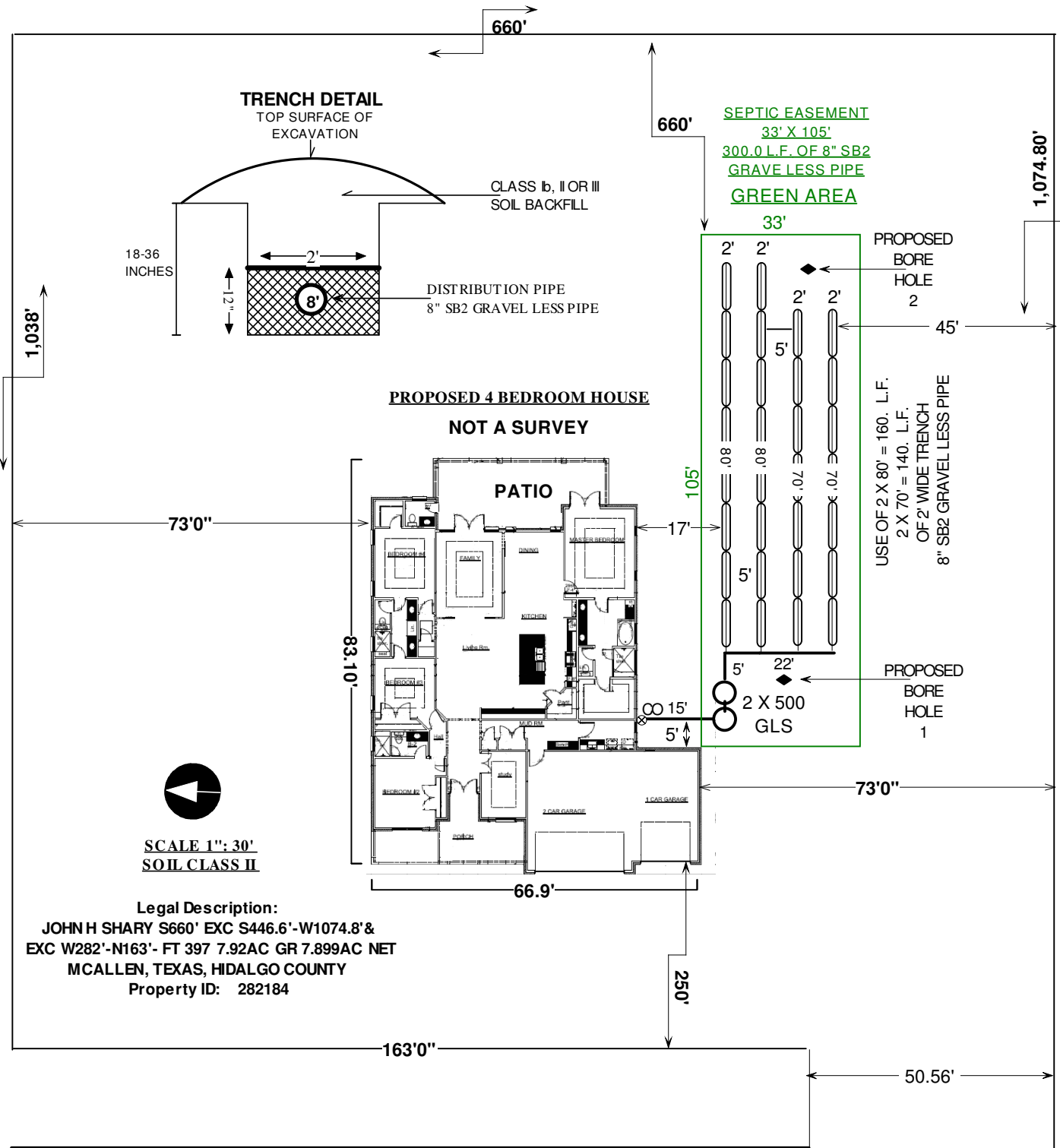
ALBERTO J. GARCIA, R.S.

REGISTRATION # 2603 exp 3/24

08/22/23

956 622-8654

**THERE ARE NO WATER WELLS WITHIN 100'  
FEET OF THE PROPOSED SEPTIC SYSTEM.**



SCALE 1" = 30'  
SOIL CLASS II

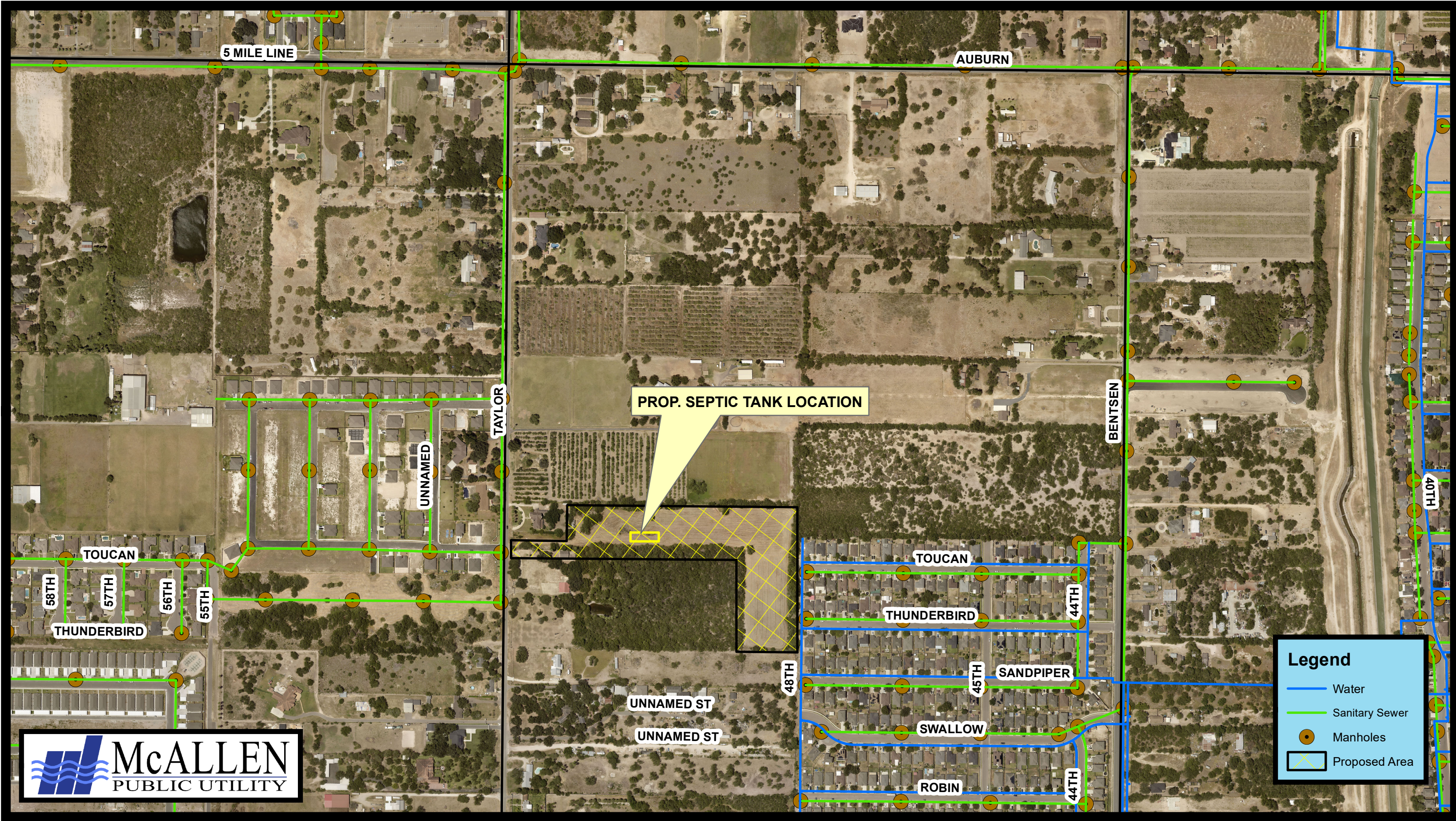
Legal Description:  
JOHN H SHARY S660' EXC S446.6'-W1074.8' &  
EXC W282'-N163'- FT 397 7.92AC GR 7.899AC NET  
MCALLEN, TEXAS, HIDALGO COUNTY  
Property ID: 282184

7308 N. TAYLOR RD





# 7308 N. TAYLOR RD SEPTIC TANK PROPOSAL





# Memo

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

**THRU:** Marco Ramirez, P.E., Utility Engineer  
Carlos Gonzalez, P.E., Utility Engineer

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

**DATE:** August 31, 2023

**SUBJECT: **Grace Haven Subdivision; Consideration & Approval of Septic Tank Variance****

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This subdivision was presented to the MPU Board back on April 12, 2022 and was approved with a septic tank variance. The property is located on the north side of 7 Mile and approximately 1,000 feet west of Glasscock Road. It is located within the McAllen City Limits and is being proposed as R-1 residential.

The subdivision was approved by the Board having 1.10 acres. Since then, there has been a change of acreage to 0.60 acres, due to a right-of-way issue. Note that the county's requirement is 0.5 acres.

Staff recommends the MPU Board consider approval of the septic tank variance request, as the nearest existing wastewater line is approximately 5,000 feet southeast of the property. Should the Board approve the septic tank variance, the approval should be subject to execution of a contractual agreement for future utilities; and installation of a sewer service line extending from the location of the septic tank to the ROW.

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

## **UTILITY NARRATIVE AND VARIANCE**

### **GRACE HAVEN SUBDIVISION**

Proposed Grace Haven is a one lot subdivision located inside the City limits of McAllen between Glasscock and Stewart Road along the north side of Mile 7 North Road. The plat has 224.54 feet of frontage and proposed use is residential. The plat is located within the water CCN of the Sharyland WSC and the sewer CCN of the City of McAllen. Proposed Lot 1 has 0.58 Acres.

#### **WATER:**

This proposed one lot subdivision has 224.54 feet of frontage along Mile 7 North Road. There is an existing 2" water line along the south side of Mile 7 North Road that is held by the SWSC.

The subdivider will be applying from the SWSC for a 2" inch water service line to run north under Mile 7 North Road and end with a 1" water meter at the north right-of-way of Mile 7 North Road.

There are no fire hydrants and the subdivider has agreed to enter into a contractual agreement for the provision of a fire hydrant at such time that a larger water line may be made available to the location. The subdivider has also agreed to execute a Waiver of Liability.

#### **SANITARY SEWER/VARIANCE**

There are no nearby City conventional sanitary sewer improvements that may service this one lot plat. Therefore, a Variance is being requested to 1. Not tie into City sanitary sewer line infrastructure as it is not available, and, 2. A variance to permit the use of a septic tank on a tract of land less than 1.0 Acres.

The subdivider has agreed to sign a contractual agreement to tie into city sewer services in the future, and, has agreed to provide a 4" sanitary line stub out from the proposed house to the north right-of-way line for a future hookup into a sewer line when it becomes available.

The contractual agreement will be prepared by City staff to address all water/sewer/fire protection deficiencies. Any contractual agreements go with the land.

N:\subdivisionplats\grace.haven.sub\utilitynarrative.080823

## VARIANCE TO USE SEPTIC TANK

### GRACE HAVEN SUBDIVISION

Proposed Grace Haven is a one lot subdivision located inside the City limits of McAllen between Glasscock and Stewart Road along the north side of Mile 7 North Road. The plat has 224.54 feet of frontage and proposed use is residential. The plat is located within the water CCN of the Sharyland WSC and the sewer CCN of the City of McAllen. Net acreage for proposed Lot 1 is 0.58 Acres.

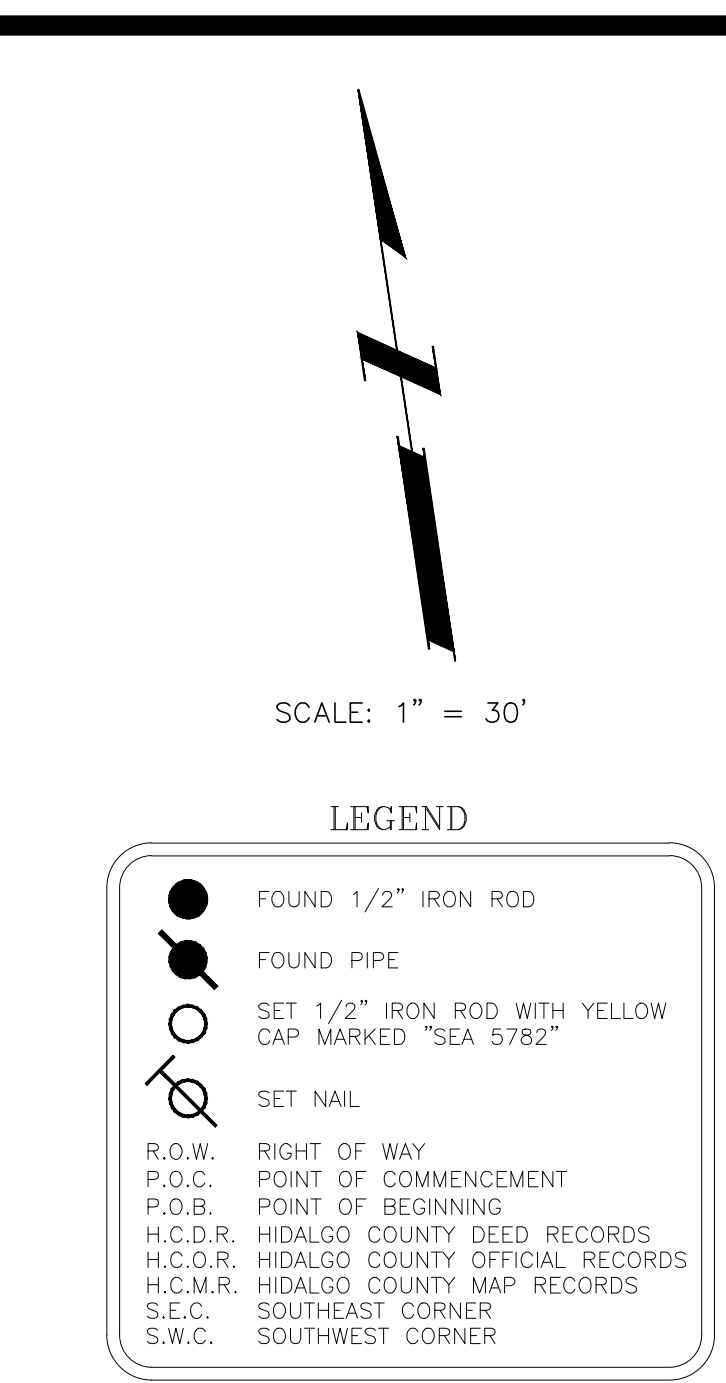
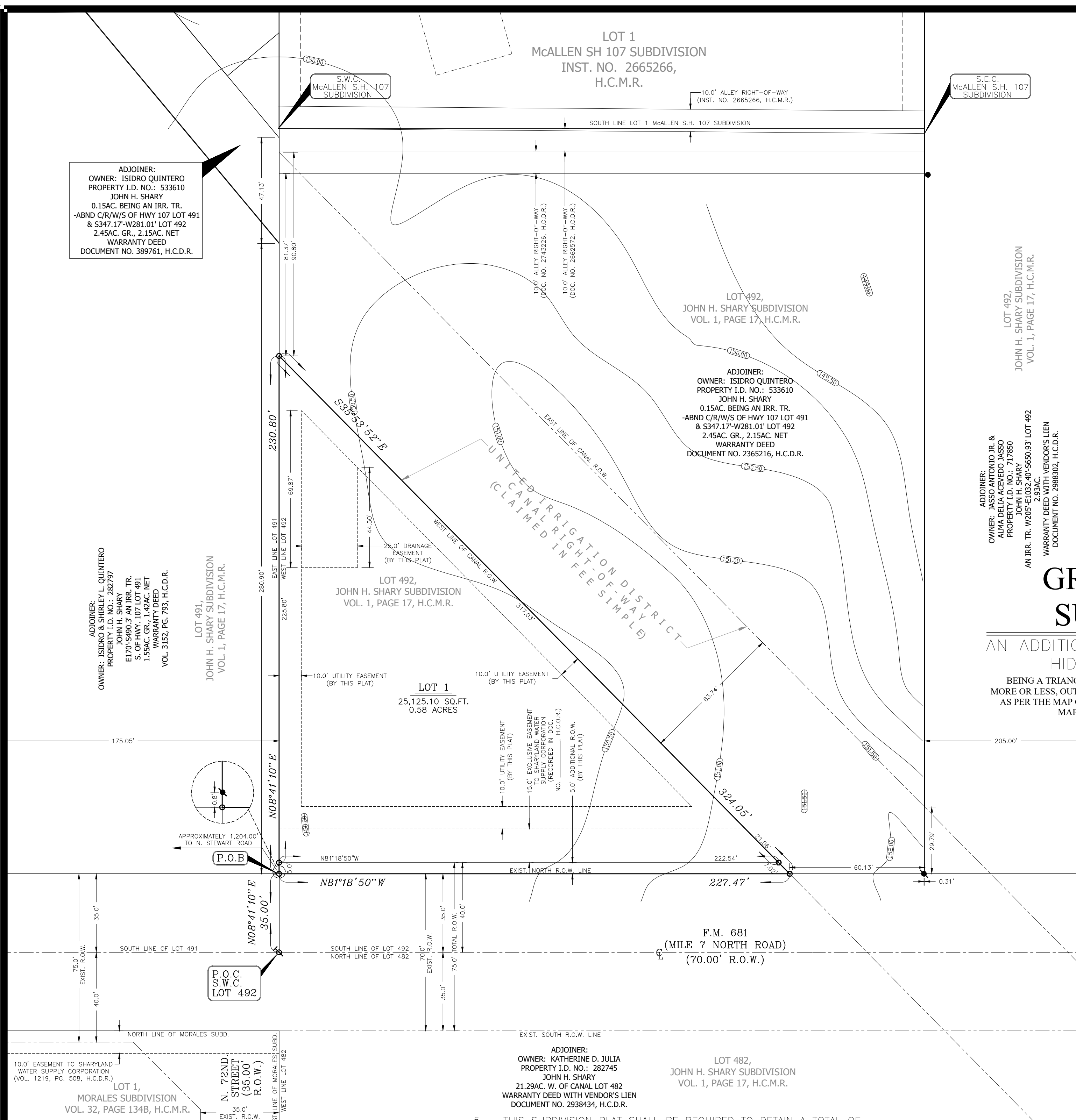
#### SANITARY SEWER/VARIANCE

There are no nearby City conventional sanitary sewer improvements that may service this one lot plat. **Therefore, a Variance is being requested to 1. Not tie into City sanitary sewer line infrastructure as it is not available, and, 2. A variance to permit the use of a septic tank on a tract of land less than 1.0 Acres.**

The subdivider has agreed to sign a contractual agreement to tie into city sewer services in the future, and, has agreed to provide a 4" sanitary line stub out from the proposed house to the north right-of-way line for a future hookup into a sewer line when it becomes available.

The contractual agreement will prepared by City staff to address all water/sewer/fire protection deficiencies. Any contractual agreements go with the land.

N:\subdivisionplats\grace.haven.sub\variance.080823



## GRACE HAVEN SUBDIVISION

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

BEING A TRIANGULARLY SHAPED 0.60 GROSS ACRE TRACT OF LAND,  
MORE OR LESS, OUT OF LOT 492, JOHN H. SHARY SUBDIVISION, HIDALGO COUNTY, TEXAS,  
AS PER THE MAP OR PLAT THEREOF RECORDED IN VOLUME 01, PAGE 17,  
MAP RECORDS OF HIDALGO COUNTY, TEXAS.

STATE OF TEXAS  
COUNTY OF HIDALGO

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

OWNER: ISIDRO QUINTERO  
P-2709 MILE 7 ROAD  
MISSION, TEXAS 78573

STATE OF TEXAS  
COUNTY OF HIDALGO

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED ISIDRO QUINTERO, 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 CONSIDERATIONS THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS THE \_\_\_\_\_ DAY  
OF \_\_\_\_\_, 2023.

NOTARY PUBLIC IN AND FOR THE  
STATE OF TEXAS  
MY COMMISSION EXPIRES, \_\_\_\_\_

STATE OF TEXAS  
CITY OF McALLEN

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

MAYOR \_\_\_\_\_ DATE \_\_\_\_\_

STATE OF TEXAS  
CITY OF McALLEN

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

CHAIRMAN,  
PLANNING AND ZONING COMMISSION

DATE \_\_\_\_\_

STATE OF TEXAS  
COUNTY OF HIDALGO

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

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

DATE \_\_\_\_\_

STATE OF TEXAS  
COUNTY OF HIDALGO

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

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

DATE \_\_\_\_\_

APPROVED BY DRAINAGE DISTRICT:

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

HIDALGO COUNTY DRAINAGE DISTRICT NO. 1

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

DATE \_\_\_\_\_

STATE OF TEXAS  
UNITED IRRIGATION DISTRICT

THIS PLAT IS HEREBY APPROVED BY THE UNITED IRRIGATION DISTRICT  
ON THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 20 \_\_\_\_\_

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

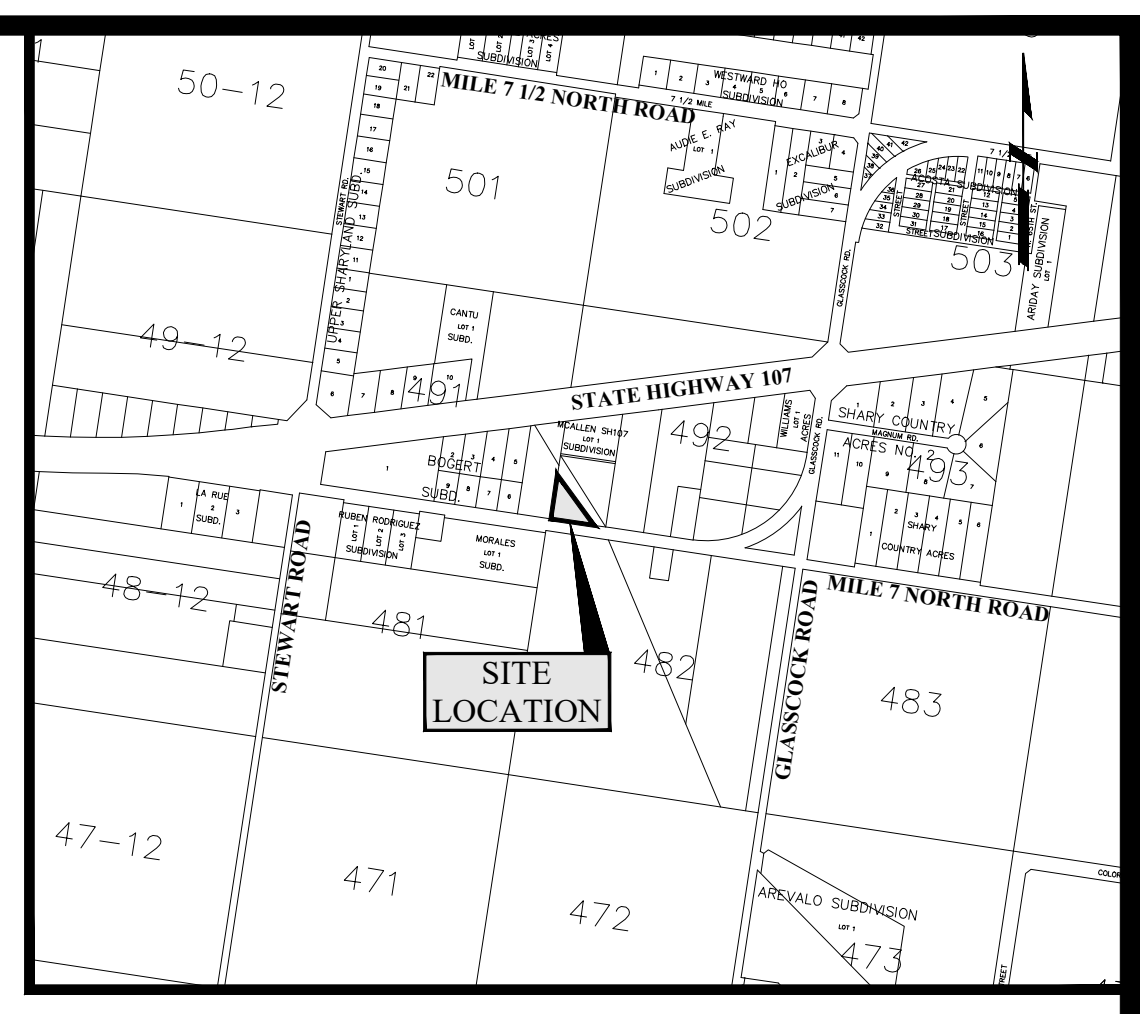
ATTEST: \_\_\_\_\_ PRESIDENT \_\_\_\_\_ SECRETARY \_\_\_\_\_

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

ON: \_\_\_\_\_ AT \_\_\_\_\_ AM/PM  
INSTRUMENT NUMBER \_\_\_\_\_  
OF MAP RECORDS OF HIDALGO COUNTY, TEXAS

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

DISCLAIMER: THIS DOCUMENT IS RELEASED FOR THE PURPOSE OF INTERIM REVIEW BY THE CITY OF McALLEN ONLY & BY NO OTHERS UNDER THE AUTHORITY OF DAVID OMAR SALINAS, P.E., TX REG. NO. 71973 ON MAY 11, 2023. IT IS NOT TO BE USED FOR CONSTRUCTION PURPOSES.



LOCATION MAP SCALE: 1" = 1000'

### METES AND BOUNDS DESCRIPTION

BEING A TRIANGULARLY SHAPED 0.60 GROSS ACRE TRACT OF LAND, MORE OR LESS, OUT OF LOT 492, JOHN H. SHARY SUBDIVISION, HIDALGO COUNTY, TEXAS, AS PER THE MAP OR PLAT THEREOF RECORDED IN VOLUME 01, PAGE 17, MAP RECORDS OF HIDALGO COUNTY, TEXAS; SAID 0.60 ACRE TRACT OF LAND IS MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING AT A NAIL SET ON THE SOUTHWEST CORNER OF SAID LOT 492 LOCATED IN THE CENTER OF MILE 7 NORTH ROAD; THENCE, AS FOLLOWS:

NORTH 08 DEGREES 41 MINUTES 10 SECONDS EAST, COINCIDENT WITH THE WEST LINE OF SAID LOT 492, A DISTANCE OF 35.0 FEET TO A 1/2 INCH DIAMETER IRON ROD WITH YELLOW CAP MARKED "SEA 5782" SET ON INTERSECTION WITH THE NORTH RIGHT-OF-WAY LINE OF SAID MILE 7 NORTH ROAD FOR THE SOUTHWEST CORNER AND POINT OF BEGINNING OF THIS HEREIN DESCRIBED TRACT;

(1) THENCE, NORTH 08 DEGREES 41 MINUTES 10 SECONDS EAST, CONTINUING COINCIDENT WITH THE WEST LINE OF SAID LOT 492, A DISTANCE OF 230.80 FEET TO A 1/2 INCH DIAMETER IRON ROD WITH YELLOW CAP MARKED "SEA 5782" SET ON INTERSECTION WITH AN WESTERN LINE OF THAT CERTAIN 63.47 FOOT UNITED IRRIGATION DISTRICT RIGHT-OF-WAY (CLAIMED IN FEE SIMPLE) FOR THE NORTHERN CORNER OF THIS HEREIN DESCRIBED TRACT;

(2) THENCE, SOUTH 35 DEGREES 53 MINUTES 52 SECONDS EAST, COINCIDENT WITH THE WESTERN LINE OF SAID IRRIGATION DISTRICT RIGHT-OF-WAY, A DISTANCE OF 324.05 FEET TO A 1/2 INCH DIAMETER IRON ROD WITH YELLOW CAP MARKED "SEA 5782" SET ON INTERSECTION WITH THE NORTH RIGHT-OF-WAY LINE OF SAID MILE 7 NORTH ROAD FOR THE SOUTHWEST CORNER OF THIS HEREIN DESCRIBED TRACT;

(3) THENCE, NORTH 81 DEGREES 18 MINUTES 50 SECONDS WEST, COINCIDENT WITH THE NORTH RIGHT-OF-WAY LINE OF SAID MILE 7 NORTH ROAD, A DISTANCE OF 227.47 FEET TO THE POINT OF BEGINNING OF THIS HEREIN DESCRIBED TRACT, CONTAINING 0.60 GROSS ACRES OF LAND, MORE OR LESS.

BASES OF BEARING: DEED  
N:M&B:2021:GRAVEHAVEN.SUB#0.60:050223

SHARYLAND APPROVAL:

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

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

SHERILYN DAHLBERG  
GENERAL MANAGER  
SHARYLAND WATER SUPPLY CORPORATION

DATE \_\_\_\_\_

## GRACE HAVEN SUBDIVISION

PREPARED BY: SALINAS ENGINEERING & ASSOC.  
DATE OF PREPARATION: JULY 6, 2023  
JOB NUMBER: SP-21-25640

OWNER: ISIDRO QUINTERO  
P-2709 MILE 7 ROAD  
MISSION, TEXAS 78573

SEA

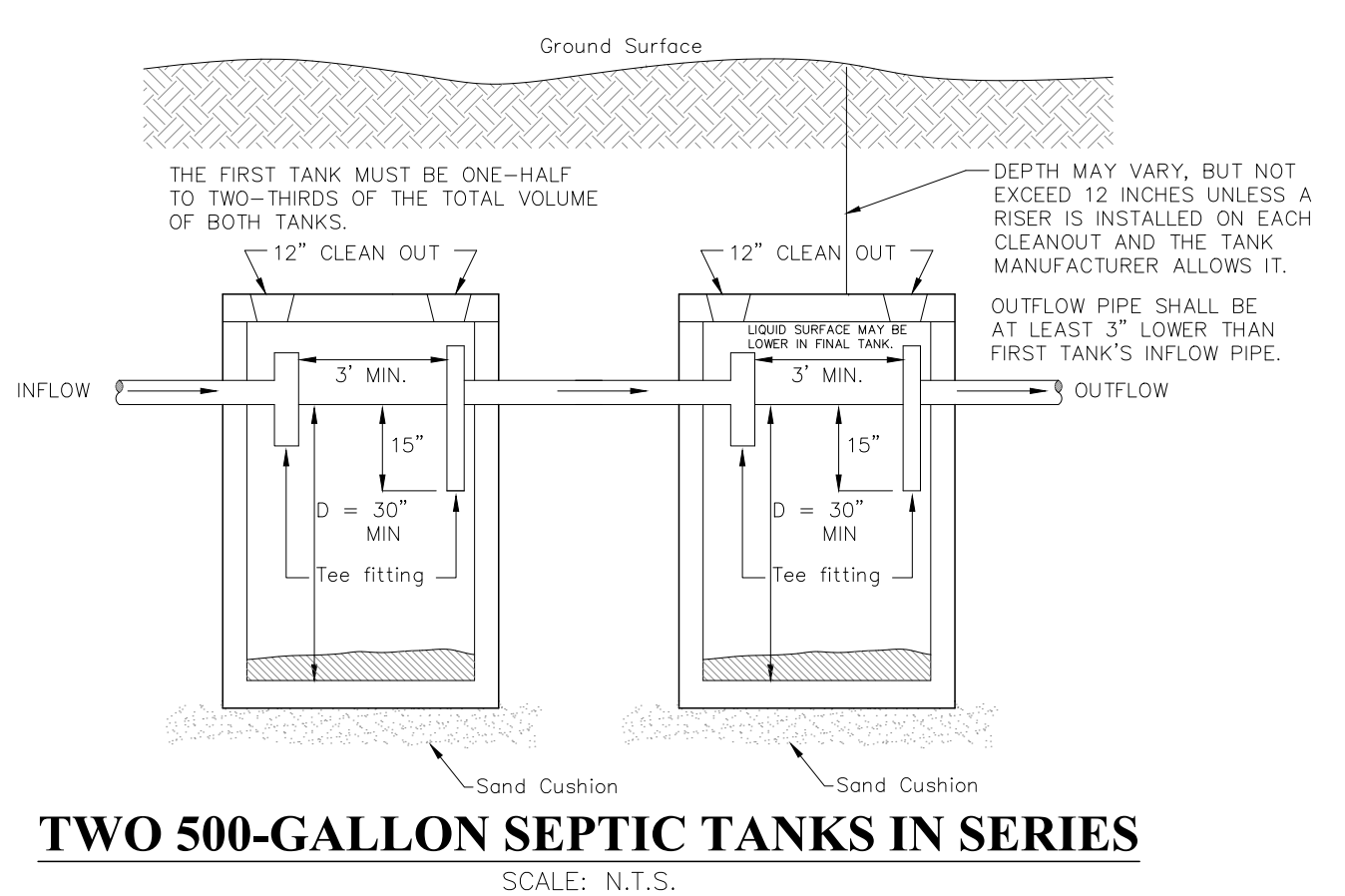
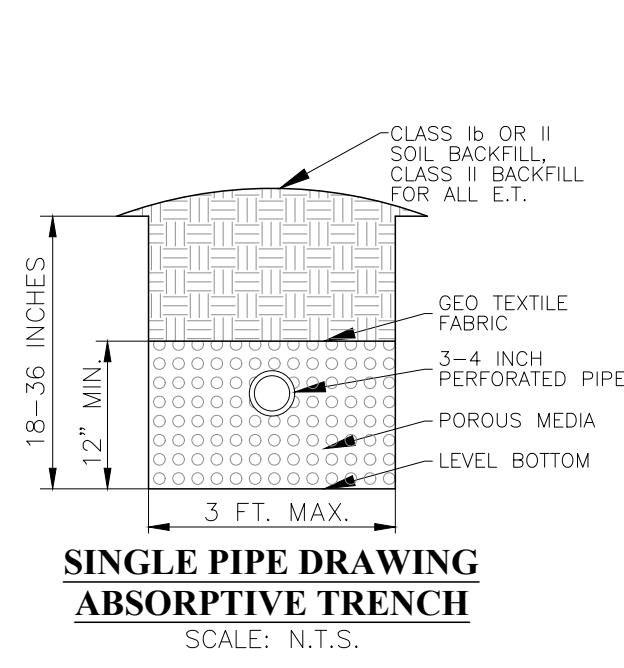
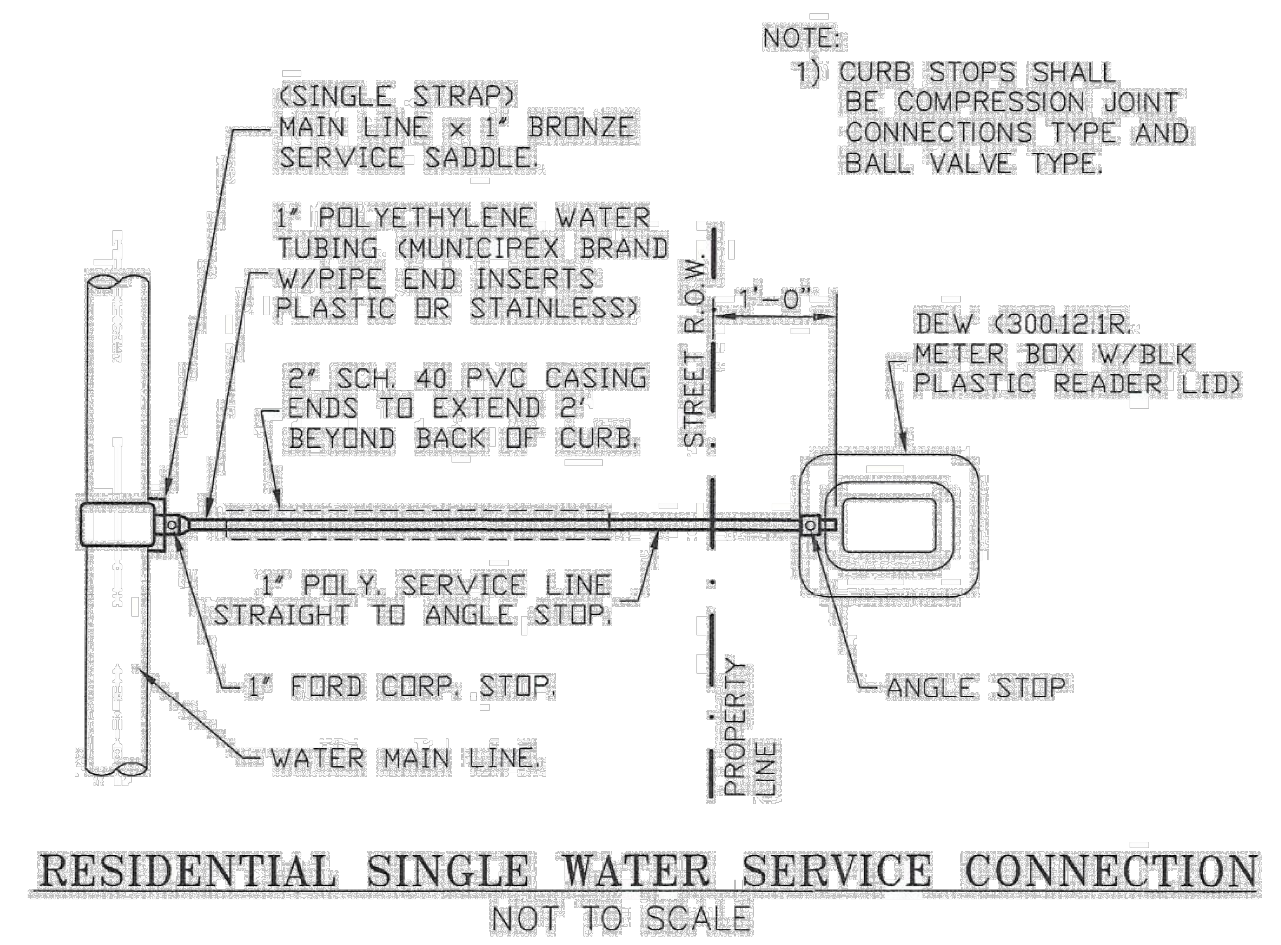
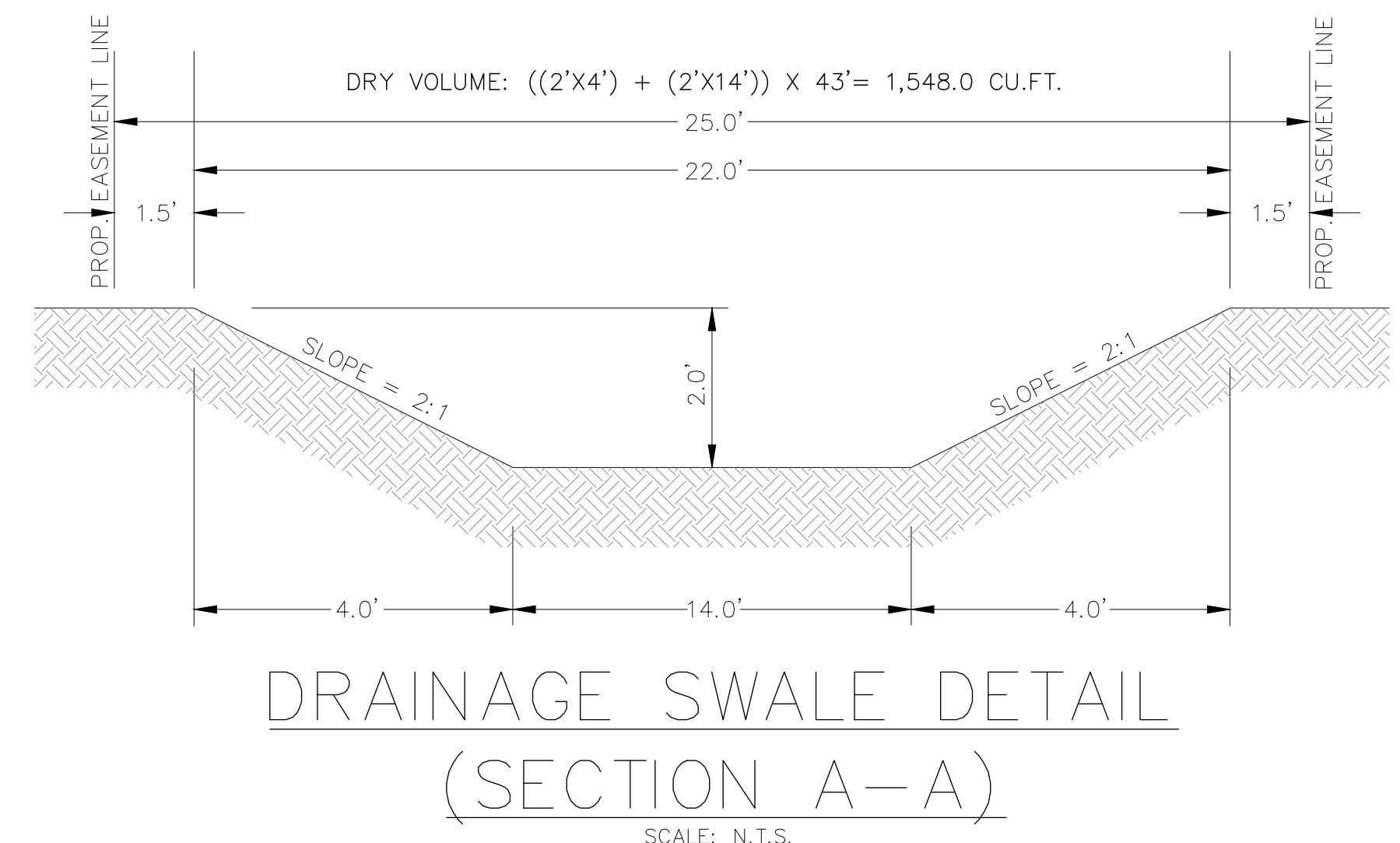
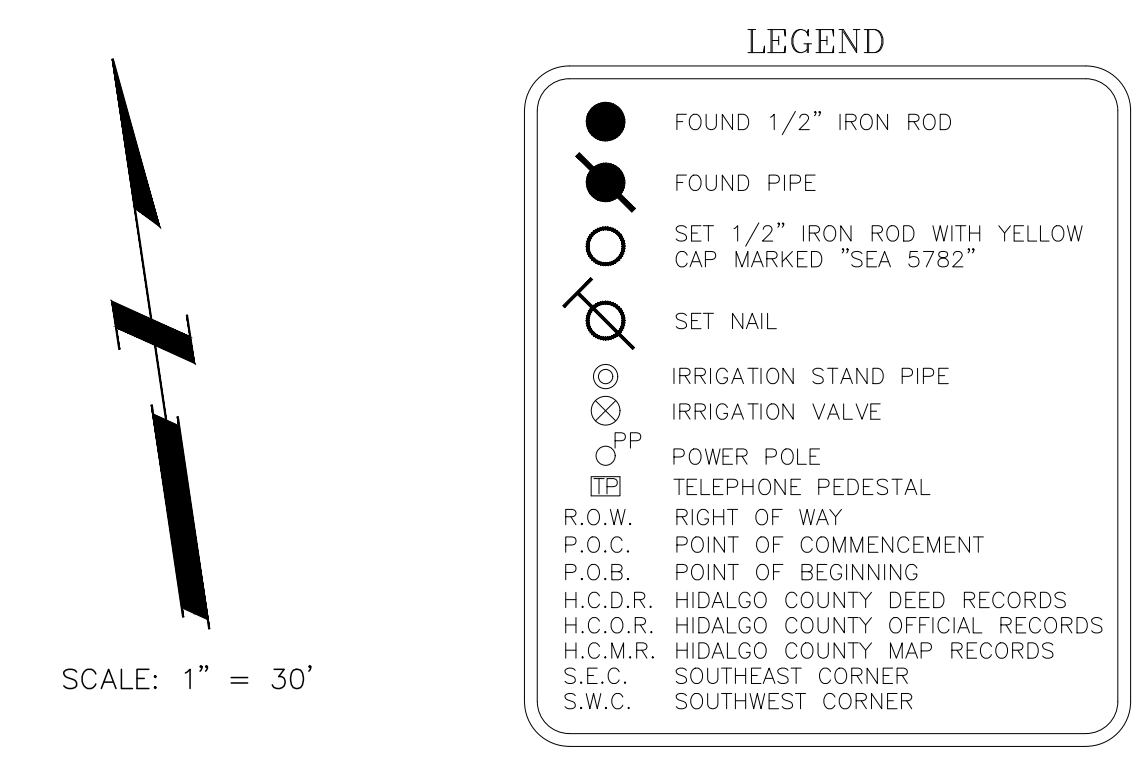
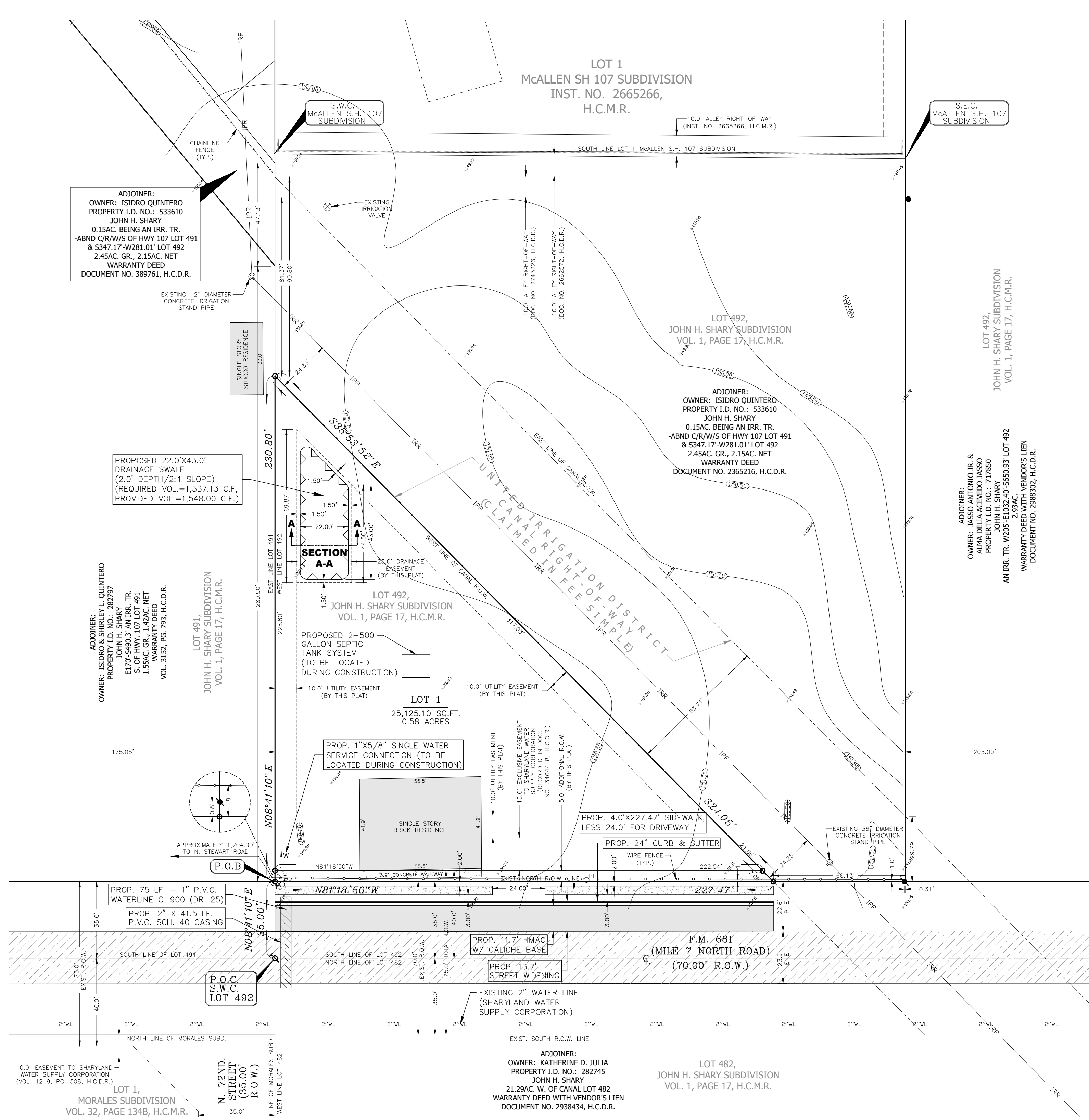
SALINAS ENGINEERING & ASSOC.

(F-6675) (TBPLS-10065700)  
CONSULTING ENGINEERS & SURVEYORS  
2221 DAFFODIL - McALLEN, TEXAS 78501  
(956) 682-9081 (956) 686-1489 (FAX)  
TBPLS 12100 PARK 35 CIRCLE BLDG. A, SUITE 156, MC-230, AUSTIN, TEXAS 78733 (512) 239-5292

- GENERAL PLAT NOTES:
- MINIMUM SETBACK LINES = FRONT: 40.0 FT. OR GREATER FOR EASEMENTS OR IN LINE WITH EXISTING STRUCTURES, WHICHEVER IS GREATER.  
SIDE CORNER: 10.0 FT. OR GREATER FOR EASEMENTS OR IN LINE WITH EXISTING STRUCTURES, WHICHEVER IS GREATER.  
SIDE: IN ACCORDANCE WITH THE ZONING ORDINANCE, OR GREATER FOR EASEMENTS.  
REAR: 10.0 FT. OR GREATER FOR EASEMENTS.  
GARAGE: 18.0 FT. EXCEPT WHERE GREATER SETBACK IS REQUIRED; GREATER SETBACK APPLIES.
  - LANDS CONTAINED WITHIN THIS SUBDIVISION LIE IN ZONE "X" (UNSHADED) ACCORDING TO THE FIRM (FLOOD INSURANCE RATE MAP) DATED JUNE 6, 2000, COMMUNITY PANEL NO. 480334 0295 D. ZONE "X" (UNSHADED) DEFINED AS AREAS DETERMINED TO BE OUTSIDE 500-YEAR FLOOD PLAIN.
  - MINIMUM FINISHED FLOOR ELEVATION ON ALL NEW CONSTRUCTION SHALL BE A MINIMUM OF 18.0 INCHES ABOVE THE TOP OF THE ROAD AS MEASURED FROM THE CENTER OF THE LOT ALONG MILE 7 NORTH ROAD
  - MINIMUM 4 FT. WIDE SIDEWALK IS REQUIRED ON MILE 7 NORTH ROAD.

NAME	ADDRESS	CITY & ZIP	PHONE	FAX
OWNER: ISIDRO QUINTERO	P-2709 MILE 7 ROAD	MISSION, TEXAS 78573	(956) 289-0898	NONE
ENGINEER: DAVID O. SALINAS	2221 DAFFODIL AVE.	McALLEN, TEXAS 78501	(956) 682-9081	(956) 686-1489
SURVEYOR: DAVID O. SALINAS	2221 DAFFODIL AVE.	McALLEN, TEXAS 78501	(956) 682-9081	(956) 686-1489

- THIS SUBDIVISION PLAT SHALL BE REQUIRED TO DETAIN A TOTAL OF 992.82 CUBIC FEET, OR, 0.02 ACRE-FEET OF DRAINAGE RUNOFF VOLUME.
- THE CONSTRUCTION OF ANY STRUCTURES ON OR WITHIN ANY UTILITY EASEMENTS SHALL BE PROHIBITED.
- 6' OPAQUE BUFFER REQUIRED FROM ADJACENT/BETWEEN MULTI-FAMILY RESIDENTIAL AND COMMERCIAL, AND INDUSTRIAL ZONES/USES AND ALONG SOUTH BENTSEN ROAD.
- 8' MASONRY WALL REQUIRED BETWEEN SINGLE FAMILY RESIDENTIAL AND COMMERCIAL, INDUSTRIAL OR MULTI-FAMILY RESIDENTIAL ZONES/USES.
- AN ENGINEERED DRAINAGE DETENTION PLAN, APPROVED BY THE ENGINEERING DEPARTMENT, MAY BE REQUIRED PRIOR TO ISSUANCE OF BUILDING PERMITS.
- BENCHMARK: McALLEN SURVEY CONTROL POINT NO. 36, LOCATED AT THE SOUTHWEST CORNER OF THE INTERSECTION OF MILE 7 NORTH ROAD AND GLASSCOCK ROAD. IT IS 28 FEET WEST FROM THE CENTERLINE OF GLASSCOCK AND 170 FEET SOUTH FROM THE CENTERLINE OF MILE 7 NORTH ROAD. ELEV. = 149.19.
- HORIZONTAL DATUM: NAD 83  
VERTICAL DATUM: NAVD 83
- 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.
- THIS PLAT IS SUBJECT TO A UNITED I.D. BLANKET EASEMENT RESERVATION DEED FILED IN DOC. 1917-4553, DATED 05/15/1917.



DISCLAIMER: THIS DOCUMENT IS RELEASED FOR THE PURPOSE OF INTERIM REVIEW BY THE CITY OF McALLEN ONLY & BY NO OTHERS UNDER THE AUTHORITY OF DAVID OMAR SALINAS, P.E., TX. REG. NO. 71973 ON MAY 11, 2023. IT IS NOT TO BE USED FOR CONSTRUCTION PURPOSES.

**SEFA**  
**SALINAS ENGINEERING & ASSOCIATES, INC.**  
 (P.L.L.C.) (L00665700)  
 CONSULTING ENGINEERS & SURVEYORS  
 2221 DAFODIL - McALLEN, TEXAS 78001  
 (956) 682-9981 (956) 686-1469 (FAX)  
 (956) 682-9981 (956) 686-1469 (FAX)  
 (956) 682-9981 (956) 686-1469 (FAX)  
 (956) 682-9981 (956) 686-1469 (FAX)

WATER, SANITARY  
 SEWER, PAVING AND  
 DRAINAGE LAYOUT

GRACE HAVEN  
 SUBDIVISION









David Omar Salinas  
 Registered Professional  
 Engineer # 71973  
 Date: 07-31-23  
 Scale: 1"=30'  
 Designed By: D.O.S.  
 Drawn By: A.E.  
 Checked By: D.O.S.  
 Approved By: D.O.S.  
 Project No: SP-21-25640  
 Drawing No: SP-21-25640  
 Sheet 2 of 2

# GRACE HAVEN VARIANCE



1 inch = 333 feet

**Legend**

-  Proposed Septic Tank
-  Proposed Clean-Out
-  Proposed Manholes
-  Proposed Wastewater Line
-  Existing Manhole
-  Existing Wastewater Line
-  Lots
-  Proposed Area





	<b>AGENDA ITEM</b>	<b><u>5.a.</u></b>
<b>PUBLIC UTILITY BOARD</b>	<b>DATE SUBMITTED</b>	<b>08/31/2023</b>
	<b>MEETING DATE</b>	<b>9/12/2023</b>

- 1. Agenda Item: Review of the Quarterly Investment Report for the Quarter Ending June 30, 2023.**
- 2. Party Making Request:**  
**Roel Rodriguez, P.E. City Manager**  
**Mark Vega, General Manager**  
**Melba Carvajal, Director of Finance for Utilites**  
**Sergio Villasana, Finance Director**
- 3. Nature of Request: Review and approval of the Quarterly Investment Report for the Quarter Ending June 30, 2023. The Audit and Investment Committee met on August 29, 2023 and recommended approval of the report.**
- 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:**

<b>Yvonne Pena</b>	<b>Created/Initiated - 8/31/2023</b>
<b>Sergio Villasana</b>	<b>Final Approval - 8/31/2023</b>
- 7. Staff's Recommendation: The Audit and Investment Committee recommends the report be accepted.**
- 8. City Attorney: None. IJT**
- 9. MPU General Manager: Approved - MAV**
- 10. Director of Finance for Utilities: Approved - MDC**



QUARTERLY INVESTMENT REPORT

# City of McAllen

JUNE 30, 2023



MEEDER


PUBLIC FUNDS


*City of McAllen, Texas*  
 Quarterly Investment Report  
 April 1, 2023 – June 30, 2023

**Portfolio Summary Management Report**


This report and investment portfolio of the City is in compliance with the City's investment strategy as expressed in the City's investment policy and relevant provisions of the Government Code, Chapter 2256, the Public Funds Investment Act.

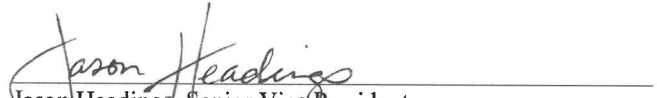
<b><u>Portfolio as of 03/31/23:</u></b>		<b><u>Portfolio as of 06/30/23:</u></b>	
Beginning Book Value	\$ 525,744,719	Ending Book Value	\$ 513,868,463
Beginning Market Value	\$ 520,290,219	Ending Market Value	\$ 508,315,849
		Investment Income for quarter	\$ 5,108,700
		Unrealized Gain/Loss	\$ (5,552,614)
WAM at Beginning Period Date <sup>1</sup>	154 days	WAM at Ending Period Date <sup>1</sup>	123 days
		Change in Market Value <sup>2</sup>	\$ (11,974,370)
		<b>Average Yield to Maturity for period</b>	<b>3.947%</b>
		<b>Average Yield 2-Year Treasury Bill for period</b>	<b>4.260%</b>
		<b>Average Yield 3-Year Treasury Note for period</b>	<b>3.950%</b>

  
 Melba Carvajal, Director of Finance for Utilities  
 City of McAllen

  
 Sergio Villasana, Finance Director  
 City of McAllen

  
 Roel Roy Rodriguez, City Manager  
 City of McAllen

  
 Mark Vega, General Manager  
 City of McAllen

  
 Jason Headings, Senior Vice President  
 Meeder Public Funds

<sup>1</sup> WAM – weighted average maturity

<sup>2</sup> “Change in Market Value” is required data, but will primarily reflect the receipt and expenditure of the City’s funds from month to month. Meeder Public Funds has assisted in the preparation of this consolidated investment report, with additional input provided by the City of McAllen.

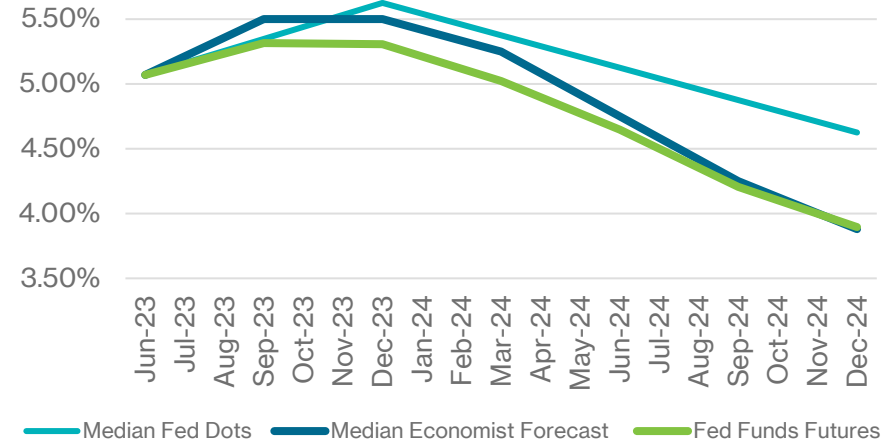
# A Fed Pause (For Now?)

After a historic pace of rate hikes, for the first time this cycle, the Federal Open Market Committee voted to leave rates unchanged. The unanimous decision left the target range for the federal funds rate at 5.00% - 5.25%, but throughout the month Jerome Powell messaged that more rate hikes are likely needed to tame inflation.

Labor market data released this month pointed to a still resilient economy. The June jobs report saw another surprisingly high payroll number, with the US economy adding 339,000 jobs in the month. Additionally, the increases were broad-based, with increases across different job categories. Although the unemployment rate increased to 3.7%, this was at least partially due to more labor force participation. Job openings also increased, signaling that for now, employers are still looking to add to their workforce. Initial jobless claims did continue to grind higher, evidencing maybe some early signs of labor market weakness. Initial jobless claims averaged 258,000 in June, up from an average of 230,000 in May.

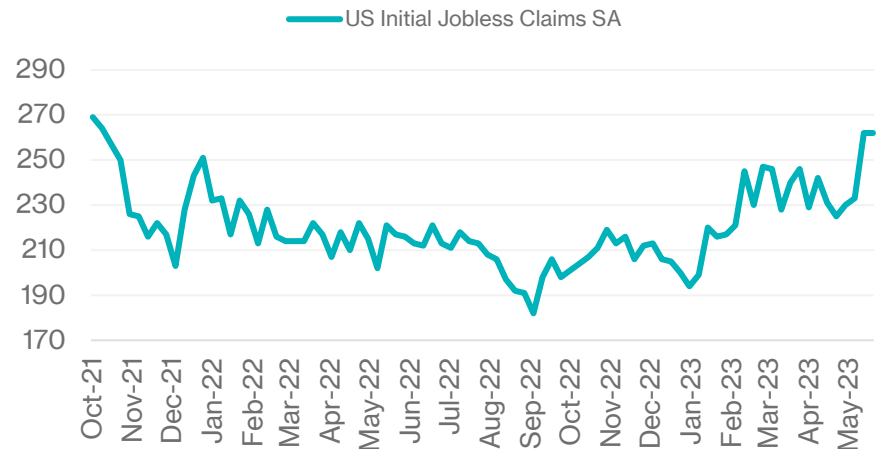
Inflation data shows that, while annual figures continue to moderate, monthly figures point to some price stickiness. The June Consumer Price Index (CPI) report showed that annual headline inflation was 4%, the lowest figure since March 2021. On a monthly basis, core inflation increased by 0.4% for the third month in a row, which annualizes to a rate of 4.8%. Although inflation readings are firmly below the high figures from 2022, if core inflation is still increasing at nearly 5% annually, the Federal Reserve likely believes they have more work to do.

## RATE EXPECTATIONS



SOURCE: BLOOMBERG

## JOBLESS CLAIMS INCREASING



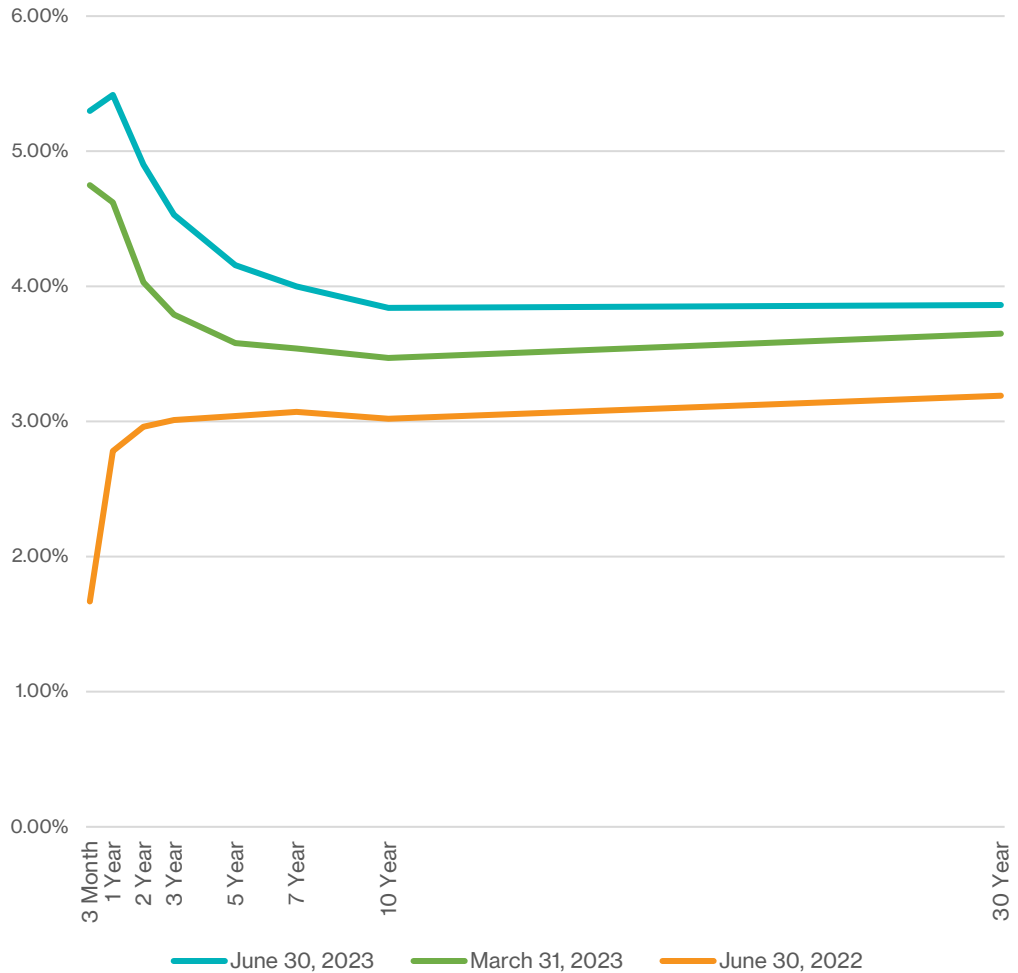
SOURCE: BLOOMBERG

# Short-term Rates Move Higher

With still solid economic data and hawkish commentary from Powell, markets ended June pricing in an additional rate hike by the end of the year. Short-term treasury yields are highly correlated with changes in monetary policy, and we saw treasury yields react to this renewed view on rates. The 2 Year US Treasury yield increased 0.50% to 4.90%, and the 5 Year US Treasury yield increased 0.41% to 4.16%. Long-term treasury rates are more reflective of the market's outlook on growth. The 10 Year US Treasury yield increased by just 0.20% to 3.84%, keeping the yield curve inversion at -1.06%. Outside of March 8th, this is the most the curve has been inverted this rate hiking cycle.

Even with an inverted yield curve signaling an economic slowdown, spreads on corporate bonds, commercial paper, municipal bonds, and agency bonds generally tightened over the month. Some of the spread tightening was a continuation of the movement we saw after the debt ceiling debate was resolved. With spreads slightly below historic averages, we will continue to look to add value by picking up incremental yield on high-quality bonds, including agency debt. Locking in current yields and income levels will benefit portfolios when the yield curve eventually normalizes, and rates fall when this hiking cycle ends.

**US Treasury Yield Curve**



SOURCE: BLOOMBERG

# Your Portfolio

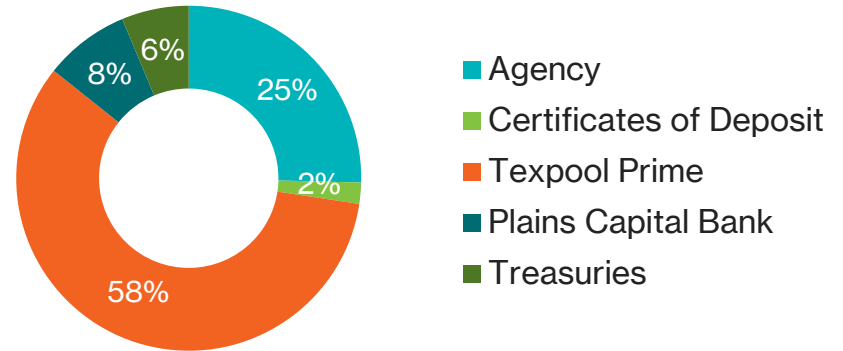
As of June 30, 2023

## Your Portfolio Statistics

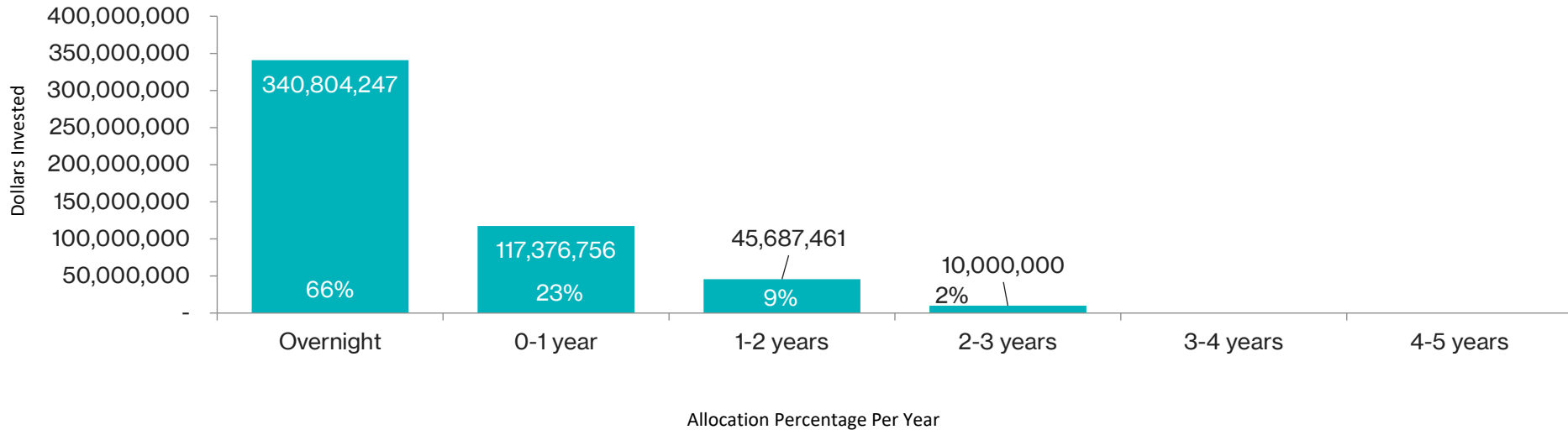
Weighted Average Maturity 0.34 years

Weighted Average Yield (All Funds) 4.10%

## Your Asset Allocation



## Your Maturity Distribution





**City of McAllen, Texas**  
**Summary by Type**  
**June 30, 2023**  
**Grouped by Fund**

Meeder Public Funds  
 901 S. MoPac  
 Suite 300  
 Austin, TX 78746  
 -

Security Type	Number of Investments	Par Value	Book Value	% of Portfolio	Average YTM 365	Average Days to Maturity
<b>Fund: Bond Con, Reserve &amp; Cont Funds</b>						
Plains Capital Bank Demand	1	115,342.30	115,342.30	0.02	0.000	1
Treasury Coupon Securities	2	22,320,000.00	22,070,876.58	4.30	4.101	105
Texpool Prime	1	68,208,159.47	68,208,159.47	13.27	5.304	1
CD's interest paid mo/qtrly	2	2,033,898.19	2,033,898.19	0.40	4.820	180
<b>Subtotal</b>	<b>6</b>	<b>92,677,399.96</b>	<b>92,428,276.54</b>	<b>17.99</b>	<b>4.999</b>	<b>30</b>
<b>Fund: Capital Improvement Funds</b>						
Federal Agency Coupon Securities	12	46,000,000.00	45,990,325.84	8.95	1.155	389
Plains Capital Bank Demand	1	924,101.92	924,101.92	0.18	0.000	1
Plains Capital Bank ICS Sweep	1	20,799,264.84	20,799,264.84	4.05	5.010	1
Treasury Coupon Securities	2	5,831,500.00	5,655,614.75	1.10	4.069	309
Texpool Prime	1	112,296,130.61	112,296,130.61	21.85	5.304	1
CD's interest paid mo/qtrly	2	4,576,531.17	4,576,531.17	0.89	4.820	180
<b>Subtotal</b>	<b>19</b>	<b>190,427,528.54</b>	<b>190,241,969.13</b>	<b>37.02</b>	<b>4.195</b>	<b>108</b>
<b>Fund: Debt Service Funds</b>						
Plains Capital Bank Demand	1	612,497.83	612,497.83	0.12	0.000	1
Texpool Prime	1	12,581,469.31	12,581,469.31	2.45	5.304	1
<b>Subtotal</b>	<b>2</b>	<b>13,193,967.14</b>	<b>13,193,967.14</b>	<b>2.57</b>	<b>5.058</b>	<b>1</b>
<b>Fund: Grant Funds</b>						
Plains Capital Bank Demand	1	298,372.91	298,372.91	0.06	0.000	1
Texpool Prime	1	8,093,507.22	8,093,507.22	1.58	5.304	1
<b>Subtotal</b>	<b>2</b>	<b>8,391,880.13</b>	<b>8,391,880.13</b>	<b>1.64</b>	<b>5.115</b>	<b>1</b>
<b>Fund: Operating Funds</b>						
Federal Agency Coupon Securities	15	84,550,000.00	84,547,581.46	16.45	1.498	452
Plains Capital Bank Demand	1	5,836,046.84	5,836,046.84	1.14	0.000	1
Plains Capital Bank ICS Sweep	1	10,515,819.45	10,515,819.45	2.05	5.010	1
Treasury Coupon Securities	2	4,723,500.00	4,630,326.72	0.90	4.076	198

City of McAllen, Texas  
 Summary by Type  
 June 30, 2023  
 Grouped by Fund

Security Type	Number of Investments	Par Value	Book Value	% of Portfolio	Average YTM 365	Average Days to Maturity
<b>Fund: Operating Funds</b>						
Texpool Prime	1	88,785,251.72	88,785,251.72	17.28	5.304	1
CD's interest paid mo/qtrly	2	3,050,847.33	3,050,847.33	0.59	4.820	180
<b>Subtotal</b>	<b>22</b>	<b>197,461,465.34</b>	<b>197,365,873.52</b>	<b>38.41</b>	<b>3.465</b>	<b>202</b>
<b>Fund: Other Funds</b>						
Plains Capital Bank Demand	1	1,966,102.29	1,966,102.29	0.38	0.000	1
Texpool Prime	1	9,772,179.93	9,772,179.93	1.90	5.304	1
CD's interest paid mo/qtrly	1	508,214.40	508,214.40	0.10	4.820	180
<b>Subtotal</b>	<b>3</b>	<b>12,246,496.62</b>	<b>12,246,496.62</b>	<b>2.38</b>	<b>4.432</b>	<b>8</b>
<b>Total and Average</b>	<b>54</b>	<b>514,398,737.73</b>	<b>513,868,463.08</b>	<b>100.00</b>	<b>4.102</b>	<b>123</b>





**City of McAllen, Texas**  
**Fund BOND - Bond Con, Reserve & Cont Funds**  
**Investments by Fund**  
**June 30, 2023**

Meeder Public Funds  
 901 S. MoPac  
 Suite 300  
 Austin, TX 78746  
 -

CUSIP	Investment #	Issuer	Purchase Date	Book Value	Par Value	Market Value	Current Rate	YTM 360	YTM 365	Maturity Date	Days To Maturity
<b>Treasury Coupon Securities</b>											
91282CAK7	10089	T Note	09/23/2022	14,929,602.64	15,050,000.00	14,896,321.29	0.125	4.028	4.084	09/15/2023	76
91282CBA8	10093	T Note	09/23/2022	7,141,273.94	7,270,000.00	7,104,437.09	0.125	4.079	4.135	12/15/2023	167
<b>Subtotal and Average</b>				<b>22,070,876.58</b>	<b>22,320,000.00</b>	<b>22,000,758.38</b>		<b>4.045</b>	<b>4.101</b>		<b>105</b>
<b>CD's interest paid mo/qtrly</b>											
9009004695B	10023	Veritex Community Bank	08/24/2021	1,016,428.79	1,016,428.79	1,016,428.79	4.820	4.753	4.820	12/28/2023	180
9009004696B	10026	Veritex Community Bank	08/24/2021	1,017,469.40	1,017,469.40	1,017,469.40	4.820	4.753	4.820	12/28/2023	180
<b>Subtotal and Average</b>				<b>2,033,898.19</b>	<b>2,033,898.19</b>	<b>2,033,898.19</b>		<b>4.754</b>	<b>4.820</b>		<b>180</b>
<b>Plains Capital Bank Demand</b>											
99996	10049	Plains Capital Bank Demand	08/01/2021	115,342.30	115,342.30	115,342.30					1
<b>Subtotal and Average</b>				<b>115,342.30</b>	<b>115,342.30</b>	<b>115,342.30</b>		<b>0.000</b>	<b>0.000</b>		<b>1</b>
<b>Texpool Prime</b>											
108286	10043	Texpool Prime	08/01/2021	68,208,159.47	68,208,159.47	68,208,159.47	5.304	5.231	5.303		1
<b>Subtotal and Average</b>				<b>68,208,159.47</b>	<b>68,208,159.47</b>	<b>68,208,159.47</b>		<b>5.231</b>	<b>5.304</b>		<b>1</b>
<b>Total Investments and Average</b>				<b>92,428,276.54</b>	<b>92,677,399.96</b>	<b>92,358,158.34</b>		<b>4.931</b>	<b>4.999</b>		<b>29</b>

**Fund CAPIMP - Capital Improvement Funds**  
**Investments by Fund**  
**June 30, 2023**

CUSIP	Investment #	Issuer	Purchase Date	Book Value	Par Value	Market Value	Current Rate	YTM 360	YTM 365	Maturity Date	Days To Maturity
<b>Federal Agency Coupon Securities</b>											
3133EMJ94	10051	FFCB Call Note	06/22/2021	4,500,000.00	4,500,000.00	4,449,828.42	0.160	0.273	0.277	09/15/2023	76
3133ENUS7	10080	FFCB Call Note	04/26/2022	7,990,325.84	8,000,000.00	7,811,386.88	2.580	2.699	2.736	04/18/2024	292
3130ANTH3	10052	FHLB Call Note	09/15/2021	4,500,000.00	4,500,000.00	4,336,333.74	0.340	0.335	0.340	03/15/2024	258
3130AMQQ8	10053	FHLB Call Note	06/23/2021	4,000,000.00	4,000,000.00	3,834,616.64	0.350	0.404	0.410	04/23/2024	297
3130AMEP3	10055	FHLB Call Note	05/24/2021	4,500,000.00	4,500,000.00	4,297,517.73	0.400	0.397	0.403	05/24/2024	328
3130AMZ88	10056	FHLB Call Note	07/12/2021	4,000,000.00	4,000,000.00	3,800,154.04	0.520	0.512	0.520	07/12/2024	377
3130ANTJ9	10057	FHLB Call Note	09/16/2021	4,500,000.00	4,500,000.00	4,238,156.03	0.510	0.503	0.510	09/16/2024	443
3130AQRX3	10061	FHLB Call Note	02/18/2022	5,000,000.00	5,000,000.00	4,622,154.60	1.750	1.726	1.750	02/18/2026	963
3130AQS4	10063	FHLB Call Note	02/25/2022	3,500,000.00	3,500,000.00	3,298,549.38	1.625	1.602	1.625	02/25/2025	605
3130AQX40	10066	FHLB Call Note	02/28/2022	2,500,000.00	2,500,000.00	2,434,746.97	1.500	1.479	1.500	02/23/2024	237
3130ARJ44	10076	FHLB Call Note	04/22/2022	500,000.00	500,000.00	487,366.35	2.400	2.367	2.400	04/22/2024	296
3130ARJ69	10078	FHLB Call Note	04/22/2022	500,000.00	500,000.00	484,497.55	2.500	2.466	2.500	07/22/2024	387
<b>Subtotal and Average</b>				<b>45,990,325.84</b>	<b>46,000,000.00</b>	<b>44,095,308.33</b>		<b>1.139</b>	<b>1.155</b>		<b>388</b>
<b>Treasury Coupon Securities</b>											
91282CAK7	10088	T Note	09/23/2022	2,059,392.36	2,076,000.00	2,054,801.53	0.125	4.028	4.084	09/15/2023	76
91282CCX7	10091	T Note	09/23/2022	3,596,222.39	3,755,500.00	3,538,825.26	0.375	4.005	4.060	09/15/2024	442
<b>Subtotal and Average</b>				<b>5,655,614.75</b>	<b>5,831,500.00</b>	<b>5,593,626.79</b>		<b>4.013</b>	<b>4.069</b>		<b>308</b>
<b>CD's interest paid mo/qtrly</b>											
9009004695A	10022	Veritex Community Bank	08/24/2021	2,032,857.60	2,032,857.60	2,032,857.60	4.820	4.753	4.820	12/28/2023	180
9009004696A	10025	Veritex Community Bank	08/24/2021	2,543,673.57	2,543,673.57	2,543,673.57	4.820	4.753	4.820	12/28/2023	180
<b>Subtotal and Average</b>				<b>4,576,531.17</b>	<b>4,576,531.17</b>	<b>4,576,531.17</b>		<b>4.754</b>	<b>4.820</b>		<b>180</b>
<b>Plains Capital Bank Demand</b>											
99993	10046	Plains Capital Bank Demand	08/01/2021	924,101.92	924,101.92	924,101.92					1
<b>Subtotal and Average</b>				<b>924,101.92</b>	<b>924,101.92</b>	<b>924,101.92</b>		<b>0.000</b>	<b>0.000</b>		<b>1</b>
<b>Texpool Prime</b>											
108283	10040	Texpool Prime	08/01/2021	112,296,130.61	112,296,130.61	112,296,130.61	5.304	5.231	5.303		1
<b>Subtotal and Average</b>				<b>112,296,130.61</b>	<b>112,296,130.61</b>	<b>112,296,130.61</b>		<b>5.231</b>	<b>5.304</b>		<b>1</b>
<b>Plains Capital Bank ICS Sweep</b>											
5700	10068	Plains Capital Bank ICS Sweep	02/17/2022	20,799,264.84	20,799,264.84	20,799,264.84	5.010	4.941	5.010		1
<b>Subtotal and Average</b>				<b>20,799,264.84</b>	<b>20,799,264.84</b>	<b>20,799,264.84</b>		<b>4.941</b>	<b>5.010</b>		<b>1</b>

**Fund CAPIMP - Capital Improvement Funds  
Investments by Fund  
June 30, 2023**

CUSIP	Investment #	Issuer	Purchase Date	Book Value	Par Value	Market Value	Current Rate	YTM 360	YTM 365	Maturity Days To Date Maturity
<b>Total Investments and Average</b>				190,241,969.13	190,427,528.54	188,284,963.66		4.137	4.195	108

**Fund DS - Debt Service Funds  
Investments by Fund  
June 30, 2023**

CUSIP	Investment #	Issuer	Purchase Date	Book Value	Par Value	Market Value	Current Rate	YTM 360	YTM 365	Maturity Days To Date Maturity
<b>Plains Capital Bank Demand</b>										
99992	10045	Plains Capital Bank Demand	08/01/2021	612,497.83	612,497.83	612,497.83				1
<b>Subtotal and Average</b>				<b>612,497.83</b>	<b>612,497.83</b>	<b>612,497.83</b>		<b>0.000</b>	<b>0.000</b>	<b>1</b>
<b>Texpool Prime</b>										
108282	10039	Texpool Prime	08/01/2021	12,581,469.31	12,581,469.31	12,581,469.31	5.304	5.231	5.303	1
<b>Subtotal and Average</b>				<b>12,581,469.31</b>	<b>12,581,469.31</b>	<b>12,581,469.31</b>		<b>5.231</b>	<b>5.304</b>	<b>1</b>
<b>Total Investments and Average</b>				<b>13,193,967.14</b>	<b>13,193,967.14</b>	<b>13,193,967.14</b>		<b>4.988</b>	<b>5.058</b>	<b>1</b>

**Fund GRANT - Grant Funds  
Investments by Fund  
June 30, 2023**

CUSIP	Investment #	Issuer	Purchase Date	Book Value	Par Value	Market Value	Current Rate	YTM 360	YTM 365	Maturity Days To Date Maturity
<b>Plains Capital Bank Demand</b>										
99994	10047	Plains Capital Bank Demand	08/01/2021	298,372.91	298,372.91	298,372.91				1
<b>Subtotal and Average</b>				<b>298,372.91</b>	<b>298,372.91</b>	<b>298,372.91</b>		<b>0.000</b>	<b>0.000</b>	<b>1</b>
<b>Texpool Prime</b>										
108284	10041	Texpool Prime	08/01/2021	8,093,507.22	8,093,507.22	8,093,507.22	5.304	5.231	5.303	1
<b>Subtotal and Average</b>				<b>8,093,507.22</b>	<b>8,093,507.22</b>	<b>8,093,507.22</b>		<b>5.231</b>	<b>5.304</b>	<b>1</b>
<b>Total Investments and Average</b>				<b>8,391,880.13</b>	<b>8,391,880.13</b>	<b>8,391,880.13</b>		<b>5.045</b>	<b>5.115</b>	<b>1</b>

**Fund OPER - Operating Funds  
Investments by Fund  
June 30, 2023**

CUSIP	Investment #	Issuer	Purchase Date	Book Value	Par Value	Market Value	Current Rate	YTM 360	YTM 365	Maturity Date	Days To Maturity
<b>Federal Agency Coupon Securities</b>											
3133EMJ94	10050	FFCB Call Note	06/22/2021	5,500,000.00	5,500,000.00	5,438,679.18	0.160	0.273	0.277	09/15/2023	76
3133ENUS7	10079	FFCB Call Note	04/26/2022	1,997,581.46	2,000,000.00	1,952,846.72	2.580	2.699	2.736	04/18/2024	292
3130AMQQ8	10002	FHLB Call Note	06/23/2021	6,000,000.00	6,000,000.00	5,751,924.96	0.350	0.404	0.410	04/23/2024	297
3130AMZ88	10003	FHLB Call Note	07/12/2021	6,000,000.00	6,000,000.00	5,700,231.06	0.520	0.512	0.520	07/12/2024	377
3130ANTH3	10004	FHLB Call Note	09/15/2021	5,500,000.00	5,500,000.00	5,299,963.46	0.340	0.335	0.340	03/15/2024	258
3130ANTJ9	10005	FHLB Call Note	09/16/2021	5,500,000.00	5,500,000.00	5,179,968.47	0.510	0.503	0.510	09/16/2024	443
3130AMEP3	10054	FHLB Call Note	05/24/2021	5,500,000.00	5,500,000.00	5,252,521.67	0.400	0.397	0.403	05/24/2024	328
3130AQRX3	10060	FHLB Call Note	02/18/2022	5,000,000.00	5,000,000.00	4,622,154.60	1.750	1.726	1.750	02/18/2026	963
3130AQRX3	10062	FHLB Call Note	02/25/2022	1,500,000.00	1,500,000.00	1,413,664.02	1.625	1.602	1.625	02/25/2025	605
3130AQT52	10064	FHLB Call Note	02/28/2022	5,000,000.00	5,000,000.00	4,860,233.15	1.250	1.232	1.250	02/28/2024	242
3130AQX40	10065	FHLB Call Note	02/28/2022	2,500,000.00	2,500,000.00	2,434,746.97	1.500	1.479	1.500	02/23/2024	237
3130AQWU3	10067	FHLB Call Note	02/28/2022	10,000,000.00	10,000,000.00	9,299,391.20	2.000	1.972	2.000	02/27/2026	972
3130ARJ44	10075	FHLB Call Note	04/22/2022	9,500,000.00	9,500,000.00	9,259,960.56	2.400	2.367	2.400	04/22/2024	296
3130ARJ69	10077	FHLB Call Note	04/22/2022	9,500,000.00	9,500,000.00	9,205,453.36	2.500	2.466	2.500	07/22/2024	387
3130ARVV0	10081	FHLB Call Note	05/19/2022	5,550,000.00	5,550,000.00	5,381,836.44	3.500	3.452	3.500	05/19/2025	688
<b>Subtotal and Average</b>				<b>84,547,581.46</b>	<b>84,550,000.00</b>	<b>81,053,575.82</b>		<b>1.477</b>	<b>1.498</b>		<b>452</b>
<b>Treasury Coupon Securities</b>											
91282CAK7	10087	T Note	09/23/2022	3,089,088.55	3,114,000.00	3,082,202.29	0.125	4.028	4.084	09/15/2023	76
91282CCX7	10090	T Note	09/23/2022	1,541,238.17	1,609,500.00	1,516,639.40	0.375	4.005	4.060	09/15/2024	442
<b>Subtotal and Average</b>				<b>4,630,326.72</b>	<b>4,723,500.00</b>	<b>4,598,841.69</b>		<b>4.020</b>	<b>4.076</b>		<b>197</b>
<b>CD's interest paid mo/qtrly</b>											
9009004695	10015	Veritex Community Bank	08/24/2021	1,524,643.20	1,524,643.20	1,524,643.20	4.820	4.753	4.820	12/28/2023	180
9009004696	10016	Veritex Community Bank	08/24/2021	1,526,204.13	1,526,204.13	1,526,204.13	4.820	4.753	4.820	12/28/2023	180
<b>Subtotal and Average</b>				<b>3,050,847.33</b>	<b>3,050,847.33</b>	<b>3,050,847.33</b>		<b>4.754</b>	<b>4.820</b>		<b>180</b>
<b>Plains Capital Bank Demand</b>											
99991	10044	Plains Capital Bank Demand	08/01/2021	5,836,046.84	5,836,046.84	5,836,046.84					1
<b>Subtotal and Average</b>				<b>5,836,046.84</b>	<b>5,836,046.84</b>	<b>5,836,046.84</b>		<b>0.000</b>	<b>0.000</b>		<b>1</b>
<b>Texpool Prime</b>											
108281	10038	Texpool Prime	08/01/2021	88,785,251.72	88,785,251.72	88,785,251.72	5.304	5.231	5.303		1
<b>Subtotal and Average</b>				<b>88,785,251.72</b>	<b>88,785,251.72</b>	<b>88,785,251.72</b>		<b>5.231</b>	<b>5.304</b>		<b>1</b>

**Fund OPER - Operating Funds  
Investments by Fund  
June 30, 2023**

CUSIP	Investment #	Issuer	Purchase Date	Book Value	Par Value	Market Value	Current Rate	YTM 360	YTM 365	Maturity Days To Date Maturity
<b>Plains Capital Bank ICS Sweep</b>										
4902	10037	Plains Capital Bank ICS Sweep	08/23/2021	10,515,819.45	10,515,819.45	10,515,819.45	5.010	4.941	5.010	1
<b>Subtotal and Average</b>				<b>10,515,819.45</b>	<b>10,515,819.45</b>	<b>10,515,819.45</b>	<b>4.941</b>	<b>5.010</b>		<b>1</b>
<b>Total Investments and Average</b>				<b>197,365,873.52</b>	<b>197,461,465.34</b>	<b>193,840,382.85</b>	<b>3.417</b>	<b>3.465</b>		<b>201</b>

**Fund OTHER - Other Funds  
Investments by Fund  
June 30, 2023**

CUSIP	Investment #	Issuer	Purchase Date	Book Value	Par Value	Market Value	Current Rate	YTM 360	YTM 365	Maturity Date	Days To Maturity
<b>CD's interest paid mo/qtrly</b>											
9009004695C	10024	Veritex Community Bank	08/24/2021	508,214.40	508,214.40	508,214.40	4.820	4.753	4.820	12/28/2023	180
<b>Subtotal and Average</b>				<b>508,214.40</b>	<b>508,214.40</b>	<b>508,214.40</b>		<b>4.754</b>	<b>4.820</b>		<b>180</b>
<b>Plains Capital Bank Demand</b>											
99995	10048	Plains Capital Bank Demand	08/01/2021	1,966,102.29	1,966,102.29	1,966,102.29					1
<b>Subtotal and Average</b>				<b>1,966,102.29</b>	<b>1,966,102.29</b>	<b>1,966,102.29</b>		<b>0.000</b>	<b>0.000</b>		<b>1</b>
<b>Texpool Prime</b>											
108285	10042	Texpool Prime	08/01/2021	9,772,179.93	9,772,179.93	9,772,179.93	5.304	5.231	5.303		1
<b>Subtotal and Average</b>				<b>9,772,179.93</b>	<b>9,772,179.93</b>	<b>9,772,179.93</b>		<b>5.231</b>	<b>5.304</b>		<b>1</b>
<b>Total Investments and Average</b>				<b>12,246,496.62</b>	<b>12,246,496.62</b>	<b>12,246,496.62</b>		<b>4.372</b>	<b>4.432</b>		<b>8</b>





**City of McAllen, Texas**  
**Maturity Report**  
**Sorted by Maturity Date**

Meeder Public Funds  
 901 S. MoPac  
 Suite 300  
 Austin, TX 78746  
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**Amounts due during April 1, 2023 - June 30, 2023**

<b>CUSIP</b>	<b>Investment #</b>	<b>Fund</b>	<b>Sec. Type</b>	<b>Issuer</b>	<b>Par Value</b>	<b>Maturity Date</b>	<b>Purchase Date</b>	<b>Rate at Maturity</b>	<b>Book Value at Maturity</b>	<b>Interest</b>	<b>Maturity Proceeds</b>	<b>Net Income</b>
912828ZU7	10092	BOND	TRC	TNOTE	19,380,000.00	06/15/2023	09/23/2022	0.250	19,380,000.00	24,225.00	19,404,225.00	24,225.00
325472	10014	OPER	RRP	TRB	7,024,507.93	06/23/2023	06/23/2021	0.200	7,024,507.93	0.00	7,024,507.93	0.00
325472A	10035	CAPIMP	RRP	TRB	2,007,002.28	06/23/2023	06/23/2021	0.200	2,007,002.28	0.00	2,007,002.28	0.00
325472B	10036	BOND	RRP	TRB	1,003,501.12	06/23/2023	06/23/2021	0.200	1,003,501.12	0.00	1,003,501.12	0.00
<b>Total Maturities</b>					<b>29,415,011.33</b>				<b>29,415,011.33</b>	<b>24,225.00</b>	<b>29,439,236.33</b>	<b>24,225.00</b>



**City of McAllen, Texas**  
**Interest Earnings**  
**Sorted by Fund - Fund**  
**April 1, 2023 - June 30, 2023**  
**Yield on Beginning Book Value**

Meeder Public Funds  
 901 S. MoPac  
 Suite 300  
 Austin, TX 78746  
 -

CUSIP	Investment #	Fund	Security Type	Ending Par Value	Beginning Book Value	Ending Book Value	Maturity Date	Current Rate	Annualized Yield	Adjusted Interest Earnings		
										Interest Earned	Amortization/ Accretion	Adjusted Interest Earnings
<b>Fund: Bond Con, Reserve &amp; Cont Funds</b>												
9009004695B	10023	BOND	RRP	1,016,428.79	1,004,621.60	1,016,428.79	12/28/2023	4.820	4.844	12,131.77	0.00	12,131.77
9009004696B	10026	BOND	RRP	1,017,469.40	1,005,650.12	1,017,469.40	12/28/2023	4.820	4.844	12,144.99	0.00	12,144.99
325472B	10036	BOND	RRP	0.00	1,003,501.12	0.00	06/23/2023	0.200	0.200	456.39	0.00	456.39
108286	10043	BOND	RR3	68,208,159.47	53,611,826.22	68,208,159.47		5.304	5.324	711,600.04	0.00	711,600.04
99996	10049	BOND	RR2	115,342.30	3,213.60	115,342.30				0.00	0.00	0.00
91282CAK7	10089	BOND	TRC	15,050,000.00	14,785,442.63	14,929,602.64	09/15/2023	0.125	4.037	4,652.00	144,160.01	148,812.01
91282ZU7	10092	BOND	TRC	0.00	19,237,306.75	0.00	06/15/2023	0.250	3.862	9,982.83	142,693.25	152,676.08
91282CBA8	10093	BOND	TRC	7,270,000.00	7,071,129.80	7,141,273.94	12/15/2023	0.125	4.108	2,269.69	70,144.14	72,413.83
<b>Subtotal</b>				<b>92,677,399.96</b>	<b>97,722,691.84</b>	<b>92,428,276.54</b>			<b>4.725</b>	<b>753,237.71</b>	<b>356,997.40</b>	<b>1,110,235.11</b>
<b>Fund: Capital Improvement Funds</b>												
9009004695A	10022	CAPIMP	RRP	2,032,857.60	2,009,243.21	2,032,857.60	12/28/2023	4.820	4.844	24,263.55	0.00	24,263.55
9009004696A	10025	CAPIMP	RRP	2,543,673.57	2,514,125.36	2,543,673.57	12/28/2023	4.820	4.844	30,360.49	0.00	30,360.49
325472A	10035	CAPIMP	RRP	0.00	2,007,002.28	0.00	06/23/2023	0.200	0.200	912.77	0.00	912.77
108283	10040	CAPIMP	RR3	112,296,130.61	106,160,040.82	112,296,130.61		5.304	5.301	1,403,101.56	0.00	1,403,101.56
99993	10046	CAPIMP	RR2	924,101.92	3,998,721.08	924,101.92				0.00	0.00	0.00
3133EMJ94	10051	CAPIMP	FAC	4,500,000.00	4,500,000.00	4,500,000.00	09/15/2023	0.160	0.160	1,800.00	0.00	1,800.00
3130ANTH3	10052	CAPIMP	FAC	4,500,000.00	4,500,000.00	4,500,000.00	03/15/2024	0.340	0.341	3,825.00	0.00	3,825.00
3130AMQQ8	10053	CAPIMP	FAC	4,000,000.00	4,000,000.00	4,000,000.00	04/23/2024	0.350	0.351	3,500.00	0.00	3,500.00
3130AMEP3	10055	CAPIMP	FAC	4,500,000.00	4,500,000.00	4,500,000.00	05/24/2024	0.400	0.401	4,500.00	0.00	4,500.00
3130AMZ88	10056	CAPIMP	FAC	4,000,000.00	4,000,000.00	4,000,000.00	07/12/2024	0.520	0.521	5,200.00	0.00	5,200.00
3130ANTJ9	10057	CAPIMP	FAC	4,500,000.00	4,500,000.00	4,500,000.00	09/16/2024	0.510	0.511	5,737.50	0.00	5,737.50
3130AQRX3	10061	CAPIMP	FAC	5,000,000.00	5,000,000.00	5,000,000.00	02/18/2026	1.750	1.755	21,875.00	0.00	21,875.00
3130AQSND4	10063	CAPIMP	FAC	3,500,000.00	3,500,000.00	3,500,000.00	02/25/2025	1.625	1.629	14,218.75	0.00	14,218.75
3130AQX40	10066	CAPIMP	FAC	2,500,000.00	2,500,000.00	2,500,000.00	02/23/2024	1.500	1.504	9,375.00	0.00	9,375.00
5700	10068	CAPIMP	RR4	20,799,264.84	20,546,820.88	20,799,264.84		5.010	4.928	252,443.96	0.00	252,443.96
3130ARJ44	10076	CAPIMP	FAC	500,000.00	500,000.00	500,000.00	04/22/2024	2.400	2.407	3,000.00	0.00	3,000.00
3130ARJ69	10078	CAPIMP	FAC	500,000.00	500,000.00	500,000.00	07/22/2024	2.500	2.507	3,125.00	0.00	3,125.00
3133ENUS7	10080	CAPIMP	FAC	8,000,000.00	7,987,292.13	7,990,325.84	04/18/2024	2.580	2.744	51,600.00	3,033.71	54,633.71
91282CAK7	10088	CAPIMP	TRC	2,076,000.00	2,039,506.90	2,059,392.36	09/15/2023	0.125	4.037	641.70	19,885.46	20,527.16
91282CCX7	10091	CAPIMP	TRC	3,755,500.00	3,563,429.94	3,596,222.39	09/15/2024	0.375	4.083	3,482.51	32,792.45	36,274.96

**City of McAllen, Texas**  
**Interest Earnings**  
**April 1, 2023 - June 30, 2023**

Adjusted Interest Earnings

CUSIP	Investment #	Fund	Security Type	Ending Par Value	Beginning Book Value	Ending Book Value	Maturity Date	Current Rate	Annualized Yield	Interest Earned	Amortization/ Accretion	Adjusted Interest Earnings
<b>Subtotal</b>				<b>190,427,528.54</b>	<b>188,826,182.60</b>	<b>190,241,969.13</b>			<b>4.037</b>	<b>1,842,962.79</b>	<b>55,711.62</b>	<b>1,898,674.41</b>
<b>Fund: Debt Service Funds</b>												
108282	10039	DS	RR3	12,581,469.31	8,677,315.91	12,581,469.31		5.304	6.086	131,671.12	0.00	131,671.12
99992	10045	DS	RR2	612,497.83	83,922.76	612,497.83				0.00	0.00	0.00
<b>Subtotal</b>				<b>13,193,967.14</b>	<b>8,761,238.67</b>	<b>13,193,967.14</b>			<b>6.028</b>	<b>131,671.12</b>	<b>0.00</b>	<b>131,671.12</b>
<b>Fund: Grant Funds</b>												
108284	10041	GRANT	RR3	8,093,507.22	15,838,732.17	8,093,507.22		5.304	4.067	160,585.66	0.00	160,585.66
99994	10047	GRANT	RR2	298,372.91	3,294,549.96	298,372.91				0.00	0.00	0.00
<b>Subtotal</b>				<b>8,391,880.13</b>	<b>19,133,282.13</b>	<b>8,391,880.13</b>			<b>3.366</b>	<b>160,585.66</b>	<b>0.00</b>	<b>160,585.66</b>
<b>Fund: Operating Funds</b>												
3130AMQQ8	10002	OPER	FAC	6,000,000.00	6,000,000.00	6,000,000.00	04/23/2024	0.350	0.351	5,250.00	0.00	5,250.00
3130AMZ88	10003	OPER	FAC	6,000,000.00	6,000,000.00	6,000,000.00	07/12/2024	0.520	0.521	7,800.00	0.00	7,800.00
3130ANTH3	10004	OPER	FAC	5,500,000.00	5,500,000.00	5,500,000.00	03/15/2024	0.340	0.341	4,675.00	0.00	4,675.00
3130ANTJ9	10005	OPER	FAC	5,500,000.00	5,500,000.00	5,500,000.00	09/16/2024	0.510	0.511	7,012.50	0.00	7,012.50
325472	10014	OPER	RRP	0.00	7,024,507.93	0.00	06/23/2023	0.200	0.200	3,194.71	0.00	3,194.71
9009004695	10015	OPER	RRP	1,524,643.20	1,506,932.41	1,524,643.20	12/28/2023	4.820	4.844	18,197.65	0.00	18,197.65
9009004696	10016	OPER	RRP	1,526,204.13	1,508,475.21	1,526,204.13	12/28/2023	4.820	4.844	18,216.29	0.00	18,216.29
108281	10038	OPER	RR3	88,785,251.72	86,653,406.77	88,785,251.72		5.304	5.333	1,152,232.38	0.00	1,152,232.38
99991	10044	OPER	RR2	5,836,046.84	3,775,369.58	5,836,046.84				0.00	0.00	0.00
3133EMJ94	10050	OPER	FAC	5,500,000.00	5,500,000.00	5,500,000.00	09/15/2023	0.160	0.160	2,200.00	0.00	2,200.00
3130AMEP3	10054	OPER	FAC	5,500,000.00	5,500,000.00	5,500,000.00	05/24/2024	0.400	0.401	5,500.00	0.00	5,500.00
4902	10037	OPER	RR4	10,515,819.45	10,388,187.16	10,515,819.45		5.010	4.928	127,632.29	0.00	127,632.29
3130AQRX3	10060	OPER	FAC	5,000,000.00	5,000,000.00	5,000,000.00	02/18/2026	1.750	1.755	21,875.00	0.00	21,875.00
3130AQSN4	10062	OPER	FAC	1,500,000.00	1,500,000.00	1,500,000.00	02/25/2025	1.625	1.629	6,093.75	0.00	6,093.75
3130AQT52	10064	OPER	FAC	5,000,000.00	5,000,000.00	5,000,000.00	02/28/2024	1.250	1.253	15,625.00	0.00	15,625.00
3130AQX40	10065	OPER	FAC	2,500,000.00	2,500,000.00	2,500,000.00	02/23/2024	1.500	1.504	9,375.00	0.00	9,375.00
3130AQWU3	10067	OPER	FAC	10,000,000.00	10,000,000.00	10,000,000.00	02/27/2026	2.000	2.005	50,000.00	0.00	50,000.00
3130ARJ44	10075	OPER	FAC	9,500,000.00	9,500,000.00	9,500,000.00	04/22/2024	2.400	2.407	57,000.00	0.00	57,000.00
3130ARJ69	10077	OPER	FAC	9,500,000.00	9,500,000.00	9,500,000.00	07/22/2024	2.500	2.507	59,375.00	0.00	59,375.00
3133ENUS7	10079	OPER	FAC	2,000,000.00	1,996,823.03	1,997,581.46	04/18/2024	2.580	2.744	12,900.00	758.43	13,658.43
3130ARVV0	10081	OPER	FAC	5,550,000.00	5,550,000.00	5,550,000.00	05/19/2025	3.500	3.510	48,562.50	0.00	48,562.50
91282CAK7	10087	OPER	TRC	3,114,000.00	3,059,260.36	3,089,088.55	09/15/2023	0.125	4.037	962.54	29,828.19	30,790.73
91282CCX7	10090	OPER	TRC	1,609,500.00	1,527,184.26	1,541,238.17	09/15/2024	0.375	4.083	1,492.50	14,053.91	15,546.41
<b>Subtotal</b>				<b>197,461,465.34</b>	<b>199,990,146.71</b>	<b>197,365,873.52</b>			<b>3.379</b>	<b>1,635,172.11</b>	<b>44,640.53</b>	<b>1,679,812.64</b>
<b>Fund: Other Funds</b>												
9009004695C	10024	OTHER	RRP	508,214.40	502,310.80	508,214.40	12/28/2023	4.820	4.844	6,065.89	0.00	6,065.89

**City of McAllen, Texas**  
**Interest Earnings**  
**April 1, 2023 - June 30, 2023**

CUSIP	Investment #	Fund	Security Type	Ending Par Value	Beginning Book Value	Ending Book Value	Maturity Date	Current Rate	Adjusted Interest Earnings				
									Annualized Yield	Interest Earned	Amortization/ Accretion	Adjusted Interest Earnings	
<b>Fund: Other Funds</b>													
108285	10042	OTHER	RR3	9,772,179.93	9,212,524.51	9,772,179.93		5.304	5.297	121,655.42	0.00	121,655.42	
99995	10048	OTHER	RR2	1,966,102.29	1,596,341.61	1,966,102.29				0.00	0.00	0.00	
			<b>Subtotal</b>	<b>12,246,496.62</b>	<b>11,311,176.92</b>	<b>12,246,496.62</b>				<b>4.529</b>	<b>127,721.31</b>	<b>0.00</b>	<b>127,721.31</b>
			<b>Total</b>	<b>514,398,737.73</b>	<b>525,744,718.87</b>	<b>513,868,463.08</b>				<b>3.929</b>	<b>4,651,350.70</b>	<b>457,349.55</b>	<b>5,108,700.25</b>



**City of McAllen, Texas**  
**Accrued Interest**  
**Sorted by Fund - Fund**  
**April 1, 2023 - June 30, 2023**

Meeder Public Funds  
 901 S. MoPac  
 Suite 300  
 Austin, TX 78746  
 -

CUSIP	Investment #	Security Type	Par Value	Maturity Date	Current Rate	* Beginning Accrued Interest	Adjusted Acc'd Int. at Purchase During Period	Interest Earned	Interest Received	* Ending Accrued Interest
<b>Bond Con, Reserve &amp; Cont Funds</b>										
91282CAK7	10089	TRC	15,050,000.00	09/15/2023	0.125	869.06	0.00	4,652.00	0.00	5,521.06
912828ZU7	10092	TRC	0.00	06/15/2023	0.250	14,242.17	0.00	9,982.83	24,225.00	0.00
91282CBA8	10093	TRC	7,270,000.00	12/15/2023	0.125	2,671.33	0.00	2,269.69	4,543.75	397.27
325472B	10036	RRP	0.00	06/23/2023	0.200	49.49	0.00	456.39	505.88	0.00
9009004695B	10023	RRP	1,016,428.79	12/28/2023	4.820	4,775.94	0.00	12,131.77	11,807.19	5,100.52
9009004696B	10026	RRP	1,017,469.40	12/28/2023	4.820	4,780.04	0.00	12,144.99	11,819.28	5,105.75
108286	10043	RR3	68,208,159.47		5.304	0.00	0.00	711,600.04	711,600.04	0.00
		<b>Subtotal</b>	<b>92,562,057.66</b>			<b>27,388.03</b>	<b>0.00</b>	<b>753,237.71</b>	<b>764,501.14</b>	<b>16,124.60</b>
<b>Capital Improvement Funds</b>										
3133EMJ94	10051	FAC	4,500,000.00	09/15/2023	0.160	320.00	0.00	1,800.00	0.00	2,120.00
3133ENUS7	10080	FAC	8,000,000.00	04/18/2024	2.580	93,453.33	0.00	51,600.00	103,200.00	41,853.33
3130ANTH3	10052	FAC	4,500,000.00	03/15/2024	0.340	680.00	0.00	3,825.00	0.00	4,505.00
3130AMQQ8	10053	FAC	4,000,000.00	04/23/2024	0.350	3,811.11	0.00	3,500.00	7,000.00	311.11
3130AMEP3	10055	FAC	4,500,000.00	05/24/2024	0.400	6,350.00	0.00	4,500.00	9,000.00	1,850.00
3130AMZ88	10056	FAC	4,000,000.00	07/12/2024	0.520	4,564.44	0.00	5,200.00	0.00	9,764.44
3130ANTJ9	10057	FAC	4,500,000.00	09/16/2024	0.510	956.25	0.00	5,737.50	0.00	6,693.75
3130AQRX3	10061	FAC	5,000,000.00	02/18/2026	1.750	10,451.39	0.00	21,875.00	0.00	32,326.39
3130AQSN4	10063	FAC	3,500,000.00	02/25/2025	1.625	5,687.50	0.00	14,218.75	0.00	19,906.25
3130AQX40	10066	FAC	2,500,000.00	02/23/2024	1.500	3,958.33	0.00	9,375.00	0.00	13,333.33
3130ARJ44	10076	FAC	500,000.00	04/22/2024	2.400	5,300.00	0.00	3,000.00	6,000.00	2,300.00
3130ARJ69	10078	FAC	500,000.00	07/22/2024	2.500	5,520.83	0.00	3,125.00	6,250.00	2,395.83
91282CAK7	10088	TRC	2,076,000.00	09/15/2023	0.125	119.88	0.00	641.70	0.00	761.58
91282CCX7	10091	TRC	3,755,500.00	09/15/2024	0.375	650.58	0.00	3,482.51	0.00	4,133.09
325472A	10035	RRP	0.00	06/23/2023	0.200	98.98	0.00	912.77	1,011.75	0.00
9009004695A	10022	RRP	2,032,857.60	12/28/2023	4.820	9,551.89	0.00	24,263.55	23,614.39	10,201.05
9009004696A	10025	RRP	2,543,673.57	12/28/2023	4.820	11,952.08	0.00	30,360.49	29,548.21	12,764.36
108283	10040	RR3	112,296,130.61		5.304	0.00	0.00	1,403,101.56	1,403,101.56	0.00
5700	10068	RR4	20,799,264.84		5.010	0.00	0.00	252,443.96	252,443.96	0.00
		<b>Subtotal</b>	<b>189,503,426.62</b>			<b>163,426.59</b>	<b>0.00</b>	<b>1,842,962.79</b>	<b>1,841,169.87</b>	<b>165,219.51</b>
<b>Debt Service Funds</b>										
108282	10039	RR3	12,581,469.31		5.304	0.00	0.00	131,671.12	131,671.12	0.00
		<b>Subtotal</b>	<b>12,581,469.31</b>			<b>0.00</b>	<b>0.00</b>	<b>131,671.12</b>	<b>131,671.12</b>	<b>0.00</b>

\* Beginning Accrued may not include investments that redeemed in the previous month that had outstanding accrued interest.

**City of McAllen, Texas  
Accrued Interest  
Sorted by Fund - Fund**

CUSIP	Investment #	Security Type	Par Value	Maturity Date	Current Rate	* Beginning Accrued Interest	Adjusted Acc'd Int. at Purchase During Period	Interest Earned	Interest Received	* Ending Accrued Interest
<b>Grant Funds</b>										
108284	10041	RR3	8,093,507.22		5.304	0.00	0.00	160,585.66	160,585.66	0.00
		<b>Subtotal</b>	<b>8,093,507.22</b>			<b>0.00</b>	<b>0.00</b>	<b>160,585.66</b>	<b>160,585.66</b>	<b>0.00</b>
<b>Operating Funds</b>										
3133EMJ94	10050	FAC	5,500,000.00	09/15/2023	0.160	391.11	0.00	2,200.00	0.00	2,591.11
3133ENUS7	10079	FAC	2,000,000.00	04/18/2024	2.580	23,363.33	0.00	12,900.00	25,800.00	10,463.33
3130AMQQ8	10002	FAC	6,000,000.00	04/23/2024	0.350	5,716.67	0.00	5,250.00	10,500.00	466.67
3130AMZ88	10003	FAC	6,000,000.00	07/12/2024	0.520	6,846.67	0.00	7,800.00	0.00	14,646.67
3130ANTH3	10004	FAC	5,500,000.00	03/15/2024	0.340	831.11	0.00	4,675.00	0.00	5,506.11
3130ANTJ9	10005	FAC	5,500,000.00	09/16/2024	0.510	1,168.75	0.00	7,012.50	0.00	8,181.25
3130AMEP3	10054	FAC	5,500,000.00	05/24/2024	0.400	7,761.11	0.00	5,500.00	11,000.00	2,261.11
3130AQRX3	10060	FAC	5,000,000.00	02/18/2026	1.750	10,451.39	0.00	21,875.00	0.00	32,326.39
3130AQRX3	10062	FAC	1,500,000.00	02/25/2025	1.625	2,437.50	0.00	6,093.75	0.00	8,531.25
3130AQT52	10064	FAC	5,000,000.00	02/28/2024	1.250	5,729.17	0.00	15,625.00	0.00	21,354.17
3130AQX40	10065	FAC	2,500,000.00	02/23/2024	1.500	3,958.33	0.00	9,375.00	0.00	13,333.33
3130AQWU3	10067	FAC	10,000,000.00	02/27/2026	2.000	18,888.89	0.00	50,000.00	0.00	68,888.89
3130ARJ44	10075	FAC	9,500,000.00	04/22/2024	2.400	100,700.00	0.00	57,000.00	114,000.00	43,700.00
3130ARJ69	10077	FAC	9,500,000.00	07/22/2024	2.500	104,895.83	0.00	59,375.00	118,750.00	45,520.83
3130ARVV0	10081	FAC	5,550,000.00	05/19/2025	3.500	71,225.00	0.00	48,562.50	97,125.00	22,662.50
91282CAK7	10087	TRC	3,114,000.00	09/15/2023	0.125	179.82	0.00	962.54	0.00	1,142.36
91282CCX7	10090	TRC	1,609,500.00	09/15/2024	0.375	278.82	0.00	1,492.50	0.00	1,771.32
325472	10014	RRP	0.00	06/23/2023	0.200	346.41	0.00	3,194.71	3,541.12	0.00
9009004695	10015	RRP	1,524,643.20	12/28/2023	4.820	7,163.92	0.00	18,197.65	17,710.79	7,650.78
9009004696	10016	RRP	1,526,204.13	12/28/2023	4.820	7,171.25	0.00	18,216.29	17,728.92	7,658.62
108281	10038	RR3	88,785,251.72		5.304	0.00	0.00	1,152,232.38	1,152,232.38	0.00
4902	10037	RR4	10,515,819.45		5.010	0.00	0.00	127,632.29	127,632.29	0.00
		<b>Subtotal</b>	<b>191,625,418.50</b>			<b>379,505.08</b>	<b>0.00</b>	<b>1,635,172.11</b>	<b>1,696,020.50</b>	<b>318,656.69</b>
<b>Other Funds</b>										
9009004695C	10024	RRP	508,214.40	12/28/2023	4.820	2,387.97	0.00	6,065.89	5,903.60	2,550.26
108285	10042	RR3	9,772,179.93		5.304	0.00	0.00	121,655.42	121,655.42	0.00
		<b>Subtotal</b>	<b>10,280,394.33</b>			<b>2,387.97</b>	<b>0.00</b>	<b>127,721.31</b>	<b>127,559.02</b>	<b>2,550.26</b>
		<b>Total</b>	<b>504,646,273.64</b>			<b>572,707.67</b>	<b>0.00</b>	<b>4,651,350.70</b>	<b>4,721,507.31</b>	<b>502,551.06</b>

\* Beginning Accrued may not include investments that redeemed in the previous month that had outstanding accrued interest.



**City of McAllen, Texas  
Amortization Schedule  
April 1, 2023 - June 30, 2023  
Sorted By Fund - Fund**

Meeder Public Funds  
901 S. MoPac  
Suite 300  
Austin, TX 78746  
-

Investment #	Maturity Date	Beginning Par Value				Amounts Amortized				
Issuer	Fund	Amort. Date	Current Rate	Purchase Principal	Original Premium or Discount	Ending Book Value	And Unamortized As of 04/01/2023	Amount Amortized This Period	Amt Amortized Through 06/30/2023	Amount Unamortized Through 06/30/2023
<b>Bond Con, Reserve &amp; Cont Funds</b>										
10089 T Note	BOND	09/15/2023	15,050,000.00 0.125	14,484,449.22	-565,550.78	14,929,602.64	300,993.41 -264,557.37	144,160.01	445,153.42	-120,397.36
10092 T Note	BOND	06/15/2023	19,380,000.00 0.250	18,875,817.19	-504,182.81	0.00	361,489.56 -142,693.25	142,693.25	504,182.81	0.00
10093 T Note	BOND	12/15/2023	7,270,000.00 0.125	6,924,675.00	-345,325.00	7,141,273.94	146,454.80 -198,870.20	70,144.14	216,598.94	-128,726.06
			<b>Subtotal</b>	<b>40,284,941.41</b>	<b>-1,415,058.59</b>	<b>22,070,876.58</b>	<b>808,937.77 -606,120.82</b>	<b>356,997.40</b>	<b>1,165,935.17</b>	<b>-249,123.42</b>
<b>Capital Improvement Funds</b>										
10051 FFCB Call Note	CAPIMP	09/15/2023 09/15/2021	4,500,000.00 0.160	4,488,300.00	-11,700.00	4,500,000.00	11,700.00 0.00	0.00	11,700.00	0.00
10080 FFCB Call Note	CAPIMP	04/18/2024	8,000,000.00 2.580	7,976,000.00	-24,000.00	7,990,325.84	11,292.13 -12,707.87	3,033.71	14,325.84	-9,674.16
10053 FHLB Call Note	CAPIMP	04/23/2024 12/23/2021	4,000,000.00 0.350	3,993,200.00	-6,800.00	4,000,000.00	6,800.00 0.00	0.00	6,800.00	0.00
10055 FHLB Call Note	CAPIMP	05/24/2024 08/24/2021	4,500,000.00 0.400	4,499,550.00	-450.00	4,500,000.00	450.00 0.00	0.00	450.00	0.00
10088 T Note	CAPIMP	09/15/2023	2,076,000.00 0.125	1,997,987.81	-78,012.19	2,059,392.36	41,519.09 -36,493.10	19,885.46	61,404.55	-16,607.64
10091 T Note	CAPIMP	09/15/2024	3,755,500.00 0.375	3,494,962.19	-260,537.81	3,596,222.39	68,467.75 -192,070.06	32,792.45	101,260.20	-159,277.61
			<b>Subtotal</b>	<b>26,450,000.00</b>	<b>-381,500.00</b>	<b>26,645,940.59</b>	<b>140,228.97 -241,271.03</b>	<b>55,711.62</b>	<b>195,940.59</b>	<b>-185,559.41</b>
<b>Operating Funds</b>										
10050 FFCB Call Note	OPER	09/15/2023 09/15/2021	5,500,000.00 0.160	5,485,700.00	-14,300.00	5,500,000.00	14,300.00 0.00	0.00	14,300.00	0.00
10079 FFCB Call Note	OPER	04/18/2024	2,000,000.00 2.580	1,994,000.00	-6,000.00	1,997,581.46	2,823.03 -3,176.97	758.43	3,581.46	-2,418.54
10002 FHLB Call Note	OPER	04/23/2024 12/23/2021	6,000,000.00 0.350	5,989,800.00	-10,200.00	6,000,000.00	10,200.00 0.00	0.00	10,200.00	0.00
10054 FHLB Call Note	OPER	05/24/2024 08/24/2021	5,500,000.00 0.400	5,499,450.00	-550.00	5,500,000.00	550.00 0.00	0.00	550.00	0.00
10087 T Note	OPER	09/15/2023	3,114,000.00 0.125	2,996,981.72	-117,018.28	3,089,088.55	62,278.64 -54,739.64	29,828.19	92,106.83	-24,911.45

**City of McAllen, Texas**  
**Amortization Schedule**  
**April 1, 2023 - June 30, 2023**

Investment #	Maturity Date	Beginning Par Value				Amounts Amortized				
Issuer	Fund	Amort. Date	Current Rate	Purchase Principal	Original Premium or Discount	Ending Book Value	And Unamortized As of 04/01/2023	Amount Amortized This Period	Amt Amortized Through 06/30/2023	Amount Unamortized Through 06/30/2023
<b>Operating Funds</b>										
10090 T Note	OPER	09/15/2024	1,609,500.00 0.375	1,497,840.94	-111,659.06	1,541,238.17	29,343.32 -82,315.74	14,053.91	43,397.23	-68,261.83
			<b>Subtotal</b>	<b>23,463,772.66</b>	<b>-259,727.34</b>	<b>23,627,908.18</b>	<b>119,494.99 -140,232.35</b>	<b>44,640.53</b>	<b>164,135.52</b>	<b>-95,591.82</b>
			<b>Total</b>	<b>90,198,714.07</b>	<b>-2,056,285.93</b>	<b>72,344,725.35</b>	<b>1,068,661.73 -987,624.20</b>	<b>457,349.55</b>	<b>1,526,011.28</b>	<b>-530,274.65</b>





**City of McAllen, Texas**  
**Texas Compliance Change in Val Report**  
**Sorted by Fund**  
**April 1, 2023 - June 30, 2023**

Meeder Public Funds  
 901 S. MoPac  
 Suite 300  
 Austin, TX 78746  
 -

Inv #	Issuer	Fund	Purch Date	Interest Accrual	Beginning Book Value	Purchases/ Additions	Redemptions	Change in Value	Ending Book Value
Cusip	Par Value	YTM	Mat Date	Interest Received	Beginning Market Value				Ending Market Value
<b>Fund: Bond Con, Reserve &amp;</b>									
10023	VERIBK	BOND	08/24/2021	12,131.77	1,004,621.60	11,807.19	0.00	11,807.19	1,016,428.79
9009004695B	1,016,428.79	4.820	12/28/2023	11,807.19	1,004,621.60	11,807.19	0.00	11,807.19	1,016,428.79
10026	VERIBK	BOND	08/24/2021	12,144.99	1,005,650.12	11,819.28	0.00	11,819.28	1,017,469.40
9009004696B	1,017,469.40	4.820	12/28/2023	11,819.28	1,005,650.12	11,819.28	0.00	11,819.28	1,017,469.40
10036	TRB	BOND	06/23/2021	456.39	1,003,501.12	505.88	1,004,007.00	-1,003,501.12	0.00
325472B	0.00	0.000	06/23/2023	505.88	1,003,501.12	505.88	1,004,007.00	-1,003,501.12	0.00
10043	TXPRIM	BOND	08/01/2021	711,600.04	53,611,826.22	17,013,318.33	2,416,985.08	14,596,333.25	68,208,159.47
108286	68,208,159.47	5.303	/ /	711,600.04	53,611,826.22	17,013,318.33	2,416,985.08	14,596,333.25	68,208,159.47
10049	PCBDM	BOND	08/01/2021	0.00	3,213.60	188,212.14	76,083.44	112,128.70	115,342.30
99996	115,342.30	0.000	/ /	0.00	3,213.60	188,212.14	76,083.44	112,128.70	115,342.30
10089	TNOTE	BOND	09/23/2022	4,652.00	14,785,442.63	0.00	0.00	144,160.01	14,929,602.64
91282CAK7	15,050,000.00	4.084	09/15/2023	0.00	14,743,702.40	0.00	0.00	152,618.89	14,896,321.29
10092	TNOTE	BOND	09/23/2022	9,982.83	19,237,306.75	0.00	19,380,000.00	-19,237,306.75	0.00
912828ZU7	0.00	0.000	06/15/2023	24,225.00	19,207,072.26	0.00	19,380,000.00	-19,207,072.26	0.00
10093	TNOTE	BOND	09/23/2022	2,269.69	7,071,129.80	0.00	0.00	70,144.14	7,141,273.94
91282CBA8	7,270,000.00	4.135	12/15/2023	4,543.75	7,041,678.38	0.00	0.00	62,758.71	7,104,437.09
<b>Sub Totals For: Fund: Bond Con, Reserve &amp;</b>				753,237.71	97,722,691.84	17,225,662.82	22,877,075.52	-5,294,415.30	92,428,276.54
				764,501.14	97,621,265.70	17,225,662.82	22,877,075.52	-5,263,107.36	92,358,158.34
<b>Fund: Capital Improvement</b>									
10022	VERIBK	CAPIMP	08/24/2021	24,263.55	2,009,243.21	23,614.39	0.00	23,614.39	2,032,857.60
9009004695A	2,032,857.60	4.820	12/28/2023	23,614.39	2,009,243.21	23,614.39	0.00	23,614.39	2,032,857.60

Portfolio MCCL

**City of McAllen, Texas**  
**Texas Compliance Change in Val Report**  
**April 1, 2023 - June 30, 2023**

Inv #	Issuer	Fund	Purch Date	Interest Accrual	Beginning Book Value	Purchases/ Additions	Redemptions	Change in Value	Ending Book Value
Cusip	Par Value	YTM	Mat Date	Interest Received	Beginning Market Value				Ending Market Value
10025	VERIBK	CAPIMP	08/24/2021	30,360.49	2,514,125.36	29,548.21	0.00	29,548.21	2,543,673.57
9009004696A	2,543,673.57	4.820	12/28/2023	29,548.21	2,514,125.36	29,548.21	0.00	29,548.21	2,543,673.57
10035	TRB	CAPIMP	06/23/2021	912.77	2,007,002.28	1,011.75	2,008,014.03	-2,007,002.28	0.00
325472A	0.00	0.000	06/23/2023	1,011.75	2,007,002.28	1,011.75	2,008,014.03	-2,007,002.28	0.00
10040	TXPRIM	CAPIMP	08/01/2021	1,403,101.56	106,160,040.82	6,136,089.79	0.00	6,136,089.79	112,296,130.61
108283	112,296,130.61	5.303	/ /	1,403,101.56	106,160,040.82	6,136,089.79	0.00	6,136,089.79	112,296,130.61
10046	PCBDM	CAPIMP	08/01/2021	0.00	3,998,721.08	1,187,095.30	4,261,714.46	-3,074,619.16	924,101.92
99993	924,101.92	0.000	/ /	0.00	3,998,721.08	1,187,095.30	4,261,714.46	-3,074,619.16	924,101.92
10051	FFCBC	CAPIMP	06/22/2021	1,800.00	4,500,000.00	0.00	0.00	0.00	4,500,000.00
3133EMJ94	4,500,000.00	0.277	09/15/2023	0.00	4,399,375.50	0.00	0.00	50,452.92	4,449,828.42
10052	FHLBC	CAPIMP	09/15/2021	3,825.00	4,500,000.00	0.00	0.00	0.00	4,500,000.00
3130ANTH3	4,500,000.00	0.340	03/15/2024	0.00	4,311,774.00	0.00	0.00	24,559.74	4,336,333.74
10053	FHLBC	CAPIMP	06/23/2021	3,500.00	4,000,000.00	0.00	0.00	0.00	4,000,000.00
3130AMQQ8	4,000,000.00	0.410	04/23/2024	7,000.00	3,817,276.00	0.00	0.00	17,340.64	3,834,616.64
10055	FHLBC	CAPIMP	05/24/2021	4,500.00	4,500,000.00	0.00	0.00	0.00	4,500,000.00
3130AMEP3	4,500,000.00	0.403	05/24/2024	9,000.00	4,283,604.00	0.00	0.00	13,913.73	4,297,517.73
10056	FHLBC	CAPIMP	07/12/2021	5,200.00	4,000,000.00	0.00	0.00	0.00	4,000,000.00
3130AMZ88	4,000,000.00	0.520	07/12/2024	0.00	3,795,428.00	0.00	0.00	4,726.04	3,800,154.04
10057	FHLBC	CAPIMP	09/16/2021	5,737.50	4,500,000.00	0.00	0.00	0.00	4,500,000.00
3130ANTJ9	4,500,000.00	0.510	09/16/2024	0.00	4,245,183.00	0.00	0.00	-7,026.97	4,238,156.03
10061	FHLBC	CAPIMP	02/18/2022	21,875.00	5,000,000.00	0.00	0.00	0.00	5,000,000.00
3130AQRX3	5,000,000.00	1.750	02/18/2026	0.00	4,673,025.00	0.00	0.00	-50,870.40	4,622,154.60
10063	FHLBC	CAPIMP	02/25/2022	14,218.75	3,500,000.00	0.00	0.00	0.00	3,500,000.00
3130AQSN4	3,500,000.00	1.625	02/25/2025	0.00	3,318,238.00	0.00	0.00	-19,688.62	3,298,549.38
10066	FHLBC	CAPIMP	02/28/2022	9,375.00	2,500,000.00	0.00	0.00	0.00	2,500,000.00
3130AQX40	2,500,000.00	1.500	02/23/2024	0.00	2,426,552.50	0.00	0.00	8,194.47	2,434,746.97

Portfolio MCCL

**City of McAllen, Texas**  
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Inv #	Issuer	Fund	Purch Date	Interest Accrual	Beginning Book Value				Ending Book Value
Cusip	Par Value	YTM	Mat Date	Interest Received	Beginning Market Value	Purchases/ Additions	Redemptions	Change in Value	Ending Market Value
10068	PCBICS	CAPIMP	02/17/2022	252,443.96	20,546,820.88	252,443.96	0.00	252,443.96	20,799,264.84
5700	20,799,264.84	5.010	/ /	252,443.96	20,546,820.88	252,443.96	0.00	252,443.96	20,799,264.84
10076	FHLBC	CAPIMP	04/22/2022	3,000.00	500,000.00	0.00	0.00	0.00	500,000.00
3130ARJ44	500,000.00	2.400	04/22/2024	6,000.00	487,617.00	0.00	0.00	-250.65	487,366.35
10078	FHLBC	CAPIMP	04/22/2022	3,125.00	500,000.00	0.00	0.00	0.00	500,000.00
3130ARJ69	500,000.00	2.500	07/22/2024	6,250.00	486,305.00	0.00	0.00	-1,807.45	484,497.55
10080	FFCBC	CAPIMP	04/26/2022	51,600.00	7,987,292.13	0.00	0.00	3,033.71	7,990,325.84
3133ENUS7	8,000,000.00	2.736	04/18/2024	103,200.00	7,821,280.00	0.00	0.00	-9,893.12	7,811,386.88
10088	TNOTE	CAPIMP	09/23/2022	641.70	2,039,506.90	0.00	0.00	19,885.46	2,059,392.36
91282CAK7	2,076,000.00	4.084	09/15/2023	0.00	2,033,749.25	0.00	0.00	21,052.28	2,054,801.53
10091	TNOTE	CAPIMP	09/23/2022	3,482.51	3,563,429.94	0.00	0.00	32,792.45	3,596,222.39
91282CCX7	3,755,500.00	4.060	09/15/2024	0.00	3,546,893.24	0.00	0.00	-8,067.98	3,538,825.26
<b>Sub Totals For: Fund: Capital Improvement</b>				1,842,962.79	188,826,182.60	7,629,803.40	6,269,728.49	1,415,786.53	190,241,969.13
				1,841,169.87	186,882,254.12	7,629,803.40	6,269,728.49	1,402,709.54	188,284,963.66
<b>Fund: Debt Service Funds</b>									
10039	TXPRIM	DS	08/01/2021	131,671.12	8,677,315.91	3,904,153.40	0.00	3,904,153.40	12,581,469.31
108282	12,581,469.31	5.303	/ /	131,671.12	8,677,315.91	3,904,153.40	0.00	3,904,153.40	12,581,469.31
10045	PCBDM	DS	08/01/2021	0.00	83,922.76	670,851.68	142,276.61	528,575.07	612,497.83
99992	612,497.83	0.000	/ /	0.00	83,922.76	670,851.68	142,276.61	528,575.07	612,497.83
<b>Sub Totals For: Fund: Debt Service Funds</b>				131,671.12	8,761,238.67	4,575,005.08	142,276.61	4,432,728.47	13,193,967.14
				131,671.12	8,761,238.67	4,575,005.08	142,276.61	4,432,728.47	13,193,967.14
<b>Fund: Grant Funds</b>									
10041	TXPRIM	GRANT	08/01/2021	160,585.66	15,838,732.17	3,123,859.10	10,869,084.05	-7,745,224.95	8,093,507.22
108284	8,093,507.22	5.303	/ /	160,585.66	15,838,732.17	3,123,859.10	10,869,084.05	-7,745,224.95	8,093,507.22
10047	PCBDM	GRANT	08/01/2021	0.00	3,294,549.96	1,290,158.20	4,286,335.25	-2,996,177.05	298,372.91
99994	298,372.91	0.000	/ /	0.00	3,294,549.96	1,290,158.20	4,286,335.25	-2,996,177.05	298,372.91

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Inv #	Issuer	Fund	Purch Date	Interest Accrual	Beginning Book Value				Ending Book Value
Cusip	Par Value	YTM	Mat Date	Interest Received	Beginning Market Value	Purchases/ Additions	Redemptions	Change in Value	Ending Market Value
<b>Sub Totals For: Fund: Grant Funds</b>				160,585.66	19,133,282.13	4,414,017.30	15,155,419.30	-10,741,402.00	8,391,880.13
				160,585.66	19,133,282.13	4,414,017.30	15,155,419.30	-10,741,402.00	8,391,880.13
<b>Fund: Operating Funds</b>									
10002	FHLBC	OPER	06/23/2021	5,250.00	6,000,000.00	0.00	0.00	0.00	6,000,000.00
3130AMQQ8	6,000,000.00	0.410	04/23/2024	10,500.00	5,725,914.00	0.00	0.00	26,010.96	5,751,924.96
10003	FHLBC	OPER	07/12/2021	7,800.00	6,000,000.00	0.00	0.00	0.00	6,000,000.00
3130AMZ88	6,000,000.00	0.520	07/12/2024	0.00	5,693,142.00	0.00	0.00	7,089.06	5,700,231.06
10004	FHLBC	OPER	09/15/2021	4,675.00	5,500,000.00	0.00	0.00	0.00	5,500,000.00
3130ANTH3	5,500,000.00	0.340	03/15/2024	0.00	5,269,946.00	0.00	0.00	30,017.46	5,299,963.46
10005	FHLBC	OPER	09/16/2021	7,012.50	5,500,000.00	0.00	0.00	0.00	5,500,000.00
3130ANTJ9	5,500,000.00	0.510	09/16/2024	0.00	5,188,557.00	0.00	0.00	-8,588.53	5,179,968.47
10014	TRB	OPER	06/23/2021	3,194.71	7,024,507.93	3,541.12	7,028,049.05	-7,024,507.93	0.00
325472	0.00	0.000	06/23/2023	3,541.12	7,024,507.93	3,541.12	7,028,049.05	-7,024,507.93	0.00
10015	VERIBK	OPER	08/24/2021	18,197.65	1,506,932.41	17,710.79	0.00	17,710.79	1,524,643.20
9009004695	1,524,643.20	4.820	12/28/2023	17,710.79	1,506,932.41	17,710.79	0.00	17,710.79	1,524,643.20
10016	VERIBK	OPER	08/24/2021	18,216.29	1,508,475.21	17,728.92	0.00	17,728.92	1,526,204.13
9009004696	1,526,204.13	4.820	12/28/2023	17,728.92	1,508,475.21	17,728.92	0.00	17,728.92	1,526,204.13
10037	PCBICS	OPER	08/23/2021	127,632.29	10,388,187.16	127,632.29	0.00	127,632.29	10,515,819.45
4902	10,515,819.45	5.010	/ /	127,632.29	10,388,187.16	127,632.29	0.00	127,632.29	10,515,819.45
10038	TXPRIM	OPER	08/01/2021	1,152,232.38	86,653,406.77	3,965,607.81	1,833,762.86	2,131,844.95	88,785,251.72
108281	88,785,251.72	5.303	/ /	1,152,232.38	86,653,406.77	3,965,607.81	1,833,762.86	2,131,844.95	88,785,251.72
10044	PCBDM	OPER	08/01/2021	0.00	3,775,369.58	3,543,267.98	1,482,590.72	2,060,677.26	5,836,046.84
99991	5,836,046.84	0.000	/ /	0.00	3,775,369.58	3,543,267.98	1,482,590.72	2,060,677.26	5,836,046.84
10050	FFCBC	OPER	06/22/2021	2,200.00	5,500,000.00	0.00	0.00	0.00	5,500,000.00
3133EMJ94	5,500,000.00	0.277	09/15/2023	0.00	5,377,014.50	0.00	0.00	61,664.68	5,438,679.18

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Cusip	Par Value	YTM	Mat Date	Interest Received	Beginning Market Value	Purchases/ Additions	Redemptions	Change in Value	Ending Market Value
10054	FHLBC	OPER	05/24/2021	5,500.00	5,500,000.00	0.00	0.00	0.00	5,500,000.00
3130AMEP3	5,500,000.00	0.403	05/24/2024	11,000.00	5,235,516.00	0.00	0.00	17,005.67	5,252,521.67
10060	FHLBC	OPER	02/18/2022	21,875.00	5,000,000.00	0.00	0.00	0.00	5,000,000.00
3130AQRX3	5,000,000.00	1.750	02/18/2026	0.00	4,673,025.00	0.00	0.00	-50,870.40	4,622,154.60
10062	FHLBC	OPER	02/25/2022	6,093.75	1,500,000.00	0.00	0.00	0.00	1,500,000.00
3130AQSN4	1,500,000.00	1.625	02/25/2025	0.00	1,422,102.00	0.00	0.00	-8,437.98	1,413,664.02
10064	FHLBC	OPER	02/28/2022	15,625.00	5,000,000.00	0.00	0.00	0.00	5,000,000.00
3130AQT52	5,000,000.00	1.250	02/28/2024	0.00	4,842,470.00	0.00	0.00	17,763.15	4,860,233.15
10065	FHLBC	OPER	02/28/2022	9,375.00	2,500,000.00	0.00	0.00	0.00	2,500,000.00
3130AQX40	2,500,000.00	1.500	02/23/2024	0.00	2,426,552.50	0.00	0.00	8,194.47	2,434,746.97
10067	FHLBC	OPER	02/28/2022	50,000.00	10,000,000.00	0.00	0.00	0.00	10,000,000.00
3130AQWU3	10,000,000.00	2.000	02/27/2026	0.00	9,404,370.00	0.00	0.00	-104,978.80	9,299,391.20
10075	FHLBC	OPER	04/22/2022	57,000.00	9,500,000.00	0.00	0.00	0.00	9,500,000.00
3130ARJ44	9,500,000.00	2.400	04/22/2024	114,000.00	9,264,723.00	0.00	0.00	-4,762.44	9,259,960.56
10077	FHLBC	OPER	04/22/2022	59,375.00	9,500,000.00	0.00	0.00	0.00	9,500,000.00
3130ARJ69	9,500,000.00	2.500	07/22/2024	118,750.00	9,239,795.00	0.00	0.00	-34,341.64	9,205,453.36
10079	FFCBC	OPER	04/26/2022	12,900.00	1,996,823.03	0.00	0.00	758.43	1,997,581.46
3133ENUS7	2,000,000.00	2.736	04/18/2024	25,800.00	1,955,320.00	0.00	0.00	-2,473.28	1,952,846.72
10081	FHLBC	OPER	05/19/2022	48,562.50	5,550,000.00	0.00	0.00	0.00	5,550,000.00
3130ARVV0	5,550,000.00	3.500	05/19/2025	97,125.00	5,434,954.05	0.00	0.00	-53,117.61	5,381,836.44
10087	TNOTE	OPER	09/23/2022	962.54	3,059,260.36	0.00	0.00	29,828.19	3,089,088.55
91282CAK7	3,114,000.00	4.084	09/15/2023	0.00	3,050,623.87	0.00	0.00	31,578.42	3,082,202.29
10090	TNOTE	OPER	09/23/2022	1,492.50	1,527,184.26	0.00	0.00	14,053.91	1,541,238.17
91282CCX7	1,609,500.00	4.060	09/15/2024	0.00	1,520,097.10	0.00	0.00	-3,457.70	1,516,639.40

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Cusip	Par Value	YTM	Mat Date	Interest Received	Beginning Market Value				Ending Market Value
<b>Sub Totals For: Fund: Operating Funds</b>				1,635,172.11	199,990,146.71	7,675,488.91	10,344,402.63	-2,624,273.19	197,365,873.52
				1,696,020.50	196,581,001.08	7,675,488.91	10,344,402.63	-2,740,618.23	193,840,382.85
<b>Fund: Other Funds</b>									
10024	VERIBK	OTHER	08/24/2021	6,065.89	502,310.80	5,903.60	0.00	5,903.60	508,214.40
9009004695C	508,214.40	4.820	12/28/2023	5,903.60	502,310.80	5,903.60	0.00	5,903.60	508,214.40
10042	TXPRIM	OTHER	08/01/2021	121,655.42	9,212,524.51	684,655.42	125,000.00	559,655.42	9,772,179.93
108285	9,772,179.93	5.303	/ /	121,655.42	9,212,524.51	684,655.42	125,000.00	559,655.42	9,772,179.93
10048	PCBDM	OTHER	08/01/2021	0.00	1,596,341.61	857,943.91	488,183.23	369,760.68	1,966,102.29
99995	1,966,102.29	0.000	/ /	0.00	1,596,341.61	857,943.91	488,183.23	369,760.68	1,966,102.29
<b>Sub Totals For: Fund: Other Funds</b>				127,721.31	11,311,176.92	1,548,502.93	613,183.23	935,319.70	12,246,496.62
				127,559.02	11,311,176.92	1,548,502.93	613,183.23	935,319.70	12,246,496.62
<b>Report Grand Totals:</b>				4,651,350.70	525,744,718.87	43,068,480.44	55,402,085.78	-11,876,255.79	513,868,463.08
				4,721,507.31	520,290,218.62	43,068,480.44	55,402,085.78	-11,974,369.88	508,315,848.74

**CITY OF McALLEN / McALLEN PUBLIC UTILITY / BRIDGE  
INVESTMENT MATURITIES REPORT  
06/30/23**

	FUND NAME	DEMAND	INSURED CASH SWEEP (ICS)	CDs	TEXPOOL PRIME	GOV'T SECURITIES	TOTAL HOLDINGS	CDs		GOVERNMENT SECURITIES		
								91 Days - 1 Yr	0-1 YR	2+ YRS	3+ YRS	
11	General Fund	2,226,534	10,515,819	0	28,217,783	41,749,121	82,709,257	0	15,294,279	17,258,412	9,196,430	
100	Hotel Occupancy Fund	166,861	0	0	4	0	166,865					
102	Hotel Venue Project Fund	722,197	0	0	3,098	0	725,294					
103	Marketing & Advertising Fund	8,746	0	0	390,094	0	398,840					
109	City Special Events Fund	17,696	0	0	0	0	17,696					
110	Development Corp Fund	23,347	0	1,021,901	10,292,853	13,263,217	24,601,318	1,021,901	7,656,505	3,317,562	2,289,150	
112	Dev Corp Fund - Debt Service	0	0	0	1,248	0	1,248					
113	Christmas Parade Fund	1,061	0	0	841,281	0	842,341					
115	Texas A&M Const Fd - Series 2017	0	0	0	0	0	0					
116	TIRZ#1	3,294	0	0	0	0	3,294					
118	Texas A&M Rev Bonds - Series 2017	374,229	0	0	0	0	374,229					
119	TIRZ Debt Service	806	0	0	1,348,068	0	1,348,874					
120	McAllen EB-5	15,307	0	0	109,426	0	124,733					
121	Park Land Zone #1	2,591	0	0	474,329	470,397	947,318		470,397	0	0	
122	Park Land Zone #2	18,605	0	0	325,267	0	343,872					
123	Park Land Zone #3	68,588	0	0	982,048	0	1,050,637					
124	TIRZ #2	2,759	0	0	4,620,471	0	4,623,230					
126	PEG Fund	55,514	0	0	1,271,961	0	1,327,475					
128	Friends of Quinta	11,767	0	0	422,568	0	434,336					
128	Ron Smith Preservation Fund - QM	0	0	0	417	0	417					
129	Performing and Cultural Arts Foundation	0	0	0	0	0	0					
160	Downtown Services Parking	28,765	0	0	85,857	0	114,622					
132	Community Development	0	0	0	0	0	0					
140	Misc Gov't Grants	127,740	0	0	7,023,304	0	7,151,044					
141	American Rescue Plan Act Fund	170,633	0	0	1,070,202	0	1,240,835					
152	Texas TransNational Intel Center	0	0	0	0	0	0					
154	PD Seized Funds	54,655	0	510,694	816,494	0	1,381,843	510,694				
156	Texas Anti-Gang Fund	0	0	0	2	0	2					
157	COPS Grant Fund	0	0	0	0	0	0					
170	Drainage Fee Fund	68,553	0	1,021,902	2,325,050	1,455,493	4,870,997	1,021,902	1,455,493	0	0	
290	Debt Service	237,269	0	0	5,744,512	0	5,981,781					
295	Hotel Venue Debt SVC	194	0	0	4	0	198					
300	Capital Improvement	3,733	0	0	3,938,164	5,684,939	9,626,836	0	1,446,665	3,322,614	915,660	
302	Quinta - Ctr for Urban Ecology	64,159	0	0	13,469,088	0	13,533,247					
305	City Hall Expansion Project	0	0	0	21,449,351	0	21,449,351					
310	Drainage Bond	0	0	0	0	0	0					
318	Traffic Imp & Drainage Const - Ser 2018	3,817	0	1,021,902	11,073,701	0	12,099,419	1,021,902				
320	Parks Facility & Fire Station #2 Const	3,311	0	1,021,902	513,104	0	1,538,316	1,021,902				
321	Infrastructure and Improvements Fund	591	20,799,265	0	16,301,426	0	37,101,282					
322	Street Improvement Construction	488	0	0	754,251	0	754,739					
326	Sports Facility Construction	296	0	0	1,427	0	1,724					
340	Information Technology	781	0	0	158,003	0	158,785					
400	Water Fund	315,313	0	0	3,888,427	3,778,469	7,982,209		2,830,876	947,593	0	
400	Water Bond Reserve	0	0	0	1,257,391	0	1,257,391					
410	Water Depreciation	0	0	0	2,926,949	3,368,223	6,295,172		2,870,368	497,855	0	
420	Water Debt Service	0	0	0	166,096	0	166,096					
425	Water Debt Service TWDB	0	0	0	762,984	0	762,984					
430	Water Capital Improvement	3,523	0	0	3,246,989	1,906,917	5,157,429		1,444,656	462,261	0	
441	Water Rev Bonds	25,518	0	0	0	0	25,518					
442	TWDB Construction FD-Series 2021	0	0	0	16,295,136	0	16,295,136					
450	Wastewater Fund	211,908	0	0	4,376,737	488,134	5,076,779		488,134	0	0	
450	Wastewater Bond Reserve**	0	0	0	3,106,918	0	3,106,918					
460	Wastewater Depreciation	7,059	0	0	9,249,900	9,429,438	18,686,397	0	5,242,645	3,271,133	915,660	
470	Wastewater Debt Service	0	0	0	186,897	0	186,897					
475	Wastewater Debt Service 2010 - TWDB	0	0	0	1,821,276	0	1,821,276					
480	Wastewater Capital Improvement	17,311	0	0	3,622,756	2,836,230	6,476,297		2,373,969	462,261	0	
491	Wastewater Rev Bonds	0	0	0	0	0	0					
492	TWDB Construction FD-Series 2012	(9,568)	0	0	21,968	0	12,400					
494	TWDB Construction FD-Series 2015	59,255	0	0	0	0	59,255					
500	Sanitation	33,656	0	0	5,612,178	8,498,190	14,144,023		5,242,645	2,339,885	915,660	
502	Sanitation Depreciation	2,940	0	1,021,902	2,845,276	7,964,628	11,834,745	1,021,902	4,259,804	2,789,164	915,660	
520	Palm View Golf Course	73,857	0	0	2,426,389	0	2,500,246					
522	Palm View GC Depreciation	54,442	0	0	599,495	0	653,937					
540	McAllen Civic Center	0	0	0	0	0	0					0
541	Convention Center	(0)	0	0	4,478,523	4,218,439	8,696,962		2,840,518	462,261	915,660	
544	Convention Center Depreciation	21,164	0	511,207	2,062,193	488,134	3,082,699	511,207	488,134	0	0	
546	Performing Arts Center	209,654	0	0	3,233,295	499,233	3,942,183		499,233	0	0	
547	Performing Arts Center Depreciation	12,994	0	0	840,236	488,134	1,341,363		488,134	0	0	
550	McAllen Internat'l Airport	245,230	0	2,043,803	8,235,256	7,115,939	17,640,229	2,043,803	5,729,156	1,386,783	0	0
552	PFC Airport	324,108	0	511,207	6,380,487	499,233	7,715,035	511,207	499,233	0	0	
553	Airport Debt Service	0	0	0	230,053	0	230,053					
554	Airport CIP	0	0	0	0	0	0					
556	McAllen Express Transit	6,695	0	0	755,042	0	761,737					
558	Transit System	286,488	0	0	226,449	0	512,936					
560	McAllen Internat'l Toll Bridge	114,251	0	0	7,021,809	0	7,136,060					
566	Bridge CIP	127,075	0	0	4,575,804	0	4,702,879					
580	Anzalduas Bridge Int'l Crossing	242,612	0	0	6,327,428	0	6,570,040					
582	Anzalduas Bridge Debt Svc (\$26M)	0	0	0	595,755	0	595,755					
583	Anzalduas Bridge Debt Svc (\$14M)	0	0	0	324,257	0	324,257					
584	Anzalduas Debt Svc NADB Srs 2022	0	0	0	1,400,320	0	1,400,320					
586	Anzalduas CIP	117,059	0	0	977,462	0	1,094,521					
587	Anzalduas Construction NADB Srs 2022	32,225	0	0	35,184,263	21,396,086	56,612,574		21,396,086	0	0	
670	Fleet/Mat Mgt Fund *	(0)	0	0	0	0	(0)					
678	General Depreciation	2,772	0	1,021,902	5,663,512	11,397,376	18,085,561	1,021,902	6,216,720	3,349,336	1,831,320	
680	Health Insurance	473,661	0	0	14,083	0	487,744					
685	Retiree Health Insurance	60,097	0	0	242,002	0	302,099					
690	Risk Management	367,419	0	0	2,116,665	4,785,374	7,269,458		1,937,252	2,390,293	457,830	
692	Property & Casualty	0	0	0	0	0	0					
700	Firemen's Relief/Ret Fund	10,271	0	0	0	0	10,271					
710	RGV Radio Communications	0	0	0	7,151,314	0	7,151,314					
720	Neighborhood Association	20,690	0	0	0	0	20,690					
725	Tres Lagos PID Assessment Collections	5,426	0	0	0	0	5,426					
780	Payroll Fund	1,792,473	0	0	0	0	1,792,473					
730	Developer's Fund	0	0	510,694	5,261,875	2,899,269	8,671,839	510,694	1,934,717	964,552	0	
	<b>Total</b>	<b>9,752,464</b>	<b>31,315,084</b>	<b>10,219,015</b>	<b>299,736,698</b>	<b>154,680,615</b>	<b>505,703,876</b>	<b>10,219,015</b>	<b>93,105,620</b>	<b>43,221,965</b>	<b>18,353,030</b>	
	Percentage of Total	1.93%	6.19%	2.02%	59.27%	30.59%	100.00%					
	Interest Accrual			(49,524)			(49,524)					
	Fair Market Value Adjustment					7,192,282	7,192,282					
	Fully Amortized Discounts / Premiums					(460,183)	(460,183)					
	Amortizing Discounts / Premiums					1,482,012	1,482,012					
	<b>Cost Basis</b>	<b>9,752,464</b>	<b>31,315,084</b>	<b>10,169,491</b>	<b>299,736,698</b>	<b>162,894,725</b>	<b>513,868,463</b>					
	<b>Money Market Mutual Funds</b>						<b>5,301,006</b>					

\* Pending receipt of grant/loan/interfund reimbursement

CITY OF McALLEN / McALLEN PUBLIC UTILITIES / BRIDGE  
INVESTMENT MATURITIES REPORT  
06/30/23

FUND NAME	DEMAND	INSURED		TEXPOOL		GOV'T	TOTAL	CDs				GOV'T SECURITIES									
		CASH SWEEP	CDs	PRIME	SECURITIES	HOLDINGS	91 Days-1 Yr	0-1 YR	2+ YRS	3+ YRS											
<b>OPERATING FUNDS:</b>																					
11 General Fund	2,226,534	10,515,819	0	28,217,783	41,749,121	82,709,257	0	15,294,279	17,258,412	9,196,430	0	0	0								
100 Hotel Occupancy Fund	166,861	0	0	4	0	166,865	0	0	0	0	0	0	0								
102 Hotel Project Venue	722,197	0	0	3,096	0	725,294	0	0	0	0	0	0	0								
103 Marketing & Advertising Fund	8,746	0	0	390,094	0	398,840	0	0	0	0	0	0	0								
109 City Special Events Fund	17,696	0	0	0	0	17,696	0	0	0	0	0	0	0								
110 Development Corp Fund	23,347	0	1,021,901	10,292,853	13,263,217	24,601,318	1,021,901	7,656,505	3,317,562	2,289,150	0	0	0								
113 Christmas Parade Fund	1,061	0	0	841,281	0	842,341	0	0	0	0	0	0	0								
160 Downtown Services Parking	28,765	0	0	85,857	0	114,622	0	0	0	0	0	0	0								
400 Water Fund	315,313	0	0	3,888,427	3,778,469	7,982,209	0	2,830,876	947,593	0	0	0	0								
450 Wastewater Fund	211,908	0	0	4,376,737	488,134	5,076,779	0	488,134	0	0	0	0	0								
500 Sanitation	33,656	0	0	5,612,178	8,498,190	14,144,023	0	5,242,645	2,339,885	915,660	0	0	0								
520 Palm View Golf Course	73,857	0	0	2,426,389	0	2,500,246	0	0	0	0	0	0	0								
540 McAllen Civic Center	0	0	0	0	0	0	0	0	0	0	0	0	0								
541 Convention Center	(0)	0	0	4,478,523	4,218,439	8,696,962	0	2,840,518	462,261	915,660	0	0	0								
546 Performing Arts Center	209,654	0	0	3,233,295	499,233	3,942,183	0	499,233	0	0	0	0	0								
550 McAllen Internat'l Airport	245,230	0	2,043,803	8,235,256	7,115,939	17,640,229	2,043,803	5,729,156	1,386,783	0	0	0	0								
556 McAllen Express Transit	6,695	0	0	755,042	0	761,737	0	0	0	0	0	0	0								
558 Transit System	286,488	0	0	226,449	0	512,936	0	0	0	0	0	0	0								
560 McAllen Internat'l Toll Bridge	114,251	0	0	7,021,809	0	7,136,060	0	0	0	0	0	0	0								
580 Anzaldua's Bridge M&O	242,612	0	0	6,327,428	0	6,570,040	0	0	0	0	0	0	0								
680 Health Insurance	473,661	0	0	14,083	0	487,744	0	0	0	0	0	0	0								
685 Retiree Health Insurance	60,097	0	0	242,002	0	302,099	0	0	0	0	0	0	0								
690 Risk Management	367,419	0	0	2,116,665	4,785,374	7,269,458	0	1,937,252	2,390,293	457,830	0	0	0								
692 Property & Casualty	0	0	0	0	0	0	0	0	0	0	0	0	0								
<b>TOTAL OPERATING FUNDS</b>	<b>5,836,047</b>	<b>10,515,819</b>	<b>3,065,704</b>	<b>88,785,252</b>	<b>84,396,117</b>	<b>192,598,939</b>	<b>3,065,704</b>	<b>42,518,599</b>	<b>28,102,788</b>	<b>13,774,730</b>	<b>0</b>	<b>0</b>	<b>0</b>								
<b>PERCENTAGE OF TOTAL</b>	<b>3.03%</b>	<b>5.46%</b>	<b>1.59%</b>	<b>46.10%</b>	<b>43.82%</b>	<b>100.00%</b>															
<b>DEBT SERVICE FUNDS:</b>																					
112 Dev Corp Fund - Debt Service	0	0	0	1,248	0	1,248	0	0	0	0	0	0	0								
118 Texas A&M Rev Bonds - Series 2017	374,229	0	0	0	0	374,229	0	0	0	0	0	0	0								
119 TIRZ Debt Service	806	0	0	1,348,068	0	1,348,874	0	0	0	0	0	0	0								
290 Debt Service	237,269	0	0	5,744,512	0	5,981,781	0	0	0	0	0	0	0								
295 Hotel Venue Debt Service Fund	194	0	0	4	0	198	0	0	0	0	0	0	0								
420 Water Debt Service	0	0	0	166,096	0	166,096	0	0	0	0	0	0	0								
425 Water Debt Service TWDB	0	0	0	762,984	0	762,984	0	0	0	0	0	0	0								
470 Wastewater Debt Service	0	0	0	186,897	0	186,897	0	0	0	0	0	0	0								
475 Wastewater Debt Service 2010-TWDB	0	0	0	1,821,276	0	1,821,276	0	0	0	0	0	0	0								
553 Airport Debt Service	0	0	0	230,053	0	230,053	0	0	0	0	0	0	0								
562 McAllen Toll Bridge - Debt Svc	0	0	0	0	0	0	0	0	0	0	0	0	0								
582 Anzalduas Bridge Debt Svc (\$26M)	0	0	0	595,755	0	595,755	0	0	0	0	0	0	0								
583 Anzalduas Bridge Debt Svc (\$14M)	0	0	0	324,257	0	324,257	0	0	0	0	0	0	0								
584 Anzalduas Debt Svc NADB Srs 2022	0	0	0	1,400,320	0	1,400,320	0	0	0	0	0	0	0								
<b>TOTAL DEBT SERVICE FUNDS</b>	<b>612,498</b>	<b>0</b>	<b>0</b>	<b>12,581,469</b>	<b>0</b>	<b>13,193,967</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>								
<b>PERCENTAGE OF TOTAL</b>	<b>4.64%</b>	<b>0.00%</b>	<b>0.00%</b>	<b>95.36%</b>	<b>0.00%</b>	<b>100.00%</b>															
<b>CAPITAM IMPROVEMENT FUNDS:</b>																					
116 TIRZ #1	3,294	0	0	0	0	3,294	0	0	0	0	0	0	0								
121 Park Land Zone #1	2,591	0	0	474,329	470,397	947,318	0	470,397	0	0	0	0	0								
122 Park Land Zone #2	18,605	0	0	325,267	0	343,872	0	0	0	0	0	0	0								
123 Park Land Zone #3	68,588	0	0	982,048	0	1,050,637	0	0	0	0	0	0	0								
124 TIRZ #2	2,759	0	0	4,620,471	0	4,623,230	0	0	0	0	0	0	0								
170 Drainage Fee Fund	68,553	0	1,021,902	2,325,050	1,455,493	4,870,997	1,021,902	1,455,493	0	0	0	0	0								
300 Capital Improvement	3,733	0	0	3,938,164	5,684,939	9,626,836	0	1,446,665	3,322,614	915,660	0	0	0								
302 Quinta - Ctr for Urban Ecology	64,159	0	0	13,469,088	0	13,533,247	0	0	0	0	0	0	0								
305 City Hall Expansion Project	0	0	0	21,449,351	0	21,449,351	0	0	0	0	0	0	0								
321 Infrastructure and Improvements Fund	591	20,799,265	0	16,301,426	0	37,101,282	0	0	0	0	0	0	0								
340 Information Technology	781	0	0	158,003	0	158,785	0	0	0	0	0	0	0								
410 Water Depreciation	0	0	0	2,926,949	3,368,223	6,295,172	0	2,870,368	497,855	0	0	0	0								
430 Water Capital Improvement	3,523	0	0	3,246,989	1,906,917	5,157,429	0	1,444,656	462,261	0	0	0	0								
460 Wastewater Depreciation	7,059	0	0	9,249,900	9,429,438	18,686,397	0	5,242,645	3,271,133	915,660	0	0	0								
480 Wastewater Capital Improvement	17,311	0	0	3,622,756	2,836,230	6,476,297	0	2,373,969	462,261	0	0	0	0								
502 Sanitation Depreciation	2,940	0	1,021,902	2,845,276	7,964,628	11,834,745	1,021,902	4,259,804	2,789,164	915,660	0	0	0								
522 Palm View Golf Course Deprec	54,442	0	0	599,495	0	653,937	0	0	0	0	0	0	0								
543 Convention Center	0	0	0	0	0	0	0	0	0	0	0	0	0								
544 Convention Center Depreciation	21,164	0	511,207	2,062,193	488,134	3,082,699	511,207	488,134	0	0	0	0	0								
547 Performing Arts Center Depreciation	12,994	0	0	840,236	488,134	1,341,363	0	488,134	0	0	0	0	0								
551 Airport Construction Fund	0	0	0	0	0	0	0	0	0	0	0	0	0								
552 PFC Airport	324,108	0	511,207	6,380,487	499,233	7,715,035	511,207	499,233	0	0	0	0	0								
554 Airport CIP	0	0	0	0	0	0	0	0	0	0	0	0	0								
566 Bridge CIP	127,075	0	0	4,575,804	0	4,702,879	0	0	0	0	0	0	0								
586 Anzalduas CIP	117,059	0	0	977,462	0	1,094,521	0	0	0	0	0	0	0								
678 General Depreciation	2,772	0	1,021,902	5,663,512	11,397,376	18,085,561	1,021,902	6,216,720	3,349,336	1,831,320	0	0	0								
730 Developer's Fund	0	0	510,694	5,261,875	2,899,269	8,671,839	510,694	1,934,717	964,552	0	0	0	0								
<b>TOTAL CAPITAM IMPROVEMENT FUNDS</b>	<b>924,102</b>	<b>20,799,265</b>	<b>4,598,814</b>	<b>112,296,131</b>	<b>48,888,411</b>	<b>187,506,722</b>	<b>4,598,814</b>	<b>29,190,935</b>	<b>15,119,176</b>	<b>4,578,300</b>	<b>0</b>	<b>0</b>	<b>0</b>								
<b>PERCENTAGE OF TOTAL</b>	<b>0.49%</b>	<b>11.09%</b>	<b>2.45%</b>	<b>59.89%</b>	<b>26.07%</b>	<b>100.00%</b>															
<b>GRANT FUNDS:</b>																					
132 Community Development	0	0	0	0	0	0	0	0	0	0	0	0	0								
140 Misc Gov't Grants	127,740	0	0	7,023,304	0	7,151,044	0	0	0	0	0	0	0								
141 American Rescue Plan adt Fund	170,633	0	0	1,070,202	0	1,240,835	0	0	0	0	0	0	0								
152 Texas TransNational Intel Center	0	0	0	0	0	0	0	0	0	0	0	0	0								
156 Texas Anti-Gang Fund	0	0	0	2	0	2	0	0	0	0	0	0	0								
157 COPS Grant Fund	0	0	0	0	0	0	0	0	0	0	0	0	0								
<b>TOTAL GRANT FUNDS</b>	<b>298,373</b>	<b>0</b>	<b>0</b>	<b>8,093,507</b>	<b>0</b>	<b>8,391,880</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>								
<b>PERCENTAGE OF TOTAL</b>	<b>3.56%</b>	<b>0.00%</b>	<b>0.00%</b>	<b>96.44%</b>	<b>0.00%</b>	<b>100.00%</b>															
<b>OTHER FUNDS:</b>																					
120 McAllen EB-5	15,307	0	0	109,426	0	124,733	0	0	0	0	0	0	0								
126 PEG Funds	55,514	0	0	1,271,961	0	1,327,475	0	0	0	0	0	0	0								
128 Friends of Quinta	11,767	0	0	422,568	0	434,336	0	0	0	0	0	0	0								
128 Ron Smith Preservation Fund - QM	0	0	0	417	0	417	0	0	0	0	0	0	0								
154 PD Seized Funds	54,655	0	510,694	816,494	0	1,381,843	510,694	0	0	0	0</										



# Disclosures



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## **Meeder Public Funds**

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**AGENDA ITEM** 5.b.

**PUBLIC UTILITY BOARD**

**DATE SUBMITTED** 09/06/2023

**MEETING DATE** 9/12/2023

1. Agenda Item: Discussion and Approval of Extension Request for Existing Final Reimbursement Certificates

2. Party Making Request:  
Erika Gomez, Developmental Activities

3. Nature of Request: Request of MPUB approval for Extension of Existing Final Reimbursement Certificates.

4. Budgeted:

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

5. Reimbursement:

6. Routing:  
Erika Gomez                      Created/Initiated - 9/6/2023

7. Staff's Recommendation: Staff recommends approval of a 5-year extension as presented.

8. City Attorney: Approve. IJT

9. MPU General Manager: Approved - MAV

10. Director of Finance for Utilities: Approved - MDC

# Memo



To: Marco A Vega, P.E., General Manager  
From: Erika Gomez, E.I.T., Assistant Utility Engineer  
Date: 08/31/2023  
Re: **DISCUSSION AND APPROVAL OF EXTENSION REQUEST FOR FINAL REIMBURSEMENT CERTIFICATES**

---

The McAllen Public Utility Board approved the Fourth amended MPU Utility Reimbursement Policy on February 2<sup>nd</sup>, 2017. The approved amended Reimbursement Policy allows for developers to request an extension of an additional 5-year term after the final reimbursement certificate has completed the 15-year term.

At this time, four (4) subdivisions have filed an extension request for their Final Reimbursement Certificate.

<i>Developer's Name</i>	<i>Engineering Firm</i>	<i>Subdivision</i>	<i>Improvements</i>
Carlos I Garza	Javier Hinojosa Engineering	Cielo Vista	Sanitary Sewer Line Improvements
Carlos Garza	Javier Hinojosa Engineering	Dove Avenue Properties No. 1	Water & Sewer Line Improvements
Jerry Box	KK Engineering	Penitas	Sanitary Sewer Improvements
Alonzo Cantu	KK Engineering	Del Lago	Sanitary Sewer Improvements

Staff recommends approval of the Final Reimbursement Certificate 5-year extension for above referenced Subdivisions.

**ADDENDUM TO FINAL REIMBURSEMENT CERTIFICATE**

STATE OF TEXAS           X

COUNTY OF HIDALGO     X

THIS ADDENDUM to the Original Final Reimbursement Certificate, issued by the McAllen Public Utility (MPUB) on May 30<sup>th</sup>, 2008, to **Cielo Vista Subdivision** located Military Highway and 34<sup>th</sup> Street, hereinafter called the DEVELOPER, incorporates the following new terms to the previously approved certificate:

- 1. The Final Reimbursement Certificate is granted a   5   year extension.

ISSUED in triplicate originals this \_\_\_\_\_ day of \_\_\_\_\_, 2023 and to expire this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_\_.

CITY OF McAllen BY THE  
McALLEN PUBLIC UTILITY

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

ATTEST:

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

DEVELOPER  
BY: \_\_\_\_\_  
Mailing Address  
Hallmark Construction, LLC, As General Partner  
PO BOX 6105  
McAllen, TX 78502

**ADDENDUM TO FINAL REIMBURSEMENT CERTIFICATE**

STATE OF TEXAS           X

COUNTY OF HIDALGO     X

THIS ADDENDUM to the Original Final Reimbursement Certificate, issued by the McAllen Public Utility (MPUB) on May 30<sup>th</sup>, 2008, to **Dove Avenue Properties No. 1 Subdivision** located North 23<sup>rd</sup> Street and Harvey Dr., hereinafter called the DEVELOPER, incorporates the following new terms to the previously approved certificate:

1. The Final Reimbursement Certificate is granted a   5   year extension.

ISSUED in triplicate originals this \_\_\_\_\_ day of \_\_\_\_\_, 2023 and to expire this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_\_.

CITY OF McAllen BY THE  
McALLEN PUBLIC UTILITY

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

ATTEST:

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

DEVELOPER  
BY: \_\_\_\_\_  
Mailing Address  
Hallmark Construction, LLC, As General Partner  
PO BOX 6105  
McAllen, TX 78502

**ADDENDUM TO FINAL REIMBURSEMENT CERTIFICATE**

STATE OF TEXAS X

COUNTY OF HIDALGO X

THIS ADDENDUM to the Original Final Reimbursement Certificate, issued by the McAllen Public Utility (MPUB) on April 30<sup>th</sup>, 2008, to **Penitas Subdivision** located SE Trenton Rd and N 23<sup>rd</sup> St, hereinafter called the DEVELOPER, incorporates the following new terms to the previously approved certificate:

1. The Final Reimbursement Certificate is granted a 5 year extension.

ISSUED in triplicate originals this \_\_\_\_\_ day of \_\_\_\_\_, 2023 and to expire this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_\_.

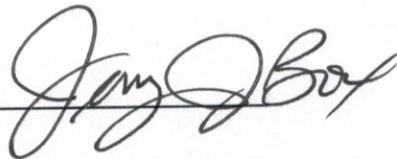
CITY OF McAllen BY THE  
McALLEN PUBLIC UTILITY

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

ATTEST:

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

DEVELOPER  
BY: \_\_\_\_\_  
Mailing Address  
Jerry J Box  
PO BOX 3376  
McAllen, TX 78502



**ADDENDUM TO FINAL REIMBURSEMENT CERTIFICATE**

STATE OF TEXAS           X

COUNTY OF HIDALGO      X

THIS ADDENDUM to the Original Final Reimbursement Certificate, issued by the McAllen Public Utility (MPUB) on April 30<sup>th</sup>, 2008, to **Del Lago Subdivision** located SE corner of E Orangewood Dr & S McColl Rd, hereinafter called the DEVELOPER, incorporates the following new terms to the previously approved certificate:

1. The Final Reimbursement Certificate is granted a 5 year extension.

ISSUED in triplicate originals this \_\_\_\_\_ day of \_\_\_\_\_, 2023 and to expire this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_\_.

CITY OF McAllen BY THE  
McALLEN PUBLIC UTILITY

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

ATTEST:

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

DEVELOPER  
BY: \_\_\_\_\_  
Mailing Address  
Alonzo Cantu  
5221 N McColl Rd  
McAllen, TX 78504



**AGENDA ITEM**

**7.a.**

**PUBLIC UTILITY BOARD**

**DATE SUBMITTED**

**MEETING DATE**

**9/12/2023**

**1. Agenda Item: Consultation with City Attorney relating to personnel matters.  
(Section 551.071, T.G.C.)**

**2. Party Making Request:**

**3. Nature of Request:**

**4. Budgeted:**

**Bid Amount:** \_\_\_\_\_  
**Under Budget:** \_\_\_\_\_

**Budgeted Amount:** \_\_\_\_\_  
**Over Budget:** \_\_\_\_\_  
**Amount Remaining:** \_\_\_\_\_

**5. Reimbursement:**

**6. Routing:**

**Savannah Arredondo**

**Created -**

**7. Staff's Recommendation:**

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

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

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





**AGENDA ITEM**

**7.b.**

**PUBLIC UTILITY BOARD**

**DATE SUBMITTED**

**MEETING DATE**

**9/12/2023**

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

**2. Party Making Request:**

**3. Nature of Request:**

**4. Budgeted:**

**Bid Amount:** \_\_\_\_\_  
**Under Budget:** \_\_\_\_\_

**Budgeted Amount:** \_\_\_\_\_  
**Over Budget:** \_\_\_\_\_  
**Amount Remaining:** \_\_\_\_\_

**5. Reimbursement:**

**6. Routing:**

**Savannah Arredondo**

**Created -**

**7. Staff's Recommendation:**

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

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

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