



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

**DATE:** Tuesday, May 23, 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 19th day of May, 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.

A handwritten signature in black ink, appearing to read "Juan J. Rodriguez", written over a horizontal line.

Juan J. Rodriguez  
Interim Utility Board Secretary/  
Assistant General Manager



**BOARD OF TRUSTEES MEETING  
TUESDAY, MAY 23, 2023 – 4:00 P.M.  
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**

### **ANNUAL NIGHT OUT HIGHLIGHTS PRESENTED BY YESENIA TIJERINA**

### **PRESENTATION OF EMPLOYEE OF THE MONTH – ESTEBAN ROMERO**

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

- a) Approval of the Regular Meeting Minutes held May 9, 2023.

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

- a) Consideration and approval of the Villas on Bentsen Subdivision.
- b) Approval of QQ 10th & Jay Subdivision

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

- a) Consideration and Approval of Award of Contract for the Newport Ave. & 19.5 St Waterline Improvements Project - Project No. 02-23-C19-428 (CDBG Funded)
- b) Consideration and Approval of Change Order No. 1 for the South Wastewater Treatment Plant New Headworks Screen Purchase Order.
- c) Consideration and Approval of Purchase Contract for Two New Headworks Grit Systems.

**4. ORDERS:**

- a) Consideration and approval of longevity pay for full time employees.

**5. MANAGER'S REPORT:**

- a) Review of Results of Financial Operations as of March 31, 2023
- b) Review of Reimbursement Collections Update as of March 31, 2023
- c) Consideration and possible action to write-off the 1st quarter bad debt fiscal year 2022-2023.

**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) Discussion and possible lease, sale or purchase of Real Property, Tract 1 (Section 551.072, 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 JUNE 13, 2023.**



	<b>AGENDA ITEM</b>	<b><u>1.a.</u></b>
<b>PUBLIC UTILITY BOARD</b>	<b>DATE SUBMITTED</b>	<b>05/17/2023</b>
	<b>MEETING DATE</b>	<b>5/23/2023</b>

1. Agenda Item: Approval of the Regular Meeting Minutes held May 9, 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 - 5/17/2023

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, May 9, 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
	Albert Cardenas	Trustee
	Ricardo Godinez	Trustee
Absent:	Javier Villalobos	Ex-Officio Member/Mayor
Staff:	Marco A. Vega, P.E.	General Manager
	Isaac Tawil	City Attorney
	Savannah Arredondo	Assistant to the Utility Board Secretary
	Melba Carvajal	Director of Finance for Utilities
	Pablo Rodriguez	Assistant Director for Customer Relations
	Carlos Gonzalez, P.E.	Utility Engineer
	Juan Vallejo	Assistant Director of Water Systems
	David Garza	Director of Wastewater Systems
	Marco Ramirez, P.E.	Utility Engineer
	Gerardo Noriega	Purchasing Director
	Daniel Reyna Jr.	South Water Plant Manager
	Rafael Balderas, EIT	Assistant Utility Engineer
	Janet Landeros	Grants and Contract Coordinator
	Terri Uvalle	Assistant Director for Billing
	Christina Molano	Water Lab Manager
	Brittney Salinas	Assistant Water Lab Manager
	Jim Bob Sides	Video Production Specialist
Visitor:	Gabriel Benavides Jr	Electrical Engineer

**CALL TO ORDER:**

Chairman Amos called the meeting to order at 4:02 p.m.

**1. MINUTES:**

- a) Approval of Workshop and Regular Meeting Minutes held April 25, 2023.

Trustee Godinez moved to approve the minutes for the regular meeting held on April 25<sup>th</sup>, 2023. Vice-Chairman Williams seconded the motion. The motion carried unanimously by those present.

## **2. BIDS AND CONTRACTS**

- a) Recommendation for selection and award of Design Phase Consulting Engineering Services for the South McAllen Generator Upgrade Project.

Mr. Margo Vega, P.E., General Manager, stated this project is slightly over budget. The generators are for the South Water Treatment Plant as well as adding generators to the south reservoir. The majority of the increase in budget is due to the south reservoir, there are no generators currently at that location. Therefore, it is crucial to design and install backup power generators to the reservoir pumps.

Trustee Cardenas moved to approve and award engineering services for the South McAllen Generator Upgrade Project. Trustee Godinez seconded the motion. The motion carried unanimously by those present.

- b) Consideration and Approval to Purchase Collection System Aerators for Balboa Acres & NWWTP Lift Stations.

Mr. Marco Ramirez, P.E., Utility Engineer stated that trials were conducted with the systems they are proposing to purchase at various lift stations throughout our system, with very positive results. Staff budgeted \$120,000 to purchase the North Wastewater Treatment Plant Sift Stations as well as the Balboa Acres Lift Station. The quote received from the supplier is \$119,840.00, which is slightly under budget. Staff recommends approval.

Vice Chairman Williams moved to approve the Purchase Collection System Aerators for Balboa Acres and NWWTP Lift Stations. Trustee Cardenas seconded the motion. The motion carried unanimously by those present.

## **3. FUTURE AGENDA ITEMS**

Mr. Marco Vega, P.E., General Manager, mentioned to the Board that staff has started the budget process. There will be budget workshops starting the first week of August.

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

Chairman Amos recessed the meeting at 4:08 p.m. to go into Executive Session. Chairman Amos reconvened the meeting at 4:34 p.m.

- a) Consultation with City Attorney regarding legal issues with contract negotiation (Section 551.071, T.G.C).

Mr. Isaac Tawil, City Attorney recommended the board to consider a motion authorizing the General Manager and City Attorney negotiate terms for contract as described in executive session.

Trustee Godinez moved to approve the City Attorneys recommendation. Vice-Chairman Williams seconded the motion. The motion carried unanimously by those present.

**ADJOURNMENT**

There being no other business to come before the Board, the meeting was unanimously adjourned at 4:34 p.m.

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

Attest:

\_\_\_\_\_  
Juan J. Rodriguez  
Interim Utility Board Secretary/  
Assistant General Manager



**AGENDA ITEM** 2.a.

**PUBLIC UTILITY BOARD**

**DATE SUBMITTED** 05/17/2023

**MEETING DATE** 5/23/2023

1. Agenda Item: Consideration and approval of the Villas on Bentsen Subdivision

2. Party Making Request:

3. Nature of Request: Staff is requesting the Villas on Bentsen Subdivision for consideration and approval from the MPUB.

4. Budgeted:

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

5. Reimbursement:

6. Routing:  
Patrick Gray                      Created/Initiated - 5/17/2023

7. Staff's Recommendation: Staff is recommending approval from the MPUB for the Villas on Bentsen 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:** May 15, 2023

**SUBJECT: Villas on Bentsen Subdivision; Consideration & Approval of Subdivision**

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This property is located on the east side of Bentsen Road extending from Blossom Ridge Subdivision on North 42<sup>nd</sup> Street. It is located within the McAllen City Limits and is being proposed as R-1 Residential. The tract consists of 0.73 acres and will be four single-family home lots.

The subdivision application was originally filed with the City on January 4, 2023 and has received preliminary P&Z approval on January 18, 2023. The information required from the developer's engineer for this agenda was received on May 15, 2023.

Utility plan/availability is described as follows:

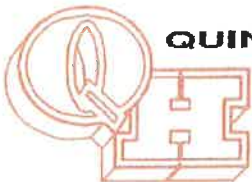
1. **Water Service:** The applicant is proposing to install a water service to service the 4 properties, which would connect to an existing 8-inch waterline that is along the west side of 42nd Street. The applicant is also proposing to end the line with a Flush Valve, should there be a need extending the water line for future development.
2. **Sewer Service:** The applicant is proposing to install a sewer service to service the 4 properties, which would connect to an existing 8-inch sewer line that runs along the east side of 42nd Street.
3. This property falls within the MPU Plantation Gap 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, and where the main utility lines will be installed.**
- 2.) **Installation of the proposed public utility infrastructure to be constructed as proposed.**
- 5.) **Payment of a Waterline Reimbursement to MPU in the amount of \$1,023.72 for the Plantation Gap Waterline Project.**

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

Thank you



**QUINTANILLA, HEADLEY AND ASSOCIATES, INC.**

**Consulting Engineers \* Land Surveyors**

Alfonso Quintanilla, P.E. # 95534 R.P.L.S #4856 Eulalio Ramirez, P.E. # 77062

Engineering Firm Registration No. F-1613

Surveying Firm Registration No. 100411-00

Municipal & County Projects \* Subdivisions \* Surveys

May 11, 2023

Re: **Villas On Bentsen Subdivision**  
**Water and Sanitary Sewer Description**

**Water:** The developer is proposing to connect to an existing 8" water line located on the west side of N. 42nd Street and south of his property and will extend it north to the end of his property to serve the proposed four lots.

**Sewer:** Developer is proposing to connect to an existing 8" sanitary sewer line located on the east side of N. 42<sup>nd</sup> Street and south of the property and extend an 8" sanitary sewer line north to the end of his property.

Should you have any questions or require additional information, please do not hesitate to contact my office. Thank you.

Sincerely,

Eulalio Ramirez, P.E.

**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 Carlo and Brooke Cantu hereinafter called the DEVELOPER.

(Developer)

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

Villas on Bentsen Subdivision And proposes to construct Utility Improvements as shown on a plan  
(Location)  
designed by Quintanilla, Headley & Associates, Inc. dated 5/11/23 hereinafter called the IMPROVEMENTS, as approved by the McAllen Public Utility Board on 5/23/23

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

ISSUED in duplicate originals this \_\_\_\_\_ 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: CARLO & BROOKE CANTU  
NAME & 2016 S. 95th ST.  
ADDRESS: McAllen, Tx. 78503



**SUBDIVISION REIMBURSEMENT WORKSHEET  
VILLAS ON BENTSEN SUBDIVISION**

<b>WATER LINE REIMB. CALCULATIONS</b>			
WATER:	MPU: PLANTATION GAP PARTICIPATION		
COST:	\$1,274.86 x	0.73 AC	\$930.65
10% ADMIN FEE	<10 YEARS		93.07
<b>WATER LINE REIMBURSEMENT</b>			<b>\$1,023.72</b>

**TOTAL REIMBURSEMENT DUE**

**\$1,023.72**

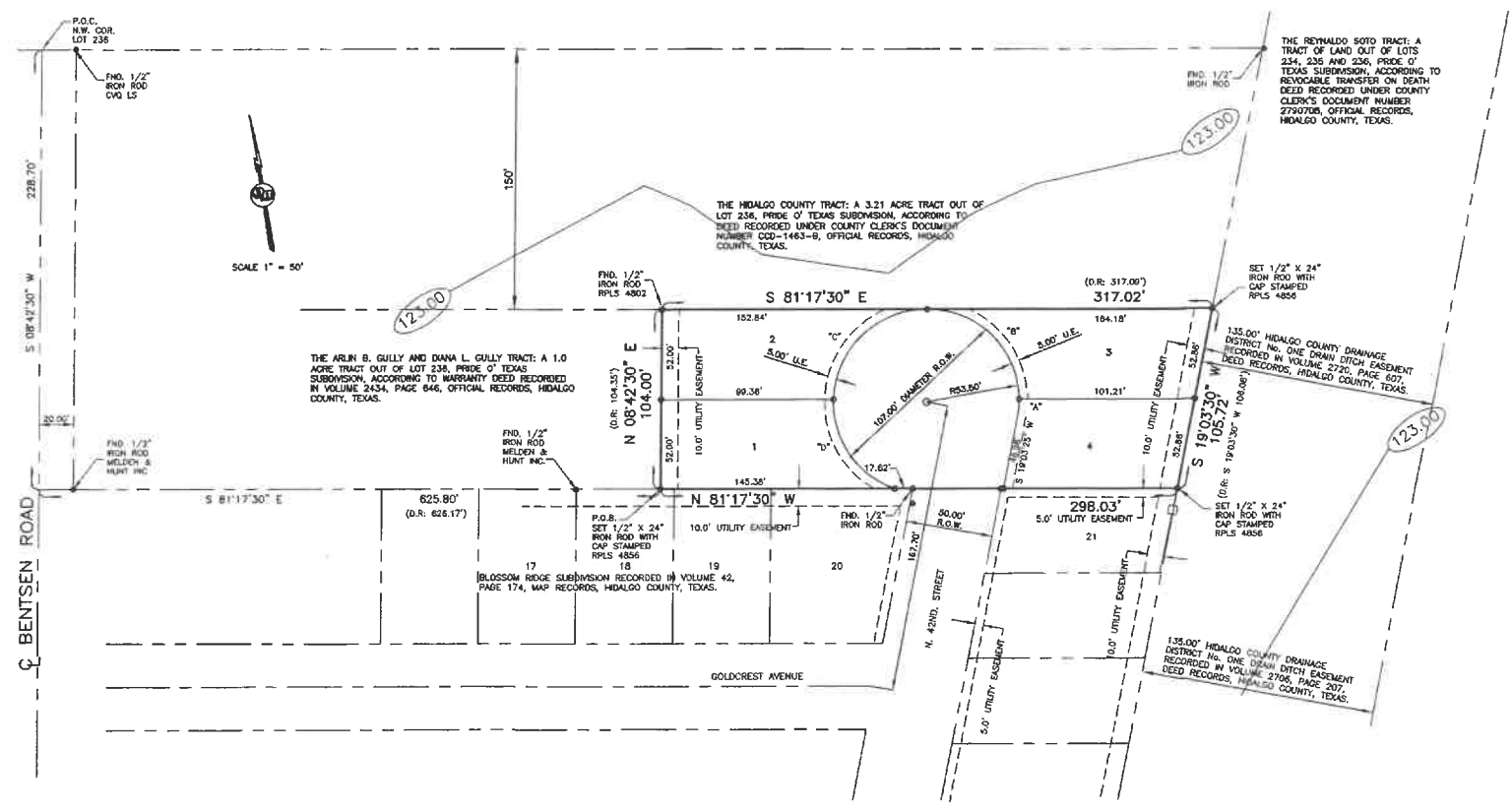
Prepared By: \_\_\_\_\_ Date: \_\_\_\_\_ Reviewed By: \_\_\_\_\_

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: CARLO CANTU / Brooke Cantu



**CURVE DATA**

CURVE	DELTA	RADIUS	LENGTH
"A"	83°47'56"	53.50'	5.79'
"B"	01°36'33"	53.50'	82.54'
"C"	01°36'28"	53.50'	82.54'
"D"	17°40'49"	53.50'	67.53'

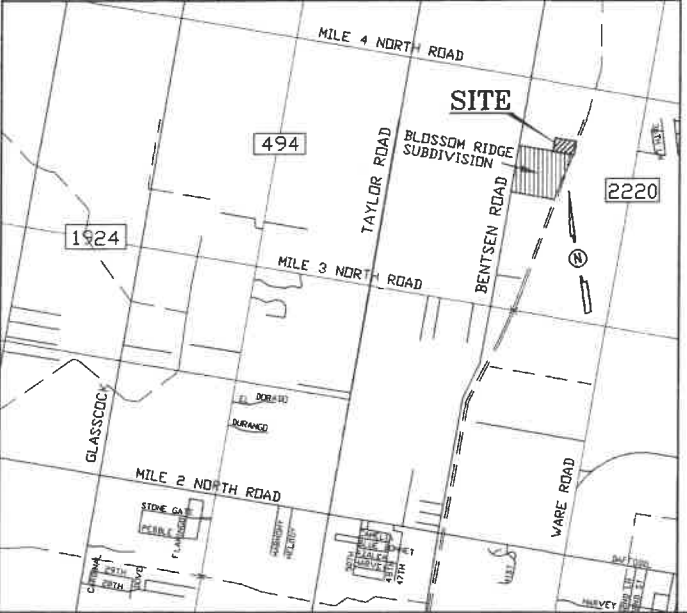
**LOT DATA**

LOT #	AREA (S.F.)	AC.
1	5854.75	0.13
2	5779.81	0.13
3	6122.63	0.14
4	5217.77	0.12

**PLAT NOTES AND RESTRICTIONS:**

- FLOOD ZONE DESIGNATION: ZONE "C" AREAS OF MINIMAL FLOODING. (NO SHADING.) C.P.N. 480334 0400 C MAP REVISED: NOVEMBER 16, 1982 COMMUNITY-PANEL NUMBER 480334 0400 C MAP REVISED: NOVEMBER 16, 1982
- MINIMUM FINISH FLOOR ELEVATION: 18" ABOVE THE TOP OF CURB OF THE STREET AT MID POINT OF EACH LOT.
- LEGEND: \* - DENOTES 1/2" X 24" IRON ROD SET WITH PLASTIC CAP STAMPED RPLS 4856, UNLESS OTHERWISE NOTED.
- MINIMUM BUILDING SETBACK LINES:  
FRONT: .....25.00 FT.  
OR GREATER FOR EASEMENTS, WHICHEVER IS GREATER APPLIES.  
REAR: .....10.00 FT.  
OR GREATER FOR EASEMENTS, WHICHEVER IS GREATER APPLIES.  
SIDES: .....6.00 FT.  
OR GREATER FOR EASEMENTS, WHICHEVER IS GREATER APPLIES.  
CORNER: .....10.00 FT.  
OR GREATER FOR EASEMENTS, WHICHEVER IS GREATER APPLIES.  
GARAGE: .....18.00' EXCEPT WHERE GREATER SETBACK IS REQUIRED, GREATER SETBACK APPLIES.
- NO BUILDINGS NOR DRAINAGE DETENTION AREAS SHALL BE CONSTRUCTED OVER ANY EASEMENT.
- REQUIRED DRAINAGE DETENTION IS: 3685.51 C.F. ( 0.091 AC./FT.) TOTAL
- BENCHMARK:  
CITY OF MCALLEN  
BENCHMARK: (BENTSEN) MONUMENT IS LOCATED INSIDE THE MCALLEN PUBLIC WORKS, LOCATED ALONG BENTSEN ROAD AND SOUTH OF 3 MILE LINE CAP ELEV. = 123.99
- AN ENGINEERED DRAINAGE DETENTION PLAN APPROVED BY THE ENGINEERING DEPARTMENT IS REQUIRED PRIOR TO ISSUANCE OF A BUILDING PERMIT.
- FOUR (4.0) FOOT WIDE MINIMUM SIDEWALK REQUIRED ON BOTH SIDES OF N. 42nd STREET AND AROUND CUL-DE-SAC
- 8.00 FT OPAQUE BUFFER REQUIRED FROM ADJACENT/BETWEEN MULTIFAMILY RESIDENTIAL AND COMMERCIAL OR INDUSTRIAL ZONES/USES.
- 8.00 FT MASONRY WALL REQUIRED BETWEEN SINGLE FAMILY RESIDENTIAL AND COMMERCIAL, INDUSTRIAL, OR MULTI-FAMILY RESIDENTIAL ZONES/USES.
- COMMON AREAS, ANY CUL-DE SACS/DRIVE, GATE AREAS, ETC. MUST BE MAINTAINED BY THE LOT OWNERS AND NOT THE CITY OF MCALLEN.

**LOCATION MAP** SCALE: 1" = 2000'



**QUINTANILLA, HEADLEY AND ASSOCIATES, INC.**  
CONSULTING ENGINEERS LAND SURVEYORS  
124 E. STUBBS ST. PHONE 956-381-6480  
EDINBURG, TEXAS 78539 FAX 956-381-0527  
ENGINEERING REGISTRATION NUMBER F-1513 ALFONSO@QHA-ENG.COM  
SURVEYING REGISTRATION NUMBER 100411-00

SUBDIVISION PLAT OF:  
**VILLAS ON BENTSEN SUBDIVISION**

A 0.74 OF AN ACRE TRACT OF LAND OUT OF LOT 236, PRIDE O' TEXAS SUBDIVISION, HIDALGO COUNTY, TEXAS, ACCORDING TO THE PLAT OR MAP THEREOF RECORDED IN VOLUME 5, PAGE 58, MAP RECORDS HIDALGO COUNTY, TEXAS, AND ACCORDING TO GENERAL WARRANTY DEED RECORDED UNDER COUNTY CLERK'S DOCUMENT NUMBER 3328952, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS.

**METES AND BOUNDS**

A 0.74 OF AN ACRE TRACT OF LAND OUT OF LOT 236, PRIDE O' TEXAS SUBDIVISION, HIDALGO COUNTY, TEXAS, ACCORDING TO THE PLAT OR MAP THEREOF RECORDED IN VOLUME 5, PAGE 58, MAP RECORDS HIDALGO COUNTY, TEXAS, AND ACCORDING TO GENERAL WARRANTY DEED RECORDED UNDER COUNTY CLERK'S DOCUMENT NUMBER 3328952, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS, REFERENCE TO WHICH IS HERE MADE FOR ALL PURPOSES AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 1/2" IRON ROD WITH CAP STAMPED RPLS 4856 SET ON THE NORTH LINE OF BLOSSOM RIDGE SUBDIVISION (RECORDED IN VOLUME 42, PAGE 174, MAP RECORDS, HIDALGO COUNTY, TEXAS) FOR THE SOUTHWEST CORNER OF THE ARLIN B. GULLY AND DIANA L. GULLY TRACT (A 1.0 ACRE TRACT OF LAND OUT OF LOT 236, PRIDE O' TEXAS SUBDIVISION, ACCORDING TO WARRANTY DEED RECORDED IN VOLUME 2434, PAGE 646, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS) AND THE SOUTHWEST CORNER OF THIS TRACT, SAID ROD BEARS S 08°42'30" W, 228.70 FEET AND S 81°17'30" E, 625.80 FEET (DEED RECORD: 626.17 FEET) FROM THE NORTHWEST CORNER OF LOT 236.

THENCE: N 08°42'30" E, ALONG THE EAST LINE OF THE ARLIN B. GULLY AND DIANA L. GULLY TRACT, A DISTANCE OF 104.00 FEET (DEED RECORD: 104.35 FEET) TO A 1/2" IRON ROD WITH CAP STAMPED RPLS 4802 FOUND ON THE SOUTH LINE OF THE COUNTY OF HIDALGO TRACT (A 3.21 ACRE TRACT OF LAND OUT OF LOT 236, PRIDE O' TEXAS SUBDIVISION, ACCORDING TO DOCUMENT RECORDED COO-1463-B, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS) FOR THE NORTHWEST CORNER OF THIS TRACT.

THENCE: S 81°17'30" E, ALONG THE SOUTH LINE OF THE COUNTY OF HIDALGO TRACT, A DISTANCE OF 317.02 FEET (DEED RECORD: 317.08 FEET) TO A 1/2" IRON ROD WITH CAP STAMPED RPLS 4856 SET ON THE WEST LINE OF THE HIDALGO COUNTY DRAINAGE DISTRICT NO. 1 DRAIN DITCH EASEMENT (RECORDED IN VOLUME 2720, PAGE 607, DEED RECORDS, HIDALGO COUNTY, TEXAS) FOR THE NORTHEAST CORNER OF THIS TRACT.

THENCE: S 19°03'30" W, ALONG THE WEST LINE OF THE HIDALGO COUNTY DRAINAGE DISTRICT NO. 1 DRAIN DITCH EASEMENT, A DISTANCE OF 105.72 FEET (DEED RECORD: 106.08 FEET) TO A 1/2" IRON ROD WITH CAP STAMPED RPLS 4856 SET FOR THE NORTHEAST CORNER OF BLOSSOM RIDGE SUBDIVISION AND THE SOUTHWEST CORNER OF THIS TRACT.

THENCE: N 81°17'30" W, ALONG THE NORTH LINE OF BLOSSOM RIDGE SUBDIVISION, A DISTANCE OF 298.03 FEET TO THE POINT OF BEGINNING AND CONTAINING 0.74 OF AN ACRE OF LAND MORE OR LESS.

BEARINGS ARE IN ACCORDANCE WITH BLOSSOM RIDGE SUBDIVISION, RECORDED IN VOLUME 42, PAGE 174, MAP RECORDS, HIDALGO COUNTY, TEXAS.

STATE OF TEXAS  
COUNTY OF HIDALGO

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



*Alfonso Quintanilla*  
ALFONSO QUINTANILLA  
R.P.L.S. No. 4856

NOVEMBER 10, 2022  
DATE

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

HIDALGO COUNTY DRAINAGE DISTRICT NO. 1  
BY: \_\_\_\_\_

HIDALGO COUNTY IRRIGATION DISTRICT NO. ONE WILL NOT BE RESPONSIBLE FOR DRAINAGE OR DELIVERY OF WATER TO ANY LOT IN THIS SUBDIVISION. ALSO THERE WILL NOT BE ANY PERMANENT STRUCTURES ON THE DISTRICT RIGHT-OF-WAYS AND/OR EASEMENTS.

STATE OF TEXAS  
COUNTY OF HIDALGO

I (WE), THE UNDERSIGNED, OWNER(S) OF THE LAND SHOWN ON THIS PLAT AND DESIGNATED HEREIN AS THE VILLAS ON BENTSEN 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.

CARLO CANTU AND WIFE, BROOKE CANTU  
2016 S. 45TH STREET  
HIDALGO COUNTY, TEXAS

STATE OF TEXAS  
COUNTY OF HIDALGO

BEFORE ME, the undersigned notary public, on this day personally appeared \_\_\_\_\_ CARLO CANTU AND WIFE, BROOKE CANTU, proved to me through her Texas Department of Public Safety Driver License to be the person whose name is subscribed to the foregoing instrument, who, being by me first duly sworn, declared that the statements therein are true and correct and acknowledged that she executed the same for the purpose and consideration therein expressed.

Given under my hand and seal of office this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.



CLARISSA ANNETTE QUINTANILLA - NOTARY PUBLIC

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

CHAIRMAN, PLANNING COMMISSION \_\_\_\_\_ DATE \_\_\_\_\_

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

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

CITY SECRETARY \_\_\_\_\_ DATE \_\_\_\_\_

THIS PLAT APPROVED BY HIDALGO COUNTY IRRIGATION DISTRICT NO. 1 ON THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

NO IMPROVEMENTS OF ANY KIND SHALL BE PLACED UPON H.C.I.D. NO. 1 RIGHTS-OF-WAY OR EASEMENTS WITHOUT THE EXPRESSED WRITTEN PERMISSION OF THE H.C.I.D. NO. 1

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

COUNTY OF HIDALGO  
STATE OF TEXAS

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



*Alfonso Quintanilla*  
ALFONSO QUINTANILLA  
P.E. No. 91534  
DATE 5-11-23



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

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

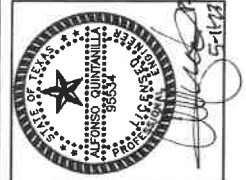
BY: \_\_\_\_\_ DEPUTY

FILED DATA SHEET

DATE PREPARED	PREPARED BY	CHECKED BY	APPROVED BY
NOV. 10, 2022	ALFONSO QUINTANILLA	ALFONSO QUINTANILLA	ALFONSO QUINTANILLA
DATE REVISOR	REVISOR	CHECKED BY	APPROVED BY

JOB NO.	2-10-25
DATE	2-10-25
REVISION	1"=30'
SCALE	1"=30'
DRAWN BY	JULIS CVZS
SHEET	

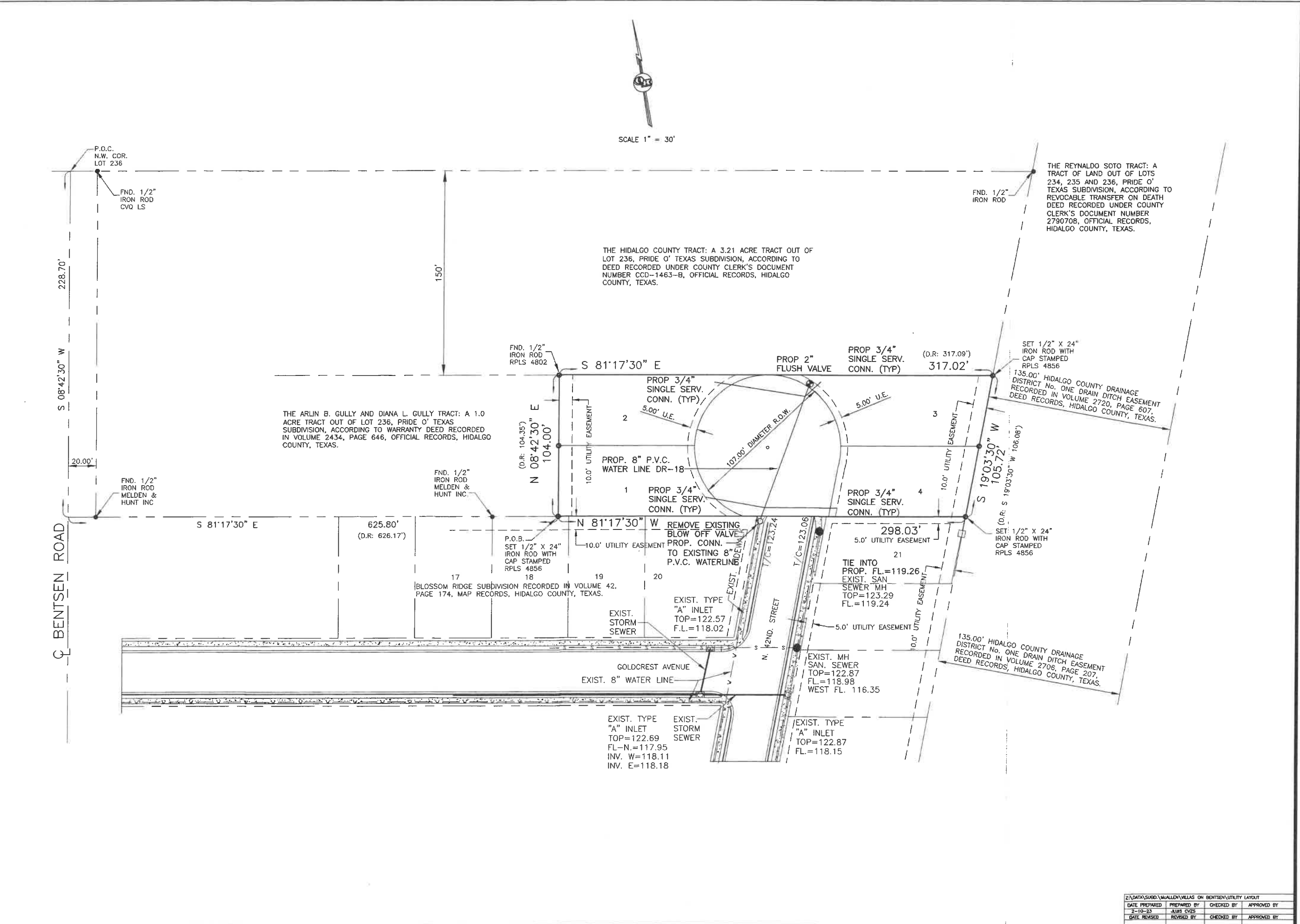
**VILLAS ON BENTSEN  
SUBDIVISION  
WATER DISTRIBUTION  
LAYOUT**



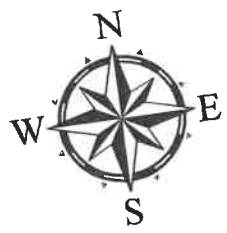
**QUINTANILLA, HEADLEY AND ASSOCIATES, INC.**  
 CONSULTING ENGINEERS  
 LAND SURVEYORS  
 124 E. STUBBS ST.  
 EDINBURG, TEXAS 78539  
 ENGINEERING REGISTRATION NUMBER F-1513  
 SURVEYING REGISTRATION NUMBER 100411-00

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

Z:\DATA\SUBD\MALLEN\VILLAS ON BENTSEN\UTILITY LAYOUT			
DATE PREPARED	PREPARED BY	CHECKED BY	APPROVED BY
2-10-25	JULIS CVZS		
DATE REVISED	REVISED BY	CHECKED BY	APPROVED BY







# Villas on Bentsen Subdivision







	<b>AGENDA ITEM</b>	<b><u>2.b.</u></b>
<b>PUBLIC UTILITY BOARD</b>	<b>DATE SUBMITTED</b>	<b>05/17/2023</b>
	<b>MEETING DATE</b>	<b>5/23/2023</b>

1. Agenda Item: Approval of QQ 10th & Jay Subdivision.
2. Party Making Request:  
Rafael Balderas Jr.
3. Nature of Request: Request of MPU Board approval from the developer of the proposed subdivision.
4. Budgeted:  

Bid Amount:	_____	Budgeted Amount:	_____
Under Budget:	_____	Over Budget:	_____
		Amount Remaining:	_____
5. Reimbursement: Waterline Reimbursement to MPU for the North Central Distribution Water Project in the amount of \$1,155.76.
6. Routing:  
Rafael Balderas Jr.                      Created/Initiated - 5/17/2023
7. Staff's Recommendation: Staff recommends approval of the proposed subdivision with the conditions set forth.
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

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

**DATE:** May 15, 2023

**SUBJECT: QQ 10<sup>th</sup> & Jay Subdivision; Consideration & Approval of Subdivision**

---

This property is located on the west side of 10<sup>th</sup> Street and on the south side of Jay Avenue. It is located within the McAllen City Limits and is being proposed as C-3 commercial. The tract consists of 3.388 acres and will be two lots for a carwash and commercial use.

The subdivision application was originally filed with the City on November 12, 2021 and has received preliminary P&Z approval on December 7, 2021. The information required from the developer's engineer for this agenda was received on May 10, 2023.

Utility plan/availability is described as follows:

1. **Water Service:** The applicant is proposing to install individual water services for each lot, which would connect to the existing 8-inch waterline along 10<sup>th</sup> Street and the existing waterline along Jay Street.
2. **Sewer Service:** The applicant is proposing to install an 8-inch sewer line to service the property, which would connect to an existing sewer line on the south west side of the property.
3. This property falls within the North Central Distribution Water 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, and where the main utility lines will be installed; 2.) Installation of the proposed public utility infrastructure be constructed as proposed; and 3.) Payment of a Waterline Reimbursement to MPU in the amount of \$1,155.76 for the North Central Distribution Waterline Project.**

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

## MEMORANDUM

---

**Date:** January 04, 2022  
**To:** Rafael Balderas, McAllen PUB  
**CC:** Elevate Engineering  
**From:** Mario A. Reyna, P.E.  
**Subject:** QQ 10<sup>th</sup> & JAY SUBDIVISION

---

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

**WATER - MPUB:**

The domestic water will be served by City of McAllen. There is an existing 8-inch waterline along the north side of Jay Avenue that runs east-west and an existing 8-inch waterline along the east side of N. 10<sup>th</sup> Street (S.H. 36) that runs north-south. Two (2) 1" domestic water meters will be proposed.

**SANITARY SEWER - MPUB:**

The sanitary sewer will be served by the City of McAllen. A proposed 8-inch line will be built along the southside boundary of the property and discharge at the existing sanitary sewer line located at the adjacent development located the southwest corner. Two 6" sanitary sewer services will be served from the proposed 8" sewer line.

Respectfully,



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

**REIMBURSEMENT WAIVER**

STATE OF TEXAS            X

COUNTY OF HIDALGO      X

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

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

QQ 10<sup>TH</sup> & JAY SUBDIVISION and proposes to construct Utility Improvements as shown on  
(Subdivision Name)  
a plan designed by Melden & Hunt, Inc. dated October 08, 2021, hereinafter called the IMPROVEMENTS,  
(Engineering Firm)  
as approved by the McAllen Public Utility Board on \_\_\_\_\_.  
(Approval date)

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

ISSUED in triplicate originals this \_\_\_\_\_ day of \_\_\_\_\_, 20\_.

CITY OF McALLEN BY THE  
McALLEN PUBLIC UTILITY

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

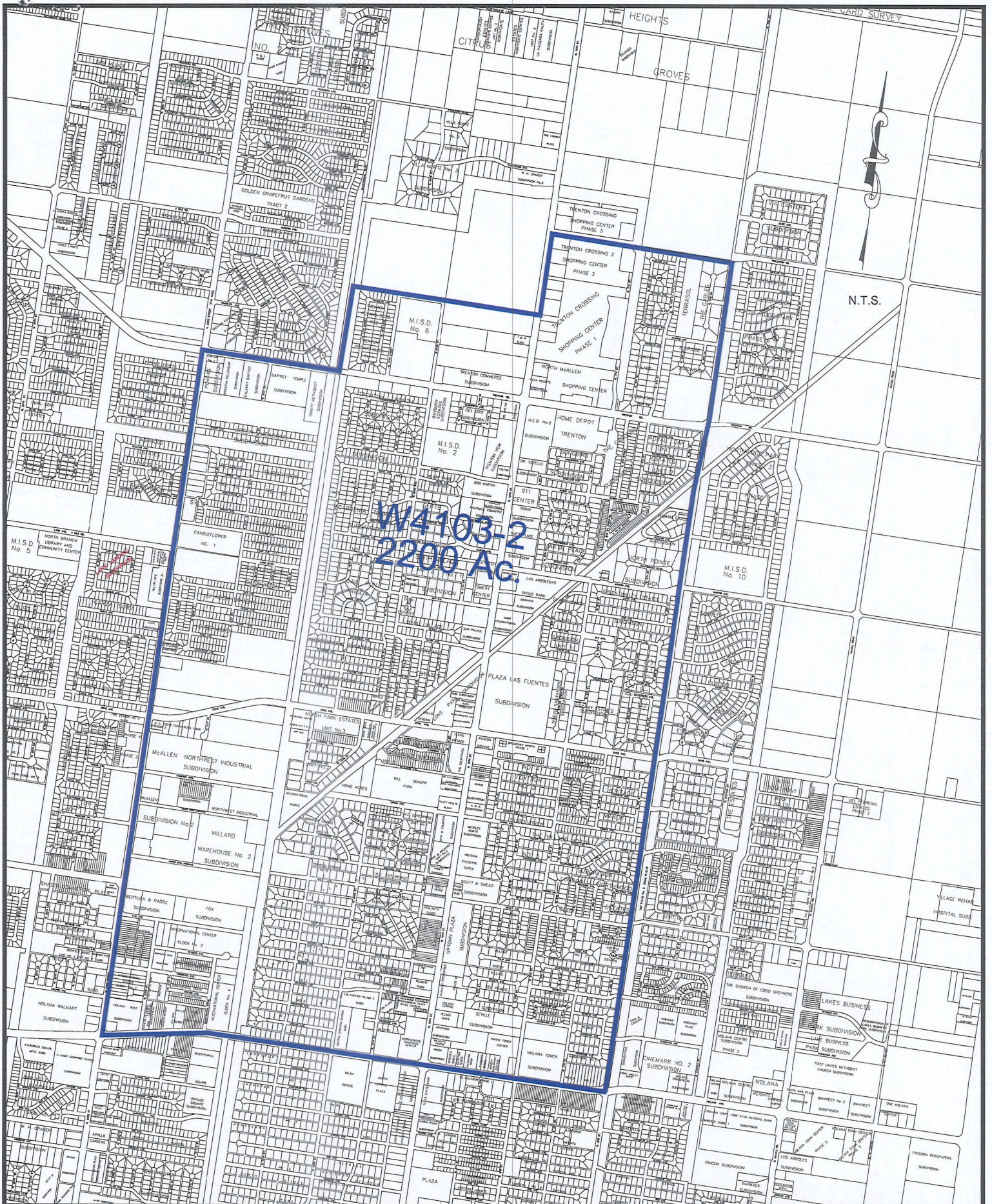
ATTEST:

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

DEVELOPER/OWNER:

BY:   
\_\_\_\_\_  
QQRGV INVESTMENTS, LLC,  
A Utah limited liability company  
Dallas Hakes  
2208 West 700 South  
Springville, Utah 84663

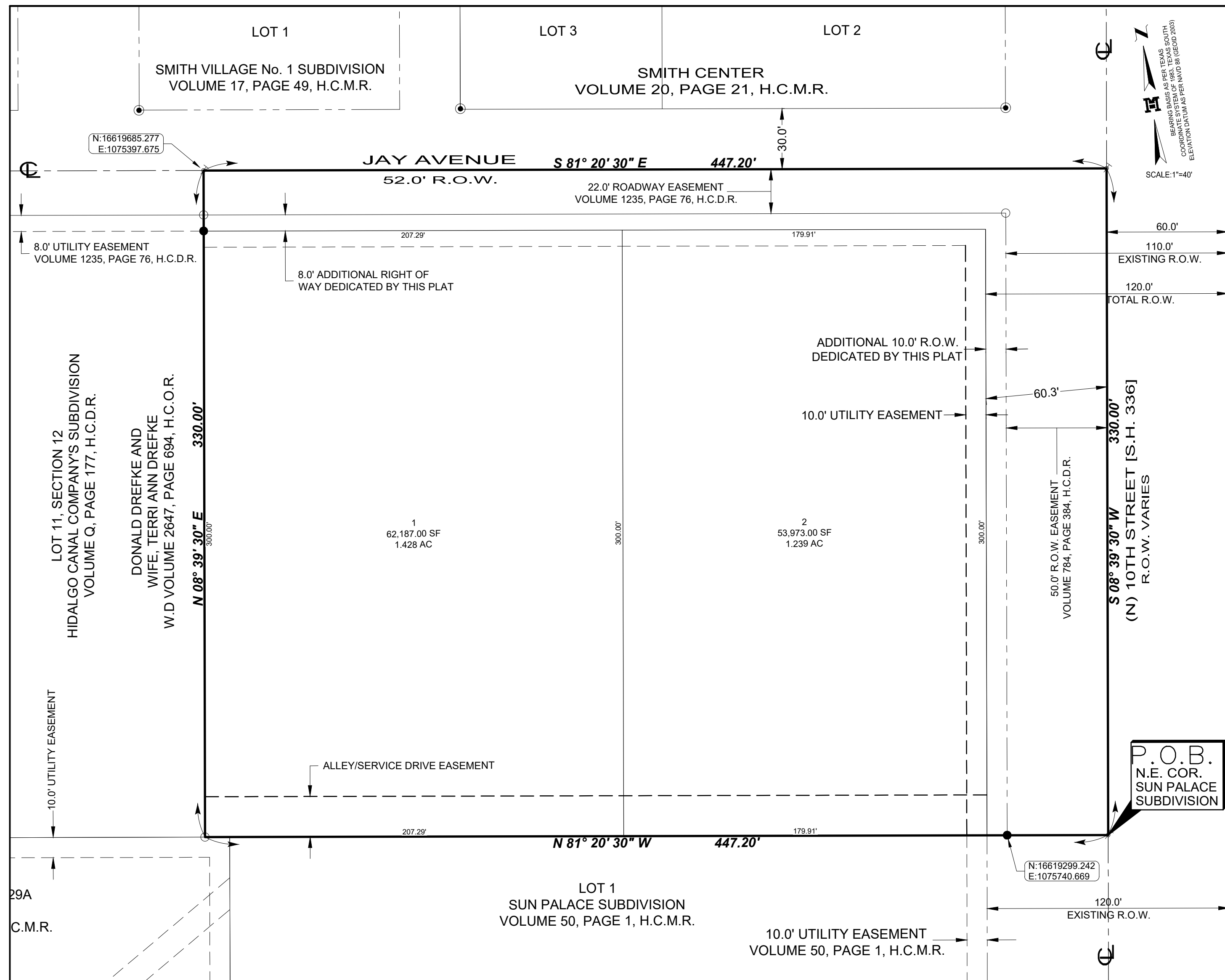




NORTH CENTRAL DISTRIBUTION MAINS  
SERVICE AREA



**McALLEN**  
PUBLIC UTILITY



# MAP OF QQ 10th & JAY SUBDIVISION

BEING 3.388 ACRES  
OUT OF LOT 11, SECTION 12  
HIDALGO CANAL COMPANY'S SUBDIVISION  
VOLUME Q, PAGE 177 H.C.D.R.  
HIDALGO COUNTY, TEXAS

### METES AND BOUNDS DESCRIPTION

A TRACT OF LAND CONTAINING 3.388 ACRES SITUATED IN THE CITY OF MCALLEN, HIDALGO COUNTY, TEXAS, BEING A PART OR PORTION OUT OF LOT 11, SECTION 12, HIDALGO CANAL COMPANY'S SUBDIVISION, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME Q, PAGE 177, HIDALGO COUNTY DEED RECORDS, WHICH SAID 3.388-ACRE TRACT WAS CONVEYED TO QORGV INVESTMENTS, LLC A UTAH LIMITED LIABILITY COMPANY, BY VIRTUE OF A SPECIAL WARRANTY DEED RECORDED UNDER DOCUMENT NUMBER 3235776, HIDALGO COUNTY OFFICIAL RECORDS, SAID 3.388 ACRES ALSO BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A NAIL SET ON THE NORTHEAST CORNER OF SUN PALACE SUBDIVISION, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 50, PAGE 1, HIDALGO COUNTY MAP RECORDS AND WITHIN THE RIGHT-OF-WAY OF 10TH STREET, FOR THE SOUTHEAST CORNER OF THIS HEREIN DESCRIBED TRACT:

1. THENCE, N 81° 20' 30" W ALONG THE NORTH LINE OF SAID SUN PALACE SUBDIVISION AND THE NORTH LINE OF LOTS 1A THROUGH 29A QUAIL VILLAGE, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 29, PAGE 7, HIDALGO COUNTY MAP RECORDS, AT A DISTANCE OF 50.00 FEET PASS A NO. 4 REBAR FOUND (NORTHING: 16619299.242, EASTING: 1075740.669) ON THE EXISTING WEST RIGHT-OF-WAY LINE OF 10TH STREET, AT A DISTANCE OF 435.00 FEET PASS THE NORTHWEST CORNER OF SAID SUN PALACE SUBDIVISION AND THE NORTHEAST CORNER OF SAID LOTS 1A THROUGH 29A QUAIL VILLAGE, CONTINUING A TOTAL DISTANCE OF 447.20 FEET TO A NO. 4 REBAR SET FOR THE SOUTHWEST CORNER OF THIS TRACT;
2. THENCE, N 08° 39' 30" E AT A DISTANCE OF 300.00 FEET PASS A NO. 4 REBAR FOUND IN LINE, AT A DISTANCE OF 308.00 FEET PASS A NO. 4 REBAR SET ON THE EXISTING SOUTH RIGHT-OF-WAY LINE OF JAY AVENUE, CONTINUING A TOTAL DISTANCE OF 330.00 FEET TO A NAIL SET (NORTHING: 16619685.277, EASTING: 1075397.675) WITHIN THE RIGHT-OF-WAY OF JAY AVENUE, FOR THE NORTHWEST CORNER OF THIS TRACT;
3. THENCE, S 81° 20' 30" E WITHIN THE RIGHT-OF-WAY OF JAY AVENUE, A DISTANCE OF 447.20 FEET TO A NAIL SET WITHIN THE RIGHT-OF-WAY OF 10TH STREET, FOR THE NORTHEAST CORNER OF THIS TRACT;
4. THENCE, S 08° 39' 30" W WITHIN THE RIGHT-OF-WAY OF 10TH STREET, A DISTANCE OF 330.00 FEET TO THE POINT OF BEGINNING AND CONTAINING 3.388 ACRES, OF WHICH 0.379 OF ONE ACRE LIES WITHIN THE EXISTING RIGHT-OF-WAY OF 10TH STREET AND 0.201 OF ONE ACRE LIES WITHIN THE EXISTING RIGHT-OF-WAY OF JAY AVENUE, LEAVING A NET OF 2.808 ACRES OF LAND, MORE OR LESS.

- LEGEND**
- FOUND No.4 REBAR
  - FOUND PIPE
  - ⊙ SET NAIL
  - SET NO.4 REBAR WITH PLASTIC

### GENERAL NOTES :

1. THE SITE LIES IN ZONE "B". ZONE "B" ARE AREAS BETWEEN LIMITS OF THE 100-YEAR FLOOD AND 500-YEAR FLOOD, OR CERTAIN AREAS SUBJECT TO 100-YEAR FLOODING WITH AVERAGE DEPTHS LESS THAN (1) FOOT OR WHERE THE CONTRIBUTING DRAINAGE AREA IS LESS THAN ONE SQUARE MILE; OR AREAS PROTECTED BY LEVEES FROM THE BASE FLOOD.  
COMMUNITY-PANEL NUMBER: 480343 0005 C, MAP REVISED: NOVEMBER 2, 1982.
2. MINIMUM PERMISSIBLE FINISH FLOOR ELEVATION SHALL BE 18 INCHES ABOVE THE FRONT TOP OF CURB MEASURED FROM THE CENTER OF THE LOT.
3. MINIMUM SETBACKS SHALL COMPLY WITH THE CITY OF MCALLEN ZONING CODE:  
FRONT - IN ACCORDANCE WITH THE ZONING ORDINANCE OR GREATER FOR APPROVED SITE PLAN OR EASEMENT OR IN LINE WITH EXISTING STRUCTURES, GREATER SETBACK APPLIES.  
REAR - IN ACCORDANCE WITH THE ZONING ORDINANCE OR GREATER FOR APPROVED SITE PLAN OR EASEMENT OR IN LINE WITH EXISTING STRUCTURES, GREATER SETBACK APPLIES.  
SIDES - IN ACCORDANCE WITH THE ZONING ORDINANCE OR GREATER FOR APPROVED SITE PLAN OR EASEMENT OR IN LINE WITH EXISTING STRUCTURES, GREATER SETBACK APPLIES.  
CORNER - IN ACCORDANCE WITH THE ZONING ORDINANCE OR GREATER FOR APPROVED SITE PLAN OR EASEMENT OR IN LINE WITH EXISTING STRUCTURES, GREATER SETBACK APPLIES.
4. REQUIRED DETENTION FOR STORM SEWER RUNOFF PER THE APPROVED DRAINAGE REPORT SHALL BE 32,603 CUBIC FEET. STORM WATER RUNOFF GENERATED FROM DEVELOPMENT SHALL BE DETAINED ON-SITE BY EACH LOT AS APPROVED BY CITY OF MCALLEN. LOT 1 WILL REQUIRE TO ACCOMMODATE 17,375 CUBIC FEET, LOT 2 15,228 CUBIC FEET.

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.

5. AN ENGINEERED DRAINAGE DETENTION PLAN, APPROVED BY THE CITY OF MCALLEN ENGINEERING DEPARTMENT, SHALL BE REQUIRED PRIOR TO ISSUANCE OF BUILDING PERMIT.
6. NO BUILDING ALLOWED OVER ANY EASEMENT.
7. 4 FT. WIDE MINIMUM SIDEWALK REQUIRED ON N. 10th STREET AND JAY AVENUE.
8. A 6' OPAQUE BUFFER REQUIRED FROM ADJACENT/BETWEEN MULTI-FAMILY RESIDENTIAL AND COMMERCIAL AND INDUSTRIAL ZONE/USES.
9. AN 8' MASONRY WALL REQUIRED BETWEEN SINGLE FAMILY RESIDENTIAL AND COMMERCIAL, INDUSTRIAL OR MULTI-FAMILY RESIDENTIAL ZONE/USES.
10. COMMON AREAS, ANY PRIVATE DRIVES, ETC. MUST BE MAINTAINED BY LOT OWNERS AND NOT THE CITY OF MCALLEN
11. THE FOLLOWING BENCHMARK ARE IDENTIFIED ON THE FACE OF THE PLAT AND ON THE ATTACHED ENGINEERING PLANS:  
---CITY OF MCALLEN BENCHMARK: "MC 55" FROM THE CITY OF MCALLEN G.P.S. REFERENCE MARKS LIST PREPARED BY GLICK, LINN OFFICE ON OCTOBER 06, 1999, LOCATED 481 FEET WEST OF 10th STREET AND 135 FEET NORTH OF ROBIN AVENUE. 30" ALUM. PIPE WITH A 3-1/4" BRASS MONUMENT CAP ON TOP AT ELEVATION = 108.89 (NAVD83); N: 16619299.242, E: 1075740.669.  
BENCH MARK #2: SQUARE CUT SET ON INLET LOCATED ALONG THE WEST RIGHT-OF-WAY OF 10th STREET APPROXIMATELY 486.0 FEET NORTH OF JAY AVENUE. N: 16620108.6370, E: 1075869.7570, ELEV. 109.42.

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

ATTESTED BY:

CITY SECRETARY

DATE

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 COMMISSION

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 AND HIS ENGINEER TO MAKE THESE DETERMINATIONS.

HIDALGO COUNTY DRAINAGE DISTRICT NO.1

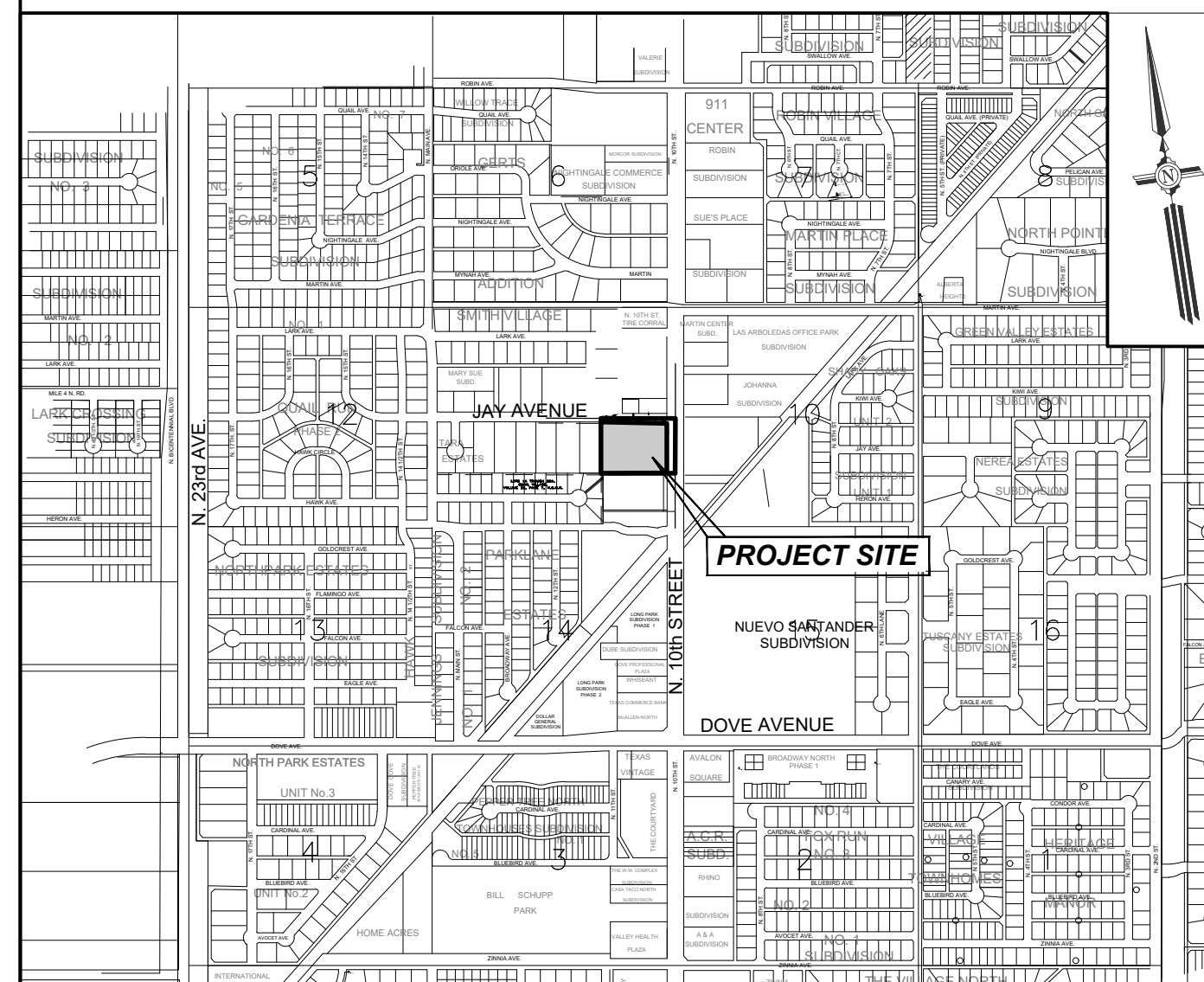
RAUL E. SESIN, P.E., C.F.M.  
GENERAL MANAGER

DATE

DRAWN BY: Cesar DATE 10-08-21  
SURVEYED, CHECKED \_\_\_\_\_ DATE \_\_\_\_\_  
FINAL CHECK \_\_\_\_\_ DATE \_\_\_\_\_

### LOCATION MAP

SCALE: 1" = 1,000'



**M** MELDEN & HUNT, INC.  
CONSULTANTS • ENGINEERS • SURVEYORS  
115 W. McINTYRE - EDINBURG, TX 78541  
PH: (956) 381-0981 - FAX: (956) 381-1839  
ESTABLISHED 1947 - www.meldenandhunt.com

THE STATE OF UTAH  
COUNTY OF UTAH

I (WE), THE UNDERSIGNED, OWNER OF THE LAND SHOWN ON THIS PLAT AND DESIGNATED HEREIN AS THE QQ 10th & JAY 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.

DALLAS HAKES  
QORGV INVESTMENTS, LLC.  
A UTAH LIMITED LIABILITY COMPANY  
2208 WEST 700 SOUTH  
SPRINGVILLE, UTAH 84663

DATE

THE STATE OF UTAH  
COUNTY OF UTAH

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED DALLAS HAKES, 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 THE PURPOSED AND CONSIDERATIONS THEREIN GIVEN UNDER MY HAND AND

SEAL OF OFFICE, THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

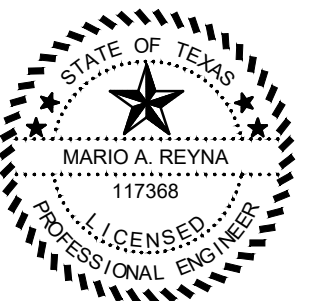
NOTARY PUBLIC, FOR THE STATE OF  
MY COMMISSION EXPIRES:

STATE OF TEXAS  
COUNTY OF HIDALGO:

I, THE UNDERSIGNED, MARIO A. REYNA, A LICENSED PROFESSIONAL ENGINEER IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THE PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN TO THIS PLAT.

MELDEN & HUNT, INC.  
TEXAS REGISTRATION F-1435

MARIO A. REYNA, P.E. # 117368  
DATE PREPARED: 10-08-2021  
ENGINEERING JOB NO. 21132.00



STATE OF TEXAS  
COUNTY OF HIDALGO

I, FRED L. KURTH, 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, 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 COUNTY OF HIDALGO, TEXAS.

DATED THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.



FRED L. KURTH, PROFESSIONAL LAND SURVEYOR No.4750  
STATE OF TEXAS

DATE SURVEYED: 10-01-18  
T-1067, T-1065, PG. 2  
SURVEYING JOB NO. 18953.08

THIS PLAT APPROVED BY THE HIDALGO COUNTY WATER IMPROVEMENT DISTRICT NO. 3

ON THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2023.

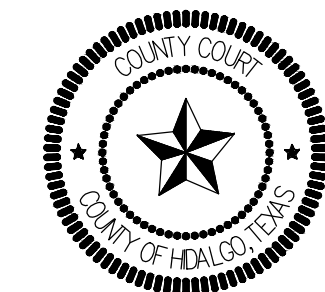
NO IMPROVEMENTS OF ANY KIND (INCLUDING WITHOUT LIMITATION TREES, FENCES AND BUILDINGS) SHALL BE PLACED UPON HIDALGO COUNTY WATER IMPROVEMENT DISTRICT NO. 3 RIGHT-OF-WAY OR EASEMENTS. APPROVAL OF THIS PLAT DOES NOT CONSTITUTE A CONVEYANCE, WAIVER OR ABANDONMENT OF ANY PROPERTY INTEREST HELD BY THE DISTRICT IN THE PROPERTY SHOWN ON THE PLAT, OR THE ACCEPTANCE OR APPROVAL OF THE ACCURACY OF ANY STATEMENT, DIMENSION OR DESCRIPTION SHOWN ON THE PLAT.

OTHAL BRAND JR. PRESIDENT

DATE

MARK FREELAND, SECRETARY

DATE

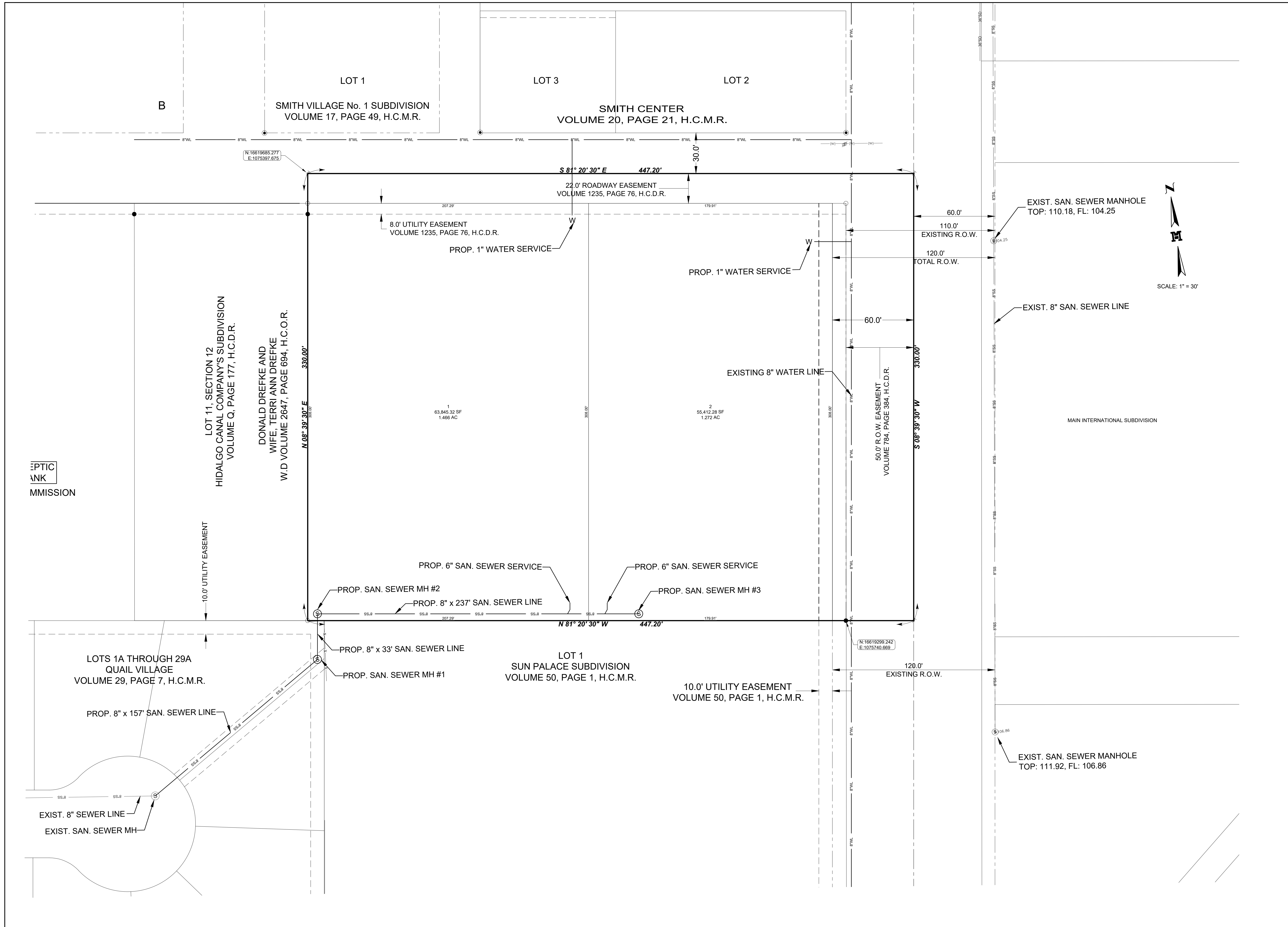


FILED FOR RECORD IN  
HIDALGO COUNTY  
ARTURO GUAJARDO, JR.  
HIDALGO COUNTY CLERK

ON: \_\_\_\_\_ AT \_\_\_\_\_ AM/PM

INSTRUMENT NUMBER \_\_\_\_\_  
OF THE MAP RECORDS OF HIDALGO COUNTY, TEXAS

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



JOB No. 18182.00

BY: MELDEN & HUNT, INC.  
 DATE: \_\_\_\_\_  
 REVISION: \_\_\_\_\_

1145 W. MCALLEN BLVD. - ENDRIS BLVD. - TX 75641  
 PH: (956) 381-0881 - FAX: (956) 381-1839  
 ESTABLISHED 1947 - www.meldenhunt.com

1145 W. MCALLEN BLVD. - ENDRIS BLVD. - TX 75641  
 PH: (956) 381-0881 - FAX: (956) 381-1839  
 ESTABLISHED 1947 - www.meldenhunt.com

ENG. TECH. CIRC. \_\_\_\_\_  
 PROJECT ENG. M.A.R. \_\_\_\_\_  
 1-BOOK: .PS: \_\_\_\_\_  
 1. RELEASE DATE: \_\_\_\_\_  
 2. RELEASE DATE: \_\_\_\_\_  
 3. RELEASE DATE: \_\_\_\_\_  
 SCALE: 1" = 30'

JAY PLAZA SUBDIVISION  
 McALLEN, TEXAS

**PROPOSED WATER & SEWER IMPROVEMENTS**

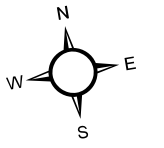
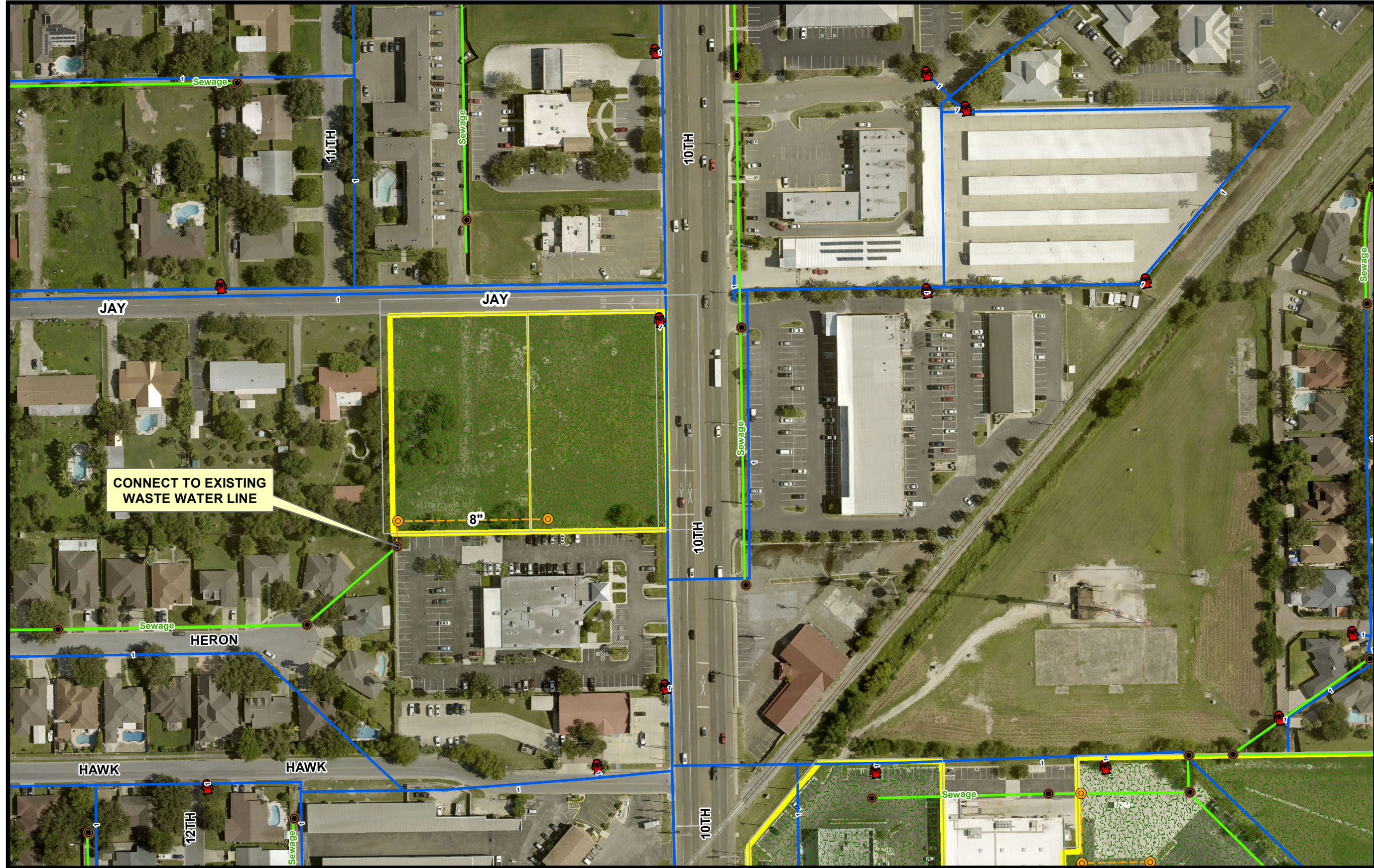
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 All Rights Reserved.  
 File Name: XXXXXXXXXXXX

SHEET 1 OF 1

F:\Users\Development\Commercial\McAllen\21132 - Elements Eng-Quick-Quack\_Corvaan\Autocad Files\21132-2.dwg, 4/21/2023, 2:34:38 PM, DWG, To: PDF, .pdf



# QQ 10TH & JAY



1 inch = 135 feet

**Legend**

- Proposed Clean-Out
- Proposed Manholes
- 🚒 Proposed Fire Hydrant
- 🚒 Existing Fire Hydrants
- Proposed Force Main
- Proposed Sewer Line
- Proposed Water Line
- <all other values>

**Type of Main**

- Force Main
- Lots
- Existing Waterline
- Proposed Area



AGENDA ITEM 3.a.

PUBLIC UTILITY BOARD

DATE SUBMITTED 05/17/2023

MEETING DATE 5/23/2023

1. Agenda Item: Consideration and Approval of Award of Contract for the Newport Ave. & 19.5 St Waterline Improvements Project - Project No. 02-23-C19-428 (CDBG Funded)
2. Party Making Request:  
Erika Gomez, Developmental Activities
3. Nature of Request: Consideration and Approval of Award of Contract for the Newport Ave. & 19.5 St Waterline Improvements Project.
4. Budgeted: Budget reclass will be forthcoming. Project is funded in partnership with CDBG. Please see attached memo for breakdown of accounts.

Bid Amount:	<u>\$604,877.50</u>	Budgeted Amount:	<u>\$0.00</u>
Under Budget:	<u>\$0.00</u>	Over Budget:	<u>\$0.00</u>
		Amount Remaining:	<u>\$0.00</u>
5. Reimbursement:
6. Routing:

Erika Gomez	Created/Initiated - 5/17/2023
Yvette Balderas	Approved - 5/17/2023
Gerardo Noriega	Final Approval - 5/17/2023
7. Staff's Recommendation: Staff recommends award of contract to the Apparent Responsive Responsible Low Bidder, RDH Site & Concrete, for the total contract amount of \$604,877.50
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  
**THRU:** Marco Ramirez, P.E., Utility Engineer  
**FROM:** Erika Gomez, E.I.T., Assistant Utility Engineer  
**DATE:** May 15<sup>th</sup>, 2023  
**SUBJECT:** **Consideration and Approval of Award of Contract for the Newport Ave. & 19.5 St Waterline Improvements Project - Project No. 02-23-C19-428 (CDBG Funded)**

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On May 3<sup>rd</sup>, 2023, the City of McAllen Purchasing Department conducted a public bid opening for the Newport Ave & 19.5 St Waterline Improvements (CDBG Funded) Project. The project consists of the replacement of small diameter waterlines, installation of a new waterline in order to abandon existing waterline in the back of the properties and re-routing the water services to the new waterline.

A total of 6 bids were received and the lowest responsive responsible bidder for the base bid with the alternate option appears to be *RDH Site & Concrete* from Palmview, Texas in the amount of \$604,877.50. A bid tabulation sheet of all bidders is attached.

This project is funded in partnership with CDBG. The breakdown of accounts is as follow:

Project Name	CDBG Funds	MPU Match	TOTAL
Newport Phase I WL (Base Bid)	\$ 154,106	\$ 76,364	\$ 230,470.00
19.5 St Waterline (Base Bid)	\$ 109,690	\$ 123,600	\$ 233,290.00
Newport Phase II WL (Alternate option)	0	\$ 141,117.50	\$ 141,117.50
<b>TOTAL</b>	<b>\$ 263,796</b>	<b>\$ 341,081.50</b>	<b>\$ 604,877.50</b>

Staff recommends award of contract to the Apparent Responsive Responsible Low Bidder, *RDH Site & Concrete*, for the total contract amount of \$604,877.50

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

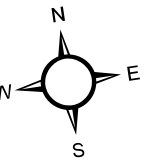


BID OPENING: MAY 3, 2023 AT 2:00 PM  
 LOCATION: CITY HALL CONFERENCE ROOM NO. 2A  
 PROJECT NO. 02-23-C19-428 NEWPORT AVE. & 19.5 ST WATERLINE (CDBG)

NO.	TYPE	DESCRIPTION	BIDDERS		MCALLEN MULTI-SERVICE MCALLEN, TX		RDH SITE & CONCRETE PALMVIEW, TX		RBM CONTRACTORS, LLC EDCOUCH, TX		TEXAS CORDIA CONSTRUCTION, LLC EDINBURG		ARTILLERY, LLC EDINBURG, TX		MOR-WIL, LLC MISSION, TX	
			UOM	QTY	UNIT PRICE	EXT PRICE	UNIT PRICE	EXT PRICE	UNIT PRICE	EXT PRICE	UNIT PRICE	EXT PRICE	UNIT PRICE	EXT PRICE	UNIT PRICE	EXT PRICE
<b>19.5 ST WATERLINE IMPROV. FROM OAKLAND TO JACKSON AVE - TOTAL:</b>						<b>\$244,250.00</b>		<b>\$230,470.00</b>		<b>\$278,224.06</b>		<b>\$253,779.00</b>		<b>\$296,650.00</b>		<b>\$359,385.91</b>
101	BASE	INSTALL 8 INCH DIA. WATERLINE, PVC - C-900, DR-18 COMPLETE AND IN-PLACE	LF	1,270.00	\$62.00	\$78,740.00	\$55.00	\$69,850.00	\$77.17	\$98,005.90	\$46.00	\$58,420.00	\$80.00	\$101,600.00	\$56.72	\$72,034.40
102	BASE	INSTALLATION OF 8 INCH GATE VALVE W/BOX, COMPLETE AND IN-PLACE	EA	4	\$4,100.00	\$16,400.00	\$3,500.00	\$14,000.00	\$4,542.59	\$18,170.36	\$4,263.00	\$17,052.00	\$3,500.00	\$14,000.00	\$4,668.38	\$18,673.52
103	BASE	INSTALLATION OF 8 INCH TEE, COMPLETE AND IN-PLACE	EA	1	\$1,800.00	\$1,800.00	\$1,100.00	\$1,100.00	\$1,658.77	\$1,658.77	\$2,470.00	\$2,470.00	\$2,000.00	\$2,000.00	\$1,976.67	\$1,976.67
104	BASE	INSTALLATION OF 8 INCH X 6 INCH REDUCER, COMPLETE AND IN-PLACE	EA	1	\$1,500.00	\$1,500.00	\$550.00	\$550.00	\$916.16	\$916.16	\$988.00	\$988.00	\$1,000.00	\$1,000.00	\$1,483.44	\$1,483.44
105	BASE	INSTALLATION OF 6 INCH TEE, COMPLETE AND IN-PLACE	EA	1	\$1,600.00	\$1,600.00	\$800.00	\$800.00	\$1,227.60	\$1,227.60	\$2,236.00	\$2,236.00	\$1,500.00	\$1,500.00	\$1,754.96	\$1,754.96
106	BASE	INSTALLATION OF 6 INCH GATE VALVE W/BOX, COMPLETE AND IN-PLACE	EA	2	\$3,600.00	\$7,200.00	\$2,000.00	\$4,000.00	\$2,573.99	\$5,147.98	\$3,252.00	\$6,504.00	\$2,000.00	\$4,000.00	\$2,938.20	\$5,876.40
107	BASE	INSTALLATION OF 8 INCH X 4 INCH REDUCER, COMPLETE AND IN-PLACE	EA	2	\$1,500.00	\$3,000.00	\$550.00	\$1,100.00	\$889.19	\$1,778.38	\$961.00	\$1,922.00	\$1,000.00	\$2,000.00	\$1,473.72	\$2,947.44
108	BASE	CONNECT PROP. 8 INCH WL TO EXISTING WL; INCLUDES ALL RELATED FITTINGS AND APPURTENANCES NECESSARY FOR CONNECTION TO EXISTING WATER LINE (COUPLINGS INCLUDED AND REMOVAL OF EXISTING FITTINGS)	LS	2	\$3,000.00	\$6,000.00	\$1,500.00	\$3,000.00	\$4,995.56	\$9,991.12	\$4,727.00	\$9,454.00	\$4,000.00	\$8,000.00	\$2,959.83	\$5,919.66
109	BASE	ABANDONMENT OF EXISTING 4" WATERLINE, IN PLACE (COUPLINGS/CAPS INCLUDED AND REMOVAL OF EXISTING FITTINGS AS NEEDED)	LS	1	\$1,000.00	\$1,000.00	\$500.00	\$500.00	\$4,917.54	\$4,917.54	\$5,851.00	\$5,851.00	\$1,500.00	\$1,500.00	\$1,284.42	\$1,284.42
110	BASE	INSTALLATION OF 1" WATER SERVICE, SDR-9, HDPE, COMPLETE AND IN-PLACE. INCLUDES ANGLE STOP AT END OF SERVICE LINE AND RECONNECTION TO EXISTING METER	EA	54	\$1,100.00	\$59,400.00	\$1,500.00	\$81,000.00	\$926.59	\$50,035.86	\$1,025.00	\$55,350.00	\$1,200.00	\$64,800.00	\$2,505.75	\$135,310.50
111	BASE	INSTALLATION OF A FIRE HYDRANT ASSEMBLY, COMPLETE AND IN-PLACE	EA	2	\$7,400.00	\$14,800.00	\$9,000.00	\$18,000.00	\$7,024.82	\$14,049.64	\$8,253.00	\$16,506.00	\$10,500.00	\$21,000.00	\$10,484.05	\$20,968.10
112	BASE	PAVEMENT CUT & RESTORE, MATCH EXISTING PAVEMENT SECTION (MIN 2'-IN H/MAC & 2" BASE), COMPLETE IN PLACE	SY	710	\$52.00	\$36,920.00	\$34.50	\$24,495.00	\$72.88	\$51,744.80	\$68.00	\$48,280.00	\$80.00	\$56,800.00	\$54.85	\$38,943.50
113	BASE	DRIVEWAY CUT & RESTORE, COMPLETE IN PLACE	SY	100	\$65.00	\$6,500.00	\$19.00	\$1,900.00	\$138.75	\$13,875.00	\$117.00	\$11,700.00	\$81.00	\$8,100.00	\$177.00	\$17,700.00
114	BASE	WORK ZONE TRAFFIC CONTROL AND IMPLEMENTATION PLAN, INCLUDING TRAFFIC CONTROL DEVICES, COMPLETE IN PLACE	LS	1	\$500.00	\$500.00	\$7,000.00	\$7,000.00	\$4,342.75	\$4,342.75	\$11,966.00	\$11,966.00	\$4,000.00	\$4,000.00	\$26,550.00	\$26,550.00
115	BASE	TRENCH SAFETY SYSTEM AS PER OSHA REQUIREMENTS	LF	1,270.00	\$7.00	\$8,890.00	\$2.50	\$3,175.00	\$1.86	\$2,362.20	\$4.00	\$5,080.00	\$5.00	\$6,350.00	\$6.27	\$7,962.90
<b>ITEM B: NEWPORT WATERLINE IMPROVEMENTS PHASE I - TOTAL:</b>						<b>\$216,865.00</b>		<b>\$233,290.00</b>		<b>\$237,178.35</b>		<b>\$266,953.00</b>		<b>\$261,825.00</b>		<b>\$399,274.74</b>
201	BASE	INSTALL 8 INCH DIA. WATERLINE, PVC - C-900, DR-18 COMPLETE AND IN-PLACE	LF	1,000.00	\$62.00	\$62,000.00	\$55.00	\$55,000.00	\$77.17	\$77,170.00	\$48.00	\$48,000.00	\$80.00	\$80,000.00	\$56.57	\$56,570.00
202	BASE	INSTALLATION OF 8 INCH 90 DEGREE BEND, COMPLETE AND IN-PLACE	EA	1	\$1,500.00	\$1,500.00	\$1,000.00	\$1,000.00	\$1,189.76	\$1,189.76	\$1,172.00	\$1,172.00	\$1,500.00	\$1,500.00	\$1,642.24	\$1,642.24
203	BASE	INSTALLATION OF 8 INCH GATE VALVE, COMPLETE AND IN-PLACE	EA	4	\$4,100.00	\$16,400.00	\$3,500.00	\$14,000.00	\$4,542.59	\$18,170.36	\$4,002.00	\$16,008.00	\$3,500.00	\$14,000.00	\$3,783.38	\$15,133.52
204	BASE	INSTALLATION OF 8 INCH X 8 INCH TEE COMPLETE AND IN-PLACE	EA	1	\$1,800.00	\$1,800.00	\$1,500.00	\$1,500.00	\$1,658.77	\$1,658.77	\$2,424.00	\$2,424.00	\$2,500.00	\$2,500.00	\$1,976.67	\$1,976.67
205	BASE	INSTALLATION OF 8 INCH 45 DEGREE BEND, COMPLETE AND IN-PLACE	EA	2	\$1,500.00	\$3,000.00	\$800.00	\$1,600.00	\$1,258.00	\$2,516.00	\$1,376.00	\$2,752.00	\$1,500.00	\$3,000.00	\$1,588.73	\$3,177.46
206	BASE	INSTALLATION OF 8 INCH X 8 INCH CROSS, COMPLETE AND IN-PLACE	EA	1	\$3,100.00	\$3,100.00	\$1,400.00	\$1,400.00	\$1,742.70	\$1,742.70	\$5,020.00	\$5,020.00	\$2,500.00	\$2,500.00	\$3,157.79	\$3,157.79
207	BASE	INSTALLATION OF 8 INCH X 12 INCH REDUCERS, COMPLETE AND IN-PLACE	EA	1	\$1,800.00	\$1,800.00	\$1,250.00	\$1,250.00	\$1,134.54	\$1,134.54	\$1,371.00	\$1,371.00	\$2,000.00	\$2,000.00	\$2,115.15	\$2,115.15
208	BASE	CONNECT PROP. 8 INCH WL TO EXISTING 8 INCH WL; INCLUDES ALL RELATED FITTINGS AND APPURTENANCES NECESSARY FOR CONNECTION TO EXISTING 8" WATER LINE (COUPLINGS INCLUDED AND REMOVAL OF EXISTING FITTINGS)	EA	1	\$3,000.00	\$3,000.00	\$2,500.00	\$2,500.00	\$4,995.56	\$4,995.56	\$5,967.00	\$5,967.00	\$4,000.00	\$4,000.00	\$5,645.31	\$5,645.31
209	BASE	CONNECT PROP. 8 INCH WL TO EXISTING 12 INCH WL; INCLUDES ALL RELATED FITTINGS AND APPURTENANCES NECESSARY FOR CONNECTION TO EXISTING WATER LINE (COUPLINGS INCLUDED AND REMOVAL OF EXISTING FITTINGS)	EA	1	\$4,000.00	\$4,000.00	\$3,000.00	\$3,000.00	\$6,104.82	\$6,104.82	\$6,645.00	\$6,645.00	\$5,000.00	\$5,000.00	\$6,518.96	\$6,518.96
210	BASE	LINDBERG PLUMBING YARDLINE: WATER PLUMBING YARDLINE INSTALLATION REQUIRED FOR RELOCATION OF METER FROM REAR OF PROPERTY TO FRONT OF PROPERTY; COMPLETE & INSTALLED IN ACCORDANCE TO PLANS AND 2018 IBC.	EA	12	\$1,400.00	\$16,800.00	\$3,000.00	\$36,000.00	\$935.22	\$11,222.64	\$1,617.00	\$19,404.00	\$2,000.00	\$24,000.00	\$5,533.46	\$66,401.52

NO.	TYPE	DESCRIPTION	BIDDERS		MCALLEN MULTI-SERVICE MCALLEN, TX		RDH SITE & CONCRETE PALMVIEW, TX		RBM CONTRACTORS, LLC EDCOUCH, TX		TEXAS CORDIA CONSTRUCTION, LLC EDINBURG, TX		ARTILLERY, LLC EDINBURG, TX		MOR-WIL, LLC MISSION, TX	
			UOM	QTY	UNIT PRICE	EXT PRICE	UNIT PRICE	EXT PRICE	UNIT PRICE	EXT PRICE	UNIT PRICE	EXT PRICE	UNIT PRICE	EXT PRICE	UNIT PRICE	EXT PRICE
211	BASE	LINDBERG: INSTALLATION OF 1" WATER SERVICE, SDR-9, HDPE, COMPLETE AND IN-PLACE. INCLUDES ANGLE STOP AT END OF SERVICE LINE AND ALL WORK NEEDED FOR CONNECTING TO WATER METER	EA	12	\$1,100.00	\$13,200.00	\$1,000.00	\$12,000.00	\$935.22	\$11,222.64	\$2,190.00	\$26,280.00	\$1,200.00	\$14,400.00	\$2,516.90	\$30,202.80
212	BASE	NEWPORT PLUMBING YARDLINE: WATER PLUMBING YARDLINE INSTALLATION REQUIRED FOR RELOCATION OF METER FROM REAR OF PROPERTY TO FRONT OF PROPERTY; COMPLETE & INSTALLED IN ACCORDANCE TO PLANS AND 2018 IBC.	EA	16	\$1,400.00	\$22,400.00	\$3,000.00	\$48,000.00	\$935.22	\$14,963.52	\$1,517.00	\$24,272.00	\$2,000.00	\$32,000.00	\$5,566.93	\$89,070.88
213	BASE	NEWPORT: INSTALLATION OF 1" WATER SERVICE, SDR-9, HDPE, COMPLETE AND IN-PLACE. INCLUDES ANGLE STOP AT END OF SERVICE LINE AND ALL WORK NEEDED FOR CONNECTING TO WATER METER	EA	16	\$1,100.00	\$17,600.00	\$1,500.00	\$24,000.00	\$935.22	\$14,963.52	\$2,101.00	\$33,616.00	\$1,200.00	\$19,200.00	\$2,510.63	\$40,170.08
214	BASE	ABANDONMENT OF EXISTING 6" WATERLINE ALONG S. 21ST STREET, IN PLACE (COUPLINGS/CAPS INCLUDED AND REMOVAL OF EXISTING FITTINGS AS NEEDED)	LS	1	\$5,000.00	\$5,000.00	\$500.00	\$500.00	\$5,035.42	\$5,035.42	\$5,851.00	\$5,851.00	\$2,000.00	\$2,000.00	\$4,032.06	\$4,032.06
215	BASE	PAVEMENT CUT & RESTORE, MATCH EXISTING PAVEMENT SECTION (MIN 2-IN HMA/C & 8" BASE), COMPLETE IN PLACE	SY	570	\$52.00	\$29,640.00	\$34.50	\$19,665.00	\$72.88	\$41,541.60	\$70.00	\$39,900.00	\$80.00	\$45,600.00	\$52.79	\$30,090.30
216	BASE	DRIVEWAY CUT & RESTORE AS NEEDED, COMPLETE IN PLACE	SF	125	\$65.00	\$8,125.00	\$19.00	\$2,375.00	\$138.75	\$17,343.75	\$108.00	\$13,500.00	\$9.00	\$1,125.00	\$155.76	\$19,470.00
217	BASE	WORK ZONE TRAFFIC CONTROL AND IMPLEMENTATION PLAN, INCLUDING TRAFFIC CONTROL DEVICES, COMPLETE IN PLACE	LS	1	\$500.00	\$500.00	\$7,000.00	\$7,000.00	\$4,342.75	\$4,342.75	\$9,771.00	\$9,771.00	\$4,000.00	\$4,000.00	\$17,700.00	\$17,700.00
218	BASE	TRENCH SAFETY SYSTEM AS PER OSHA REQUIREMENTS	LF	1,000.00	\$7.00	\$7,000.00	\$2.50	\$2,500.00	\$1.86	\$1,860.00	\$5.00	\$5,000.00	\$5.00	\$5,000.00	\$6.20	\$6,200.00
<b>ALTERNATE BID: NEWPORT WATERLINE IMPROVEMENTS PHASE II - TOTAL:</b>					<b>\$170,280.00</b>		<b>\$141,117.50</b>		<b>\$196,563.48</b>		<b>\$185,879.00</b>		<b>\$199,100.00</b>		<b>\$212,244.14</b>	
301	OPTION	INSTALL 8 INCH DIA. WATERLINE, PVC - C-900, DR-18 COMPLETE AND IN-PLACE	LF	1,100.00	\$62.00	\$68,200.00	\$55.00	\$60,500.00	\$77.17	\$84,887.00	\$46.00	\$50,600.00	\$80.00	\$88,000.00	\$65.30	\$71,830.00
302	OPTION	INSTALLATION OF 8 INCH GATE VALVE, COMPLETE AND IN-PLACE	EA	2	\$4,100.00	\$8,200.00	\$3,500.00	\$7,000.00	\$4,542.59	\$9,085.18	\$4,263.00	\$8,526.00	\$3,500.00	\$7,000.00	\$3,783.38	\$7,566.76
303	OPTION	INSTALLATION OF 8 INCH 90 DEGREE BEND COMPLETE AND IN-PLACE	EA	2	\$1,500.00	\$3,000.00	\$1,000.00	\$2,000.00	\$1,189.76	\$2,379.52	\$1,296.00	\$2,592.00	\$1,500.00	\$3,000.00	\$1,628.97	\$3,257.94
304	OPTION	INSTALLATION OF 8 INCH 22.5 DEGREE BEND COMPLETE AND IN-PLACE	EA	1	\$1,500.00	\$1,500.00	\$750.00	\$750.00	\$927.98	\$927.98	\$1,242.00	\$1,242.00	\$1,500.00	\$1,500.00	\$1,573.34	\$1,573.34
305	OPTION	INSTALLATION OF 12 INCH X 8 INCH TAPPING TEE, COMPLETE AND IN-PLACE	EA	1	\$4,500.00	\$4,500.00	\$6,500.00	\$6,500.00	\$5,946.62	\$5,946.62	\$7,200.00	\$7,200.00	\$4,000.00	\$4,000.00	\$9,935.20	\$9,935.20
306	OPTION	CONNECT PROP. 8 INCH WL TO EXISTING 12 INCH WL INCLUDES ALL RELATED FITTINGS AND APPURTENANCES NECESSARY FOR CONNECTION TO EXISTING WATER LINE (COUPLINGS INCLUDED AND REMOVAL OF EXISTING FITTINGS)	LS	1	\$2,500.00	\$2,500.00	\$2,500.00	\$2,500.00	\$6,104.82	\$6,104.82	\$9,303.00	\$9,303.00	\$5,000.00	\$5,000.00	\$11,859.00	\$11,859.00
307	OPTION	ABANDONMENT OF EXISTING 2" WATERLINE, IN PLACE (COUPLINGS/CAPS INCLUDED AND REMOVAL OF EXISTING FITTINGS AS NEEDED)	LS	1	\$1,000.00	\$1,000.00	\$500.00	\$500.00	\$4,542.20	\$4,542.20	\$5,413.00	\$5,413.00	\$1,000.00	\$1,000.00	\$8,938.50	\$8,938.50
308	OPTION	INSTALLATION OF 1" WATER SERVICE, SDR-9, HDPE, COMPLETE AND IN-PLACE. INCLUDES ANGLE STOP AT END OF SERVICE LINE AND RECONNECTION TO EXISTING METER	EA	19	\$1,800.00	\$34,200.00	\$1,500.00	\$28,500.00	\$926.59	\$17,605.21	\$1,438.00	\$27,322.00	\$1,200.00	\$22,800.00	\$1,673.20	\$31,790.80
309	OPTION	PAVEMENT CUT & RESTORE, MATCH EXISTING PAVEMENT SECTION (MIN 2-IN HMA/C & 8" BASE), COMPLETE IN PLACE	SY	615	\$52.00	\$31,980.00	\$34.50	\$21,217.50	\$72.88	\$44,821.20	\$74.00	\$45,510.00	\$80.00	\$49,200.00	\$53.24	\$32,742.60
310	OPTION	DRIVEWAY CUT & RESTORE, COMPLETE IN PLACE	SY	100	\$65.00	\$6,500.00	\$19.00	\$1,900.00	\$138.75	\$13,875.00	\$129.00	\$12,900.00	\$81.00	\$8,100.00	\$150.45	\$15,045.00
311	OPTION	WORK ZONE TRAFFIC CONTROL AND IMPLEMENTATION PLAN, INCLUDING TRAFFIC CONTROL DEVICES, COMPLETE IN PLACE	LS	1	\$1,000.00	\$1,000.00	\$7,000.00	\$7,000.00	\$4,342.75	\$4,342.75	\$9,771.00	\$9,771.00	\$4,000.00	\$4,000.00	\$8,850.00	\$8,850.00
312	OPTION	TRENCH SAFETY SYSTEM AS PER OSHA REQUIREMENTS	LF	1,100.00	\$7.00	\$7,700.00	\$2.50	\$2,750.00	\$1.86	\$2,046.00	\$5.00	\$5,500.00	\$5.00	\$5,500.00	\$8.05	\$8,855.00
<b>BASE BID:</b>					<b>\$461,115.00</b>		<b>\$463,760.00</b>		<b>\$515,402.41</b>		<b>\$520,732.00</b>		<b>\$558,475.00</b>		<b>\$758,660.65</b>	
<b>GRAND TOTAL:</b>					<b>\$631,395.00</b>		<b>\$604,877.50</b>		<b>\$711,965.89</b>		<b>\$706,611.00</b>		<b>\$757,575.00</b>		<b>\$970,904.79</b>	
BID SECURITY:					SUBMITTED		SUBMITTED		SUBMITTED		SUBMITTED		SUBMITTED		SUBMITTED	
SIGNED PAGES 19-22:					SUBMITTED		SUBMITTED		SUBMITTED		SUBMITTED		SUBMITTED		SUBMITTED	
ENTER NUMBER OF DAYS TO COMPLETE PROJECT (NOT TO EXCEED 90 CALENDAR DAYS):					90 CALENDAR DAYS		90 CALENDAR DAYS		90 CALENDAR DAYS		90 CALENDAR DAYS		90 CALENDAR DAYS		90 CALENDAR DAYS	
SIGNED SUPPLEMENT FORMS:					SUBMITTED		SUBMITTED		SUBMITTED		SUBMITTED		SUBMITTED		SUBMITTED	
IRS FORM W-9:					SUBMITTED		SUBMITTED		SUBMITTED		SUBMITTED		SUBMITTED		SUBMITTED	
CONFLICT OF INTEREST QUESTIONNAIRE FORM (IF APPLICABLE):					SUBMITTED		NOT SUBMITTED		SUBMITTED		SUBMITTED		NOT SUBMITTED		SUBMITTED	
ADDENDA 1:					ACKNOWLEDGED		ACKNOWLEDGED		ACKNOWLEDGED		ACKNOWLEDGED		ACKNOWLEDGED		ACKNOWLEDGED	
ADDENDA 2:					ACKNOWLEDGED		ACKNOWLEDGED		ACKNOWLEDGED		ACKNOWLEDGED		ACKNOWLEDGED		ACKNOWLEDGED	

# 19 1/2 ST WATERLINE IMPROVEMENTS



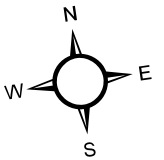
\*UTILITIES SHOWN ARE FOR GENERAL INFORMATION ONLY AND MAY NOT BE 100% ACCURATE. UTILITIES SHOULD BE FIELD VERIFIED PRIOR TO DESIGN OR CONSTRUCTION.



**Legend**

- Hydrant
- Water Valve
- Reclaimed Water
- Water Lines**
- Potable
- Raw Water
- Reclaimed Water
- Manholes
- Sewer Lines**
- Force Main
- Gravity




# NEWPORT WATERLINE PHASE 1






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




**Legend**



-  Hydrant
-  Water Valve
-  Reclaimed Water

**Water Lines**

-  Potable
-  Raw Water
-  Reclaimed Water

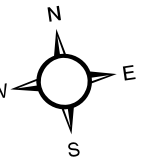
-  Manholes

**Sewer Lines**

-  Force Main
-  Gravity




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

# NEWPORT WATERLINE PHASE 2







REPLACEMENT OF EXISTING 2" WATERLINE WITH 8" WATERLINE ALONG NEWPORT AND MOBILE AVE. FROM 20TH ST. TO 19 1/2 ST.

**Legend**



-  Hydrant
-  Water Valve
-  Reclaimed Water

**Water Lines**

-  Potable
-  Raw Water
-  Reclaimed Water

-  Manholes

**Sewer Lines**

-  Force Main
-  Gravity





AGENDA ITEM 3.b.

PUBLIC UTILITY BOARD

DATE SUBMITTED 05/17/2023

MEETING DATE 5/23/2023

1. Agenda Item: Consideration and Approval of Change Order No. 1 for the South Wastewater Treatment Plant New Headworks Screen Purchase Order.

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

3. Nature of Request: Consideration and Approval of Change Order No. 1 for the South Wastewater Treatment Plant New Headworks Screen Purchase Order.

4. Budgeted: Yes

Bid Amount:	<u>\$272,206</u>	Budgeted Amount:	<u>\$300,000</u>
Under Budget:	<u>\$27,794</u>	Over Budget:	<u>\$0.00</u>
		Amount Remaining:	<u>\$27,794</u>

5. Reimbursement:

6. Routing:  
Marco Ramirez Created/Initiated - 5/17/2023  
Gerardo Noriega Final Approval - 5/17/2023

7. Staff's Recommendation: Staff Recommends Approval of Change Order No. 1 and Final.

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:** Marco Ramirez, P.E., Utility Engineer

**DATE:** May 17, 2023

**SUBJECT:** South Wastewater Treatment Plant – Headworks Screens Replacement  
Change Order No. 1 and Final.

Consideration and Approval of Change Order No. 1 for the South Wastewater Treatment Plant Headworks Screens Replacement. The awarded Contract for two new Headworks Screens included discharge piping that was later determined to be in good condition and did not require replacement. A credit was offered and accepted for the discharge piping in the amount of **\$6,794.00**. The approved purchase amount of the screens was **\$279,000.00**, with the **credit of \$6,794.00**, the revised and final cost of the screens is **for \$272,206.00**. The change order also includes **82 days** added to the contract time.

Staff recommends Approval of Change Order No. 1 for a credit of **\$6,794.00** and a final purchase cost of **\$272,206.00** for two (2) new Headworks Screens for the South WWTP from Huber Technology, Inc.

Staff will be available for comments and questions at the MPUB meeting.

**CHANGE ORDER**

**NO. 1**

<b>PROJECT:</b>	SWWTP Headworks Screens	<b>DATE OF ISSUANCE:</b>	May 5, 2023
<b>OWNER:</b>	McAllen Public Utility	<b>OWNER'S PROJECT NO.:</b>	03-22-P38-01
<b>ADDRESS:</b>	P.O. Box 220 McAllen, Texas 78505-0220		
<b>VENDOR:</b>	HUBER TECHNOLOGY		
<b>ADDRESS:</b>	1009 AIRLIE PARKWAY DENVER, NC 28037		

The terms of the Agreement, dated May 24, 2023 between Owner and Vendor are amended as follows:

See Attached Summary Sheets.

**Attachments: Change Order Summary (C.O. #1)**

CHANGE IN CONTRACT PRICE:	CHANGE IN CONTRACT TIME:
Original Contract Price <u>          \$279,000          </u>	Original Contract Time <u>                          246                          </u> calendar days
Previous Change Order No.s <u>  0  </u> <u>                          0                          </u>	Change from Previous Change Orders <u>                          0                          </u> calendar days
Contract Price prior to this Change Order <u>          \$279,000          </u>	Contract Time prior to this Change Order <u>                          246                          </u> calendar days
Net Increase (Decrease) of this Change Order <u>          \$6,794.00          </u>	Net Increase of this Change Order <u>                          82                          </u> calendar days
Contract Price with all approved Change Orders <u>          \$285,794.00          </u>	Contract Time with all approved Change Orders <u>                          328                          </u> calendar days

**APPROVED:**

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

**RECOMMENDED:**

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

**APPROVED:**

\_\_\_\_\_  
**Vendor**  
Simon Randle, National Director of Sales  
Huber Technology, Inc.

**RECOMMENDED:**

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

CHANGE ORDER

**Change Order No. 1 - Change Order Tabulation**

**PROJECT:** SWWTP Headworks Screens **DATE OF ISSUANCE:** May 5, 2023

**OWNER:** McAllen Public Utility **OWNER'S PROJECT NO.:** 03-22-P38-01  
**ADDRESS:** P.O. Box 220  
McAllen, Texas 78505-0220

**CONTRACTOR** HUBER TECHNOLOGY  
**ADDRESS:** 1009 AIRLIE PARKWAY  
DENVER, NC 28037

Item	Description	Quantity	Unit	Unit Price	Net Change
1	Credit for Discharge Piping.	1	LS	\$6,794.00	\$6,794.00
<b>Total</b>					<b>\$6,794.00</b>

CHANGE ORDER

**Change Order No. 1 - Change Order Tabulation**

**PROJECT:** SWWTP Headworks Screens **DATE OF ISSUANCE:** May 5, 2023  
**OWNER:** McAllen Public Utility **OWNER'S PROJECT NO.:** 03-22-P38-01  
**ADDRESS:** P.O. Box 220  
McAllen, Texas 78505-0220  
**CONTRACTOR:** HUBER TECHNOLOGY  
**ADDRESS:** 1009 AIRLIE PARKWAY  
DENVER, NC 28037

Item	Description	Justification
1	Credit for Discharge Piping.	During the submittal review process and coordination meeting, Vendor recognized that the discharge piping was in good condition and did not require replacement.



**AGENDA ITEM** 3.c.

**PUBLIC UTILITY BOARD**

**DATE SUBMITTED** 05/18/2023

**MEETING DATE** 5/23/2023

1. Agenda Item: Consideration and Approval of Purchase Contract for Two New Headworks Grit Systems.

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

3. Nature of Request: Consideration and Approval of Purchase Contract for Two New Headworks Grit Systems.

4. Budgeted: Yes

Bid Amount:	<u>\$244,993</u>	Budgeted Amount:	<u>\$250,000</u>
Under Budget:	<u>\$5,007</u>	Over Budget:	<u>\$0.00</u>
		Amount Remaining:	<u>\$5,007</u>

5. Reimbursement:

6. Routing:  
Marco Ramirez Created/Initiated - 5/18/2023  
Gerardo Noriega Final Approval - 5/18/2023

7. Staff's Recommendation: Staff Recommends Approval of Purchase of Two New Grit Systems for the South Wastewater Treatment Plant.

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:** Marco Ramirez, P.E., Utility Engineer

**DATE:** May 17, 2023

**SUBJECT:** South Wastewater Treatment Plant – Grit System Replacement

Consideration and Approval of Purchase Contract for two (2) New Headworks Grit Systems. This purchase order is to replace existing equipment that has significantly deteriorated over a 5-year period due to corrosion. Staff has been conducting patch repairs to keep the system functional, but replacement is necessary. The new grit system will be made of 316 Stainless Steel to mitigate the corrosive environment and provide a longer service life of the equipment. Staff recommends sole source purchase from Huber Technology to replace the existing screens. Staff has received a quote from Huber Technology, Inc., for **\$244,993.00** for two (2) new grit systems; delivery time is expected between 6 to 8 months.

Staff recommends Approval of purchase of two (2) new Grit Systems for the South WWTP from Huber Technology, Inc., for **\$244,993.00**.

Staff will be available for comments and questions at the MPUB meeting.

SCOPE OF SUPPLY



## McAllen, South WWTP, TX

**Equipment:**

HUBER Coanda Grit Washer RoSF4 2

**Represented by:**

Environmental Improvements  
Blake Roye  
(713) 461-1111  
blake@ei2hou.com

**Regional Sales Director:**

Johan van Ettehoven  
704-990-2442  
Johan.vanEttehoven@hhusa.net

**Project Number:** 483037  
**Revision:** 2  
**Date:** 5/8/2023



## Design Information

Technical Data		
Grit Processing Capacity	1.5	ton/hr
Design Pumped Flow Rate	250	gpm
Maximum Pumped Flow Rate	300	gpm
Removal Efficiency at Design Flow	95% ≥ 200µm	micron
Maximum volatile content in washed grit at Design Flow	5	%
Maximum water content in washed grit at Design Flow	10	%
Minimum weir length	19.6	feet
Headloss @ Design flow rate	11.8	inch
Approximate empty weight	2470	lbs
Approximate loaded weight	15880	lbs
Wash Water Consumption	22	gpm
Wash Water minimum pressure	29	psi
Installation Angle of Auger	45	°
ANSI Inlet Diameter	6	inch
ANSI Outlet Diameter	8	inch
ANSI Organics Outlet Diameter	4	inch

## Equipment Details

Model	HUBER Coanda Grit Washer RoSF4 2
Quantity	2
Material	316L stainless steel construction; pickled and passivated in acid bath
Tank Design	Coanda® tulip inlet chamber design and tank fully enclosed with perforated plate bottom to generate a fluidized bed
Hatch & Drain	Top located inspection hatch with 2" lower diameter grit screw drain
Stirrer	316L stainless steel centrally located internal stirrer
Wash Water Valve	One (1) Solenoid valve for fluidized grit bed, 1-inch, 120 VAC, 2-way, Class 1 Division 1, Stainless Steel body
Actuator/Ball Valve	AUMA Electric actuator with PVC Ball Valve for organics discharge
Level Sensor	VEGA pressure probe for grit bed level with 1.5" diameter connection
Grit Screw Design	316L stainless steel shafted grit screw conveyor inside of grit transport tube
Motor Data - Grit Stirrer	0.75 HP, 480 VAC, 3ph, 60 Hz, S.F. 1.15, Class 1 Division 1
Motor Data - Grit Screw	1.5 HP, 480 VAC, 3ph, 60 Hz, S.F. 1.15, Class 1 Division 1
Supports	316L Stainless Steel Construction
Anchor Bolts	M12, 316L, Included

Spare Parts	
Perforated diaphragm (membrane)	\$459.00
Complete solenoid valve assembly	\$899.00
Solenoid valve rebuild kit	\$128.00
Gearbox: Stirrer	\$2,830.00
Gearbox: Auger	\$3,041.00

Freight and Startup Services	
3 days and 1 trip	Startup services for installation inspection and startup supervision.
Freight to jobsite.	

## Pricing

Equipment	Model	Quantity	Pricing
HUBER Coanda Grit Washer	RoSF4 2	2	Included
Freight and Startup Services		3 days, 1 trip	Included
<b>TOTAL:</b>			<b>\$244,993.00</b>

This proposal has been reviewed for accuracy and approved for issue by: JW

\*\*\*NOTE: Foul Air flange connections included.\*\*\*

## General Notes

1. HUBER Scope of Supply is based on bid documents dated: N/A
2. HUBER is in receipt of the following addenda:  
N/A
3. All electrical interconnections, motor disconnects, wirings, junction boxes, and terminations between the equipment and electrical components are to be provided by installing contractor.
4. Any item not specifically listed is not considered part of this scope of supply. Please contact the HUBER Technology representative listed for further clarification.
5. A fully functioning and programmed HMI/PLC will be delivered to site. Screens and symbols used on the HMI are based on HUBER's standard unless otherwise noted. Software licenses for the PLC/HMI program will not be included in this scope of supply unless stated otherwise. These items are available for additional price adder upon request.
6. The Control Panel is based on the specification provided and inclusive to meet the requirements of a Vendor designed panel, whereas the components and the factory testing of the panel will meet HUBER's requirements for function and warranty. Additional requirements or sections of the specification to meet local authority requirements or control panels designs unrelated to the equipment section, including special labeling, testing, or integration have not been included.
7. Startup consumables, i.e. clean water, seed sand, and ancillary flow measuring are provided by others. Seed sand is required for startup and calibration for Grit Washer unit.
8. HUBER Technology, Inc. is offering the equipment and associated performance guarantees based on information available at the time of the issuance date. Information not made available to HUBER, whether HUBER is asking for specific information or not, which could affect the performance of the equipment might void warranty and performance guarantees.
9. HUBER will ship all equipment to site inside of 20', 40' or 40'OT ocean containers as deemed appropriate by our factory. HUBER will not ship any equipment on flatbed truck. Flatbed truck shipping means that the equipment would need to be transferred at port from factory packaged containers to the flatbed. This process is out of HUBER's control and it is our experience that equipment always gets damaged during this process.
10. HUBER's standard submittal documents, programming, testing procedure and O&M documentation are included.
11. All piping to and from the equipment is to be supplied by the installing contractor.
12. HUBER requires the Grit Washer outlet piping for the organics discharge to be routed downstream of the grit removal system.
13. Pricing above includes the grit washer organics outlet, effluent outlet, inspection hatch, and structural support legs in standard positions as indicated on HUBER's drawings.

### Terms and Conditions

The Proposal is dependent and expressly conditioned upon Purchaser's acceptance of the attached HUBER Technology, Inc. (hereinafter "HUBER") Standard Terms and Conditions of Sale dated \_\_\_\_\_.

### Special Information and Exceptions

- Price does not include any unloading or any applicable fees or taxes (Local, Federal, or Final Destination)
- Prices are in U.S. Dollars unless noted otherwise
- Freight is delivered with duty paid (D.D.P.) to Job site
- Price does not include installation or building modifications
- The Price Quotation is valid for thirty (30) days from the date of this Scope or until withdrawn by HUBER Technology, Inc. (hereinafter "HUBER"). After expiration of validity HUBER reserves the right to adjust pricing to take into account any significant increases in material costs such as steel, stainless steel finished products, stainless steel coil, etc. Due to the **current volatility of raw materials and shipping** HUBER cannot guarantee to hold prices beyond the validity date. HUBER therefore reserves the right to adjust our pricing based on applicable price indexes at time of order.

### Terms of Payment

- 10% upon delivery of submittals (net 30 days)
- 80% upon delivery of equipment (net 30 days)
- 10 % upon start-up of equipment (net 30 days)
- No retainage will be withheld on this Project.

### Submittals

HUBER will provide documentation to the Purchaser per the following schedule:

- Five (5) copies or the quantity stipulated in the equipment specification of submittal shop drawings 4-6 weeks after acceptance of a written purchase order.
- Three (3) copies or the quantity stipulated in the equipment specification of HUBER O&M manuals prior to equipment start-up.

### Shipment

HUBER will make all reasonable efforts to maintain the following schedule:

- Submittals 4-6 weeks after acceptance of a written purchase order.
- Equipment delivery 22-30 weeks after approved submittals or notice to proceed.

- O&M manuals prior to equipment start-up.
- For any delays in delivery which are beyond HUBER’s responsibility, a finance charge of 1.5% of the contract value per month and all direct Costs incurred as a result of the delay will be due and payable to HUBER upon request/invoice.

**Accessories**

This Proposal includes only those items specifically mentioned in the equipment descriptions. Any items which may be necessary for the operation of the equipment, but are not specifically mentioned, such as motors, drives, controls, or supports, are to be supplied via additional quotation separate from this offering.

**Abrasion or Corrosive Materials**

All of HUBER’s machines and systems are manufactured from 304L or 316L grade stainless steel. The environment or materials the equipment may be exposed to may be abrasive or corrosive. This Proposal makes no representation or warranties concerning the service life of the equipment against such abrasion or corrosion. The concentration of chloride and hydrogen sulfide (H<sub>2</sub>S) in the equipment operating environment shall be kept below the following values:

- Maximum Chloride for V2A (304, 304L)\* 100mg/L
- Maximum Chloride for V4A (316L, 316Ti)\* 400mg/L
- Maximum Chloride for V4A (316L, 316Ti)\*\* 250mg/L
- pH Value of the Wastewater/Washwater >6.5
- Iron Content in Washwater <0.50mg/L

\* no hydrogen sulphide in the area of the stainless steel

\*\* with a maximum hydrogen sulphide content of 6 ppm

**Machines made from 316 grade stainless steel are available at an additional price for extremely harsh operating environments upon request.**

**Purchase Orders**

All Purchase Orders are to be faxed or mailed to:

HUBER Technology, Inc.  
1009 Airlie Parkway  
Denver, NC 28037  
Phone: (704) 949-1010  
Fax: (704) 949-1020

All Purchase Orders are subject to acceptance by HUBER and acceptance of HUBER’s Standard Terms and Conditions.

**Warranty**

LIMITED WARRANTY: HUBER warrants that the equipment and components furnished will be free from defects in workmanship and materials and perform the general process function intended, solely under the conditions defined by HUBER for a period of (a) twelve (12) months from completion of installation, start-up or owner acceptance of the equipment assuming the equipment is accepted by the owner within 6 months of delivery or (b) eighteen (18) months from the date of delivery to Purchaser, whichever date comes first. HUBER will replace, modify or repair, at its sole option, any such defective component or equipment at no charge provided that HUBER is notified promptly in writing of any claimed defect. If requested by HUBER, any such defective part or component shall be returned to HUBER, freight prepaid. HUBER will provide on-site Field Service when reasonably assured of payment therefore if this warranty does not apply or when such service is required in its judgments. This warranty does not apply to any defect or malfunction arising out of failure to store, install, operate or maintain the equipment in accordance with instructions by HUBER. Warranty shall be voided for any misuse of equipment; operation under conditions other than those defined by HUBER in its operation and maintenance (O&M) manuals for said equipment, or gross operator negligence. Any unauthorized modification or alteration of the equipment or repair or replacement of components may void this warranty, at the sole option of HUBER. For any billable repairs completed outside of the initial warranty period, a sixty (60) day guarantee on work performed and parts supplied will apply.

HUBER MAKES NO OTHER WARRANTY, EXPRESS OR IMPLIED, WITH REGARD TO THE DESIGN, SALE, MERCHANTABILITY OR FITNESS OF THE GOODS FOR A PARTICULAR PURPOSE OR USE EXCEPT AS EXPRESSLY SET FORTH IN HUBER'S TERMS AND CONDITIONS. HUBER IS NOT SUBJECT TO ANY OTHER OBLIGATIONS OR LIABILITIES ARISING OUT OF BREACH OF CONTRACT OR WARRANTY, TORT CLAIMS INCLUDING NEGLIGENCE, GROSS NEGLIGENCE AND STRICT LIABILITY, OR ANY OTHER THEORIES OF LAW. HUBER IS UNDER NO EVENT LIABLE FOR ANY SPECIFIC, INDIRECT, INCIDENTAL OR CONSEQUENTIAL LOSS, DAMAGES, EXPENSE, INJURY, DISMEMBERMENT, OR DEATH OF ANY KIND WHATSOEVER.

**Exclusions**

- Financing
- Cranes and/or lifting devices
- Unloading and/or storage of equipment on job site
- Local, State or Federal taxes or fees
- Foundation design and engineering  
(HUBER will only furnish equipment drawings and data)
- Utilities for erection, installation and operation

- Gauges and instrumentation not specifically described in HUBER scope of supply
- Interconnecting wiring, conduit, piping, tubing, valves, fittings, etc. between the equipment and other equipment and/or control devices and control panel.
- Tools, oil, grease, grease gun, dumpster(s), or bin(s).

### **Project Management**

HUBER will appoint a Project Manager for the duration of the contract. Project Management services are included in this package and are as follows:

- Provision of a complete critical path project schedule for HUBER equipment
- Coordination with HUBER manufacturing on materials procurement and fabrication to and with HUBER shipping/logistics to ensure HUBER commitments are maintained.

### **Installation Verification, Start-up and Training Assistance**

An authorized HUBER Service Technician will be scheduled to provide start-up and commission assistance. To meet demand, HUBER can possibly source from an available international network of authorized technicians. HUBER is able to quote additional installation, start-up supervision, and training, which is not specifically included in the scope of supply, at the Purchaser's written request. For such additional services Purchaser shall pay \$1,240.00 per day plus expenses, for eight (8) hours per day.

- At the request of the Purchaser, overtime service will be provided at a rate of 1.5 times the regular rate for weekdays, and 2.0 times the regular rate for weekends and/or holidays.
- "Expenses" are defined as the costs of travel from HUBER's location to the point of installation and return; together with accommodation and living expenses during the start-up period of field service. HUBER will make all reasonable efforts to provide a HUBER Rep located within North America. However, some circumstances will require travel from Europe.
- Charges for all time involved will be invoiced. The full net invoice is payable within thirty (30) days of receipt by Purchaser.
- In the event of on-site delays which are beyond HUBER's control, including proper installation, training and start-up, additional charges will be invoiced (\$155/hour, plus expenses).
- Please note that once startup services are scheduled, this time is reserved exclusively for that service(s). Cancellation and/or rescheduling prior to the scheduled dates are subject to airline change fee(s) plus the differences in the cost for the new airline

ticket(s) and any additional expenses that may occur (including hotel cancellation fees and airline agent fees).

### **Equipment Standard**

Any deviations from the HUBER standard mechanical and electrical specifications must be discussed with the Purchaser and agreed upon. HUBER reserves the right to charge additional costs to the equipment price for any non-standard mechanical and electrical components required by the Purchaser and not explicitly stated in HUBER's scope of supply.

### **Shop Painting**

Gears and motors will receive three (3) layers of painting, two (2) layers of primer and a finishing layer with synthetic resin varnish.



**SOLE SOURCE AFFIDAVIT**

THIS IS AN OFFICIAL PURCHASING DOCUMENT - RETAIN WITH PURCHASE ORDER RECORD

Before me, the undersigned official, on this day, personally appeared Blake Roye a person known to me to be the person whose signatures appears below, whom after being duly sworn upon his/her oath deposed and said:

1. My Name is Blake Roye, Title Sales. I am over the age of 18, have never been convicted of a crime and am competent to make this affidavit.

2. I am an authorized representative of the following company or firm: Environmental Improvements, Inc.

3. The above-named company or firm is the sole source for the following item (s), product(s) or services (s):  
Huber Technology

4. The following sets forth the reasons why this company/firm is a sole source provider:  
EI2 is the sole distributor and rep for all Huber products in TX and OK.

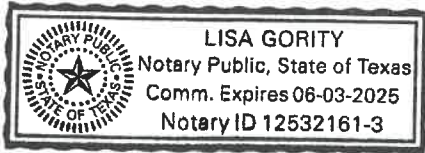
5. Competition in providing the above named item(s), product(s), and/or service(s) is precluded by the existence of patents, copyrights, secret processes, or natural monopolies as stated under Texas Local Government Code, Subchapter B, Section 252.022, 7(A) or as provided for under 7(B) – 7(F) of the same section.

6. I understand that if the company/firm represented herein ceases to be a sole-source provider, we shall immediately make a full disclosure in writing to the City of McAllen Purchasing & Contracting Department of all relevant facts and circumstances.

7. I understand that by providing false information on this sole source affidavit, we may be considered a non-responsive Vendor on this and future purchases and may result in discontinuation of any/all business with the City of McAllen.

[Signature]  
Signature of Affiant

SWORN to and SUBSCRIBED before me, on this 17th day of May, 2023



[Signature]  
NOTARY PUBLIC  
LISA GORITY  
PRINTED NAME  
6/3/2025  
MY COMMISSION EXPIRES

COMPANY NAME: Environmental Improvements, Inc.  
ADDRESS, CITY, STATE & ZIP CODE: 1183 Brittmoore, Ste 100  
PHONE: 713-461-1111 FAX NUMBER: 713-461-1821  
CONTACT NAME AND TITLE: Blake Roye - Sales  
WEB ADDRESS: www.ei2water.com E-MAIL: blake@ei2water.com  
FEDERAL TAX ID NUMBER: 74-1546823 TEXAS SALES TAX NUMBER: 1-74-1546823-4





**AGENDA ITEM**

**4.a.**

**PUBLIC UTILITY BOARD**

**DATE SUBMITTED**

**05/16/2023**

**MEETING DATE**

**5/23/2023**

**1. Agenda Item: Consideration and approval of longevity pay for full time employees.**

**2. Party Making Request:**

**3. Nature of Request:**

**4. Budgeted:**

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

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

**5. Reimbursement:**

**6. Routing:**

**Christina Flores**  
**Melba Carvajal**  
**J.J. Rodriguez**

**Created/Initiated - 5/16/2023**  
**Approved - 5/16/2023**  
**Final Approval - 5/17/2023**

**7. Staff's Recommendation: Staff recommends approval.**

**8. City Attorney: Approve. IJT**

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

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

MINUTE ORDER NO. 2023- \_\_\_\_\_

**MINUTE ORDER OF THE MCALLEN PUBLIC UTILITY  
PROVIDING LONGEVITY PAY TO FULL TIME EMPLOYEES  
WITH A MINIMUM OF ONE YEAR OF FULL TIME SERVICE.**

STATE OF TEXAS  
COUNTY OF HIDALGO  
MCALLEN PUBLIC UTILITY

§  
§  
§

**WHEREAS**, the McAllen Public Utility recognizes employees for their contributions and loyalty,

**WHEREAS**, the McAllen Public Utility seeks to attract and retain top talent and to inspire new or potential employees to see that the City values experience and loyalty,

**NOW, THEREFORE, BE IT ORDERED BY THE BOARD OF TRUSTEES OF THE MCALLEN PUBLIC UTILITY, THAT:**

**SECTION I:** Full- time employees will be eligible to receive compensation, based on the length of service, in addition to base salary, in accordance with the following longevity pay structure:

Years of Service	Yearly
less than 1 yr	0
1	\$ 175.00
2	\$ 350.00
3	\$ 525.00
4	\$ 700.00
5	\$ 875.00
6	\$ 1,050.00
7	\$ 1,225.00
8	\$ 1,400.00
9	\$ 1,575.00
10	\$ 1,750.00
11	\$ 1,925.00
12	\$ 2,100.00
13	\$ 2,275.00
14	\$ 2,450.00
15	\$ 2,625.00
16	\$ 2,800.00
17	\$ 2,975.00
18	\$ 3,150.00
19	\$ 3,325.00
20	\$ 3,500.00
21	\$ 3,675.00
22+	\$ 4,000.00

**SECTION II:** This Order shall be and remain in full force and effect from and after its passage by the Board of Trustees, and execution by the Chairman.

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

**CONSIDERED, PASSED and APPROVED** this \_\_\_\_\_ day of \_\_\_\_\_, 2023, at a regular meeting of the Board of Trustees of the McAllen Public Utility at which a quorum was present and which was held in accordance with Chapter 551 of the Texas Government Code.

**SIGNED** this \_\_\_\_ day \_\_\_\_\_, 2023.

**MCALLEN PUBLIC UTILITY**


By: \_\_\_\_\_  
Charles Amos, Chairman

Attest:

\_\_\_\_\_  
JJ Rodriguez, Interim Board Secretary

Approved as to form:

\_\_\_\_\_  
Iris Aguilar Dominguez, Deputy City Attorney

 <p style="text-align: center;"><b>CITY OF MCALLEN LONGEVITY PAY</b></p>	Applicable To:	Full Time Employees
	Effective Date:	10/1/2023
	Revised Date(s):	
	Pages:	1 of 1
	Approved By:	

**Purpose:** To provide eligible full-time, regular, non-civil service employees with longevity pay, based on an employee’s length of service, in addition to base salary.

The following conditions shall apply:

1. Full-time, regular, non-civil service employees with a minimum of twelve months of continuous full-time, regular city service are eligible to receive longevity pay.
2. Longevity pay is calculated annually through the last day of October at the rate of one hundred seventy-five dollars (\$175.00) for each year of service.
3. The City will pay longevity pay, annually, during the second pay period in the month of November.
4. Employees who otherwise qualify for longevity pay and separate from employment with the City prior to the last day of October, will receive longevity pay on a pro-rated basis.
5. Longevity pay is payable in accordance with the following pay structure:

Years of Service	Yearly
less than 1 yr	0
1	\$ 175.00
2	\$ 350.00
3	\$ 525.00
4	\$ 700.00
5	\$ 875.00
6	\$ 1,050.00
7	\$ 1,225.00
8	\$ 1,400.00
9	\$ 1,575.00
10	\$ 1,750.00
11	\$ 1,925.00
12	\$ 2,100.00
13	\$ 2,275.00
14	\$ 2,450.00
15	\$ 2,625.00
16	\$ 2,800.00
17	\$ 2,975.00
18	\$ 3,150.00
19	\$ 3,325.00
20	\$ 3,500.00
21	\$ 3,675.00
22+	\$ 4,000.00

Questions concerning longevity pay may be directed to the Human Resources Department at (956) 681-1045.



# MEMORANDUM

TO: Mark Vega, P.E., General Manager  
 FROM: Christina Flores, Director of Human Resources *CF*  
 Cc: Jeff Johnston, Assistant City Manager  
 DATE: May 11, 2023  
 RE: Longevity Pay

---

In 2019, in an effort to reduce the City’s turnover rate, City staff recommended a 7-year plan providing for various options in which to reduce the City’s turnover. Longevity Pay was included in that plan as a tool to encourage employee retention. We are recommending longevity pay for full-time employees in the amount of \$175 per year of continuous full time service.

**Longevity Pay Structure**

Years of Service	Yearly
less than 1 yr	0
1	\$ 175.00
2	\$ 350.00
3	\$ 525.00
4	\$ 700.00
5	\$ 875.00
6	\$ 1,050.00
7	\$ 1,225.00
8	\$ 1,400.00
9	\$ 1,575.00
10	\$ 1,750.00
11	\$ 1,925.00
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15	\$ 2,625.00
16	\$ 2,800.00
17	\$ 2,975.00
18	\$ 3,150.00
19	\$ 3,325.00
20	\$ 3,500.00
21	\$ 3,675.00
22+	\$ 4,000.00

**Summary by Fund Inc. Benefits**

FUND	Total with Benefits
Wastewater	\$ 198,672.95
Water	\$ 224,033.60
	<b>\$ 422,706.55</b>

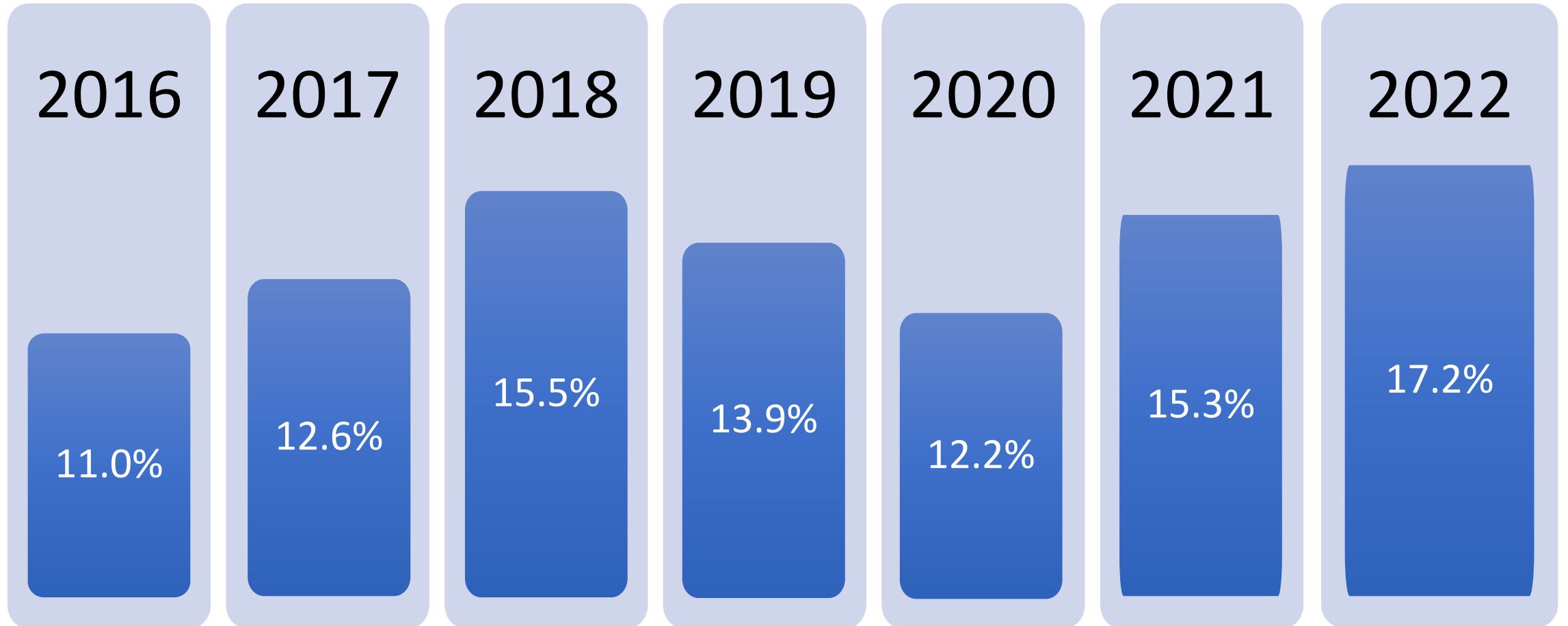


# City Commission Workshop Longevity Pay

City of McAllen, TX

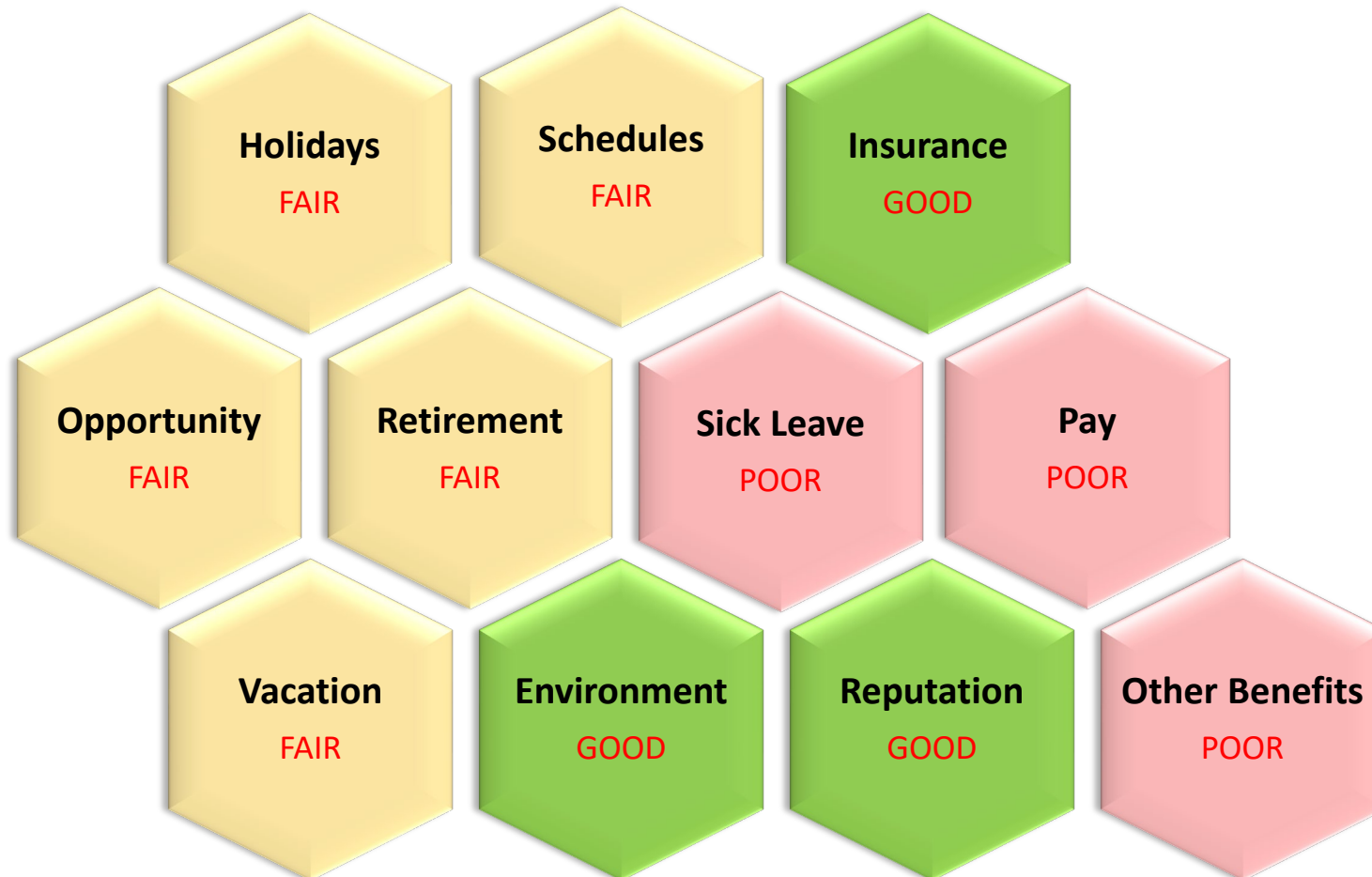
May 23, 2023

# Year to Date Turnover

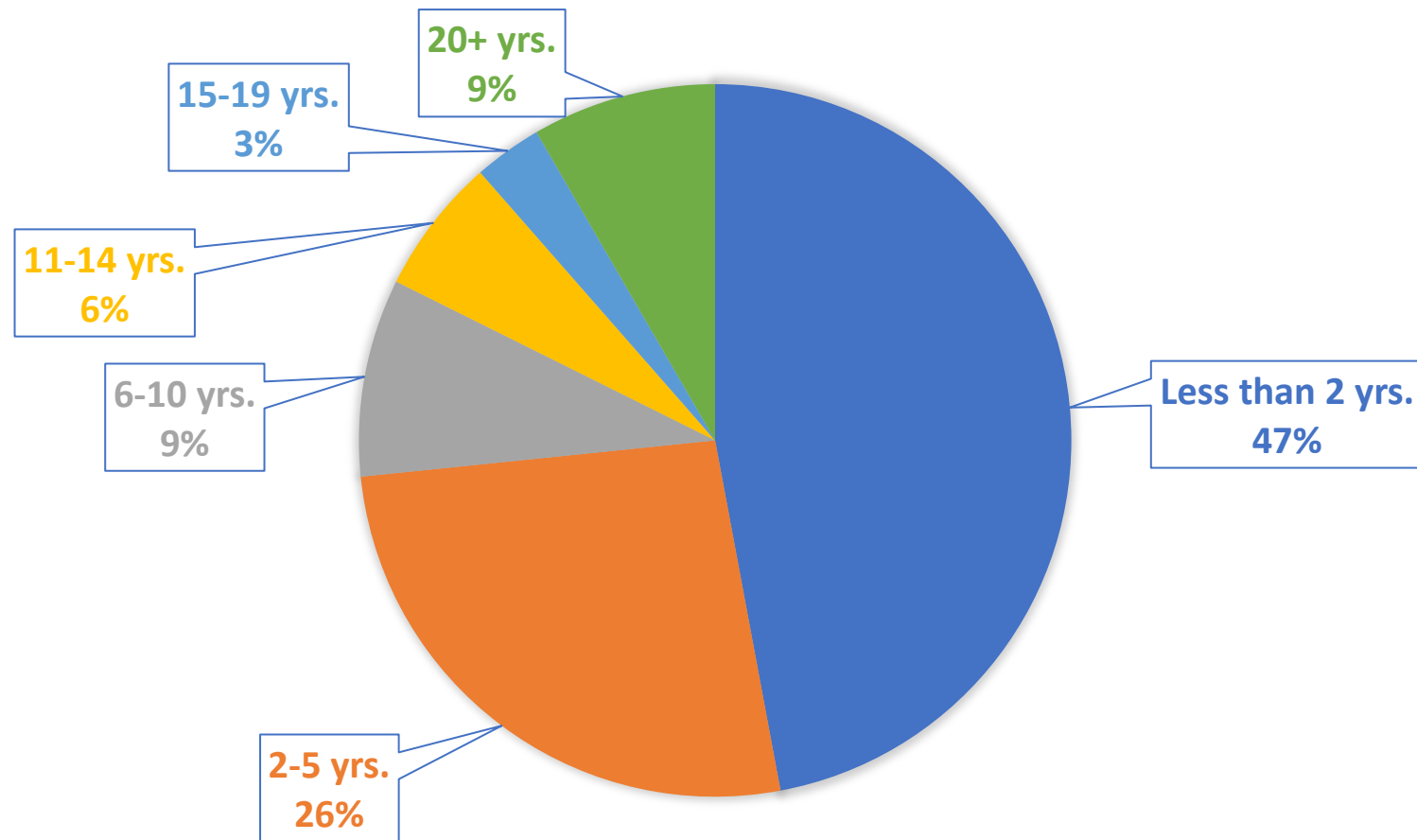




# City of McAllen Ratings - 2023

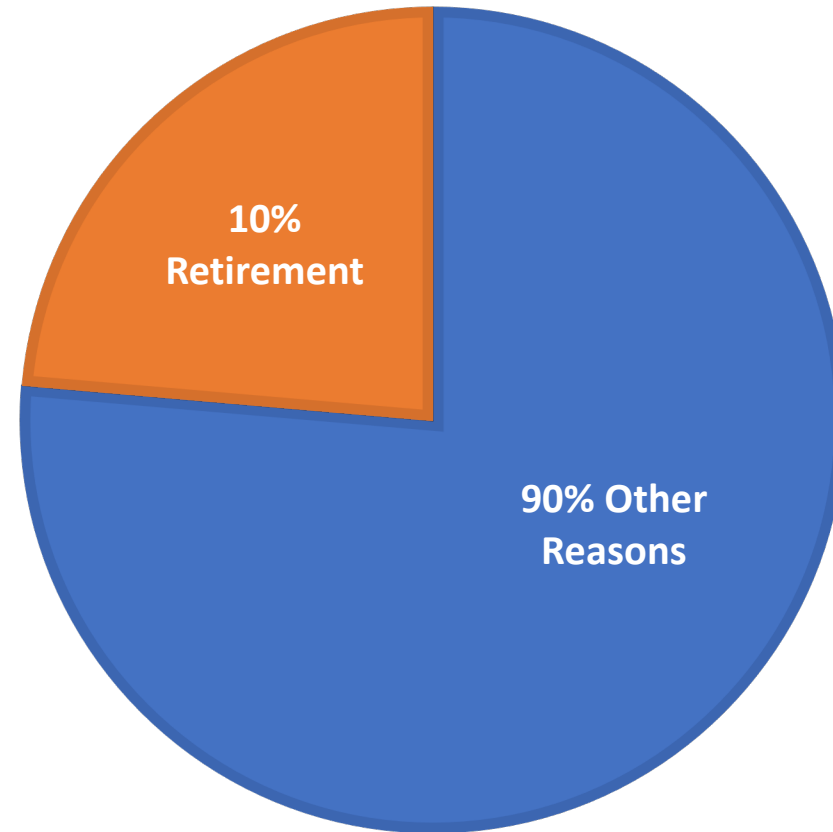


# Turnover by Years of Service - 2022



# Retirees - 2022

- 33 retirees
- 10% of 2022 reasons for leaving
- 1.75% of total workforce



# 7-year Plan (As of April 2023)

	Year 1 FY 19-20	Year 2 FY 20-21	Year 3 FY 21-22	Year 4 FY 22-23	Year 5 FY 23-24	Year 6 FY 24-25	Year 7 FY 25-26
COLA	2%	0%	2%	3%	3%	3%	3%
Floating Day	+3	+1	-	-	-	-	-
Vacation Day	-	Adjust Scale (+0-4 days)	-	-	-	-	-
Longevity Pay	Study	Study	Study	Proposed	Implement	Yes	Yes
Sick Day	-	-	-	-	-	-	-
Salary Study	Approved	In Progress	Implement	-	-	REVIEW	Begin
Salary Adjustments	-	-	Yes	-	-	-	-

 2023 Proposed

# Longevity Recommendation

Years of Service	Yearly
less than 1 yr	0
1	\$ 175.00
2	\$ 350.00
3	\$ 525.00
4	\$ 700.00
5	\$ 875.00
6	\$ 1,050.00
7	\$ 1,225.00
8	\$ 1,400.00
9	\$ 1,575.00
10	\$ 1,750.00
11	\$ 1,925.00
12	\$ 2,100.00
13	\$ 2,275.00
14	\$ 2,450.00
15	\$ 2,625.00
16	\$ 2,800.00
17	\$ 2,975.00
18	\$ 3,150.00
19	\$ 3,325.00
20	\$ 3,500.00
21	\$ 3,675.00
22+	\$ 4,000.00

# Breakdown by Fund

(Est. \$422,706.55)

FUND		Total with Benefits
Wastewater	\$ 170,975	\$ 198,672.95
Water	\$ 192,800	\$ 224,033.60
	<b>\$ 363,775</b>	<b>\$ 422,706.55</b>

Questions





	<b>AGENDA ITEM</b>	<b><u>5.a.</u></b>
<b>PUBLIC UTILITY BOARD</b>	<b>DATE SUBMITTED</b>	<b>05/17/2023</b>
	<b>MEETING DATE</b>	<b>5/23/2023</b>

1. Agenda Item: Review of Results of Financial Operations as of March 31, 2023

2. Party Making Request:  
Melba Carvajal, Director of Finance for Utilities

3. Nature of Request: Water Fund year-to-date revenue, \$12,085,026, increased 22% from the same period of the prior year and 5% under budget, while year-to-date operating expenses, \$10,598,335, increased 2% compared to the previous year, 8% under budget resulting in net revenues over expenses of \$1,486,691.

Wastewater Fund year-to-date revenue, \$10,068,727, increased 4% from the same period of the prior year and 7% under budget, while year-to-date operating expenses, \$10,250,055, increased 5% compared to the previous year, 4% under budget resulting in net revenues under expenses of \$181,328.

4. Budgeted:

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

5. Reimbursement:

6. Routing:  
Melba Carvajal                      Created/Initiated - 5/17/2023

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

8. City Attorney: Approve. IJT

9. MPU General Manager: Approved - MAV

10. Director of Finance for Utilities: Approved - MDC





# FINANCIAL STATEMENTS

**For the Six Month Period Ended March 31, 2023**

*Prepared By:  
Melba D. Carvajal  
Director of Finance for Utilities*



## EXECUTIVE SUMMARY

### Review of the Financial Statements For the Six Months Ending March 31, 2022

#### *Statement of Revenues and Expenses*

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

#### **Overall**

Year-to-date revenues are reported at \$12,085,026, an increase of \$2,149,945 or 22% over the same period of the prior year, 5% under budget on a flat basis. Year-to-date operating expenses are reported at \$10,598,335, an increase of \$230,031, 2% over the same period of the prior year, 8% under budget on a flat basis. This resulted in year-to-date revenues over expenses of \$1,486,691 before the required transfers-out to fund the principal portion of debt service and capital replacements and improvements.

#### **Revenues**

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

Charges to user revenue for all categories of customers aggregates, \$10,513,951, which is \$1,649,085, or 19% over the same period of the prior year, 8% under budget on a flat basis. The increase is attributed to increases in the monthly minimum base rate and commodity rates that went into effect October 1, 2022. During the six-month period, the residential category experienced a 21% increase in revenues, and as reflected on page 3, a 1% increase in consumption. The commercial category experienced a 12% increase in revenues from the prior year and slight increase in consumption. The industrial category experienced an 11% increase in revenues and 1% decrease in consumption. Historically, approximately 45% of consumption is used the first six months of the fiscal year with the remaining 55% consumed during the hotter, drier spring and summer months. When applying this ratio to year-to-date usage, consumption is 11% under the planned annual consumption of 9,000,000,000 gallons.

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

This revenue line item, at \$202,575, is 1% over last year and 5% under year-to-date budget.

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

This revenue line item, at \$184,825, is 1% over last year in line with year-to-date budget.

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

This revenue line item representing late fees and payment arrangement fees, at \$245,508, is 7% over last year and 11% over year-to-date budget.

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

Reimbursements, at \$88,312 have exceeded the annual budget amount of \$35,500.

### ***Miscellaneous Revenues***

Miscellaneous revenues include water tower lease revenue and other miscellaneous fees and, at \$171,012 are 23% over year-to-date budget.

### ***Interest income***

Interest earnings are significantly over projections. As shown on the Investment Analysis, located on page 12 of the financial report, the M&O portion of the Water Fund earned a blended rate of 2.54% on cash and investments; the fund as a whole, 3.86%. The blended yield on investments, excluding cash and TexPool Prime, is reported at 1.20%.

### **Expenses**

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

### **Accounts**

The number of water accounts serviced increased 2% from the prior year. At March 31, 2023, 50,692 water accounts were serviced compared to 49,755 the prior year, an increase of 937 new accounts. During the first six months of the current fiscal year, the number of accounts increased by 335 new accounts.

<b><i>Wastewater Fund</i></b>
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### **Overall**

As presented on page 5 of the report, year-to-date revenues are reported at \$10,068,727, an increase of \$388,607, or 4%, over the same period of the prior year, 7% under budget on a flat basis. Year-to-date operating expenses are reported at \$10,250,055, an increase of \$520,084, 5% over the same period of the prior year, 4% under budget on a flat basis. This resulted in revenues under expenses of \$181,328 before the required transfers-out to fund the principal portion of debt service and capital replacements and improvements.

### **Revenues**

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

Charges to user revenue for all categories of customers for the six-month period aggregates \$8,876,848, which is \$289,605 or 3% over the same period of the prior year, 9% under budget. Generally, wastewater rates are applied to metered water, therefore the water consumption comparison data on page 3 is relevant in explaining revenue variances between the fiscal years. The Wastewater Fund experienced increases in consumption in the residential and commercial categories. Revenues within the residential category were 3% over the prior year, 7% under budget.

Revenues within the commercial category were 3% over the prior year, 13% under budget, when combining both the commercial and City of Alton revenues. Finally, revenues within the industrial category came in in-line with the prior year, 24% under budget.

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

Water reuse charges, excluding effluent to the Calpine/Duke power plants, are reported at \$161,848, 18% over budget for the period. Effluent charges to the power plants are reported at \$442,371, slightly below budget for the period.

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

This revenue, at \$537,797, is 7% under the annual budgeted amount of \$1,240,000 on a flat basis,

due to the enforcement of the pre-treatment program.

### ***Reimbursements***

Reimbursements, at \$42,511 are 4% under the year-to-date budget amount.

### ***Miscellaneous Revenues***

Miscellaneous revenues include septic tank hauler fees and wastewater charges billed and collected by Sharyland Water Supply Corp. (SWSC) and other miscellaneous fees and, at \$443,371 are 20% over year-to-date budget. As of March 31, 2023, SWSC billed and collected 1,759 sewer accounts in our Sewer CCN for total year-to-date revenue of \$340,726.

### ***Interest income***

Interest earnings are over-performing budget for this period of the year. As indicated on page 12 of the financial report, the M&O portion of the Wastewater Fund earned a blended rate of 4.06% on cash and investments; the fund as a whole, 3.06%. The blended yield on investments, excluding cash and TexPool Prime, is reported at 1.09%.

### ***Expenses***

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

### **Accounts**

The number of wastewater accounts serviced increased 1% from the prior year. At March 31, 2023, 45,069 wastewater accounts were serviced compared to 44,423 the prior year, an increase of 646 new accounts. During the six months of the current fiscal year, the number of accounts increased by 455 new accounts.

## ***Balance Sheets***

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

Both the Water and Wastewater Funds financial condition continues to present a stable showing, as indicated on pages 8 and 9. Combined working capital amounts to \$10,350,523, compared to \$10,139,937 the prior year. Debt-equity ratio is .84/1. The restricted accounts, the portion relating to debt service, are considered adequate.

### ***Water & Wastewater Funds***

A summary of the portfolio for the Water and Wastewater Funds is presented on page 12 of the financial report. Overall, the portfolio is allocated with \$314,600 in a non-interest-bearing demand deposit account; \$1,003,551 in certificates of deposit, earning 0.20%; \$22,973,727 in government agency securities, earning 1.17%; and \$43,887,971 in TexPool Prime, which earned 4.80% in March. The overall blended yield of the entire portfolio is presented as 3.49%, compared to 0.37% the prior year. The overall blended yield of the investment holdings, excluding cash and TexPool Prime, is presented as 1.13%.

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

For the Six Month Period Ended March 31, 2023

	<u>Water Fund</u>	<u>Wastewater Fund</u>	<u>Combined</u>
<b>OPERATING REVENUES</b>			
Residential Charges	\$ 6,981,515	\$ 5,841,375	\$ 12,822,890
Commercial Charges	3,207,907	1,999,658	5,207,565
Industrial Charges	192,518	105,662	298,180
City of Alton User Charges	-	325,544	325,544
Calpine/Duke Reuse Charges	-	442,761	442,761
Reuse-Water Charges	-	161,848	161,848
Regional Water Sales	132,011	-	132,011
Industrial Waste Surcharge	-	537,797	537,797
Reimbursements	88,312	42,511	130,823
Billing Charges	230,004	-	230,004
Connects/Reconnects	184,825	-	184,825
Tap Fees	202,575	-	202,575
Other Charges	416,521	472,996	889,516
Total Operating Revenues	11,636,187	9,930,151	21,566,338
<b>NON-OPERATING REVENUES</b>			
Sale of Property	-	(33)	(33)
Interest	448,837	138,610	587,448
Total Non-Operating Revenues	448,837	138,576	587,414
<b>TOTAL REVENUES</b>	<b>12,085,026</b>	<b>10,068,727</b>	<b>22,153,754</b>
<b>EXPENSES</b>			
Plants	2,740,309	2,525,243	5,265,553
Cost of Raw Water	643,394	-	643,394
Labs	259,652	375,087	634,740
Distribution & Collections	1,167,890	1,283,615	2,451,504
Meter Readers	572,209	-	572,209
Utility Billing	479,948	-	479,948
Customer Relations	496,296	-	496,296
Treasury Management	220,675	-	220,675
General & Administration	898,349	617,770	1,516,119
Employee Benefits	17,500	-	17,500
Insurance	36,204	39,420	75,624
Pension Expense-TMRS (GASB 68)	-	-	-
TMRS Benefits-Contra (GASB 68)	-	-	-
Debt Service	778,629	599,769	1,378,397
Billing Charges	-	115,002	115,002
Depreciation*	2,287,279 *	4,694,150 *	6,981,429
<b>TOTAL EXPENSES</b>	<b>10,598,335</b>	<b>10,250,055</b>	<b>20,848,390</b>
<b>INCOME(LOSS) PRIOR TO CONTRIBUTIONS &amp; TRANSFERS</b>			
	<b>\$ 1,486,691</b>	<b>\$ (181,328)</b>	<b>\$ 1,305,363</b>
<b>Contributions - Acquired Assets</b>	<b>-</b>	<b>-</b>	<b>1</b>
<b>Change in net assets</b>	<b>\$ 1,486,691</b>	<b>\$ (181,328)</b>	<b>\$ 1,305,364</b>
<i>Transfer to Capital Improvement Fund</i>	<i>\$ 509,394</i>	<i>\$ 650,502</i>	<i>\$ 1,159,896</i>
<i>Transfer to Depreciation Fund</i>	<i>800,548</i>	<i>1,877,471</i>	<i>2,678,019</i>
<i>Transfer to TWDB Construction-Loan Reimbursement</i>	<i>17,478,923</i>	<i>-</i>	<i>17,478,923</i>
<i>Rebatable Arbitrage</i>	<i>-</i>	<i>-</i>	<i>-</i>
<i>Bond Refunding Costs</i>	<i>-</i>	<i>-</i>	<i>-</i>
<i>Health Insurance Fund</i>	<i>-</i>	<i>-</i>	<i>-</i>

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

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

For the Six Month Period Ended March 31, 2023

	Year-To-Date					50.00% Completed
	Budget	Current	Prior	Variance	Inc/Dec	Actual % to Budget
<b>REVENUES</b>						
1 Residential Charges	\$ 16,494,615	\$ 6,981,515	\$ 5,763,144	\$ 1,218,371	21.14%	42.33%
2 Commercial Charges	7,449,642	3,207,907	2,855,283	352,624	12.35%	43.06%
3 Industrial Charges	614,225	192,518	173,383	19,135	11.04%	31.34%
4 Backflow Testing Charges	-	-	-	-	0.00%	0.00%
5 Regional Water Usage	340,000	132,011	73,057	58,955	80.70%	38.83%
<i>Total users' charges</i>	<b>24,898,482</b>	<b>10,513,951</b>	<b>8,864,867</b>	<b>1,649,085</b>	<b>18.60%</b>	<b>42.23%</b>
6 Tap Fees	450,000	202,575	200,625	1,950	0.97%	45.02%
7 Connects & Reconnects	370,000	184,825	183,350	1,475	0.80%	49.95%
8 Other Operating Revenues	400,000	245,508	229,236	16,272	7.10%	61.38%
9 Other Revenues - Sale of Property	-	-	3,803	(3,803)	0.00%	0.00%
11 Reimbursements - Sharyland #2	-	-	-	-	0.00%	0.00%
16 Reimbursements - Other	35,500	88,312	29,425	58,888	200.13%	248.77%
17 Miscellaneous	235,000	171,012	176,915	(5,902)	-3.34%	72.77%
18 Interest Earned	29,345	448,837	16,869	431,969	2560.77%	1529.52%
19 <i>Revenues before billing charges</i>	<b>26,418,327</b>	<b>11,855,022</b>	<b>9,705,089</b>	<b>2,149,933</b>	<b>22.15%</b>	<b>44.87%</b>
20 Billing Charges	460,000	230,004	229,992	12	0.01%	50.00%
21 <b>TOTAL REVENUES</b>	<b>26,878,327</b>	<b>12,085,026</b>	<b>9,935,081</b>	<b>2,149,945</b>	<b>21.64%</b>	<b>44.96%</b>
<b>EXPENSES</b>						
22 Water Plants	6,564,329	2,740,309	2,270,935	D 469,374	20.67%	41.75%
23 Cost of Raw Water	2,478,577	643,394	1,152,712	E (509,318)	-44.18%	25.96%
24 Water Lab	609,307	259,652	263,793	F (4,141)	-1.57%	42.61%
25 Trans & Distribution	2,954,721	1,167,890	1,084,664	G 83,226	7.67%	39.53%
26 Meter Readers	1,411,229	572,209	543,690	H 28,519	5.25%	40.55%
27 Utility Billing	1,010,593	479,948	407,745	I 72,204	17.71%	47.49%
28 Customer Relations	1,238,241	496,296	506,468	J (10,172)	-2.01%	40.08%
29 Treasury Management	547,008	220,675	293,769	K (73,094)	-24.88%	40.34%
30 General & Admin	2,379,015	898,349	953,028	L (54,679)	-5.74%	37.76%
31 Non-recurring Expense	-	-	-	-	0.00%	0.00%
32 Employee Benefits	57,158	17,500	17,500	-	0.00%	30.62%
33 Insurance	72,408	36,204	20,868	15,336	73.49%	50.00%
34 Pension Expense-TMRS (GASB 68)	-	-	-	-	0.00%	0.00%
35 TMRS Benefits-Contra (GASB 68)	-	-	-	-	0.00%	0.00%
36 <i>Sub-Total Expenses</i>	<b>19,322,586</b>	<b>7,532,427</b>	<b>7,515,172</b>	<b>17,255</b>	<b>0.23%</b>	<b>38.98%</b>
37 Debt Service	1,065,496	778,629	553,560	225,069	40.66%	73.08%
38 Depreciation *	5,051,543	2,287,279	2,299,572	(12,293)	-0.53%	45.28%
39 <b>TOTAL EXPENSES</b>	<b>25,439,625</b>	<b>10,598,335</b>	<b>10,368,304</b>	<b>230,031</b>	<b>2.22%</b>	<b>41.66%</b>
40 <b>Revenues Over (Under) Expenses</b>	<b>1,438,702</b>	<b>1,486,691</b>	<b>(433,223)</b>			
41 <b>Contributions - Acquired assets</b>	<b>-</b>	<b>-</b>	<b>-</b>			
42 <b>Change in Net Assets</b>		<b>1,486,691</b>	<b>(433,223)</b>			
<b>NON-OPERATING EXPENSES</b>						
43 Capital Outlay	-	-	-	-	-	-
44 Transfer to Capital Improvements	1,018,790	509,394	678,252	(168,858)		
45 Transfer to Depreciation	1,768,040	800,548	804,850	(4,302)		
46 Transfer to TWDB Construction-Loan Reimbursement	-	17,478,923	226,753	17,252,170		
47 Reserve for Water Rights	-	-	-	-		
48 Rebatable Arbitrage	-	-	-	-		
49 Capitalized Interest	-	-	-	-		
50 Bond Refunding Costs	-	-	126,098	(126,098)		
51 Health Insurance Fund	-	-	-	-		

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

**McALLEN PUBLIC UTILITY**  
**WATER FUND REFERENCE NOTES**  
For the Six Month Period Ended March 31, 2023

Ref	Description	Month Ending				Fiscal Year-to-Date			% Inc (Dec)	
		CONSUMPTION	31-Mar-23	31-Mar-22	Inc(Dec)	% Inc(Dec)	31-Mar-23	31-Mar-22		Inc(Dec)
A	Residential *		357,225,500	301,860,000	55,365,500	18.34%	2,021,983,800	2,005,789,400	16,194,400	0.81%
B	Commercial		277,211,900	224,587,400	52,624,500	23.43%	1,481,727,900	1,479,105,700	2,622,200	0.18%
C	Industrial		17,842,700	19,244,200	(1,401,500)	-7.28%	105,063,000	106,176,700	(1,113,700)	-1.05%
	<b>Total</b>		<b>652,280,100</b>	<b>545,691,600</b>	<b>106,588,500</b>	<b>19.53%</b>	<b>3,608,774,700</b>	<b>3,591,071,800</b>	<b>17,702,900</b>	<b>0.49%</b>

**NUMBER OF WATER ACCOUNTS**

A	Residential	**	42,586	41,790	796	1.90%
B	Commercial		7,953	7,811	142	1.82%
C	Industrial		153	154	(1)	-0.65%
	<b>Total</b>		<b>50,692</b>	<b>49,755</b>	<b>937</b>	<b>1.88%</b>

\* Gallons year-to-date for Sharyland accounts = 26,967,900  
\*\* Number of Sharyland accounts = 271

Growth in number of new accounts for the current fiscal year:			Growth in number of new accounts prior year:		
Number of accounts at	3/31/2023	50,692	3/31/2022	49,755	
Number of accounts at	9/30/2022	50,357	9/30/2021	49,331	
<b>Increase/(Decrease) in accounts</b>		<b>335</b>		<b>424</b>	

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

	Wages/Benefits		Supplies & Chemicals		Other Services & Charges		Maintenance		Non-capitalized Capital Outlay		Net Change	
D Water Plants	\$	43,418	\$	302,994	\$	112,306	\$	(12,395)	\$	23,051	\$	469,374
E Cost of Raw Water		-		-		(509,318)		-		-		(509,318)
F Water Lab		(10,811)		(8,635)		(368)		(83)		15,757		(4,141)
G Trans & Distribution		36,713		3,808		11,510		36,223		(5,028)		83,226
H Meter Readers		8,060		4,624		(9,573)		22,947		2,462		28,519
I Utility Billing		13,565		(2,049)		55,254		53		5,380		72,204
J Customer Relations		8,338		(1,844)		(4,549)		(12,718)		600		(10,172)
K Treasury Management		3,873		(305)		(2,293)		(77,135)		2,766		(73,094)
L General & Admin		(51,662)		1,211		(6,204)		(2,706)		4,683		(54,679)
	<b>\$</b>	<b>51,494</b>	<b>\$</b>	<b>299,803</b>	<b>\$</b>	<b>(353,234)</b>	<b>\$</b>	<b>(45,814)</b>	<b>\$</b>	<b>49,670</b>	<b>\$</b>	<b>1,919</b>

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

<b>Budgeted Consumption for fy 2022-23 (gals.)</b>		<b>9,000,000,000</b>		<b>Monthly Planned Consumption</b>	
* 45% of planned consumption		4,050,000,000		October	675,000,000
* 55% of planned consumption		4,950,000,000		November	675,000,000
				December	675,000,000
Planned consumption at	3/31/2023	4,050,000,000		January	675,000,000
Actual consumption at	3/31/2023	3,608,774,700		February	675,000,000
<b>Excess/(deficiency) to planned</b>		<b>(441,225,300)</b>	<b>-10.89%</b>	March	675,000,000
				April	825,000,000
<b>Budgeted User Charge Revenues for fy 2022-23</b>		<b>\$ 24,898,482</b>		May	825,000,000
* 45% of planned revenues		11,204,317		June	825,000,000
* 55% of planned revenues		13,694,165		July	825,000,000
				August	825,000,000
Planned revenues at	3/31/2023	11,204,317		September	825,000,000
Actual revenues at	3/31/2023	10,513,951		<b>Total</b>	<b>9,000,000,000</b>
<b>Excess/(deficiency) to planned</b>		<b>(690,365)</b>	<b>-6.16%</b>		

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

**McALLEN PUBLIC UTILITY**  
**WATER IMPROVEMENT FUNDS**  
**STATEMENT OF SOURCES AND USES**  
For the Six Month Period Ended March 31, 2023

**Water Depreciation**

**Water Capital Improvement**

Sources	Water Depreciation				Water Capital Improvement			
	Budget	YTD Budget	YTD	% to YTD Budget *	Budget	YTD Budget	YTD	% to YTD Budget *
Interest Revenue	\$ 24,000	\$ 12,000	\$ 86,032	716.93%	\$ 22,902	\$ 11,451	\$ 75,140	656.19%
Miscellaneous	0	0	0	0.00%	0	0	0	0.00%
Transfers In	1,768,040	884,020	800,548	90.56% **	1,018,790	509,395	509,394	100.00%
<b>Total Sources</b>	<b>\$ 1,792,040</b>	<b>\$ 896,020</b>	<b>\$ 886,580</b>	<b>98.95%</b>	<b>1,041,692</b>	<b>520,846</b>	<b>584,534</b>	<b>112.23%</b>

Uses	Water Depreciation				Water Capital Improvement			
	Budget	YTD Budget	YTD	% to YTD Budget *	Budget	YTD Budget	YTD	% to YTD Budget *
Replacement (Infrastructure)	4,120,000	2,060,000	528,435	25.65%	0	0	0	0.00%
Capital Outlay	1,365,690	682,845	152,994	22.41%	2,543,790	1,271,895	90,893	7.15%
Transfers Out	0	0	0	0.00%	0	0	0	0.00%
<b>Total Uses</b>	<b>\$ 5,485,690</b>	<b>\$ 2,742,845</b>	<b>\$ 681,429</b>	<b>24.84%</b>	<b>\$ 2,543,790</b>	<b>\$ 1,271,895</b>	<b>\$ 90,893</b>	<b>7.15%</b>

<b>Sources Over/</b>								
<b>(Under) Uses</b>	<b>\$ (3,693,650)</b>	<b>\$ (1,846,825)</b>	<b>\$ 205,151</b>		<b>\$ (1,502,098)</b>	<b>\$ (751,049)</b>	<b>\$ 493,641</b>	

\*50% of the year completed



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

For the Six Month Period Ended March 31, 2023

	Budget	Year-To-Date				50.00%
		Current	Prior Year	Variance	Inc/Dec	Year-To-Date Actual % To Budget
<b>REVENUES</b>						
1 Residential Charges	\$ 13,656,628	\$ 5,841,375	\$ 5,685,005	A 156,370	2.75%	42.77%
2 Commercial Charges	5,559,722	1,999,658	1,991,635	A 8,023	0.40%	35.97%
3 Industrial Charges	403,733	105,662	105,979	A (317)	-0.30%	26.17%
4 City of Alton User Charges	750,000	325,544	256,174	A 69,371	27.08%	43.41%
5 Calpine/Duke Reuse Charges	900,000	442,761	443,041	A (280)	-0.06%	49.20%
6 Reuse-Water Charges	240,000	161,848	105,410	A 56,438	53.54%	67.44%
Total users' charges	<b>21,510,083</b>	<b>8,876,848</b>	<b>8,587,243</b>	<b>289,605</b>	<b>3.37%</b>	<b>41.27%</b>
7 Ind. Waste Surcharge	1,240,000	537,797	607,387	(69,591)	-11.46%	43.37%
8 Other Operating Revenues	20,000	29,625	25,550	4,075	15.95%	0.00%
9 Other Revenues - Sale of Property	-	(33)	3,705	(3,738)	0.00%	0.00%
10 Reimbursements	91,500	42,511	58,345	(15,834)	-27.14%	46.46%
11 Miscellaneous	738,000	443,371	390,466	52,905	13.55%	60.08%
12 Interest Earned	18,308	138,610	7,424	131,185	1767.02%	757.10%
<b>13 Total Revenues</b>	<b>23,617,891</b>	<b>10,068,727</b>	<b>9,680,120</b>	<b>388,607</b>	<b>4.01%</b>	<b>42.63%</b>
<b>EXPENSES</b>						
14 Wastewater Plant	5,844,348	2,525,243	2,376,957	B 148,286	6.24%	43.21%
15 Wastewater Lab	742,940	375,087	348,418	C 26,669	7.65%	50.49%
16 Wastewater Collections	2,735,607	1,283,615	1,105,389	D 178,226	16.12%	46.92%
17 General & Admin.	1,710,358	617,770	629,572	E (11,802)	-1.87%	36.12%
18 Employee Benefits	16,073	-	-	-	0.00%	0.00%
19 Insurance	78,838	39,420	22,722	16,698	73.49%	50.00%
20 Pension Expense-TMRS (GASB 68)	-	-	-	-	0.00%	0.00%
21 TMRS Benefits-Contra (GASB 68)	-	-	-	-	0.00%	0.00%
22 Sub-Total Expenses	<b>11,128,164</b>	<b>4,841,135</b>	<b>4,483,058</b>	<b>358,077</b>		<b>43.50%</b>
22 Debt Service	1,183,243	599,769	652,994	(53,226)	-8.15%	50.69%
23 Depreciation *	9,653,660	4,694,150	4,478,923	215,226	4.81%	48.63%
24 Expenses Before Billing Charges	21,965,067	10,135,053	9,614,975	520,078	5.41%	46.14%
25 Billing Charges	230,000	115,002	114,996	6	0.01%	50.00%
26 TOTAL EXPENSES	<b>22,195,067</b>	<b>10,250,055</b>	<b>9,729,971</b>	<b>520,084</b>	<b>5.35%</b>	<b>46.18%</b>
27 Revenues Over (Under) Expenses	<u>\$ 1,422,824</u>	<u>\$ (181,328)</u>	<u>\$ (49,851)</u>			
28 Contributions - Acquired assets	-	-	-			
29 Change in Net Assets		<u>(181,328)</u>	<u>(49,851)</u>			
<b>NON-OPERATING EXPENSES</b>						
30 Capital Outlay	-	-	-	-		
31 Transfer to Capital Improvement	1,301,007	650,502	429,324	221,178		
32 Transfer to Depreciation	3,861,464	1,877,471	1,791,569	85,902		
33 Transfer to TWDB Construction-Loan Reimbursement	-	-	146,782	(146,782)		
34 Rebatable Arbitrage	-	-	-	-		
35 Capitalized Interest	-	-	-	-		
36 Bond Refunding Costs	-	-	-	-		
37 Health Insurance	-	-	-	-		

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

**McALLEN PUBLIC UTILITY**  
**WASTEWATER FUND REFERENCE NOTES**  
For the Six Month Period Ended March 31, 2023

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

Ref Description	Month Ending				Fiscal Year-to-Date			
	31-Mar-23	31-Mar-22	Inc(Dec)	% Inc(Dec)	31-Mar-23	31-Mar-22	Inc(Dec)	(Dec)
<b>CONSUMPTION</b>								
A Residential	295,860,800	254,145,000	41,715,800	16.41%	1,681,159,400	1,680,008,300	1,151,100	0.07%
A Commercial	190,545,900	175,283,000	15,262,900	8.71%	1,142,782,400	1,088,500,700	54,281,700	4.99%
A Industrial	16,255,200	18,653,000	(2,397,800)	-12.85%	98,573,000	98,897,900	(324,900)	-0.33%
<b>Total</b>	<b>502,661,900</b>	<b>448,081,000</b>	<b>54,580,900</b>	<b>12.18%</b>	<b>2,922,514,800</b>	<b>2,867,406,900</b>	<b>55,107,900</b>	<b>1.92%</b>

Ref Description	Month Ending				Fiscal Year-to-Date			
	31-Mar-23	31-Mar-22	Inc(Dec)	% Inc(Dec)	31-Mar-23	31-Mar-22	Inc(Dec)	(Dec)
<b>REUSE CONSUMPTION *</b>								
Residential	10,510,000	5,975,900	4,534,100	75.87%	53,624,900	42,851,500	10,773,400	25.14%
Commercial	6,723,200	3,700,000	3,023,200	81.71%	41,281,200	24,532,500	16,748,700	68.27%
Industrial	0	0	0	0.00%	0	0	0	0.00%
<b>Total</b>	<b>17,233,200</b>	<b>9,675,900</b>	<b>7,557,300</b>	<b>78.10%</b>	<b>94,906,100</b>	<b>67,384,000</b>	<b>27,522,100</b>	<b>40.84%</b>

\* Excludes effluent to power plants

**NUMBER OF WASTEWATER ACCOUNTS**

A Residential	**	39,162	38,579	583	1.51%
A Commercial		5,779	5,714	65	1.14%
A Industrial		128	130	(2)	-1.54%
<b>Total</b>		<b>45,069</b>	<b>44,423</b>	<b>646</b>	<b>1.45%</b>

Number of new accounts for the current fiscal year:		Growth in number of new accounts prior year:		
Number of accounts at	3/31/2023	45,069	3/31/2022	44,423
Number of accounts at	9/30/2022	44,614	9/30/2021	43,914
<b>Increase/(Decrease) in accounts</b>		<b>455</b>		<b>509</b>

**NUMBER OF REUSE ACCOUNTS**

A Residential	677	570	107	18.77%
A Commercial	26	19	7	36.84%
A Industrial	0	0	0	0.00%
<b>Total</b>	<b>703</b>	<b>589</b>	<b>114</b>	<b>19.35%</b>

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

	Wages/Benefits	Supplies	Other Services & Charges	Maintenance	Non-capitalized Capital Outlay	Total
B Wastewater Plant	\$ 44,428	\$ (1,645)	\$ 26,037	\$ (12,893)	\$ 92,359	\$ 148,286
C Wastewater Lab	7,481	13,856	2,354	(1,409)	4,387	26,669
D Wastewater Collections	21,859	77,427	11,660	(21,178)	88,458	178,226
E General & Admin.	(4,897)	6,358	(13,458)	1,089	(894)	(11,802)
<b>\$</b>	<b>68,872</b>	<b>95,996</b>	<b>26,592</b>	<b>(34,392)</b>	<b>184,310</b>	<b>341,379</b>

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

<b>Budgeted Consumption for fy 2022-23 (gals.)</b>	<b>7,142,138,000</b>	<b>Monthly Planned Consumption</b>	
* 45% of planned consumption	3,213,962,100	October	535,660,350
* 55% of planned consumption	3,928,175,900	November	535,660,350
		December	535,660,350
Planned consumption at 3/31/23	3,213,962,100	January	535,660,350
Actual consumption at 3/31/23	2,922,514,800	February	535,660,350
<b>Excess/(deficiency) to planned</b>	<b>(291,447,300)</b>	March	535,660,350
		April	654,695,983
<b>Budgeted User Charge Revenues for fy 2022-23</b>	<b>\$ 20,370,083</b>	May	654,695,983
* 45% of planned revenues	9,166,537	June	654,695,983
* 55% of planned revenues	11,203,546	July	654,695,983
		August	654,695,983
Planned revenues at 3/31/23	9,166,537	September	654,695,983
Actual revenues at 3/31/23	8,434,087	<b>Total</b>	<b>7,142,138,000</b>
<b>Excess/(deficiency) to planned</b>	<b>\$ (732,450)</b>		

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

**McALLEN PUBLIC UTILITY**  
**WASTEWATER IMPROVEMENT FUNDS**  
**STATEMENT OF SOURCES & USES**  
For the Six Month Period Ended March 31, 2023

	Wastewater Depreciation			
	Budget	YTD Budget	YTD	To Y-T-D Budget *
<b>Sources</b>				
Interest Revenue	\$ 83,555	\$ 41,778	\$ 213,116	510.12%
Miscellaneous	-	-	-	0.00%
Transfers In	3,861,464	1,930,732	1,877,471	97.24%
<b>Total Sources</b>	<b>\$ 3,945,019</b>	<b>\$ 1,972,510</b>	<b>\$ 2,090,588</b>	<b>105.99%</b>

	Wastewater Capital Improvement			
	Budget	YTD Budget	YTD	To Y-T-D Budget *
	\$ 26,246	\$ 13,123	\$ 73,583	560.72%
	1,327,305	663,653	-	0.00%
	1,301,007	650,504	650,502	100.00%
<b>Total Sources</b>	<b>\$ 2,654,558</b>	<b>\$ 1,327,279</b>	<b>\$ 724,085</b>	<b>54.55%</b>

	Budget	YTD Budget	YTD	To Y-T-D Budget *
<b>Uses</b>				
Replacement (Infrastructure)	5,445,000	2,722,500	803,905	29.53%
Capital Outlay	674,615	337,308	306,669	90.92%
Transfers Out	-	-	-	0.00%
<b>Total Uses</b>	<b>\$ 6,119,615</b>	<b>\$ 3,059,808</b>	<b>\$ 1,110,574</b>	<b>36.30%</b>

	Budget	YTD Budget	YTD	To Y-T-D Budget *
	-	-	-	0.00%
	5,829,210	2,914,605	151,540	5.20%
	-	-	84,457	0.00%
<b>Total Uses</b>	<b>\$ 5,829,210</b>	<b>\$ 2,914,605</b>	<b>\$ 235,998</b>	<b>8.10%</b>

<b>Sources Over/ (Under) Uses</b>	<b>(\$2,174,596)</b>	<b>(\$1,087,298)</b>	<b>\$980,013</b>
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	<b>(\$3,174,652)</b>	<b>(\$1,587,326)</b>	<b>\$488,087</b>
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\*25% of the year completed

**WATER & WASTEWATER FUND  
COMBINED BALANCE SHEET**

as of March 31, 2023

	WATER FUND	* WASTEWATER FUND	* COMBINED
<b>ASSETS</b>			
<u>Current Assets</u>			
Cash & Investments			
Demand.....	\$ 162,982	\$ 130,622	\$ 293,604
Time Deposits.....	0	0	0
Investments.....	4,410,112	2,093,258	6,503,370
Market Value Adjustment.....	(217,132)	(10,366)	(227,498)
Mgr/Trust Cash.....	0	0	0
Receivables, net:			
Accounts.....	2,916,266	1,979,548	4,895,814
Accrued Interest.....	9,667	5,841	15,508
Due From Other Funds.....	0	0	0
Water/Sewer Line Assessments.....	0	1,150	1,150
Inventories, at cost.....	399,678	0	399,678
Miscellaneous.....	0	0	0
Prepaid expenses.....	0	0	0
<b>Total Current Assets</b>	<b>\$ 7,681,574</b>	<b>\$ 4,200,053</b>	<b>\$ 11,881,627</b>
Notes Receivable	81,269	81,349	162,618
<u>Restricted Assets</u>			
Mgr/Trust Cash.....	0	0	0
Accrued Interest.....	25,507	35,582	61,088
Due From Other Funds.....	0	0	0
Notes Receivable - Airport	0	0	0
Accounts Receivable.....	0	0	0
Sub-Total	25,507	35,582	61,088
Demand.....	(61,724)	85,020	23,296
Time Deposits.....	0	1,003,501	1,003,501
Investments.....	31,048,755	25,068,831	56,117,586
Market Value Adjustment.....	(214,590)	(724,229)	(938,819)
<b>Total Restricted Cash &amp; Investments</b>	<b>30,772,441</b>	<b>25,433,123</b>	<b>56,205,564</b>
<b>Total Restricted Assets</b>	<b>30,797,947</b>	<b>25,468,705</b>	<b>56,266,652</b>
Property, Plant, & Equipment.....	173,500,256	275,302,410	448,802,665
(Less: Accumulated Depreciation).....	(97,648,496)	(122,723,222)	(220,371,718)
Net Property, Plant, & Equipment	75,851,760	152,579,188	228,430,948
Other Assets, net.....	24,527,901	3,911,134	28,439,035
<b>TOTAL ASSETS</b>	<b>\$ 138,940,451</b>	<b>\$ 186,240,429</b>	<b>325,180,880</b>

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

\*\* Includes a portion of the restricted customer deposits totalling \$3,096,908

**WATER & WASTEWATER FUND**

**COMBINED BALANCE SHEET**

as of March 31, 2023

	<u>WATER FUND</u>	*	<u>WASTEWATER FUND</u>	*	<u>COMBINED</u>
<b>LIABILITIES &amp; FUND EQUITY</b>					
<u>Current Liabilities</u>					
Accounts Payable.....	\$ 115,957		\$ 103,796		\$ 219,753
Accrued Expense.....	644,092		567,258		1,211,350
Due to Other Funds.....	0		0		0
Other.....	0		100,000		100,000
<b>Total Current Liabilities</b>	<b>760,049</b>		<b>771,054</b>		<b>1,531,103</b>
<u>Liabilities Payable from Restricted Assets</u>					
Accounts Payable.....	19,451		23,560		43,011
Accrued Expense.....	300,039		9,428		309,467
Due to Other Funds.....	0		0		0
Interest Payable.....	170,919		189,826		360,745
Customer Deposits.....	3,096,908		0		3,096,908
Current Portion of Revenue Bonds.....	2,679,866		5,071,496		7,751,362
<b>Total Liabilities Payable from Restricted Assets</b>	<b>6,267,183</b>		<b>5,294,311</b>		<b>11,561,494</b>
<u>Other Non-Current Liabilities</u>					
Revenue Bonds.....	45,187,874		84,533,079		129,720,953
Arbitrage Payable.....	0		8,968		8,968
Deferred Revenues.....	143,685		14,626		158,310
Deferred inflows of resources.....	860,769		2,759,504		3,620,273
Noncurrent liabilities / net pension liability.....	976,649		637,053		1,613,702
<b>TOTAL LIABILITIES</b>	<b>54,196,209</b>		<b>94,018,594</b>		<b>148,214,803</b>
<b>FUND EQUITY</b>					
<u>Contributed Capital</u>					
Total Contributed Capital	0		0		0
<u>Retained Earnings</u>					
Reserve for Encumbrances.....	0		0		0
Reserve for Current Debt Service.....	0		718,331		718,331
Reserve for Capital Improvement.....	4,989,635		6,160,766		11,150,402
Reserve for Depreciation.....	6,310,803		18,295,419		24,606,222
Reserve for Water Rights Purchase.....	0		0		0
Unreserved.....	73,443,804		67,047,318		140,491,123
<b>Total Retained Earnings</b>	<b>84,744,242</b>		<b>92,221,834</b>		<b>176,966,076</b>
<b>TOTAL LIABILITIES AND FUND EQUITY</b>	<b>\$ 138,940,451</b>		<b>\$ 186,240,429</b>		<b>\$ 325,180,880</b>

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

**WATER FUND  
COMBINED BALANCE SHEET**

as of March 31, 2023

ASSETS	RESTRICTED ASSETS					Combined
	Water Fund	Water Depr. Fund	Water Capital Impr. Fund	Water Revenue Bonds	Debt Service	
<b>ASSETS</b>						
<u>Current Assets</u>						
Cash & Investments						
Demand.....	\$ 162,982	\$ 575	\$ 123,832	\$ (186,131)	\$ -	\$ 101,258
Time Deposits.....	-	-	-	-	-	-
Investments & Securities.....	4,410,112	6,472,499	4,942,772	16,153,175	383,401	32,361,959
Market Value Adjustment.....	(217,132)	(125,357)	(89,233)	-	-	(431,721)
Mgr/Trust Cash.....	-	-	-	-	-	-
Receivables						
Accounts.....	2,916,266	-	-	-	-	2,916,266
Accrued Interest.....	9,667	13,242	12,264	-	-	35,173
Due From Other Funds.....	-	-	-	-	-	-
Water Line Assessments.....	-	-	-	-	-	-
Inventories, at cost.....	399,678	-	-	-	-	399,678
Prepaid expenses.....	-	-	-	-	-	-
<b>Total Current Assets</b>	<b>7,681,574</b>	<b>6,360,959</b>	<b>4,989,635</b>	<b>15,967,043</b>	<b>383,401</b>	<b>35,382,613</b>
Notes Receivable	81,269	-	-	-	-	81,269
CD's restricted for customer deposits.....	-	-	-	-	-	-
Investments restricted for customer deposits.....	3,096,908	-	-	-	-	3,096,908
Property, Plant, & Equipment.....	173,500,256	-	-	-	-	173,500,256
(Less: Accum. Depreciation/Amortization).....	(97,648,496)	-	-	-	-	(97,648,496)
Net Property, Plant, & Equipment	75,851,760	-	-	-	-	75,851,760
Other Assets, net.....	24,527,901	-	-	-	-	24,527,901
<b>TOTAL ASSETS</b>	<b>111,239,412</b>	<b>6,360,959</b>	<b>4,989,635</b>	<b>15,967,043</b>	<b>383,401</b>	<b>138,940,451</b>
<b>LIABILITIES &amp; FUND EQUITY</b>						
<u>Current Liabilities</u>						
Accounts Payable.....	115,957	-	-	-	-	115,957
Accrued Expense.....	644,092	-	-	-	-	644,092
Due To Other Funds.....	-	-	-	-	-	-
Other.....	-	-	-	-	-	-
<b>Total Current Liabilities</b>	<b>760,049</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>760,049</b>
<u>Liabilities Payable from Restricted Assets</u>						
Current Portion of Revenue Bonds.....	2,679,866	-	-	-	-	2,679,866
Accounts Payable.....	-	327	0	19,124	-	19,451
Accrued Expense.....	-	49,830	-	250,209	-	300,039
Interest Payable.....	-	-	-	-	170,919	170,919
Due To Other Funds.....	-	-	-	-	-	-
Customer Deposits.....	3,096,908	-	-	-	-	3,096,908
<b>Total Liabilities Payable from Restricted Assets</b>	<b>5,776,774</b>	<b>50,157</b>	<b>0</b>	<b>269,334</b>	<b>170,919</b>	<b>6,267,183</b>
<u>Other Non-Current Liabilities</u>						
Revenue Bonds	45,187,874	-	-	-	-	45,187,874
Arbitrage Payable.....	-	-	-	-	-	-
Deferred Revenues.....	143,685	-	-	-	-	143,685
Deferred inflows of resources.....	860,769	-	-	-	-	860,769
Noncurrent liabilities / net pension liability.....	976,649	-	-	-	-	976,649
<b>TOTAL LIABILITIES</b>	<b>53,705,799</b>	<b>50,157</b>	<b>0</b>	<b>269,334</b>	<b>170,919</b>	<b>54,196,209</b>
<b>FUND EQUITY</b>						
<u>Retained Earnings</u>						
Reserve for Encumbrances.....	-	-	-	-	-	-
Reserve for Current Debt Service.....	-	-	-	-	-	-
Reserve for Capital Improvement.....	-	-	4,989,635	-	-	4,989,635
Reserve for Depreciation.....	-	6,310,803	-	-	-	6,310,803
Reserve for Water Rights.....	-	-	-	-	-	-
Unreserved.....	57,533,613	-	-	15,697,710	212,482	73,443,804
<b>Total Retained Earnings</b>	<b>57,533,613</b>	<b>6,310,803</b>	<b>4,989,635</b>	<b>15,697,710</b>	<b>212,482</b>	<b>84,744,242</b>
<b>TOTAL LIABILITIES &amp; FUND EQUITY</b>	<b>\$ 111,239,412</b>	<b>\$ 6,360,959</b>	<b>\$ 4,989,635</b>	<b>\$ 15,967,043</b>	<b>\$ 383,401</b>	<b>\$ 138,940,451</b>

**WASTEWATER FUND  
COMBINED BALANCE SHEET**

as of March 31, 2023

ASSETS	RESTRICTED ASSETS					Combined
	Wastewater Fund	Depreciation Fund	Wastewater Capital Impr. Fund	Wastewater Revenue Bonds	Debt Service	
<u>Current Assets</u>						
Cash & Investments						
Demand.....	\$ 130,622	\$ 6,095	\$ 28,938	\$ 49,687	\$ 300	\$ 215,642
Time Deposits.....	-	1,003,501	-	-	-	1,003,501
Investments & Securities.....	2,093,258	17,840,058	6,299,228	21,688	907,857	27,162,089
Market Value Adjustment.....	(10,366)	(564,159)	(160,070)	-	-	(734,595)
Mgr/Trust Cash.....	-	-	-	-	-	-
Receivables						
Accounts.....	1,979,548	-	-	-	-	1,979,548
Accrued Interest.....	5,841	24,013	11,570	-	-	41,423
Due From Other Funds.....	-	-	-	-	-	-
Wastewater Line Assessments.....	1,150	-	-	-	-	1,150
Miscellaneous.....	-	-	-	-	-	-
Prepaid expenses	-	-	-	-	-	-
Total Current Assets	4,200,053	18,309,507	6,179,666	71,375	908,157	29,668,758
Notes Receivables - Hunt	81,349	-	-	-	-	81,349
Property, Plant, & Equipment.....	275,302,410	-	-	-	-	275,302,410
(Less: Accumulated Depreciation).....	(122,723,222)	-	-	-	-	(122,723,222)
Net Property, Plant, & Equipment	152,579,188	-	-	-	-	152,579,188
Other Assets.....	3,911,134	-	-	-	-	3,911,134
<b>TOTAL ASSETS</b>	<b>160,771,723</b>	<b>18,309,507</b>	<b>6,179,666</b>	<b>71,375</b>	<b>908,157</b>	<b>186,240,429</b>
<u>LIABILITIES &amp; FUND EQUITY</u>						
<u>Current Liabilities</u>						
Accounts Payable.....	103,796	-	-	-	-	103,796
Accrued Expenses.....	567,258	-	-	-	-	567,258
Due to Other Funds.....	-	-	-	-	-	-
Other.....	100,000	-	-	-	-	100,000
Total Current Liabilities	771,054	-	-	-	-	771,054
<u>Liabilities Payable from Restricted Assets</u>						
Accounts Payable.....	-	4,660	18,900	0	-	23,560
Accrued Expenses.....	-	9,428	-	-	-	9,428
Due to Other Funds.....	-	-	-	-	-	-
Interest Payable.....	-	-	-	-	189,826	189,826
Current Portions of all Revenue Bonds....	5,071,496	-	-	-	-	5,071,496
Total Liabilities Payable from Restricted Assets	5,071,496	14,088	18,900	0	189,826	5,294,311
<u>Other Non-Current Liabilities</u>						
Deferred Revenue.....	14,626	-	-	-	-	14,626
Revenue Bonds.....	84,533,079	-	-	-	-	84,533,079
Deferred inflows of resources.....	2,759,504	-	-	-	-	2,759,504
Noncurrent liabilities/Net Pension Liability - TMRS.....	637,053	-	-	-	-	637,053
Arbitrage Payable	8,968	-	-	-	-	8,968
<b>TOTAL LIABILITIES</b>	<b>93,795,780</b>	<b>14,088</b>	<b>18,900</b>	<b>0</b>	<b>189,826</b>	<b>94,018,594</b>
<u>FUND EQUITY</u>						
<u>Retained Earnings</u>						
Reserve for Encumbrances.....	-	-	-	-	-	-
Reserve for Debt Service.....	-	-	-	-	718,331	718,331
Reserve for Depreciation.....	-	18,295,419	-	-	-	18,295,419
Reserve for Capital Improvement.....	-	-	6,160,766	-	-	6,160,766
Unreserved.....	66,975,944	-	-	71,375	-	67,047,318
Total Retained Earnings	66,975,944	18,295,419	6,160,766	71,375	718,331	92,221,834
	<b>\$ 160,771,723</b>	<b>\$ 18,309,507</b>	<b>\$ 6,179,666</b>	<b>\$ 71,375</b>	<b>\$ 908,157</b>	<b>\$ 186,240,429</b>

**McALLEN PUBLIC UTILITY**  
**RECONCILED BANK BALANCES**  
As of March 31, 2023

	POOL	TIME		GROSS		TEX POOL-PRIME		TOTAL	BLENDED	BLENDED YIELD ON INVESTMENTS ONLY	TOTAL INVESTMENTS	
		APR/ROI	DEPOSITS	APR/ROI	INVESTMENTS	APR/ROI	APR/ROI					
<b>WATER FUND</b>												
M & O	160,682	0.00%	0	0.00%	3,995,600	0.65%	3,511,420	4.80%	7,667,702	2.54%	0.65%	3,995,600
% of Total	2.10%		0.00%		52.11%		45.79%					
			0.00%		100.00%		0.00%					
WATER BOND RESERVE	0	0.00%	0	0.00%	0	0.00%	1,173,766	4.80%	1,173,766	4.80%	0.00%	0
% of Total	0.00%		0.00%		0.00%		100.00%					
			0.00%		0.00%		0.00%					
DEPRECIATION	575	0.00%	0	0.00%	3,493,580	1.58%	2,978,919	4.80%	6,473,074	3.06%	1.58%	3,493,580
% of Total	0.01%		0.00%		53.97%		46.02%					
			0.00%		100.00%		0.00%					
DEBT SERVICE	-	0.00%	-	0.00%	0	0.00%	66,738	4.80%	66,738	4.80%	0.00%	0
% of Total	0.00%		0.00%		0.00%		100.00%					
			0.00%		0.00%		0.00%					
WATER DEBT SERVICE TWDB	-	0.00%	-	0.00%	0	0.00%	316,663	4.80%	316,663	4.80%	0.00%	0
% of Total	0.00%		0.00%		0.00%		100.00%					
			0.00%		0.00%		0.00%					
CAPITAL IMPROVEMENT	123,832	0.00%	0	0.00%	1,996,150	1.63%	2,946,622	4.80%	5,066,604	3.43%	1.63%	1,996,150
% of Total	2.44%		0.00%		39.40%		58.16%					
			0.00%		100.00%		0.00%					
BOND CONSTRUCTION	-119,710	0.00%	-	0.00%	0	0.00%	0	0.00%	-119,710	0.00%	0.00%	0
% of Total	100.00%		0.00%		0.00%		0.00%					
			0.00%		0.00%		0.00%					
TWDB CNST FUND S2021 AMI PRJ	-66,422	0.00%	-	0.00%	0	0.00%	16,153,175	4.80%	16,086,753	4.82%	0.00%	0
% of Total	-0.41%		0.00%		0.00%		100.41%					
			0.00%		0.00%		0.00%					
<b>TOTAL WATER</b>	<b>98,958</b>	<b>0.00%</b>	<b>0</b>	<b>0.00%</b>	<b>9,485,330</b>	<b>1.20%</b>	<b>27,147,303</b>	<b>4.80%</b>	<b>36,731,591</b>	<b>3.86%</b>	<b>1.20%</b>	<b>9,485,330</b>
<b>% of Total</b>	<b>0.27%</b>		<b>0.00%</b>		<b>25.82%</b>		<b>73.91%</b>		<b>100.00%</b>			
			<b>0.00%</b>		<b>100.00%</b>		<b>0.00%</b>					
<b>SEWER FUND</b>												
M & O	130,622	0.00%	0	0.00%	498,500	2.74%	1,594,758	4.80%	2,223,880	4.06%	2.74%	498,500
% of Total	5.87%		0.00%		22.42%		71.71%					
			0.00%		100.00%		0.00%					
BOND RESERVE-TWDB 2009	-	0.00%	-	0.00%	0	0.00%	3,066,976	4.80%	3,066,976	4.80%	0	0
% of Total	0		0.00%		0.00%		100.00%					
			0.00%		0.00%		0.00%					
DEPRECIATION	6,095	0.00%	1,003,551	0.20%	9,993,597	1.18%	7,846,461	4.80%	18,849,704	2.63%	1.09%	10,997,148
% of Total	0.03%		5.32%		53.02%		41.63%					
			9.13%		90.87%		0.00%					
DEBT SERVICE	-	0.00%	-	0.00%	0	0.00%	75,230	4.80%	75,230	4.80%	0.00%	0
% of Total	0.00%		0.00%		0.00%		100.00%					
			0.00%		0.00%		0.00%					
SEWER DEBT TWDB- 2009-2010	300.00	0.00%	-	0.00%	0	0.00%	832,627	4.80%	832,927	4.80%	0.00%	0
% of Total	0.04%		0.00%		0.00%		99.96%					
			0.00%		0.00%		0.00%					
SEWER BOND CONST TWDB - F492	(9,568)	0.00%	-	0.00%	0	0.00%	21,688	4.80%	12,120	8.59%	0.00%	0
* Series 2012	-78.94%		0.00%		0.00%		178.94%					
			0.00%		0.00%		0.00%					
TWDB CONSTR FUND SERIES 2015	59,255	0.00%	-	0.00%	0	0.00%	0	0.00%	59,255	0.00%	0.00%	0
*FUND 494	100.00%		0.00%		0.00%		0.00%					
			0.00%		0.00%		0.00%					
SEWER TWDB Debt - 2012	-	0.00%	-	0.00%	0	0.00%	0	0.00%	0	0.00%	0.00%	0
% of Total	0.00%		0.00%		0.00%		0.00%					
			0.00%		0.00%		0.00%					
CAPITAL IMPROVEMENT	28,938	0.00%	0	0.00%	2,996,300	0.79%	3,302,928	4.80%	6,328,167	2.88%	0.79%	2,996,300
% of Total	0.46%		0.00%		47.35%		52.19%					
			0.00%		100.00%		0.00%					
BOND CONSTRUCTION	0	0.00%	-	0.00%	0	0.00%	0	4.80%	0	0.00%	0.00%	0
% of Total	0.00%		0.00%		0.00%		0.00%					
			0.00%		0.00%		0.00%					
<b>TOTAL SEWER</b>	<b>215,642</b>	<b>0.00%</b>	<b>1,003,551</b>	<b>0.20%</b>	<b>13,488,397</b>	<b>1.15%</b>	<b>16,740,668</b>	<b>4.80%</b>	<b>31,448,258</b>	<b>3.06%</b>	<b>1.09%</b>	<b>14,491,948</b>
<b>% of Total</b>	<b>0.69%</b>		<b>3.19%</b>		<b>42.89%</b>		<b>53.23%</b>		<b>100%</b>			
			<b>6.92%</b>		<b>93.08%</b>		<b>0.00%</b>					
<b>TOTAL PUB</b>	<b>314,600</b>	<b>0.00%</b>	<b>1,003,551</b>	<b>0.20%</b>	<b>22,973,727</b>	<b>1.17%</b>	<b>43,887,971</b>	<b>4.80%</b>	<b>68,179,849</b>	<b>3.49%</b>	<b>1.13%</b>	<b>23,977,279</b>
<b>% of Total</b>	<b>0.46%</b>		<b>1.47%</b>		<b>33.70%</b>		<b>64.37%</b>		<b>100.00%</b>			
			<b>4.19%</b>		<b>95.81%</b>		<b>0.00%</b>					

\* Pending receipt of reimbursement funds from TWDB





# Memo

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

**THRU:** Erika Gomez, E.I.T., Assistant Utility Engineer

**FROM:** Janet Matthews Landeros, Grants and Contracts Coordinator

**DATE:** May 16, 2023

**SUBJECT: REIMBURSEMENT UPDATE: COLLECTIONS 2<sup>nd</sup> Quarter**

Water reimbursements collected during the 2<sup>nd</sup> Quarter of Fiscal Year 22-23 (January 1, 2023 thru March 31, 2023) totaled \$52,585.85 and Wastewater reimbursements totaled \$7,542.08. In addition, \$2,162.75 was collected for Sharyland Buyout #4. The total reimbursements collected during the 2<sup>nd</sup> quarter of Fiscal Year 22-23 is \$62,290.68.

The table below shows the amount collected for the first and second quarters of this fiscal year, as well as, the amount collected year to date.

Type	FY 22-23 10/01 – 12/31 1 <sup>st</sup> Quarter	FY 22-23 01/01 – 03/31 2 <sup>nd</sup> Quarter	FY 22-23 10/01 – 3/31 YTD Total
WATER REIMBURSEMENTS	\$ 11,897.41	\$ 45,646.07	\$ 57,543.48
ADMINISTRATIVE FEES	\$ 2,791.28	\$ 6,939.78	\$ 9,731.06
<b>WATER TOTAL</b>	<b>\$ 14,688.69</b>	<b>\$ 52,585.85</b>	<b>\$ 67,274.54</b>
WATER BUDGETED	\$ 35,000.00	\$ 35,500.00	\$ 35,000.00
% of Budget collected	42%	150%	192%

WASTEWATER REIMBURSEMENTS	\$ 11,764.73	\$ 1,599.02	\$ 13,363.75
ADMINISTRATIVE FEES	\$ 6,817.90	\$ 5,943.06	\$ 12,760.96
<b>WASTEWATER TOTAL</b>	<b>\$ 18,582.63</b>	<b>\$ 7,542.08</b>	<b>\$ 26,124.71</b>
WASTEWATER BUDGETED	\$ 91,500.00	\$ 91,500.00	\$ 91,500.00
% of Budget collected	20%	8%	28%

Sharyland Buyout #4	0.00	\$ 2,162.75	\$ 2,162.75
<b>WATER &amp; WASTEWATER TOTAL</b>	<b>\$33,271.32</b>	<b>\$62,290.68</b>	<b>\$95,562.00</b>

If you have any questions or require additional information, please advise.

# **Reimbursement Update:**

## **Collections**

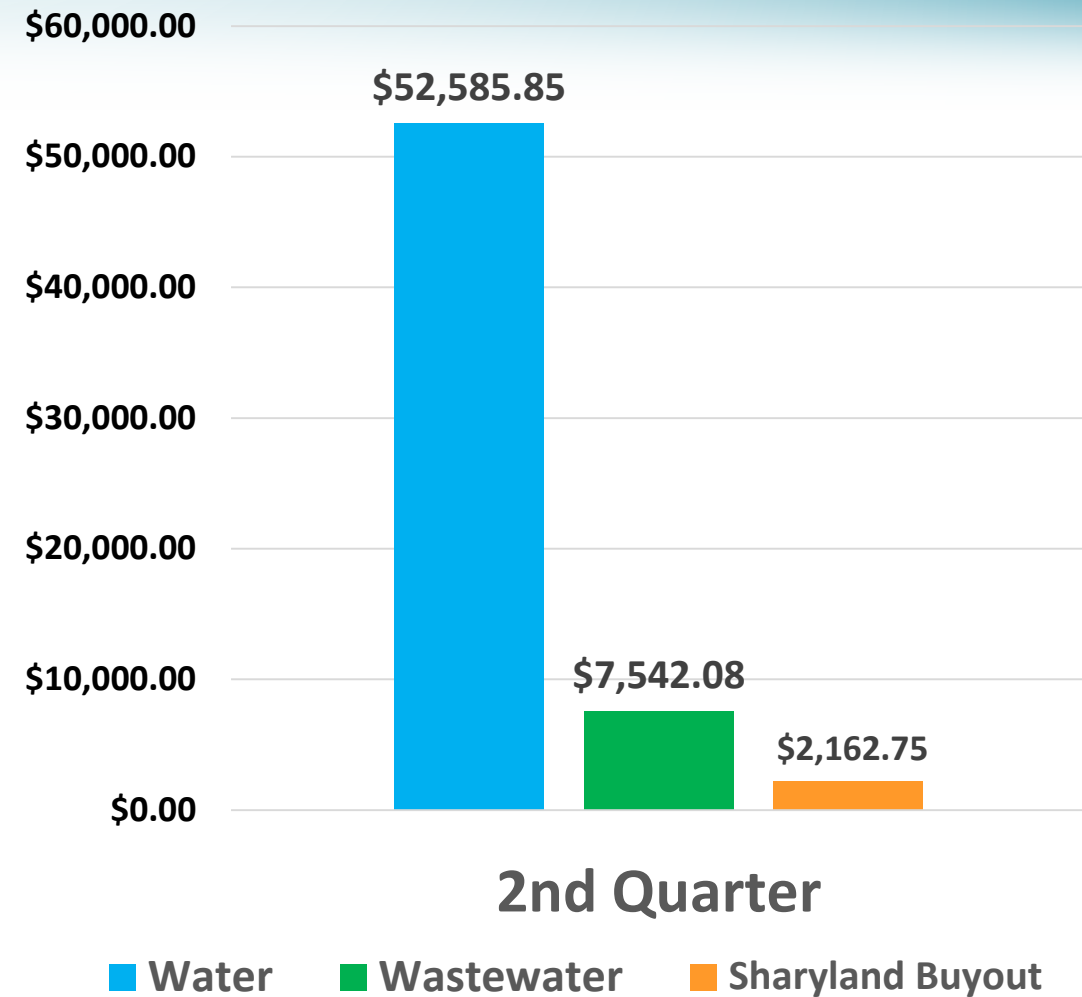
**2<sup>nd</sup> Quarter**

**January 1, 2023– March 31, 2023**

# 2<sup>nd</sup> Quarter

## January 1, 2023 thru March 31, 2023

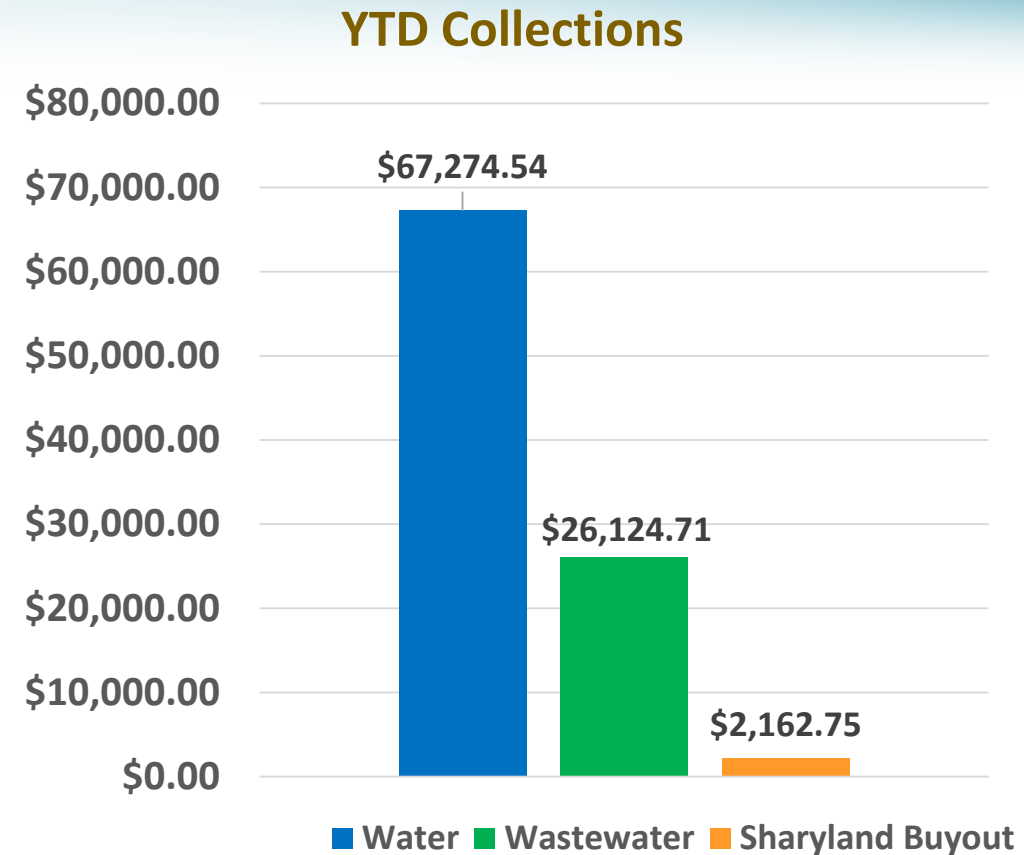
Type	Amount
<b>Water Reimbursements</b>	<b>\$45,646.07</b>
<b>Water Admin. Fees</b>	<b>\$ 6,939.78</b>
<b>Total Water</b>	<b>\$ 52,585.85</b>
<b>WW Reimbursements</b>	<b>\$ 1,599.02</b>
<b>WW Admin. Fees</b>	<b>\$ 5,943.06</b>
<b>Total WW</b>	<b>\$ 7,542.08</b>
<b>Sharyland Buyout #4</b>	<b>\$ 2,162.75</b>
<b>TOTAL COLLECTED 2<sup>nd</sup> Qtr</b>	<b>\$62,290.68</b>



# Year-to-Date Collections FY 22-23

## October 1, 2022- March 31, 2023

Type	Amount
Water Reimbursements	\$57,543.48
Water Admin. Fees	\$ 9,731.06
Wastewater Reimbursements	\$13,363.75
WW Admin. Fees	\$12,760.96
Sharyland Buyout #4	\$ 2,162.75
<b>TOTAL COLLECTED YTD</b>	<b>\$95,562.00</b>

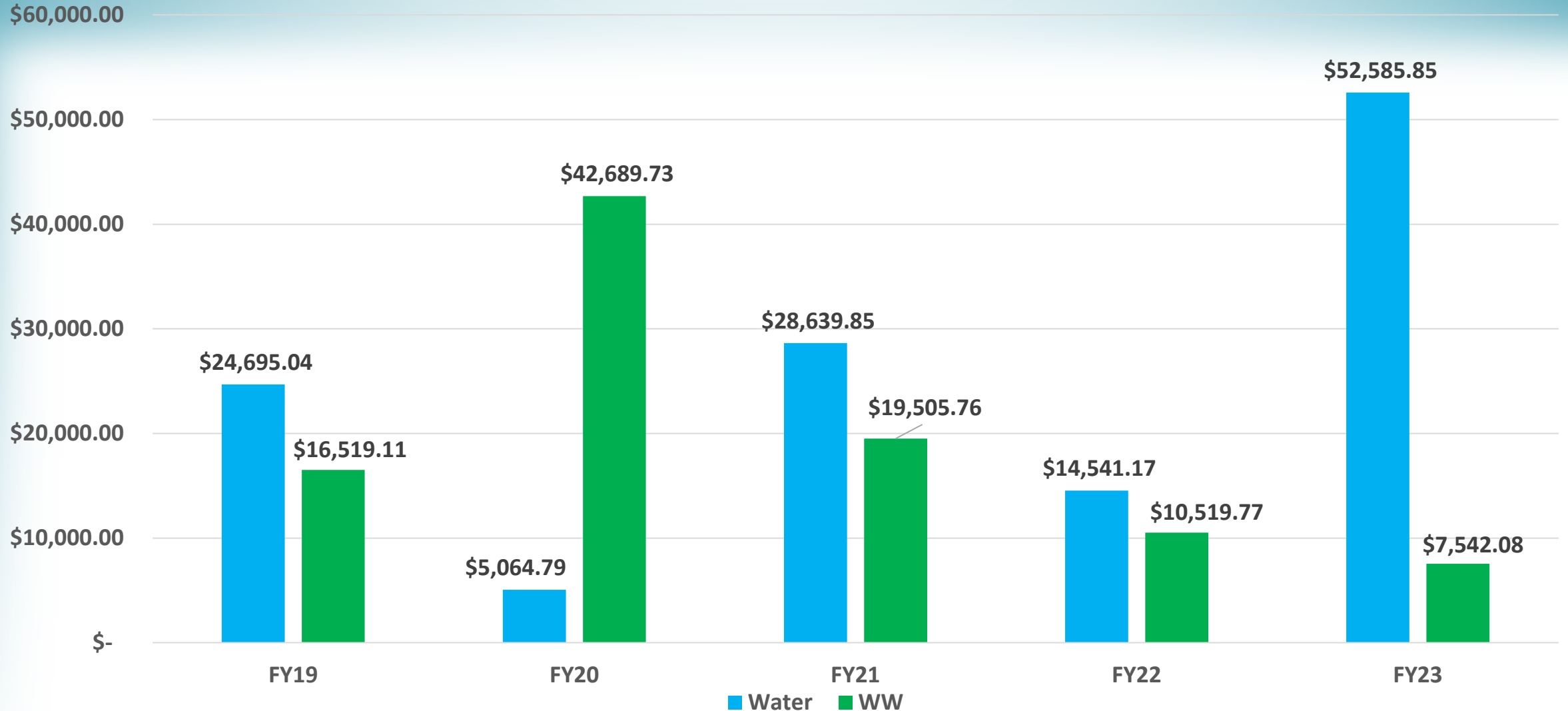


**Water Reimbursement FY Budget**  
**\$35,500**

**Wastewater Reimbursement FY Budget**  
**\$91,000**

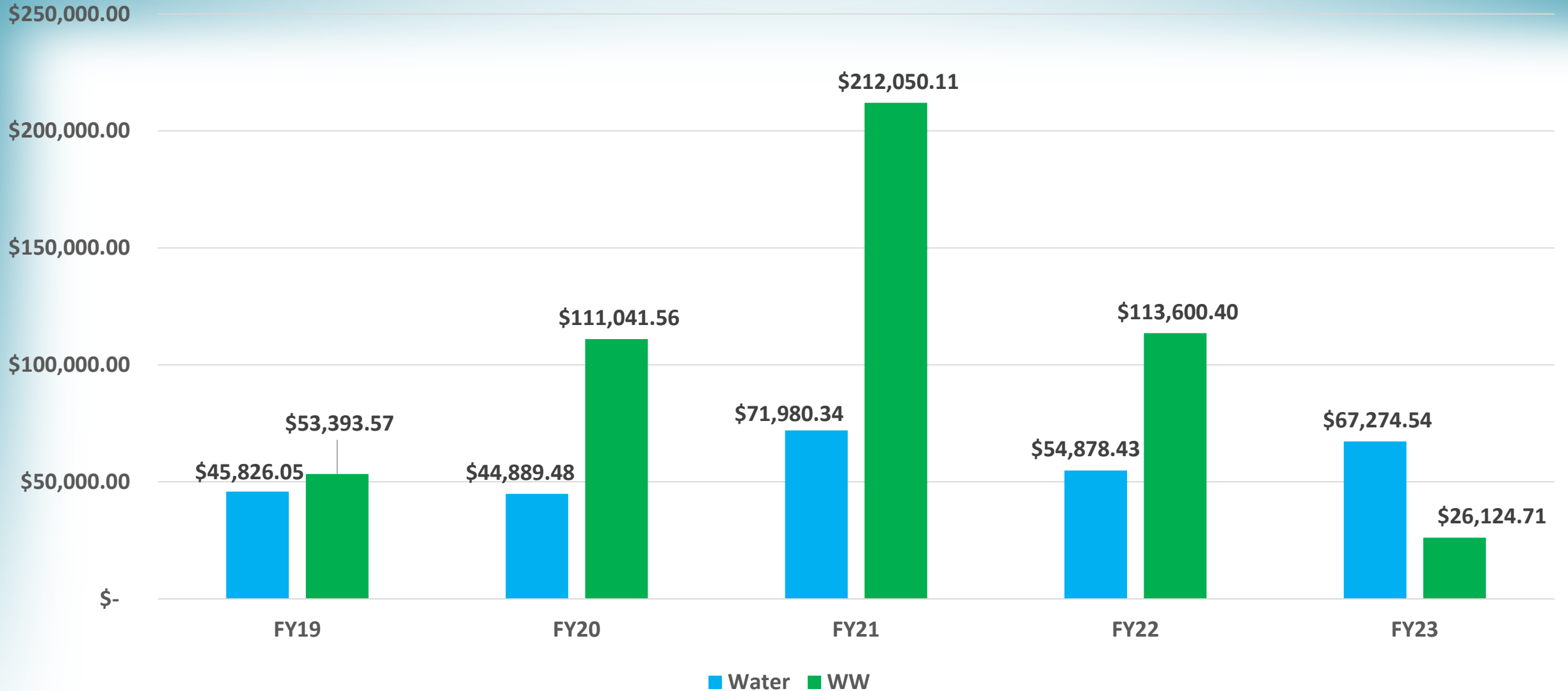
# ANNUAL REIMBURSEMENT COLLECTIONS COMPARISON

## 2ND QUARTER



# ANNUAL REIMBURSEMENT COLLECTIONS COMPARISON

## ANNUAL TOTALS







# Memo

**To:** Mark Vega, General Manager  
**From:** Pablo M. Rodriguez, Assistant Director –Customer Relations  
**Thru:** Melba Carvajal, Director of Finance for Utilities  
**Date:** 5/15/2023  
**Re:** Bad Debt write-offs for 1<sup>st</sup> Quarter FY 2022-2023

Attached for your review and consideration is a list of delinquent accounts for the 1<sup>st</sup> Quarter of FY 2022-2023 (October 1, 2022–December 31, 2022). Staff is recommending approval of the bad debt write-off for \$21,373.41 which constitutes 0.21% of collected revenues for same period. Billed revenues totaled \$10,057,399.89. The breakdown for the proposed bad debt write-off is illustrated below:

**By Fund:**

Fund	1st Qtr FY 2022-2023 Revenues	Amount of Write-Off	Percent of Revenues
Water	\$5,594,282.34	\$11,465.88	0.11%
Sewer	\$4,463,117.55	\$9,907.53	0.10%
<b>Total</b>	<b>\$10,057,399.89</b>	<b>\$21,373.41</b>	<b>0.21%</b>

**By customer type:**

Type	No. of Accounts	Amount of Write-Off	Percent of Write-Off	Percent of Revenues
Rental	256	\$16,113.64	75.39%	0.16%
Owned	58	\$5,259.77	24.61%	0.05%
<b>Total</b>	<b>314</b>	<b>\$21,373.41</b>	<b>100.00%</b>	<b>0.21%</b>

**By customer class:**

Water & Sewer	Amount of Write-Off	Percent of Write- Off	Percent of Revenues
Residential	\$20,538.58	96.09%	0.20%
Commercial	\$834.83	3.91%	0.01%
Multi-Family	\$0.00	0.00%	0.00%
<b>Total</b>	<b>\$21,373.41</b>	<b>100.00%</b>	<b>0.21%</b>

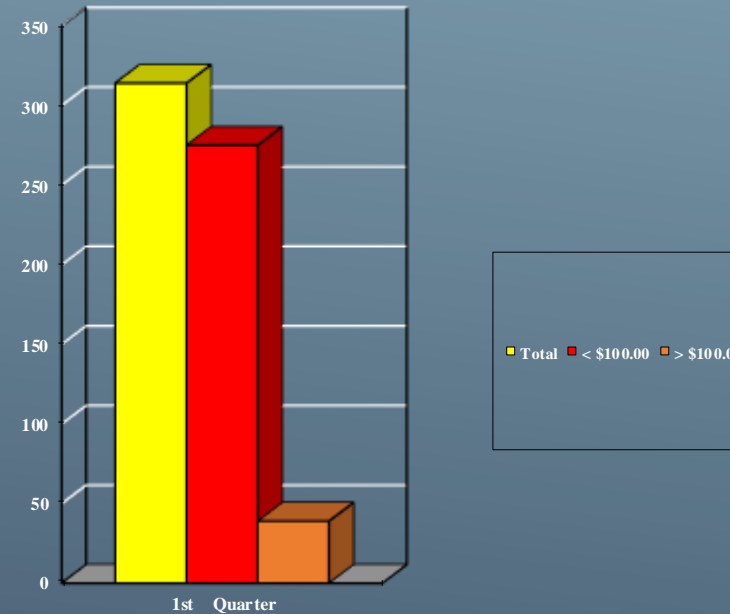


**City of McAllen**  
**McAllen Public Utility**

**Bad Debt Write-Off Report for**  
**1<sup>st</sup> Quarter FY 2022-2023**

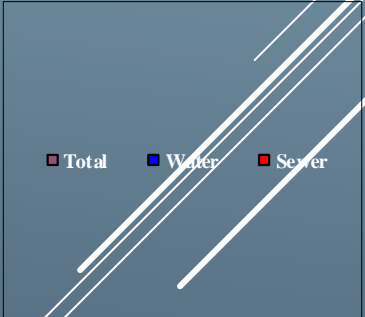
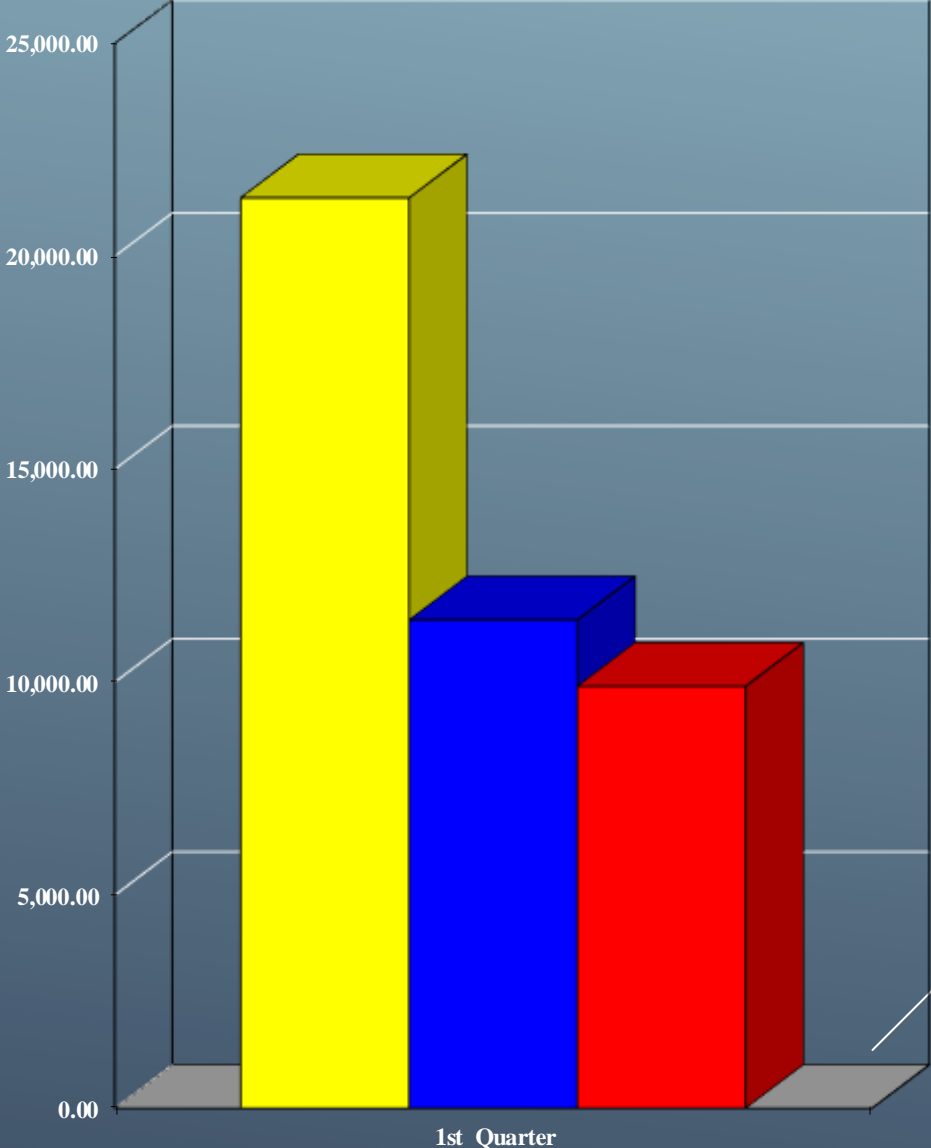
# ACCOUNTS BREAKDOWN

- ▶ 314 Accounts on Report  
\$21,373.41.
- ▶ 275 Accounts have  
balances less than  
\$100.00.
- ▶ 39 Accounts have  
balances greater than  
\$100.00.



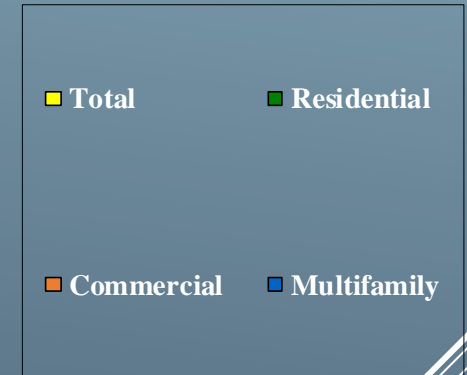
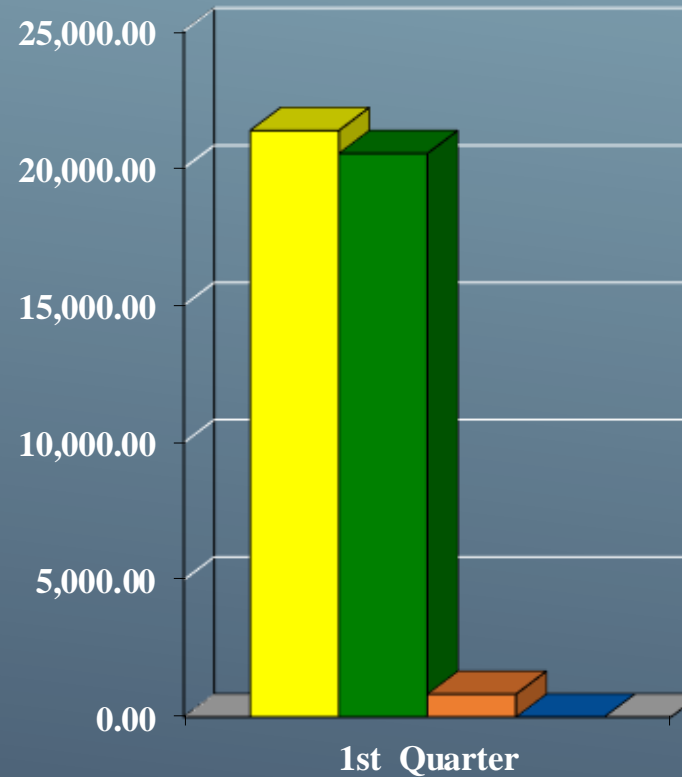
# BY FUND TOTALS

- ▶ Total \$21,373.41
- ▶ Water - \$11,465.88.
- ▶ Sewer - \$9,907.53
- ▶ Combined they represent .21% of 1<sup>st</sup> Qtr. Revenues



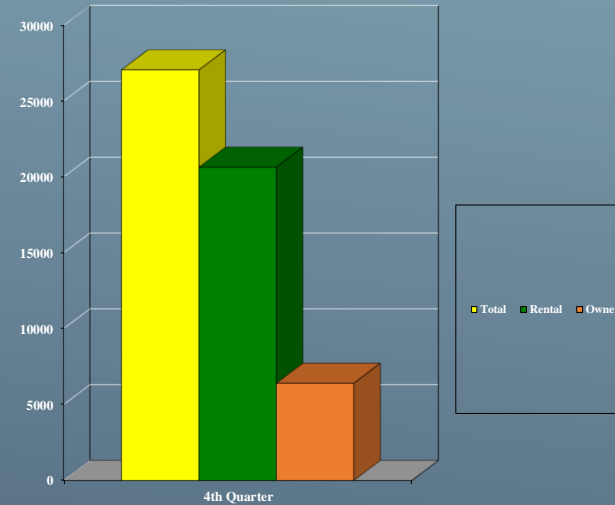
# BY CUSTOMER CLASS

- ▶ Total - \$21,373.41
- ▶ Residential - \$20,538.58
- ▶ Commercial - \$834.83
- ▶ Multi-Family - \$0.00




# BY CUSTOMER TYPE


- ▶ Total - \$21,373.41
- ▶ Rental - \$16,113.64
- ▶ Owner - \$5,259.77



# ACCOUNTS WITH \$100.00 PLUS BALANCES SUMMARY.

- ▶ Of the 314 accounts on the list, 39 have balances greater than \$100.00
  - ▶ Accounts had a deposit and deposit was applied to the account.
  - ▶ Collection efforts are continuous.
- 

# PROPOSAL

- ▶ 1<sup>st</sup> Quarter Bad Debt Write-Off –  
\$21,373.41 / .21% of Revenues for same  
period.
  - ▶ Staff recommends approval of bad debt write-  
off for this period by the Board.
  - ▶ Thank You!
- 





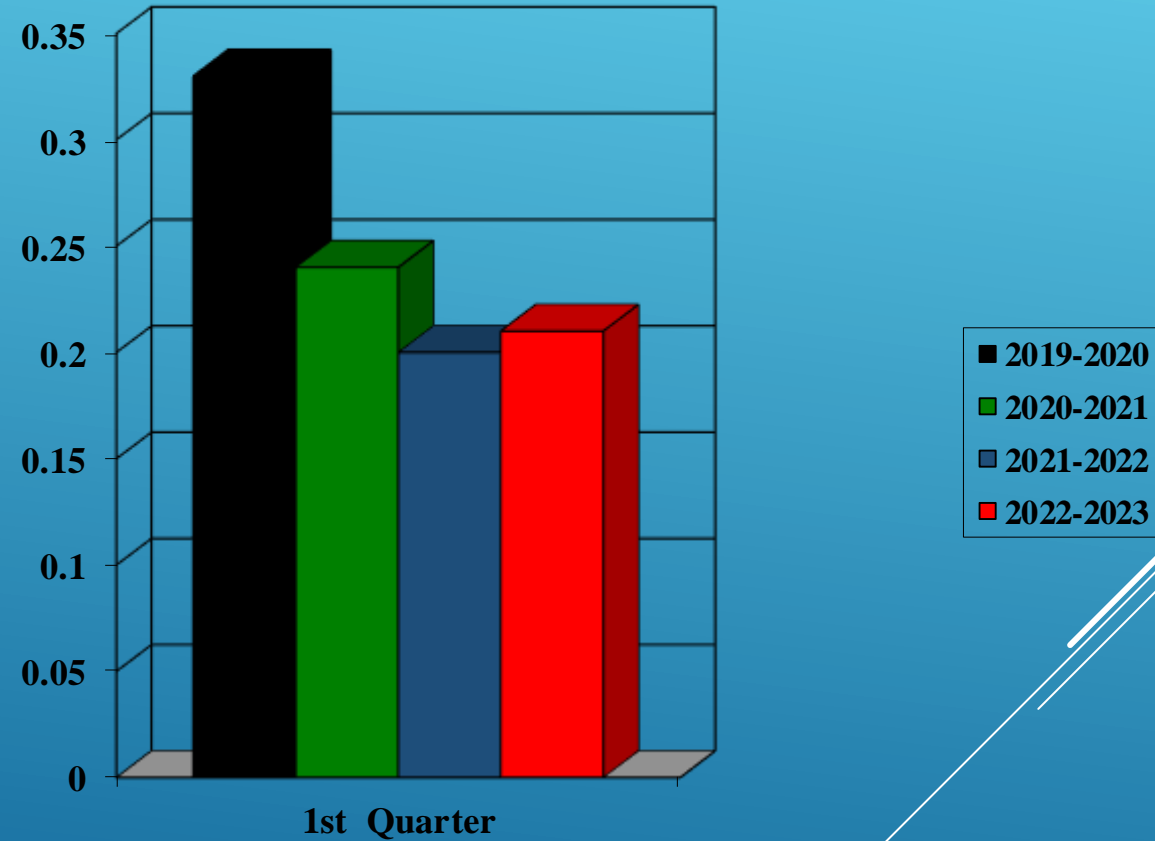
**City of McAllen**  
**McAllen Public Utility**

**Trend Analysis of Bad Debt**  
**1<sup>st</sup> Quarter**



# TREND ANALYSIS OF BAD DEBT

- ▶ 2019-2020 - .33%
- ▶ 2020-2021 - .24%
- ▶ 2021-2022 - .20%
- ▶ 2022-2023 - .21%





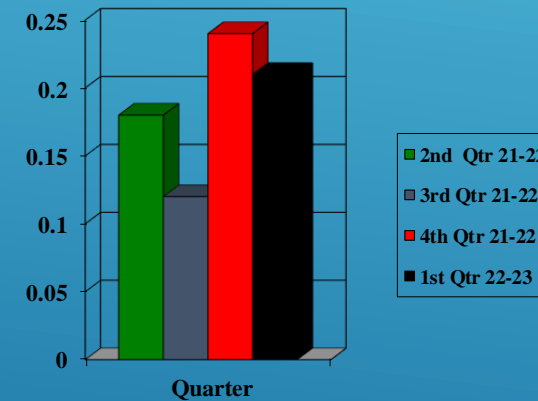
**City of McAllen**  
**McAllen Public Utility**

**Trend Analysis of Bad Debt**  
**Last Four Quarters**



# TREND ANALYSIS OF BAD DEBT

- ▶ 2nd Qtr 21-22 .18%
- ▶ 3rd Qtr 21-22 .12%
- ▶ 4th Qtr 21-22 .24%
- ▶ 1st Qtr 22-23 .21%





	<b>AGENDA ITEM</b>	<b><u>7.a.</u></b>
<b>PUBLIC UTILITY BOARD</b>	<b>DATE SUBMITTED</b>	<b>05/17/2023</b>
	<b>MEETING DATE</b>	<b>5/23/2023</b>

1. Agenda Item: Discussion and possible lease, sale or purchase of Real Property, Tract 1 (Section 551.072, T.G.C).

2. Party Making Request:

3. Nature of Request:

4. Budgeted:

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

5. Reimbursement:

6. Routing:  
Savannah Arredondo                      Created/Initiated - 5/17/2023

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



	<b>AGENDA ITEM</b>	<b><u>7.b.</u></b>
<b>PUBLIC UTILITY BOARD</b>	<b>DATE SUBMITTED</b>	<b>05/18/2023</b>
	<b>MEETING DATE</b>	<b>5/23/2023</b>

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

2. Party Making Request:

3. Nature of Request:

4. Budgeted:

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

5. Reimbursement:

6. Routing:  
Savannah Arredondo                      Created/Initiated - 5/18/2023

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