



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

**DATE:** Tuesday, January 23, 2024

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

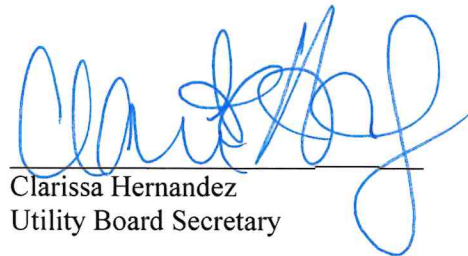
**PLACE:** McAllen City Hall  
Commission Chambers – 3<sup>rd</sup> Floor  
1300 Houston Avenue  
McAllen, Texas 78501

**SUBJECT MATTER:**

**See Subsequent Agenda.**

**CERTIFICATION**

I, the Undersigned authority, do hereby certify that the attached agenda of meeting of the McAllen Public Utility Board of Trustees is a true and correct copy and that I posted a true and correct copy of said notice on the bulletin board in the Municipal Building, a place convenient and readily accessible to the general public at all times, and said Notice was posted on the **19th** day of **January, 2024** at **3:00 P.M.** and will remain so posted continuously for at least 72 hours preceding the scheduled time of said meeting in accordance with Chapter 551 of the Texas Government Code.

A handwritten signature in blue ink, appearing to read "Clarissa Hernandez", is written over a horizontal line.

Clarissa Hernandez  
Utility Board Secretary



**BOARD OF TRUSTEES MEETING  
TUESDAY, JANUARY 23, 2024 – 4:00 PM  
MCALLEN CITY HALL - 3RD FLOOR  
1300 HOUSTON AVE, MCALLEN, TX 78501**

**AGENDA**

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

**CALL TO ORDER**

**PLEDGE**

**INVOCATION**

**EMPLOYEE OF THE MONTH - FRANK RODRIGUEZ- WASTEWATER**

**1. MINUTES:**

- a) Approval of the Minutes for the Regular Meeting held January 9, 2024.

**2. CONSENT AGENDA:**

- a) Approval of Bright Woods Subdivision.
- b) Approval of 6400 Industrial Center Subdivision.
- c) Approval of Replat Lot 2, Sharyland Business Park No. 11 Subdivision.

**3. BIDS AND CONTRACTS:**

- a) Consideration and action to purchase membrane cartridges from Kubota Membrane USA Corporation.

**4. UTILITY LAYOUTS:**

- a) Discussion and possible Approval of MPU Board participation for the North Park on 107 Subdivision.

**5. MANAGER'S REPORT:**

- a) Discussion of Upgrades to Specified Water Towers

**6. FUTURE AGENDA ITEMS**

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

- a) Consultation with City Attorney regarding pending litigation (Section 551.071, T.G.C)
- b) Discussion and possible lease, sale or purchase of Real Property, Tract 1 (Section 551.072, 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 FEBRUARY 13, 2024.**



	AGENDA ITEM	<u>1.a.</u>
PUBLIC UTILITY BOARD	DATE SUBMITTED	01/15/2024
	MEETING DATE	1/23/2024
1. Agenda Item: <u>Approval of the Minutes for the Regular Meeting held January 9, 2024.</u>		
2. Party Making Request:		
3. Nature of Request:		
4. Budgeted:		
	Bid Amount: _____	Budgeted Amount: _____
	Under Budget: _____	Over Budget: _____
		Amount Remaining: _____
5. Reimbursement:		
6. Routing:		
Savannah Arredondo		Created/Initiated - 1/15/2024
7. Staff's Recommendation:		
8. City Attorney: Approve. IJT		
9. MPU General Manager: Approved - MAV		
10. Director of Finance for Utilities: Approved - MSC		

STATE OF TEXAS  
COUNTY OF HIDALGO  
CITY OF MCALLEN

The McAllen Public Utility Board (MPUB) convened in a Regular Meeting on **Tuesday, January 9, 2024**, at 4:00 pm at in the City Commission Chambers at City Hall with the following present:

Absent:	Charles Amos	Chairman
	Ernest Williams	Vice-Chairman
	Ricardo Godinez	Trustee
	Javier Villalobos	Ex-Officio Member/Mayor
	Albert Cardenas	Trustee
Staff:	Marco A. Vega, P.E.	General Manager
	Isaac Tawil	City Attorney
	J.J. Rodriguez	Assistant General Manager
	Clarissa Hernandez	Utility Board Secretary
	Savannah Arredondo	Assistant to the Utility Board Secretary
	Maria Chavero	Director of Finance for Utilities
	Carlos Gonzalez, P.E.	Utility Engineer
	Edward Gonzalez	Director of Water Systems
	David Garza	Director of Wastewater Systems
	Marco Ramirez, P.E.	Utility Engineer
	Janet Landeros	Grants & Contracts Coordinator
	Valeria Rios	Treasury Accountant
	Mario Vela	Assistant Director of Public Works
	Frank Ramirez	Assistant Manager
	Valeria Rios	Treasury Accountant
	Rafael Balderas	Assistant to the Utility Engineer
	Jim Bob Sides	Video Production Specialist
	Bets Roque	Asst. Dir. Purchasing and Cont.

**CALL TO ORDER:**

Vice-Chairman Williams called the meeting to order at 4:07 p.m.

**1. MINUTES:**

- a) Approval of the Minutes for the Regular Meeting held December 12, 2023.

Mayor Villalobos moved to approve the minutes for the regular meeting held on December 12<sup>th</sup>, 2023. Trustee Godinez seconded the motion. The motion carried unanimously by those present.

**2. CONSENT AGENDA**

Trustee Godinez moved to approve items 2a through 2b. Mayor Villalobos seconded the motion. The motion carried unanimously by those present.

- a) Approval of Northgate Estates Subdivision
- b) Approval of MPU’s 1<sup>st</sup> Pecan Fire Hydrant Preliminary Reimbursement Certificate

**3. BIDS AND CONTRACTS:**

- a) Authorization to Purchase New Current Model MPU Vehicles through Cooperative Contract Pricing – Project No. 11-23-P20-133.

Mayor Villalobos moved to approve purchase of new current model MPU vehicles. Trustee Godinez seconded the motion. The motion carried unanimously by those present.

**4. FUTURE AGENDA ITEMS**

Mr. Marco Vega, P.E., General Manager stated the Board Retreat should be held during the first week of March 2024.

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

Vice-Chairman Williams recessed the meeting at 4:10 p.m. to go into Executive Session. Chairman Amos reconvened the meeting at 4:54 p.m.

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

No action was taken.

**ADJOURNMENT**

There being no other business to come before the Board, the meeting was unanimously adjourned at 4:54 p.m.

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

Attest:

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



**AGENDA ITEM**

**2.a.**

**PUBLIC UTILITY BOARD**

**DATE SUBMITTED  
MEETING DATE**

**01/17/2024  
1/23/2024**

1. Agenda Item: Approval of Bright Woods 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: Wastewater Reimbursement to MPU for the Alton Interceptor Wastewater Project in the amount of \$11,279.99.
6. Routing:  
Rafael Balderas Jr.                      Created/Initiated - 1/17/2024
7. Staff's Recommendation: Staff recommends approval of the proposed subdivision as per the conditions.
8. City Attorney: Approve. IJT
9. MPU General Manager: Approved - MAV
10. Director of Finance for Utilities: Approved - MSC

# Memo

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

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

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

**DATE:** January 16, 2024

**SUBJECT:** **Bright Woods Subdivision; Consideration & Approval of the Subdivision**

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This property is located on the north side of Sprague Road and approximately 200 feet east of 29<sup>th</sup> Street. It is located within the McAllen City Limits and is being proposed as R-3A residential. The tract consists of 19.94 acres and will be 96 lots for multi-family use.

The subdivision application was originally filed with the City on August 4, 2023 and receive preliminary P&Z approval on November 21, 2023. The information required from the developer's engineer for this agenda was received on January 17, 2024.

Utility plan/availability is described as follows:

1. **Water Service:** The applicant is proposing to install an 8-inch waterline to service the property which would connect to an existing waterline along Sprague Road, as well as a connection northeast of the property. Staff recommends that the proposed waterline go to-and-through the property.
2. **Wastewater Service:** The applicant is proposing to install an 8-inch wastewater line to service the property, which would connect to an existing wastewater line that runs along Sprague Road. Staff recommends that the proposed wastewater line go to-and-through the property and establish an extension along the west side of the property.
3. The developer is requesting participation for the wastewater line that will be installed along the west property line as requested by staff. The participation will be formally requested at a future meeting.
4. The property falls within the MPU: Alton Interceptor Wastewater 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 be constructed as recommended; 3.) Installation of individual water services for each suite/unit; and 4.) Payment of a Wastewater Line Reimbursement to MPU for the Alton Interceptor Wastewater Project in the amount of \$11,279.99.**

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



January 17, 2024  
City of McAllen Public Utilities  
1300 Houston Avenue  
City Hall - 2nd Floor  
McAllen, TX 78501

**Re: BRIGHT WOODS SUBDIVISION (97 DUPLEX LOTS)  
WATER DISTRIBUTION SYSTEM**

Bright Woods Subdivision is a 97-lot duplex subdivision located on the north side of Sprague Road approximately 500 feet east from 29th street.

**WATERLINE IMPROVEMENTS**

The proposed development will be serviced by an internal 8" water line that will connect to the existing 20" waterline on the south side of Sprague Road. The waterline will cross Sprague Road via bore at the east north-south and west north-south streets. The line will be installed within the development along the proposed streets and looped back to said main 20" line. The line is being proposed to extend north at the northeast corner of the development to connect to a proposed development. A flush valve will be installed at the east end of the line at east-west street to allow for extension in the future. Services will be provided in accordance with MPUB standards to each lot. Nine (9) fire hydrants will be installed within the subdivision.

**SANITARY SEWER IMPROVEMENTS**

Sewer will be provided via an internal 8" sewer line that will extend north from the existing 48" sewer line at an existing manhole. An existing 10" stub out will be extended north to a proposed manhole with proposed 8" lines running east, north and west. The 8" will be extended east along the north side of Sprague Road to allow for future extension via development. The 8" line will be installed within the development streets with 6" services to each lot in accordance with MPUB standards. A 8" line with 4" services are being requested by MPUB staff to service the existing residences fronting 29th street. Developer will be reimbursed for the cost of said 29th street line and services. Eight (8) manholes are being installed throughout the project.

Should you have any questions or require any additional information, please contact me at (956) 403-9787.

Respectfully,

A handwritten signature in blue ink that reads 'Jose N. Saldivar, P.E.'.

**Jose Noe Saldivar, P.E., CFM.**  
**President/Senior Project Manager**  
Cell (956) 403-9787  
[s2engineering.ns@gmail.com](mailto:s2engineering.ns@gmail.com)

## 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 Irene Uribe Manrique hereinafter called the DEVELOPER.

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

Bright Woods Subdivision and proposes to construct Utility Improvements as shown on a plan  
(Subdivision Name)

designed by S2 Engineering, PLLC dated \_\_\_\_\_, hereinafter called the  
(Engineering Firm)

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

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

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

CITY OF McALLEN BY THE  
McALLEN PUBLIC UTILITY

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

ATTEST:

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

DEVELOPER

BY: Irene Uribe Manrique  
Address: Irene Uribe Manrique, President  
Star Trail Holdings, LLC  
1007 Sycamore Ave.  
McAllen, TX 78501

**SUBDIVISION REIMBURSEMENT WORKSHEET  
BRIGHT WOODS SUBDIVISION**

**WASTEWATER LINE REIMB. CALCULATIONS**

WASTEWATER: MPU: ALTON INTERCEPTOR WASTEWATER  
COST: \$514.27 x 19.94 AC \$10,254.54  
10% ADMIN FEE <10 YEARS 1,025.45

**WASTEWATER LINE REIMBURSEMENT \$11,279.99**

**TOTAL DUE \$11,279.99**

Prepared By: JB

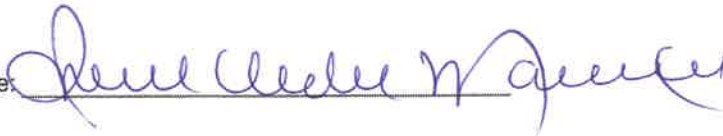
Date: 1/4/24

Reviewed By: \_\_\_\_\_

Escrows will be adjusted upon execution of Final Reimbursement Certificate

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

Signature: \_\_\_\_\_



Print: Irene Uribe Manrique, President  
Star Trail Holdings, LLC



# ALTON INTERCEPTOR SERVICE AREA



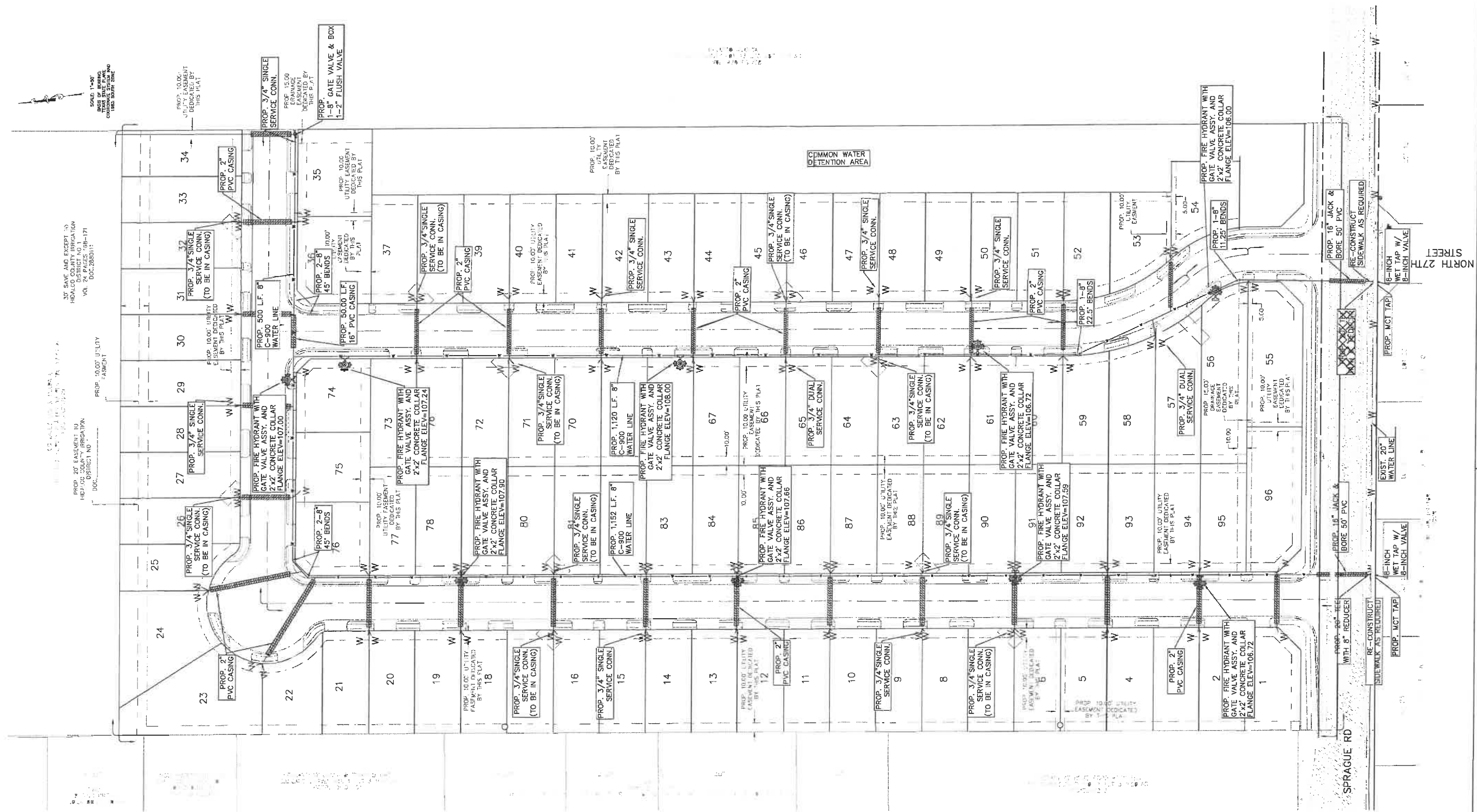


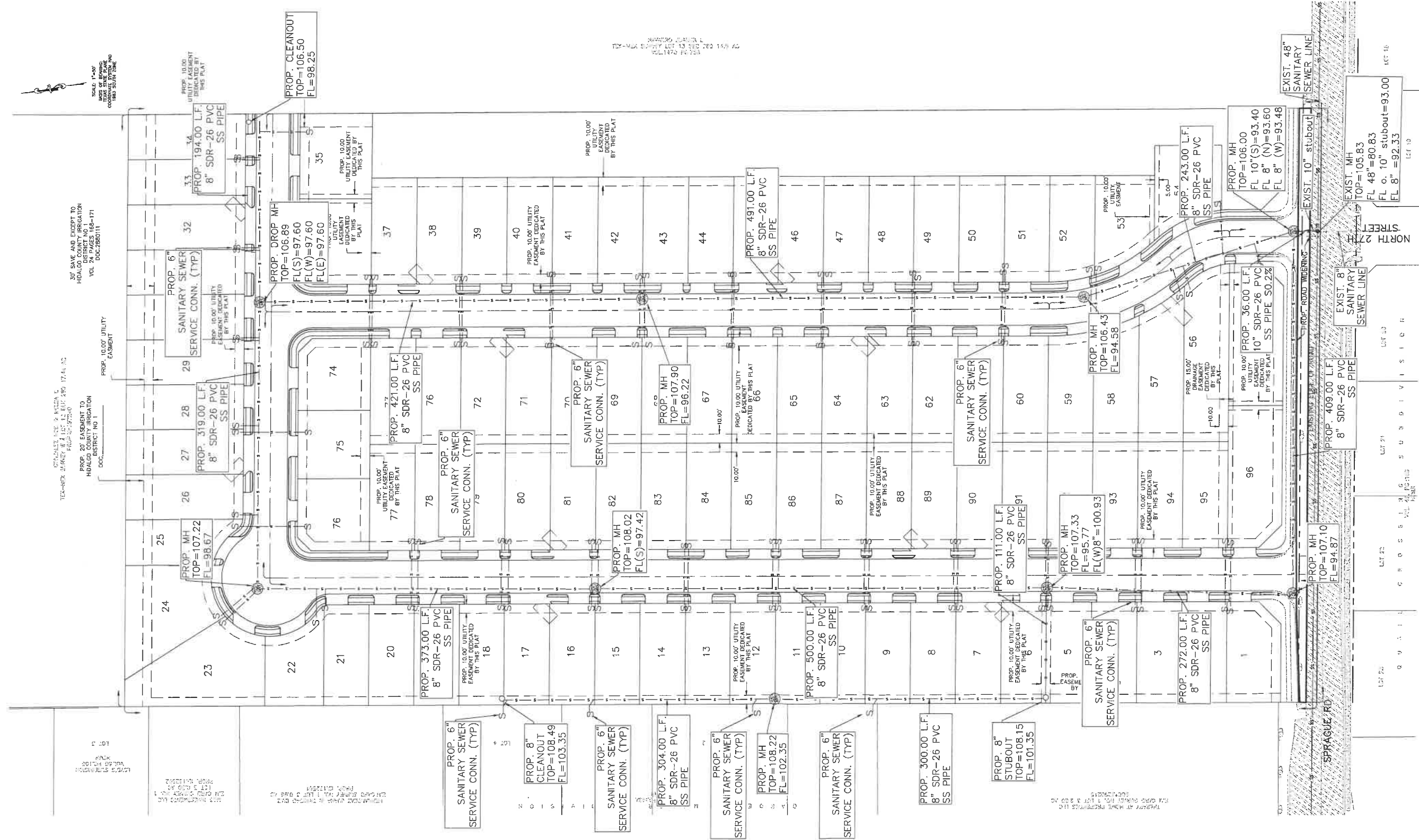
THIS DOCUMENT IS  
RELEASED FOR THE  
PURPOSE OF  
PRELIMINARY REVIEW  
AND COMMENTS UNDER  
THE AUTHORITY OF  
JOSE N. SALDANHA P.E.  
24076 59  
11/22/23  
IT IS NOT TO BE USED  
FOR CONSTRUCTION,  
BIDDING, AND/OR PERMIT  
PURPOSES.

PRELIMINARY

BRIGHT WOODS SUBDIVISION  
PROPOSED SUBDIVISION  
WATER SYSTEM DISTRIBUTION

S2 ENGINEERING, PLLC  
CIVIL ENGINEERING & LAND SURVEYING  
TBE F-22568 TBL 10184796





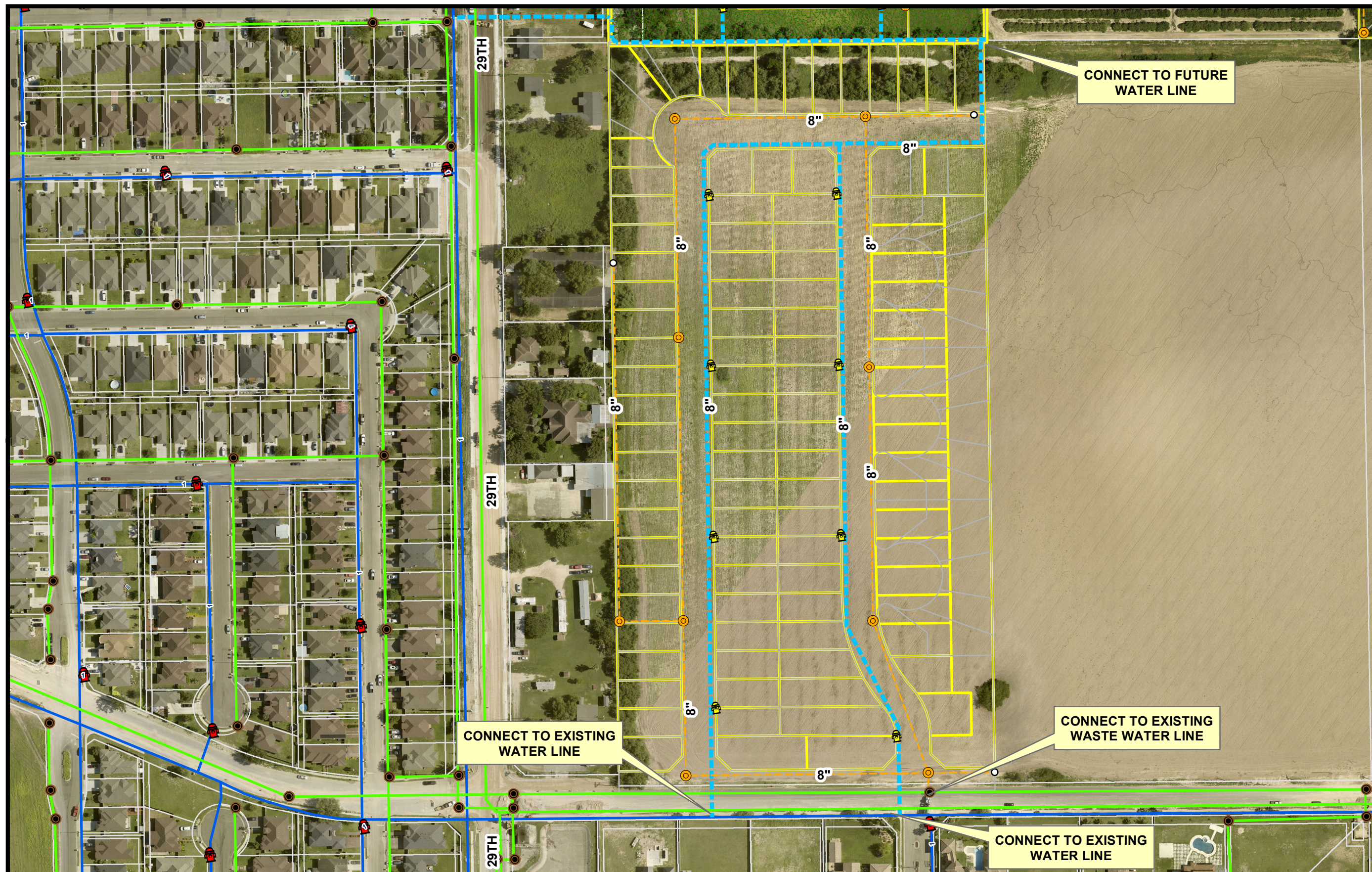
BRIGHT WOODS SUBDIVISION  
PROPOSED SUBDIVISION  
SANITARY SEWER SYSTEM DISTRIBUTION

**S2ENGINEERING, PLLC**  
CIVIL ENGINEERING & LAND SURVEYING  
TBPE F-22558 TBL5 10184786

THIS DOCUMENT IS  
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JOSE N. SALDIVAR P.E.  
84078 DV  
12/05/23  
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FOR CONSTRUCTION,  
BIDDING, AND/OR PERMIT  
PURPOSES.












PRELIMINARY

# BRIGHT WOODS



**1 inch = 167 feet**

### Legend

-  Existing Manhole
-  Proposed Clean-Out
-  Proposed Manholes
-  Proposed Fire Hydrant
-  Existing Fire Hydrants
-  Existing Wastewater Line
-  Proposed Wastewater Line
-  Proposed Water Line
-  Lots
-  Existing Waterline
-  Proposed Area



**AGENDA ITEM**

**2.b.**

**PUBLIC UTILITY BOARD**

**DATE SUBMITTED  
MEETING DATE**

**01/17/2024  
1/23/2024**

1. Agenda Item: Approval of 6400 Industrial Center Subdivision.
2. Party Making Request:  
Erika Gomez, Developmental Activities
3. Nature of Request: Request of MPUB approval from the developer of the proposed subdivision
4. Budgeted:

Bid Amount:		Budgeted Amount:	
Under Budget:		Over Budget:	
		Amount Remaining:	
5. Reimbursement:
6. Routing:  
Erika Gomez                      Created/Initiated - 1/17/2024
7. Staff's Recommendation: Approval of the subdivision as conditions set forth.
8. City Attorney: Approve. IJT
9. MPU General Manager: Approved - MAV
10. Director of Finance for Utilities: Approved - MSC

# Memo

**TO:** Marco A. Vega, P.E., General Manager  
**THRU:** Carlos Gonzalez, P.E., Utility Engineer  
**FROM:** Erika Gomez, E.I.T., Asst. Utility Engineer  
**DATE:** January 12<sup>th</sup>, 2024  
**SUBJECT: 6400 Industrial Center Subdivision; Consideration & Approval of Subdivision**

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This property consists of 5.20 acres, and it is located on south side of Military Hwy and approx. 300ft west of 10<sup>th</sup> Street. It is located within the McAllen City Limits and is being proposed as a one lot, C-4 commercial use.

The subdivision application was originally filed with the City on July 10<sup>th</sup>, 2023, and received preliminary P&Z approval on July 26<sup>th</sup>, 2023. The information required from the developer's engineer for this agenda was received on December 20<sup>th</sup>, 2023.

Utility plan/availability is described as follows:

1. **Water Service:** The applicant is proposing to connect to an existing 12-inch waterline running along the south side of Military Highway and install two (2) water services to and two (2) fire hydrants for fire protection.
2. **Sewer Service:** The applicant is proposing to connect to an existing 8-inch sewerline along the west side of south 10<sup>th</sup> street and proposing a 6-inch service to serve this lot.
3. The developer has submitted a Reimbursement Waiver.

**Staff recommends MPUB approval of subdivision application as proposed subject to the following: 1.) Dedication of a minimum of 10ft. utility easement along the perimeter of the property and/or ROW for future public Utility improvements; 2.) Installation of the proposed public utility infrastructure be constructed as proposed; and 3.) Individual water and sewer services for each unit be installed.**

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

# WATER AND SEWER NARRATIVE

for

## 6400 INDUSTRIAL CENTER SUBDIVISION

A 5.20 acre tract of land Lying in the north 482 feet of the East  $\frac{1}{2}$  of the South  $\frac{1}{2}$  of Lot 3, Section 4, Hidalgo Canal Company Subdivision, Hidalgo County, Texas, according to the map or plat recorded in volume "Q", Page 177, Deed Records, Hidalgo County, Texas.

This is a one lot subdivision located at the southwest corner of W. Military Highway (FM 1016) and S. 10<sup>TH</sup> Street (SH 336) and is within the City of McAllen

Proposed potable water consist of an existing 12 inch P.V.C. line located on the south side of W. Military Highway (FM 1016)t and an Existing 12 inch P.V.C. waterline on the west side of S. 10<sup>th</sup> street (SH 336). 2-1" inch water service and 2 Fire Hydrant will be connected for this subdivision.

Sanitary Sewer for this subdivision consist of an existing 8 inch PVC located on the west side of S. 10th street (SH 336) and a proposed 6" sanitary sewer service will be installed for this Subdivision



*Guillermo A. Arratia, P.E.*  
12/22/23

## 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 Mario E Gonzalez hereinafter called the DEVELOPER.

(Developer)

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

\_\_\_\_\_ And proposes to construct Utility Improvements as shown on a plan  
designed by \_\_\_\_\_<sup>(Location)</sup>  
Nain Engineering dated \_\_\_\_\_, hereinafter called the  
IMPROVEMENTS, as approved by the McAllen Public Utility Board on \_\_\_\_\_.

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

ISSUED in duplicate originals this \_\_\_\_\_ 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: \_\_\_\_\_  
NAME &  
ADDRESS:

6400 INDUSTRIAL CENTER  
SUBDIVISION

A 5.20 ACRE TRACT OF LAND LYING IN THE NORTH 482 FEET OF THE EAST 1/2 OF THE SOUTH 1/2 OF LOT 3, SECTION 4, HIDALGO CANAL COMPANY SUBDIVISION HIDALGO COUNTY, TEXAS, AS PER MAP RECORDED IN VOLUME "O", PAGE 177, DEED RECORDS, HIDALGO COUNTY, TEXAS.

METES AND BOUNDS

COMMENCING AT A POINT FOR THE SOUTHEAST CORNER OF LOT 3, SECTION 4, THENCE N 08°33'02" E, 178.00 FEET AND N81°25'30" W, 54.25 FEET TO A 1/2" IRON ROD FOUND FOR THE SOUTHEAST CORNER OF THIS TRACT HEREIN DESCRIBED AND THE POINT OF BEGINNING OF THIS TRCAT:

THENCE: N 81°25'30" W, ALONG THE NORTH LINE OF RETREEE HAVEN SUBDIVISION UNIT No. 2, RECORDED IN VOLUME 2, PAGE 17, MAP RECORDS, HIDALGO COUNTY, TEXAS, A DISTANCE OF 678.45 FEET TO A 1/2" IRON ROD FOUND FOR THE SOUTHWEST CORNER OF THIS TRACT HEREIN DESCRIBED:

THENCE: N 08°38'06" E, A DISTANCE OF 422.00 FEET TO A 1/2" IRON ROD FOUND ON THE SOUTH R.O.W. LINE OF W. MILITARY HIGHWAY (FM 1016) FOR THE NORTHWEST CORNER OF THIS TRACT HEREIN DESCRIBED:

THENCE: S 81°33'40" E, ALONG SAID SOUTH R.O.W. LINE OF W. MILITARY HIGHWAY (FM 1016), A DISTANCE OF 377.08 FEET TO A 1/2" IRON ROD FOUND FOR THE NORTHEAST CORNER OF THIS TRACT HEREIN DESCRIBED:

THENCE: S 08°26'20" W, ALONG THE WEST LINE OF LOT 1, TEX-ME SUBDIVISION No. 38, RECORDED IN VOLUME 36, PAGE 54B, MAP RECORDS, HIDALGO COUNTY, TEXAS, A DISTANCE OF 200.00 FEET TO 1/2" IRON ROD FOR THE SOUTHWEST CORNER OF SAID LOT 1 AND FOR AN INTERIOR CORNER OF THIS TRACT HEREIN DESCRIBED:

THENCE: S 81°33'40" E, ALONG THE SOUTH LINE OF SAID LOT 1, A DISTANCE OF 299.83 FEET TO A 1/2" IRON ROD FOUND ON THE WEST R.O.W. LINE OF S.H. 336 (S. 10TH STREET) FOR AN EXTERIOR CORNER OF THIS TRACT HEREIN DESCRIBED:

THENCE: S 08°24'54" W, ALONG THE WEST R.O.W. LINE OF SAID S.H. 336 (S. 10TH STREET), A DISTANCE OF 223.61 FEET TO THE POINT OF BEGINNING AND CONTAINING 5.20 ACRES OF LAND MORE OR LESS.

STATE OF TEXAS  
COUNTY OF HIDALGO

I, WE, THE UNDERSIGNED, OWNER(S) OF THE LAND ON THIS PLAT, AND DESIGNATED AS 6400 INDUSTRIAL CENTER SUBDIVISION TO THE CITY OF MCALLEN, TEXAS AND WHOSE NAME(S) IS (ARE) SUBSCRIBED HERETO, HEREBY DEDICATED TO THE USE OF THE PUBLIC ALL STREETS, ALLEYS, PARKS, WATER COURSES, DRAINS, EASEMENTS, WATRELINES, SEWER LINES, 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.

OWNER: INTER INVESTMENTS, LLC  
MEMBER: MARIO E. GONZALEZ  
ADDRESS: 3500 DURANGO AVE. BLDG R SUITE A  
MCALLEN TEXAS 78503

STATE OF TEXAS  
COUNTY OF HIDALGO

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED MARIO E. GONZALEZ, 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 TEXAS  
MY COMMISSION EXPIRES: 12-19-2022

THIS PLAT IS HEREBY APPROVED BY THE HIDALGO COUNTY IRRIGATION DISTRICT No. 3

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

NO IMPROVEMENTS OF ANY KIND (INCLUDING WITHOUT LIMITATION, TREES, FENCES, AND BUILDINGS) SHALL BE PLACE UPON HIDALGO COUNTY IRRIGATION DISTRICT No. 3 RIGHT-OF-WAYS 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

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 CODES 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 THEIR DETERMINATIONS.

HIDALGO COUNTY DRAINAGE DISTRICT NO. 1

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

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

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

MAYOR, CITY OF MCALLEN

STATE OF TEXAS  
COUNTY OF HIDALGO

I, OSCAR HERNANDEZ, 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 AND THAT THE CORNER MONUMENTS WERE PROPERLY PLACED UNDER MY SUPERVISION.

OSCAR HERNANDEZ  
REGISTERED PROFESSIONAL LAND SURVEYOR No. 5005  
3007 SOUTH TUCKER ROAD  
HARLINGEN, TEXAS 78552

STATE OF TEXAS  
COUNTY OF HIDALGO

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

Guillermo Arratia, P.E. 12/22/2023  
GUILLERMO A. ARRATIA  
LICENSED PROFESSIONAL ENGINEER No. 94001  
526 N. 5TH ST.  
DONNA, TEXAS 78537



DATE OF PREPARATION: JUNE 11, 2023

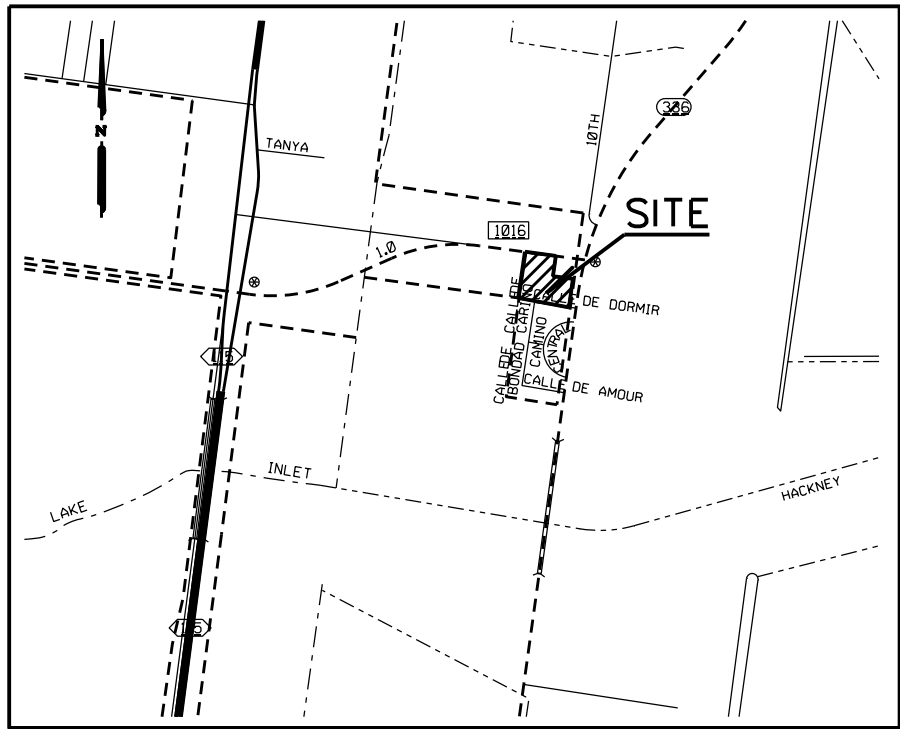
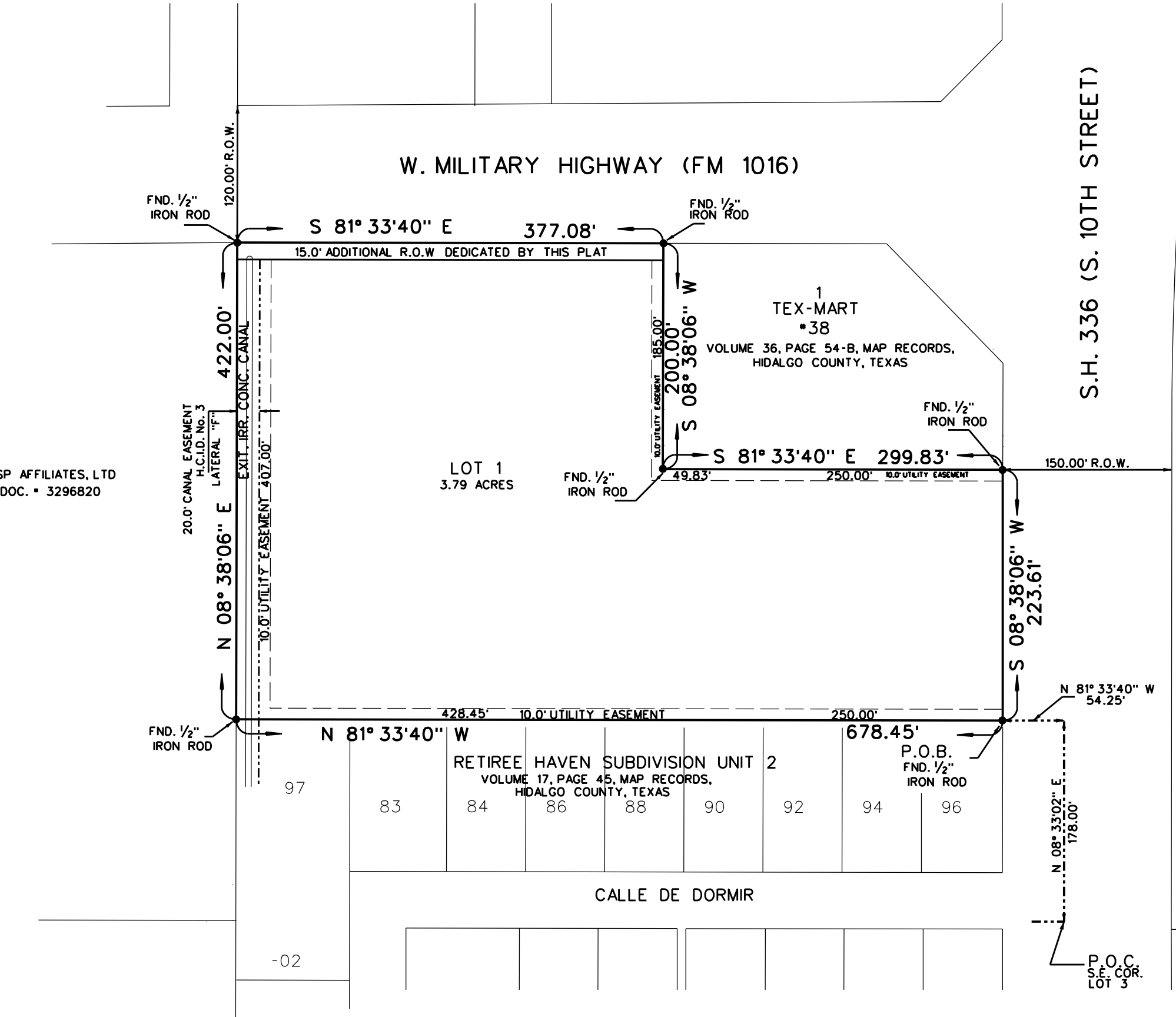
NAIN ENGINEERING, L.L.C.  
CONSULTING ENGINEER

526 N. 5TH STREET  
DONNA, TEXAS 78537

FIRM No. 9050

PH. (956) 784-0218

E-MAIL: NAINENGINEERING@YAHOO.COM



LOCATION MAP



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

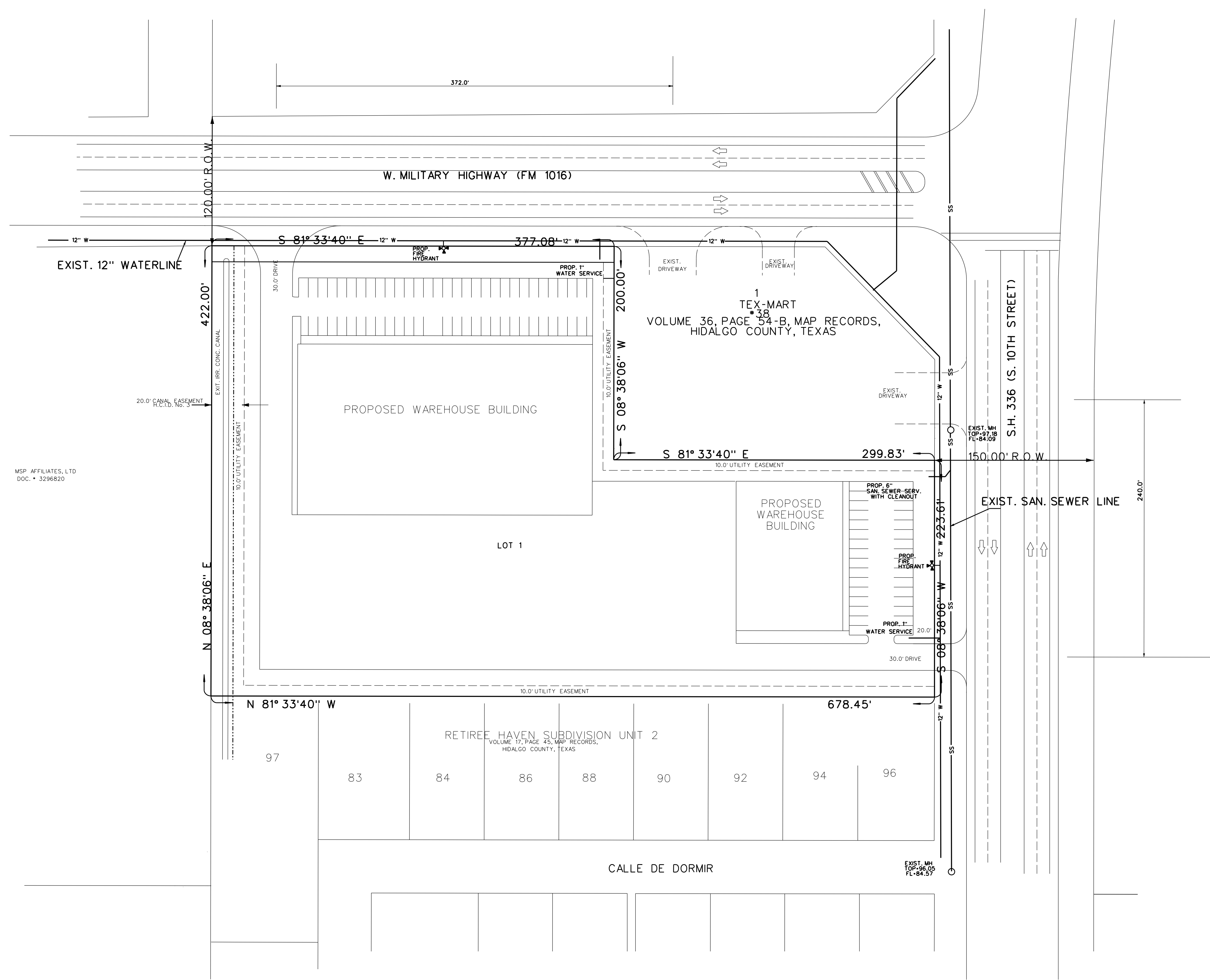
ON: \_\_\_\_\_ AT \_\_\_\_\_ AM/PM  
INSTRUMENT NUMBER \_\_\_\_\_  
OF THE MAP RECORDS OF HIDALGO COUNTY, TEXAS  
BY: \_\_\_\_\_ DEPUTY



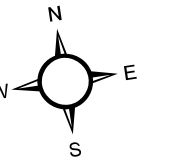
**NAIN ENGINEERING, L.L.C.**  
CONSULTING ENGINEER  
FIRM No. 9050  
526 N. 5TH STREET  
DALLAS, TEXAS, 75237  
PH. (956) 784-0218  
E-MAIL: NAINENGINEERING@YAHOO.COM

6400 INDUSTRIAL CENTER  
SUBDIVISION

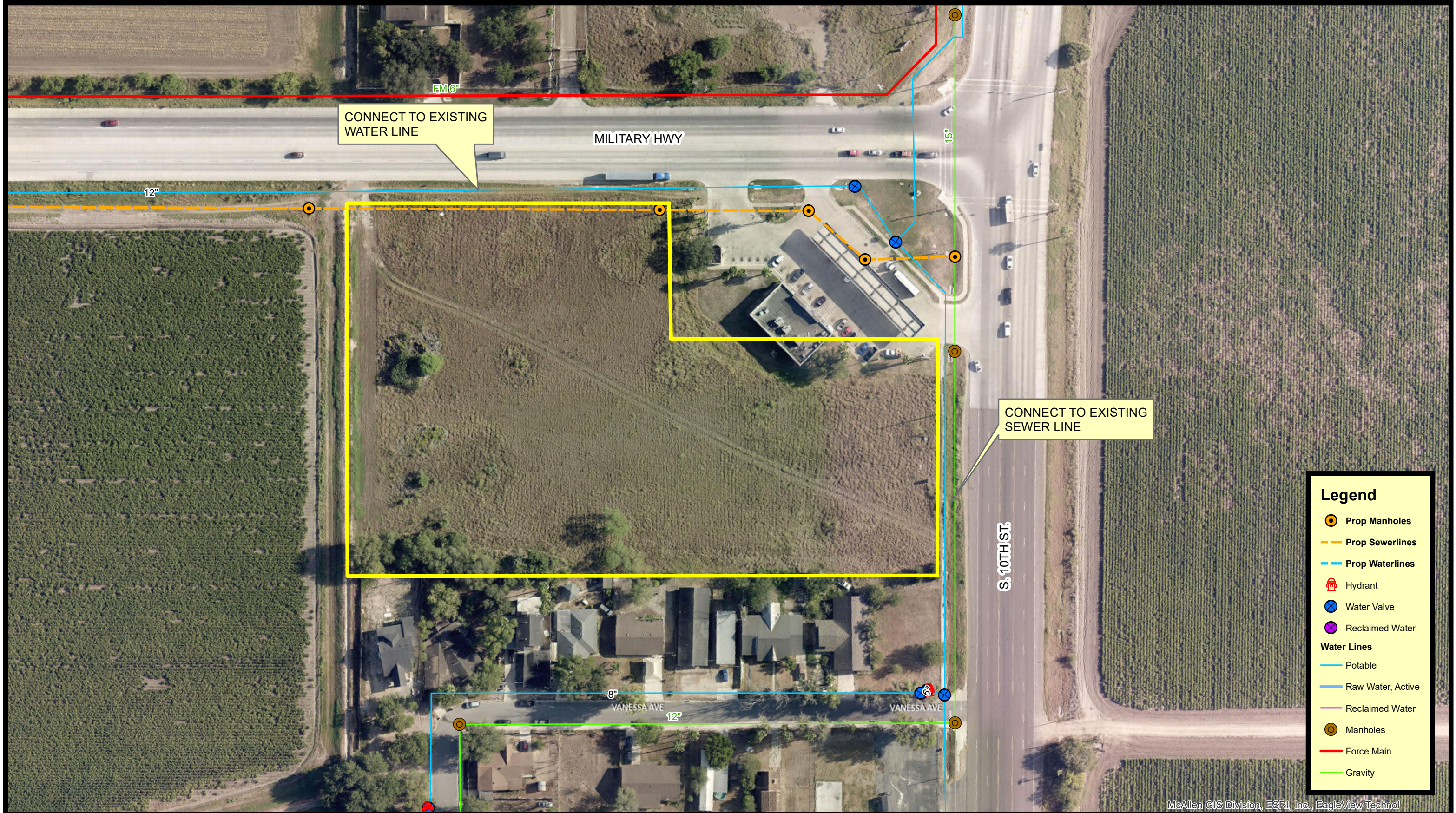
UTILITY LAYOUT















# 6400 INDUSTRIAL CENTER SUBDIVISION



1" = 100'



## Legend

-  Prop Manholes
-  Prop Sewerlines
-  Prop Waterlines
-  Hydrant
-  Water Valve
-  Reclaimed Water
- Water Lines**
-  Potable
-  Raw Water, Active
-  Reclaimed Water
-  Manholes
-  Force Main
-  Gravity



**AGENDA ITEM**

**2.c.**

**PUBLIC UTILITY BOARD**

**DATE SUBMITTED**

**01/16/2024**

**MEETING DATE**

**1/23/2024**

1. Agenda Item: Approval of Replat Lot 2, Sharyland Business Park No. 11 Subdivision.
2. Party Making Request:  
Erika Gomez, Developmental Activities
3. Nature of Request: Request of MPUB approval from the developer of the proposed subdivision
4. Budgeted:  

Bid Amount:		Budgeted Amount:	
Under Budget:		Over Budget:	
		Amount Remaining:	
5. Reimbursement:
6. Routing:  
Erika Gomez                      Created/Initiated - 1/16/2024
7. Staff's Recommendation: Approval of the subdivision as conditions set forth
8. City Attorney: Approve. IJT
9. MPU General Manager: Approved - MAV
10. Director of Finance for Utilities: Approved - MSC

# Memo

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

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

**FROM:** Erika Gomez, E.I.T., Asst. Utility Engineer

**DATE:** January 12<sup>th</sup>, 2024

**SUBJECT: Replat of Lot 2, Sharyland Business Park No. 11 Subdivision;  
Consideration & Approval of Subdivision**

---

This property consists of 25.23 acres, and it is located on south side of Honduras Ave and approx. 300ft west of 10<sup>th</sup> Street. It is located within the McAllen City Limits and is being proposed as a three lot, C-4 commercial use.

The subdivision application was originally filed with the City on December 13th, 2023, and received preliminary P&Z approval on January 10<sup>th</sup>, 2024. The information required from the developer's engineer for this agenda was received on December 20<sup>th</sup>, 2023.

Utility plan/availability is described as follows:

1. **Water Service:** The applicant is proposing to connect to an existing 12-inch waterline running along the south side of Honduras Ave and install water services for each lot. There are existing fire hydrants for fire protection.
2. **Sewer Service:** The applicant is proposing to connect to an existing 12-inch sewerline along Honduras Ave and proposing a 6-inch service to serve each lot.
3. The developer has submitted a Reimbursement Waiver.

**Staff recommends MPUB approval of subdivision application as proposed subject to the following: 1.) Dedication of a minimum of 10ft. utility easement along the perimeter of the property and/or ROW for future public Utility improvements; 2.) Installation of the proposed public utility infrastructure be constructed as proposed; and 3.) Individual water and sewer services for each unit be installed.**

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



## **UTILITY NARRATIVE**

### **REPLAT OF LOT 2 SHARYLAND BUSINESS PARK NO. 11**

### **CITY OF MCALLEN**

Replat of Lot 2 Sharyland Business Park No. 11 Subdivision is a proposed 3 Industrial lots subdivision located within the City of McAllen. Being a 25.32-acre tract of land located at the South Right-of-way of Honduras Avenue in McAllen, Texas.

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

A review of the City's Utility Map for this area shows that these lands are located within the CCN of the City of McAllen. There is one existing waterline, a 12-inch running on the South Right-of-way of Honduras Avenue. This waterline is owned by McAllen Public Utility.

The developer is proposing to connect into the 12-inch water line located along the south side of Honduras Avenue for potable water service.

There are 4 existing fire hydrants located on the south side of Honduras Avenue, and another three fire hydrant is already in service on the west line of the property, in total there are seven fire hydrants within the premises of the project.

Regarding the water services, we are proposing to have one service per industrial lot, in order to have three water services in total.

#### **SANITARY SEWER:**

A review of the City's Utility Map shows that there are multiple existing manholes located at the north corner of the project, which is connected by 12-inch sewer line running from West to East on the North side of Honduras Avenue, also there is an existing 8-inch sewer line running on the south line of the property.

The developer is proposing a Sewer System that will connect to the existing 8-inch sewer line that runs in the south side of the property.

Each industrial lot will have a 6-inch sewer service.

South Texas Infrastructure Group  
900 S. Stewart, Suite 13  
Mission, Texas 78572  
Ph: (956) 424-3335  
Fax: (956) 424-3132

## 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 M & S Estate, LTD & GCS Group, LLC hereinafter called the DEVELOPER.

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

Replat of Lot 2, Sharyland Business Park No. 11 and proposes to construct Utility Improvements as shown on a plan  
(Subdivision Name)

designed by South Texas Infrastructure Group dated \_\_\_\_\_, hereinafter called the  
(Engineering Firm)

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

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

ISSUED in triplicate originals this \_\_\_\_\_ day of \_\_\_\_\_, 202\_.

CITY OF McALLEN BY THE  
McALLEN PUBLIC UTILITY

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

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

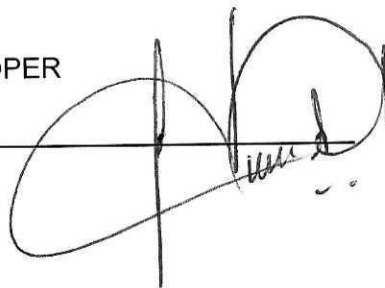
ATTEST:

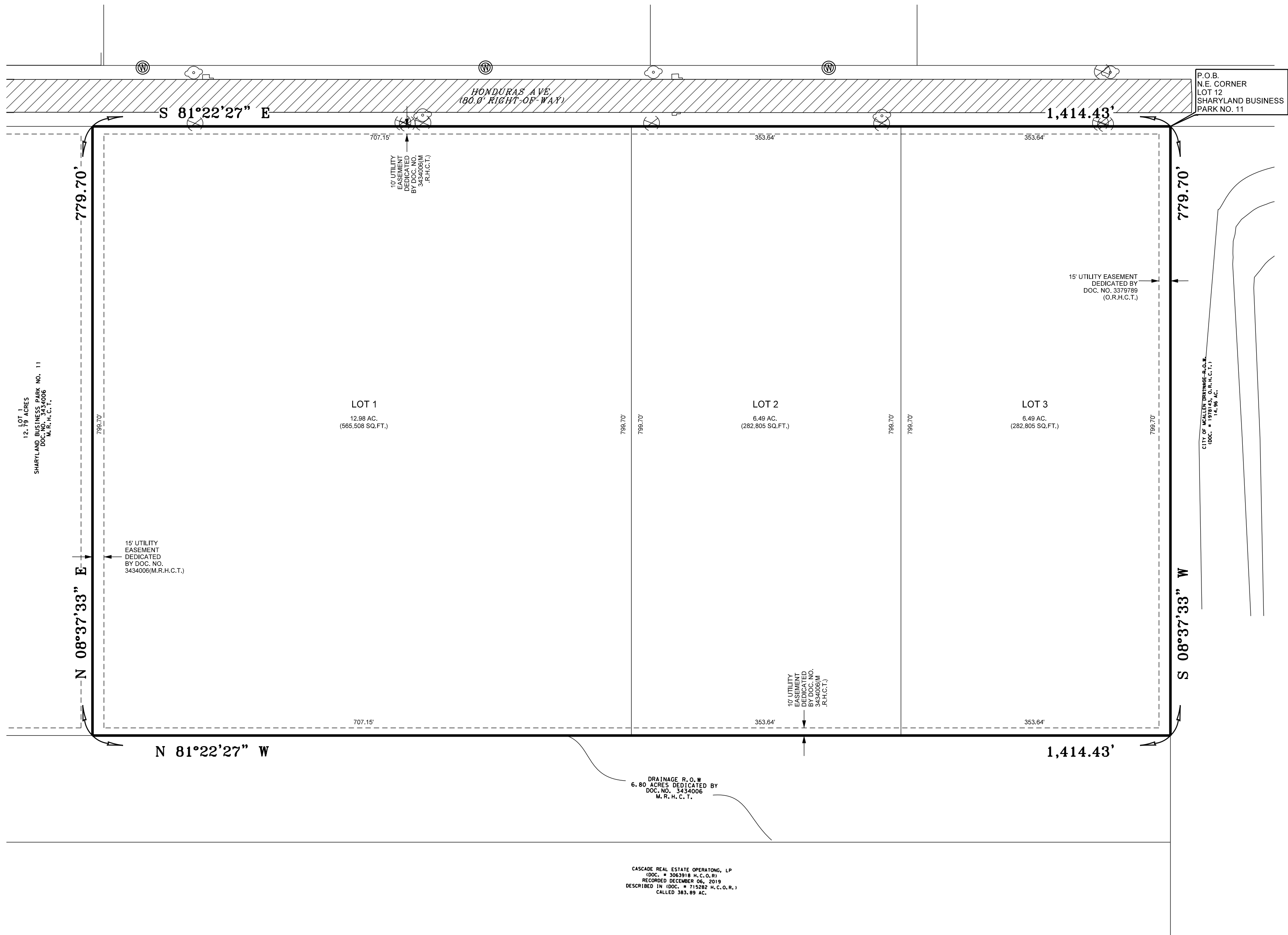
\_\_\_\_\_  
Board Secretary

DEVELOPER

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

Address: \_\_\_\_\_

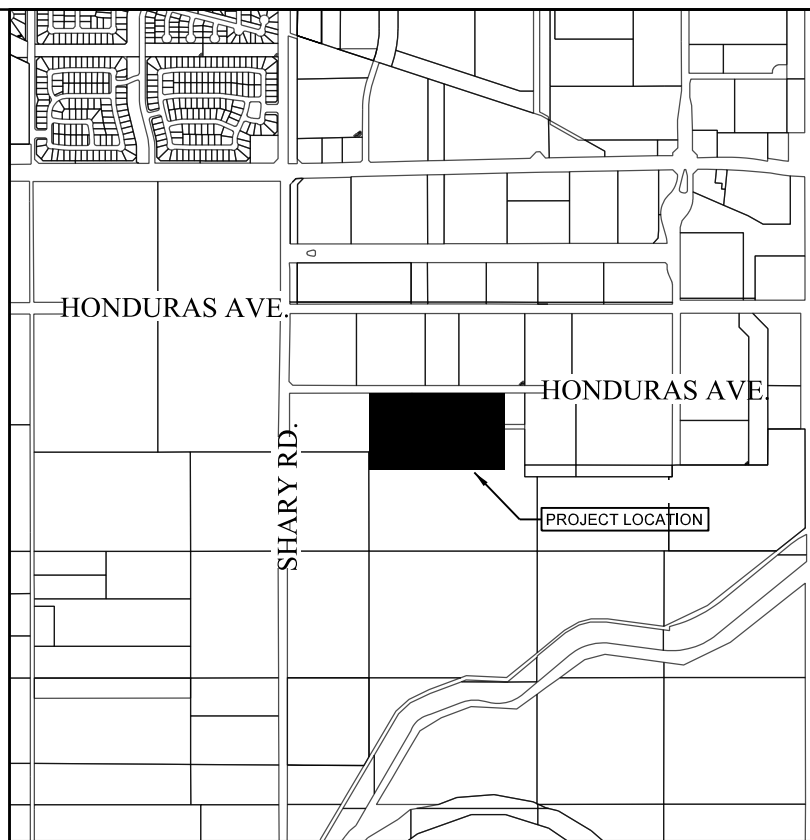
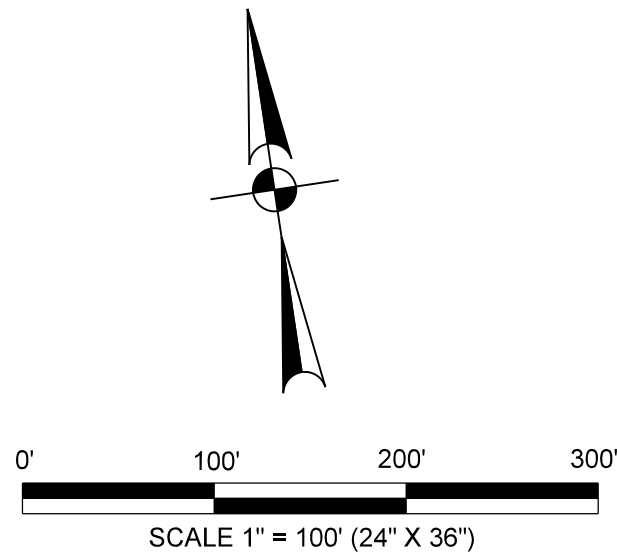




LEGEND:

- SET # 5/8" IRON ROD WITH PLASTIC CAP STAMPED "ROWS PROP. COR."
- FOUND IRON ROD WITH PLASTIC CAP STAMPED "ROWS PROP. COR.", UNLESS OTHERWISE NOTED
- OFFICIAL RECORDS HIDALGO COUNTY TEXAS
- MAP RECORDS HIDALGO COUNTY TEXAS
- DEED RECORDS HIDALGO COUNTY TEXAS
- RIGHT-OF-WAY HIDALGO COUNTY DRAINAGE DISTRICT

- O.R.H.C.T.
- M.R.H.C.T.
- D.R.H.C.T.
- R.O.W.
- H.C.D.D.



LOCATION MAP  
SCALE 1" : 2000'

HIDALGO COUNTY DRAINAGE DISTRICT NO. 1

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(2). 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 THEIR DETERMINATIONS.  
HIDALGO COUNTY DRAINAGE DISTRICT NO. 1

RAUL E. SESIN, P.E., C.F.M. DATE

METES & BOUNDS

BEING ALL OF LOT 2, SHARYLAND BUSINESS PARK NO. 11 SUBDIVISION AS PER MAP OR PLAT THEREOF RECORDED IN DOCUMENT NUMBER 3434006, OF THE OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS, SAID TRACT OF LAND IS BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:  
BEGINNING AT A IRON ROD FOUND FOR THE NORTHEAST CORNER OF SAID LOT 2, SHARYLAND BUSINESS PARK NO. 11 SUBDIVISION  
THENCE SOUTH 08°37'33" WEST A DISTANCE OF 779.70 FEET, ALONG THE EAST LINE OF SAID LOT 2, TO AN IRON ROD FOUND FOR THE SOUTHEAST CORNER OF THIS TRACT;  
THENCE NORTH 81°22'27" WEST A DISTANCE OF 1,414.43 FEET, ALONG THE NORTH LINE OF DRAINAGE RIGHT-OF-WAY, TO AN IRON ROD FOUND FOR THE SOUTHWEST CORNER OF THIS TRACT;  
THENCE NORTH 08°37'33" EAST A DISTANCE OF 779.70 FEET, ALONG THE WEST LINE OF SAID LOT 2, TO AN IRON ROD FOUND FOR THE NORTHWEST CORNER OF THIS TRACT  
THENCE SOUTH 81°22'27" EAST A DISTANCE OF 1,414.43 FEET, TO THE POINT OF BEGINNING OF THIS HEREIN DESCRIBED CONTAINING A COMPUTED AREA OF 25.97 ACRES OF LAND.  
BEARINGS AND DISTANCES REFERENCED TO THE TEXAS COORDINATE SYSTEM, SOUTH ZONE, NORTH AMERICAN DATUM OF 1983 (4205).

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

CHAIRMAN, PLANNING AND ZONING COMMISSION  
DATE:

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

MAYOR, CITY OF MCALLEN  
DATE:

OWNER ACKNOWLEDGMENT

STATE OF TEXAS  
COUNTY OF HIDALGO  
I, (WE), THE UNDERSIGNED, OWNER(S) OF THE LAND SHOWN ON THIS PLAT AND DESIGNATED HEREIN AS THE MCALLEN NEAR-SHOPPING INDUSTRIAL PARK SUBDIVISION OF 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 ONE 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.

M & S ESTATE, LTD. (OWNER) DATE  
3584 SANTA LAURA MISSION, TX 78572  
GCS GROUP, LLC, (OWNER) DATE  
1501 TEXANO ROAD HIDALGO, TX 78567

STATE OF TEXAS  
COUNTY OF HIDALGO  
BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED JOAQUIN SPAMER KNOWN TO ME TO BE THE PERSONS WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN STATED.  
GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS \_\_\_ DAY OF \_\_\_\_\_, 2023.  
NOTARY PUBLIC

GENERAL NOTES

- FLOOD ZONE STATEMENT:  
THIS TRACT IS SITUATED IN ZONE "1" ZONE "1" AREAS BETWEEN LIMITS 100-YEAR FLOOD AND 500-YEAR FLOOD; OR CERTAIN AREAS SUBJECT TO 100-YEAR FLOODING WITH AVERAGE DEPTHS THAN ONE (1) FOOT OR VARENE THE CONTRIBUTING DRAINAGE AREA IS LESS THAN ONE SQUARE MILE; OR AREAS PROTECTED BY LEVEES FROM THE BASE FLOOD.
- MINIMUM FINISH FLOOR NOTE:  
MINIMUM FINISH FLOOR ELEVATION SHALL BE 18" ABOVE TOP OF CURB AT CENTER OF LOT OR \_\_\_\_\_, WHICHEVER IS GREATER.
- CITY OF MCALLEN BENCHMARK "MC 97" FROM THE CITY OF MCALLEN G.P.S. REFERENCE MARKS LIST LOCATED AT THE SOUTHWEST INTERSECTION OF F.M. 1018 AND TAYLOR ROAD  
ELEVATION = 102.29 FEET (NAVD83).
- IN ACCORDANCE WITH THE HIDALGO COUNTY DRAINAGE DISTRICT NO. 1 AND HIDALGO COUNTY REQUIREMENTS, THE DETENTION REQUIRED HAS ALREADY BEEN CONSIDERED AND PROVIDED BY SHARYLAND BUSINESS PARK NO. 11 SUBDIVISION AS DESCRIBED IN DOCUMENT NUMBER 3434006, MAP RECORDS HIDALGO COUNTY, TEXAS.

ENGINEER AND SURVEYOR CERTIFICATE

STATE OF TEXAS  
COUNTY OF HIDALGO  
KNOW ALL MEN BY THESE PRESENTS:  
I, VICTOR H. TREVINO, A REGISTERED PROFESSIONAL ENGINEER LICENSED TO PRACTICE IN THE STATE OF TEXAS, LICENSE NUMBER 128195, DO HEREBY CERTIFY THAT THIS PLAT HAS BEEN GIVEN PROPER AND ADEQUATE ENGINEERING CONSIDERATION.

VICTOR H. TREVINO, P.E.  
LICENSED PROFESSIONAL ENGINEER,  
TEXAS I.C. NO. 128195

STATE OF TEXAS  
COUNTY OF HIDALGO  
KNOW ALL MEN BY THESE PRESENTS:  
I, VICTOR H. TREVINO, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECTLY MADE AND PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND ON \_\_\_\_\_ UNDER MY DIRECTION.

VICTOR H. TREVINO, R.P.L.S.  
REG. PROFESSIONAL LAND SURVEYOR # 6900  
ROW SURVEYING SERVICES FIRM # 1019386

LOT LAYOUT  
REPLAT OF LOT 2, SHARYLAND BUSINESS  
PARK NO. 11 SUBDIVISION

BEING ALL OF LOT 2, SHARYLAND BUSINESS PARK NO. 11 SUBDIVISION, AS PER MAP OR PLAT THEREOF RECORDED IN DOCUMENT NUMBER 3434006, OF THE OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS.



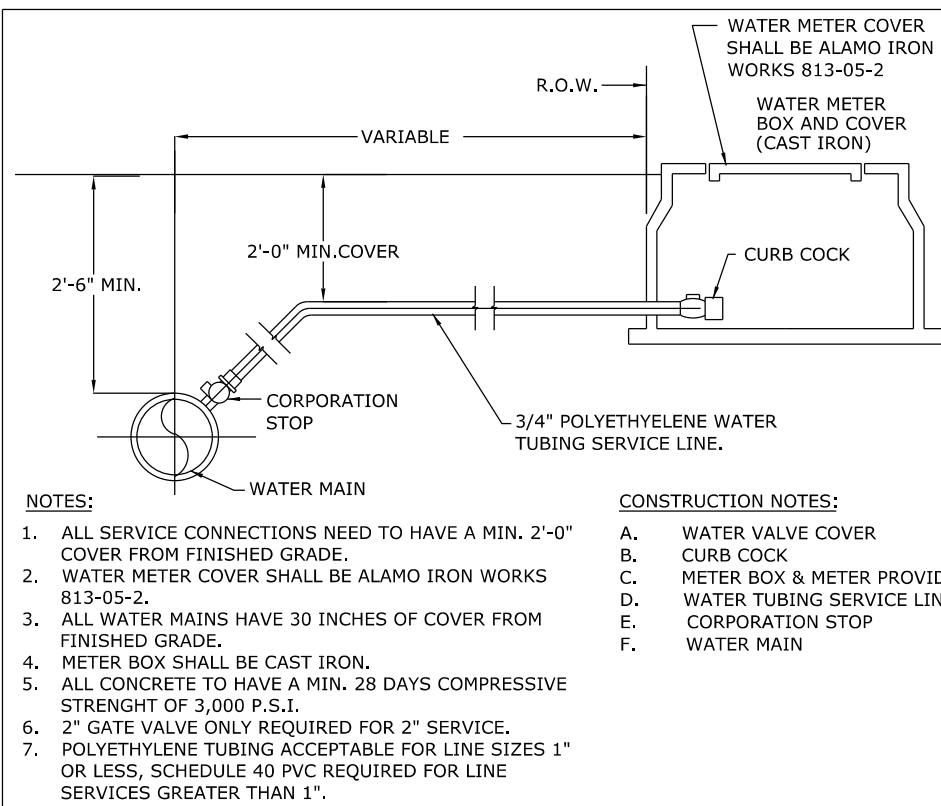
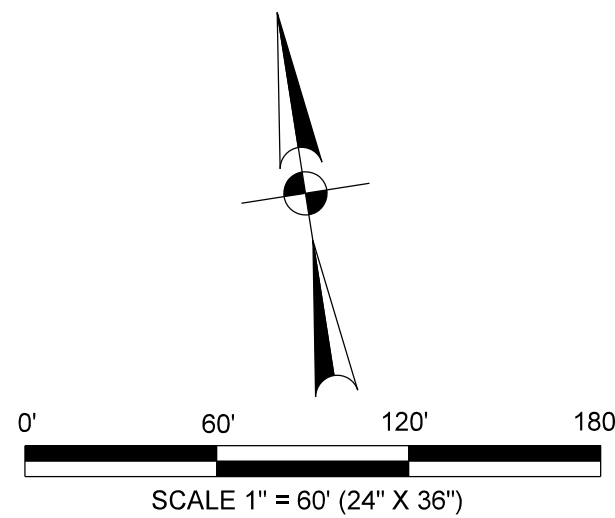
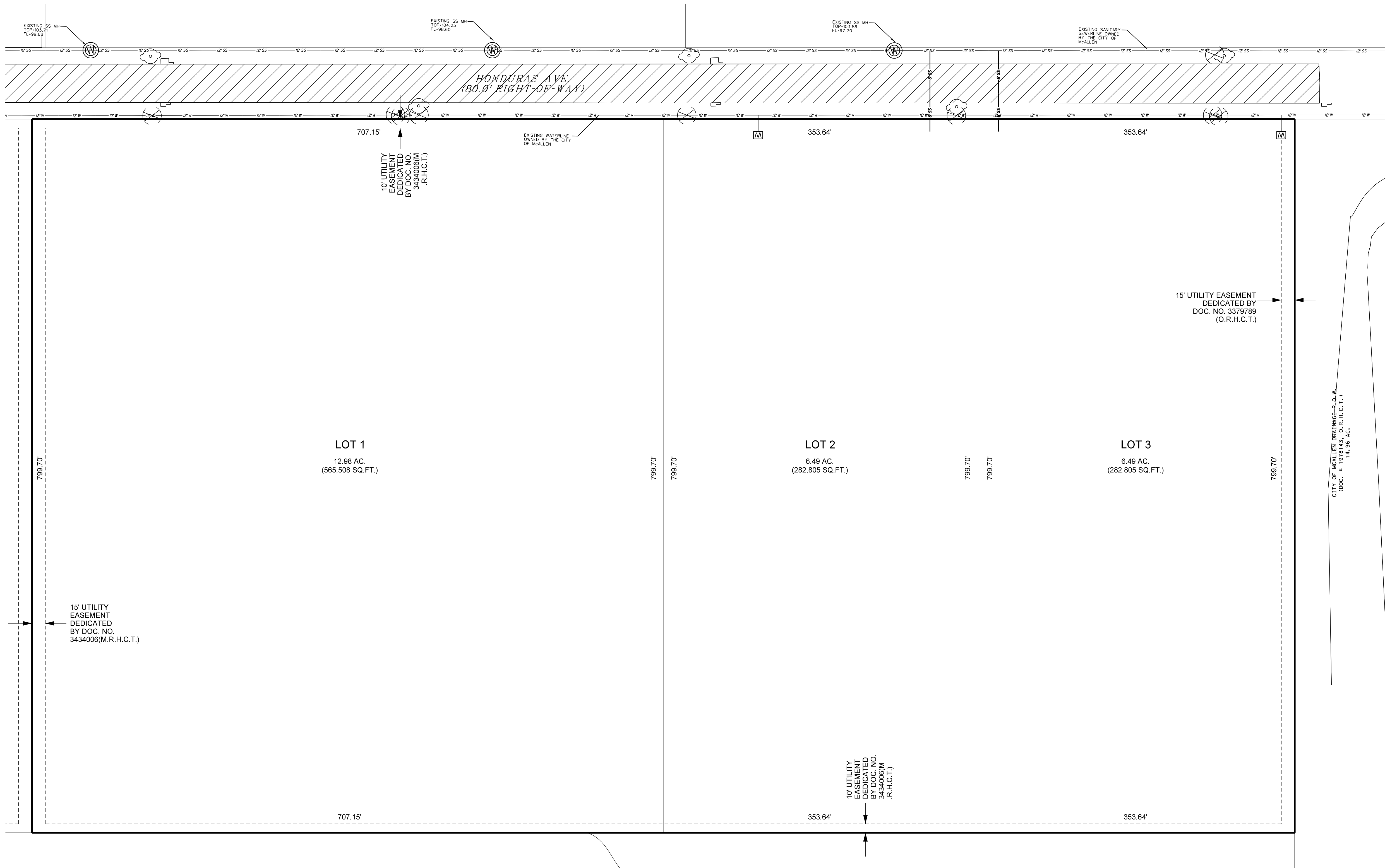
SOUTH TEXAS INFRASTRUCTURE GROUP  
800 S. STEWART, SUITE 13  
MISSION, TEXAS 78572  
PH: (856) 424-3335  
FAX: (856) 424-3132  
TBPE REG. # 15000

PRINCIPAL CONTACTS:	NAME	ADRESS	CITY & ZIP	PHONE	FAX
OWNER:	M & S ESTATE, LTD	3504 SANTA LAURA	MISSION TEXAS 78572	(956) 000-0000	
ENGINEER:	VICTOR TREVINO, P.E.	900 S. STEWART RD., STE. 13	MISSION, TEXAS 78572	(956) 424-3335	(956) 424-3132
SURVEYOR:	VICTOR TREVINO, R.P.L.S.	900 S. STEWART RD., STE. 13	MISSION, TEXAS 78572	(956) 424-3335	(956) 424-3132

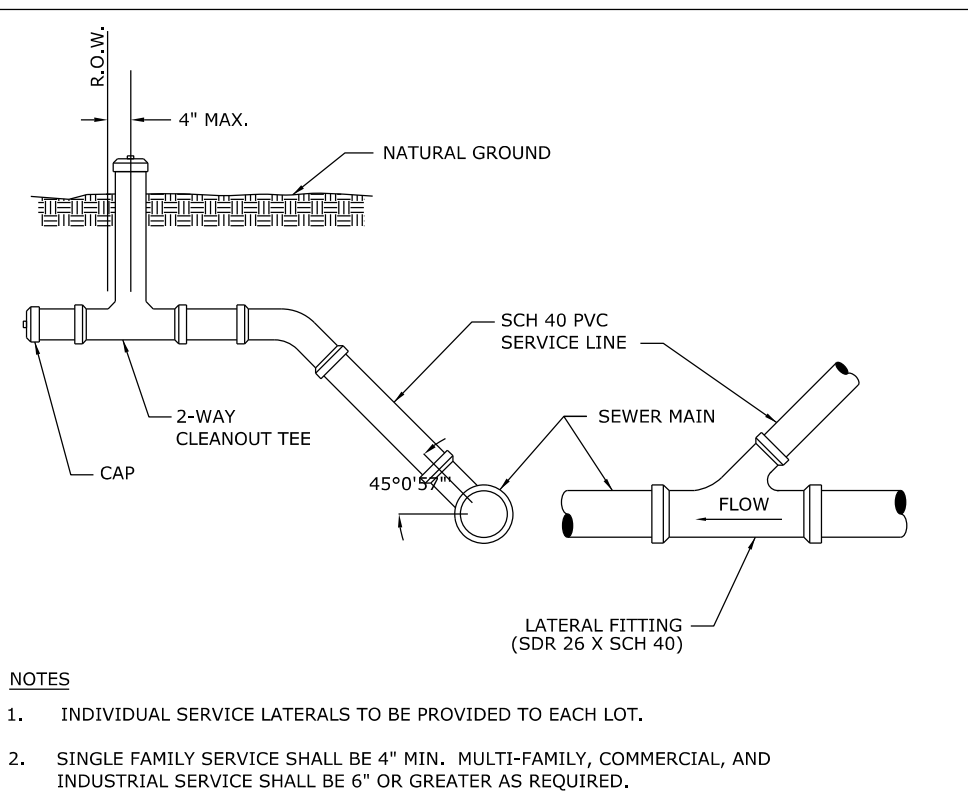
PAGE

1

DATE OF PREPARATION: 12/11/2023



TYP. SERVICE CONNECTION W/ METER BOX



STANDARD SERVICE CONNECTION

UTILITY LAYOUT

REPLAT OF LOT 2  
SHARYLAND BUSINESS  
PARK No. 11 SUBDIVISION

VICTOR H. TREVINO  
P.E. 128195  
09/28/2023  
DATE

DATE: SEPTEMBER 28, 2023

SCALE: 1" = 60'

DESIGNED BY: VICTOR TREVINO

DRAWN BY: DANIEL GARCIA

CHECKED BY: VICTOR TREVINO

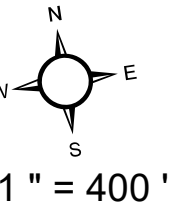
SHEET NUMBER: 3



SOUTH TEXAS  
INFRASTRUCTURE GROUP  
800 S. STEWART, SUITE 113  
MISSION, TEXAS 78572  
PH: (361) 424-3355  
FAX: (361) 424-3132  
TBPE REG # 15000

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

# SHARYLAND BUSINESS PARK No. 11 SUBDIVISION





**AGENDA ITEM**

**3.a.**

**PUBLIC UTILITY BOARD**

**DATE SUBMITTED**

**01/12/2024**

**MEETING DATE**

**1/23/2024**

1. Agenda Item: Consideration and action to purchase membrane cartridges from Kubota Membrane USA Corporation.
2. Party Making Request:  
David Garza, Director Wastewater Systems
3. Nature of Request: Purchase of 12 membrane cartridges (50 pcs) from Kubota membrane USA Corporation a sole source vendor in the amount of \$90,960.00. (PROJECT NO. 01-24-P86-01)
4. Budgeted: Yes


Bid Amount:	<u>\$90,960.00</u>	Budgeted Amount:	<u>\$108,000</u>
Under Budget:	<u>\$17,040</u>	Over Budget:	<u>\$0.00</u>
		Amount Remaining:	<u>\$17,040</u>
5. Reimbursement:
6. Routing:

David Garza Gerardo Noriega	Created/Initiated - 1/12/2024 Final Approval - 1/16/2024
--------------------------------	---
7. Staff's Recommendation: Staff recommends purchasing the 12 membrane cartridges from Kubota Membrane USA Corporation.
8. City Attorney: Approve. IJT
9. MPU General Manager: Approved - MAV
10. Director of Finance for Utilities: Approved - MSC



## WASTEWATER DIVISION

TO: Mark A. Vega, P.E., General Manager

FROM: David Garza, Director of Wastewater Systems 

DATE: 01-10-2024

SUBJECT: Purchase of Membrane Cartridge from Kubota Membrane-Sole Source Vendor

---

The McAllen Public Utility Wastewater Systems budgeted \$108,000 to purchase 12 membrane cartridges (50 pc) for WWTP Membrane Thickner System. Staff is recommending the purchase from Kubota Membrane USA Corporation, which is the sole source vendor, in the amount of \$90,960.00 which includes shipping charges.

### **Recommendation**

**Staff recommends purchasing the 12 membranes cartridges (50pc) from Kubota Membrane USA Corporation.**

If you have any questions or need additional information, please do not hesitate to contact me. Thank you.



## QUOTATION

KUBOTA Membrane USA Corporation  
11807 North Creek Parkway S., Unit B-109  
Bothell, WA 98011  
Tel: 425-898-2858, Fax: 425-898-2853

Date:

1/5/2024

Quotation No.

KMUAQ010524-BEC-1-R0

### Messrs/Customer :

Edgar Tijerina  
South WWTP Manager  
McAllen Public Utility  
4100 Idela Avenue  
McAllen, Texas 78503  
Office: (956) 681-1751, edgartijerina@mcallen.net

### Ship To:

McAllen WWTP  
4100 Idela Ave  
McAllen, TX 78503

Dear valued customer,

In compliance with your inquiry mentioned below, we are pleased to quote you as follows.

### Payment Terms:

Due on receipt

### Trade Terms:

Delivery Term: Estimated 8 weeks confirmed upon order

Valid through

90 Days

Item	Description	Qty	Unit Price	Currency	Amount
1	Membrane Cartridge B3-515 (50pcs set)	12	7,100.00	USD	\$85,200.00
2	Tube 320L	1200	3.30	USD	\$3,960.00
3	shipping	1	1800	USD	\$1,800.00

The entire content of this Quotation is governed by the General Terms & Conditions of Kubota Membrane USA Corporation and/or Kubota Corporation. Tax: Applicable Sales/Local tax may apply pending Exempt confirmation(TBD).Customers are responsible for all unloading.If a lift gate or pallet jack is required, please advise upon order and KMU may be able to provide for an added cost.

Product Warranty	1 Year		TOTAL PRICE (TAX EXCLUDED)	\$90,960.00
Customer Reference				

*Brian Codianna*

Brian Codianna  
Regional Manager

Date:

1/5/2024

Date:

1/5/2024

Diego Ayala  
President



### SOLE SOURCE AFFIDAVIT

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

Before me, the undersigned official, on this day, personally appeared Diego Ayala 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 Diego Ayala, Title President. 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: Kubota Membrane USA Corporation

3. The above-named company or firm is the sole source for the following item (s), product(s) or services (s):  
Membrane and related products and services

4. The following sets forth the reasons why this company/firm is a sole source provider:  
See attached KMU sole source letter.

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.

Diego Ayala  
Signature of Affiant

SWORN to and SUBSCRIBED before me, on this 8th day of January, 2024.

小西 幸美

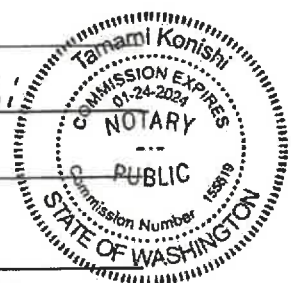
NOTARY PUBLIC

PRINTED NAME

MY COMMISSION EXPIRES

Tamami Konishi

1/24/2024



COMPANY NAME: Kubota Membrane USA Corporation  
ADDRESS, CITY, STATE & ZIP CODE: 11807 N. Creek Parkway S. Suite B-109, Bothell, WA 98011  
PHONE: 425-898-3888 FAX NUMBER: \_\_\_\_\_  
CONTACT NAME AND TITLE: Brian Codianne, Regional Manager  
WEB ADDRESS: www.kubota-membrane.com E-MAIL: brian.codianne@kubota.com  
FEDERAL TAX ID NUMBER: 20-2298790 TEXAS SALES TAX NUMBER: 12022987908

CITY OF MCALLEN/ PURCHASING AND CONTRACTING/ 1300 HOUSTON AVE., MCALLEN, TEXAS 78501 (956) 681-1130

January 8, 2024

Edgar Tijerina, MPA  
South WWTP Manager  
McAllen Public Utility  
4100 Idela Avenue  
McAllen, Texas 78503

RE: Kubota Membrane USA Status as Sole Source Vendor

Mr. Tijerina,

This letter is to confirm that Kubota Membrane USA is a sole source provider for all Kubota Membrane units (cassettes) and associated component parts. The membrane units and individual pieces and accessories are manufactured, sold and distributed exclusively by the Kubota Corporation through their direct U.S. subsidiary Kubota Membrane USA.

There are no agents, licensees, or dealers authorized to represent these products, and no other company has any right to make a similar product meeting the intent of the originally installed equipment.

Due to the specific design criteria existing at your facilities there are no other items or products available for purchase available from other third-party membrane suppliers that would serve the same purpose or function. The use of membranes other than those currently installed would result in required modifications to other systems such as permeate control, membrane air scour system, and membrane clean in place.

Sincerely,

Brian Codianne  
MBR Systems Regional Manager  
Kubota Membrane USA Corporation  
Phone: 425-898-3888  
brian.codianne@kubota.com  
www.kubota-membrane.com

# KUBOTA Membrane USA Corporation

## GENERAL TERMS & CONDITIONS

1. **Precedence of Terms.** These general terms and conditions shall apply to this Contract, except that provisions set forth on the face hereof shall take precedence over any inconsistent or contrary provisions set forth in these General Terms and Conditions. No conditions contrary to or in addition to those set forth in this General Terms and Conditions shall be binding upon the Seller unless expressly approved in writing by Seller. Performance by Seller shall not be construed as accepting any different or additional terms.
2. **Quality and Quantity.** Seller shall not be responsible for any damage to or deterioration in the quality or loss in weight or units of the Goods during transit or due to natural causes.
3. **Shipment.** Shipment within the time stipulated on the face hereto shall be subject to the availability of vessel's space. In case FCA or FOB INCOTERMS apply to this Contract and Buyer fails to obtain space in time to fulfill the stipulated shipment date, Buyer shall be responsible for all costs, expenses and damages resulting directly or indirectly therefrom, including, without limitation, all increases in freight and insurance charges, losses, and other damages incurred by Seller prior to or after such failure by Buyer. The date of the Bill of Lading or the Waybill shall be conclusive evidence of the shipment date.
4. **Risk of Loss and Transfer of Title.** Risk of loss or damage to the Goods shall pass from Seller to Buyer in accordance with the INCOTERMS set forth on face hereof. Title to and the right to possess the Goods shall pass from the Seller to the Buyer at the same time when the risk of loss or damage to the Goods is passed to the Buyer. as stipulated above, however, that the title to and the right to repossess the Goods are to be retained by Seller until Seller has received the full contract amount due to Seller pursuant to this Contract.
5. **Payment.** Payment by Buyer to Seller under this Contract shall be made by means of telegraphic transfer in immediately available funds to such bank account as designated by Seller or a confirmed, irrevocable, without recourse documentary letter of credit, in favor of Seller and with terms any satisfactory to Seller. If Buyer desires to pay Seller by means of a letter of credit, the letter of credit shall (i) cover the full contract amount (ii) be established through a prime-bank immediately after the date of this Contract, (iii) be negotiable on sight draft, and (iv) be valid for negotiation against the relative draft for at least fifteen (15) days after the end of the last month in which the Goods are shipped.
6. **Increased Costs.** Any new, additional or increased freight rates, surcharges (bunker, currency, congestion or other surcharges), taxes, customs duties, export or import surcharges or other governmental charges, or insurance premiums, which may be incurred by Seller with respect to the Goods after the date of this Contract, shall be for the account of Buyer and shall be reimbursed to Seller by Buyer within a reasonable time on demand.
7. **Force Majeure.** Seller shall not be liable for failure or delay to perform its obligations hereunder due to any reason including, but not limited to, acts of God, earthquake, fire, flood, prohibition of exportation, refusal to issue export license, war, blockade, revolution, insurrection, sub vendor manufacturing delays, civil commotion, riots, mobilization, strikes, lockout, plague, other epidemics, pandemics, or any other causes beyond the control of Seller, and may, at its option, extend the time of shipment or delivery of the Goods or terminate unconditionally and without liability of this Contract to the extent so affected or prevented.
8. **Cancellation.** If Buyer fails to carry out any of the terms of this and/or any other contract with Seller, or in the event of the death, bankruptcy or insolvency of Buyer, liquidation, modification or reorganization of the corporate structure of Buyer, or nonpayment for any shipment, Seller shall have the right to cancel this and/or any other contract with Buyer or to postpone the shipment, or to stop the Goods in transit, and Buyer shall indemnify, defend and hold Seller harmless from all losses, costs, and expenses resulting from Seller taking any such actions.
9. **Intellectual Property Rights.** Buyer shall defend, indemnify and hold Seller harmless from any and all liability, loss or expense (including reasonable attorney's fees) arising from or in connection with any actual or alleged infringement of any patent, trademark, copyright, industrial design, registered pattern, trade secret or other similar intellectual property rights used or owned by Seller.
10. **Liability of Agent.** If this Contract is signed by an agent or on behalf of a principal as Buyer hereunder, whether the principal is disclosed or otherwise, the agent shall be liable not only as agent but also as principal for the performance of the obligations of Buyer under this Contract. This provision shall not affect Buyer's obligation as principal under this Contract.
11. **Construction.** The meanings of the terms UCPDC or INCOTERMS, when used in this Contract shall be determined in accordance with the Uniform Customs and Practice for Documentary Credit ("UCPDC") and Incoterms® ("INCOTERMS") adopted by the International Chamber of Commerce in effect on the date of this Contract. This Contract shall be governed by the laws of the state of Washington, USA without giving effect to any conflicts of laws principles. This Contract shall not be governed by the United Nations Contracts for the International Sales of Goods, the application of which is expressly excluded.

The letter of credit shall authorize reimbursement to Seller for any expenses incurred by Seller on account of Buyer pursuant hereto, and shall authorize partial payment against partial delivery. Any bank charges arising in connection with payment hereunder shall be borne by Buyer. If Buyer fails to satisfy any payment terms of this Contract, Seller at its sole discretion and at Buyer's expense and risk may resell all or any part of the Goods on account of Buyer, hold all or any part of the Goods on account of Buyer, cancel all or any part of this Contract and/or claim any damages resulting from such breach.

In the event of late payment of any amount due hereunder, Seller shall, in addition to any other remedy it may have hereunder or pursuant to applicable law, be entitled to receive interest at the maximum rate allowed by law in the country/state of Buyer or eighteen percent (18%) per annum, whichever is greater, on such late payment until payment is received in full.

12. **Inspection.** Unless otherwise stated on the face of this Contract, any export inspections by Japanese authorities, Seller's suppliers or Seller shall be considered as final. When Buyer requires special inspection by an independently appointed inspector, Buyer shall inform Seller in writing the details of such special inspection including without limitation the name of such inspector at the time of this Contract. Such especial inspection shall be made promptly upon delivery of the Goods but in any event within two (2) weeks after delivery of the Goods, and all inspection fees and costs therefor shall be borne by Buyer.
13. **Warranty.** Seller warrants that any Goods delivered hereunder are free from defects in material and workmanship and, if Seller's specifications are set forth or incorporated by reference on the face hereof, or separately provided to Buyer, will meet such Seller's specifications.

Unless otherwise specified in Seller's warranty statement set forth or incorporated by reference on the face hereof, or separately provided to Buyer, Seller's liability under this warranty is limited to repair or replacement of any Goods delivered hereunder that do not conform to this warranty.

Buyer shall not be entitled to any remedy for lack of conformity of the Goods, including latent defects, under this warranty if he fails to notify Seller thereof within a six months period commencing on the shipment date of the Goods (and if there are more than one shipment dates, the first shipment date). Such notification shall contain full particulars of such lack of conformity of the Goods to the Seller's reasonable satisfaction.

Notwithstanding anything herein contained to the contrary, Seller shall have no liability under this warranty i) for minor deviations from Seller's specifications (if applicable) that do not affect the performance of the Goods, or ii) for any lack of conformity of the Goods caused by misuse, neglect, improper installation, handling, operation, or maintenance, repair, alteration, fair wear and tear, erosion or corrosion, or accident, including any damage or loss of the whole or a part of the Goods that occurs after the shipment date.

14. **Limitation of Liability.** EXCEPT AS EXPRESSLY STATED IN SECTION 13, SELLER HEREBY DISCLAIMS ALL REPRESENTATIONS AND WARRANTIES WITH RESPECT TO THE GOODS, WHETHER EXPRESS, IMPLIED OR STATUTORY (EXCEPT AS TO TITLE) INCLUDING, WITHOUT LIMITATION, WARRANTIES OF MERCHANTABILITY, FITNESS FOR A PARTICULAR PURPOSE, NON-INFRINGEMENT AND OTHER IMPLIED WARRANTIES UNDER ANY APPLICABLE LAWS, RULES OR REGULATIONS. SECTION 13 SETS FORTH THE FULL EXTENT OF SELLER'S LIABILITY TO BUYER OR ANY OTHER PARTY FOR ANY BREACH OF WARRANTY WITH RESPECT TO THE GOODS.

NOTWITHSTANDING ANY OTHER PROVISION OF THIS CONTRACT, SELLER'S AGGREGATE AND CUMULATIVE LIABILITY ARISING OUT OF OR RELATING TO THIS CONTRACT, INCLUDING WITHOUT LIMITATION ON ACCOUNT OF PERFORMANCE OR NON-PERFORMANCE OF OBLIGATIONS, REGARDLESS OF THE FORM OF THE CAUSE OF ACTION, WHETHER IN CONTRACT, TORT (INCLUDING WITHOUT LIMITATION NEGLIGENCE), STATUTORY OR OTHERWISE WILL BE LIMITED TO DIRECT DAMAGES AND SHALL NOT EXCEED THE FULL CONTRACT AMOUNT OF GOODS STATED ON THE FACE HEREOF.

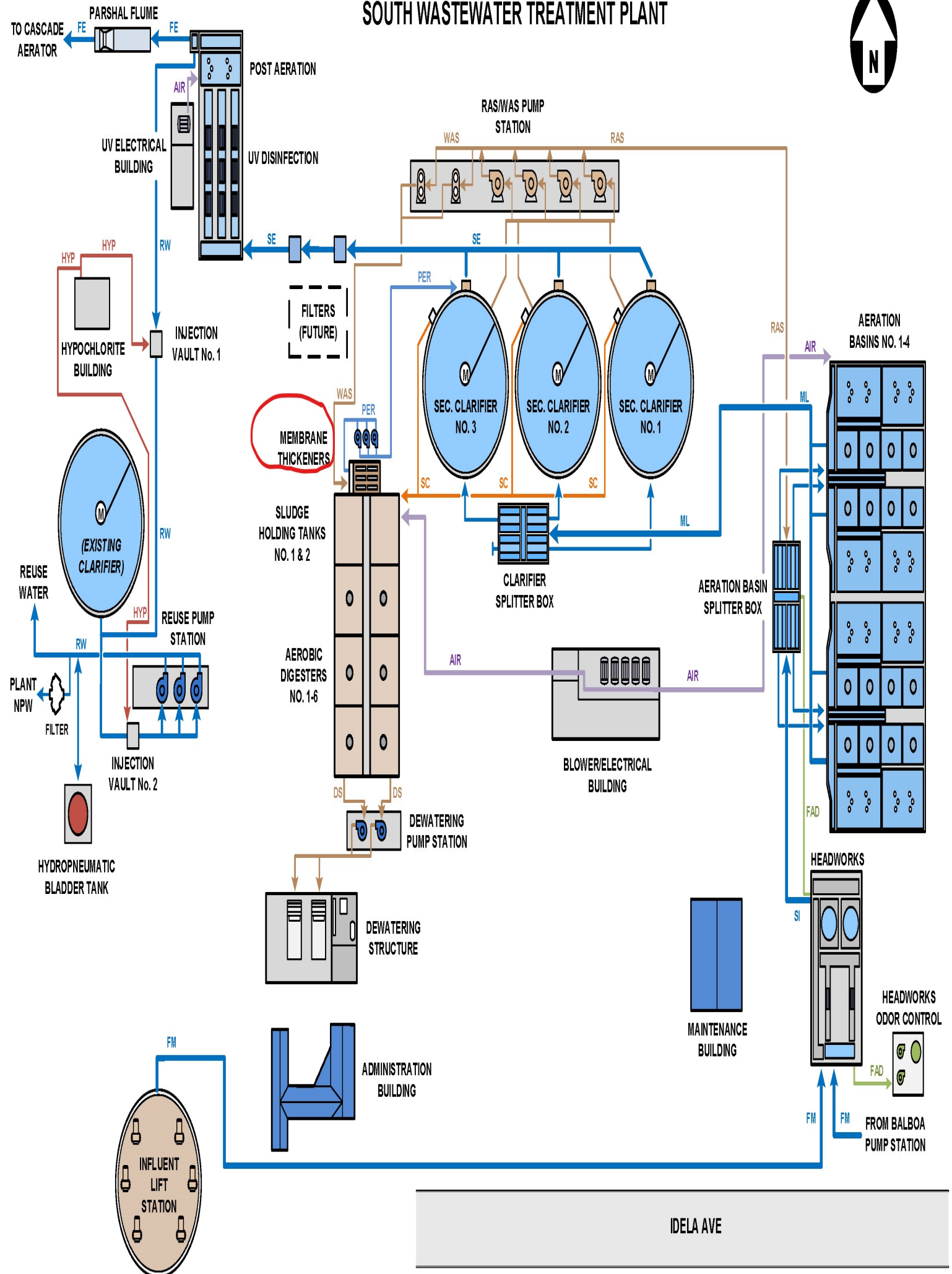
SELLER SHALL HAVE NO LIABILITY FOR ANY SPECIAL, INCIDENTAL, CONSEQUENTIAL OR SIMILAR DAMAGES ARISING OUT OF OR IN CONNECTION WITH THE SALE, DELIVERY, NONDELIVERY, STORAGE, USE, MAINTENANCE, CONDITION OR POSSESSION OF THE GOODS.

15. **Arbitration.** All disputes or controversies which may arise between the parties hereto, out of or in relation to or in connection with this Contract, shall be negotiated in good faith and settled by agreement between both parties as promptly as possible. If not amicably settled within 14 days after the first negotiation day, such disputes or controversies shall be settled by arbitration in Seattle, Washington by arbitration administered by the American Arbitration Association in accordance with its Commercial Arbitration Rules including the Optional Rules for Emergency Measures of Protection, and judgment on the award rendered by the arbitrators shall be final and binding and may be entered in any court having jurisdiction thereof. All arbitration proceedings shall be held in the English language.

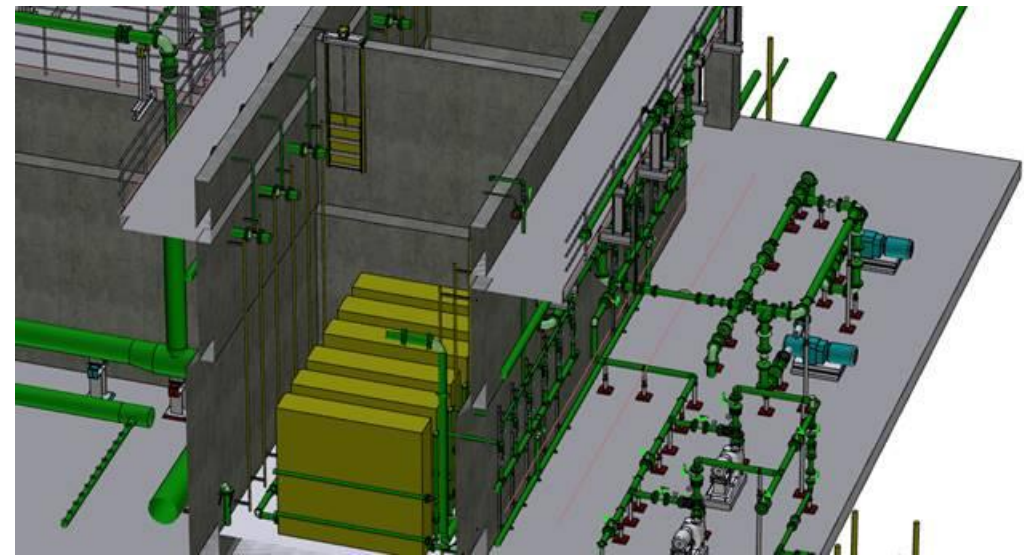
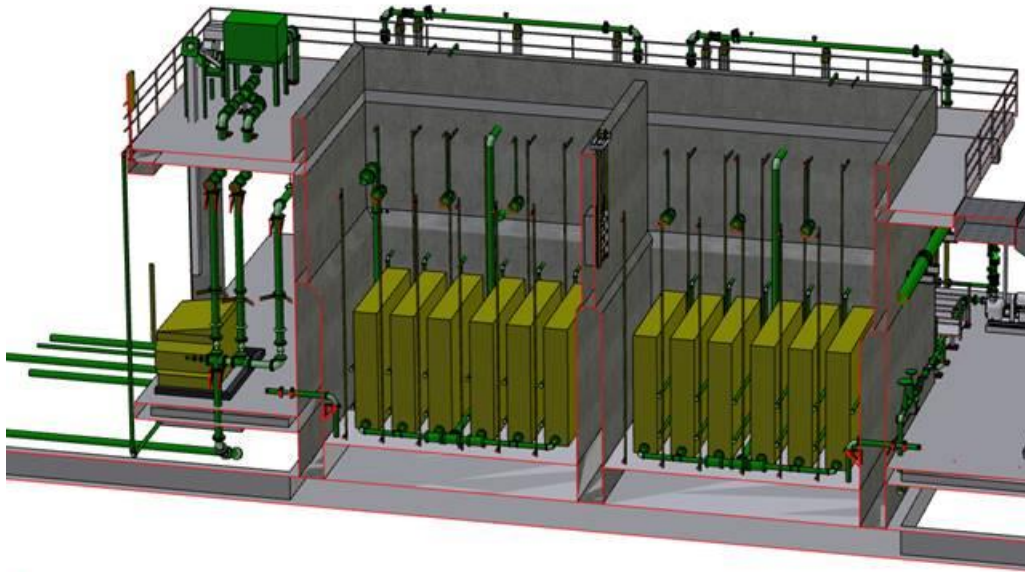
16. **Governing Law.** These Terms and Conditions shall be governed by and construed in accordance with the laws of the State of Washington, USA, for both domestic and international sales contract. All buyers agree that jurisdiction and venue shall be Seattle, Washington State.

17. **Liability for Delays and Return Trips.** Buyer agrees that if Seller or any of its representative's must make an additional service trip due to the site conditions not being ready for installation check, start up, or training to compensate them for their cost for additional travel expenses and pay for additional labor at their published labor rates. Additionally, should Buyer (or any of its representative's) cancel an installation check, start up, or training trip with less than 72 hours' notice, that Buyer will be liable for any additional travel costs and that the cancelling party will be liable for unused labor at their published labor rates.

18. **Change Orders.** If it is determined that the Seller needs to supply any other equipment or services not specified in the Sellers Project Proposal, shall warrant a change order.



# MBT (MEMBRANE THICKENER)







**AGENDA ITEM**

**4.a.**

**PUBLIC UTILITY BOARD**

**DATE SUBMITTED**

**01/17/2024**

**MEETING DATE**

**1/23/2024**

1. Agenda Item: Discussion and possible Approval of MPU Board participation for the North Park on 107 Subdivision.
2. Party Making Request:  
Rafael Balderas Jr.
3. Nature of Request: Request of MPU Board cost participation for the off-site work being done at the North Park on 107 Subdivision.
4. Budgeted:  

Bid Amount:		Budgeted Amount:	
Under Budget:		Over Budget:	
		Amount Remaining:	
5. Reimbursement: N/A.
6. Routing:  
Rafael Balderas Jr.                      Created/Initiated - 1/17/2024
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 - MSC

# Memo

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

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

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

**DATE:** January 17, 2024

**SUBJECT:** **North Park on 107 Subdivision; Consideration & Possible Approval of Participation**

---

This subdivision was presented and approved by the MPU Board on February 15, 2022. The property is located on the south side of State Highway 107 and approximately 800 feet west of 23<sup>rd</sup> Street. It is located within the McAllen City Limits and is being proposed as R-3A residential. The tract consists of 19.67 acres and will be 50 lots for multi-family use.

The subdivision was approved with an offsite 8-inch wastewater line along the south side of the property going east crossing 23<sup>rd</sup> Street, until within the north wastewater plant and then go south to connect to the existing wastewater line on Sprague Road. There is also an 8-inch waterline extending offsite along State Highway 107 and also south of the property to 23<sup>rd</sup> Street. The developer is requesting MPU Board participation for the off-site wastewater and water line.

In addition, the developer is willing to install an 18-inch wastewater line within the property, following MPU's master plan to connect to the existing trunk line on Sprague Road and eventually extend north of 107. The developer's contractor will install the 18-inch line with the cost of \$159,500. The developer requests that MPU participate for this line as well as it is not necessary for the development.

Below is a breakdown of possible participation:

	Amount
Off-Site Wastewater Improvements	\$245,681.80
Possible 30% Participation	\$73,704.54
Possible 25% Participation	\$61,420.45
Possible 20% Participation	\$49,136.36
18-Inch	\$159,500

	Amount
Off-Site Water Improvements	\$98,412
Possible 30% Participation	\$29,523.60
Possible 25% Participation	\$24,603.00
Possible 20% Participation	\$19,682.40

The current fiscal year 23-24 budget for wastewater participation has a balance of \$373,830.68.  
The current fiscal year 23-24 budget for water participation has a balance of \$70,756.63.

Staff recommends approval of the request for participation.

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



# NORTH PARK 107 SUBDIVISION

1/17/2024

SANITARY SEWER ON-SITE		QTY	UNIT	PRICE UNIT	TOTAL
1	8" PVC SDR26	1515	LF	\$ 38.00	\$ 57,570.00
2	12" PVC SDR26	1112	LF	\$ 43.00	\$ 47,816.00
2	48" DIA MANHOLE	9	EA	\$ 12,075.00	\$ 108,675.00
3	TRENCH EXCAVATION PROTECTION	2,598	LF	\$ 4.60	\$ 11,950.80
4	16" STEEL CASING & BORE	70	LF	\$ 281.00	\$ 19,670.00
SUB-TOTAL					\$ 245,681.80

PAVING ON SITE		QTY	UNIT	PRICE UNIT	TOTAL
1	ALLEY	1	LS	\$ 122,699.20	\$ 122,699.20
SUB-TOTAL					\$ 122,699.20

SANITARY SEWER OFF-SITE		QTY	UNIT	PRICE UNIT	TOTAL
1	18" PVC SDR-26	1,450	LF	\$ 110.00	\$ 159,500.00
SUB-TOTAL					\$ 159,500.00

TOTAL:					\$ 527,881.00
--------	--	--	--	--	---------------

ENRIQUE J. CASTELLANOS / PRESIDENT

12619 N MAYBERRY RD

MISSION TX

78573



**TREVIÑO  
ENGINEERING**

Firm Registration # F-7906

Project Name: North Park On 107 - Offsite Utilities	Date: 3/27/2023
Preliminary/Conceptual (subject to engineering design/final reviews)	OWNER INFO: Urban City Developers

ITEM	QUANTITY	UNIT	PRICE per unit	TOTAL
<b>WATER IMPROVEMENTS</b>				
1 8" PVC C900	1,773	LF	\$ 44.00	\$ 78,012.00
2 Fire Hydrant (Complete assembly)	4	EA	\$ 4,500.00	\$ 18,000.00
3 6" PVC TEE	2	EA	\$ 1,200.00	\$ 2,400.00
4 6" PVC 45° ELBOW	5	EA	\$ 1,200.00	\$ 6,000.00
5 6" PVC Valve	8	EA	\$ 1,250.00	\$ 7,500.00
6 8"x2" REDUCER	2	EA	\$ 750.00	\$ 1,500.00
7 8"x4" REDUCER	1	EA	\$ 850.00	\$ 850.00
8 4" PVC TEE	1	EA	\$ 850.00	\$ 850.00
9 4" PVC VALVE	1	EA	\$ 1,200.00	\$ 1,200.00
10 REMOVE AND DISPOSE 2" WATER LINE	1135	EA	\$ 15.00	\$ 17,025.00
ESTIMATED Total Water Improvements				\$ 98,412.00

<b>SANITARY SEWER IMPROVEMENTS - TO BE DETERMINED</b>				
ESTIMATED Total Sanitary Sewer Improvements				\$ -

<b>STORM SEWER/ DRAINAGE IMPROVEMENTS</b>				
1 24" RCP MAIN STORM LINE	980	LF	\$ 44.00	\$ 42,240.00
2 48" STORM MANHOLE (6'-10')	4		\$ 7,800.00	\$ 31,200.00
3 Trench Excavation Protection (>3')	980	EA	\$ 5.00	\$ 4,800.00
4 8" PVC Bleeder Line	4	EA	\$ 250.00	\$ 1,000.00
5 20 Steel Casing (On sewer line)	4	EA	\$ 350.00	\$ 1,400.00
ESTIMATED Total Drainage Improvements				\$ 80,640.00

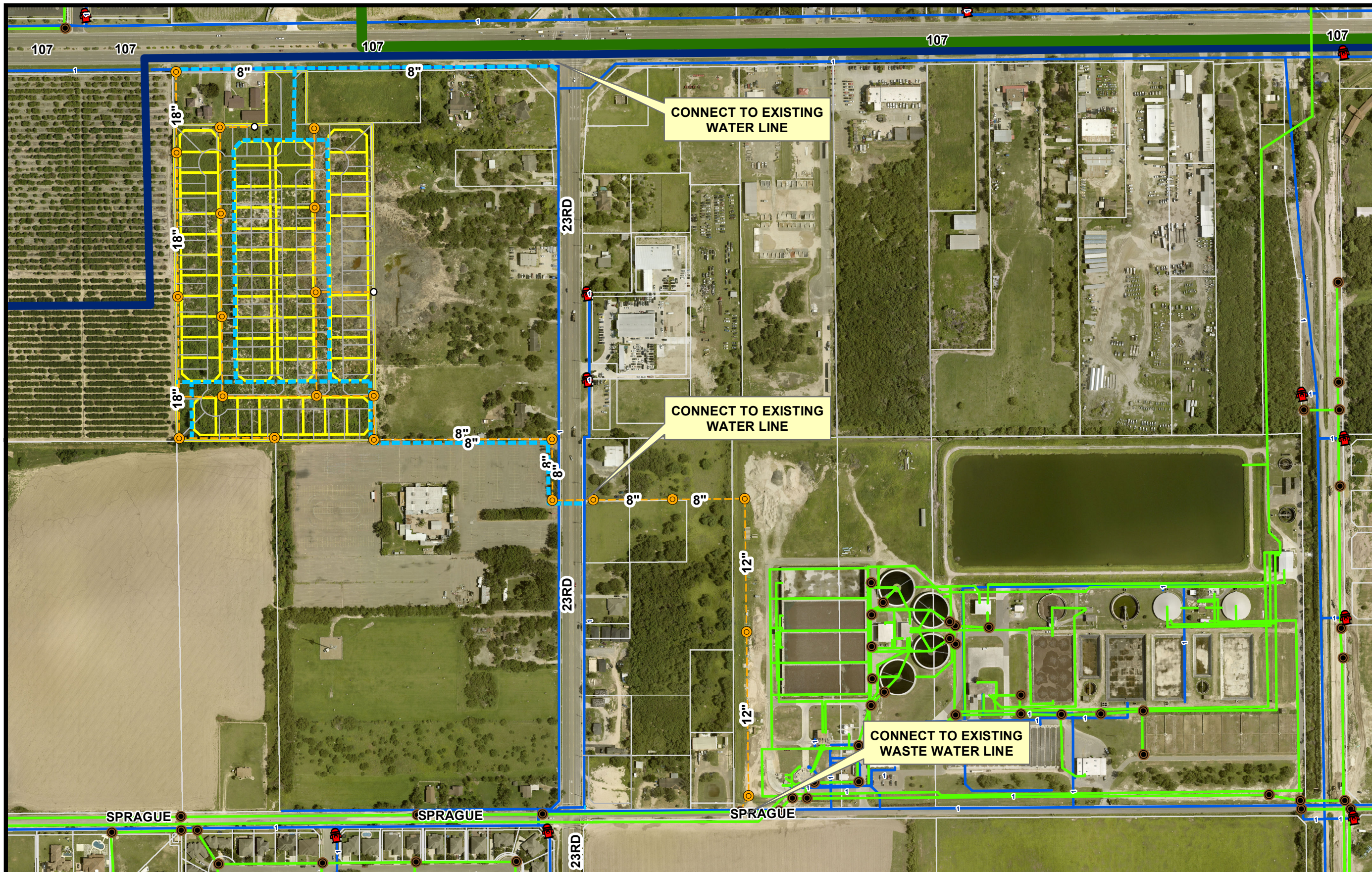
ESTIMATED Total COST				\$ 179,052.00
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2% Inspection Fee	\$ 3,581.04
3% Material Testing Fee	\$ 5,371.56



*[Handwritten Signature]*  
03/27/2023

# NORTH PARK ON 107



1 inch = 333 feet

**Legend**

- Existing Manhole
- Proposed Clean-Out
- Proposed Manholes
- Proposed Fire Hydrant
- Existing Fire Hydrants
- Existing Wastewater Line
- Proposed Wastewater Line
- Proposed Water Line
- Sewer CCN
- Water CCN
- Lots
- Existing Waterline
- Proposed Area



**AGENDA ITEM**

**5.a.**

**PUBLIC UTILITY BOARD**

**DATE SUBMITTED**

**01/17/2024**

**MEETING DATE**

**1/23/2024**

**1. Agenda Item: Discussion of Upgrades to Specified Water Towers**

**2. Party Making Request:  
Rafael Balderas Jr.**

**3. Nature of Request: South Texas College (STC) has shown interest in upgrading some water towers with their new logo.**

**4. Budgeted:**

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

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

**5. Reimbursement: N/A.**

**6. Routing:**  
**Rafael Balderas Jr. Created/Initiated - 1/17/2024**

**7. Staff's Recommendation: Discussion only.**

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

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

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

# Memo

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

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

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

**DATE:** January 17, 2024

**SUBJECT:** **Discussion of Upgrades to Specified Water Towers**

---

There has been some interest on behalf of South Texas College (STC) on the possibility of upgrading the water towers in which their logo has been established. Those water towers include the south McColl water tower, located between McColl and K Center, south of Ridge. Also, the Trenton water tower, located east of 10<sup>th</sup> Street and south of Trenton Road.

Meetings have been established with staff and STC representatives discussing the requested upgrade to a new logo, in which is still in the process of being approved by their Board. We were notified that STC does have a budget set for the upgrade to happen this year.

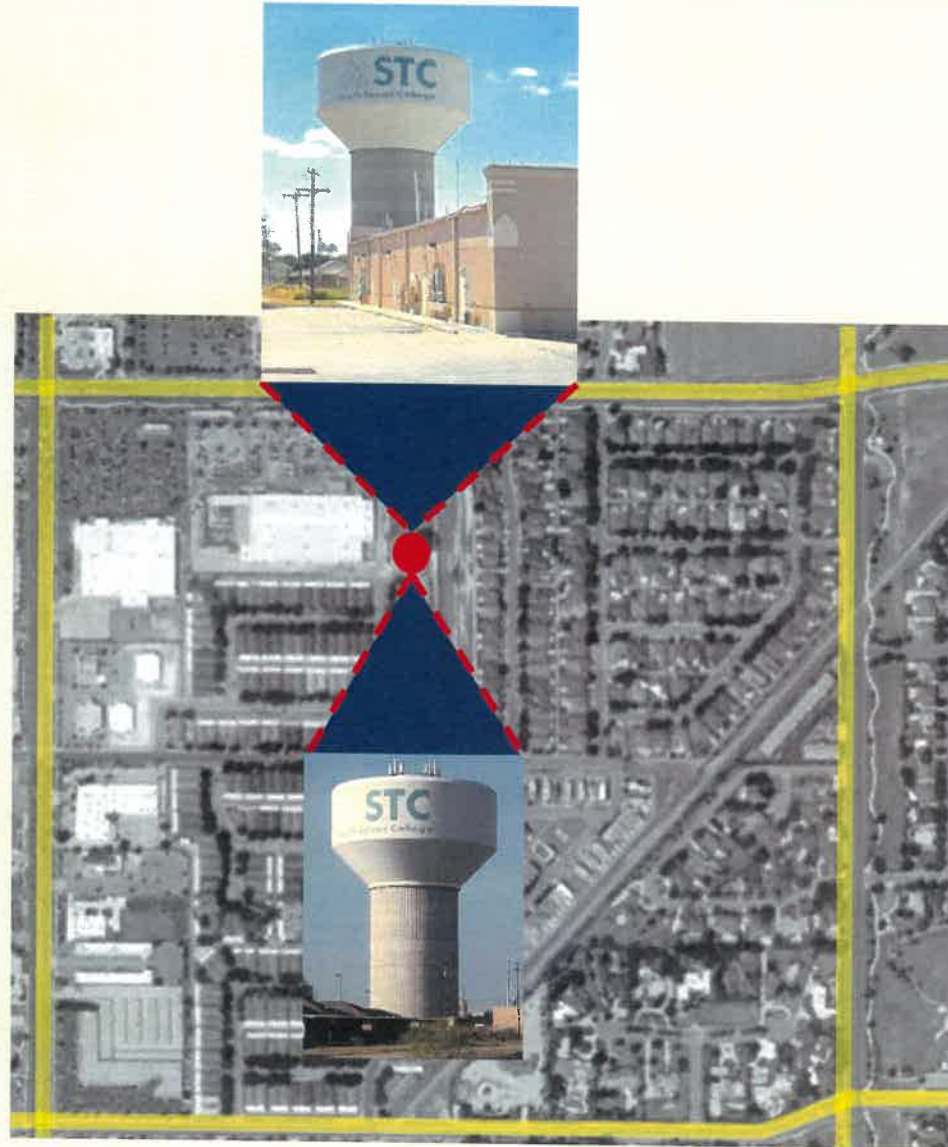
MPU's 23-24 fiscal year budget did not include any water tower rehabilitation or upgrades.

STC is willing to participate to possibly upgrade at least one of the water towers. The McColl water tower would be a good candidate as there is a lesser chance of a rehabilitation needed than the Trenton.

Presentations to the STC Board is still ongoing internally, and once the new logo is approved, a formal letter will be given for the request.

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

# North Trenton Existing Views



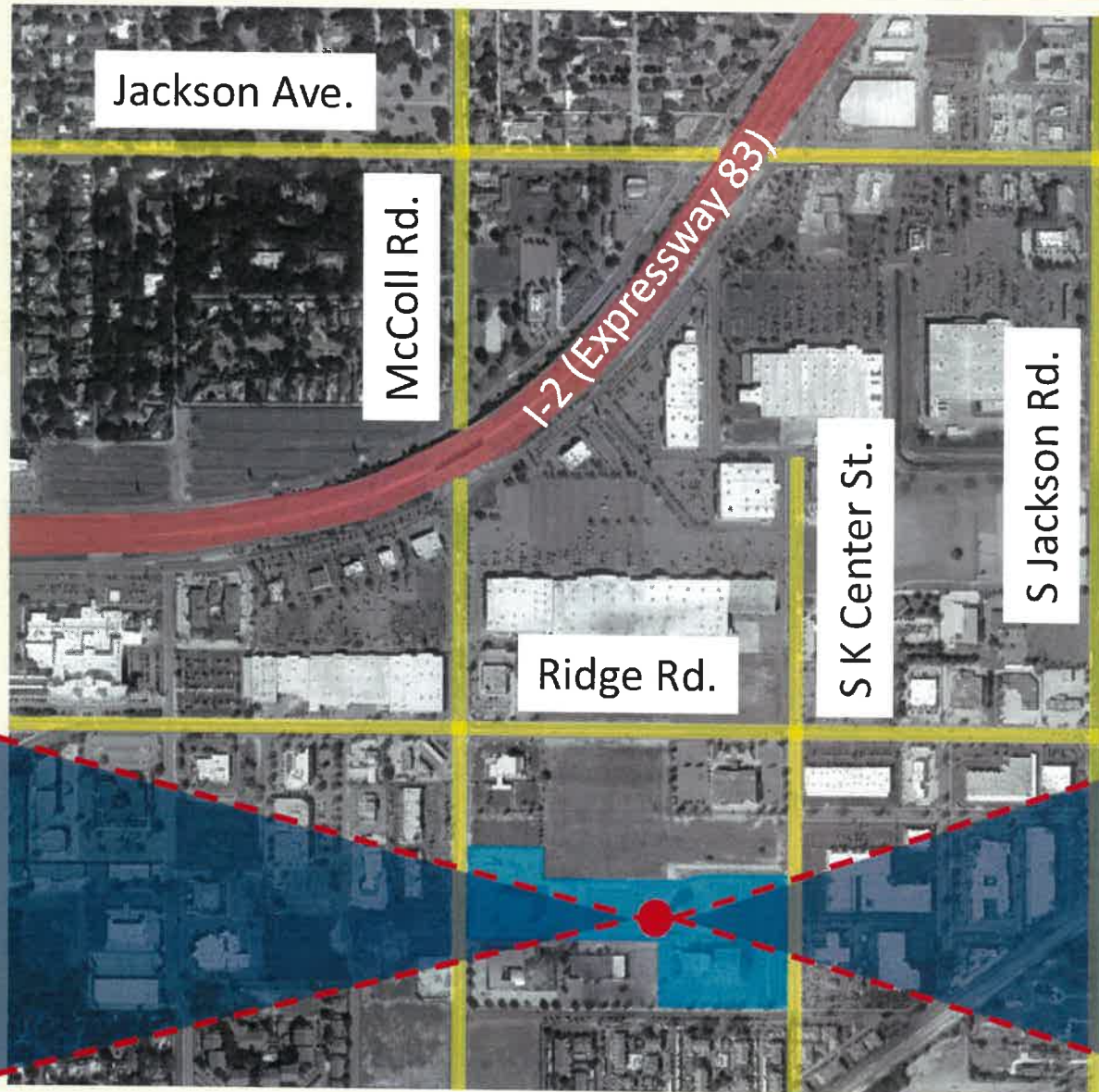
North and South existing views

# NAHC S McColl

## Existing Views



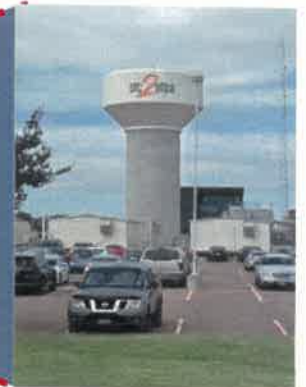
SOUTH TEXAS  
COLLEGE



Existing  
West  
View



Existing  
East  
View





**AGENDA ITEM**

**7.a.**

**PUBLIC UTILITY BOARD**

**DATE SUBMITTED**

**01/17/2024**

**MEETING DATE**

**1/23/2024**

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

**2. Party Making Request:**

**3. Nature of Request:**

**4. Budgeted:**

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

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

**5. Reimbursement:**

**6. Routing:**  
**Savannah Arredondo**

**Created/Initiated - 1/17/2024**

**7. Staff's Recommendation:**

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

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

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



**AGENDA ITEM**

**7.b.**

**PUBLIC UTILITY BOARD**

**DATE SUBMITTED**

**01/17/2024**

**MEETING DATE**

**1/23/2024**

**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:**

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

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

**5. Reimbursement:**

**6. Routing:**  
**Savannah Arredondo**

**Created/Initiated - 1/17/2024**

**7. Staff's Recommendation:**

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

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

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