



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

DATE: Tuesday, August 26, 2025

TIME: 4:00 P.M.

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

SUBJECT MATTER:

See Subsequent Agenda.

CERTIFICATION

I, the undersigned authority, do hereby certify that the above Notice of Meeting and Agenda for the McAllen Public Utility Board is a true and correct copy and that I posted a true and correct copy of said notice of meeting and agenda for the McAllen Public Utility Board on August 19, 2025 on the bulletin board in the municipal building, a place readily accessible to the general public at all times for at least three business days before the scheduled date of the meeting, in accordance with Chapter 551 of the Texas Government Code.


Cynthia Salinas
Utility Board Secretary



**BOARD OF TRUSTEES MEETING
TUESDAY, AUGUST 26, 2025 – 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 - AMBER CRUZ- WATER LAB

1. MINUTES:

- a) Approval of the Workshop Minutes held on August 5, 2025; the Workshop Minutes held on August 6, 2025; the Workshop Minutes held on August 12, 2025; Approval of the Regular Meeting Minutes held on August 12, 2025, and Approval of the Workshop Minutes held on August 13, 2025

2. CONSENT AGENDA:

- a) Approval of La Floresta Phase 3 Subdivision (29 Lots / Residential)
- b) Approval of Suarez Phase II Subdivision (1 Lot / Warehouse)
- c) Approval of Villas at Tres Lagos Phase I Subdivision (66 Lots / Townhomes)

3. BIDS AND CONTRACTS:

- a) Consideration and Possible Approval of the Award for Project No. 08-25-SP19-198 – Supply Contract for the Purchase and Delivery of Meter Boxes & Lids - AMI
- b) Providing adoption of an ordinance to increase local government competitive Procurement Thresholds from \$50,000.00 to \$100,000.00.
- c) Consideration and Authorization for the General Manager to approve Change Orders up to \$50,000.00.

4. ORDERS:

- a) Order amending the budget of the McAllen Public Utility Board of Trustees for Fiscal Year 2024-2025 for an increase in expenditures within the Water Fund
- b) Order amending the budget of the McAllen Public Utility Board of Trustees for Fiscal Year 2024-2025 for an increase in expenditures within the Water Capital Improvement Fund
- c) Order amending the budget of the McAllen Public Utility Board of Trustees for Fiscal Year 2024-2025 for an increase in expenditures within the Water Bond Fund
- d) Order amending the budget of the McAllen Public Utility Board of Trustees for Fiscal Year 2024-2025 for an increase in expenditures within the Wastewater Fund
- e) Order amending the budget of the McAllen Public Utility Board of Trustees for Fiscal Year 2024-2025 for a net decrease in expenditures within the Wastewater Depreciation Fund
- f) Order amending the budget of the McAllen Public Utility Board of Trustees for Fiscal Year 2024-2025 for an increase in expenditures within the Wastewater Capital Improvement Fund

5. RESOLUTION:

- a) Resolution for the Issuance of Waterworks and Sewer System Bonds by the City of McAllen for the Acquisition of Water Rights and related issuance costs
- b) Resolution for the issuance of Waterworks and Sewer System Bonds by the City for a Brackish Groundwater Treatment Plant, supporting infrastructure and related issuance costs

6. UTILITY LAYOUTS:

- a) Consideration and Approval of Memorandum of Understanding (MOU) between McAllen Public Utility and Developer of Los Encinos on Taylor Subdivision
- b) Discussion and Approval of Los Ebanos Oaks Subdivision and Request of a Septic Tank Variance (3 Lots / Residential)

7. MANAGER'S REPORT:

- a) Election of Chairman and Vice-Chairman of the McAllen Public Utility Board

8. FUTURE AGENDA ITEMS:

9. 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 Tex. Gov't Code Sec. 551.071
- b) Consultation with City Attorney relating to personnel matters, Tex. Gov't Code Sec. 551.071
- c) Evaluation of the General Manager

ADJOURNMENT

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

THE NEXT REGULARLY SCHEDULED BOARD MEETING WILL BE HELD ON SEPTEMBER 9, 2025.



AGENDA ITEM

1.a.

PUBLIC UTILITY BOARD

DATE SUBMITTED

08/15/2025

MEETING DATE

8/26/2025

1. Agenda Item: Approval of the Workshop Minutes held on August 5, 2025; the Workshop Minutes held on August 6, 2025; the Workshop Minutes held on August 12, 2025 ; Approval of the Regular Meeting Minutes held on August 12, 2025, and Approval of the Workshop Minutes held on August 13, 2025

2. Party Making Request:

3. Nature of Request:

4. Budgeted:

Bid Amount: _____
Under Budget: _____

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

5. Reimbursement:

6. Routing:

Cynthia Salinas

Created/Initiated - 08/15/2025

7. Staff's Recommendation:

8. City Attorney: Approve -AWS

9. MPU General Manager: Approved - MAV

10. Director of Finance for Utilities: Approved - MSC

STATE OF TEXAS
COUNTY OF HIDALGO
CITY OF MCALLEN

The McAllen Public Utility Board met in a Workshop on **Tuesday, August 5, 2025** at 8:19 a.m. at the South Wastewater Treatment Plant – Training Room:

	Javier Villalobos	Mayor/ Ex Officio
	Ernest Williams	Vice-Chairman
	Ricardo Godinez	Trustee
	Albert Cardenas	Trustee
Absent:	Charles Amos	Chairman
Staff:	Marco A. Vega, P.E.	General Manager
	J.J. Rodriguez	Assistant General Manager
	Austin Stevenson	City Attorney
	Cythia Salinas	Utility Board Secretary
	Maria Chavero	Director of Finance for Utilities
	David Garza	Director of Wastewater Systems
	Edward Gonzalez	Director of Water Systems
	Juan Vallejo	Assistant Director of Water Systems
	Carlos Gonzalez, P.E.	Utility Engineer
	Rafael Balderas, EIT	Assistant to the Utility Engineer
	Erika Gomez, P.E.	Utility Engineer
	Janet Landeros	Grants and Contracts Coordinator
	Terri Uvalle	Asst. Director of Utility Billing
	Pablo Rodriguez	Asst. Director of Customer Relations

1) Discussion of Proposed FY 25-26 Budget

Mr. Mark Vega, P.E., General Manager, reviewed the proposed budget summary and fund balances, proposed personnel including hiring a SCADA Technician, water and sewer division revenues and expenses, water and sewer division assumptions growth/number of connections, raw water supply and debt services. Mr. Vega mentioned that the Depreciation Fund is their healthiest fund. Mr. Vega provided updates on reservoir levels, conservation capacity, drought status update, including water management strategies. Mr. Vega reviewed MPU priorities. He shared SAGE Geothermal, provided an overview of the TWDB Loan Applications and shared comparisons of water and wastewater rates for residential and commercial. He shared that when compared to other cities of similar size, McAllen has the lowest rates. He is proposing a water and wastewater increase. He shared the following data: Number of accounts, accounts by type, consumption by categories and provided additional supporting information in the Board binders. Mr. Vega briefly mentioned the compensation study and shared that staff are cross trained to retain and to facilitate operations. Mr. Albert Cardenas mentioned that the culture and treating staff with respect is critical in retaining staff.

2) Consideration and possible action on the depository services contract

Trustee Godinez moved to proceed as described in executive session; Trustee Cardenas seconded the motion. The motion carried unanimously.

3) 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 Tex. Gov’t Code Sec. 551.071.
- b) Consultation with City Attorney relating to personnel matters. (Section 551.071 T.G.C)

Vice-Chairman Williams recessed the meeting at 9:00 a.m. to go into Executive Session. Vice-Chairman Williams reconvened the meeting at 9:42 a.m.

ADJOURNMENT

There being no other business to come before the Board, the workshop was unanimously adjourned at 10:45 a.m.

Ernest Williams, Vice-Chairman

Attest:

Cynthia Salinas
Utility Board Secretary

STATE OF TEXAS
COUNTY OF HIDALGO
CITY OF MCALLEN

The McAllen Public Utility Board met in a Workshop on **Wednesday, August 6, 2025** at 8:19 a.m. at the South Wastewater Treatment Plant – Training Room:

.

	Ernest Williams	Vice-Chairman
	Ricardo Godinez	Trustee
	Albert Cardenas	Trustee
Absent:	Charles Amos	Chairman
	Javier Villalobos	Mayor/ Ex Officio
Staff:	Marco A. Vega, P.E.	General Manager
	J.J. Rodriguez	Assistant General Manager
	Austin Stevenson	City Attorney
	Cythia Salinas	Utility Board Secretary
	Maria Chavero	Director of Finance for Utilities
	David Garza	Director of Wastewater Systems
	Edward Gonzalez	Director of Water Systems
	Juan Vallejo	Assistant Director of Water Systems
	Carlos Gonzalez, P.E.	Utility Engineer
	Rafael Balderas, EIT	Assistant to the Utility Engineer
	Erika Gomez, P.E.	Utility Engineer
	Janet Landeros	Grants and Contracts Coordinator
	Terri Uvalle	Asst. Director of Utility Billing
	Pablo Rodriguez	Asst. Director of Customer Relations

1) Discussion of Proposed FY 25-26 Budget

Mr. Mark Vega, P.E., General Manager, reviewed the proposed budget summary and shared the water and wastewater division assumptions growth/number of connections, raw water supply. He proceeded to share residential and commercial comparisons referencing water and wastewater rates with other cities. Mr. Vega provided supporting documentation in the Board binder regarding assumptions, comparisons, and revenues. Juan Vallejo, Water Systems Assistant Director, presented the Water Systems Proposed Budget for FY 2025-2026. Mr. Vallejo shared that the TCEQ exit interview noted, “after extensive review, no violations were noted during the course of the investigation.” David Garza, Director of Wastewater Systems, presented the 2025-2026 Wastewater Systems Proposed Budget. Terri Uvalle, Assistant Director of Utility Billing, presented the 2025-2026 Meter Reader and Utility Billing Departments Proposed Budget. Pablo Rodriguez, Assistant Director of Customer Relations Department presented the 2025-2026 proposed budget for the Customer Relations Department.

2) 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 Tex. Gov’t Code Sec. 551.071.
- b) Consultation with City Attorney relating to personnel matters. (Section 551.071 T.G.C.)

ADJOURNMENT

There being no other business to come before the Board, the workshop was unanimously adjourned at 10:31 a.m.

Ernest Williams, Vice-Chairman

Attest:

Cynthia Salinas
Utility Board Secretary

STATE OF TEXAS
COUNTY OF HIDALGO
CITY OF MCALLEN

The McAllen Public Utility Board met in a Workshop on **Tuesday, August 12, 2025** at 2:03 p.m. at the McAllen City Hall – 3rd Floor Commission Chambers:

Absent:	Javier Villalobos	Mayor/Ex Officio
	Ernest Williams	Vice-Chairman
	Ricardo Godinez	Trustee
	Albert Cardenas	Trustee
	Charles Amos	Chairman
Staff:	Marco A. Vega, P.E.	General Manager
	Juan J. Rodriguez	Assistant General Manager
	Austin Stevenson	City Attorney
	Evaristo Garcia	Deputy City Attorney
	Maria Chavero	Director of Finance for Utilities
	David Garza	Director of Wastewater Systems
	Edward Gonzalez	Director of Water Systems
	Juan Vallejo	Assistant Director of Water Systems
	Erika Gomez, P.E.	Utility Engineer
	Janet Landeros	Grants and Contracts Coordinator
	Carlos Gonzalez	Utility Engineer
	Jim Bob Sides	Video Production Specialist
	Colleen Hook	Quinta Mazatlán- Executive Director
	Ann Fortescue	IMAS- Executive Director
	Veronica Cortez	IMAS- Director of Education
	Anastasia Perez	IMAS-Director of Dev. & Planning
	Cynthia Salinas	Board Secretary
	Leticia Puentes Lara	Designer/Subdivision Coordinator
	Katia Falcon	Water Education & Comm. Coord.
	Terri Uvalle	Assistant Director for Utility Billing
	Pablo Rodriguez	Assistant Director for Cust. Relations

1) Discussion of Proposed FY 25-26 Budget

Mr. Marco Vega, P.E., General Manager, provided open remarks regarding the Proposed Budget Workshop for FY 2025-2026. Cynthia Salinas, Utility Board Secretary, presented the Water Administration Proposed Budget. Maria Chavero, Treasury Management Director, presented the Treasury Management Proposed Budget. Katia Falcon, Water Education Coordinator presented an update of events. Colleen Hook, Executive Director for Quinta Mazatlán presented project updates. Ann Fortescue, Executive Director for IMAS and her staff presented an update on planned projects and events. Carlos Gonzalez and Erika Gomez from Utility Engineer presented the 2025-2026 proposed Budget.

2) 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 Tex. Gov’t Code Sec. 551.071.
- b) Consultation with City Attorney relating to personnel matters. (Section 551.071 T.G.C.)

ADJOURNMENT

There being no other business to come before the Board, the workshop was unanimously adjourned at 3:54 p.m.

Ernest Williams, Vice-Chairman

Attest:

Cynthia Salinas
Utility Board Secretary

STATE OF TEXAS
 COUNTY OF HIDALGO
 CITY OF MCALLEN

The McAllen Public Utility Board (MPUB) convened in a Regular Meeting on **Tuesday, August 12, 2025**, at 4:06 p.m. at McAllen City Hall, Commission Chambers with the following present:

Absent:	Ernest Williams	Vice-Chairman
	Ricardo Godinez	Trustee
	Albert Cardenas	Trustee
	Charles Amos	Chairman
	Javier Villalobos	Mayor/Ex Officio
Staff:	Marco A. Vega, P.E.	General Manager
	Juan J. Rodriguez	Assistant General Manager
	Austin Stevenson	City Attorney
	Cynthia Salinas	Board Secretary
	Maria Chavero	Director of Finance for Utilities
	David Garza	Director of Wastewater Systems
	Edward Gonzalez	Director of Water Systems
	Juan Vallejo	Assistant Director of Water Systems
	Erika Gomez, P.E.	Utility Engineer
	Janet Landeros	Grants and Contracts Coordinator
	Carlos Gonzalez	Utility Engineer
	Jim Bob Sides	Video Production Specialist
	Leticia Puentes Lara	Designer/Subdivision Coordinator
	Katia Falcon	Water Education & Comm. Coord.
	Terri Uvalle	Assistant Director for Utility Billing
	Pablo Rodriguez	Assistant Director for Cust. Relations
	Jose Ramirez	Water Plant Working Supervisor
	Patrick Gray	GIS Coordinator
	Melecio Orozco	Meter Readers Manager
	Juan Pedraza	Maintenance Manager T& D
	Hector Ramos	Water Plant Working Supervisor
	Saul Guzman	Asst. Manager Meter Readers
	Jesus Cisneros	Water Plant Manager
	Emmanuel Hernandez	Water Plant Manager
	Andres Perez	Meter Tech
	Christina Molano	Water Lab Manager
	Brittney Salinas	Asst. Water Lab Manager
	Francisco Ramirez	Asst. Manager T & D
	Alfredo Gonzalez	Working Supervisor

CALL TO ORDER:

Vice-Chairman Williams called the meeting to order at 4:06 p.m.

1. MINUTES:

- a) Approval of the Regular Meeting Minutes held on July 29, 2025

Vice-Chairman Williams called for the motion to approve the minutes for the regular meeting held July 29, 2025.

Trustee Godinez moved to approve the minutes. Trustee Cardenas seconded the motion. The motion carried unanimously by those present.

2. CONSENT AGENDA:

- a) Approval of Extension Request for Existing Final Reimbursement Certificate
- b) Expiration of Preliminary Reimbursement Certificates

Mr. Marco Vega, P.E., General Manager, referred to items 2a and 2b and shared with the Board his availability to discuss them at the pleasure of the Board.

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

3. BIDS AND CONTRACTS:

a) Consideration and Approval of Consulting Engineering Firm Project Assignments

Mr. Carlos Gonzalez, Utility Engineer, presented to the Board that they have an engineer rotation list, and they have a couple of projects that are under consideration for project assignments:

- CCN Amendment: Staff is recommending the selection of Halff to provide consulting services in the overall review of existing and future service areas along City of McAllen's projected growth corridors. This includes the preparation of a prospective CCN Amendment Application to encompass potential new service area(s).
- Shary Road Utility Extension: Hidalgo County has retained services of SAMES Engineering to develop the engineering plans for the roadway improvements associated with Shary Road. The limits of the project are from SH 107 north to Tres Lagos. Staff is recommending the use of the same consultant to prepare plans and specifications for the construction of a sewer line along this same corridor.

Staff is recommending MPUB consideration and approval of selection of firms as proposed.

Vice-Chairman Williams asked for a motion. Trustee Cardenas moved to approve. Trustee Godinez seconded the motion. The motion carried unanimously by those present.

4. UTILITY LAYOUTS:

a) Hobb's Farm Subdivision; Discussion and Possible Approval of a Septic Tank Variance

Mr. Marco Vega, P.E., General Manager, shared with the Board that this property meets the requirements for a septic tank. It consists of 0.9 acres that will be a single lot for one single family home. The Developer's Engineer is requesting a septic tank variance. Staff recommends MPU Board to consider the approval of the septic tank variance request.

Vice-Chairman Williams asked for a motion. Trustee Cardenas moved to approve. Trustee Godinez seconded the motion. The motion carried unanimously by those present.

b) Discussion and Approval of MPU Board Participation to Bright Woods Subdivision and MPU's Final Reimbursement Certificate

Erika Gomez, Utility Engineer, presented to the Board specifics regarding the request for MPU Board Participation to Bright Woods Subdivision and MPU's Final Reimbursement Certificate.

Staff recommends approval of both the MPUB participation and the Final Reimbursement Certificate.

Vice-Chairman Williams asked for a motion. Trustee Godinez moved to approve. Trustee Cardenas seconded the motion. The motion carried unanimously by those present.

5. MANAGER’S REPORT:

- a) Review of Results of Financial Operations as of June 30, 2025
Maria Chavero, Director of Finance for Utilities, confirmed to the Board that this was the same information presented during the Workshop.

The Board accepted as presented.

- b) State Inspection
Mr. Marco Vega, P.E., General Manager, stated that they received zero violations from a month-long TCEQ water system inspection. He recognized staff for their excellent work. The Board recognized the accomplishment of the staff to provide excellent water to the Citizens of McAllen.

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 Tex. Gov’t Code Sec. 551.071.
- b) Consultation with City Attorney relating to personnel matters. (Section 551.071 T.G.C.)

ADJOURNMENT

There being no other business to come before the Board, the meeting was unanimously adjourned at 4:22 p.m.

Ernest Williams, Vice-Chairman

Attest:

Cynthia Salinas
Utility Board Secretary

STATE OF TEXAS
COUNTY OF HIDALGO
CITY OF MCALLEN

The McAllen Public Utility Board met in a Workshop on **Tuesday, August 13, 2025** at 8:12 a.m. at the South Wastewater Treatment Plant – Training Room:

	Javier Villalobos	Mayor/Ex Officio
	Ernest Williams	Vice-Chairman
	Albert Cardenas	Trustee
Absent:	Charles Amos	Chairman
	Ricardo Godinez	Trustee
Staff:	Marco A. Vega, P.E.	General Manager
	Juan J. Rodriguez	Assistant General Manager
	Austin Stevenson	City Attorney
	Pablo Rodriguez	Assistant Director for Cust. Relations
	Maria Chavero	Director of Finance for Utilities
	David Garza	Director of Wastewater Systems
	Edward Gonzalez	Director of Water Systems
	Juan Vallejo	Assistant Director of Water Systems
	Erika Gomez, P.E.	Utility Engineer
	Janet Landeros	Grants and Contracts Coordinator
	Carlos Gonzalez	Utility Engineer
	Cynthia Salinas	Board Secretary
	Terri Uvalle	Asst. Dir. for Utility Billing
	Rafael Balderas	Utility Engineer

1) Discussion of Proposed FY 25-26 Budget

Mr. Marco Vega, P.E., General Manager, provided open remarks regarding the continued Proposed Budget Workshop for FY 2025-2026. Staff continued to present the proposed Public Utility Budget. The following departments presented:

- Janet Landeros - CDBG Projects and Overview of Awarded Grants
- Carlos Gonzalez- Wastewater Sewer Administration
- Rafael Balderas- MPU Participation and Development Update

2) 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 Tex. Gov’t Code Sec. 551.071.
- b) Consultation with City Attorney relating to personnel matters. (Section 551.071 T.G.C.)

Vice-Chairman Williams recessed the meeting at 8:39 a.m. to go into Executive Session. Vice-Chairman Williams reconvened and adjourned the meeting at 8:55 a.m.

ADJOURNMENT

There being no other business to come before the Board, the workshop was unanimously adjourned at 8:55 a.m.

Ernest Williams, Vice-Chairman

Attest:

Cynthia Salinas
Utility Board Secretary



AGENDA ITEM

2.a.

PUBLIC UTILITY BOARD

DATE SUBMITTED

08/19/2025

MEETING DATE

8/26/2025

1. Agenda Item: Approval of La Floresta Phase 3 Subdivision (29 Lots / Residential)

**2. Party Making Request:
Erika Gomez, Utility Engineer**

3. Nature of Request: The approval of La Floresta Phase 3 Subdivision.

4. Budgeted:

**Bid Amount: _____
Under Budget: _____**

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

5. Reimbursement:

**6. Routing:
Patrick Gray Created/Initiated - 08/19/2025**

7. Staff's Recommendation: Staff recommends the approval of La Floresta Phase 3 Subdivision.

8. City Attorney: Approve -AWS

9. MPU General Manager: Approved - MAV

10. Director of Finance for Utilities: Approved - MSC

Memo

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

THRU: Erika Gomez, P.E., Utility Engineer
Carlos Gonzalez, P.E., Utility Engineer

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

DATE: August 26, 2025

SUBJECT: **Approval of La Floresta Phase 3 Subdivision**

This property is located on the northeast corner of Hobbs Rd. and Bicentennial Blvd. It is located within the McAllen City Limits and is being proposed as R-1 Residential. The tract consists of 6.1 acres and is proposing 29 single family home lots.

The subdivision application was originally filed with the City on April 21, 2023, received preliminary P&Z approval on May 16, 2023 and re-approved in preliminary form on June 17, 2025. The information required from the developer's engineer for this agenda was received on August 11, 2025.

Utility plan/availability is described as follows:

1. **Water Service:** The applicant is proposing to connect to an existing 8" waterline located near the southwest corner of the subdivision. The proposed water line will loop to the existing 8" waterline on the west of Bicentennial Blvd. and will have two stub-outs at the north and south ends of the property for future connections. The developer is also proposing two (2) fire hydrants for fire protection.
2. **Sewer Service:** The applicant is proposing to install an 8" sanitary sewer line that will tie into the existing sanitary sewer network falling into the Bicentennial Interceptor.
3. This property falls within the Northgate Water reimbursement service area.

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

- 1.) **Dedication of a utility easement, possibly along the perimeter of the property.**
- 2.) **Installation of the proposed public utility infrastructure to be constructed as proposed.**
- 3.) **Payment of a Waterline Line Reimbursement to MPU in the amount of \$7,504.33 for the Northgate Waterline Project.**

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

Thank you

JAVIER HINOJOSA ENGINEERING/Consulting Engineers

416 E. Dove Avenue • McAllen, Texas 78504

Tel: (956) 668-1588

javier@javierhinojosaeng.com

TBPELS FIRM NO. F-1295

La Floresta Subdivision Ph. III Water and Sanitary Sewer Description

Water

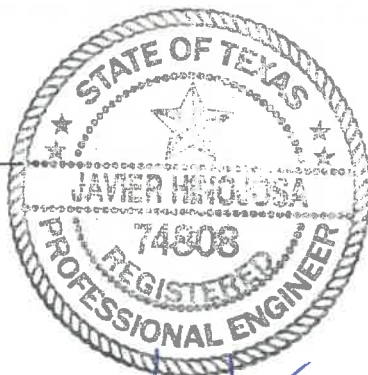
This subdivision will be connecting to the City of McAllen Water system by removing an existing flush valve on an 8" water line located near the southwest corner of the subdivision. The developer will install approximately 1810 linear feet of 8" water line tying back to an existing 8" water line along the west side of Bicentennial Blvd near lot 60, La Floresta Phase II. Two 8" stub-outs with a 2" flush valve will also be installed for future tie-ins by others. Each lot will be served by a 3/4" water service connection and fire hydrants will be constructed in accordance with fire code.

Sanitary Sewer

This subdivision will be re-directing existing sewer lines within the subdivision parallel to its existing east property line. After this is completed, the developer will install approximately 690 linear feet of 8" sewer line that will tie to the re-routed sewer line. Each lot within this subdivision will be served by a 4" sanitary sewer connection with a clean-out at the end of each service.



Javier Hinojosa, P.E.



8/12/25

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 Gauchos Investments, LLC hereinafter called the DEVELOPER.

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

La Floresta Subdivision Phase III and proposes to construct Utility Improvements as shown on a plan
(Subdivision Name)

designed by Javier Hinojosa Engineering dated February, 2025, 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 _____, 2025.

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: _____

Gauchos Investments, LLC
By: Javier Hinojosa, P.E., Authorized Agent
5508 N. Cynthia Street
McAllen, Texas 78504

**SUBDIVISION REIMBURSEMENT WORKSHEET
LA FLORESTA PH. III SUBDIVISION**

WATER LINE REIMB. CALCULATIONS

WATER: MPU: NORTHGATE WATER BOND
COST: \$1,118.38 x 6.1 AC \$6,822.12
10% ADMIN FEE <10 YEARS 682.21

WATER LINE REIMBURSEMENT \$7,504.33

TOTAL REIMBURSEMENT DUE \$7,504.33

Prepared By: PZ Date: 9/12/23 Reviewed By: RB

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: _____

Javier HINDYOS, P.E.
Authorized Agent

SUBDIVISION PLAT OF
LA FLORESTA SUBDIVISION
PHASE III
(PRIVATE SUBDIVISION)

A TRACT OF LAND CONTAINING 6.10 ACRES OF LAND, MORE OR LESS, SITUATED IN HIDALGO COUNTY, TEXAS, BEING PART OR PORTION OF LOT 16, SECTION 279, TEXAS-MEXICAN RAILWAY COMPANY SURVEY, HIDALGO COUNTY, TEXAS, MAP REFERENCE: VOLUME 24, PAGES 168-171, MAP RECORDS, HIDALGO COUNTY, TEXAS, SAID 6.10 ACRES OF LAND BEING A PART OR PORTION OUT OF A TRACT OF LAND DEEDED TO PECHERO FAMILY PARTNERSHIP, RECORDED IN DOCUMENT NUMBER 785588, DEED RECORDS, HIDALGO COUNTY, TEXAS.

STATE OF TEXAS
COUNTY OF HIDALGO

I, THE UNDERSIGN, OWNER OF THE LAND ON THIS PLAT AND DESIGNATED HEREIN AS LA FLORESTA SUBDIVISION PHASE III AN ADDITION TO THE CITY OF McALLEN AND WHOSE NAME IS SUBSCRIBED HERETO DO HEREBY GRANT AN EASEMENT TO SAID CITY AND THOSE WHO MAY NOW OR HEREAFTER HOLD FRANCHISE UNDER SAID CITY, THE USE OF THE STREETS IS RESTRICTED TO THE EMPLOYEES AND AGENTS OF THE CITY OF McALLEN EMPLOYEES OF UTILITIES UNDER FRANCHISE TO SAID CITY AND RESIDENTS OF THE SUBDIVISION AND THEIR GUESTS.

OWNER: GAUCHOS INVESTMENTS, LLC. DATE
5508 N. CYNTHIA STREET
McALLEN, TX 78504
BY: CRISTINA PECHERO, MANAGING MEMBER

STATE OF TEXAS
COUNTY OF HIDALGO

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, CRISTINA PECHERO PERSONALLY APPEARED AND PROVED, THROUGH HIS DEPARTMENT OF PUBLIC SAFETY DRIVER'S LICENSE, TO BE THE PERSON WHOSE NAME ARE SUBSCRIBED TO THE FOREGOING INSTRUMENT. FURTHERMORE, AFTER BEING DULY SWORN BY ME, THEY DECLARED THAT THE STATEMENTS CONTAINED THEREIN ARE TRUE AND CORRECT, AND ACKNOWLEDGED THAT THEY EXECUTED THE SAME FOR THE PURPOSE AND CONSIDERATION THEREBY EXPRESSED. ALL GIVEN UNDER MY HAND AND SEAL OF OFFICE DATED

THIS THE ____ DAY OF _____, 2025 A.D.

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

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

MAYOR, CITY OF McALLEN DATE

THIS SUBDIVISION PLAT OF LA FLORESTA SUBDIVISION PHASE III HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF McALLEN, TEXAS AND IS HEREBY APPROVED BY SUCH COMMISSION.

DATED THIS ____ DAY OF _____, 2025 A.D.

CHAIRMAN, PLANNING AND ZONING COMMISSION

STATE OF TEXAS
COUNTY OF HIDALGO

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

JAVIER HINOJOSA, P.E. DATE
REGISTERED PROFESSIONAL ENGINEER NO. 74808

STATE OF TEXAS
COUNTY OF HIDALGO

I, CARLOS VASQUEZ, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, HEREBY CERTIFY THAT THIS PLAT WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND.

CARLOS VASQUEZ, R.P.L.S. DATE
REGISTERED PROFESSIONAL LAND SURVEYOR No. 4608
CVQ LAND SURVEYORS LLC.
517 BEAUMONT
McALLEN, TEXAS 78501
(956) 618-1551 DATE SURVEYED: 03-12-2021
TBPeLS FIRM No. 10119600

GENERAL NOTES

- THIS FLOOD DESIGNATION FOR THIS PROPERTY IS ZONE "C" WITH ARE "AREAS OF MINIMAL FLOODING". AS PER F.E.M.A.'s FLOOD INSURANCE RATE MAP PANEL No.: 480334 325 C, REVISED JUNE 6, 2000.
- MINIMUM PERMISSIBLE FINISHED FLOOR ELEVATION SHALL BE 18" ABOVE TOP OF CURB AT MID POINT OF THE LOT.
- MINIMUM BUILDING SETBACK LINES SHALL BE AS FOLLOWS:
FRONT: 10 FEET OR GREATER FOR EASEMENTS
REAR: 10 FEET OR GREATER FOR EASEMENTS
INTERIOR SIDE 0 FEET OR GREATER FOR EASEMENTS
CORNER SIDE 10 FEET OR GREATER FOR EASEMENTS
GARAGE 18 FEET EXCEPT WHERE GREATER SETBACK IS REQUIRED, GREATER SETBACK APPLIES
- NO STRUCTURES PERMITTED OVER ANY EASEMENTS.
- A TOTAL OF 0.864 ACRE FEET (37,625 CUBIC FEET) OF STORM WATER DETENTION IS REQUIRED FOR THIS SUBDIVISION. THIS DETENTION WILL BE PROVIDED WITHIN DETENTION AREA LOT "A".
- BENCHMARK: TOP OF STORM DRAIN MANHOLE LOCATED AT THE NORTH EAST CORNER OF THIS INTERSECTION OF N. 18th. STREET AND HOBBS DRIVE ELEVATION = 101.99. REFERENCE (MC 45 ELEVATION = 111.59 NORTHING: 16630298.33742 EASTING: 1072459.20393) TYPE OF MARK: 30" ALUMINUM PIPE WITH A 3 1/4" BRASS MONUMENT CAP ON TOP LOCATED AT THE NORTHWEST CORNER OF N. 10TH STREET AND MILE 6 LINE ROAD (GRID ZONE - TEXAS SOUTH (4205), HORIZ. DATUM: NAD 83, DATUM: NAVD 88.
- A 4 FOOT WIDE MINIMUM SIDEWALK REQUIRED ON BOTH SIDES OF ALL INTERIOR STREETS AND A 5 FOOT WIDE SIDEWALK SHALL BE REQUIRED ALONG THE EAST SIDE OF BICENTENNIAL BLVD.
- NO CURB CUT, ACCESS, OR LOT FRONTAGE PERMITTED ALONG N. BICENTENNIAL BLVD.
- SET 1/2" IRON ROD WITH A PLASTIC CAP STAMPED "CVQLS" ON ALL LOT CORNERS UNLESS OTHERWISE NOTED.
- 6 FOOT OPAQUE BUFFER REQUIRED FROM ADJACENT/BETWEEN MULTI-FAMILY RESIDENTIAL AND COMMERCIAL, AND INDUSTRIAL ZONES/USES.
- 8 FOOT MASONRY WALL REQUIRED BETWEEN SINGLE FAMILY RESIDENTIAL AND COMMERCIAL, INDUSTRIAL, OR MULTI-FAMILY RESIDENTIAL ZONES/USES.
- ALL IRRIGATION EASEMENTS ARE EXCLUSIVE TO HIDALGO COUNTY IRRIGATION DISTRICT #1 AND THE DISTRICT ALLOWS NO OTHER UTILITIES OR USE WITHOUT EXPRESS APPROVAL.
- NO UTILITY COMPANY OR OTHER PERSON IS ALLOWED TO CROSS ABOVE OR BELOW GROUND ANY DISTRICT EASEMENT OR RIGHT OF WAY WITH LINES, POLES, OPEN DITCHES OR OTHER USE WITHOUT FIRST OBTAINING A CROSSING PERMIT FROM THE DISTRICT.
- NO PERMANENT STRUCTURE, (EXAMPLE, FENCES OR DRIVEWAY OF ANY CONSTRUCTION) WILL BE ALLOWED TO BE CONSTRUCTED OR EXIST ON ANY DISTRICT EASEMENT OR RIGHT OF WAY WITHOUT WRITTEN APPROVAL BY THE DISTRICT. ANY UNAUTHORIZED STRUCTURE IN THE EASEMENT AREA IS SUBJECT TO REMOVAL.
- NO UTILITY COMPANY OR OTHER PERSON IS ALLOWED TO CONNECT ANY DISTRICT FACILITY WITHOUT FIRST OBTAINING A PERMIT FROM THE IRRIGATION DISTRICT. ANY CONNECTION NOT AUTHORIZED BY THE DISTRICT IS SUBJECT TO REMOVAL.
AS PER DECLARATIONS OF COVENANTS, CONDITIONS, AND RESTRICTIONS FOR LA FLORESTA SUBDIVISION PHASE III, RECORDED AS DOCUMENT No. _____ HIDALGO COUNTY DEED RECORDS, DEVELOPER/HOMEOWNER ASSOCIATION/OWNER, THEIR SUCCESSORS AND/OR ASSIGNEES, AND NOT THE CITY OF McALLEN SHALL BE RESPONSIBLE FOR THE INSTALLATION, MAINTENANCE AND OTHER REQUIREMENTS AS PER SECTION 110-72 OF THE CODE OF ORDINANCES OF THE CITY OF McALLEN, INCLUDING BUT NOT LIMITED TO THE COMMON AREAS, ANY AMENDMENT TO DECLARATIONS THAT CONFLICT WITH THE REQUIREMENTS OF SECTION 110-72 SHALL BE NULL AND VOID.
- COMMON LOT A, IDENTIFIED AS DETENTION POND LOT A AND LOT "B" COMMON AREA SHALL BE MAINTAINED BY THE DEVELOPER, WHO MAY TRANSFER SUCH MAINTENANCE OBLIGATION TO THE SUBDIVISION HOMEOWNER'S ASSOCIATION, LA FLORESTA SUBDIVISION PHASE III HOMEOWNER ASSOCIATION, UPON CONVEYANCE OF TITLE TO THE SAME, THEIR SUCCESSORS AND ASSIGNS, AND NOT BY THE CITY OF McALLEN, NO BUILDINGS OR OTHER STRUCTURES SHALL BE ERECTED IN COMMON LOT A, WHICH SHALL BE USED EXCLUSIVELY AS DETENTION AREA LOT A. AFTER COMMON LOT A TRANSFER OF TITLE TO THE LA FLORESTA SUBDIVISION PHASE III HOMEOWNER'S ASSOCIATION, THE SUBDIVISION LOT OWNER RATA SHARES OF THE COST OF MAINTENANCE SHALL BE DETERMINED BY THE LA FLORESTA SUBDIVISION PHASE III HOMEOWNER'S ASSOCIATION. FAILING IN SUCH MAINTENANCE OBLIGATIONS, THE CITY OF McALLEN MAY, BUT SHALL NOT BE REQUIRED TO MAINTAIN THE SAME AT THE LOT OWNER'S COST, WHICH COST MAY BECOME A LIEN AGAINST THEIR PROPERTIES. PRIOR TO THE IMPOSITION OF ANY LIEN, THE CITY SHALL FIRST COMPLY WITH NOTICE REQUIREMENTS SIMILAR TO THOSE UNDER EXISTING ORDINANCE SECTION 134-138, AS THE SAME MAY BE AMENDED. THE SPECIFIC AND EXCLUSIVE USE OF COMMON LOT A. THE OWNER'S MAINTENANCE OBLIGATION, AND THE CONSEQUENCES OF FAILURE TO MAINTAIN SHALL BE INCORPORATED INTO ANY DEED OR INSTRUMENT OF CONVEYANCE AS A DEED RESTRICTION, RECORDED IN INSTRUMENT NO. _____ OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS.
- COMMON AREAS, ANY PRIVATE STREETS/DRIVES, GATE AREAS, ETC. MUST BE MAINTAINED BY THE LOT OWNERS OR HOME OWNERS ASSOCIATION AND NOT THE CITY OF McALLEN.
- DEVELOPER/HOMEOWNER'S ASSOCIATION/OWNER, THEIR SUCCESSORS AND ASSIGNEES, AND NOT THE CITY OF McALLEN SHALL BE RESPONSIBLE FOR COMPLIANCE OF INSTALLATION AND MAINTENANCE AND OTHER REQUIREMENTS PER SECTION 134-168 OF THE SUBDIVISION ORDINANCE, INCLUDING BUT NOT LIMITED TO COMMON AREAS AND ITS PRIVATE STREETS.

LOT AREAS		
LOT #	SQ. FT.	ACRES
A	16,676.2	0.383
B	33,158.4	0.761
293	5,822.0	0.134
294	5,646.2	0.130
295	5,910.6	0.136
296	6,268.2	0.144
297	6,397.9	0.147
298	5,394.3	0.124
299	4,998.6	0.115
300	4,554.6	0.105
301	4,061.7	0.093
302	3,527.0	0.081
303	2,984.0	0.069
304	5,136.0	0.118
305	4,216.9	0.097
306	4,500.0	0.103
307-313	4,000.0	0.092
314	4,500.0	0.103
315	4,000.0	0.092
316	4,006.7	0.092
317	4,125.7	0.095
318	4,446.4	0.102
319	4,366.5	0.113
320	5,288.5	0.121
321	5,397.2	0.124
322	6,913.6	0.159

SCALE: 1" = 100'

BASIS OF BEARING AS PER
TEXAS STATE PLANE
COORDINATE SYSTEM
NAD 83, SOUTH ZONE

LEGEND:

- IRON ROD FOUND
- IRON ROD SET

P.O.B. = POINT OF BEGINNING
R.O.W. = RIGHT OF WAY
H.C.M.R. = HIDALGO COUNTY MAP RECORDS
H.C.D.R. = HIDALGO COUNTY DEED RECORDS
D.E. = DRAINAGE EASEMENT
U.E. = UTILITY EASEMENT

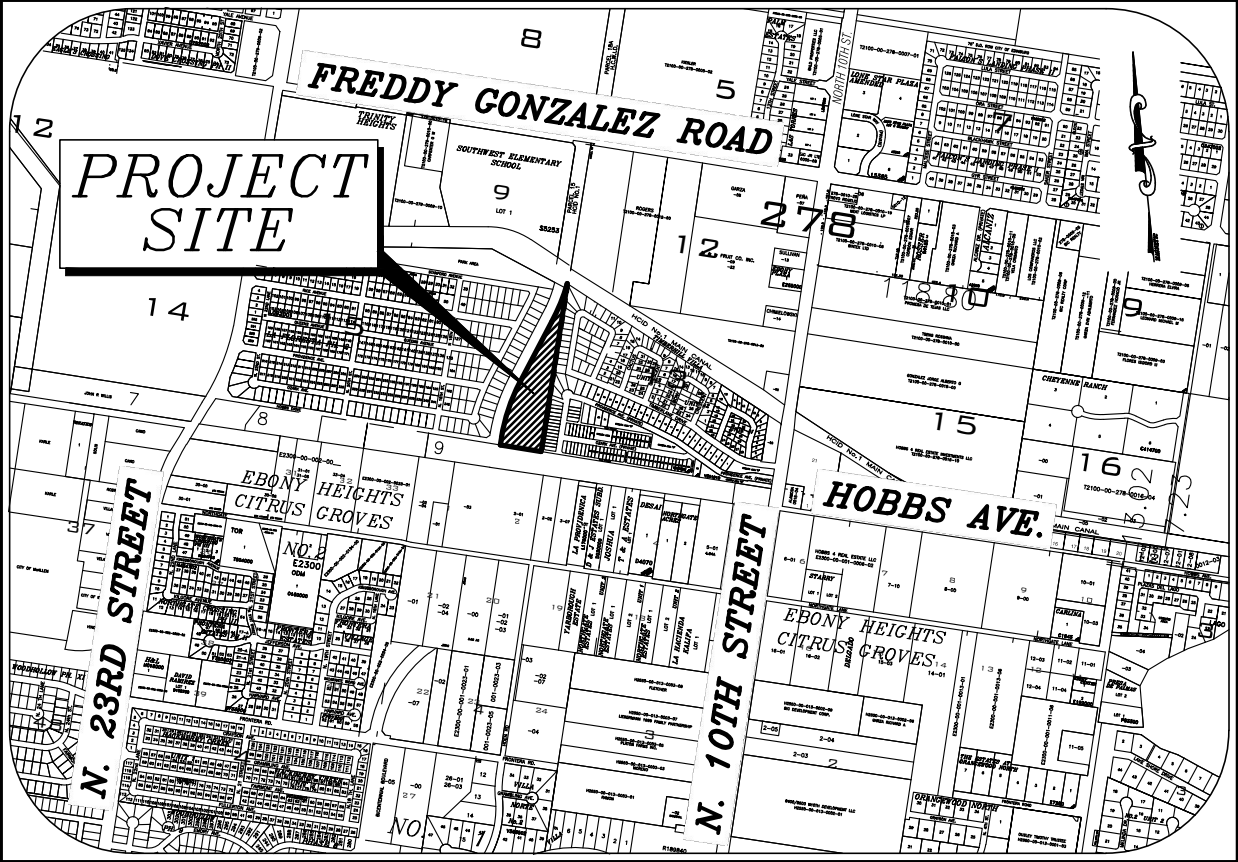
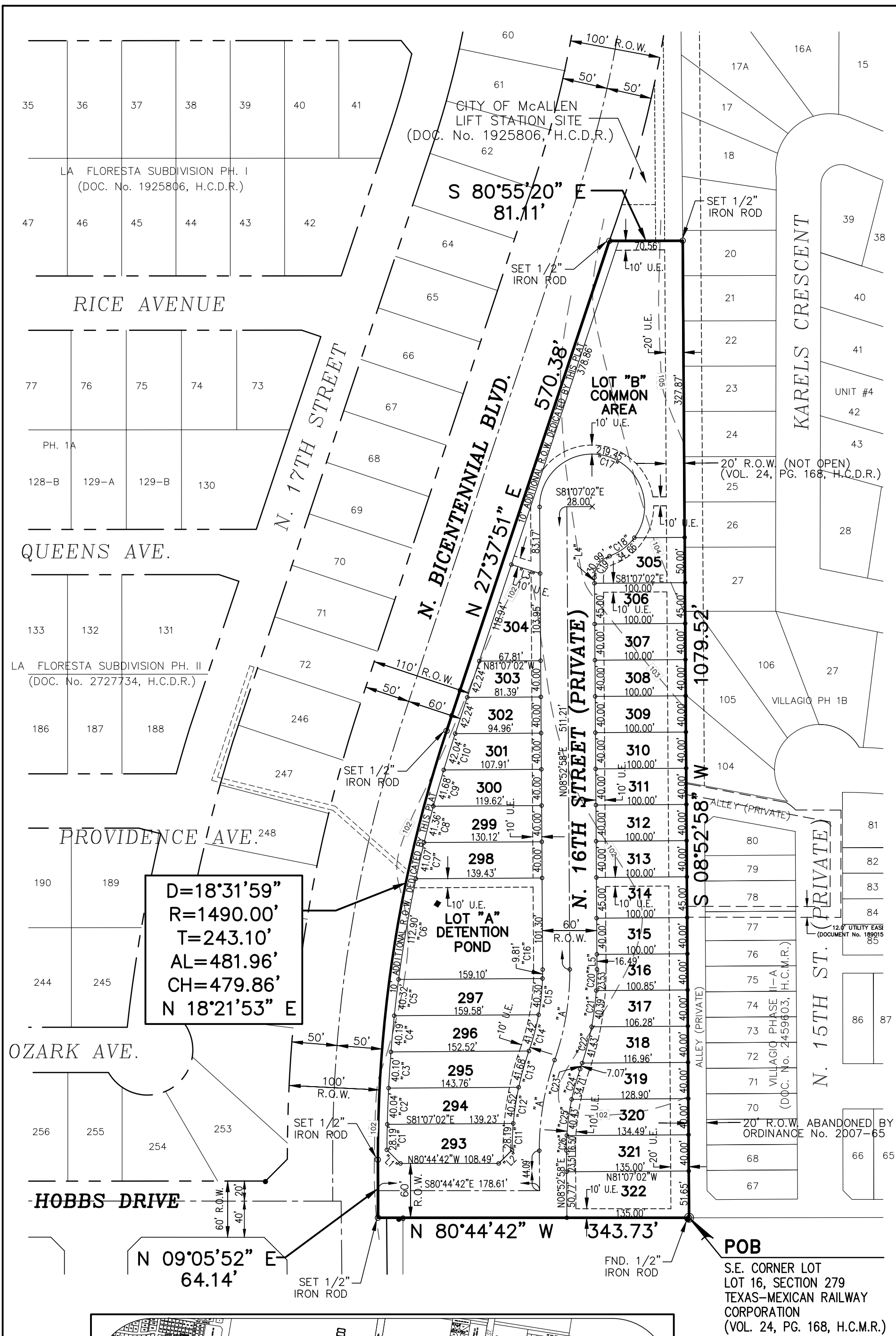
LINE DATA TABLE

LINE #	BEARING	DISTANCE
L1	N 35°45'33" W	21.21'
L2	S 54°04'21" W	21.15'
L3	S 63°32'22" E	33.24'
L4	N 08°52'58" E	6.24'
L5	N 08°52'58" E	16.49'

FILE 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

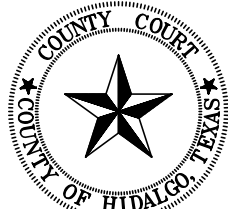
PRINCIPAL CONTACTS:			
NAME	ADDRESS	CITY & ZIP	PHONE #
OWNER: CRISTINA PECHERO	5508 N. CYNTHIA ST.	McALLEN, TX 78504	(956) 821-3765
ENGINEER: JAVIER HINOJOSA	416 E. DOVE AVENUE	McALLEN, TX 78504	(956) 668-1588
SURVEYOR: CARLOS VASQUEZ	517 BEAUMONT AVE.	McALLEN, TX 78501	(956) 618-1551



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.

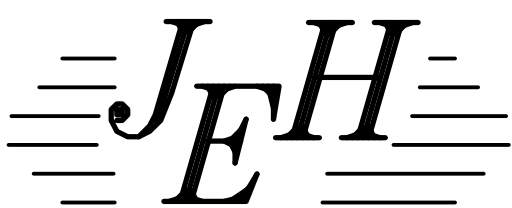
HIDALGO COUNTY DRAINAGE DISTRICT NO. 1

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

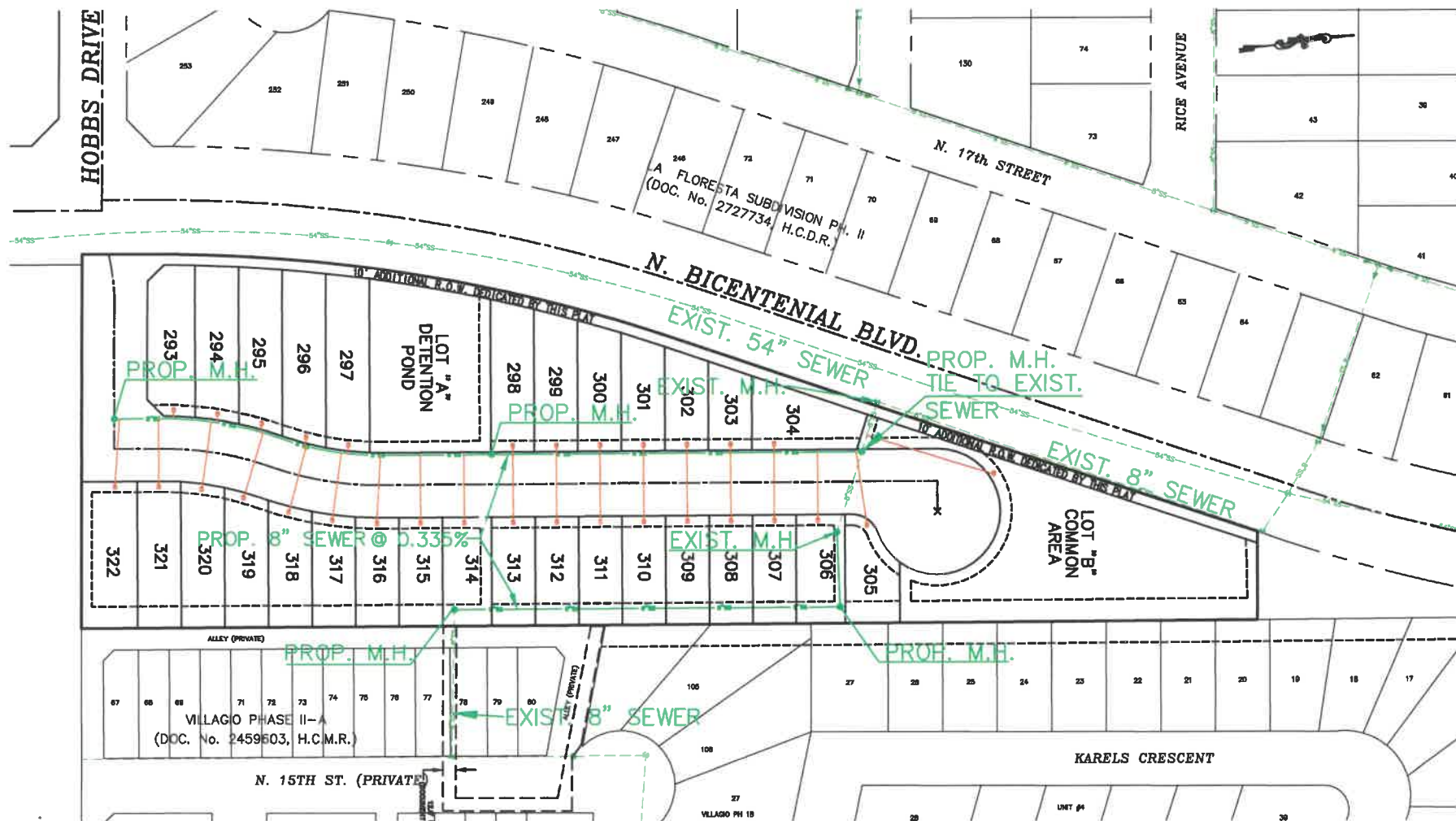


DATE OF PREPARATION: FEBRUARY 5, 2025

DRAWN BY: G. TEEGARDIN



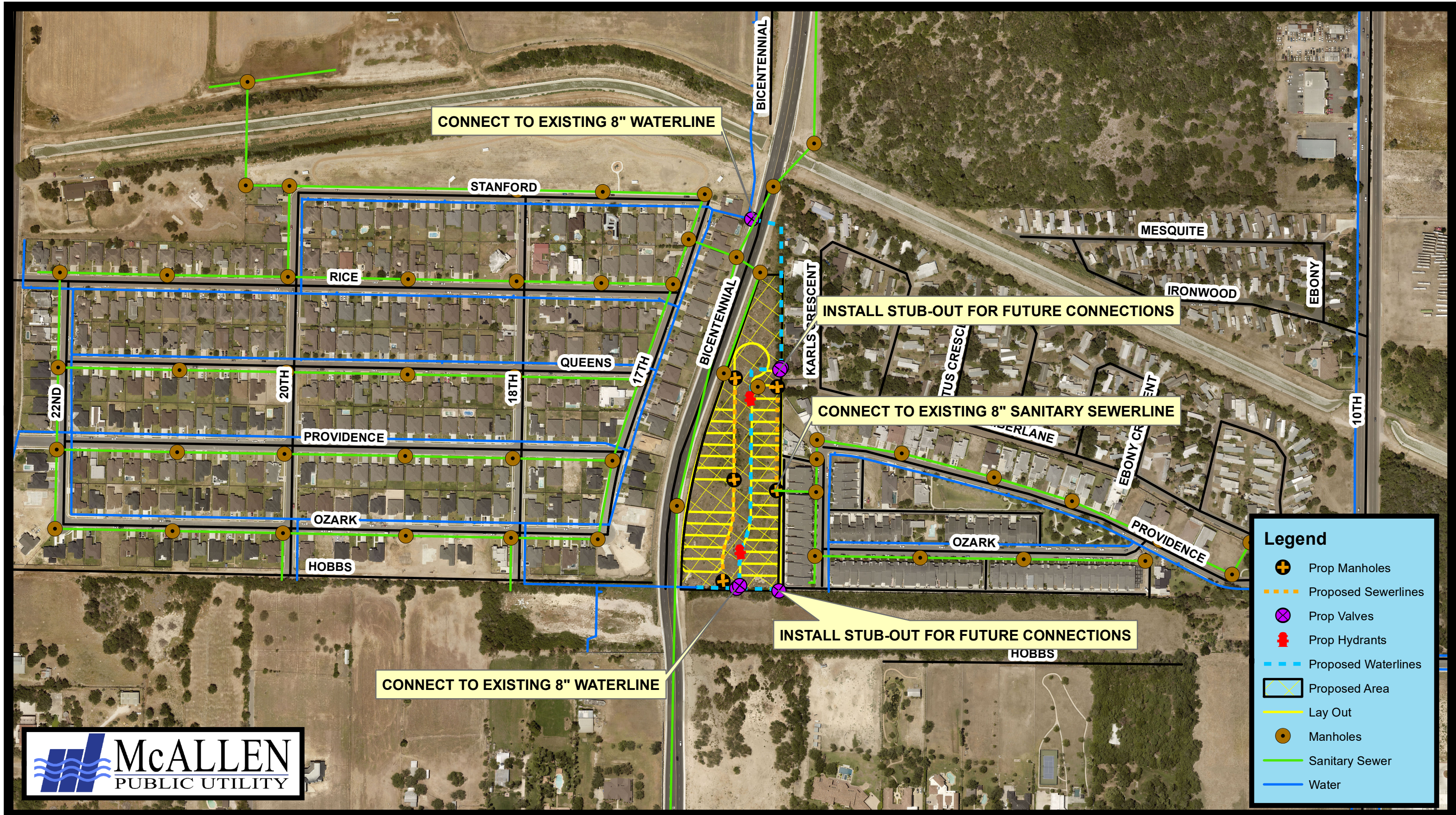
JAVIER HINOJOSA ENGINEERING
CONSULTING ENGINEERS
416 E. DOVE AVENUE McALLEN, TEXAS 78504
PHONE (956) 668-1588
javier@javierhinojosaeng.com
TBPeLS FIRM No. F-1295



PROPOSED SEWER LAYOUT LA FLORESTA SUBDIVISION PH. III



La Floresta Ph. III Subdivision





AGENDA ITEM

2.b.

PUBLIC UTILITY BOARD

DATE SUBMITTED

08/19/2025

MEETING DATE

8/26/2025

1. Agenda Item: Approval of Suarez Phase II Subdivision (1 Lot / Warehouse)

**2. Party Making Request:
Leticia Puentes, Subdivision Coordinator/designer**

3. Nature of Request: Request of MPUB approval from the developer of the proposed subdivision.

4. Budgeted:

**Bid Amount: _____
Under Budget: _____**

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

5. Reimbursement: Water line reimbursement for participation to the Dove Ave Properties No. 1 Water in the amount of \$4,300.68. Sewer line reimbursement for participation to the Dove Ave Properties No. 1 Sewer in the amount of \$2,761.25. Water line reimbursement for participation to the Central McAllen Dist. Water in the amount of \$258.01.

**6. Routing:
Leticia Puentes Created/Initiated - 08/19/2025**

7. Staff's Recommendation: Staff recommends approval of subdivision with the conditions set forth.

8. City Attorney: Approve -AWS

9. MPU General Manager: Approved - MAV

10. Director of Finance for Utilities: Approved - MSC

Memo

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

THRU: Erika Gomez, P.E., Utility Engineer

FROM: Leticia Puentes, Designer/Subdivision Coordinator

DATE: August 14, 2025

SUBJECT: **Suarez Phase II Subdivision; Consideration and Approval**

This property is located on the east side of 24th Street and approximately 300 feet south of Harvey Avenue. It is located within the McAllen City Limits and within MPU's Water and Wastewater CCN. The tract consists of 0.93 acres and is being proposed as one (1) lot of C-3, Commercial.

The subdivision application was originally filed with the City on July 15, 2025 and received preliminary P&Z approval on August 5, 2025. The information required from the developer's engineer for this agenda was received on August 8, 2025.

Utility plan/availability is described as follows:

1. **Water Service:** There is an existing 8" waterline west of the property the developer is proposing to connect to. The proposed water line will tie into the existing water line at two (2) locations to complete a loop for the subdivision. Individual services are being proposed for each unit.
2. **Wastewater Service:** The applicant is proposing to tie in to an existing manhole located at the northwest corner of the property. A proposed 8" sanitary sewer line will be installed within the subdivision for sewer services. The applicant is proposing to install 6" sewer services to each unit.
3. The property falls within the Developer of Dove Avenue Properties No. 1 Water and Sewer, and MPU Central McAllen Distribution Water reimbursement service areas.

Staff recommend 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.) Individual water services for each unit.; 4.) Payment of Sanitary Sewer and Water Line Reimbursements to MPU in the amount of \$7,318.93.

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

JAVIER HINOJOSA ENGINEERING/Consulting Engineers

416 E. Dove Avenue • McAllen, Texas 78504

Tel: (956) 668-1588

javier@javierhinojosaeng.com

TBPELS FIRM NO. F-1295

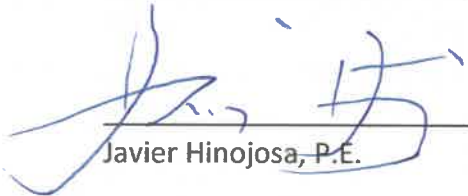
Suarez Subdivision Phase II Water and Sanitary Sewer Description

Water

This single lot office/warehouse subdivision will be connecting to a City of McAllen 8" water line in two locations along the west side of N. 24th Street. 8" water lines will extend into the subdivision within proposed easements and will be looped by connecting onto the existing lines as previously mentioned. Each office/warehouse will be served by 1" water service connections and fire hydrants will be constructed in accordance to fire code.

Sanitary Sewer

This subdivision will be served by an 8" sewer lines that will tie into an existing 8" sewer line along the north side of this subdivision. Each office/warehouse will be served by 4" sanitary sewer connections with a 2 way clean-out at the end of each service.


Javier Hinojosa, P.E.



8/5/25

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 Suarez Brothers, LLC hereinafter called the DEVELOPER.

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

Suarez Subdivision Phase II and proposes to construct Utility Improvements as shown on a plan
(Subdivision Name)

designed by Javier Hinojosa Engineering dated July, 2025, 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 _____, 2025.

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

DEVELOPERS

BY: _____
Suarez Brothers, LLC
By: Albert Suarez, Manager
6100 N. 10th Street
McAllen, Texas 78504

BY: _____
Suarez Brothers, LLC
By: George Suarez, Manager
6100 N. 10th Street
McAllen, Texas 78504

**SUBDIVISION REIMBURSEMENT WORKSHEET
SUAREZ PHASE II SUBDIVISION**

SEWER LINE REIMB. CALCULATIONS

SEWER: DEV. DOVE AVE PROPERTIES NO. 1 SEWER
COST: \$2,699.17 x 0.93 AC \$2,510.23
10% ADMIN FEE <10 YEARS 251.02

SEWER LINE REIMBURSEMENT \$2,761.25

WATER LINE REIMB. CALCULATIONS

WATER: DEV. DOVE AVE PROPERTIES NO. 1 WATER
COST: \$4,203.99 x 0.93 AC \$3,909.71
10% ADMIN FEE <10 YEARS 390.97

WATER LINE REIMBURSEMENT \$4,300.68

WATER LINE REIMB. CALCULATIONS

WATER: MPU: CENTRAL MCALLEN DIST. WATER
COST: \$252.20 x 0.93 AC \$234.55
10% ADMIN FEE <10 YEARS 23.46

WATER LINE REIMBURSEMENT \$258.01

TOTAL REIMBURSEMENT DUE \$7,319.94

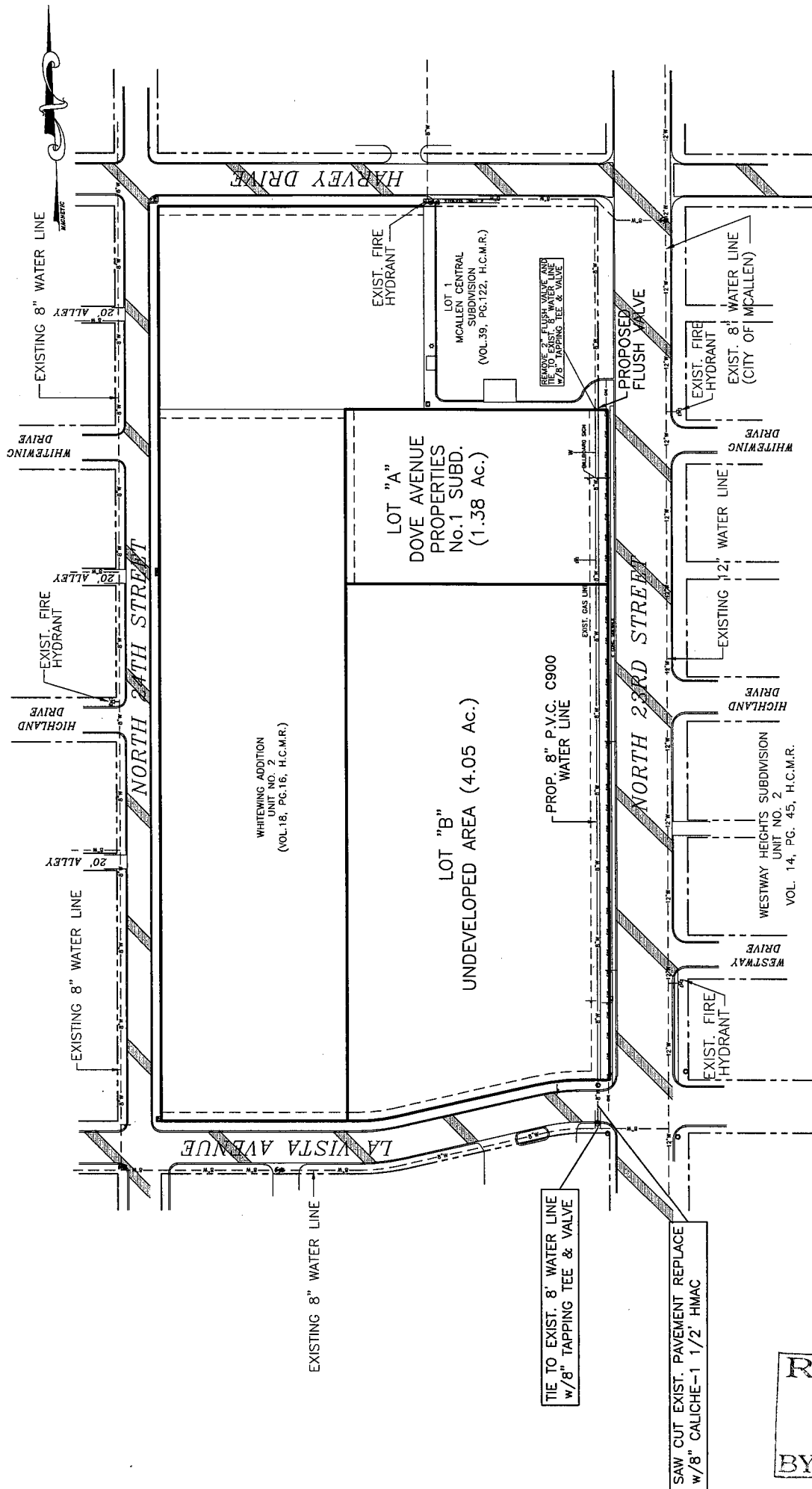
Prepared By: Leticia Puentes Date: 8/14/25 Reviewed By: RS

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.

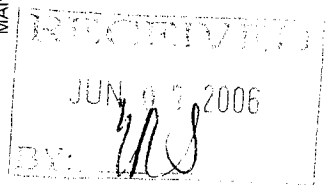
Signature: 

Print: Albert Suarez



WATER SERVICE AREA DOVE AVENUE PROP. NO. 1 SUBD.

RECEIVED
JUN 27 2006
BY: *[Signature]*



SEWER SERVICE AREA
DOVE AVENUE PROP. NO. 1 SUBD.

SUBDIVISION PLAT OF
SUAREZ SUBDIVISION PHASE II

A TRACT OF LAND CONTAINING 0.93 ACRES OF LAND, MORE OR LESS, SITUATED IN HIDALGO COUNTY, TEXAS, BEING PART OR PORTION AND UNDEVELOPMENT AREA OF WHITewing ADDITION No. 2 MAP REFERENCE: VOLUME 18, PAGE 16, MAP RECORDS, HIDALGO COUNTY, TEXAS.

STATE OF TEXAS
COUNTY OF HIDALGO

I, THE UNDERSIGNED OWNER OF THE LAND SHOWN ON THIS PLAT AND DESIGNATED HEREIN AS SUAREZ SUBDIVISION PHASE II, AN ADDITION TO THE CITY OF McAlLEN, TEXAS, AND WHOSE NAME IS SUBSCRIBED HEREIN, HEREBY DEDICATED TO THE USE OF THE PUBLIC ALL STREETS, ALLEYS, PARKS, SEWER LINES, WATER COURSES, STORM SEWERS, FIRE HYDRANTS AND PUBLIC PLACES WHICH ARE INSTALLED OR WHICH WE WILL CAUSE 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 OR ON THE OFFICIAL MINUTES OF THE APPLICABLE AUTHORITIES OF THE CITY OF McAlLEN.

SUAREZ BROTHERS, LLC.
6100 N. 10th ST.
McAlLEN, TEXAS 78504
BY: ALBERT SUAREZ, MANAGER

DATE:

STATE OF TEXAS
COUNTY OF HIDALGO

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, ON THIS DAY THE OWNER PERSONALLY APPEARED ALBERT SUAREZ KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED. ALL GIVEN UNDER MY HAND AND SEAL OF OFFICE.

THIS THE ____ DAY OF _____, 2025 A.D.

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

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

MAYOR, CITY OF McAlLEN DATE

CHAIRMAN, 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

STATE OF TEXAS
COUNTY OF HIDALGO

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

JAVIER HINOJOSA, P.E. DATE
REGISTERED PROFESSIONAL ENGINEER NO. 74808

STATE OF TEXAS
COUNTY OF HIDALGO

I, IVAN GARCIA, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, HEREBY CERTIFY THAT THIS PLAT WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND.

IVAN GARCIA, R.P.L.S. DATE
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 6496
RIO DELTA ENGINEERING
921 S. 10th STREET
EDINBURG, TEXAS 78539
TEL. (956) 380-5152
DATE SURVEYED: SEPT. 18, 2021
TBPELS FIRM NO. 10194027

GENERAL NOTES

- THIS FLOOD DESIGNATION FOR THIS PROPERTY IS ZONE "B" WITH ARE "AREAS OF MINIMAL FLOODING". AS PER F.E.M.A.s FLOOD INSURANCE RATE MAP PANEL No.: 480343 0005 C DATED NOVEMBER 2, 1982.
- MINIMUM PERMISSIBLE FINISHED FLOOR ELEVATION SHALL BE 18" ABOVE TOP OF CURB AT MID POINT OF THIS LOT.
- MINIMUM BUILDING SETBACK LINES SHALL BE AS FOLLOWS:
FRONT:IN ACCORDANCE WITH ZONING ORDINANCE, OR GREATER FOR APPROVED SITE PLAN OR EASEMENTS OR IN LINE WITH EXISTING STRUCTURES, WHICHEVER IS GREATER APPLIES.
REAR:IN ACCORDANCE WITH ZONING ORDINANCE, OR GREATER FOR EASEMENTS OR APPROVED SITE PLAN WHICHEVER IS GREATER APPLIES.
SIDE:IN ACCORDANCE WITH ZONING ORDINANCE, OR GREATER FOR EASEMENTS OR APPROVED SITE PLAN WHICHEVER IS GREATER APPLIES.
- A 5' SIDEWALK SHALL BE REQUIRED ALONG THE EAST SIDE OF N. 24TH STREET.
- A TOTAL OF 0.142 ACRE FEET (6,193 CUBIC FEET) OF STORM WATER DETENTION IS REQUIRED FOR THIS SUBDIVISION. AN ENGINEERED DETENTION AREA SHALL BE CONSTRUCTED AS SHOWN ON THE APPROVED SITE PLAN.
- BENCHMARK: TOP OF CURB INLET LOCATED AT THE SOUTHEAST CORNER OF N. 24TH STREET AND HARVEY AVENUE. ELEV. = 118.13. REFERENCE: (MC-65; ELEV. = 120.15 LOCATED AT THE NORTHWEST CORNER OF 23RD STREET AND DAFFODIL ST. - 30" ALUMINUM PIPE WITH A 3-1/4" BRASS MONUMENT CAP ON TOP).
- ALL LOT CORNERS 1/2" # IRON ROD SET, OR AS NOTED ON THIS PLAT.
- 6 FT. OPAQUE BUFFER REQUIRED FROM ADJACENT/BETWEEN MULTI-FAMILY RESIDENTIAL AND COMMERCIAL, AND INDUSTRIAL ZONES/USES.
- 8 FT. MASONRY WALL REQUIRED BETWEEN SINGLE FAMILY RESIDENTIAL AND COMMERCIAL, INDUSTRIAL, OR MULTI-FAMILY RESIDENTIAL ZONES/USES.
- NO STRUCTURES PERMITTED OVER ANY EASEMENTS.
- COMMON AREAS, ANY ACCESS/SERVICE DRIVE EASEMENTS, ETC. MUST BE MAINTAINED BY THE LOT OWNERS AND NOT THE CITY OF McAlLEN.
- THE DEVELOPER SHALL BE RESPONSIBLE FOR DETAINING AND ACCOMMODATING MORE THAN THE DETAINED VOLUME SHOWN ON THIS PLAT IF IT DETERMINED, AT THE DEVELOPMENT 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.
- ALL EASEMENTS ARE DEDICATED BY THIS PLAT UNLESS OTHERWISE STATED.

STATE OF TEXAS
COUNTY OF HIDALGO

WE, THE UNDERSIGNED, HOLDERS (OR DULY AUTHORIZED OFFICERS OF THE HOLDERS) OF A SECURITY INTEREST IN THE ABOVE DESCRIBED PROPERTY, BEING THE LAND SHOWN ON THIS PLAT AND DESIGNATED HEREIN AS THE SUAREZ SUBDIVISION OF THE CITY OF McAlLEN, TEXAS, DO HEREBY CONSENT TO THE SUBDIVISION OF THE PROPERTY AS PROVIDED FOR UNDER THE PLAT AND TO HEREBY PROVIDE THAT ANY FORECLOSURE RELATING TO THE SECURITY INTEREST ON THE ABOVE DESCRIBED PROPERTY SHALL BE SUBJECT TO THE PLATTING OF THE PROPERTY AS PROVIDED FOR HEREIN.

SECURITY INTEREST HOLDER

BY: JOE QUIROGA
TRUSTEE
TEXAS NATIONAL BANK

STATE OF TEXAS
COUNTY OF HIDALGO

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED JOE QUIROGA, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE. THIS THE ____ DAY OF _____, 2025 A.D.

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

METES AND BOUNDS

A TRACT OF LAND CONTAINING 0.93 ACRES BEING A PART OR PORTION OF AN UN-NUMBERED BLOCK OF LAND IN WHITewing ADDITION UNIT No. 2, HIDALGO COUNTY, TEXAS, RECORDED IN VOLUME 18, PAGE 16, MAP RECORDS OF HIDALGO COUNTY TEXAS, AND SAID 0.93 ACRES TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 1/2 INCH CAPPED IRON ROD SET AT THE NORTHWEST CORNER OF BLOCK 1, WHITewing ADDITION UNIT No. 1, RECORDED IN VOLUME 17, PAGE 2, MAP RECORDS OF HIDALGO COUNTY, TEXAS, SAME BEING A POINT ON THE SOUTH LINE OF THE SAID WHITewing ADDITION UNIT No. 2, AND SAME BEING A POINT ON THE EXISTING EAST RIGHT-OF-WAY LINE OF N. 24th STREET (AN EXISTING 50 FOOT RIGHT-OF-WAY), FOR THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT AND THE **POINT OF BEGINNING**:

THENCE N 08°34'44" E ALONG THE EXISTING EAST RIGHT-OF-WAY LINE OF N. 24th STREET, TO THE SOUTHWEST CORNER OF A CALLED ANGELA SUBDIVISION, RECORDED IN VOLUME 54, PAGE 38, MAP RECORDS OF HIDALGO COUNTY, TEXAS, A DISTANCE OF 193.16 FEET TO A 1/2 INCH CAPPED IRON ROD SET, FOR THE NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE S 81°25'33" E ALONG THE SOUTH BOUNDARY LINE OF THE SAID ANGELA SUBDIVISION TO THE NORTHWEST CORNER OF A CALLED DOVE AVENUE PROPERTIES No. 1, RECORDED IN VOLUME 51, PAGE 86, MAP RECORDS OF HIDALGO COUNTY, TEXAS, A DISTANCE OF 210.57 FEET TO A 1/2 INCH CAPPED IRON ROD SET, FOR THE NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE S 08°34'44" W ALONG THE WEST BOUNDARY LINE OF THE SAID DOVE AVENUE PROPERTIES No. 1, TO A POINT THE THE SOUTH LINE OF THE SAID WHITewing ADDITION No. 2, SAME BEING A POINT ON THE NORTH LINE OF THE SAID BLOCK 1, WHITewing ADDITION UNIT No. 1, A DISTANCE OF 193.16 FEET TO A 1/2 INCH CAPPED IRON ROD SET, FOR THE SOUTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE N 81°25'33" W ALONG THE SOUTH LINE OF THE SAID WHITewing ADDITION No. 2, SAME BEING ALONG THE NORTH LINE OF THE SAID BLOCK 1 OF WHITewing ADDITION UNIT No. 1, A DISTANCE OF 210.57 FEET TO THE **POINT OF BEGINNING** AND CONTAINING 0.93 ACRES OF LAND, MORE OR LESS.

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.

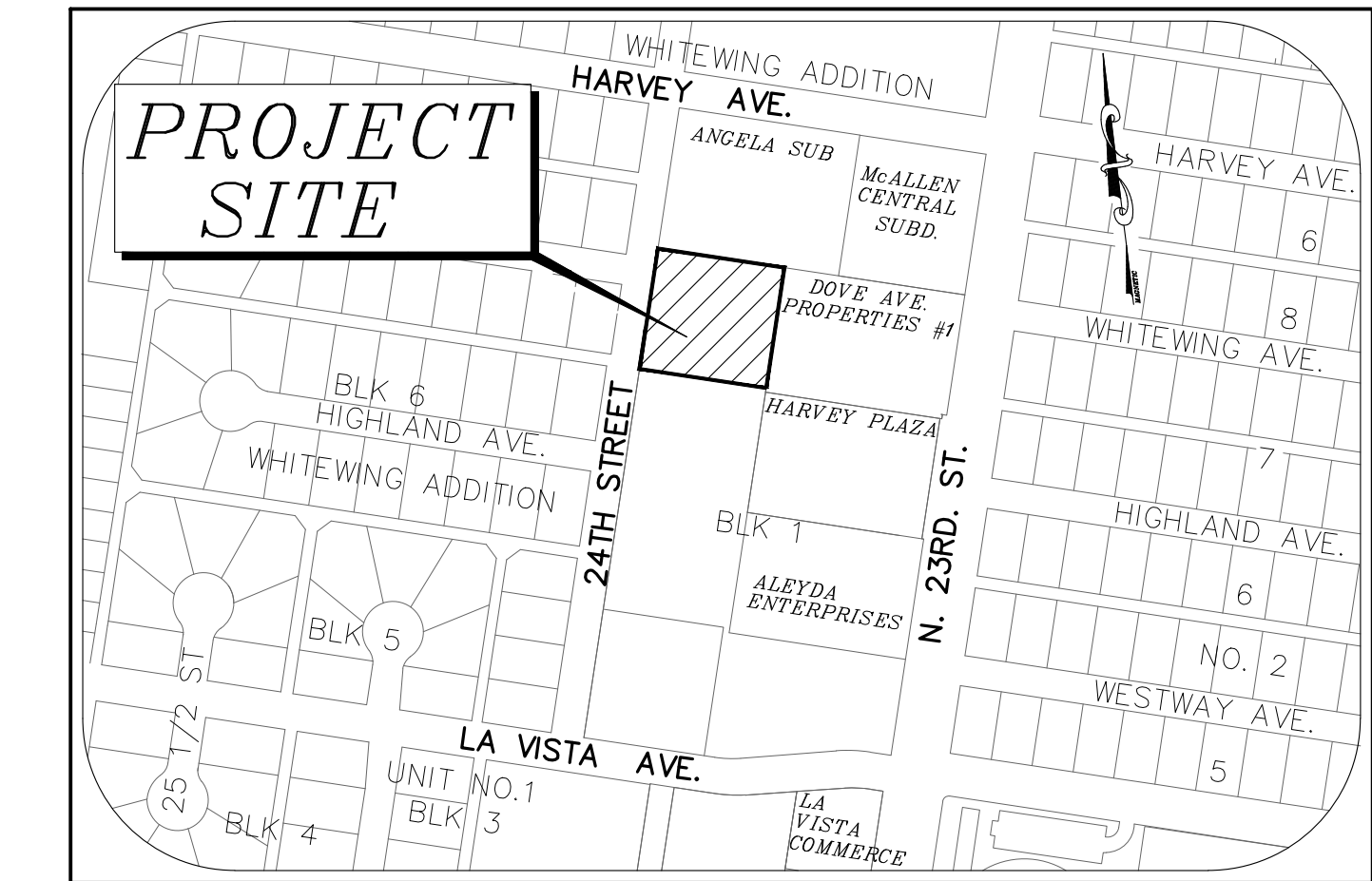
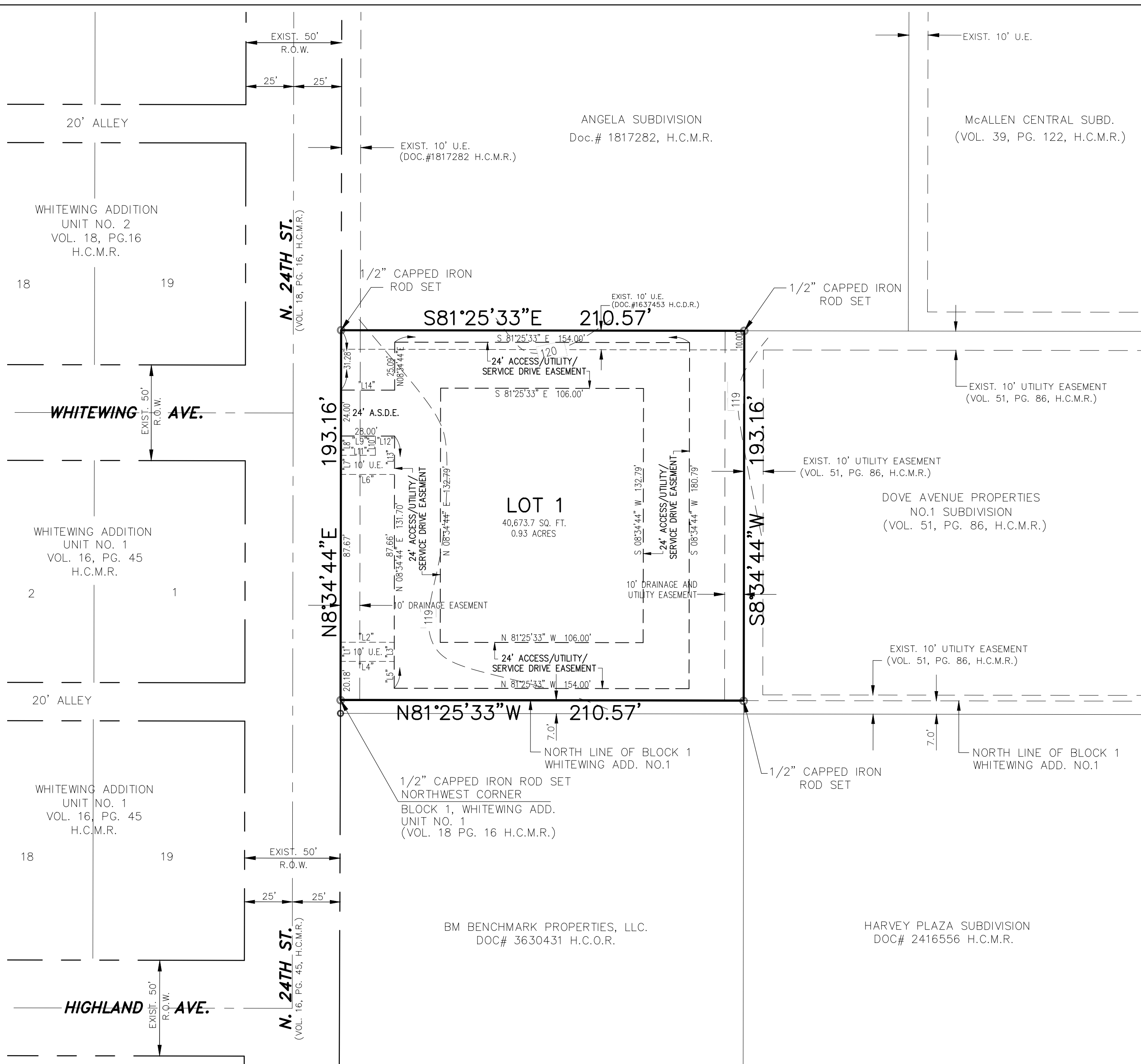
HIDALGO COUNTY DRAINAGE DISTRICT NO. 1

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



FILE 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



LOCATION MAP

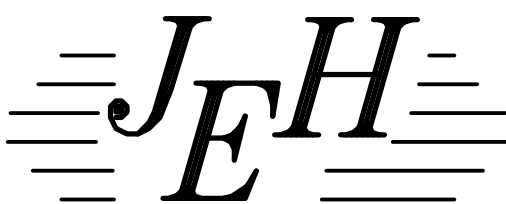
SCALE: 1" = 40'
BASIS OF BEARING AS PER
TEXAS STATE PLANE
COORDINATE SYSTEM
NAD 83, SOUTH ZONE

LEGEND:

P.O.B. = POINT OF BEGINNING
R.O.W. = RIGHT OF WAY
H.C.M.R. = HIDALGO COUNTY MAP RECORDS
H.C.D.R. = HIDALGO COUNTY DEED RECORDS
A.S.D.E. = ACCESS/SERVICE DRIVE EASEMENT
U.E. = UTILITY EASEMENT
----- = EASEMENT LINE (SHORTER DASHES)
- - - - = ACCESS/SERVICE DRIVE EASEMENT (LONGER DASHES)

DATE OF PREPARATION: JUNE 17, 2025

DRAWN BY: G. TEEGARDIN



JAVIER HINOJOSA ENGINEERING
CONSULTING ENGINEERS

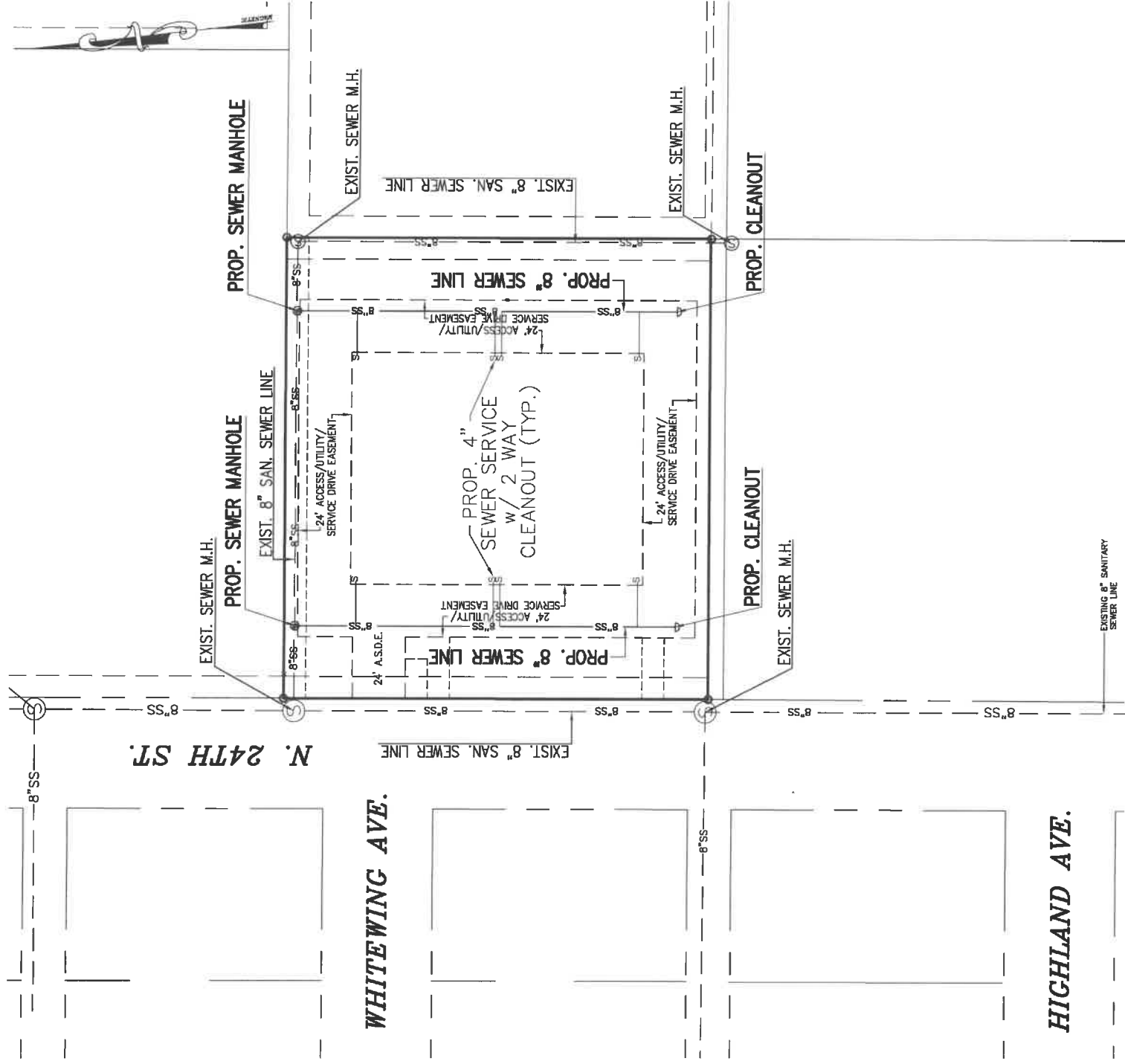
416 E. DOVE AVENUE McAlLEN, TEXAS 78504

PHONE (956) 668-1588

Javier@javierhinojosaeng.com

TBPELS FIRM NUMBER F-1295

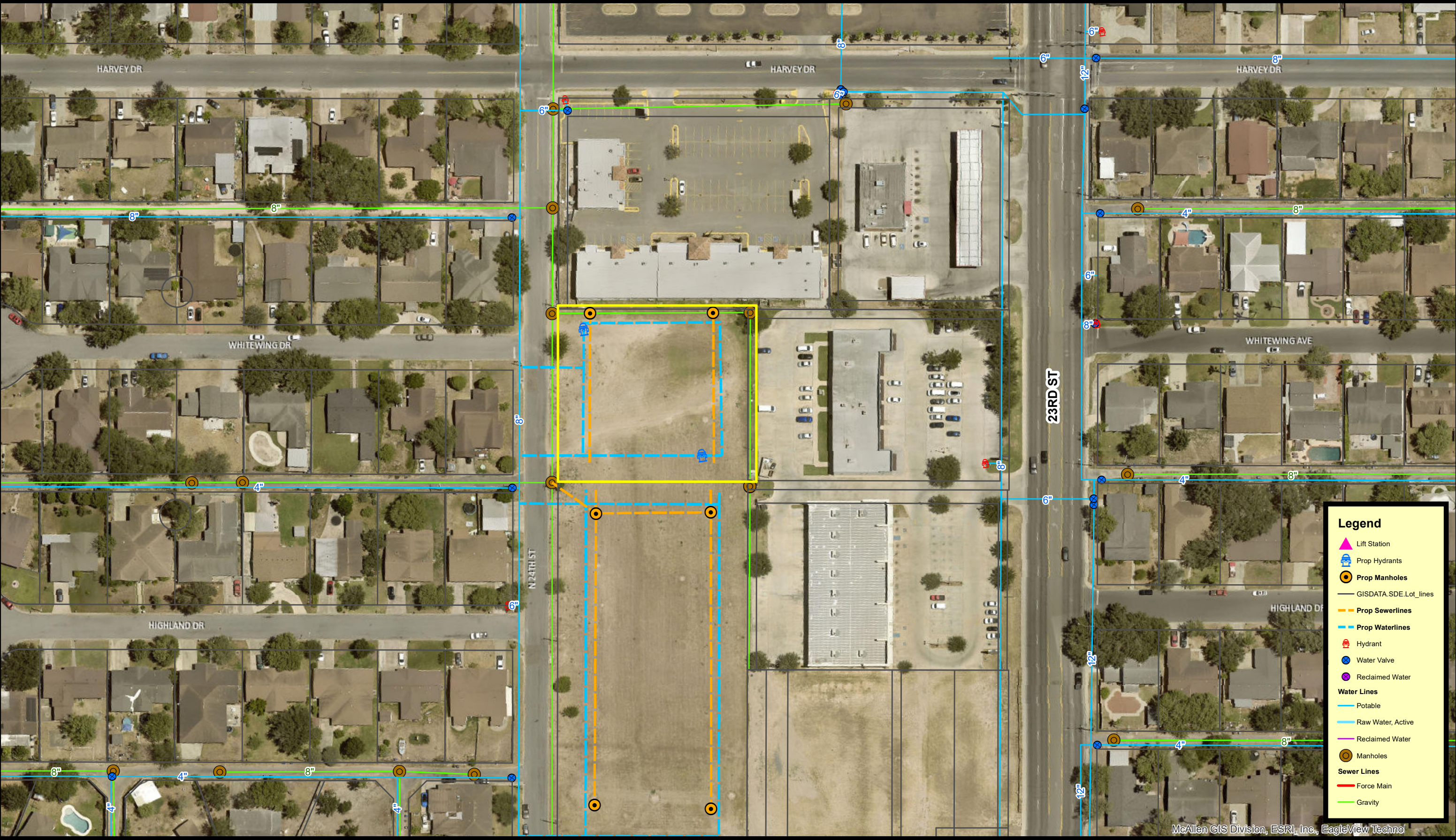
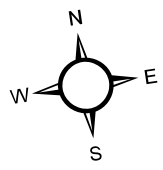
PRINCIPAL CONTACTS:				
NAME	ADDRESS	CITY & ZIP	PHONE #	
OWNER: ALBERT SUAREZ	6100 N. 10th ST.	McAlLEN, TX 78504	(956) 827-5656	
ENGINEER: JAVIER HINOJOSA	416 E. DOVE AVENUE	McAlLEN, TX 78504	(956) 668-1588	
SURVEYOR: IVAN GARCIA	921 S. 10th STREET	EDINBURG, TX 78539	(956) 380-5152	



PROPOSED SEWER LAYOUT SUAREZ SUBDIVISION PHASE II

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

SUAREZ SUBDIVISION PH. II



Legend

- Lift Station
- Prop Hydrants
- Prop Manholes
- GISDATA.SDE.Lot_lines
- Prop Sewerlines
- Prop Waterlines
- Hydrant
- Water Valve
- Reclaimed Water
- Water Lines**
 - Potable
 - Raw Water, Active
 - Reclaimed Water
- Manholes
- Sewer Lines**
 - Force Main
 - Gravity



AGENDA ITEM

2.c.

PUBLIC UTILITY BOARD

DATE SUBMITTED

08/19/2025

MEETING DATE

8/26/2025

1. Agenda Item: Approval of Villas at Tres Lagos Phase I Subdivision (66 Lots / Townhomes)
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: _____

Under Budget: _____

Budgeted Amount: _____

Over Budget: _____

Amount Remaining: _____

5. Reimbursement: Wastewater reimbursement to the developer of El Pacifico for the El Pacifico Wastewater Project in the amount of \$8,528.63. Wastewater reimbursement to MPU for participation to the El Pacifico Wastewater Project in the amount of \$2,514.59.
6. Routing:
Rafael Balderas Jr. Created/Initiated - 08/19/2025
7. Staff's Recommendation: Staff recommends approval of the proposed subdivision with the conditions set forth.
8. City Attorney: Approve -AWS
9. MPU General Manager: Approved - MAV
10. Director of Finance for Utilities: Approved - MSC

Memo

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

THRU: Carlos Gonzalez, P.E., Utility Engineer
Erika Gomez, P.E., Utility Engineer

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

DATE: August 15th, 2025

SUBJECT: **Villas at Tres Lagos Ph. I Subdivision; Consideration & Approval of the Subdivision**

This subdivision was originally approved by the MPU Board on December 10th of last year, there has been some additional acreage implemented to the subdivision. The property is located on the north side of Tres Lagos Boulevard and approximately 650 feet east of Shary Road. It is located within the McAllen City Limits and is being proposed as R-3T residential. The tract now consists of 13.101 acres and will be 66 lots for townhomes.

The subdivision application was originally filed with the City on July 11, 2024, and received preliminary P&Z approval on August 6, 2024. The information required from the developer's engineer for this agenda was received on August 18, 2025.


Utility plan/availability is described as follows:

1. **Water Service:** The property falls within the Sharyland Water Supply Corporation water CCN. The applicant will be asked to coordinate with SWSC on the water improvements. It is requested that the applicant follow the standard subdivision requirements pertaining to fire protection and be asked to coordinate with the Fire Department.
2. **Wastewater Service:** The applicant is proposing to install an 8-inch wastewater line to service the property, which would connect to an existing 8-inch wastewater line stub out along Tres Lagos Boulevard. Staff recommends that the proposed wastewater line go to-and-through the property.
3. **Reclaimed Water Service:** The applicant is proposing to install an 8-inch reclaimed waterline to service the property, which would connect to an existing stub out along Tres Lagos Boulevard. Staff recommends that the reclaimed waterline go to-and-through the property.
4. This property falls within the El Pacifico Sewer reimbursement service area and will comply with the Sewer Capacity Reservation and Reimbursement Agreement, which was executed for the Tres Lagos 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.) Execution of a Waterline Access Agreement between the developer, SWSC, and the City; 4.) Payment of a Sewer Line Reimbursement to the Developer of El Pacifico in the amount of \$8,528.63 for the El Pacifico Sewer Project; and 5.) Payment of a Sewer Line Reimbursement to MPU in the amount of \$2,514.59 for participation to the El Pacifico Sewer Project.

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

MEMORANDUM

Date: December 04, 2024
To: Rafael Balderas, McAllen PUB
CC:
From: Mario A. Reyna, P.E. 
Subject: Villas at Tres Lagos Phase I-A

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

WATER – SWSC

There is an existing 8-inch water main that was extended with stub outs Villas at Tres Lagos Phase I-A. A proposed 8-inch will connect to stub out and will run within the proposed street right-of-way or dedicated easements and provide all necessary services and fire protection to the lots within said Villas at Tres Lagos Phase I-A Subdivision.

SANITARY SEWER- MPUB

There is an existing 21-inch sanitary sewer line along the north side of Tres Lagos Blvd. Proposing a connection manhole and an 8-inch sanitary sewer line will be extended within the subdivision to provide services to the proposed 59 residential lots.

RE-USE WATER LINE- MPUB

There is an existing 12-inch reuse main that was extended with a 6-inch reuse water with stub out at the proposed utility easement, a proposed 8-inch will connect to stub out and will run within the proposed street right-of-way or dedicated easements and provide all necessary services and fire protection to the lots within said Villas at Tres Lagos Phase I-A Subdivision.

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 RHODES DEVELOPMENT, INC. hereinafter called the DEVELOPER.

1. The DEVELOPER is the developer of the following described property: VILLAS AT TRES LAGOS PHASE I-A SUBDIVISION and proposes to construct Utility Improvements as
(Subdivision Name)
shown On a plan designed by MELDEN & HUNT, INC dated _____, hereinafter called
(Engineering Firm)
the 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.

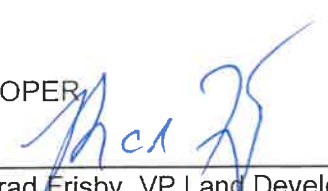
ISSUED in triplicate originals this _____ day of _____, 2024.

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:  _____
Brad Frisby, VP Land Development
Rhodes Development, Inc.
200 S. 10th Steet, Suite 1700
McAllen, Texas 78501

**SUBDIVISION REIMBURSEMENT WORKSHEET
VILLAS AT TRES LAGOS SUBDIVISION PH. 1**

SEWER LINE REIMB. CALCULATIONS

SEWER: DEV. OF EL PACIFICO SUBDIVISION
COST: \$591.81 x 13.101 AC \$7,753.30
10% ADMIN FEE <10 YEARS 775.33

SEWER LINE REIMBURSEMENT \$8,528.63

SEWER LINE REIMB. CALCULATIONS

SEWER: MPU: EL PACIFICO PARTICIPATION
COST: \$174.49 x 13.101 AC \$2,285.99
10% ADMIN FEE <10 YEARS 228.60

SEWER LINE REIMBURSEMENT \$2,514.59

TOTAL REIMBURSEMENT DUE \$11,043.22

Prepared By: RB Date: 6/15/2025 Reviewed By: _____

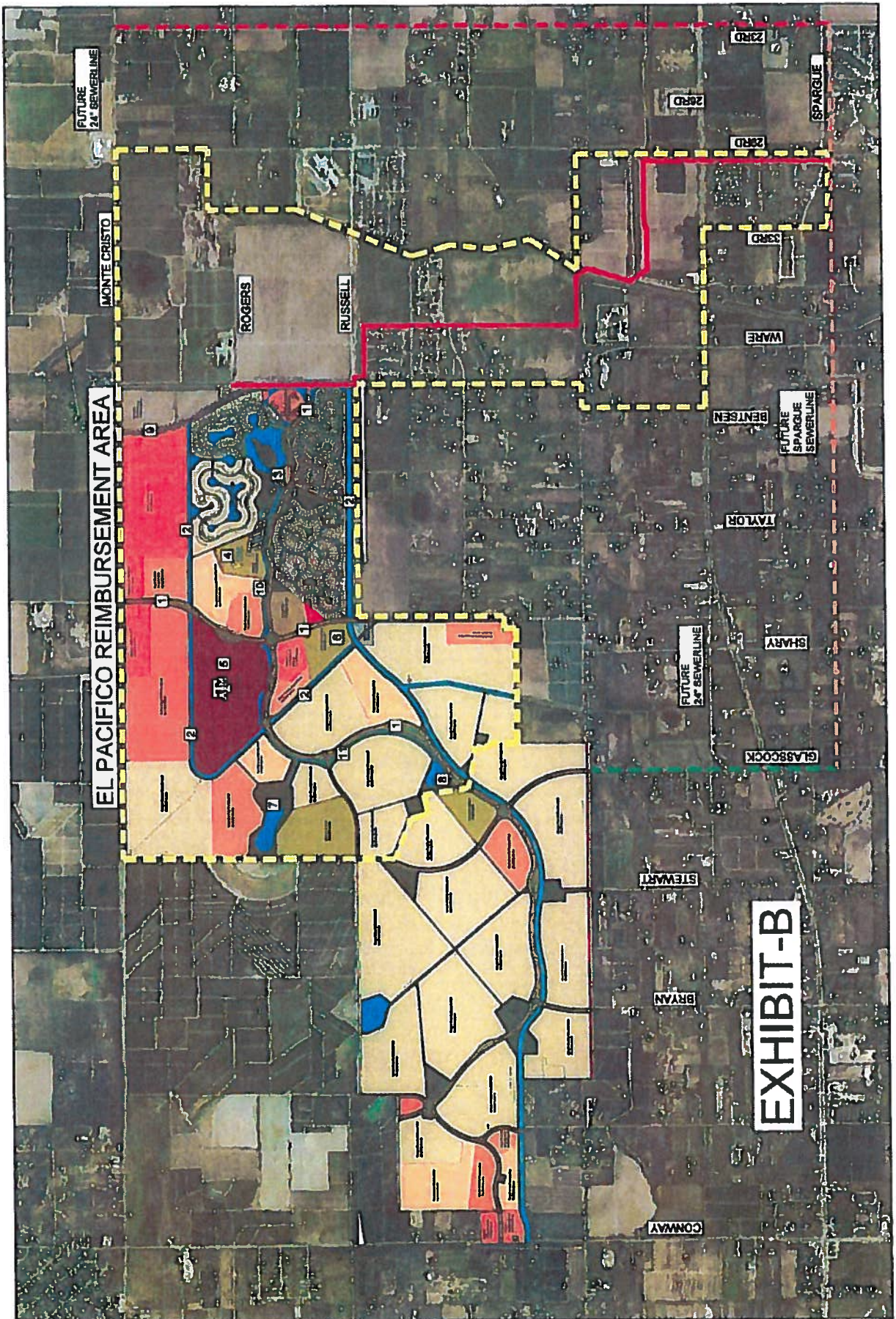
Escrows will be adjusted upon execution of Final Reimbursement Certificate

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: _____

AGREEMENT IN PLACE WITH THE CITY



X



12/04/2024

RE: Villas at Tres Lagos Phase I-A Subdivision – Existing Water Infrastructure
Subdivision of 12.235 acres out of section 227 and 232, Texas-Mexican Railway Company Survey according to the patent issued by the State of Texas, Recorded in Volume 4, Pages 142-143, H.C.D.R. City of McAllen, Hidalgo County, Texas.

To whom it may concern,

This letter is intended to serve as a utility (water) availability letter for the Villas at Tres Lagos Phase I-A Subdivision located in the City of McAllen Texas within the Sharyland Water Supply Corporation CCN. There is an existing 12-inch waterline along the frontage of the property on the south side of Tres Lagos Blvd. and a 12-inch waterline along the west side of N. Shary Rd.



Sincerely,

Isidro Gutierrez

Isidro Gutierrez,

Graduate Engineer / Development Coordinator

SUBDIVISION MAP OF
VILLAS AT TRES LAGOS PHASE I
(PRIVATE SUBDIVISION)
SUBDIVISION OF 13.101 ACRES
OUT OF SECTION 227 AND 232, TEXAS-MEXICAN RAILWAY COMPANY SURVEY
ACCORDING TO THE PATENT ISSUED BY THE STATE OF TEXAS,
RECORDED IN VOLUME 4, PAGES 142-143, H.C.D.R.,
CITY OF McALLEN, HIDALGO COUNTY, TEXAS

BEARING BASIS AS PER TEXAS
COORDINATE SYSTEM SOUTH ZONE 4205
TEXAS SOUTH DATUM
AS PER NAVD 83 (GEOID 2011B)
SCALE: 1"=60'

BOUNDARY Curve Table					
Curve #	Delta	Radius	Length	Tangent	Chord Direction
"C1"	008° 02' 23"	1,950.00'	273.62'	137.04'	N69° 37' 46"W
"C2"	009° 33' 47"	1,950.00'	325.47'	163.11'	N78° 25' 51"W

CENTERLINE Curve Table					
Curve #	Delta	Radius	Length	Tangent	Chord Direction
"C1"	020° 58' 50"	150.00'	54.93'	27.77'	S26° 29' 25"W
"C2"	018° 50' 58"	150.00'	49.35'	24.90'	S46° 24' 19"W
"C3"	039° 49' 48"	150.00'	104.27'	54.34'	N35° 54' 54"E
"C4"	090° 00' 04"	36.00'	56.55'	36.00'	S29° 00' 01"E
"C5"	000° 25' 29"	568.91'	4.22'	2.11'	S73° 47' 35"E
"C6"	003° 35' 52"	600.00'	37.68'	18.84'	S71° 47' 56"E

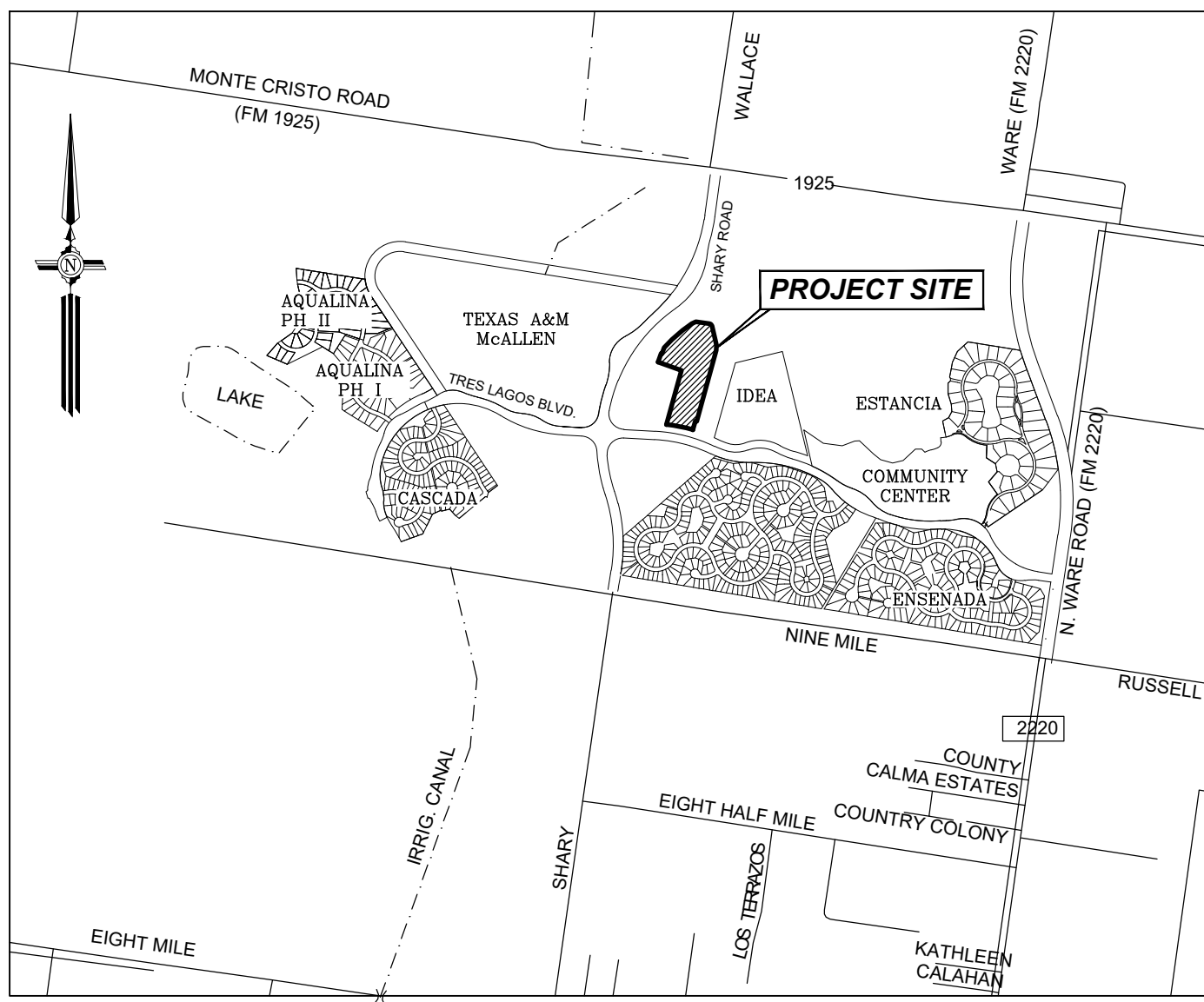
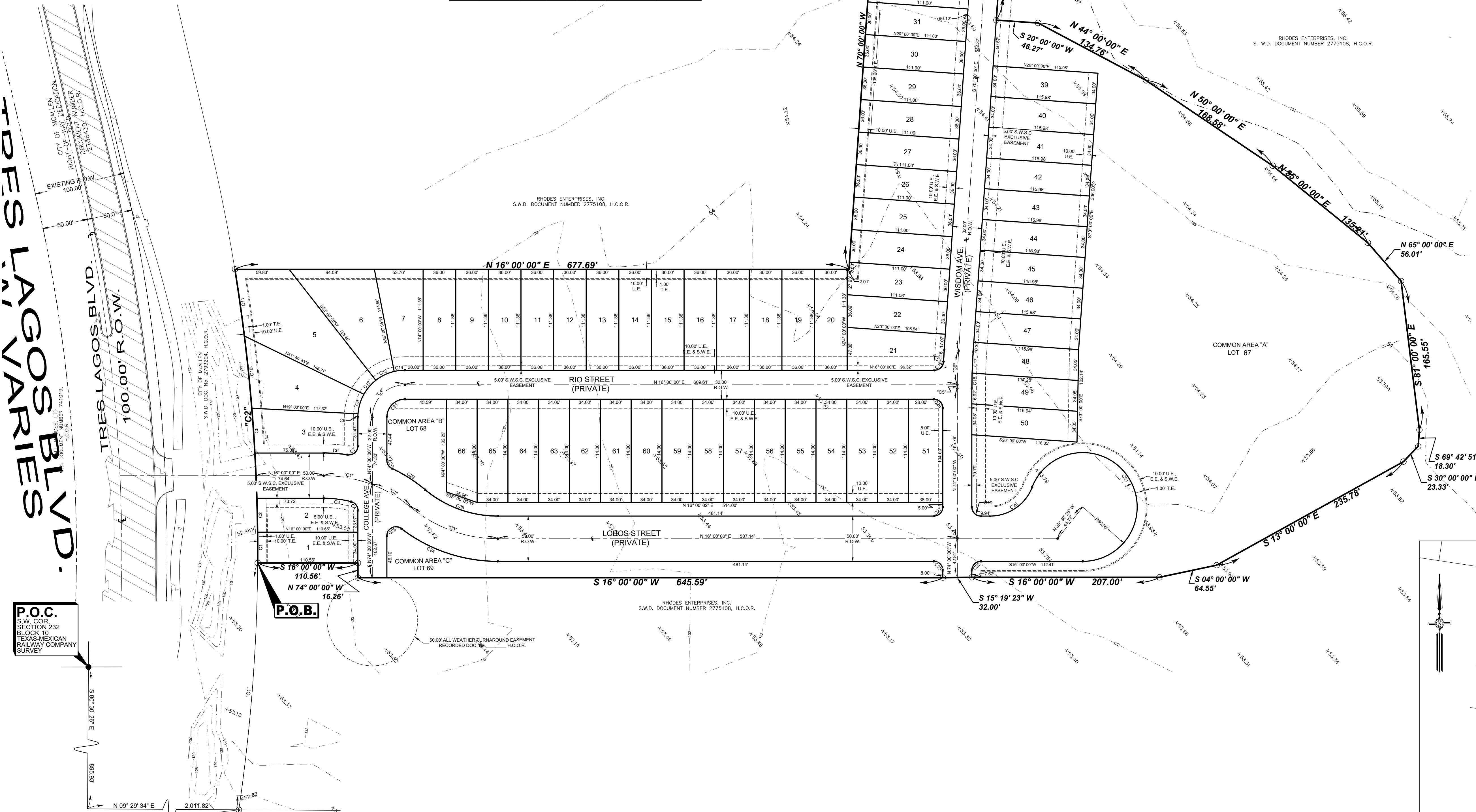
- LEGEND & ABBREVIATIONS
- FND. No 4 REBAR
 - SET No 4 REBAR WITH PLASTIC CAP STAMPED MELDEN & HUNT
 - P.O.C. - POINT OF COMMENCEMENT
 - P.O.B. - POINT OF BEGINNING
 - H.C.O.R. - HIDALGO COUNTY OFFICIAL RECORDS
 - H.C.D.R. - HIDALGO COUNTY DEED RECORDS
 - H.C.M.R. - HIDALGO COUNTY MAP RECORDS
 - R.O.W. - RIGHT-OF-WAY
 - S.W. COR. - SOUTHWEST CORNER
 - SQ. FT. - SQUARE FEET
 - U.E. - UTILITY EASEMENT DEDICATED BY THIS PLAT
 - D.E. - DRAINAGE EASEMENT DEDICATED BY THIS PLAT
 - T.E. - TECHNOLOGY EASEMENT DEDICATED BY THIS PLAT
 - E.E. - ELECTRICAL EASEMENT DEDICATED BY THIS PLAT
 - N.T.S. - NOT TO SCALE-DETAILS
 - SWSC - SHARYLAND WATER SUPPLY CORPORATION
 - S.W.D. - SPECIAL WARRANTY DEED
 - DOC. NO. - DOCUMENT NUMBER
 - CL - ROAD CENTER LINE
 - o - INDICATOR FOR BEGIN AND END CURVE
 - C.A. - COMMON AREA
 - S.W. - SIDEWALK

Lot Area Table		
Lot #	SQ. FT.	Area
1	3758.88	0.086
2	4062.45	0.093
3	5362.53	0.123
4	6234.40	0.143
5	10147.62	0.233
6	6995.54	0.161
7	4787.63	0.110
8	4009.59	0.092
9	4009.59	0.092
10	4009.59	0.092
11	4009.59	0.092
12	4009.59	0.092
13	4009.59	0.092
14	4009.59	0.092
15	4009.59	0.092
16	4009.59	0.092
17	4009.59	0.092
18	4009.59	0.092
19	4009.59	0.092
20	4009.59	0.092
21	4648.90	0.107
22	3952.91	0.091
23	4025.00	0.092
24	3996.00	0.092
25	3996.00	0.092
26	3996.00	0.092
27	3996.00	0.092
28	3996.00	0.092
29	3996.00	0.092
30	3996.00	0.092

Lot Area Table		
Lot #	SQ. FT.	Area
31	3996.00	0.092
32	3996.00	0.092
33	3996.00	0.092
34	3996.00	0.092
35	3996.00	0.092
36	3996.00	0.092
37	3996.00	0.092
38	4361.61	0.100
39	3943.32	0.091
40	3943.32	0.091
41	3943.32	0.091
42	3943.32	0.091
43	3943.32	0.091
44	3943.32	0.091
45	3943.32	0.091
46	3943.32	0.091
47	3943.32	0.091
48	3970.07	0.091
49	3984.46	0.091
50	3965.87	0.091
51	4310.54	0.099
52	3876.00	0.089
53	3876.00	0.089
54	3876.00	0.089
55	3876.00	0.089
56	3876.00	0.089
57	3876.00	0.089
58	3876.00	0.089
59	3876.00	0.089
60	3876.00	0.089

Common Area Table		
Lot #	SQ. FT.	Area
A	159538.57	3.663
B	14188.29	0.326
C	12830.15	0.295

Curve Table					
Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C1	34.00'	1,950.00'	000° 59' 56"	N74° 08' 55"W	34.00'
C2	37.37'	1,950.00'	001° 05' 53"	N75° 11' 50"W	37.37'
C3	30.42'	125.00'	013° 56' 30"	S22° 58' 15"W	30.34'
C4	13.27'	10.00'	078° 02' 39"	S67° 57' 50"W	12.32'
C5	49.61'	1,950.00'	001° 27' 28"	N77° 56' 44"W	49.61'
C6	17.21'	10.00'	068° 35' 46"	N24° 41' 04"W	15.16'
C7	3.97'	52.00'	004° 22' 33"	S71° 48' 44"E	3.97'
C8	22.69'	52.00'	025° 00' 20"	S57° 07' 17"E	22.51'
C9	80.13'	1,950.00'	002° 21' 16"	N79° 51' 06"W	80.12'
C10	74.31'	1,950.00'	002° 11' 01"	N82° 07' 14"W	74.31'
C11	20.37'	52.00'	022° 26' 24"	S33° 23' 55"E	20.24'
C12	22.70'	52.00'	025° 00' 47"	S9° 40' 19"E	22.52'
C13	11.95'	52.00'	013° 09' 56"	S9° 25' 02"W	11.92'
C14	15.22'	10.00'	087° 12' 52"	N27° 37' 35"W	13.79'
C15	13.26'	616.00'	001° 14' 02"	S70° 37' 01"E	13.26'
C16	23.62'	584.00'	002° 19' 04"	S71° 09' 32"E	23.62'
C17	17.15'	584.00'	001° 40' 56"	S73° 09' 32"E	17.15'
C18	15.71'	10.00'	090° 00' 00"	N61° 00' 00"E	14.14'
C19	59.93'	50.00'	068° 40' 35"	N18° 20' 17"W	56.41'
C20	260.41'	60.00'	248° 40' 35"	S71° 39' 43"W	99.09'
C21	15.71'	10.00'	090° 00' 00"	S29° 00' 00"E	14.14'
C22	15.71'	10.00'	090° 00' 00"	S61° 00' 00"W	14.14'
C23	114.33'	175.00'	037° 25' 54"	N34° 42' 57"E	112.31'
C24	22.24'	10.00'	127° 25' 54"	S10° 17' 03"E	17.93'
C25	15.71'	10.00'	090° 00' 00"	S61° 00' 00"W	14.14'
C26	15.70'	10.00'	089° 58' 44"	N28° 59' 22"W	14.14'
C27	86.90'	125.00'	039° 49' 48"	N35° 54' 54"E	85.16'
C28	43.70'	175.00'	014° 18' 30"	S48° 40' 33"W	43.59'
C29	11.25'	10.00'	064° 28' 42"	N73° 45' 39"E	10.67'
C30	31.42'	20.00'	090° 00' 00"	S29° 00' 00"E	28.28'



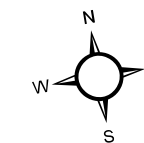
M MELDEN & HUNT, INC.
CONSULTANTS • ENGINEERS • SURVEYORS
115 W. McINTYRE - EDINBURG, TX 78541
PH: (956) 381-0981 - FAX: (956) 381-1839
ESTABLISHED 1947 - www.meldenandhunt.com

PRINCIPAL CONTACTS	NAME	ADDRESS	CITY & ZIP	PHONE	FAX
OWNER:	KENT BURNS	4216 N. U.S. 281	EDINBURG TX 78542	C/0956-381-0981	C/0956-381-1839
ENGINEER:	MARIO A REYNA	115 W. McINTYRE	EDINBURG, TX 78541	(956) 381-0981	(956) 381-1839
SURVEYOR:	ROBERTO N. TAMEZ	115 W. McINTYRE	EDINBURG, TX 78541	(956) 381-0981	(956) 381-1839

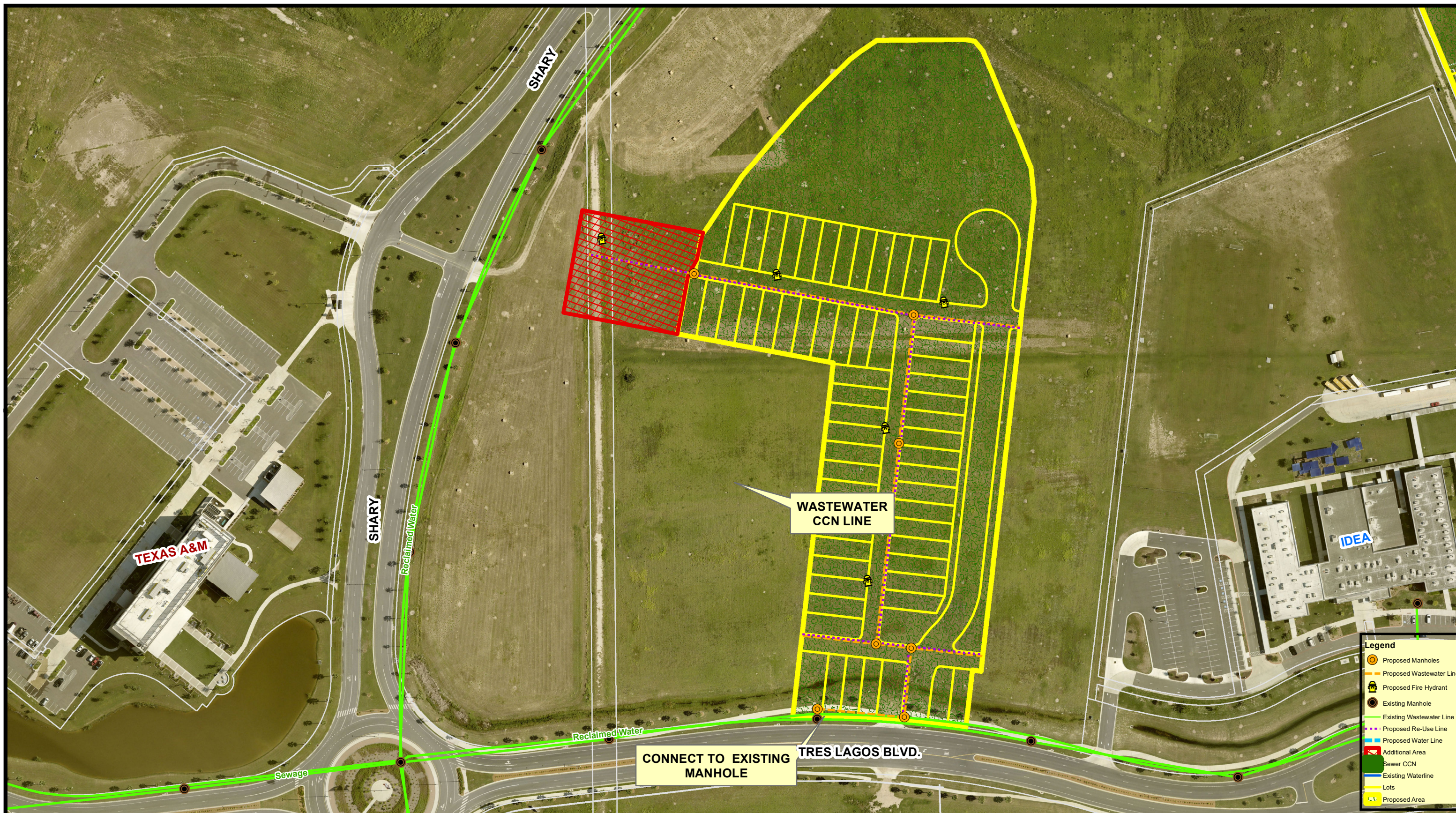
DRAWN BY: LH DATE 02/19/2025
REVISED BY: AA DATE 07/23/2025
SURVEYED, CHECKED DATE
FINAL CHECK DATE

LOCATION MAP
SCALE: 1" = 2,000'

VILLAS AT TRES LAGOS PHASE I



1 inch = 168 feet





AGENDA ITEM

3.a.

PUBLIC UTILITY BOARD

DATE SUBMITTED

08/19/2025

MEETING DATE

8/26/2025

1. Agenda Item: Consideration and Possible Approval of the Award for Project No. 08-25-SP19-198 – Supply Contract for the Purchase and Delivery of Meter Boxes & Lids - AMI

**2. Party Making Request:
Juan Pedraza**

3. Nature of Request: Consideration and Possible Approval of the Award Supply Contract for the Purchase and Delivery of Meter Boxes & Lids - AMI. Project No. 08-25-SP19-198

4. Budgeted: Yes

Bid Amount: \$215,184.96
Under Budget: \$70,145

Budgeted Amount: \$99,960
Over Budget: \$0.00
Amount Remaining: \$70,145

5. Reimbursement:

6. Routing:
Juan Vallejo **Created/Initiated - 08/19/2025**
Gerardo Noriega **Final Approval - 08/19/2025**

7. Staff's Recommendation: Staff recommends to Award for Project No. 08-25-SP19-198 – Supply Contract for the Purchase and Delivery of Meter Boxes & Lids - AMI to two (2) local vendors: Aqua Works Pipe & Supply LLC. as the primary supplier, and Ferguson Waterworks as the secondary supplier.

8. City Attorney: Approve -AWS

9. MPU General Manager: Approved - MAV

10. Director of Finance for Utilities: Approved - MSC



O.K. TO PROCEED.

A handwritten signature in blue ink, appearing to be "MR", is written below the "O.K. TO PROCEED." text.

Memo

To: Marco A. Vega, P.E. General Manager
Thru: Edward Gonzalez, Director of Water Systems
From: Juan Pedraza, T&D Manager
Date: 08/15/25
Re: Project No. 08-25-SP19-198 Purchase and Delivery of Meter Boxes & Lids AMI

On August 14, 2025, the Transmission Distribution Department, in coordination with the Purchasing & Contracting Department, received sealed bids from two (2) local vendors, AguaWorks Pipe & Supply LLC and Ferguson WaterWorks, for the purchase and delivery of meter boxes.

These units protect water meters from damage and unauthorized access while allowing easy access for authorized personnel. The units will be utilized for new water meter installations, including new developments, as well as for replacing damaged units in the field, making them an essential component in supporting MPU's growth and service expansion. Both vendors met MPU's required specifications and demonstrated the capability to provide the necessary products in the required quantities.

After reviewing the bids in detail, staff recommends awarding the primary supply contract to AguaWorks Pipe and Supply LLC, and the secondary supply contract to Ferguson WaterWorks. This dual-award approach ensures competitive pricing, maintains procurement flexibility, and supports local businesses. All procurements will be made as needed, utilizing funds from the approved departmental operating budgets.

The contract is to be awarded for a period of four (4) years, with the option to extend for up to two (2) additional years in one-year increments. If awarded, staff requests authorization, with General Manager approval, to exercise the option to extend the contract for these additional years, provided the successful contractor's performance is satisfactory and the unit prices remain unchanged.

In addition, we respectfully request authorization, with General Manager approval, to terminate such contract(s) and re-award the affected item(s) to the next lowest bidder meeting the requirements of the specifications, in the event an awarded vendor fails to meet or perform under the terms and conditions of their supply contract.

REQUEST FOR AVAILABILITY OF FUNDS

Construction ☐ Purchase ☐
Service ☐ Supply ☒
Land Acquisition ☐

Department Name: Transmission Distribution
Department Head: Edward Gonzalez
Signature: [Signature] Date: 05/06/2025
Project Name: NO 09-22-SP30-153 PURCHASE & DELIVERY OF METER BOXES AND LIDS AMI
Description: Water meter boxes protect meters from damage and unauthorized access while allowing for easy reading and maintenance. They are utilized for new water accounts and to replace damaged boxes, ensuring reliable meter function and billing accuracy.
Start Date 10/11/2025 End Date _____ Location of Project: McAllen

State/Federal Funding (Specify Agency (ies)): _____

State/Federal Grants (Specify Agency (ies)): _____

Account Number : (Include Project Code) 430-4030-446.66-30 NO. 09-22-SP30-153 Estimated Cost: \$ 99,960

Account Number : (Include Project Code) _____ Estimated Cost: _____

Office of Management & Budget / Treasury Management Approval:

Budget Information: Budgeted ☒ No Funds Available ☐
Not Budgeted ☐ Budget Amendment Required ☐
Budget Reclaim Required ☐

Funding Source: Water Capital Improvement

Budget Amount: \$ 99,960

Name: Maria S. Chavero

Title: Director of Finance Utilities

Signature: [Signature] Date: 5/7/2025

City Manager / General Manager Authorization to Solicit Bids:

Approved: ☒ Disapproved: ☐

Signature: [Signature] Date: 5/8/25



BID OPENING: THURSDAY, AUGUST 14, 2025, AT 2:00 P.M. (CDT)

LOCATION: CITY HALL CONFERENCE ROOM 2A

PROJECT NO. 08-25-SP19-198 PURCHASE & DELIVERY OF METER BOXES & LIDS-AMI

BIDDERS:					AGUAWORKS PIPE & SUPPLY, LLC EDINBURG, TX			FERGUSON US HOLDINGS, INC MISSION, TX		
ITEM NO.	REFERENCE NO.	DESCRIPTION	UOM	QTY	UNIT PRICE	EXT PRICE	COMMENT	UNIT PRICE	EXT PRICE	COMMENT
1	890-40-10001	DFW1219-10-AF3MF MCA – LID ONLY (VENDOR IS TO QUOTE DELIVERED PRICING, PLEASE (INDICATE IN COMMENT AREA) DELIVERY AFTER RECEIPT OF ORDER (ARO), MANUFACTURER AND MODEL NUMBER OF ITEM BEING QUOTED.)	EA	700	\$38.26	\$26,782.00	DFW1219-AF3EF 63D	\$39.99	\$27,993.00	DFW
2	890-40-10002	DFW1219-10 & DFW1219-10-AF3MF MCA – COMPLETE BOX AND LID (VENDOR IS TO QUOTE DELIVERED PRICING, PLEASE (INDICATE IN COMMENT AREA) DELIVERY AFTER RECEIPT OF ORDER (ARO), MANUFACTURER AND MODEL NUMBER OF ITEM BEING QUOTED.)	EA	1300	\$82.80	\$107,640.00	DFW1219-10-AF3MF 63D	\$86.63	\$112,619.00	DFW
3	890-40-10003	DFW1324C-12-AF3MF MCA – LID ONLY (VENDOR IS TO QUOTE DELIVERED PRICING, PLEASE (INDICATE IN COMMENT AREA) DELIVERY AFTER RECEIPT OF ORDER (ARO), MANUFACTURER AND MODEL NUMBER OF ITEM BEING QUOTED.)	EA	50	\$66.87	\$3,343.50	DFW1324C-AF3MF 63D	\$68.71	\$3,435.50	DFW
4	890-40-10004	LID (VENDOR IS TO QUOTE DELIVERED PRICING, PLEASE (INDICATE IN COMMENT AREA) DELIVERY AFTER RECEIPT OF ORDER (ARO), MANUFACTURER AND MODEL NUMBER OF ITEM BEING QUOTED.)	EA	150	\$147.78	\$22,167.00	DFW1324C-12-AF3MF 63D	\$151.84	\$22,776.00	DFW
5	890-40-10005	DFW1219-10-AF5MF MCA – LID ONLY (VENDOR IS TO QUOTE DELIVERED PRICING, PLEASE (INDICATE IN COMMENT AREA) DELIVERY AFTER RECEIPT OF ORDER (ARO), MANUFACTURER AND MODEL NUMBER OF ITEM BEING QUOTED.)	EA	10	\$40.77	\$407.70	DFW1219-AF5MF 63D	\$41.67	\$416.70	DFW
6	890-40-10006	LID (VENDOR IS TO QUOTE DELIVERED PRICING, PLEASE (INDICATE IN COMMENT AREA) DELIVERY AFTER RECEIPT OF ORDER (ARO), MANUFACTURER AND MODEL NUMBER OF ITEM BEING QUOTED.)	EA	200	\$84.51	\$16,902.00	DFW1219-10-AF5MF 63D MCA	\$88.32	\$17,664.00	DFW
7	890-40-10007	DFW1324C-12-AF5MF MCA – LID ONLY (VENDOR IS TO QUOTE DELIVERED PRICING, PLEASE (INDICATE IN COMMENT AREA) DELIVERY AFTER RECEIPT OF ORDER (ARO), MANUFACTURER AND MODEL NUMBER OF ITEM BEING QUOTED.)	EA	20	\$68.91	\$1,378.20	DFW1324C-AF5MF 63D MCA-LID	\$70.43	\$1,408.60	DFW
8	890-40-10008	LID (VENDOR IS TO QUOTE DELIVERED PRICING, PLEASE (INDICATE IN COMMENT AREA) DELIVERY AFTER RECEIPT OF ORDER (ARO), MANUFACTURER AND MODEL NUMBER OF ITEM BEING QUOTED.)	EA	16	\$150.26	\$2,404.16	DFW1324C-12-AF5MF 63D MCA	\$153.57	\$2,457.12	DFW
9	890-40-10009	DFW1219-10- BODY ONLY (VENDOR IS TO QUOTE DELIVERED PRICING, PLEASE (INDICATE IN COMMENT AREA) DELIVERY AFTER RECEIPT OF ORDER (ARO), MANUFACTURER AND MODEL NUMBER OF ITEM BEING QUOTED.)	EA	64	\$45.63	\$2,920.32	DFW1219-10-BODY	\$46.64	\$2,984.96	DFW
10	890-40-10010	DFW1324C-12- BODY ONLY (VENDOR IS TO QUOTE DELIVERED PRICING, PLEASE (INDICATE IN COMMENT AREA) DELIVERY AFTER RECEIPT OF ORDER (ARO), MANUFACTURER AND MODEL NUMBER OF ITEM BEING QUOTED.)	EA	32	\$81.34	\$2,602.88	DFW1324C-12-BODY	\$83.14	\$2,660.48	DFW

BIDDERS:					AGUAWORKS PIPE & SUPPLY, LLC EDINBURG, TX			FERGUSON US HOLDINGS, INC MISSION, TX		
ITEM NO.	REFERENCE NO.	DESCRIPTION	UOM	QTY	UNIT PRICE	EXT PRICE	COMMENT	UNIT PRICE	EXT PRICE	COMMENT
11	890-40-10011	DFWB40WBCNP-14-AF3MF 63D – COMPLETE BOX & LID VENDOR IS TO QUOTE DELIVERED PRICING, PLEASE (INDICATE IN COMMENT AREA) DELIVERY AFTER RECEIPT OF ORDER (ARO), MANUFACTURER AND MODEL NUMBER OF ITEM BEING QUOTED.)	EA	40	\$573.23	\$22,929.20	DFWB40WBCNP-14-AF3MF 63D MCA	\$585.83	\$23,433.20	DFW
12	890-40-10012	DFWB40WBCNP-14-AF3MF 63D – BODY ONLY VENDOR IS TO QUOTE DELIVERED PRICING, PLEASE (INDICATE IN COMMENT AREA) DELIVERY AFTER RECEIPT OF ORDER (ARO), MANUFACTURER AND MODEL NUMBER OF ITEM BEING QUOTED.)	EA	10	\$267.93	\$2,679.30	DFWB40WBCNP-14-BODY	\$264.99	\$2,649.90	DFW
13	890-40-10013	DFWB40WBCNP-14-AF3MF 63D – LID ONLY VENDOR IS TO QUOTE DELIVERED PRICING, PLEASE (INDICATE IN COMMENT AREA) DELIVERY AFTER RECEIPT OF ORDER (ARO), MANUFACTURER AND MODEL NUMBER OF ITEM BEING QUOTED.)	EA	10	\$302.87	\$3,028.70	DFWB40C-AF3MF 63D MCA-LID	\$299.54	\$2,995.40	DFW
GRAND TOTAL:					\$215,184.96			\$223,493.86		



AGENDA ITEM

3.b.

PUBLIC UTILITY BOARD

DATE SUBMITTED

08/18/2025

MEETING DATE

8/26/2025

1. **Agenda Item: Providing adoption of an ordinance to increase local government competitive Procurement Thresholds from \$50,000.00 to \$100,000.00.**
2. **Party Making Request:**
Gerardo Noriega, Director of Purchasing
3. **Nature of Request:** Texas law requires local government entities to utilize a competitive procurement process if the local government is purchasing an item or service that exceeds \$50,000. This threshold has remained unchanged for years. However, the costs of goods and services has radically increased. Increase local government competitive procurement thresholds from \$50,000 to \$100,000. As proposed, S.B. 1173 amends current law relating to the amount of expenditure made by certain political subdivisions for which a competitive procurement method may be required effective 09/01/2025.
4. **Budgeted:**

Bid Amount:		Budgeted Amount:	
Under Budget:		Over Budget:	
		Amount Remaining:	
5. **Reimbursement:**
6. **Routing:**

Cecilia Garza Austin Stevenson Mark Vega	Created/Initiated - 08/18/2025 Approved - 08/19/2025 Final Approval - 08/19/2025
---	---
7. **Staff's Recommendation:**
8. **City Attorney: Approve -AWS**
9. **MPU General Manager: Approved - MAV**
10. **Director of Finance for Utilities: Approved - MSC**



Purchasing & Contracting

Memo

TO: Marco A. Vega, P.E., General Manager
FROM: Gerardo Noriega, CPPB, Director of Purchasing & Contracting *GN*
DATE: August 18, 2025
SUBJECT: Consideration and Update to Ordinance 2-286

Goal: Update the procurement threshold as approved by Senate Bill 1173 by the State of Texas legislation. With the new State of Texas Threshold, we are also requesting the payment and performance bond requires from \$25,000 to \$50,000.

The State of Texas recently passed Senate Bill 1173 which updates the state procurement threshold from \$50,000 to \$100,000. Historically, the last legislative increase happened 20 years ago. Under current law, most expenditures of public money of at least \$50,000 require a city to engage in one of the competitive procurement procedures outlined in state law. Inflation and the rising costs of goods and services have made this expenditure threshold outdated, resulting in an inefficient procurement process for small-scale purchases. Raising the threshold to \$100,000 will streamline procurement processes, lower administrative costs, and provide greater flexibility to cities in managing resources. This new bill will go into effect September 1, 2025.

Recommendation: Respectfully requesting for the adoption of the new threshold from the current \$50,000 to \$100,000.00.

ORDINANCE NO. 2025-_____

AN ORDINANCE AMENDING THE CODE OF ORDINANCES OF THE CITY OF MCALLEN IN CHAPTER 2 (“ADMINISTRATION”); ARTICLE V (FINANCE); DIVISION 2 (PURCHASING); SECTION 2-286 (“BIDDING PROCEDURES”) BY AMENDING SECTION 2-286(a) AND ADDING NEW SECTION 2-286(e) AUTHORIZING THE CITY MANAGER TO APPROVE AND EXECUTE CHANGE ORDERS UNDER \$50,000.00; ORDAINING OTHER PROVISIONS RELATED TO THE SUBJECT MATTERS HEREOF; PROVIDING FOR AN IMMEDIATE EFFECTIVE DATE; PROVIDING FOR PUBLICATION, AND PROVIDING FOR SEVERABILITY.

SECTION I: The City of McAllen Code of Ordinances, Chapter 2 (Administration), Article V (Finance), Division 2 (Purchasing), Section 2-286 (Bidding procedures), is hereby amended by amending section 2-286(a) and adding new section 2-286(e) as follows:

Section 2-286(a).

All city contracts requiring expenditures in excess of \$2,500.00 and not more than \$15,000.00 shall be made by the purchasing agent to the lowest responsible bidder after the receipt of informal bids. All city contracts requiring expenditures in excess of \$15,000.00 and not in excess of \$100,000.00 shall be made to the lowest responsible bidder after the receipt of informal written bids, or the city manager may submit such bids to the board of commissioners with his recommendation and the board of commissioners will decide which bid to accept. All city contracts requiring expenditures in excess of \$100,000.00 shall be made to the lowest responsible bidder, in accordance with the provisions relating to formal bidding procedures of V.T.C.A., Local Government Code § 252.001 et seq.

Section 2-286(e).

In order to promote efficiency and productivity of city projects, the city manager is authorized to consider, approve, and execute change orders involving expenditures under \$50,000.00 for all city contracts without the necessity of requiring a prior decision from the board of commissioners, or the city manager may, in the city manager’s discretion, submit such change order under \$50,000.00 to the board of commissioners, with the city manager’s recommendation, for consideration and determination.

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

SECTION III: The City Secretary of the City of McAllen is hereby authorized and directed to cause the contents of Sections I to be published in the appropriate location in the City of McAllen Code of Ordinances.

SECTION IV: The City Secretary is hereby authorized and directed to cause the caption of this ordinance to be published in a newspaper having general circulation in McAllen, Hidalgo County, Texas in accordance with the provisions of the Code of Ordinances of the City of McAllen, Section 2-56 (“Publication of Ordinances”).

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

CONSIDERED, PASSED and APPROVED on August 25, 2025, at a regular meeting of Board Commissioners of the City of McAllen, Texas, at which quorum was present and which was held in accordance with Chapter 551 of the Texas Government Code.

SIGNED on August 26, 2025.

CITY OF McALLEN

Javier Villalobos, Mayor

Attest:

Perla Lara, TRMC/CMC, CPM
City Secretary

Approved as to Form:

Austin Stevenson, City Attorney

ORDINANCE NO. 2025-_____

AN ORDINANCE AMENDING THE CODE OF ORDINANCES OF THE CITY OF MCALLEN IN CHAPTER 2 (“ADMINISTRATION”); ARTICLE V (FINANCE); DIVISION 2 (PURCHASING); SECTION 2-286 (“BIDDING PROCEDURES”) BY AMENDING SECTION 2-286(a); AND ADDING NEW SECTION 2-286(e) AUTHORIZING THE CITY MANAGER TO CONSIDER, APPROVE, AND EXECUTE CHANGE ORDERS UNDER \$50,000.00; ORDAINING OTHER PROVISIONS RELATED TO THE SUBJECT MATTERS HEREOF; PROVIDING FOR AN IMMEDIATE EFFECTIVE DATE; PROVIDING FOR PUBLICATION, AND PROVIDING FOR SEVERABILITY.

SECTION I: The City of McAllen Code of Ordinances, Chapter 2 (Administration), Article V (Finance), Division 2 (Purchasing), Section 2-286 (Bidding procedures), is amended by amending section 2-286(a) and adding new section 2-286(e) as follows:

Section 2-286(a)

All city contracts requiring expenditures in excess of \$2,500.00 and not more than \$15,000.00 shall be made by the purchasing agent to the lowest responsible bidder after the receipt of informal bids. All city contracts requiring expenditures in excess of \$15,000.00 and not in excess of \$100,000.00 shall be made to the lowest responsible bidder after the receipt of informal written bids, or the city manager may submit such bids to the board of commissioners with his recommendation and the board of commissioners will decide which bid to accept. All city contracts requiring expenditures in excess of \$100,000.00 shall be made to the lowest responsible bidder, in accordance with the provisions relating to formal bidding procedures of V.T.C.A., Local Government Code § 252.001 et seq.

...

Section 2-286(e)

In order to promote efficiency and productivity of city projects, the city manager is authorized to consider, approve, and execute change orders for expenditures less than \$50,000.00 for all city contracts without the necessity of requiring a prior decision from the board of commissioners; provided, however, the total amount of the change order(s) in the aggregate shall not exceed 25% of the original contract amount.

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

SECTION III: The City Secretary of the City of McAllen is hereby authorized and directed to cause the contents of Section I to be published in the appropriate location in the City of McAllen Code of Ordinances.

SECTION IV: The City Secretary is hereby authorized and directed to cause the caption of this ordinance to be published in a newspaper having general circulation in McAllen, Hidalgo County, Texas in accordance with the provisions of the Code of Ordinances of the City of McAllen, Section 2-56 (“Publication of Ordinances”).

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

CONSIDERED, PASSED and APPROVED on August 25, 2025, at a regular meeting of Board Commissioners of the City of McAllen, Texas, at which quorum was present and which was held in accordance with Chapter 551 of the Texas Government Code.

SIGNED on August 26, 2025.

CITY OF McALLEN

Javier Villalobos, Mayor

Attest:

Perla Lara, TRMC/CMC, CPM
City Secretary

Approved as to Form:

Austin Stevenson, City Attorney



AGENDA ITEM

3.c.

PUBLIC UTILITY BOARD

DATE SUBMITTED

08/18/2025

MEETING DATE

8/26/2025

1. Agenda Item: Consideration and Authorization for the General Manager to approve Change Orders up to \$50,000.00.

2. Party Making Request:

3. Nature of Request:

4. Budgeted:

Bid Amount: _____
Under Budget: _____

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

5. Reimbursement:

6. Routing:

Cecilia Garza

Gerardo Noriega

Austin Stevenson

Created/Initiated - 08/18/2025

Approved - 08/18/2025

Final Approval - 08/19/2025

7. Staff's Recommendation:

8. City Attorney: Approve -AWS

9. MPU General Manager: Approved - MAV

10. Director of Finance for Utilities: Approved - MSC



Purchasing & Contracting

Memo

TO: Mark Vega, General Manager
FROM: Gerardo Noriega, CPPB, Director of Purchasing & Contracting *GN*
DATE: August 18, 2025
SUBJECT: Consideration and Authorization for the General Manager to approve Change Orders up to \$50,000.00.

GOAL:

Consideration and Approval to provide authority for the General Manager to approve change orders up the allowed amount authorized in local government code 252.048 (c).

EXPLANATION:

Currently all contracts approved by the McAllen Public Utility Board require all contract change orders be also approved by the McAllen Public Utility Board. Because of thresholds being increase through State legislation we are requesting authority for the General Manager or their designated representative to approve change orders with an increase or decrease of up to \$50,000.

OPTIONS:

1. Approve for General Manager to approve contract change orders up to \$50,000
2. Approve for contract change orders be approved by the General Manager at a different threshold.
3. Continue to have all change orders for bids and contracts approved by McAllen Public Utility Board

RECOMMENDATION:

Staff recommends approval of Option 1 for General Manager to approve project related change orders up to \$50,000

Sec. 252.047. PAYMENT METHOD FOR CERTAIN CONTRACTS. If the contract is for the construction of public works or for the purchase of materials, equipment, and supplies, the municipality may let the contract on a lump-sum basis or unit price basis as the governing body of the municipality determines. If the contract is let on a unit price basis, the information furnished to bidders must specify the approximate quantity needed, based on the best available information, but payment to the contractor must be based on the actual quantity constructed or supplied.

Acts 1987, 70th Leg., ch. 149, Sec. 1, eff. Sept. 1, 1987.

Sec. 252.048. CHANGE ORDERS. (a) If changes in plans or specifications are necessary after the performance of the contract is begun or if it is necessary to decrease or increase the quantity of work to be performed or of materials, equipment, or supplies to be furnished, the governing body of the municipality may approve change orders making the changes.

(b) The total contract price may not be increased because of the changes unless additional money for increased costs is appropriated for that purpose from available funds or is provided for by the authorization of the issuance of time warrants.

(c) If a change order involves a decrease or an increase of \$50,000 or less, the governing body may grant general authority to an administrative official of the municipality to approve the change orders.

(c-1) If a change order for a public works contract in a municipality with a population of 240,000 or more involves a decrease or an increase of \$100,000 or less, or a lesser amount as provided by ordinance, the governing body of the municipality may grant general authority to an administrative official of the municipality to approve the change order.

(d) The original contract price may not be increased under this section by more than 25 percent. The original contract price may not be decreased under this section by more than 25 percent without the consent of the contractor.

(e) This section applies only to a contract awarded through a competitive procedure as required by Section 252.021.

Acts 1987, 70th Leg., ch. 149, Sec. 1, eff. Sept. 1, 1987. Amended by Acts 1995, 74th Leg., ch. 706, Sec. 1, eff. Sept. 1, 1995; Acts 1995, 74th Leg., ch. 746, Sec. 2, eff. Aug. 28, 1995.

Amended by:

Acts 2011, 82nd Leg., R.S., Ch. 479 (H.B. 679), Sec. 1, eff. June 17, 2011.

Acts 2011, 82nd Leg., R.S., Ch. 1129 (H.B. 628), Sec. 2.09, eff. September 1, 2011.

Acts 2013, 83rd Leg., R.S., Ch. 1127 (H.B. 1050), Sec. 7, eff. September 1, 2013.

Acts 2013, 83rd Leg., R.S., Ch. 1356 (S.B. 1430), Sec. 2, eff. June 14, 2013.

Acts 2023, 88th Leg., R.S., Ch. 406 (H.B. 1440), Sec. 1, eff. September 1, 2023.

Sec. 252.049. CONFIDENTIALITY OF INFORMATION IN BIDS OR PROPOSALS. (a) Trade secrets and confidential information in competitive sealed bids are not open for public inspection.

(b) If provided in a request for proposals, proposals shall be opened in a manner that avoids disclosure of the contents to competing offerors and keeps the proposals



AGENDA ITEM

4.a.

PUBLIC UTILITY BOARD

DATE SUBMITTED

08/14/2025

MEETING DATE

8/26/2025

1. Agenda Item: Order amending the budget of the McAllen Public Utility Board of Trustees for Fiscal Year 2024-2025 for an increase in expenditures within the Water Fund.
2. Party Making Request:
Mark Vega, General Manager
3. Nature of Request: Order amending the budget of the McAllen Public Utility Board of Trustees for Fiscal Year 2024-2025 for an increase in expenditures within the Water Fund totaling \$14,000 for postage expenditures.
4. Budgeted:

Bid Amount: _____	Budgeted Amount: _____
Under Budget: _____	Over Budget: _____
	Amount Remaining: _____
5. Reimbursement:
6. Routing:
Maria Chavero Created/Initiated - 08/14/2025
7. Staff's Recommendation: Staff Recommends Approval
8. City Attorney: Approve -AWS
9. MPU General Manager: Approved - MAV
10. Director of Finance for Utilities: Approved - MSC

AN ORDER AMENDING THE BUDGET OF THE McALLEN PUBLIC UTILITY BOARD OF TRUSTEES FOR THE FISCAL YEAR 2024/2025 EFFECTIVE OCTOBER 1, 2024, BY PROVIDING FOR AN INCREASE IN EXPENDITURES TO-WIT: \$14,000 WITHIN THE WATER FUND FOR POSTAGE EXPENDITURES; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the McAllen Public Utility Board of Trustees of the City of McAllen, Texas annually adopts its budget and submits to the City Commission which incorporates such budget in the overall budget for the City by ordinance.

WHEREAS, McAllen Public Utility Board of Trustees by ordinance of the City Commission providing for the creation of the McAllen Public Utility Board of Trustees, has the authority to manage and control the McAllen Public Utility, including control over fiscal matters of the Public Utility Board and therefore, it is not necessary that the City Commission approve the budget of the McAllen Public Utility Board of Trustees, and henceforth the McAllen Public Utility Board of Trustees will approve its budget and all amendments thereto by order which shall be filed along with the City Budget under the provisions of the Local Government Code.

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

SECTION I: The Budget for the McAllen Public Utility Board of Trustees for the Fiscal Year 2024/2025 which became effective October 1, 2024, on file with the Board's Secretary, is hereby amended in the following particulars as shown on Exhibit "A" attached hereto and incorporated herein for all purposes.

SECTION II: The General Manager as Budget Officer shall provide for the filing of a true copy of this Budget Amendment in the office of the County Clerk, Hidalgo County, Texas.

SECTION III: This Order shall be effective after its passage and execution in accordance with the law.

SECTION VI: 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 26th day of August 2025, at a meeting of the of the McAllen Public Utility Board of Trustees of the City of McAllen, Texas, at which a quorum was present, and which was held in accordance with Chapter 551 of the Texas Government Code.

SIGNED this _____ day of August 2025.

McALLEN PUBLIC UTILITY
BOARD OF TRUSTEES

By: _____
Charles Amos, Chairman

ATTEST:

By: _____
Cynthia Salinas, Board Secretary

APPROVED AS TO FORM:

Austin Stevenson, City Attorney



BUDGET AMENDMENT REQUEST FORM

FUND:	Water Fund
DEPARTMENT:	Utility Billing
FISCAL YEAR:	2024-2025

To be assigned by Treasury Management Dept.	REVIEW BY
	DATE OF ENTRY
	ENTRY MADE BY
	JOURNAL ENTRY
	ORDINANCE NO.
	INTRANET CROSS FUND CAPITAL
	IMPRV PROJECT LISTING UPDATE

[illegible]

JUSTIFICATION:

Amendment for Other Srv & Charges Expenses - Postage FY 25 Budget:
Postage rates increased in July by \$0.05
Bill count increased by 8,100 this fiscal year.

General Manager	
Signature	Date
Treasury Management Dept.	
Signature	Date
Department Head	
Signature	Date



AGENDA ITEM

4.b.

PUBLIC UTILITY BOARD

DATE SUBMITTED

08/14/2025

MEETING DATE

8/26/2025

1. Agenda Item: Order amending the budget of the McAllen Public Utility Board of Trustees for Fiscal Year 2024-2025 for an increase in expenditures within the Water Capital Improvement Fund.
2. Party Making Request:
Mark Vega, General Manager
3. Nature of Request: Order amending the budget of the McAllen Public Utility Board of Trustees for Fiscal Year 2024-2025 for an increase in expenditures within the Water Capital Improvement Fund totaling \$129,208 for the following projects: Line Participation, \$90,000, SWTP Expansion, \$31,658, and Water Rights, \$7,550.
4. Budgeted:

Bid Amount:		Budgeted Amount:	
Under Budget:		Over Budget:	
		Amount Remaining:	
5. Reimbursement:
6. Routing:
Maria Chavero Created/Initiated - 08/14/2025
7. Staff's Recommendation: Staff Recommends Approval
8. City Attorney: Approve -AWS
9. MPU General Manager: Approved - MAV
10. Director of Finance for Utilities: Approved - MSC

AN ORDER AMENDING THE BUDGET OF THE McALLEN PUBLIC UTILITY BOARD OF TRUSTEES FOR THE FISCAL YEAR 2024/2025 EFFECTIVE OCTOBER 1, 2024, BY PROVIDING FOR AN INCREASE IN EXPENDITURES TO-WIT: \$129,208 WITHIN THE WATER CAPITAL IMPROVEMENT FUND FOR THE FOLLOWING PROJECTS: LINE PARTICIPATION, \$90,000, SWTP EXPANSION, \$31,658, AND WATER RIGHTS, \$7,550; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the McAllen Public Utility Board of Trustees of the City of McAllen, Texas annually adopts its budget and submits to the City Commission which incorporates such budget in the overall budget for the City by ordinance.

WHEREAS, McAllen Public Utility Board of Trustees by ordinance of the City Commission providing for the creation of the McAllen Public Utility Board of Trustees, has the authority to manage and control the McAllen Public Utility, including control over fiscal matters of the Public Utility Board and therefore, it is not necessary that the City Commission approve the budget of the McAllen Public Utility Board of Trustees, and henceforth the McAllen Public Utility Board of Trustees will approve its budget and all amendments thereto by order which shall be filed along with the City Budget under the provisions of the Local Government Code.

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

SECTION I: The Budget for the McAllen Public Utility Board of Trustees for the Fiscal Year 2024/2025 which became effective October 1, 2024, on file with the Board's Secretary, is hereby amended in the following particulars as shown on Exhibit "A" attached hereto and incorporated herein for all purposes.

SECTION II: The General Manager as Budget Officer shall provide for the filing of a true copy of this Budget Amendment in the office of the County Clerk, Hidalgo County, Texas.

SECTION III: This Order shall be effective after its passage and execution in accordance with the law.

SECTION VI: 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 26th day of August 2025, at a meeting of the of the McAllen Public Utility Board of Trustees of the City of McAllen, Texas, at which a quorum was present, and which was held in accordance with Chapter 551 of the Texas Government Code.

SIGNED this _____ day of August 2025.

McALLEN PUBLIC UTILITY
BOARD OF TRUSTEES

By: _____
Charles Amos, Chairman

ATTEST:

By: _____
Cynthia Salinas, Board Secretary

APPROVED AS TO FORM:

Austin Stevenson, City Attorney



BUDGET AMENDMENT REQUEST FORM

FUND: Water CIP
DEPARTMENT: Utility Engineering
FISCAL YEAR: 2024-2025

To be assigned by Treasury Management Dept.

REVIEW BY

DATE OF ENTRY

ENTRY MADE BY

JOURNAL ENTRY

ORDINANCE NO.

INTRANET CROSS FUND CAPITAL IMPRV PROJECT LISTING UPDATE

Fund	Dept. & Division	Activity	Element & Object	Project Code	Description	Original/Revised Budget	Debit/Credit	Revised Budget
430	8708	446	66.36	IU0106	Capital Outlay/Line Oversize/participation	\$ 150,000	\$ 90,000	\$ 240,000
430	8708	446	66.36	IU1507	Capital Outlay/SWTP Expansion Filter Clarifier	\$ -	\$ 31,658	\$ 31,658
430	8708	446	66.36	IU2402	Capital Outlay/Perpetual Water Rights	\$ -	\$ 7,550	\$ 7,550
TOTALS						\$ 150,000	\$ 129,208	\$ 279,208
(Round up all amounts to the nearest hundred dollars)								

JUSTIFICATION:

IU0106- Participation Commitments. Partial rebudget \$70,756 remaining from FY24 and additional \$19,244
IU1507 Rebudget \$31,658 from FY24 for project completion
Rebudget amendment - funds not disbursed as anticipated in fy 23-24.

General Manager

SignatureDate

Treasury Management Dept.

SignatureDate

Department Head

SignatureDate



AGENDA ITEM

4.c.

PUBLIC UTILITY BOARD

DATE SUBMITTED

08/14/2025

MEETING DATE

8/26/2025

1. Agenda Item: Order amending the budget of the McAllen Public Utility Board of Trustees for Fiscal Year 2024-2025 for an increase in expenditures within the Water Bond Fund.
2. Party Making Request:
Mark Vega, General Manager
3. Nature of Request: Order amending the budget of the McAllen Public Utility Board of Trustees for Fiscal Year 2024-2025 for an increase in expenditures within the Water Bond Fund totaling \$770,848 for the AMI Project.
4. Budgeted:

Bid Amount: _____	Budgeted Amount: _____
Under Budget: _____	Over Budget: _____
	Amount Remaining: _____
5. Reimbursement:
6. Routing:
Maria Chavero Created/Initiated - 08/14/2025
7. Staff's Recommendation: Staff Recommends Approval
8. City Attorney: Approve -AWS
9. MPU General Manager: Approved - MAV
10. Director of Finance for Utilities: Approved - MSC

AN ORDER AMENDING THE BUDGET OF THE McALLEN PUBLIC UTILITY BOARD OF TRUSTEES FOR THE FISCAL YEAR 2024/2025 EFFECTIVE OCTOBER 1, 2024, BY PROVIDING FOR AN INCREASE IN EXPENDITURES TO-WIT: \$770,848 WITHIN THE WATER BOND FUND FOR THE AMI PROJECT; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the McAllen Public Utility Board of Trustees of the City of McAllen, Texas annually adopts its budget and submits to the City Commission which incorporates such budget in the overall budget for the City by ordinance.

WHEREAS, McAllen Public Utility Board of Trustees by ordinance of the City Commission providing for the creation of the McAllen Public Utility Board of Trustees, has the authority to manage and control the McAllen Public Utility, including control over fiscal matters of the Public Utility Board and therefore, it is not necessary that the City Commission approve the budget of the McAllen Public Utility Board of Trustees, and henceforth the McAllen Public Utility Board of Trustees will approve its budget and all amendments thereto by order which shall be filed along with the City Budget under the provisions of the Local Government Code.

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

SECTION I: The Budget for the McAllen Public Utility Board of Trustees for the Fiscal Year 2024/2025 which became effective October 1, 2024, on file with the Board's Secretary, is hereby amended in the following particulars as shown on Exhibit "A" attached hereto and incorporated herein for all purposes.

SECTION II: The General Manager as Budget Officer shall provide for the filing of a true copy of this Budget Amendment in the office of the County Clerk, Hidalgo County, Texas.

SECTION III: This Order shall be effective after its passage and execution in accordance with the law.

SECTION VI: 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 26th day of August 2025, at a meeting of the of the McAllen Public Utility Board of Trustees of the City of McAllen, Texas, at which a quorum was present, and which was held in accordance with Chapter 551 of the Texas Government Code.

SIGNED this _____ day of August 2025.

McALLEN PUBLIC UTILITY
BOARD OF TRUSTEES

By: _____
Charles Amos, Chairman

ATTEST:

By: _____
Cynthia Salinas, Board Secretary

APPROVED AS TO FORM:

Austin Stevenson, City Attorney



FUND: Water Bond

DEPARTMENT: Utility Engineering

FISCAL YEAR: 2024-2025

Fund	Dept. & Division	Activity	Element & Object	Project Code	Description	Original/Revised Budget	Debit/Credit	Revised Budget
442	8708	446	66.36	IU2108	Capital Outlay/AMI Project	\$ 9,900,000	\$ 770,848	\$ 10,670,848
TOTALS						\$ 9,900,000	\$ 770,848	\$ 10,670,848

TOTALS

\$	9,900,000	\$	770,848	\$	10,670,848
----	-----------	----	---------	----	------------

(Round up all amounts to the nearest hundred dollars)

IU2108 Ongoing Project AMI

Signature	Date
------------------	-------------

Treasury Management Dept.

Signature _____

Date _____

Department Head

Signature _____

Date _____



AGENDA ITEM 4.d.

PUBLIC UTILITY BOARD

DATE SUBMITTED 08/14/2025

MEETING DATE 8/26/2025

1. Agenda Item: Order amending the budget of the McAllen Public Utility Board of Trustees for Fiscal Year 2024-2025 for an increase in expenditures within the Wastewater Fund.

2. Party Making Request:
Mark Vega, General Manager

3. Nature of Request: Order amending the budget of the McAllen Public Utility Board of Trustees for Fiscal Year 2024-2025 for an increase in expenditures within the Wastewater Fund totaling \$100,000 for chemical supply expenditures.

4. Budgeted:

Bid Amount: _____
Under Budget: _____

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

5. Reimbursement:

6. Routing:
Maria Chavero Created/Initiated - 08/14/2025

7. Staff's Recommendation: Staff Recommends Approval

8. City Attorney: Approve -AWS

9. MPU General Manager: Approved - MAV

10. Director of Finance for Utilities: Approved - MSC

AN ORDER AMENDING THE BUDGET OF THE McALLEN PUBLIC UTILITY BOARD OF TRUSTEES FOR THE FISCAL YEAR 2024/2025 EFFECTIVE OCTOBER 1, 2024, BY PROVIDING FOR AN INCREASE IN EXPENDITURES TO-WIT: \$100,000 WITHIN THE WASTEWATER FUND FOR CHEMICAL SUPPLY EXPENDITURES; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the McAllen Public Utility Board of Trustees of the City of McAllen, Texas annually adopts its budget and submits to the City Commission which incorporates such budget in the overall budget for the City by ordinance.

WHEREAS, McAllen Public Utility Board of Trustees by ordinance of the City Commission providing for the creation of the McAllen Public Utility Board of Trustees, has the authority to manage and control the McAllen Public Utility, including control over fiscal matters of the Public Utility Board and therefore, it is not necessary that the City Commission approve the budget of the McAllen Public Utility Board of Trustees, and henceforth the McAllen Public Utility Board of Trustees will approve its budget and all amendments thereto by order which shall be filed along with the City Budget under the provisions of the Local Government Code.

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

SECTION I: The Budget for the McAllen Public Utility Board of Trustees for the Fiscal Year 2024/2025 which became effective October 1, 2024, on file with the Board's Secretary, is hereby amended in the following particulars as shown on Exhibit "A" attached hereto and incorporated herein for all purposes.

SECTION II: The General Manager as Budget Officer shall provide for the filing of a true copy of this Budget Amendment in the office of the County Clerk, Hidalgo County, Texas.

SECTION III: This Order shall be effective after its passage and execution in accordance with the law.

SECTION VI: 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 26th day of August 2025, at a meeting of the of the McAllen Public Utility Board of Trustees of the City of McAllen, Texas, at which a quorum was present, and which was held in accordance with Chapter 551 of the Texas Government Code.

SIGNED this _____ day of August 2025.

McALLEN PUBLIC UTILITY
BOARD OF TRUSTEES

By: _____
Charles Amos, Chairman

ATTEST:

By: _____
Cynthia Salinas, Board Secretary

APPROVED AS TO FORM:

Austin Stevenson, City Attorney



BUDGET AMENDMENT REQUEST FORM

FUND:	Wastewater Fund
DEPARTMENT:	Wastewater Collections
FISCAL YEAR:	2024-2025

To be assigned by Treasury Management Dept.	REVIEW BY
	DATE OF ENTRY
	ENTRY MADE BY
	JOURNAL ENTRY
	ORDINANCE NO.
	INTRANET CROSS FUND CAPITAL
	IMPRV PROJECT LISTING UPDATE

[illegible]

JUSTIFICATION:

Amendment for Supplies - Chemicals / increase in the purchase of chemicals to reduce H2S gases around the City of McAllen.
Budget amendment increase of \$100,000 for FY25.

General Manager	
Signature	Date
Treasury Management Dept.	
Signature	Date
Department Head	
Signature	Date



AGENDA ITEM

4.e.

PUBLIC UTILITY BOARD

DATE SUBMITTED

08/14/2025

MEETING DATE

8/26/2025

1. Agenda Item: Order amending the budget of the McAllen Public Utility Board of Trustees for Fiscal Year 2024-2025 for a net decrease in expenditures within the Wastewater Depreciation Fund.
2. Party Making Request:
Mark Vega, General Manager
3. Nature of Request: Order amending the budget of the McAllen Public Utility Board of Trustees for Fiscal Year 2024-2025 for a net decrease in expenditures within the Wastewater Depreciation Fund totaling -\$117,548 for the Ware Road Utility Project, -\$150,000, and the purchase of a vehicle, \$32,453.
4. Budgeted:

Bid Amount:	_____	Budgeted Amount:	_____
Under Budget:	_____	Over Budget:	_____
		Amount Remaining:	_____
5. Reimbursement:
6. Routing:
Maria Chavero Created/Initiated - 08/14/2025
7. Staff's Recommendation: Staff Recommends Approval
8. City Attorney: Approve -AWS
9. MPU General Manager: Approved - MAV
10. Director of Finance for Utilities: Approved - MSC

AN ORDER AMENDING THE BUDGET OF THE McALLEN PUBLIC UTILITY BOARD OF TRUSTEES FOR THE FISCAL YEAR 2024/2025 EFFECTIVE OCTOBER 1, 2024, BY PROVIDING FOR A NET DECREASE IN EXPENDITURES TO-WIT: -\$117,548 WITHIN THE WASTEWATER DEPRECIATION FUND FOR THE WARE RD UTILITY PROJECT, -\$150,000 AND THE PURCHASE OF A VEHICLE, \$32,453; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the McAllen Public Utility Board of Trustees of the City of McAllen, Texas annually adopts its budget and submits to the City Commission which incorporates such budget in the overall budget for the City by ordinance.

WHEREAS, McAllen Public Utility Board of Trustees by ordinance of the City Commission providing for the creation of the McAllen Public Utility Board of Trustees, has the authority to manage and control the McAllen Public Utility, including control over fiscal matters of the Public Utility Board and therefore, it is not necessary that the City Commission approve the budget of the McAllen Public Utility Board of Trustees, and henceforth the McAllen Public Utility Board of Trustees will approve its budget and all amendments thereto by order which shall be filed along with the City Budget under the provisions of the Local Government Code.

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

SECTION I: The Budget for the McAllen Public Utility Board of Trustees for the Fiscal Year 2024/2025 which became effective October 1, 2024, on file with the Board's Secretary, is hereby amended in the following particulars as shown on Exhibit "A" attached hereto and incorporated herein for all purposes.

SECTION II: The General Manager as Budget Officer shall provide for the filing of a true copy of this Budget Amendment in the office of the County Clerk, Hidalgo County, Texas.

SECTION III: This Order shall be effective after its passage and execution in accordance with the law.

SECTION VI: 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 26th day of August 2025, at a meeting of the of the McAllen Public Utility Board of Trustees of the City of McAllen, Texas, at which a quorum was present, and which was held in accordance with Chapter 551 of the Texas Government Code.

SIGNED this _____ day of August 2025.

McALLEN PUBLIC UTILITY
BOARD OF TRUSTEES

By: _____
Charles Amos, Chairman

ATTEST:

By: _____
Cynthia Salinas, Board Secretary

APPROVED AS TO FORM:

Austin Stevenson, City Attorney

BUDGET AMENDMENT REQUEST FORM

FUND:	Wastewater Depreciation
DEPARTMENT:	Various
FISCAL YEAR:	2024-2025

To be assigned by Treasury Management Dept.

REVIEW BY
DATE OF ENTRY
ENTRY MADE BY
JOURNAL ENTRY
ORDINANCE NO.

**INTRANET CROSS FUND CAPITAL
IMPRV PROJECT LISTING UPDATE**

Fund	Dept. & Division	Activity	Element & Object	Project Code	Description	Original/Revised Budget	Debit/Credit	Revised Budget
460	8708	446	66.36	IS2503	Capital Outlay / Ware Road Utility Adj.-Design 5 Mile to 107	\$ 150,000	\$ (150,000)	\$ -
460	4110	446	66.14	N/A	Capital Outlay / Vehicles	\$ 35,000	\$ 32,453	\$ 67,453
TOTALS						\$ 185,000	\$ (117,548)	\$ 67,453

(Round up all amounts to the nearest hundred dollars)

JUSTIFICATION:

IS2503 - Ongoing projected rebudgeted under Capital Improvement Fund Roll-over Budget from FY 24- Delayed Delivery of Vehicle for WW Plant

General Manager

Signature _____ Date _____

Treasury Management Dept.

Signature _____ Date _____

Department Head

Signature _____ **Date** _____



AGENDA ITEM

4.f.

PUBLIC UTILITY BOARD

DATE SUBMITTED

08/14/2025

MEETING DATE

8/26/2025

1. Agenda Item: Order amending the budget of the McAllen Public Utility Board of Trustees for Fiscal Year 2024-2025 for an increase in expenditures within the Wastewater Capital Improvement Fund.
2. Party Making Request:
Mark Vega, General Manager
3. Nature of Request: Order amending the budget of the McAllen Public Utility Board of Trustees for Fiscal Year 2024-2025 for an increase in expenditures within the Wastewater Capital Improvement Fund totaling \$334,000 for the following projects: Line Participation, \$180,000, Shary Rd Utility Adjustments, \$24,000, Ware Rd Utility Adjustments, \$130,000.
4. Budgeted:

Bid Amount:		Budgeted Amount:	
Under Budget:		Over Budget:	
		Amount Remaining:	
5. Reimbursement:
6. Routing:
Maria Chavero Created/Initiated - 08/14/2025
7. Staff's Recommendation: Staff Recommends Approval
8. City Attorney: Approve -AWS
9. MPU General Manager: Approved - MAV
10. Director of Finance for Utilities: Approved - MSC

AN ORDER AMENDING THE BUDGET OF THE McALLEN PUBLIC UTILITY BOARD OF TRUSTEES FOR THE FISCAL YEAR 2024/2025 EFFECTIVE OCTOBER 1, 2024, BY PROVIDING FOR AN INCREASE IN EXPENDITURES TO-WIT: \$334,000 WITHIN THE WASTEWATER CAPITAL IMPROVEMENT FUND FOR THE FOLLOWING PROJECTS: LINE PARTICIPATION, \$180,000, SHARY RD UTILITY ADJUSTMENTS, \$24,000, AND WARE RD UTILITY ADJUSTMENTS, \$130,000; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the McAllen Public Utility Board of Trustees of the City of McAllen, Texas annually adopts its budget and submits to the City Commission which incorporates such budget in the overall budget for the City by ordinance.

WHEREAS, McAllen Public Utility Board of Trustees by ordinance of the City Commission providing for the creation of the McAllen Public Utility Board of Trustees, has the authority to manage and control the McAllen Public Utility, including control over fiscal matters of the Public Utility Board and therefore, it is not necessary that the City Commission approve the budget of the McAllen Public Utility Board of Trustees, and henceforth the McAllen Public Utility Board of Trustees will approve its budget and all amendments thereto by order which shall be filed along with the City Budget under the provisions of the Local Government Code.

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

SECTION I: The Budget for the McAllen Public Utility Board of Trustees for the Fiscal Year 2024/2025 which became effective October 1, 2024, on file with the Board's Secretary, is hereby amended in the following particulars as shown on Exhibit "A" attached hereto and incorporated herein for all purposes.

SECTION II: The General Manager as Budget Officer shall provide for the filing of a true copy of this Budget Amendment in the office of the County Clerk, Hidalgo County, Texas.

SECTION III: This Order shall be effective after its passage and execution in accordance with the law.

SECTION VI: 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 26th day of August 2025, at a meeting of the of the McAllen Public Utility Board of Trustees of the City of McAllen, Texas, at which a quorum was present, and which was held in accordance with Chapter 551 of the Texas Government Code.

SIGNED this _____ day of August 2025.

McALLEN PUBLIC UTILITY
BOARD OF TRUSTEES

By: _____
Charles Amos, Chairman

ATTEST:

By: _____
Cynthia Salinas, Board Secretary

APPROVED AS TO FORM:

Austin Stevenson, City Attorney



BUDGET AMENDMENT REQUEST FORM

FUND:	Wastewater CIP
DEPARTMENT:	Utility Engineering
FISCAL YEAR:	2024-2025

<p>To be assigned by Treasury Management Dept.</p> <p>REVIEW BY</p> <p>DATE OF ENTRY</p> <p>ENTRY MADE BY</p> <p>JOURNAL ENTRY</p> <p>ORDINANCE NO.</p> <p>INTRANET CROSS FUND CAPITAL IMPRV PROJECT LISTING UPDATE</p>
--

[illegible]

JUSTIFICATION:

IS0101- Participation Commitments
IS2101-Project Commitments and Closeout
IS2503- Ongoing project

General Manager	
Signature	Date
Treasury Management Dept.	
Signature	Date
Department Head	
Signature	Date



AGENDA ITEM

5.a.

PUBLIC UTILITY BOARD

DATE SUBMITTED

08/18/2025

MEETING DATE

8/26/2025

1. Agenda Item: Resolution for the Issuance of Waterworks and Sewer System Bonds by the City of McAllen for the Acquisition of Water Rights and related issuance costs
2. Party Making Request:
Mark Vega, General Manager
3. Nature of Request: Consider adopting a resolution of the Public Utility Board of Trustees requesting that the McAllen City Commission approve the resolution pertaining to the execution and delivery of a financing agreement with the Texas Water Development Board for the issuance of waterworks and sewer system bonds by the City for the acquisition of water rights and related issuance costs, and approving other matters related thereto.
4. Budgeted:

Bid Amount:		Budgeted Amount:	
Under Budget:		Over Budget:	
		Amount Remaining:	
5. Reimbursement: Not applicable
6. Routing:
Janet Landeros Created/Initiated - 08/18/2025
7. Staff's Recommendation: Recommend favorable action to adopt the resolution in question.
8. City Attorney: Approve -AWS
9. MPU General Manager: Approved - MAV
10. Director of Finance for Utilities: Approved - MSC



Memo

TO: Marco A. Vega, PE., General Manager
THRU: Carlos Gonzalez, P.E., Utility Engineer
FROM: Janet Landeros, Grants and Contracts Coordinator
DATE: August 18, 2025
SUBJECT: Resolution requesting Approval of a TWDB Financing Agreement for Bonds to acquire Water Rights and cover related costs

The City of McAllen, thru McAllen Public Utility (MPU), has received a commitment from the Texas Water Development Board ("TWDB") pursuant to which TWDB agrees to loan \$3,215,000 to MPU (the "Loan"), as evidenced by the issuance of the City's waterworks and sewer system bonds to be sold to TWDB, to fund costs related to provide for the acquisition of water rights. In relation thereto, TWDB has presented to MPU and the McAllen City Commission ("City") a financing agreement in an amount of \$3,215,000 (the "Financing Agreement") in connection with the Loan, in which MPU and the City agree to certain conditions with respect to the Loan, including the payment by MPU and the City to TWDB of termination fees and expenses if certain specified events occur or do not occur.

This Resolution before the McAllen Public Utility Board requests that the City execute the Financing Agreement, and take any other action required in relation thereto.

Thank you for your attention to this matter.

RESOLUTION NO. _____

RESOLUTION OF THE UTILITY BOARD OF TRUSTEES OF THE CITY OF McALLEN REQUESTING THE CITY TO APPROVE THE RESOLUTION APPROVING THE EXECUTION AND DELIVERY OF A FINANCING AGREEMENT WITH THE TEXAS WATER DEVELOPMENT BOARD REGARDING THE ISSUANCE OF WATERWORKS AND SEWER SYSTEM BONDS BY THE CITY FOR THE ACQUISITION OF WATER RIGHTS AND RELATED ISSUANCE COSTS, AND APPROVING OTHER MATTERS RELATED THERETO

THE STATE OF TEXAS

COUNTY OF HIDALGO

UTILITY BOARD OF TRUSTEES OF THE CITY OF McALLEN

','

WHEREAS, the City of McAllen , Texas (the "City") has received a commitment from the Texas Water Development Board ("TWDB") pursuant to which TWDB agrees to loan \$3,215,000 to the City (the "Loan"), as evidenced by the issuance of the City's waterworks and sewer system bonds to be sold to TWDB, to fund costs related to the acquisition of water rights;

WHEREAS, TWDB has presented to the City a financing agreement in the amount of \$3,215,000 (the "Financing Agreement") in connection with the Loan, in which the City agrees to certain conditions with respect to the Loan, including the payment by the City to TWDB of termination fees and expenses if certain specified events occur or do not occur;

WHEREAS, the Utility Board of Trustees (the "Board") of the City has determined that it is advisable to request that the City execute the Financing Agreement and take any and all further action required thereto; and

WHEREAS, this meeting was open to the public and public notice of the time, place and purpose of said meeting was given pursuant to Chapter 551, Texas Government Code.

BE IT RESOLVED BY THE UTILITY BOARD OF TRUSTEES OF THE CITY OF McALLEN, TEXAS:

1. The matter set out in the preamble of this Resolution are hereby found and declared to be true and correct.
2. The Board hereby requests that the City execute the Financing Agreement, and to take any other action necessary in relation thereto.
3. The Board hereby authorizes the Chairman to certify this Resolution and the Secretary to attest hereto and impress the seal hereupon, and each to take or cause such other action as may be required to file this Resolution with the Elective Commission of the City.
4. This Resolution shall take effect and be in full force and effect upon and after its passage.

PASSED AND APPROVED this ____ day of August, 2025.

UTILITY BOARD OF TRUSTEES
OF THE CITY OF McALLEN, TEXAS

Charles Amos, Chairman

ATTEST:

Cynthia Salinas, Board Secretary

APPROVED AS TO FORM:

Austin Stevenson, City Attorney

CERTIFICATE FOR RESOLUTION

THE STATE OF TEXAS

COUNTY OF HIDALGO

UTILITY BOARD OF TRUSTEES OF THE CITY OF McALLEN

We, the undersigned officers of the Utility Board of Trustees of said City, hereby certify as follows:

1. The Utility Board of Trustees of said City convened in _____ MEETING ON THE ____ DAY OF AUGUST, 2025, at the regular designated meeting place, and the roll was called of the duly constituted officers and members of said Board, to-wit:

Charles Amos, Chairman	Place A
Ernest R. Williams, Vice Chairman	Place D
Ricardo R. Godinez, Trustee	Place B
Albert Cardenas, Trustee	Place C
Javier Villalobos, Ex-Officio Member	

and all of said persons were present, except the following absentees: _____, thus constituting a quorum. Whereupon, among other business the following was transacted at said Meeting: a written

RESOLUTION OF THE UTILITY BOARD OF TRUSTEES OF THE CITY OF McALLEN REQUESTING THE CITY TO APPROVE THE RESOLUTION APPROVING THE EXECUTION AND DELIVERY OF A FINANCING AGREEMENT WITH THE TEXAS WATER DEVELOPMENT BOARD REGARDING THE ISSUANCE OF WATERWORKS AND SEWER SYSTEM BONDS BY THE CITY FOR THE ACQUISITION OF WATER RIGHTS AND RELATED ISSUANCE COSTS, AND APPROVING OTHER MATTERS RELATED THERETO

was duly introduced for the consideration of said Board and read in full. It was then duly moved and seconded that said Resolution be adopted; and, after due discussion, said motion, carrying with it the adoption of said Resolution, prevailed and carried by the following vote:

AYES: All members of said Board shown present above voted "Aye".

NOES: _____

2. That a true, full, and correct copy of the aforesaid Resolution adopted at the Meeting described in the above and foregoing paragraph is attached to and follows this Certificate; that said Resolution has been duly recorded in said Board's minutes of said Meeting; that the above and foregoing paragraph is a true, full, and correct excerpt from said Board's minutes of said Meeting pertaining to the adoption of said Resolution; that the persons named in the above and foregoing paragraph are the duly chosen, qualified, and acting officers and members of said Board as indicated therein; that each of the officers and members of said Board was duly and sufficiently notified officially and personally, in advance, of the time, place, and purpose of the aforesaid Meeting, and that said Resolution would be introduced and considered for adoption at said Meeting, and each of said officers and members consented, in advance, to the holding of said Meeting for such purpose; and that said Meeting was open to the public, and public notice of the time, place, and purpose of said Meeting was given all as required by Chapter 551, Texas Government Code

SIGNED AND SEALED the _____ day of August, 2025.

Cynthia Salinas, Board Secretary

Charles Amos, Chairman

(SEAL)



AGENDA ITEM

5.b.

PUBLIC UTILITY BOARD

DATE SUBMITTED

08/18/2025

MEETING DATE

8/26/2025

1. Agenda Item: Resolution for the issuance of Waterworks and Sewer System Bonds by the City for a Brackish Groundwater Treatment Plant, supporting infrastructure and related issuance costs
2. Party Making Request:
Mark Vega, General Manager
3. Nature of Request: Consider adopting a resolution of the McAllen Public Utility Board of Trustees requesting that the McAllen City Commission approve the resolution pertaining to the execution and delivery of a financing agreement with the Texas Water Development Board for the issuance of waterworks and sewer system bonds by the City for a Brackish Groundwater Treatment Plant, supporting infrastructure, related issuance costs, and approving the obligations of the City with respect to such agreement; and resolving other matters related thereto.
4. Budgeted:

Bid Amount:		Budgeted Amount:	
Under Budget:		Over Budget:	
		Amount Remaining:	
5. Reimbursement:
6. Routing:
Janet Landeros Created/Initiated - 08/18/2025
7. Staff's Recommendation:
Recommend favorable action to adopt the resolution in question.
8. City Attorney: Approve -AWS
9. MPU General Manager: Approved - MAV
10. Director of Finance for Utilities: Approved - MSC



Memo

TO: Marco A. Vega, PE., General Manager
THRU: Carlos Gonzalez, P.E., Utility Engineer
FROM: Janet Landeros, Grants and Contracts Coordinator
DATE: August 18, 2025
SUBJECT: Resolution requesting Approval of a TWDB Financing Agreement for Bonds to fund the Brackish Groundwater Treatment Plant and related costs.

The City of McAllen, thru McAllen Public Utility (MPU), has received a commitment from the Texas Water Development Board ("TWDB") pursuant to which TWDB agrees to loan a cumulative amount of \$195,235,000 to MPU (the "Loan"), as evidenced by the issuance of one or more series of the City's waterworks and sewer system revenue bonds to be sold to TWDB, to fund costs related to the planning, design, and construction of a Brackish Groundwater Treatment Plant and supporting infrastructure. In relation thereto, TWDB has presented to MPU and the City an initial financing agreement in an amount not to exceed \$30,000,000 (the "Financing Agreement") in connection with the Loan (being the first installment under such loan), in which MPU and the City would agree to certain conditions with respect to the Loan, including the payment by MPU and the City to TWDB of termination fees and expenses if certain specified events occur or do not occur. Future Financing Agreements will be presented to this Board that establish terms for the anticipated multi-year closings for the balance of loan commitment.

This Resolution before the McAllen Public Utility Board requests that the City execute the Financing Agreement, and take any other action required in relation thereto.

Thank you for your attention to this matter.

RESOLUTION NO. _____

RESOLUTION OF THE UTILITY BOARD OF TRUSTEES OF THE CITY OF McALLEN, REQUESTING THE CITY TO APPROVE THE RESOLUTION APPROVING THE EXECUTION AND DELIVERY OF A FINANCING AGREEMENT WITH THE TEXAS WATER DEVELOPMENT BOARD REGARDING THE ISSUANCE OF WATERWORKS AND SEWER SYSTEM BONDS BY THE CITY FOR A BRACKISH GROUNDWATER TREATMENT PLANT, SUPPORTING INFRASTRUCTURE AND RELATED ISSUANCE COSTS, AND APPROVING OTHER MATTERS RELATED THERETO

THE STATE OF TEXAS	'
COUNTY OF HIDALGO	'
UTILITY BOARD OF TRUSTEES OF THE CITY OF McALLEN	'

WHEREAS, the City of McAllen , Texas (the "City") has received a commitment from the Texas Water Development Board ("TWDB") pursuant to which TWDB agrees to loan a cumulative amount of \$195,235,000 to the City (the "Loan"), as evidenced by the issuance of one or more series of the City's waterworks and sewer system revenue bonds to be sold to TWDB, to fund costs related to the planning, design, and construction of a Brackish Groundwater Treatment Plant and supporting infrastructure;

WHEREAS, TWDB has presented to the City an initial financing agreement in an amount not to exceed \$30,000,000 (the "Financing Agreement") in connection with the Loan (being the first installment under such loan), in which the City agrees to certain conditions with respect to the Loan, including the payment by the City to TWDB of termination fees and expenses if certain specified events occur or do not occur;

WHEREAS, the Utility Board of Trustees (the "Board") of the City has determined that it is advisable to request that the City execute the Financing Agreement and take any and all further action required thereto; and

WHEREAS, this meeting was open to the public and public notice of the time, place and purpose of said meeting was given pursuant to Chapter 551, Texas Government Code.

BE IT RESOLVED BY THE UTILITY BOARD OF TRUSTEES OF THE CITY OF McALLEN, TEXAS:

1. The matter set out in the preamble of this Resolution is hereby found and declared to be true and correct.
2. The Board hereby requests that the City execute the Financing Agreement, and to take any other action necessary in relation thereto.
3. The Board hereby authorizes the Chairman to certify this Resolution and the Secretary to attest hereto and impress the seal hereupon, and each to take or cause such other action as may be required to file this Resolution with the Elective Commission of the City.
4. This Resolution shall take effect and be in full force and effect upon and after its

passage.

PASSED AND APPROVED this ____ day of August, 2025.

UTILITY BOARD OF TRUSTEES
OF THE CITY OF McALLEN, TEXAS

Charles Amos, Chairman

ATTEST:

Cynthia Salinas, Board Secretary

APPROVED AS TO FORM:

Austin Stevenson, City Attorney

CERTIFICATE FOR RESOLUTION

THE STATE OF TEXAS

COUNTY OF HIDALGO

UTILITY BOARD OF TRUSTEES OF THE CITY OF McALLEN

We, the undersigned officers of the Utility Board of Trustees of said City, hereby certify as follows:

1. The Utility Board of Trustees of said City convened in _____ MEETING ON THE _____ DAY OF AUGUST, 2025, at the regular designated meeting place, and the roll was called of the duly constituted officers and members of said Board, to-wit:

Charles Amos, Chairman	Place A
Ernest R. Williams, Vice Chairman	Place D
Ricardo R. Godinez, Trustee	Place B
Albert Cardenas, Trustee	Place C
Javier Villalobos, Ex-Officio Member	

and all of said persons were present, except the following absentees: _____, thus constituting a quorum. Whereupon, among other business the following was transacted at said Meeting: a written

RESOLUTION OF THE UTILITY BOARD OF TRUSTEES OF THE CITY OF McALLEN, TEXAS REQUESTING THE CITY TO APPROVE THE RESOLUTION APPROVING THE EXECUTION AND DELIVERY OF A FINANCING AGREEMENT WITH THE TEXAS WATER DEVELOPMENT BOARD REGARDING THE ISSUANCE OF WATERWORKS AND SEWER SYSTEM BONDS BY THE CITY FOR A BRACKISH GROUNDWATER TREATMENT PLANT, SUPPORTING INFRASTRUCTURE AND RELATED ISSUANCE COSTS, AND APPROVING OTHER MATTERS RELATED THERETO

was duly introduced for the consideration of said Board and read in full. It was then duly moved and seconded that said Resolution be adopted; and, after due discussion, said motion, carrying with it the adoption of said Resolution, prevailed and carried by the following vote:

AYES: All members of said Board shown present above voted "Aye".

NOES: _____

2. That a true, full, and correct copy of the aforesaid Resolution adopted at the Meeting described in the above and foregoing paragraph is attached to and follows this Certificate; that said Resolution has been duly recorded in said Board's minutes of said Meeting; that the above and foregoing paragraph is a true, full, and correct excerpt from said Board's minutes of said Meeting pertaining to the adoption of said Resolution; that the persons named in the above and foregoing paragraph are the duly chosen, qualified, and acting officers and members of said Board as indicated therein; that each of the officers and members of said Board was duly and sufficiently notified officially and personally, in advance, of the time, place, and purpose of the aforesaid Meeting, and that said Resolution would be introduced and considered for adoption at said Meeting, and each of said officers and members consented, in advance, to the holding of said

Meeting for such purpose; and that said Meeting was open to the public, and public notice of the time, place, and purpose of said Meeting was given all as required by Chapter 551, Texas Government Code.

SIGNED AND SEALED the _____ day of August, 2025.

Cynthia Salinas, Board Secretary

Charles Amos, Chairman

(SEAL)



AGENDA ITEM

6.a.

PUBLIC UTILITY BOARD

DATE SUBMITTED

08/19/2025

MEETING DATE

8/26/2025

1. Agenda Item: Consideration and Approval of Memorandum of Understanding (MOU) between McAllen Public Utility and Developer of Los Encinos on Taylor Subdivision
2. Party Making Request:
Erika Gomez, Utility Engineer
3. Nature of Request: The Consideration and Approval of Memorandum of Understanding (MOU) between McAllen Public Utility and Developer of Los Encinos on Taylor Subdivision.
4. Budgeted:

Bid Amount:	_____	Budgeted Amount:	_____
Under Budget:	_____	Over Budget:	_____
		Amount Remaining:	_____
5. Reimbursement:
6. Routing:
Patrick Gray Created/Initiated - 08/19/2025
7. Staff's Recommendation: Staff recommends the approval of Memorandum of Understanding (MOU) between McAllen Public Utility and Developer of Los Encinos on Taylor Subdivision.
8. City Attorney: Approve -AWS
9. MPU General Manager: Approved - MAV
10. Director of Finance for Utilities: Approved - MSC

Memo

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

THRU: Erika Gomez, P.E., Utility Engineer

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

DATE: August 26, 2025

SUBJECT: Consideration and Approval of Memorandum of Understanding (MOU) between McAllen Public Utility and Developer of Los Encinos on Taylor Subdivision

Los Encinos on Taylor Subdivision is a development within the City of McAllen located near the Taylor Rd and Daffodil Ave. intersection. The subdivision received MPUB approval on March 25, 2025 (See Exhibit "A1 & A2").

Through the subdivision development process, MPU Staff reached out to the Developer of the mentioned subdivision to request the installation of a sanitary sewer system that would give MPU Staff the opportunity to abandon a lift station. The Adobe Wells Lift Station has been deemed non-compliant and plans to abandon the lift station have been designed for a future project.

Through the development process, the Developer has agreed to install 645 linear feet of sanitary sewer gravity main off-site from the proposed subdivision. The off-site scope of work would include all the accessories including sewer service clean outs for surrounding residents within the off-site scope. This proposed off-site sanitary sewer line will also leave a point of connection for the Adobe Wells Lift Station Abandonment Project as illustrated in Exhibit "B".

With the agreement for the off-site sanitary sewer improvements, MPU Staff has agreed to purchase all the sanitary sewer material for the off-site sewer improvements. The material purchase will include the sanitary sewer gravity main, manholes, and sewer service assembly kits as described in Exhibit "C".

Staff has crafted a memorandum of understanding that speaks to the terms for the proposed cost participation. Attached is a copy for Board consideration and approval.

Staff is recommending MPUB participation as proposed and will be available for comments and questions.

MEMORANDUM OF UNDERSTANDING

This Memorandum of Understanding (“MOU”) is made by and between **Jorge Guerra**, located at 2507 S. 41 Ln., McAllen, Texas 78503 (“JG”) and **MCALLEN PUBLIC UTILITY**, located at 1300 Houston Ave., McAllen, Texas 78501 (“MPU”) and collectively referred to as “Party” or “Parties”.

WHEREAS, JG is the developer of real properties known as Los Encinos On Taylor located approximately 1,335 linear feet from the intersection of Taylor Rd. and Daffodil Ave., consisting of a total of 20 acres within the McAllen city limits as illustrated in Exhibit “D”;

WHEREAS, JG has agreed to install 645 linear feet of sanitary sewer gravity main with all necessary accessories as part of Off Site improvements of the mentioned subdivision.;

WHEREAS, MPU is the utility entity which will own and be responsible of maintenance for the sanitary sewer improvements within the McAllen city limits and Sewer CCN;

WHEREAS, JG and MPU desire to enter into a mutual understanding for the proposed development and sewer improvements in the area for the benefit of both Parties;

IT IS THEREFORE AGREED THAT:

I. JORGE GUERRA, DEVELOPER

1. JG agrees to provide and install the proposed on-site sewer improvements that would service the 20 acre subdivision.
2. JG agrees to install 645 linear feet of sanitary sewer gravity main pipe with all necessary accessories as part of Off Site improvements of the mentioned subdivision as illustrated on Exhibit “E”
3. JG agrees to provide sewer service improvements to the residents along the alley of the off-site scope of work.
4. JG agrees to leave a stub out connection for future sanitary sewer improvements to the west of the scope of work.
5. JG will perform all work in accordance with the approved construction plans and specifications, and all applicable ordinances and standards.
6. JG will be responsible for all cost associated with the project except the materials to be supplied by MPU for the off-site utilities.
7. JG agrees to submit a warranty letter for 1-year at the completion of the project.

II. MCALLEN PUBLIC UTILITY'S RESPONSIBILITIES

8. MPU will oversee the installation of sanitary sewer lines within the 20 acre subdivision. JG acknowledges and agrees that MPU's oversight of the off-site sanitary sewer improvements does not relieve JG and all contractors from their obligation to comply with all applicable standards, ordinances, specifications, and warranty obligations.
9. MPU will be responsible in purchasing material for the off-site sanitary sewer improvements as illustrated on Exhibit "E"
10. MPU will oversee the installation of the off-site sanitary sewer improvements.
11. MPU will be responsible of conducting the following task before accepting the project:
 - a. Hosting a Pre-Construction meeting prior to commencement of any public improvements.
 - b. Issue of a Notice to Proceed.
 - c. Conduct a "Final Walk-Through" inspection.
 - d. Signed and sealed set of As-Built Plans from the Engineer on Record, BR Engineering, has been submitted and approved by MPU.

III. GENERAL PROVISIONS

12. This MOU comprises the entire understanding between the Parties concerning the subject of this MOU. No modification, alteration or amendments of this MOU will be effective without consent in writing and signed by an authorized representative of the Parties.
13. This MOU is not intended to constitute, create, give effect to, or otherwise form a joint venture or other business entity of any kind. For purposes of this MOU, the Parties are to be considered as independent contractors and not agents and employees of the other party.
14. This MOU is expressed as mutual intent but does not create binding legal obligations
15. This MOU may not be assigned or transferred without the written consent of the other party

APPROVED AND AGREED to this ____ day of August, 2025.

MCALLEN PUBLIC UTILITY

DEVELOPER

Marco A. Vega, P.E., General Manager

Jorge Guerra

Attest:

Cynthia Salinas, Utility Board Secretary

Approved as to form only:

Austin Stevenson, City Attorney

Memo

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

THRU: Erika Gomez, P.E., Utility Engineer
Carlos Gonzalez, P.E., Utility Engineer

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

DATE: March 25, 2025

SUBJECT: Approval of Los Encinos Subdivision

This property is located on the east side of Taylor Rd. and approximately 960 LF from the intersection of Taylor Rd. and Daffodil Ave. The subdivision is located within the McAllen City Limits and consists of 20.01 acres for 61 multifamily residential lots (250 units).

The subdivision application was originally filed with the City on December 4th, 2024 and received preliminary P&Z approval on December 17th, 2024. All information required from the developer's engineer for this agenda was received on March 14th, 2025.

Utility plan/availability is described as follows:

1. **Water:** The developer is proposing to upsize the existing 4" waterline on the east side of Taylor Rd. to an 8" that will service the property. From the proposed 8", the developer is proposing to run an 8" waterline that will service the property and will loop to the existing 12" waterline on Daffodil Ave. The developer is proposing to install nine (9) fire hydrant for fire protection.
2. **Sewer:** The developer is proposing to install an 8" sanitary sewer line to service the proposed subdivision and connect to an existing manhole that was installed with the Daffodil Road Widening Project. The developer is proposing to install 6" sewer services to each lot.
3. The property falls within the MPU Bentsen Rd Water and Sewer Improvements Reimbursement.

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

- 1.) Dedication of a utility easement, possibly along the perimeter of the property.
- 2.) Installation of the proposed public utility infrastructure to be constructed as proposed.
- 3.) Payment of a MPU Sanitary Sewer Reimbursement in the amount of \$46,067.14 and a MPU Waterline Reimbursement in the amount of \$6,628.28.

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

Thank you



**BOARD OF TRUSTEES MEETING
TUESDAY, MARCH 25, 2025 – 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 - FEBRUARY- MARTIN CHAVEZ, TRANSMISSION AND DISTRIBUTION

1. MINUTES:

APPROVED

- a) Approval of Meeting Minutes held March 11, 2025

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

ALL APPROVED

- a) Approval of Bentsen Oaks Phase 1 (48 Lots / Residential)
- b) Approval of Los Encinos on Taylor Subdivision (61 Lots / Residential Apartments)
- c) Approval for Sharyland Business Park - Project Circle Subdivision (1 Lot / Industrial)

3. BIDS AND CONTRACTS:

APPROVED

- a) Discussion and Possible Approval of the Interlocal Agreement with South Texas College on the South McColl Water Tower Improvements

4. FUTURE AGENDA ITEMS

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

- a) Consultation with City Attorney regarding pending litigation Tex. Gov't Code Sec 551.071

NO UPDATE

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 APRIL 15, 2025.

EXHIBIT B

CONSTRUCTION PLAN SUMMARY

PHASE I

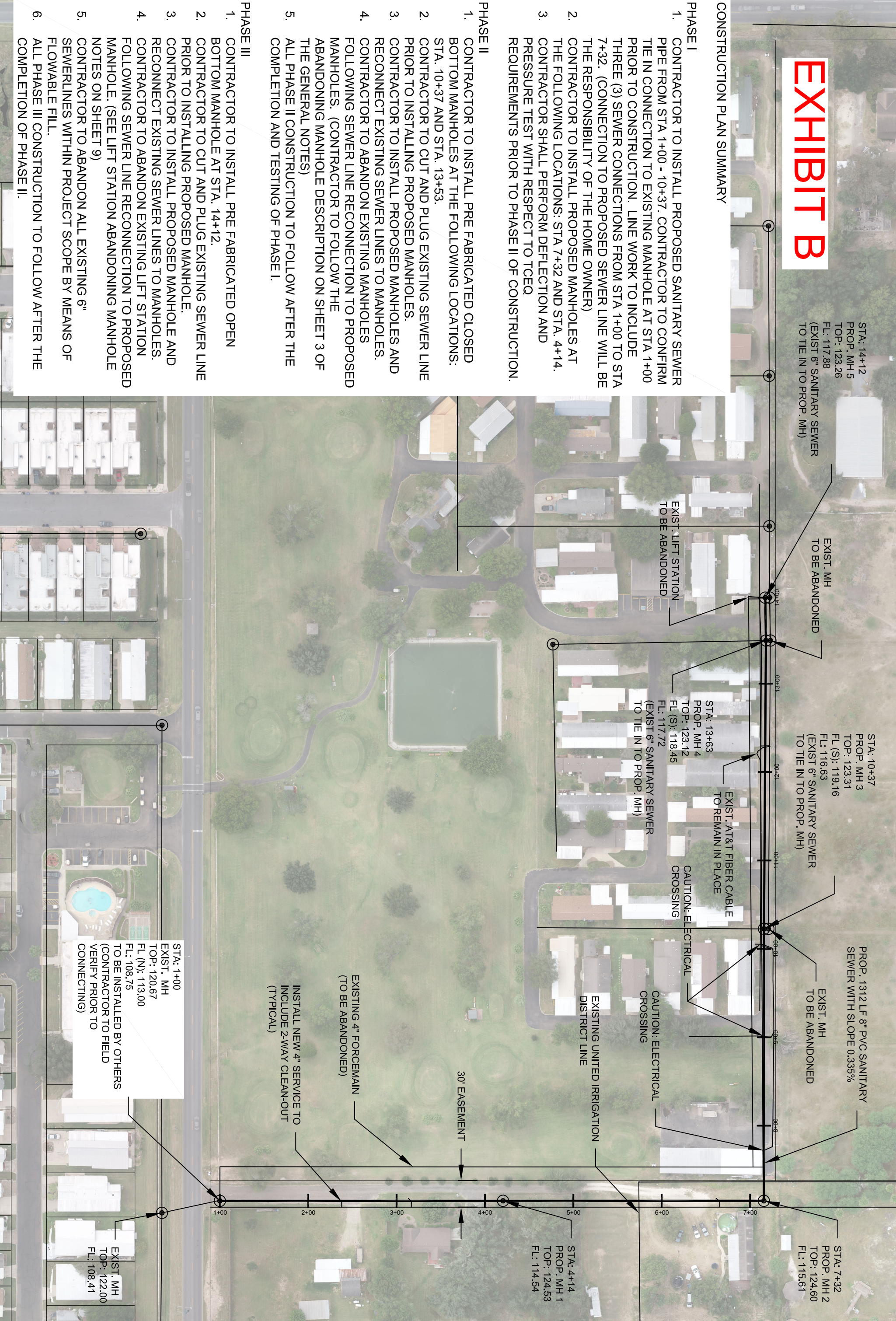
- 1. CONTRACTOR TO INSTALL PROPOSED SANITARY SEWER PIPE FROM STA 1+00 - 10+37. CONTRACTOR TO CONFIRM TIE IN CONNECTION TO EXISTING MANHOLE AT STA 1+00 PRIOR TO CONSTRUCTION. LINE WORK TO INCLUDE THREE (3) SEWER CONNECTIONS FROM STA 1+00 TO STA 7+32. (CONNECTION TO PROPOSED SEWER LINE WILL BE THE RESPONSIBILITY OF THE HOME OWNER)
- 2. CONTRACTOR TO INSTALL PROPOSED MANHOLES AT THE FOLLOWING LOCATIONS: STA 7+32 AND STA. 4+14.
- 3. CONTRACTOR SHALL PERFORM DEFLECTION AND PRESSURE TEST WITH RESPECT TO TCEQ REQUIREMENTS PRIOR TO PHASE II OF CONSTRUCTION.

PHASE II

- 1. CONTRACTOR TO INSTALL PRE FABRICATED CLOSED BOTTOM MANHOLES AT THE FOLLOWING LOCATIONS: STA. 10+37 AND STA. 13+53.
- 2. CONTRACTOR TO CUT AND PLUG EXISTING SEWER LINE PRIOR TO INSTALLING PROPOSED MANHOLES.
- 3. CONTRACTOR TO INSTALL PROPOSED MANHOLES AND RECONNECT EXISTING SEWER LINES TO MANHOLES.
- 4. CONTRACTOR TO ABANDON EXISTING MANHOLES FOLLOWING SEWER LINE RECONNECTION TO PROPOSED MANHOLES. (CONTRACTOR TO FOLLOW THE ABANDONING MANHOLE DESCRIPTION ON SHEET 3 OF THE GENERAL NOTES)
- 5. ALL PHASE II CONSTRUCTION TO FOLLOW AFTER THE COMPLETION AND TESTING OF PHASE I.

PHASE III

- 1. CONTRACTOR TO INSTALL PRE FABRICATED OPEN BOTTOM MANHOLE AT STA. 14+12.
- 2. CONTRACTOR TO CUT AND PLUG EXISTING SEWER LINE PRIOR TO INSTALLING PROPOSED MANHOLE.
- 3. CONTRACTOR TO INSTALL PROPOSED MANHOLE AND RECONNECT EXISTING SEWER LINES TO MANHOLES.
- 4. CONTRACTOR TO ABANDON EXISTING LIFT STATION FOLLOWING SEWER LINE RECONNECTION TO PROPOSED MANHOLE. (SEE LIFT STATION ABANDONING MANHOLE NOTES ON SHEET 9)
- 5. CONTRACTOR TO ABANDON ALL EXISTING 6" SEWERLINES WITHIN PROJECT SCOPE BY MEANS OF FLOWABLE FILL.
- 6. ALL PHASE III CONSTRUCTION TO FOLLOW AFTER THE COMPLETION OF PHASE II.



ADOBE WELLS SUBDIVISION
LIFT STATION REMOVAL

UTILITY LAYOUT

DATE:

DESIGNED BY:

DRAWN BY:

SCALE:

1" : 100'

SHEET NO.:

4

**ENGINEER'S OPINION OF PROBABLE
CONSTRUCTION COST**

PROJECT: Adobe Wells Lift Station Removal					
ITEM	DESCRIPTION	QTY	UNIT	COST PER UNIT	TOTAL COST
1	8" PVC SDR26 HW SWR PIPE	645	LF	\$15.00	\$9,675.00
2	FIBERGLASS CLOSED BOTTOM MANHOLE 4X10X1/2 32" OPENING	3	EA	\$5,700.00	\$17,100.00
3	4" SINGLE SEWER SERVICE COMPLETE WITH TWO WAY CLEANOUT	3	EA	\$330.00	\$990.00
4	8" STUB OUT CAP	1	EA	\$50.00	\$50.00
5	8" TO 8" SS COUPLING	1	EA	\$50.00	\$50.00
6	4" PVC SCH40 SERVICE PIPE	30	LF	\$7.00	\$210.00
7	3/4" SHORT WATER SERVICE WITH METER BOX AND COVER	3	EA	\$750.00	\$2,250.00
8	32" Composite Ring and Cover	3	EA	\$850.00	\$2,550.00
9	36"X24"X1" ROUND FINISH RING COMPLETE W/ ACCESSORIES	3	EA	\$170.00	\$510.00
				TOTAL	\$33,385.00

EXHIBIT D

MAP OF LOS ENCINOS ON TAYLOR SUBDIVISION
 BEING A 20.011 ACRE [871,872.32 SQ. FT.] GROSS, 19.692 ACRE [857,770.97 SQ. FT.] NET, TRACT OF LAND, BEING OUT OF LOT 297 AND LOT 298, JOHN H. SHARY SUBDIVISION, HIDALGO COUNTY, TEXAS, AS PER MAP OR PLAT THEREOF RECORDED IN VOLUME 1, PAGE 17, MAP RECORDS, HIDALGO COUNTY, TEXAS.

LEGEND

- BOUNDARY LINE
- RIGHT OF WAY LINE
- EASEMENT LINE
- LOT LINE
- ADJOINER BOUNDARY LINE
- CONTOUR LINE WITH ELEVATION
- FOUND 1/2" IRON ROD OR AS NOTED
- FOUND 1/2" IRON PIPE
- SET 1/2" IRON ROD W/PINK CAP STAMPED "OLS RPLS #6388"
- △ CALCULATED POINT
- P.O.B. — POINT OF BEGINNING
- NE — NORTHEAST
- CNR. — CORNER
- R.O.W. — RIGHT OF WAY
- VOL. — VOLUME
- PAGE — PAGE
- DOC. — DOCUMENT
- U.E. — UTILITY EASEMENT
- D.E. — DRAINAGE EASEMENT
- S/W & U.E. — SIDEWALK & UTILITY EASEMENT
- ESMT. — EASEMENT
- GWD. — GENERAL WARRANTY DEED
- WD. — WARRANTY DEED
- WOL. — WARRANTY DEED W/ADJONER'S LIDN
- O.R.H.C.T. — OFFICIAL RECORDS HIDALGO COUNTY TEXAS
- M.R.H.C.T. — MAP RECORDS HIDALGO COUNTY TEXAS
- D.R.H.C.T. — DEED RECORDS HIDALGO COUNTY TEXAS
- U.I.D. — UNITED IRRIGATION DISTRICT

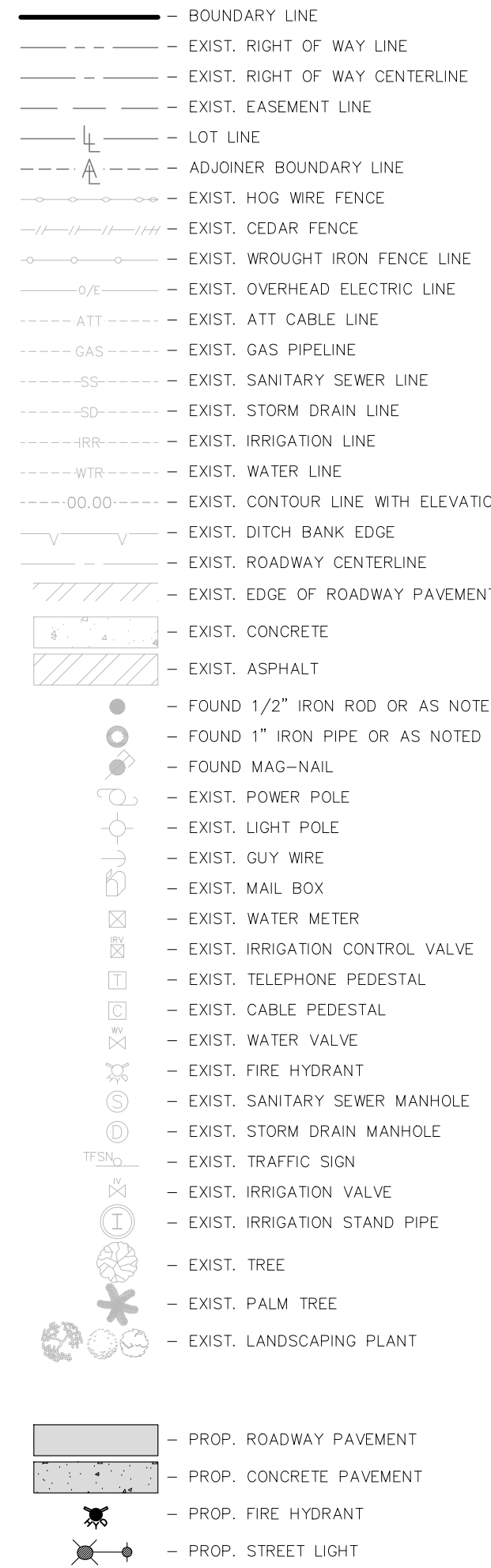
GRAPHIC SCALE IN FEET: 1"=80'

LOT AREAS:


Lot	Area (SQ. FT.)
1	11,050.00
2	10,275.00
3	10,400.00
4	10,400.00
5	10,400.00
6	10,400.00
7	10,400.00
8	10,400.00
9	10,400.00
10	10,400.00
11	10,400.00
12	10,400.00
13	10,400.00
14	10,400.00
15	10,943.09
16	14,507.98
17	10,218.00
18	10,218.00
19	10,218.00
20	10,218.00
21	13,080.34
22	11,731.20
23	11,731.20
24	11,731.21
25	11,731.20
26	11,731.21
27	11,731.21
28	11,731.19
29	11,735.60
30	12,512.50
31	15,603.00
32	17,162.75
33	12,448.00
34	12,448.00
35	12,629.36
36	11,687.35
37	11,916.41
38	11,850.00
39	11,850.00
40	11,850.00
41	11,850.00
42	11,850.00
43	11,850.00
44	11,492.67
45	12,167.33
46	11,106.60
47	9,926.84
48	10,140.00
49	10,140.00
50	10,140.00
51	10,140.00
52	10,140.00
53	10,140.00
54	10,140.00
55	10,140.00
56	10,140.00
57	10,140.00
58	10,140.00
59	10,140.00
60	10,015.00
61	11,050.00

Figure 1

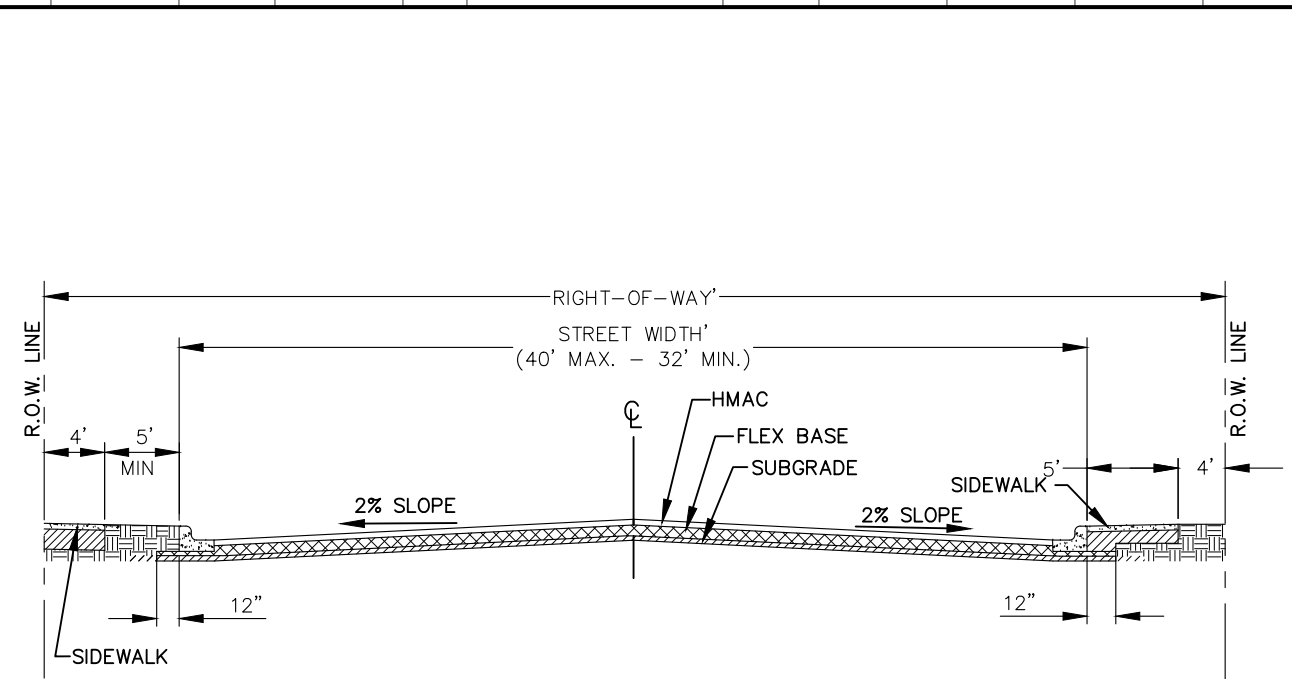
DOI: 10.1002/for



REV:	DESCRIPTION	DATE	DWN	CHK

The logo for BR Engineering, featuring the letters 'BR' in a stylized font where the 'B' is blue and the 'R' is green, with the word 'ENGINEERING' in black capital letters below it.

JOB NO.: 24180	SCALE: AS NOTED	SHEET OF
DATE: 12-2024	HORZ: VERT:	
DWN BY: J.C.	CAD FILE:	
CHKD BY: O.B.R.		



STANDARD

2" HOT MIX ASPHALTIC CONCRETE (TYPE "D")

8" COMPACTED FLEXIBLE BASE (95% COMPACTION)

4" COMPACTED SUBGRADE (95% COMPACTION)

ALTERNATE

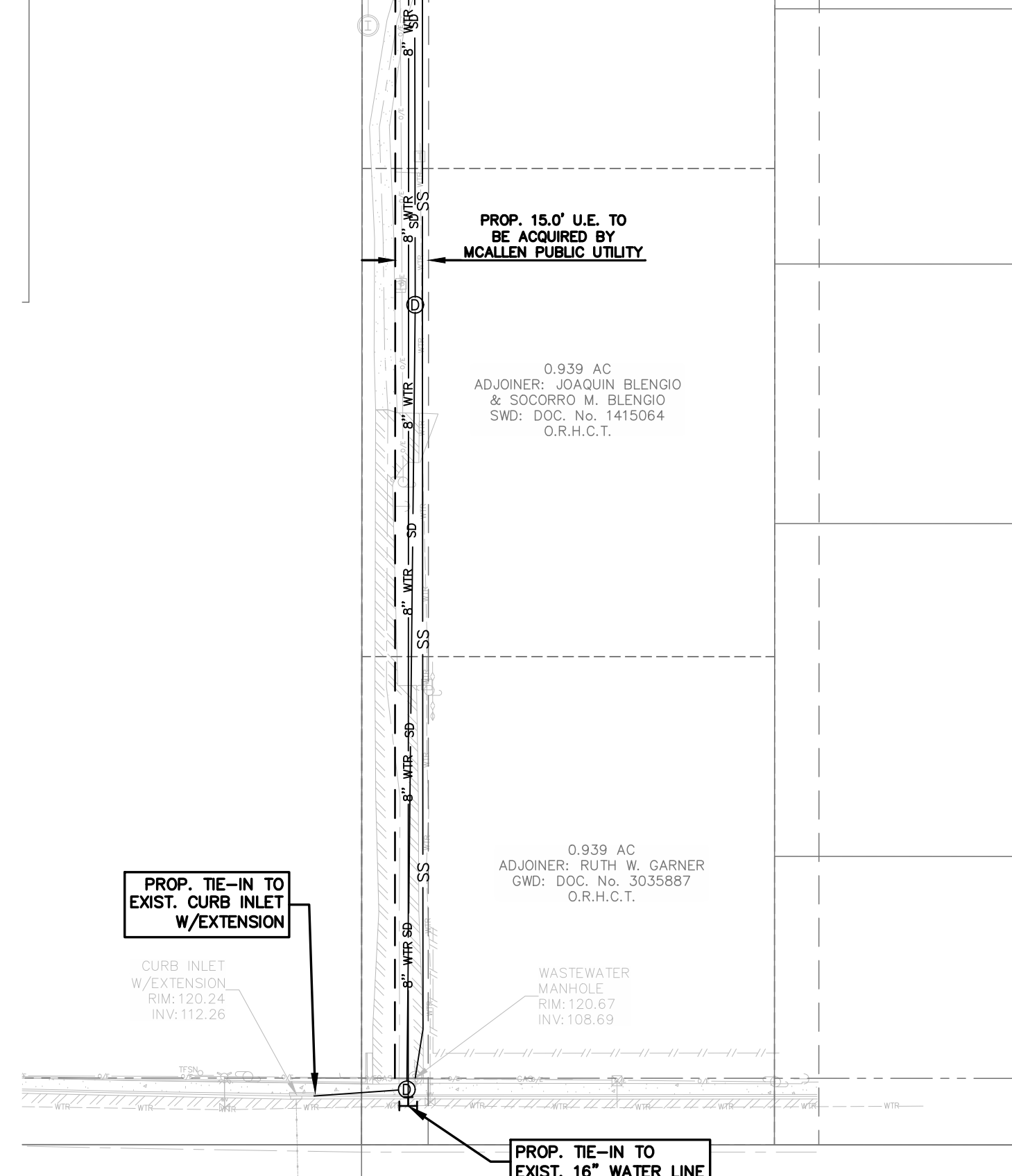
1" HOT MIX ASPHALTIC CONCRETE (TYPE "D")

2" HOT MIX ASPHALTIC CONCRETE (TYPE "B")

8" COMPACTED FLEXIBLE BASE (95% COMPACTION)

6" COMPACTED SUBGRADE (95% COMPACTION)

LOCAL STREET SECTION





AGENDA ITEM

6.b.

PUBLIC UTILITY BOARD

DATE SUBMITTED

08/19/2025

MEETING DATE

8/26/2025

1. Agenda Item: Discussion and Approval of Los Ebanos Oaks Subdivision and Request of a Septic Tank Variance (3 Lots / Residential)
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: N/A
6. Routing:
Rafael Balderas Jr. Created/Initiated - 08/19/2025
7. Staff's Recommendation: Staff recommends approval of the subdivision and septic tank variance with the conditions set forth.
8. City Attorney: Approve -AWS
9. MPU General Manager: Approved - MAV
10. Director of Finance for Utilities: Approved - MSC

Memo

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

THRU: Carlos Gonzalez, P.E., Utility Engineer
Erika Gomez, P.E., Utility Engineer

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

DATE: August 15th, 2025

SUBJECT: **Los Ebanos Oaks Subdivision; Consideration & Approval of the Subdivision and Septic Tank Variance**

This property is located on the east side of Los Ebanos Road and approximately 680 feet south of Mile 8 Road. It is located outside of the McAllen City Limits, but within the City's ETJ and MPU's Wastewater CCN; and is being proposed as R-1 residential. The tract consists of 4.04 acres and will be 3 lots for single family homes.

The subdivision application was originally filed with the City on May 29, 2025, and received preliminary P&Z approval on June 17, 2025. The information required from the developer's engineer for this agenda was received on August 13, 2025.

Utility plan/availability is described as follows:

1. **Water Service:** The property falls within the Sharyland Water Supply Corporation water CCN. The applicant will be asked to coordinate with SWSC on the water improvements. It is requested that the applicant follow the standard subdivision requirements pertaining to fire protection and be asked to coordinate with the Fire Department.
2. **Wastewater Service:** The applicant is requesting a septic tank variance to service all three lots, with each lot being greater than 1 acre. The nearest manhole is approximately 10,000 feet away. All neighboring properties are serviced by septic tanks.
3. This property does not fall within any utility service areas.

Staff recommends MPUB approval of the subdivision application and septic tank variance 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.) Should the MPU Board approve the variance, coordination with the County be done for the installation of the septic tanks; 3.) Execution of a Contractual Agreement for the future wastewater connection and fire hydrant installation and 4.) Installation of a 4-inch wastewater service be constructed from the septic tank to the ROW.

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



August 5, 2025

City of McAllen Public Utility Board
P.O. Box 220
McAllen, TX 78505-0220

Re: Request for Variance – Septic Tank Installation for Los Ebanos Oaks Subdivision

Dear Public Utility Board Members,

On behalf of the developer of the proposed Los Ebanos Oaks Subdivision, located at 12220 N. Los Ebanos Road. I am formally requesting a variance from the City of McAllen's standard utility service requirements to allow for the installation of individual septic systems within the subdivision.

The project site lies outside the current reach of McAllen's sanitary sewer infrastructure, and at this time, extension of city sewer service to the area is not feasible due to the high cost. To move forward with development while meeting state and local environmental health requirements, we propose the use of on-site septic systems, to be designed, permitted, and installed in accordance with all applicable Texas Commission on Environmental Quality (TCEQ) and Hidalgo County Health Department regulations.

We respectfully request that the Public Utility Board grant a variance to permit the use of septic tanks for this subdivision. This request is consistent with past approvals for similarly situated properties outside the existing sewer service area.

Please feel free to contact me if you need additional information or supporting documentation. We appreciate your consideration and look forward to your response.
Sincerely,

David Chacon, PE, CFM, CCM
Direction of CEI
Brownstone Consultants, LLC

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 Rigoberto Villarreal hereinafter called the DEVELOPER.

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

Los Ebanos Oaks Subd. and proposes to construct Utility Improvements as shown on a plan
(Subdivision Name)

designed by Brownstone Consultants, LLC 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: [Signature]
Address: _____

1405 Pamela Drive
Mission TX 78572

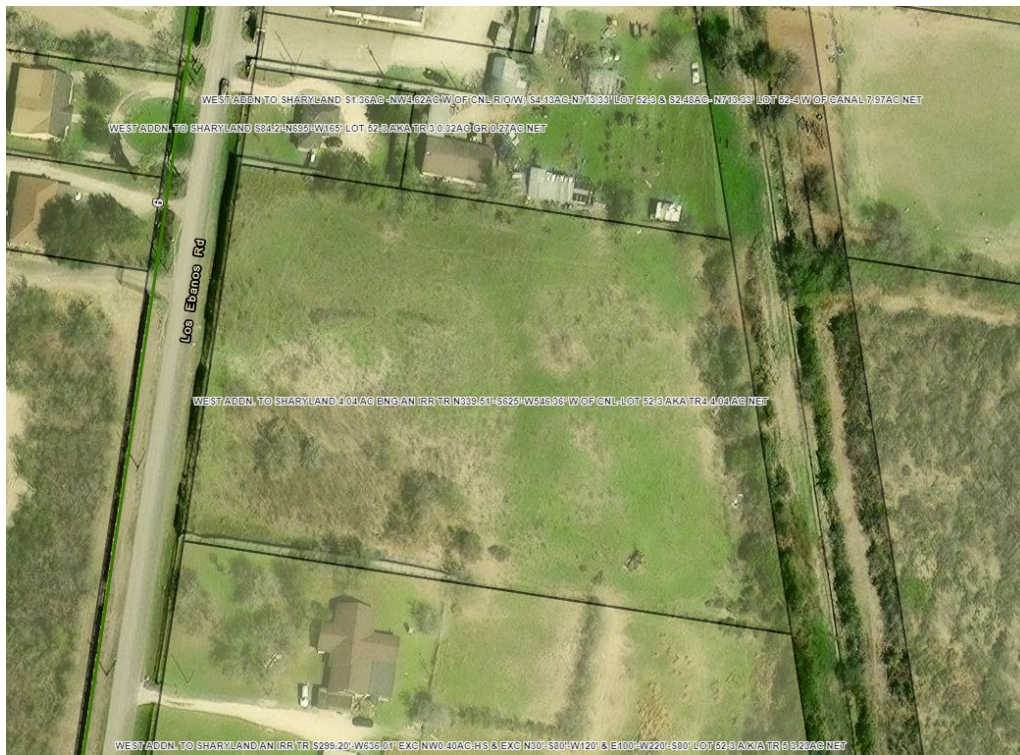


6/25/25

RE: Los Ebanos Oaks Subdivision – SWSC Availability Letter
Being A 4.04 ACRE TRACT OF LAND SITUATED IN HIDALGO COUNTY, TEXAS, BEING
OUT OF LOT 52-3 WEST ADDITION TO SHARYLAND, AS RECORDED IN VOLUME 1,
PAGE 56 OF THE MAP RECORDS, HIDALGO COUNTY.

To whom it may concern,

This letter is intended to serve as a utility (water) availability letter for the Los Ebanos Oaks Subdivision located at the City of McAllen Texas within the Sharyland Water Supply Corporation CCN. There is an existing 6-inch waterline along the west side of Los Ebanos Rd.



Sincerely,

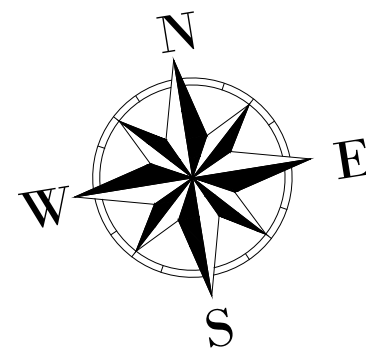
Isidro Gutierrez

Isidro Gutierrez,

Graduate Engineer / Development Coordinator

LOS EBANOS OAKS SUBDIVISION

BEING A 4.04 ACRE TRACT OF LAND SITUATED IN HIDALGO COUNTY, TEXAS, BEING OUT OF LOT 52-3 WEST ADDITION TO SHARYLAND, AS RECORDED IN VOLUME 1, PAGE 56 OF THE MAP RECORDS, HIDALGO COUNTY



SCALE: 1"=40'

LEGEND	
(R)	- SET IRON ROD
(C)	- FOUND IRON ROD W/ CAP
(B)	- BENCHMARK
(M)	- MAGNAIL
(P)	- SURVEY CONTROL POINT
R.O.W.	- RIGHT OF WAY
P.O.C.	- POINT OF COMMENCEMENT
P.O.B.	- POINT OF BEGINNING

- ALL BEARING AND DISTANCES ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 (NAD83), TEXAS STATE PLANS, SOUTH FIPS 4205 FEET.
- ALL HORIZONTAL CONTROL ON THIS PROJECT HAS ESTABLISHED UTILIZING RTK GPS METHODS.
- ELEVATIONS ON THIS PROJECT ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAV88)

LOS EBANOS OAKS SUBDIVISION IS LOCATED WITHIN HIDALGO COUNTY PRECINCT No. 3 IN THE NORTHWEST SIDE OF HIDALGO COUNTY AT THE SOUTHEAST INTERSECTION OF W. MILE 8 ROAD AND N. LOS EBANOS ROAD. THE ONLY NEARBY MUNICIPALITY IS THE CITY OF MCALLEN, ACCORDING TO THE OFFICIAL MAP IN THE OFFICE OF THE SECRETARY OF THE CITY OF MCALLEN, (POPULATION 146,593). LOS EBANOS OAKS LIES APPROXIMATELY FOUR MILES FROM THE CITY LIMITS OF MCALLEN AND IS WITHIN THE CITY'S 5 MILE EXTRATERRITORIAL JURISDICTION (ETJ) UNDER LOCAL GOVERNMENT.

HIDALGO COUNTY CERTIFICATE OF PLAT APPROVAL

I, THE UNDERSIGNED CERTIFY THAT THIS PLAT OF _____ WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY HEALTH DEPARTMENT ON _____, 20____.

HIDALGO COUNTY ASSISTANT CHIEF INSPECTOR _____ DATE _____

HIDALGO COUNTY CERTIFICATE OF PLAT APPROVAL UNDER LOCAL GOVERNMENT CODE S 232.028(a)

WE, THE UNDERSIGNED CERTIFY THAT THIS PLAT OF LOS EBANOS OAKS SUBDIVISION WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY COMMISSIONERS COURT ON _____.

HIDALGO COUNTY JUDGE _____ DATE _____

HIDALGO COUNTY CLERK _____ 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(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 DEVELOPER OF THE SUBDIVISION AND ITS ENGINEER TO MAKE THESE DETERMINATIONS.

DISTRICT MANAGER _____

DATE _____

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

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

INDEX TO SHEET LOS EBANOS OAKS SUBDIVISION

1	LOCATION MAP AND ETJ; PRINCIPAL CONTACTS; PLAT WITH LOTS, STREETS, AND EASEMENT DESIGNATIONS; LEGAL DESCRIPTION (METES AND BOUNDS); SURVEYOR'S AND ENGINEER'S CERTIFICATION; PLAT NOTES AND RESTRICTIONS; OWNER'S DEDICATION, CERTIFICATION, AND ATTESTATION; CITY APPROVAL CERTIFICATE; COUNTY CLERK'S RECORDING CERTIFICATE; HIDALGO COUNTY CERTIFICATE OF PLAT APPROVAL; DESCRIPTION OF LOCATION OF SUBDIVISION WITH RESPECT TO THE ETJ OF A MUNICIPALITY AND DESIGNATE THE PRECINCT THE PROJECT IS SITUATED; H.C.D.D. CERTIFICATION; IRRIGATION DISTRICT CERTIFICATE OF APPROVAL; RIGHT OF WAY CERTIFICATION; HCHD CERTIFICATION; REVISION NOTES
2	WATER DISTRIBUTION AND SANITARY SEWER (OSSF) MAP, ENGINEERING REPORT (ENGLISH AND SPANISH VERSION), INCLUDING DESCRIPTION OF WATER AND WASTE WATER (OSSF) AND ENGINEER'S CERTIFICATION (ENGLISH AND SPANISH VERSION), SAMPLE OF LOG BORE FOR OSSF SYSTEM TYPICAL WATER SERVICE CONNECTION; SUBDIVIDER CERTIFICATE AND STATEMENT
3	DRAINAGE REPORT INCLUDING DESCRIPTION OF DRAINAGE AND HOW IT WILL SERVE THIS DEVELOPMENT; MAP OF TOPOGRAPHY AND DRAINAGE, AND ENGINEER'S CERTIFICATION; REVISION NOTES; TYPICAL ROADWAY SECTION; CURB AND GUTTER SECTION VALLEY GUTTER SECTION
4	EXISTING STREET PROFILE DESCRIBING POSITIVE FLOW PROFILES OF EXISTING MAIN ROAD.

STATE OF TEXAS COUNTY OF HIDALGO

OWNER'S DEDICATION, CERTIFICATION, AND ATTESTATION: I, RIGOBERTO VILLAREAL, AS OWNER (S) OF THE 4.04 ACRE TRACT OF LAND ENCOMPASSED WITHIN THE PROPOSED LOS EBANOS OAKS SUBDIVISION, HEREBY THE LAND AS DEPICTED IN THIS SUBDIVISION PLAT AND DEDICATED TO PUBLIC USE THE STREET, PARK, AND EASEMENTS SHOWN HEREIN.

I CERTIFY THAT I HAVE COMPLIED WITH THE REQUIREMENTS OF TEXAS LOCAL GOVERNMENT CODE 232.032 AND THAT: (A) THE WATER QUALITY AND CONNECTIONS TO THE LOTS MEET, OR WILL MEET, THE MINIMUM STATE STANDARDS; (B) SEWER CONNECTIONS TO THE LOTS OR SEPTIC TANKS MEET, OR WILL MEET, THE MINIMUM REQUIREMENTS OF THE STATE STANDARDS; (C) ELECTRICAL CONNECTIONS PROVIDED TO THE LOTS MEET, OR WILL MEET, THE MINIMUM STATE STANDARDS; AND (D) GAS CONNECTIONS, IF AVAILABLE, PROVIDED TO THE LOTS MEET, OR WILL MEET, THE MINIMUM STATE STANDARDS. I ATTEST THAT THE MATTERS ASSERTED IN THIS PLAT ARE TRUE AND COMPLETE.

BY: RIGOBERTO VILLAREAL

DATE

STATE OF TEXAS COUNTY OF HIDALGO

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED _____ KNOWN TO ME BY THE PERSON (S) WHOSE NAME (S) IS (ARE) SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSED AND CONSIDERATION THEREIN STATED, GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS THE _____ DAY OF _____, 20____.

NOTARY PUBLIC
MY COM _____ EXPIRES _____

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

MAYOR, CITY OF MCALLEN

DATE

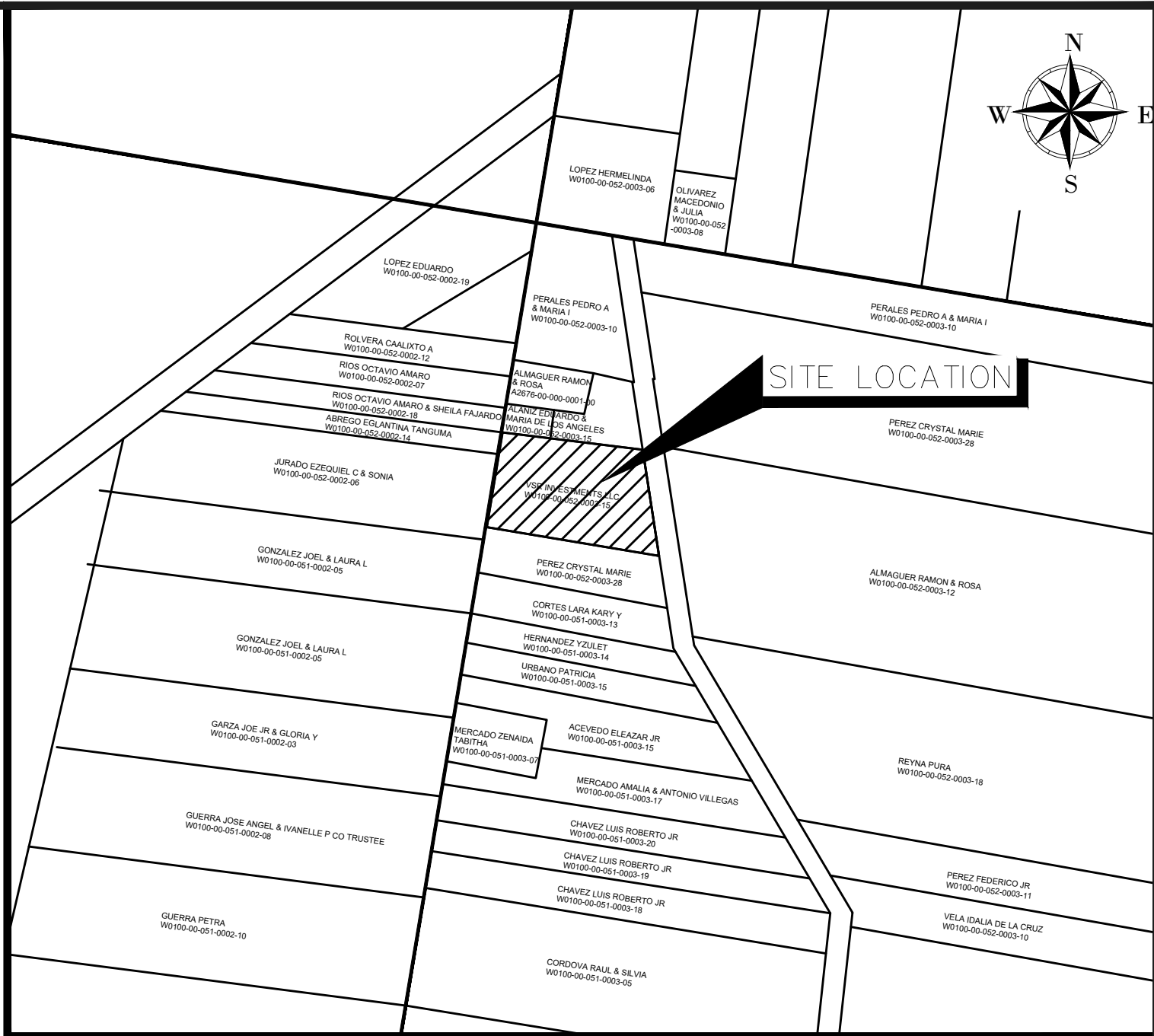
I, THE UNDERSIGN CHAIRMAN OF THE PLANNING AND ZONING COMMISSION OF THE CITY OF MCALLEN, TEXAS HEREBY CERTIFY THAT THIS SUBDIVISION PLAT CONFORMS TO ALL REQUIREMENTS OF THE SUBDIVISIONS REGULATIONS OF THE CITY OF MCALLEN WHEREIN MY APPROVAL IS REQUIRED.

CHAIRMAN, PLANNING & ZONING COMMISSION

DATE

PRINCIPAL CONTACTS:

OWNER:	NAME	ADDRESS	CITY & ZIP	PHONE
	VSR INVESTMENTS LLC	1405 PAMELA DR.	MISSION, TEXAS 78572	(956) 207-8699
ENGINEER:	DAVID M. CHACON	2205 N. JACKSON RD.	McAlLEN, TEXAS 78501	(956) 429-9033
SURVEYOR:	KURT SCHUMACHER	2805 FOUNTAIN PLAZA BLVD. STE. B	EDINBURG, TEXAS 78539	(956) 458-8391



LOCATION MAP - SCALE: 1"=500'

METES AND BOUNDS

BEING A 4.04 ACRE TRACT OF LAND SITUATED IN HIDALGO COUNTY, TEXAS, BEING OUT OF LOT 52-3 WEST ADDITION TO SHARYLAND, AS RECORDED IN VOLUME 1, PAGE 56 OF THE MAP RECORDS, HIDALGO COUNTY, TEXAS, SAID CALLED 4.04 ACRE TRACT OF LAND BEING CONVEYED TO THE UNITED STATES OF AMERICA BY A FINAL ORDER OF FORFEITURE RECORDED ON MAY 8, 2024 AS DESCRIBED IN DOCUMENT NUMBER 5547089 OF THE OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS, SAID 4.04 ACRE TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A POINT, BEING THE SOUTHWEST CORNER OF SAID LOT 52-3, AND BEING WITHIN THE EXISTING RIGHT-OF-WAY OF LOS EBANOS ROAD (DEDICATED 40.00' RIGHT-OF-WAY, MEASURED 50.00' RIGHT-OF-WAY);

THENCE, NORTH 08°30'43" EAST A DISTANCE OF 285.46 FEET ALONG THE WEST LINE OF SAID LOT 52-3, BEING WITHIN THE EXISTING RIGHT-OF-WAY OF SAID LOS EBANOS ROAD TO A SET MAGNAIL, BEING THE COMMON CORNER OF SAID CALLED 4.04 ACRE TRACT OF LAND AND A CALLED 4.04 ACRE TRACT OF LAND (TRACT 1, SAVE AND EXCEPT A CALLED 0.27 ACRE TRACT OF LAND) CONVEYED TO CRYSTAL MARIE PEREZ BY A GIFT WARRANTY DEED DATED FEBRUARY 24, 2014 AND RECORDED ON MARCH 4, 2014 AS DESCRIBED IN DOCUMENT NUMBER 2490816 OF THE OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS, FOR THE SOUTHWEST CORNER AND POINT OF BEGINNING OF THIS HEREIN DESCRIBED TRACT OF LAND;

THENCE, NORTH 08°30'43" EAST A DISTANCE OF 339.54 FEET ALONG THE WEST LINE OF SAID LOT 52-3, BEING WITHIN THE EXISTING RIGHT-OF-WAY OF SAID LOS EBANOS ROAD TO A SET MAGNAIL, BEING THE COMMON CORNER OF SAID CALLED 4.04 ACRE TRACT OF LAND AND A CALLED 0.32 ACRE TRACT OF LAND CONVEYED TO MARIA DE LOS ANGELES ALANIZ BY A GENERAL WARRANTY GIFT DEED DATED OCTOBER 14, 2009 AND RECORDED ON OCTOBER 15, 2009 IN DOCUMENT NUMBER 2043576 OF THE OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS, SAID CALLED 0.32 ACRE TRACT OF LAND BEING DESCRIBED IN VOLUME 1444, PAGE 807 OF THE DEED RECORDS, HIDALGO COUNTY, TEXAS, FOR THE NORTHWEST CORNER OF THIS HEREIN DESCRIBED TRACT OF LAND;

THENCE, SOUTH 81°29'15" EAST ALONG THE COMMON LINE OF SAID CALLED 4.04 ACRE TRACT OF LAND AND SAID CALLED 0.32 ACRE TRACT OF LAND, PASSING AT A DISTANCE OF 20.00 FEET A FOUND 1/2-INCH IRON ROD BEING ON THE DEDICATED RIGHT-OF-WAY LINE OF SAID LOT EBANOS ROAD, CONTINUING PASSING AT A DISTANCE OF 25.00 FEET THE APPARENT RIGHT-OF-WAY LINE OF SAID LOS EBANOS ROAD, CONTINUING FOR A TOTAL DISTANCE OF 464.74 FEET TO A SET 1/2-INCH IRON ROD WITH PLASTIC CAP STAMPED "KLSG 6333 PROP COR", BEING THE COMMON CORNER OF SAID CALLED 4.04 ACRE TRACT OF LAND AND A CALLED 1.91 ACRE TRACT OF LAND (TRACT 1) CONVEYED TO RAMON ALMAGUER AND WIFE, ROSA MARIA ALMAGUER BY A WARRANTY DEED WITH VENDOR'S LIEN DATED FEBRUARY 15, 1990 AND RECORDED ON FEBRUARY 20, 1990 AS DESCRIBED IN VOLUME 2874, PAGE 893 OF THE OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS, AND BEING ON THE EXISTING WEST RIGHT-OF-WAY LINE OF A UNITED IRRIGATION DISTRICT CANAL, FOR THE NORTHEAST CORNER OF THIS HEREIN DESCRIBED TRACT OF LAND;

THENCE, SOUTH 08°55'15" EAST A DISTANCE OF 355.89 FEET ALONG THE COMMON LINE OF SAID CALLED 4.04 ACRE TRACT OF LAND AND SAID EXISTING WEST RIGHT-OF-WAY LINE OF SAID UNITEDIRRIGATION DISTRICT CANAL TO A SET 1/2-INCH IRON ROD WITH PLASTIC CAP STAMPED "KLSG 6333PROP COR", BEING THE COMMON CORNER OF SAID CALLED 4.04 ACRE TRACT OF LAND AND SAID CALLED 0.04 ACRE TRACT OF LAND CONVEYED TO CRYSTAL MARIE PEREZ, FOR THE SOUTHEAST CORNER OF THHEREIN DESCRIBED TRACT OF LAND;

THENCE, NORTH 81°29'14" WEST ALONG THE COMMON LINE OF SAID CALLED 4.04 ACRE TRACT OF LANDAND SAID CALLED 4.04 ACRE TRACT OF LAND CONVEYED TO CRYSTAL MARIE PEREZ, PASSING AT A DISTANCEOF 546.36 FEET THE APPARENT RIGHT-OF-WAY LINE OF SAID LOS EBANOS ROAD, CONTINUING PASSINGAT A DISTANCEOF 551.36 FEET A FOUND 1/2-INCH IRON ROD BEING ON THE DEDICATED RIGHT-OF-WAYLINE OF SAID LOT EBANOS ROAD, CONTINUING FOR A TOTAL DISTANCE OF 571.36 FEET TO THE POINTOF BEGINNING AND CONTAINING A COMPUTED AREA OF 4.04 ACRES.

STATE OF TEXAS COUNTY OF HIDALGO

*KNOW ALL MEN BY THESE PRESENTS:

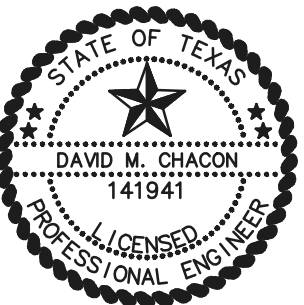
THAT I, KURT SCHUMACHER, BEING 6333 DO HEREBY CERTIFY, THAT I PREPARED THIS PLAT FROM AN ACTUAL ON THE GROUND SURVEY OF THE LAND AS DESCRIBED AND THAT THE CORNER MONUMENTS SHOWN THEREON WERE PROPERLY PLACED UNDER MY PERSONAL SUPERVISION IN ACCORDANCE WITH THE PLATTING RULES AND REGULATIONS OF THE CITY OF MCALLEN.



KURT SCHUMACHER, RPLS NO. 6333 DATE

STATE OF TEXAS COUNTY OF HIDALGO

I, THE UNDERSIGNED, DAVID M. CHACON, A REGISTERED PROFESSIONAL ENGINEER IN THE STATE OF TEXAS, HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN TO THIS PLAT.



DAVID M. CHACON, P.E. NO. 141941 DATE

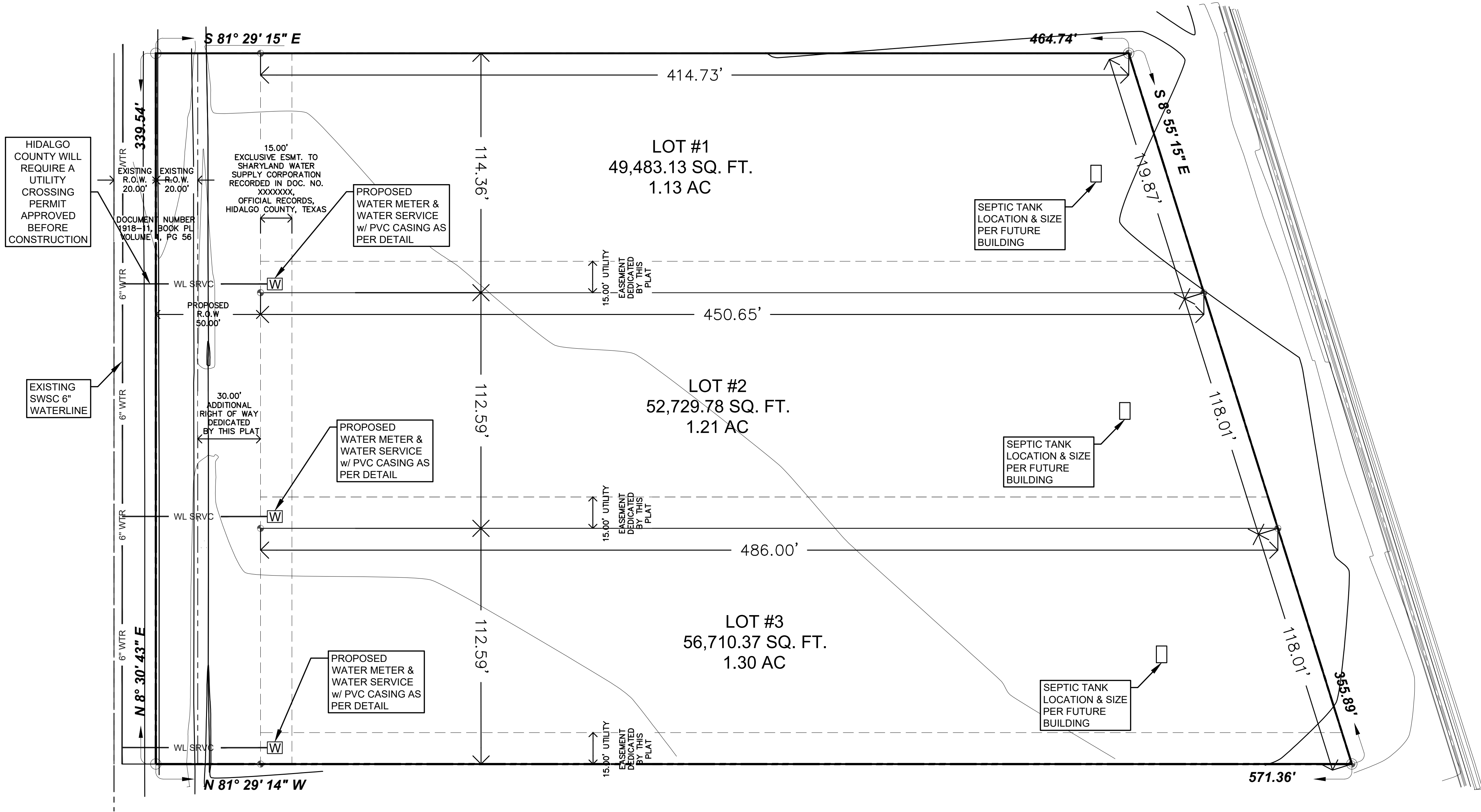
DATE OF PREPARATION: 01/31/2025



FIRM No. F-23250
2205 N. JACKSON RD.
McAllen, Texas 78501
(956) 429-9033
david@bstone.biz

LOS EBANOS OAKS SUBDIVISION

WATER AND SEWAGE UTILITY LAYOUT



SUBDIVIDER CERTIFICATION

1.- BY COMPLETING THE IMPROVEMENTS DESCRIBED ON THE PLAT, SUBDIVIDER WILL COMPLY WITH MINIMUM STATE STANDARDS AND THAT (a) WATER QUALITY AND CONNECTIONS INCLUDING WATER METERS TO THE LOTS MEET SUCH STANDARDS AND (b) SEWER CONNECTIONS TO THE LOTS OR SEPTIC TANKS MEET OR WILL MEET SUCH STANDARDS AND WILL BE CONSTRUCTED IN ACCORDANCE WITH STATE AND COUNTY REGULATIONS.

SUBDIVIDER STATEMENTS:

1.- I (WE), RIGOBERTO VILLAREAL SUBDIVIDER (S) OF LOS EBANOS OAKS SUBDIVISION HEREBY CERTIFY SEWER PERMITS ARE REQUIRED PRIOR TO BUILDING ON ANY LOT AND THAT AN ADEQUATE DRINKING WATER SOURCE IS IMMEDIATELY AVAILABLE TO EACH LOT OF THE TYPE, QUALITY & QUANTITY TO ENABLE EACH PERSON PURCHASING A LOT TO HAVE ADEQUATE WATER TO COMPLY WITH THE REGULATIONS AND THE LAWS OF THE STATE AS REQUIRED BY STATE AND COUNTY REGULATIONS.

(OWNERS' SIGNATURE)

STATE OF TEXAS COUNTY OF HIDALGO

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED RIGOBERTO VILLAREAL KNOWN TO ME BY THE PERSON (S) WHOSE NAME (S) IS (ARE) SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR PURPOSED AND CONSIDERATION THEREIN STATED, GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS THE _____ DAY OF _____ 20____

NOTARY PUBLIC

MY COM _____ EXPIRES _____

INDEX TO SHEET LOS EBANOS OAKS SUBDIVISION

	LOCATION MAP AND ETJ; PRINCIPAL CONTACTS; PLAT WITH LOTS, STREETS, AND EASEMENT DESIGNATIONS; LEGAL DESCRIPTION (METES AND BOUNDS); SURVEYOR'S AND ENGINEER'S CERTIFICATION; PLAT NOTES AND RESTRICTIONS; OWNER'S DEDICATION, CERTIFICATION, AND ATTESTATION; CITY APPROVAL CERTIFICATE; COUNTY CLERK'S RECORDING CERTIFICATE, HIDALGO COUNTY CERTIFICATE OF PLAT APPROVAL; DESCRIPTION OF LOCATION OF SUBDIVISION WITH RESPECT TO THE ETJ OF A MUNICIPALITY AND DESIGNATE THE PRECINCT THE PROJECT IS SITUATED; H.C.D.D CERTIFICATION; IRRIGATION DISTRICT CERTIFICATE OF APPROVAL; RIGHT OF WAY CERTIFICATION; HCHD CERTIFICATION; REVISION NOTES
1	
2	WATER DISTRIBUTION AND SANITARY SEWER (OSSF) MAP, ENGINEERING REPORT (ENGLISH AND SPANISH VERSION), INCLUDING DESCRIPTION OF WATER AND WASTE WATER (OSSF) AND ENGINEER'S CERTIFICATION (ENGLISH AND SPANISH VERSION), SAMPLE OF LOG BORE FOR OSSF SYSTEM TYPICAL WATER SERVICE CONNECTION; SUBDIVIDER CERTIFICATE AND STATEMENT
3	DRAINAGE REPORT INCLUDING DESCRIPTION OF DRAINAGE AND HOW IT WILL SERVE THIS DEVELOPMENT; MAP OF TOPOGRAPHY AND DRAINAGE, AND ENGINEER'S CERTIFICATION; REVISION NOTES; TYPICAL ROADWAY SECTION; CURB AND GUTTER SECTION VALLEY GUTTER SECTION
4	EXISTING STREET PROFILE DESCRIBING POSITIVE FLOW PROFILES OF EXISTING MAIN ROAD.

CERTIFICACIÓN

CON MI FIRMA A CONTINUACIÓN, CERTIFICO QUE LAS INSTALACIONES DE SERVICIO DE AGUA Y ALCANTARILLADO DESCRITAS ANTERIORMENTE CUMPLEN CON LAS REGLAS MODELO ADOPTADAS BAJO LA SECCIÓN 16.343 DEL CÓDIGO DEL AGUA. CERTIFICO QUE LOS COSTOS PARA INSTALAR LAS INSTALACIONES DE AGUA Y LAS INSTALACIONES DE ALCANTARILLADO NO CONSTRUÍDAS EN EL SITIO, MENCIONADAS ANTERIORMENTE, SON LOS SIGUIENTES:
INSTALACIONES DE AGUA: ESTAS INSTALACIONES, COMPLETAMENTE CONSTRUÍDAS, CON LA INSTALACIÓN DE MEDIDORES DE AGUA, TENDRÁN UN COSTO TOTAL DE \$15,720.00, LO QUE EQUIVALE A \$5,240.00 POR LOTE. INSTALACIONES DE ALCANTARILLADO: SE ESTIMA QUE EL SISTEMA SEPTICO COSTARÁ \$1,500.00 POR LOTE (TODO INCLUIDO), PARA UN TOTAL DE \$4,500.00 PARA LA SUBDIVISIÓN COMPLETA.

DAVID M. CHACON, P.E.

NO. 141941

DATE

CONSTRUCTION COST ESTIMATE	
DRAINAGE=	\$6,000.00
WATER=	\$15,720.00
OSSF=	\$4,500.00
TOTAL=	\$26,220.00

PRINCIPAL CONTACTS:

NAME	ADDRESS	CITY & ZIP	PHONE
OWNER: VSR INVESTMENTS LLC	1405 PAMELA DR.	MISSION, TEXAS 78572	(956) 207-8699
ENGINEER: DAVID M. CHACON	2205 N. JACKSON RD.	McALLEN, TEXAS 78501	(956) 429-9033
SURVEYOR: KURT SCHUMACHER	2805 FOUNTAIN PLAZA BLVD. STE. B	EDINBURG, TEXAS 78539	(956) 458-8391

FINAL WATER AND SEWER ENGINEERING REPORT

(WATER DISTRIBUTION SYSTEM BEING INSTALLED AND UTILIZING LETTER OF CREDIT FOR OSSF)

WATER SUPPLY: DESCRIPTION COST AND OPERABILITY DATES:

THE LOS EBANOS OAKS SUBDIVISION WILL RECEIVE POTABLE WATER SERVICE FROM SHARYLAND WATER SUPPLY CORPORATION (SWSC). THE SUBDIVIDER AND SWSC HAVE ENTERED INTO A CONTRACTUAL AGREEMENT, UNDER WHICH SWSC WILL PROVIDE WATER TO THE SUBDIVISION.

SWSC OPERATES AN EXISTING 6-INCH DIAMETER WATER LINE ALONG THE WEST SIDE OF THE RIGHT-OF-WAY OF NORTH LOS EBANOS ROAD. THE WATER SYSTEM SERVING THE LOS EBANOS OAKS SUBDIVISION INCLUDES THREE INDIVIDUAL 1-INCH SERVICE LINES, EACH SERVING ONE LOT. THESE LINES WILL CROSS N LOS EBANOS ROAD AND TERMINATE WITHIN THE 15-FOOT SWSC UTILITY EASEMENT. EACH LOT IS EQUIPPED WITH A 3/4-INCH SERVICE CONNECTION AND A METER BOX.

THE TOTAL COST FOR THE WATER INFRASTRUCTURE IMPROVEMENTS AMOUNTS TO \$15,720, OR \$5,240 PER LOT. SWSC HAS REVIEWED, APPROVED, AND ACCEPTED THE ENTIRE WATER DISTRIBUTION SYSTEM, WHICH IS FULLY OPERATIONAL AS OF THE DATE THE PLAT IS RECORDED.

SEWAGE FACILITIES DESCRIPTION: COST AND OPERABILITY DATES:

SEWAGE FROM LOS EBANOS OAKS SUBDIVISION WILL BE TREATED BY INDIVIDUAL ON-SITE SEWAGE FACILITIES (OSSF) CONSISTING OF A STANDARD DESIGN DUAL COMPARTMENTS SEPTIC TANK AND A DRAIN FIELD ON EACH LOT. THE UNDERSIGNED PROFESSIONAL ENGINEER HAS EVALUATED THE SUITABILITY OF THE SUBDIVISION SITE FOR OSSF AND SUBMITTED A REPORT CONCLUDING THAT THE SITE IS SUITABLE FOR OSSF. THE REPORT WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY HEALTH DEPARTMENT. EACH LOT HAS ADEQUATE AREA FOR ARE PLACEMENTS DRAIN FIELD.

EACH LOT IN THE PROPOSED SUBDIVISION IS AT LEAST 1/2 ACRE IN SIZE. THE NATURAL RESOURCE CONSERVATION SERVICE SOIL SURVEY BOOK INDICATED A SANDY LOAM SOIL FOR THE AREA. AT LEAST TWO SOIL EXCAVATIONS WERE PERFORMED ON THE SITE, AT OPPOSITE ENDS OF THE PROPOSED DISPOSAL AREA. (ADDITIONAL BORINGS WERE UNNECESSARY BECAUSE THE SOILS ARE VERY UNIFORM WITHIN THIS LIMIT AREA). THE SOIL IS A UNIFORM SANDY LOAM EXTENDING UP TO 36" BELOW THE BOTTOM OF ANY PROPOSED EXCAVATIONS. THERE IS NO INDICATION OF GROUNDWATER OR A RESTRICTIVE LAYER WITHIN 24" OF BOTTOM OF THE PROPOSED EXCAVATIONS. THE SUBDIVISION DRAINS WELL.

THE ESTIMATED COST TO INSTALL A SEPTIC SYSTEM ON AN INDIVIDUAL LOT IS \$1,500.00, INCLUDING THE COSTS FOR THE REQUIRED PERMIT AND LICENSE. NO OSSFS HAVE BEEN INSTALLED AS OF THE TIME OF APPLICATION FOR FINAL PUT APPROVAL. THE SUBDIVIDER WILL POST A LETTER OF CREDIT WITH THE FILING OF THE FINAL PLAT WITH TO COVER THE TOTAL SEPTIC SYSTEM COST OF \$4,500. THE SUBDIVIDER WILL INCLUDE THE COST OF A SEPTIC TANK SYSTEM IN THE SALE PRICE OF THE LOT.

AT ANY TIME AFTER THE LOT IS SOLD, THE PURCHASER MAY INITIATE INSTALLATION OF A SEPTIC SYSTEM BY WRITING OR CALLING THE SUBDIVIDER AND THEN FILING WITH THE HIDALGO COUNTY HEALTH DEPARTMENT AN APPLICATION FOR A PERMIT TO CONSTRUCT A SEPTIC SYSTEM IF ON A LOT BELONGING TO THE SUBDIVIDER NO SEPTIC SYSTEM HAS BEEN INSTALLED AS OF (DATE STATED ON LETTER OF CREDIT) THEN THE SUBDIVIDER SHALL RENEW HIS/HER LETTER OF CREDIT WITH THE COUNTY. IF HE/SHE CHOOSES NOT TO RENEW THE LETTER OF CREDIT, THEN HE/SHE MUST OBTAIN THE PROPER PERMITS AND INSTALL ALL SEPTIC TANK SYSTEM BY (DATE STATED ON LETTER OF CREDIT) IF THE DEVELOPER FAILS TO RENEW HIS/HER LETTER OF CREDIT OR INSTALL ALL SEPTIC TANKS BY THE AFOREMENTIONED DATES, THEN THE COUNTY IN ACCORDANCE WITH THE EXECUTED SUBDIVIDER CONSTRUCTION AGREEMENT WILL INITIATE THE DRAW DOWN OF THE LETTER OF CREDIT TO INSTALL THE REMAINING SYSTEMS. IF ON A LOT BELONGING TO SOMEONE OTHER THAN THE SUBDIVIDER NO SEPTIC SYSTEM HAS BEEN INSTALLED AS OF (DATE STATED ON LETTER OF CREDIT) THEN THE SUBDIVIDER WILL FIRST REMIND THE LOT OWNER OF THE AVAILABILITY OF THE SEPTIC SYSTEM UNLESS THE LOT OWNER INITIATES THE INSTALLATION OF THE SEPTIC SYSTEM BY NOTIFYING THE SUBDIVIDER AND FILING AN APPLICATION FOR A PERMIT TO CONSTRUCT THE SYSTEM. THE SUBDIVIDER WILL EXERCISE HIS/HER RETAINED RIGHT OF ENTRY AND HIS/HER OBTAINED POWER OF ATTORNEY SO THAT HE/SHE MAY INSTALL THE SEPTIC SYSTEM, OR SUBMIT TO THE COUNTY A RENEWAL OF THE LETTER OF CREDIT FOR THOSE SYSTEMS THAT HAVE NOT BEEN INSTALLED. IN ANY EVENT, ALL SEPTIC SYSTEMS WILL BE INSTALLED ON THE LOT BY (DATE STATED ON LETTER OF CREDIT) UNLESS THE SUBDIVIDER RENEWS HIS/HER LETTER OF CREDIT TO COVER THE UNINSTALLED SEPTIC TANK SYSTEMS FOR AN ADDITIONAL TIME PERIOD AS APPROVED BY THE COUNTY OF HIDALGO. SEPTIC TANK SYSTEMS SHALL BE INSTALLED ON THE LOT PRIOR TO THE COUNTY ISSUING A FINAL LIGHT AND WATER CLEARANCE.

ENGINEER CERTIFICATION:

BY MY SIGNATURE BELOW, I CERTIFY THAT THE WATER AND SEWAGE SERVICE FACILITIES DESCRIBED ABOVE ARE IN COMPLIANCE WITH THE MODEL RULES ADOPTED UNDER SECTION 16.343, WATER CODE. I CERTIFY THAT THE COSTS TO INSTALL THE WATER AND THE UNINSTALLED ON-SITE SEWAGE FACILITIES, DISCUSSED ABOVE, ARE AS FOLLOWS:

WATER FACILITIES- THESE FACILITIES FULLY CONSTRUCTED, WITH THE INSTALLATION OF WATER METERS, WILL COST A GRAND TOTAL OF \$15,720.00 WHICH EQUALS \$5,240.00 PER LOT.
SEWAGE FACILITIES - SEPTIC SYSTEM IS ESTIMATED TO COST \$1,500.00 PER LOT (ALL INCLUSIVE), FOR A TOTAL OF \$4,500.00 FOR THE ENTIRE SUBDIVISION.

DAVID M. CHACON, P.E.

NO. 141941

DATE

FINAL WATER AND SEWER ENGINEERING REPORT IN SPANISH

(WATER DISTRIBUTION SYSTEM BEING INSTALLED AND UTILIZING LETTER OF CREDIT FOR OSSF)

PROVISION DE AGUA: DESCRIPCIÓN, GASTOS, Y FECHAS DE INICIO

LA SUBDIVISIÓN LOS EBANOS OAKS RECIBIRÁ SERVICIO DE AGUA POTABLE DE PARTE DE SHARYLAND WATER SUPPLY CORPORATION (SWSC). EL SUBDIVIDOR Y SWSC HAN FIRMADO UN ACUERDO CONTRACTUAL, MEDIANTE EL CUAL SWSC PROPORCIONARÁ AGUA A LA SUBDIVISIÓN.

SWSC OPERARÁ UNA LÍNEA DE AGUA EXISTENTE DE 6 PULGADAS DE DIÁMETRO A LO LARGO DEL LADO OESTE DEL DERECHO DE VÍA DE LA CARRETERA N LOS EBANOS. EL SISTEMA DE AGUA QUE SERVIRÁ A LA SUBDIVISIÓN LOS EBANOS OAKS INCLUYE TRES LÍNEAS DE SERVICIO INDIVIDUALES DE 1 PULGADA, CADA UNA SIRVIENDO A UN LOTE. ESTAS LÍNEAS CRUZARÁN LA CARRETERA N LOS EBANOS Y TERMINARÁN DENTRO DE LA EASEMENT DE UTILIDAD DE SWSC DE 15 PIES. CADA LOTE ESTÁ EQUIPADO CON UNA CONEXIÓN DE SERVICIO DE 3/4 DE PULGADA Y UNA CAJA DE MEDIDORES.

EL COSTO TOTAL DE LAS MEJORAS EN LA INFRAESTRUCTURA DE AGUA ES DE \$15,720, O \$5,240 POR LOTE. SWSC HA REVISADO, APROBADO Y ACEPTADO TODO EL SISTEMA DE DISTRIBUCIÓN DE AGUA, EL CUAL ESTÁ TOTALMENTE OPERATIVO A PARTIR DE LA FECHA EN QUE SE REGISTRE EL PLANO.

DRENAJE: DESCRIPCIÓN, GASTOS Y FECHA DE INICIO PARA FACILITAR EL DRENAJE PARA LE SUBDIVISIÓN

SE INSTALARÁ UNA FOSA SEPTICA EN CADA SOLAR. ESTA FOSA SEPTICA CONSISTE DE UN TANQUE SEPTICO DE MODELO DUAL Y DE UN CAMPO DE DRENAJE PARA EL SOLAR. EL INGENIERO AUTOR DE ESTE DOCUMENTO HA EVALUADO EL ÁREA DONDE SE ENCUENTRA LA SUBDIVISIÓN Y HA PREPARADO UN REPORTE QUE CONCLUYE QUE ESTE TERRENO ES ADECUADO PARA ESAS FOSAS SEPTICAS (OSSF). EL REPORTE FUE APROBADO PER EL DEPARTAMENTO DE SAULBRIDAD DEL CONDADO DE HIDALGO (HIDALGO COUNTY HEALTH DEPARTMENT) SEGUN EL REPORTE.

CADA LOTE EN LA SUBDIVISION MIDE MEDIO ACRE. SE HICIERON DOS EN EXCAVACIONES DE EVALUACION EN LUGARES OPUESTOS EN LA SUBDIVISION (EXCAVACIONES ADICIONALES NO FUERON NECESARIAS PORQUE EL TERRENO EN ESTA AREA ES SIGNIFICATIVAMENTE UNIFORME). EL TERRENO ES UNIFORME (TERRENO ARCILLOSOS Y SUELO FRANCO) Y SE EXTIENDE A 36 PULGADAS BAJO TODAS LAS EXCAVACIONES PROPUESTAS. NO EXISTE EVIDENCIA DE AGUA 24 PULGADAS MAS ARRIBA DE LOS MAS BAJO DE LAS EXCAVACIONES PROPUESTAS. EL AGUA EN ESTA AREA FLUYEN BIEN.

EL COSTO ESTIMADO PARA LA INSTALACION DE UN SISTEMA INDIVIDUAL DE FOSAS SEPTICAS POR SOLAR SON \$1500.00 DOLARES, INCLUYENDO EL COSTO DEL PERMISO REQUERIDO Y LICENCIA. EN ESTOS MOMENTOS, NINGUNA FOSA SEPTICA HA SIDO INSTALADA EN EL PROCESO DE LA APROBACION FINAL. EL DUEÑO SOMETERA UNA CARTA DE CREDITO JUNTO CON EL PLANO ORIGINAL AL CONDADO DE HIDALGO PARA CUBRIR EL COSTO TOTAL DE \$4,500.00 PARA LA INSTALACION DE TODAS LAS FOSAS SEPTICAS. EN LOS MOMENTOS, EL DUEÑO DE LA SUBDIVISION INCLUIRA EL COSTO DE UN SISTEMA DE FOSAS SEPTICAS EN LA VENTA DEL SOLAR.

EN CUALQUIER MOMENTO QUE EL SOLAR HAYA SIDO VENDIDO, EL COMPRADOR PUEDE INICIAR LA INSTALACION DE LA FOSA SEPTICA AVISANDO AL DUEÑO POR MEDIO DE UNA CARTA O UNA LLAMADA Y SOLICITANDO EL PERMISO DE INSTALACION DEL SISTEMA DE FOSAS SEPTICAS CON EL DEPARTAMENTO DE SALUD DEL CONDADO DE HIDALGO. SI EN UN SOLAR PERTENECIENTE AL DUEÑO DE LA SUBDIVISION NINGUNA FOSA SEPTICA HA SIDO INSTALADA A PARTIR DEL (FECHA DE LA CARTA DE CREDITO), ENTONCES EL SUBDIVIDOR DEBE RENOVAR SU CARTA DE CREDITO CON EL CONDADO DE HIDALGO. SI ELLA DECIDEN NO RENOVAR LA CARTA DE CREDITO, ENTONCES ELLA DEBE DE OBTENER LOS PERMISOS APROPIADOS PARA INSTALAR TODAS LAS FOSAS SEPTICAS ANTES DE (FECHA DETERMINADA). SI EL SUBDIVIDOR FALLA EN RENOVAR SU CARTA DE CREDITO O DE INSTALAR TODOS LOS SISTEMAS SEPTICOS A LA FECHA YA INDICADA ANTERIORMENTE, ENTONCES EL CONDADO DE HIDALGO EN ACUERDO CON EL SOLAR PERTENECIENDO AH ALGUIEN QUE SEA EL DUEÑO DE LA SUBDIVISION NINGUN SISTEMA SEPTICO HA SIDO INSTALADO APARTAR DEL (FECHA DE LA CARTA DE CREDITO) ENTONCES EL DUEÑO DE LA SUBDIVISION PRIMERO LE RECORDARÁ AL DUEÑO DEL SOLAR LA DISPONIBILIDAD DEL SISTEMA SEPTICO. AL MENOS QUE EL DUEÑO DEL SOLAR HA INICIADO LA INSTALACION DE SISTEMA, EL DUEÑO DE LA SUBDIVISION EJERCERÁ SU DERECHO DE ENTRADA PER MEDIO DE UNA CARTA DE PODER PARA QUE EL ELA PUEDA INSTALAR EL SISTEMA SEPTICO O EL RENOVAR DE LA CARTA DE CREDITO PARA ESOS SISTEMAS SEPTICOS QUE AUN NO HAN SIDO INSTALADOS. DE CUALQUIER MANERA, LOS SISTEMAS SEPTICOS SERAN ENTALLADOS PARA (FECHA DE DEREMINADA), AL MENOS QUE EL DUEÑO DE LA SUBDIVISION RENUEVE SU CARTA DE CREDITO PARA CUBRIR LOS SISTEMAS QUE NO SE HAN INSTALADO PARA UN TIEMPO ADICIONAL APROBADO POR EL CONDADO DE HIDALGO. LAS FOSAS SEPTICAS TENDRAN QUE ESTAR INSTALADAS ANTES QUE EL CONDADO DE HIDALGO PUEDA APROBAR LA AUTORIZACION DE LUZ Y AGUA.



REG. ENGINEERING No.
F-23250

**BROWNSTONE
CONSULTANTS**
2205 N JACKSON RD
McALLEN, TEXAS 78501
(956) 429-9033

SEAL



DATE
THE SEAL APPEARING ON THIS DOCUMENT WAS
AUTHORIZED BY: DAVID M. CHACON P.E.

PROJECT:

**LOS EBANOS
OAKS
SUBDIVISION**

MISSION, TEXAS

PROJECT: #2024-106

DATE: 10/22/2024

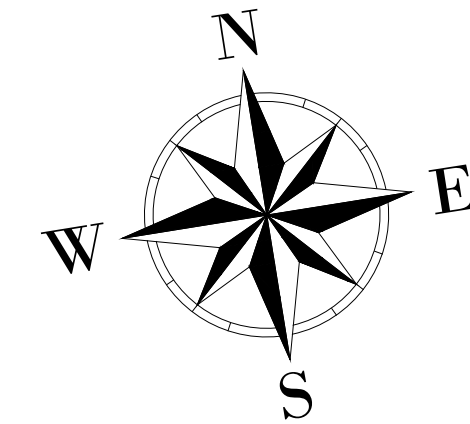
REVISIONS:

1: 12/20/2024

2: 01/31/2025

3: 02/22/2025

4: 02/24/2025

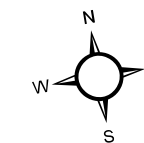


C-1.0

SCALE: 1=30

UTILITY
IMPROVEMENTS

LOS EBANOS OAKS



1 inch = 833 feet





	AGENDA ITEM	<u>7.a.</u>
PUBLIC UTILITY BOARD	DATE SUBMITTED	08/19/2025
	MEETING DATE	8/26/2025

1. **Agenda Item:**
Election of Chairman and Vice-Chairman of the McAllen Public Utility Board

2. **Party Making Request:**

3. **Nature of Request:**

4. **Budgeted:**

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

5. **Reimbursement:**

6. **Routing:**
Cynthia Salinas Created/Initiated - 08/19/2025

7. **Staff's Recommendation:**

8. **City Attorney: None -AWS**

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

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



	AGENDA ITEM	9.a-c.
PUBLIC UTILITY BOARD	DATE SUBMITTED	08/15/2025
	MEETING DATE	8/26/2025
1. Agenda Item:		
	<u>a) Consultation with City Attorney regarding pending litigation Tex. Gov't Code Sec. 551.071</u>	
	<u>b) Consultation with City Attorney relating to personnel matters, Tex. Gov't Code Sec. 551.071</u>	
	<u>c) Evaluation of the General Manager</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:		
	Cynthia Salinas	Created/Initiated - 08/15/2025
7. Staff's Recommendation:		
8. City Attorney: None -AWS		
9. MPU General Manager: N/A - MAV		
10. Director of Finance for Utilities: N/A - MSC		