

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

**DATE:** Tuesday, April 26, 2022

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

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

**VIRTUAL:** Zoom.US/Join  
<https://us02web.zoom.us/j/5087553077?pwd=TjduYjR4U2I3cWU1NjlsZzlsM2hJUT09>

Meeting ID: 508 755 3077  
Passcode: 878576

Members of the public that wish to listen to the meeting can log in to the virtual Zoom meeting or dial 1 346 248 7799 US (Houston) Meeting ID: 508 755 3077 Passcode: 878576.

Individuals that wish to participate in the meeting or comment on an agenda item should call 956-681-1630 by 3:30 PM. Any individual dialing in acknowledges that his or her phone number may be visible to the public.

**SUBJECT MATTER:**

See Subsequent Agenda.

**CERTIFICATION**

I, the Undersigned authority, do hereby certify that the attached agenda of meeting of the McAllen Public Utility Board of Trustees is a true and correct copy and that I posted a true and correct copy of said notice on the bulletin board in the Municipal Building, a place convenient and readily accessible to the general public at all times, and said Notice was posted on the **22nd** day of **April, 2022** at **3:00 P.M.** and will remain so posted continuously for at least 72 hours preceding the scheduled time of said meeting in accordance with Chapter 551 of the Texas Government Code.

  
Nyla L. Flatau, TRMC/CMC  
Utility Board Secretary



**BOARD OF TRUSTEES MEETING  
TUESDAY, APRIL 26, 2022 – 4:00 PM  
COMMISSION CHAMBERS - 3RD FLOOR  
1300 HOUSTON AVENUE  
MCALLEN, TEXAS 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**

**PRESENTATION OF EMPLOYEE OF THE MONTH - Ernesto Garza (Water Plant)**

**1. MINUTES:**

- a) Approval of Minutes for the Regular Meeting held April 12, 2022.

**2. BIDS AND CONTRACTS:**

- a) Award of Contracts – Purchase of Thirty (30) New Current Model Vehicles
- b) Consideration and Approval of Interlocal Agreement between McAllen Public Utility and City of Alton regarding a cost sharing agreement for utility adjustments for planned Shary Road (FM 494) Roadway Improvements.
- c) Consideration and Approval of the NWWTP SCADA and Electrical Improvements Project Change Order No. 3 (Final).

**3. UTILITY LAYOUTS:**

- a) Discussion and Approval of CAP Nolana Storage LLC Subdivision.
- b) Discussion and Approval of Taylor View Subdivision.
- c) Discussion and Approval of the Reimbursements being Assessed to the Bell's Farm Plaza Subdivision.
- d) Discussion and Approval of Extension Request for Existing Final Reimbursement Certificates

#### **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 potential litigation before the PUC. (T.G.C. 551.071)

#### **ADJOURNMENT**

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

**THE NEXT REGULARLY SCHEDULED BOARD MEETING WILL BE HELD ON MAY 10, 2022.**



	<b>AGENDA ITEM</b>	<b><u>1.a.</u></b>
<b>PUBLIC UTILITY BOARD</b>	<b>DATE SUBMITTED</b>	<b>04/20/2022</b>
	<b>MEETING DATE</b>	<b>4/26/2022</b>

1. Agenda Item: Approval of Minutes for the Regular Meeting held April 12, 2022.

2. Party Making Request:  
Nyla Flatau, Utility Board Secretary

3. Nature of Request: Approval of Minutes as presented.

4. Budgeted:

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

5. Reimbursement:

6. Routing:  
Nyla Flatau                      Created/Initiated - 4/20/2022

7. Staff's Recommendation: Approval of Minutes as presented.

8. City Attorney: Approve. IJT

9. MPU General Manager: Approved - MAV

10. Director of Finance for Utilities: Approved - MDC

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

The McAllen Public Utility Board (MPUB) convened in a Regular Meeting on **Tuesday, April 12, 2022**, at 4:00 pm at in the City Commission Chambers at City Hall with the following present:

	Charles Amos	Chairman
	Ernest Williams	Vice-Chairman
	Albert Cardenas	Trustee
	Ricardo R. Godinez	Trustee
Absent:	Javier Villalobos	Ex-Officio Member/Mayor
Staff:	Marco A. Vega, P.E.	General Manager
	Isaac Tawil	Assistant City Attorney
	Nyla L. Flatau	Utility Board Secretary
	Melba Carvajal	Director of Finance for Utilities
	J.J. Rodriguez	Assistant General Manager
	Terri Uvalle	Assistant Director for Utility Billing
	Pablo Rodriguez	Assistant Director for Customer Relations
	Carlos Gonzalez, P.E.	Utility Engineer
	Marco Ramirez, P.E.	Utility Engineer
	Rafael Balderas, E.I.T.	Assistant Utility Engineer
	Edward Gonzalez	Director of Water Systems
	Juan Pedraza	Transmission and Distribution Manager
	David Garza	Director of Wastewater Systems
	Gerardo Noriega	Director of Purchasing and Contracting
	Yesenia Tijerina	Water Education
	Nabila Ituarte	Customer Relations
	Jessica Salinas	Education & Communications Coordinator
	Mario Rodriguez	Wastewater Systems
	Janet Landeros	Grants Coordinator
	Edgar Ituarte	Utility Billing
	Jolee Perez	Benefits Director

**CALL TO ORDER:**

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

**PRESENTATION OF WATER MARK AWARDS AND OPERATOR OF THE YEAR**

1. **MINUTES:**

Trustee Godinez moved to approve the minutes for Regular Meeting held March 29, 2022. Vice-Chairman Williams seconded the motion. The motion carried unanimously by those present.

2. **BIDS AND CONTRACTS:**

a) **Discussion and Possible Action regarding the City of McAllen Employee Assistance Plan.**

Trustee Cardenas motioned to approve items 2a – 2d given that all items are related to employee benefits. Trustee Godinez seconded the motion.

The board asked Jolee Perez, Benefits Director if there were any items with significant changes. Mrs. Perez explained that of the four items all were contract extensions and/or a renewed contract with full term. She added that in discussing all items together the changes were that some of the benefits enhanced and some of the rates went down.

Overall, Mrs. Perez added that they of the opinion that all the contract extensions with current vendors were good to recommend due to good pricing and satisfaction, as well as enhanced benefits on some products with a rate drop.

Trustee Godinez asked how the Benefits Department measured satisfaction of benefits. Mrs. Perez responded that primarily employees that file claims with these plans go through their office, they can gauge whether the employees' needs are being met. She added that a survey has not been done. Trustee Cardenas and Godinez both expressed that an anonymous survey for employees is something they would like to see done.

The motion carried unanimously by those present.

b) **Discussion and Possible Action regarding extension of Contract for City of McAllen Employee Voluntary Ancillary Plans and Section 125 Administration.**

Please see Item 2a.

c) **Consideration and Renewal of the City of McAllen Employee Legal and ID Protection Benefits.**

Please see Item 2a.

d) **Consideration and Renewal of the City of McAllen Employee Vision Plan for the 2022 – 2023 Fiscal Year.**

Please see Item 2a.

e) **Consideration and Approval of Interlocal Agreement between City of Mission and City of McAllen regarding Taylor Roadway Utility Related Improvements.**

Carlos Gonzalez, P.E, presented a request for Board Consideration of Interlocal Agreement between City of Mission and MPU.

He explained that the City of Mission will be “letting” a roadway widening project for Taylor Road within the next few months. The Roadway Improvements are one of the Rio Grande Valley MPO sponsored projects and will consists of widening Taylor Road from IH 2 Frontage Road to Daffodil. The initial Phase will be limited to IH 2 – Business 83.

He added that the Scope of Work will include the installation of a new 8” waterline such that it aligns with the new east right of way line of Taylor Road and outside of the new proposed pavement section. He further added that the Interlocal agreement speaks to terms for McAllen Cost Participation for related waterline adjustments with an estimated participation cost of \$264,000.

Trustee Godinez inquired as to whether plans would be done in house. Mr. Gonzalez informed him that South Texas Infrastructure Group was hired to design the plans. He also stated that this agreement was for construction only, and City of Mission would be overseeing the bidding process.

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

**3. UTILITY LAYOUTS:**

a) **Discussion and Approval of Grace Haven Subdivision and Septic Tank Variance.**

Rafael Balderas, EIT, presented a property located on the north side of 7 Mile and approximately 1,000 feet west of Glasscock Road. It is located within the McAllen City Limits and is being proposed as R-1 residential. The tract consists of 1.10 acres and will be a single lot for a single-family home.

He added that the subdivision application was originally filed with the City on February 15, 2022 and has received preliminary P&Z approval on March 2, 2022. The information required from the developer's engineer for this agenda was received on March 31, 2022.

Staff recommended 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.) Installation of the proposed public utility infrastructure be constructed as proposed; 3.) Should the Board approve the septic tank variance, execution of a contractual agreement; and 4.) Installation of a sewer service line extending from the location of the septic tank to the ROW.

Trustee Cardenas moved to approve the subdivision and septic tank variance. Vice-Chairman Williams seconded the motion. The motion carried unanimously by those present.

**b) Discussion and Approval of Suarez Subdivision.**

Rafael Balderas, EIT, presented a property located on the east side of 24<sup>th</sup> Street and approximately 250 feet south of Harvey Avenue. It is located within the McAllen City Limits and is being proposed as C-3 commercial. The tract consists of 0.96 acres and will be a single lot for a warehouse/commercial use.

The subdivision application was originally filed with the City on February 21, 2022 and has received preliminary P&Z approval on March 16, 2022. The information required from the developer's engineer for this agenda was received on April 1, 2022.

Staff recommended 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; 3.) Payment of a Sewer Line Reimbursement to the developer of Dove Avenue Properties No. 1 Subdivision in the amount of \$2,850.32 for the Dove Avenue Properties No. 1 Sewer Project; 4.) Payment of a Waterline Reimbursement to Dove Avenue Properties No. 1 in the amount of \$4,439.41 for the Dove Avenue Properties No. 1 Waterline Project; and 5.) Payment of a Waterline Reimbursement to MPU in the amount of \$266.32 for the Central McAllen Distribution Waterline Project.

Vice-Chairman Williams moved to approve the subdivision. Trustee Cardenas seconded the motion. The motion carried unanimously by those present.

**4. MANAGER'S REPORT:**

**a) Review of the Quarterly Investment Report for the Quarter Ending December 31, 2021.**

Ms. Melba Carvajal, Director of Finance for Utilities, presented the Quarterly Investment Report for the Quarter ended December 31, 2021, and stated that the Audit and Investment Committee recommended approval to the elected bodies; therefore, staff recommended approval as presented.

Trustee Cardenas moved to accept the Quarterly Investment Report for Quarter ended December 31, 2021. Trustee Cardenas seconded the motion. The motion carried unanimously by those present.

**5. FUTURE AGENDA ITEMS**

Mr. Marco A. Vega, P.E., General Manager, asked the MPUB to advise him or staff of any future items that they wished to discuss.

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

Chairman Charles Amos recessed the meeting at 4:30 p.m. to go into Executive Session. Chairman Amos reconvened the meeting at 4:45 p.m. and stated that the following actions would be taken:

**a. Consultation with City Attorney regarding potential litigation before the PUC. (T.G.C. 551.071)**

No Action Taken.

**ADJOURNMENT**

There being no other business to come before the Board, the meeting was unanimously adjourned at 4:45 p.m.

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

Attest:

\_\_\_\_\_  
Nyla L. Flatau, TRMC/CMC  
Utility Board Secretary



AGENDA ITEM 2.a.

PUBLIC UTILITY BOARD

DATE SUBMITTED 04/19/2022

MEETING DATE 4/26/2022

1. Agenda Item: Award of Contracts – Purchase of Thirty (30) New Current Model Vehicles

2. Party Making Request:  
Elvira Alonzo, Public Works Director

3. Nature of Request: On March 15, 2022, Public Works through the Purchasing and Contracting Department solicited formal bids for the purchase of Thirty (30) New Current Model Vehicles; Twenty (20) for various City departments and Ten (10) for MPU departments. A total of three (3) vendors responded to our solicitation providing their pricing structure reflecting purchasing cooperative and dealer pricing. Project No. 03-22-P36-118.

4. Budgeted: Yes

Bid Amount:	<u>\$313,959.20</u>	Budgeted Amount:	<u>\$336,000.00</u>
Under Budget:	<u>\$22,040.80</u>	Over Budget:	<u>\$0.00</u>
		Amount Remaining:	<u>\$0.00</u>

5. Reimbursement:

6. Routing:  
 Javier Zamora Created/Initiated - 4/19/2022  
 Elvira Alonzo Approved - 4/20/2022  
 Mark Vega Final Approval - 4/20/2022

7. Staff's Recommendation: Staff recommends award of Purchase Contract(s) to Lake Country Chevrolet of Jasper, TX for Items 3A, 3F; Silsbee Ford of Silsbee, TX for Items 2A-2C.

8. City Attorney: Approve. IJT

9. MPU General Manager: Approved - MAV

10. Director of Finance for Utilities: Approved - MDC



# Memorandum

**To:** Mark Vega, P.E., General Manager

**From:** Elvira I. Alonzo CPM, Director of Public Works

**Date:** April 19, 2022

**Re:** Award of Contracts for the Purchase of Ten (10) New Current Model Vehicles – Project No. 03-22-P36-118 (GOODBUY)

**GOAL:** The Fleet Operations Department of Public Works requests your authorization to award multiple Purchase Contracts to the lowest responsive responsible bidders meeting the requirements of the specifications and bid solicitation documents. Recommendations are based on a per item basis. Attached for your review, is the bid tabulation depicting the proposed vendor(s) to be contracted with, upon Public Utility Board approval.

**BRIEF EXPLANATION:** On March 15, 2022, Public Works through the Purchasing and Contracting Department solicited formal bids for the purchase of Thirty (30) New Current Model Vehicles; Twenty (20) for various City departments and Ten (10) for MPU departments. A total of three (3) vendors responded to our solicitation providing their pricing structure reflecting purchasing cooperative and dealer pricing.

**HISTORY:** Historically, the City solicits sealed bids for vehicles that have reached and/or surpassed their life expectancy and have been recommended for replacement. (Please note that all vehicles due for replacement have gone through the justification and budget approval process).

- OPTIONS:**
1. Award Purchase Contracts as outlined below.
  2. The Public Utility Board may elect to direct staff to reject any or all bids received and to re-advertise this project.

RECOMMENDED VENDOR	ITEM NUMBER	TOTAL CONTRACT AMOUNT
Lake Country Chevrolet from Jasper, TX	3A, 3F	\$201,810.20
Silsbee Ford from Silsbee, TX	2A, 2B, 2C	\$112,149.00
	<b>GRAND TOTAL:</b>	<b>\$313,959.20</b>

**RECOMMENDATION DETAILS:** Staff recommends award of Purchase Contract(s) to Lake Country Chevrolet of Jasper, TX for Items 3A, 3F; Silsbee Ford from Silsbee, TX for Items 2A, 2B, and 2C.

**BID OPENING: MARCH 31, 2022 AT 2:00 PM**  
**LOCATION: CITY HALL CONFERENCE ROOM NO. 2**
 Yellow Shading depicts Recommended Vendor

**PROJECT NO. 03-22-P36-118 PURCHASE OF THIRTY (30) NEW CURRENT MODEL VEHICLES**
**GOODBUY 22-22-8F000**
**GOODBUY 22-22-8F000**

BIDDERS:					LAKE COUNTRY CHEVROLET INC JASPER, TX		SILSBEE FORD INC SILSBEE, TX		RANDALL REED'S PRESTIGE FORD GARLAND, TX		
NO.	REF NO.	DESCRIPTION	QTY	UOM	UNIT PRICE	EXT PRICE	UNIT PRICE	EXT PRICE	UNIT PRICE	EXT PRICE	COMMENT
1	1	ITEM NO. 1 - SPECIFICATIONS FOR THE PURCHASE OF TWO (2) 2022 MID-SIZE, EXTENDED CAB P/U TRUCKS (GAS, 2WD) (FLEET OPERATIONS). AS PER SPECIFICATIONS.	2	EA	NO BID		\$24,797.00	\$49,594.00	\$24,695.00	\$49,390.00	2023 FORD RANGER
2	2A	ITEM NO. 2A - SPECIFICATIONS FOR THE PURCHASE OF SIX (6) 2022 ½ TON, REGULAR CAB P/U TRUCKS (SHORT BED, 2WD, GAS) (RECYCLING-2, <b>WST WTR LAB-1, WST WTR TRMNT-2, WST WTR COLL-1</b> ). AS PER SPECIFICATIONS.	6	EA	NO BID		★ \$27,997.00	\$167,982.00	\$29,970.00	\$179,820.00	2023 FORD F150
3	2B	ITEM NO. 2B - SPECIFICATIONS FOR THE PURCHASE OF FIVE (5) 2022 ½ TON, EXTENDED CAB P/U TRUCKS (SHORT BED, 2WD, GAS) (HEALTH-2, <b>METER READERS-2, RESIDENTIAL-1</b> ). AS PER SPECIFICATIONS.	5	EA	NO BID		★ \$29,632.60	\$148,163.00	\$33,985.00	\$169,925.00	2023 FORD F150
4	2C	ITEM NO. 2C - SPECIFICATIONS FOR THE PURCHASE OF ONE (1) 2022 ½ TON, CREW CAB P/U TRUCK (SHORT BED, 2WD, GAS) ( <b>METER READERS</b> ). AS PER SPECIFICATIONS. INDICATE YEAR, MANUFACTURER, MODEL, STANDARD WARRANTY TERMS/CONDITIONS, DELIVERY DAYS AFTER RECEIPT OF ORDER (ARO) AND AVAILABILITY OF PARTS & SERVICE IN COMMENT AREA.	1	EA	NO BID		★ \$30,557.00	\$30,557.00	\$36,640.00	\$36,640.00	2023 FORD F150
5	3A	ITEM NO. 3A - SPECIFICATIONS FOR THE PURCHASE OF TWO (2) 2022 ¾ TON, REGULAR CAB P/U TRUCKS (LONG BED, 2WD, GAS) ( <b>WST WTR COLL-1, TRANSMISSION &amp; DISTRIBUTION-1</b> ). AS PER SPECIFICATIONS.	2	EA	★ \$34,553.00	\$69,106.00	NO BID		\$39,460.00	\$78,920.00	2023 FORD F250
6	3B	ITEM NO. 3B - SPECIFICATIONS FOR THE PURCHASE OF ONE (1) 2022 ¾ TON, EXTENDED CAB P/U TRUCK (SHORT BED, 4WD, DIESEL) (GRAFFITI). AS PER SPECIFICATIONS.	1	EA	\$46,157.00	\$46,157.00	NO BID		\$53,440.00	\$53,440.00	2023 FORD F250
7	3C	ITEM NO. 3C - SPECIFICATIONS FOR THE PURCHASE OF THREE (3) 2022 ¾ TON, CREW CAB P/U TRUCKS (SHORT BED, 4WD, GAS) (STREET MAINTENANCE-2, COMMERCIAL BOX-1). AS PER SPECIFICATIONS.	3	EA	\$39,902.20	\$119,706.60	NO BID		\$45,410.00	\$136,230.00	2023 F250
8	3D	ITEM NO. 3D - SPECIFICATIONS FOR THE PURCHASE OF ONE (1) 2022 ¾ TON, CREW CAB P/U TRUCK (SHORT BED, 4WD, DIESEL) (FIRE). AS PER SPECIFICATIONS.	1	EA	\$47,829.00	\$47,829.00	NO BID		\$54,760.00	\$54,760.00	2023 FORD F250
9	3E	ITEM NO. 3E - SPECIFICATIONS FOR THE PURCHASE OF ONE (1) 2022 ¾ TON, CREW CAB P/U TRUCK (LONG BED, 4WD, DIESEL) (COMPOSTING). AS PER SPECIFICATIONS.	1	EA	\$48,529.00	\$48,529.00	NO BID		\$54,810.00	\$54,810.00	2023 FORD F250
10	3F	ITEM NO. 3F - SPECIFICATIONS FOR THE PURCHASE OF FOUR (4) 2022 ¾ TON REGULAR CAB & CHASSIS W/UTILITY SERVICE BODY (2WD, GAS) (BUILDING MAINTENANCE-2, PARKS-1, <b>WASTEWATER TREATMENT-1</b> ). AS PER SPECIFICATIONS.	4	EA	★ \$43,043.00	\$172,172.00	NO BID		\$46,775.00	\$187,100.00	2023 FORD F250 WITH UTILITY BODY
11	4	ITEM NO. 4 – SPECIFICATIONS FOR PURCHASE OF FOUR (4) 2022 INTERMEDIATE-SIZE 4-DOOR SEDAN (POLICE PACKAGED)	4	EA	NO BID		NO BID		NO BID		
SPECIFICATIONS (PAGES 19-51):					SUBMITTED		SUBMITTED		SUBMITTED		
BID FORM(PAGES 52-57):					SUBMITTED		SUBMITTED		SUBMITTED		
TIMELINE - RESPONDENT TO SUBMIT A TIMELINE OF EVENTS & MILESTONES TO INCLUDE PROPOSED DELIVERY TIME AS SPECIFIED IN BID SUBMITTAL:					120-160 DAYS		120-160DAYS		DOCUMENT WITH DELIVERY DATES SUBMITTED		
WARRANTY FOR EACH ITEM BID:					SUBMITTED		SUBMITTED		SUBMITTED		
W-9:					SUBMITTED		SUBMITTED		SUBMITTED		



AGENDA ITEM 2.b.

PUBLIC UTILITY BOARD

DATE SUBMITTED 04/20/2022

MEETING DATE 4/26/2022

1. Agenda Item: Consideration and Approval of Interlocal Agreement between McAllen Public Utility and City of Alton regarding a cost sharing agreement for utility adjustments for planned Shary Road (FM 494) Roadway Improvements.
2. Party Making Request: Carlos Gonzalez, Development and Special Projects Engineer
3. Nature of Request: Consideration and Approval of Interlocal Agreement between McAllen Public Utility and City of Alton regarding a cost sharing agreement for utility adjustments for planned Shary Road (FM 494) Roadway Improvements.
4. Budgeted: yes - the project will be funded by sewer depreciation line replacement fund (IS0807)
 

Bid Amount:	\$27,618	Budgeted Amount:	\$600,000
Under Budget:	\$0.00	Over Budget:	\$0.00
		Amount Remaining:	\$550,000
5. Reimbursement:
6. Routing:
 

Carlos Gonzalez	Created/Initiated - 4/20/2022
Gerardo Noriega	Final Approval - 4/20/2022
7. Staff's Recommendation: Approval of Interlocal Agreement between McAllen Public Utility and City of Alton regarding a cost sharing agreement for utility adjustments for planned Shary Road (FM 494) Roadway Improvements.
8. City Attorney: Approve. IJT
9. MPU General Manager: Approved - MAV
10. Director of Finance for Utilities: Approved - MDC

# Memo

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

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

**DATE:** April 18, 2022

**SUBJECT: Interlocal Agreement between City of Alton and MPU related to the Planned Shary Road TxDOT Widening Project**

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Staff is requesting Board Consideration of Interlocal Agreement between City of Alton and MPU related to the planned Shary Road TxDOT Widening Project. A copy of draft agreement is included in agenda packet and background project information is summarized below.

TxDOT is planning on widening Shary Road between Mile 3 Road SH 107. The project is expected to be bid out in 2 phases; Mile 5 – SH 107 and Mile 3 Road – Mile 5 Road. The first phase is expected to be “let” as early as Fall 2022.

Both City of Alton and MPU have existing utilities at the Mile 5 intersection with Shary Road. These utilities include a forcemain crossing and discharging onto our receiving manhole at the south-east corner of intersection. The CCN Boundary between City of Alton and McAllen Public Utility at this subject intersection is Shary Road.

Historically, both parties have accepted the assertion that the existing forcemain up to the receiving manhole at the south-east corner of the intersection belongs to the City of Alton and MPU ownership begins at the receiving manhole.

The planned utility adjustments will include the extension of the Gravity Sewer to the northwest corner of the intersection. This will allow City of Alton to continue to extend Gravity Sewer closer to Lift Station with the future Mile 5 (FM 676) widening project. Under this agreement, MPU will be responsible for costs associated with extending Gravity sewerline to the north-east corner of the intersection and City of Alton will be responsible for extending Gravity Sewerline from the north-east Corner to the north-west corner of intersection. The Engineer’s Estimate for MPU’s Share of costs is \$ 27,618

Staff will be available at MPUB Meeting to address comments and//or questions.

STATE OF TEXAS §

COUNTY OF HIDALGO §

**INTERLOCAL COOPERATION AGREEMENT BETWEEN  
THE CITY OF ALTON AND THE McALLEN PUBLIC UTILITY**

THIS Agreement is made on this the \_\_\_ day of \_\_\_\_\_ 2022, by and between the **CITY OF McALLEN, TEXAS THROUGH THE McALLEN PUBLIC UTILITY BOARD**, hereinafter referred to as "**PUB**" and the **CITY OF ALTON, TEXAS**, hereinafter referred to as "Alton", pursuant to the provisions of the Texas Interlocal Cooperation Act, as follows:

**WITNESSETH:**

**WHEREAS**, PUB is a statutory entity created under the City of McAllen governed by an elected board of trustees located in the City of McAllen, Texas;

**WHEREAS**, Alton is a municipality in the State of Texas;

**WHEREAS**, Texas Department of Transportation (TxDOT) has programmed roadway improvements for Shary Road (FM 494) that includes the intersection of Shary Road (FM 494) and Mile 5 (FM 676) Road (the "Project");

**WHEREAS**, the "Project" will require sewerline adjustments at the subject intersection that impact both Alton and PUB;

**WHEREAS**, Alton and PUB agrees to cost participate for related Sewerline Adjustments as generally illustrated in attached Exhibit "A";

**WHEREAS**, PUB desires for Alton to include all related sewerline adjustments as part of Advanced Funding Agreement between City of Alton and TxDOT, as part of its request for bids to construct the Project;

**WHEREAS**, PUB and Alton are authorized to enter into this Agreement pursuant to the Interlocal Cooperation Act, Tex. Gov't Code 791.001 et. seq., which authorizes local governments to contract with each other to perform governmental functions and services under the terms of the Act;

**WHEREAS**, PUB and Alton will benefit by subject sewerline adjustments which will include extending Gravity Sewerline to the northwest corner of intersection; and

**NOW, THEREFORE**, PUB and Alton, in consideration of the mutual covenants expressed herein, agree as follows:

1. PUB agrees that they will pay Alton any and all costs to construct PUB's share of the subject sewerline adjustment, as generally illustrated in Exhibit A, including, but not limited to, costs for materials, labor, and equipment in the amount of \$ 27,618 (the "Estimate"). PUB agrees to pay this amount to Alton within 30 days after Alton has demonstrated proof of payment to TxDOT. If the costs to construct the Sewerline is less than the Estimate the difference will be refunded within 30 days of a written request by the PUB to Alton,

2. PUB agrees that if the costs of the construction and installation of sewerline, or the actual bid for the construction and installation of the Sewerline exceeds the amount set forth in paragraph one herein, the PUB will either pay any excess amount within thirty (30) days upon receiving an invoice or billing statement from Alton for such excess amount or terminate this agreement and Alton will refund the Estimate to the PUB within 30 days of a written request by the PUB to Alton. Neither Alton or PUB will have any further obligations to each other under this Agreement.

3. Following completion and acceptance by the McAllen Public Utility Board of the construction and installation of the Sewerline described herein, the parties agree the maintenance of sewerline improvements will be governed by existing wholesale service agreement between PUB and Alton.

6. The parties shall coordinate work schedules in order to provide minimal disruption to the public and to the operational and fiscal affairs of the parties and will use their best efforts to complete the Project and the Sewerline as soon as reasonably possible from the execution of this Agreement.

7. Each party agrees to conform to its own applicable purchasing laws, regulations, policies, and procedures with respect to the portion of the work under this Agreement performed by each party.

8. **Conflict of Applicable Law.** Nothing in this Agreement shall be construed so as to require the commission of any act contrary to law, and whenever there is any conflict between and provision of their Agreement and any present or future law, ordinance or administrative, executive or judicial regulation, order or decree, or amendment thereof, contrary to which the parties have no legal right to contract, the latter shall prevail, but in such event the affected provision or provision of this Agreement shall be modified only to the extent necessary to bring them within the legal requirements and only during the times such conflict exists.

9. **No Waiver.** No waiver by any party hereto of any breach of any provision of the Agreement shall be deemed to be a waiver of any preceding or succeeding breach of the same or any other provision hereof.

10. **Entire Agreement.** This Agreement contains the entire contract between the parties hereto and each party acknowledges that neither has made (either directly or through any agent or representative) any representation or agreement in connection with this Agreement not specifically

set forth herein. This Agreement may be modified or amended only by agreement in writing executed by Alton and PUB, and not otherwise.

11. **TEXAS LAW TO APPLY.** THIS AGREEMENT SHALL BE CONSTRUED UNDER AND IN ACCORDANCE WITH THE LAWS OF THE STATE OF TEXAS, AND ALL OBLIGATION OF THE PARTIES CREATED HEREUNDER ARE PERFORMABLE IN HIDALGO COUNTY, TEXAS. THE PARTIES HEREBY CONSENT TO PERSONAL JURISDICTION IN HIDALGO COUNTY, TEXAS.

12. **Notice.** Except as may be otherwise specifically provided in this Agreement, all notices, demands, requests or communication required or permitted hereunder shall be in writing and shall either be (i) personally delivered against a written receipt, or (ii) sent by registered or certified mail, return receipt requested, postage prepaid and addressed to the parties at the addresses set forth below, or at such other addresses as may have been theretofore specified by written notice delivered in accordance herewith:

IF TO PUB:                    McAllen Public Utility Board  
    Attn.: Marco A. Vega, P.E.  
    P. O. Box 220  
    1300 Houston Avenue  
    McAllen, Texas 78505-0220

IF TO ALTON:                City of Alton, Texas  
    Attn.: Jeff Underwood, City Manager  
    509 S Alton Blvd.  
    Alton, TX 78573

Each notice, demand, request or communication which shall be delivered or mailed in the manner described above shall be deemed sufficiently given for all purposes at such time as it is personally delivered to the addressee or, if mailed, at such time as it is deposited in the United States mail.

13. **Additional Documents.** The parties hereto covenant and agree that they will execute such other and further instruments and documents as are or may become necessary or convenient to effectuate and carry out the terms of this Agreement.

14. **Successors.** This Agreement shall be binding upon and inure to the benefit of the parties hereto and their respective heirs, executors, administrators, legal representatives, successors, and assigns where permitted by this Agreement.

16. **Assignment.** This Agreement shall not be assignable.
17. **Headings.** The headings and captions contained in this Agreement are solely for convenience reference and shall not be deemed to affect the meaning or interpretation of any provision or paragraph hereof.
18. **Gender and Number.** All pronouns used in this Agreement shall include the other gender, whether used in the masculine, feminine or neuter gender, and singular shall include the plural whenever and so often as may be appropriate.
19. **Authority to Execute.** The execution and performance of this Agreement by PUB and Alton have been duly authorized by all necessary laws, resolutions or corporate action, and this Agreement constitutes the valid and enforceable obligations of PUB and Alton in accordance with its terms.
20. **Governmental Purpose.** Each party hereto is entering into this Agreement for the purpose of providing for governmental services or functions and will pay for such services out of current revenues available to the paying party as herein provided.
21. **Commitment of Current Revenues Only.** In the event that during any term hereof, the governing body of any party does not appropriate sufficient funds to meet the obligations of such party under this Agreement, then any party may terminate this Agreement upon ninety (90) days written notice to the other party. Each of the parties hereto agrees, however, to use its best efforts to secure funds necessary for the continued performance of this Agreement. The parties intend this provision to be a continuing right to terminate this Agreement at the expiration of each budget period of each party hereto pursuant to the provisions of Tex. Loc. Govt. Code Ann. '271.903.

[The remainder of this page was intentionally left blank.]

**WITNESS THE HANDS OF THE PARTIES** effective as of the day year first written above

McALLEN PUBLIC UTILITY BOARD

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

ATTEST:

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

CITY OF ALTON

\_\_\_\_\_  
Salvador Vela, Mayor

ATTEST:

\_\_\_\_\_  
Jeff Underwood, City Manager

APPROVED AS TO FORM:  
CITY OF ALTON

By: \_\_\_\_\_  
City Attorney

McALLEN PUBLIC UTILITY BOARD

By: \_\_\_\_\_  
Isaac Tawil, City Attorney



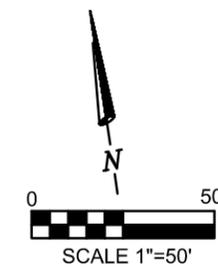
OPINION OF PROBABLE CONSTRUCTION COST FOR  
CITY OF ALTON SEWER LINE RELOCATION ON SHARY ROAD (FM 494)



P105 003 City of McAllen - Shary Road (FM 494) Sewer Relocation Project COST ESTIMATE

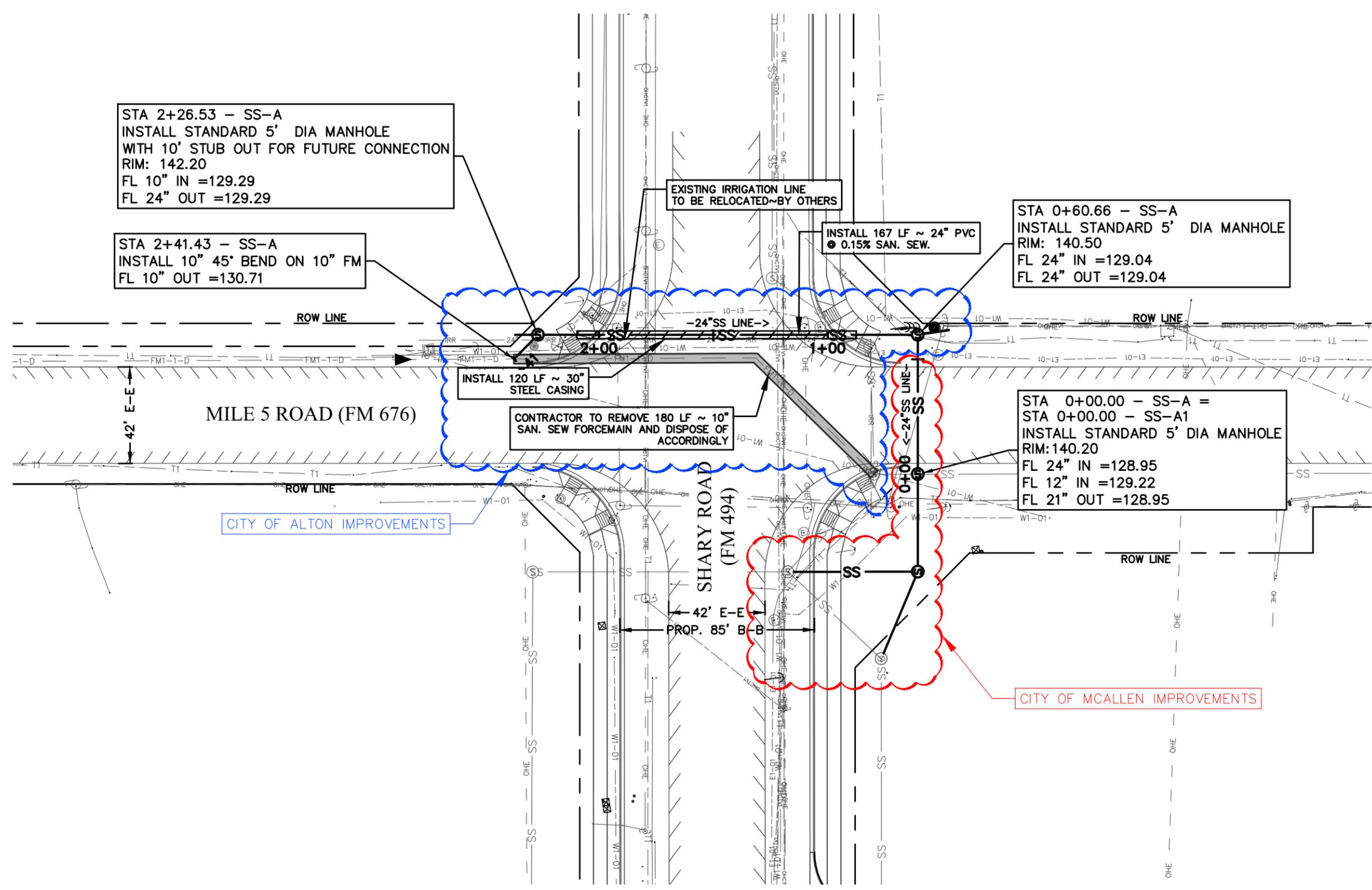
ITEM NO.	DESCRIPTION	UNIT	EST. QNTY.	UNIT PRICE	TOTAL PRICE
<b>Demolition</b>					
1-1	Plug existing sewer line in place, according to the plans and specifications; complete in place	EA	1	\$ 250.00	\$ 250.00
<b>Total Demolition</b>				<b>\$ 250.00</b>	
<b>Wastewater Improvements</b>					
2-1	Remove existing manhole and Connect to Existing Line, according to plan and specifications; complete in place	EA	2	\$ 2,000.00	\$ 4,000.00
2-2	Furnish and Install 8-inch PVC SDR-26 PVC gravity pipe at all depths, according to the plans and specifications; complete in place	LF	98	\$ 47.00	\$ 4,606.00
2-3	Furnish and Install 12-inch PVC SDR-26 PVC gravity pipe at all depths, according to the plans and specifications; complete in place	LF	43	\$ 62.00	\$ 2,666.00
2-4	Furnish and Install 24-inch PVC SDR-26 PVC gravity pipe at all depths, according to the plans and specifications; complete in place	LF	61	\$ 110.00	\$ 6,710.00
2-5	Furnish and Install 48-inch diameter fiberglass manhole w/ hinged composite ring and cover and concrete collar at all depths, according to plans and specifications; complete in place	EA	1	\$ 5,500.00	\$ 5,500.00
2-6	Furnish and Install 60-inch diameter fiberglass manhole w/ hinged composite ring and cover and concrete collar at all depths, according to plans and specifications; complete in place	EA	1	\$ 6,500.00	\$ 6,500.00
2-7	Trench Safety for all other excavation for pipe installation over 5-ft; complete in place	LF	231	\$ 6.00	\$ 1,386.00
<b>Total Wastewater Improvements</b>				<b>\$ 27,368.00</b>	
<b>Total Demolition</b>				<b>\$ 250.00</b>	
<b>Total Wastewater Improvements</b>				<b>\$ 27,368.00</b>	
<b>TOTAL BASE BID</b>				<b>\$ 27,618.00</b>	

This Opinion of Probable Construction Cost (OPCC) was prepared based on historical and limited cost information available to the engineer. As such it for budgeting purposes only and is not to be interpreted as a quote of cost. Cost adjustments may be necessary as the project progresses. Since HCE has no control over of labor, materials equipment, or services furnished by others, or over methods of determining price, or over competitive bidding or market conditions, any and all opinions as to the cost herein, including but not limited to opinions as to the costs of proposals, bids or actual costs will not vary from the opinions on costs shown herein. The OPCC does NOT include cost projections of any building structure, city permits or impact fees, right-of-way or easement acquisitions, or any items otherwise excluded in this OPCC. Cost does not include Survey and Engineering Fees.



**LEGEND**

- IRR — EXISTING IRRIGATION LINE
- ⊙ EXISTING COMMUNICATIONS MANHOLE
- OHE — EXISTING OVERHEAD ELECTRIC LINE
- SS — EXISTING SAN. SEW. LINE
- ⊙ EXISTING SAN. SEW. MANHOLE
- W1-01 — EXISTING WATERLINE
- T1 — EXISTING UNDERGROUND TELEPHONE CABLE
- OHT-1 — EXISTING OVERHEAD TELEPHONE CABLE
- ▨ EXISTING PAVEMENT
- ▬ PROPOSED CURB & GUTTER SECTION
- FM-1 — EXISTING FORCE MAIN LINE



STA 2+26.53 - SS-A  
 INSTALL STANDARD 5' DIA MANHOLE  
 WITH 10' STUB OUT FOR FUTURE CONNECTION  
 RIM: 142.20  
 FL 10" IN =129.29  
 FL 24" OUT =129.29

STA 2+41.43 - SS-A  
 INSTALL 10" 45° BEND ON 10" FM  
 FL 10" OUT =130.71

EXISTING IRRIGATION LINE  
 TO BE RELOCATED BY OTHERS

INSTALL 167 LF ~ 24" PVC  
 @ 0.15% SAN. SEW.

STA 0+60.66 - SS-A  
 INSTALL STANDARD 5' DIA MANHOLE  
 RIM: 140.50  
 FL 24" IN =129.04  
 FL 24" OUT =129.04

INSTALL 120 LF ~ 30"  
 STEEL CASING

CONTRACTOR TO REMOVE 180 LF ~ 10"  
 SAN. SEW FORCEMAIN AND DISPOSE OF  
 ACCORDINGLY

STA 0+00.00 - SS-A =  
 STA 0+00.00 - SS-A1  
 INSTALL STANDARD 5' DIA MANHOLE  
 RIM: 140.20  
 FL 24" IN =128.95  
 FL 12" IN =129.22  
 FL 21" OUT =128.95

CITY OF ALTON IMPROVEMENTS

CITY OF MCALEN IMPROVEMENTS

No.	Date	Revision Description

**SANITARY SEWER EXHIBIT**  
**SHARY ROAD (FM 494) SANITARY SEWER &  
 FORCE MAIN RELOCATION PROJECT**  
**ALTON, TEXAS**

CIVIL & ENVIRONMENTAL  
 RGV I DFW  
 1618 E. GRIFIN PARKWAY  
 SUITE 7  
 MISSION, TEXAS 78572  
 956.270.8030



Texas Registered Engineering Firm F-21173



**Know what's below.  
 Call before you dig.**

SHEET NO.  
**EXH 1**

PROJECT NO.: P105-057



**AGENDA ITEM** 2.c.

**PUBLIC UTILITY BOARD**

**DATE SUBMITTED** 04/20/2022

**MEETING DATE** 4/26/2022

1. **Agenda Item:** Consideration and Approval of the NWWTP SCADA and Electrical Improvements Project Change Order No. 3 (Final).
2. **Party Making Request:**  
Marco Ramirez, Utility Engineer P.E.
3. **Nature of Request:** Consideration and Approval of the NWWTP SCADA and Electrical Improvements Project Change Order No. 3 (Final).
4. **Budgeted:** YES
 

<b>Bid Amount:</b>	<b>\$2,052,186</b>	<b>Budgeted Amount:</b>	<b>\$2,500,000</b>
<b>Under Budget:</b>	<b>\$447,814</b>	<b>Over Budget:</b>	<b>\$0.00</b>
		<b>Amount Remaining:</b>	<b>\$447,814</b>
5. **Reimbursement:**
6. **Routing:**  

Marco Ramirez	Created/Initiated - 4/20/2022
Gerardo Noriega	Final Approval - 4/20/2022
7. **Staff's Recommendation:** Staff Recommends Approval of Change Order No. 3 and Final.
8. **City Attorney:** Approve. IJT
9. **MPU General Manager:** Approved - MAV
10. **Director of Finance for Utilities:** Approved - MDC

# Memo

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

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

**DATE:** April 18, 2022

**SUBJECT:** Consideration and Approval of North Wastewater Treatment Plant SCADA and Electrical Improvements Final Change Order and Project Close-out Project No. 07-19-C27-344

On August 13, 2019, MPUB approved award of contract to D & F Industries, Inc., as the apparent responsive bidder for the Texas Water Development Board (TWDB) funded project, North Wastewater Treatment Plant SCADA and Electrical Improvements Project. The amount of the original contract was **\$ 2,414,550.00**.

The Contractor has completed the project and has submitted **Change Order No. 3** and Final for reconciliation of quantities in the amount of **(\$47,364.00)**.

<b>Original Contract:</b>	<b>\$2,414,550.00;</b>	<b>300 days</b>
<b>Change Order 1:</b>	<b>(\$315,000.00);</b>	<b>0 days</b>
<b>Change Order 2:</b>	<b>\$0;</b>	<b>90 days</b>
<b>Change Order 3:</b>	<b><u>(\$47,364.00);</u></b>	<b><u>191 days</u></b>
	<b>\$2,052,186.00</b>	<b>581 days</b>

A detailed break-down of change order line items has been prepared and is attached to this memo. Please note that staff will also be forwarding this change order request to TWDB for review and approval.

Staff recommends approval of **Change Order No. 3 (Final)** in the deduct amount of **(\$47,364.00)** and a Final Contract amount of **\$2,052,186.00** and **191 days**. The recommendation is contingent upon TWDB review and approval of Project Close-out Documentation.

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

**FINAL CHANGE ORDER**

**NO. 3**

**PROJECT:** NWWTP SCADA & Electrical Project

**DATE OF ISSUANCE:** \_\_\_\_\_

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

**OWNER'S PROJECT NO.:** 07-19-C27-344

**TWDB PROJECT NO.:** 73633

**CONTRACTOR:** D&F Industries, Inc.  
**ADDRESS:** P.O. Box 1680  
 Pharr, TX 78577

**ENGINEER:** Carollo Engineers

The terms of the Agreement, dated November 23, 2019, between Owner and Contractor are amended as follows:

**Attachments:** Change Order Tabulation

<b>CHANGE IN CONTRACT PRICE:</b>	<b>CHANGE IN CONTRACT TIME:</b>
<b>Original Contract Price</b>	<b>Original Contract Time</b>
_____ <b>\$2,414,550</b>	_____ 300 calendar days
<b>Previous Change Order No.s</b> _____ 1 _____ <b>(\$315,000)</b>	<b>Change from Previous Change Orders</b> _____ 90 calendar days
<b>Contract Price prior to this Change Order</b> _____ <b>\$2,099,550</b>	<b>Contract Time prior to this Change Order</b> _____ 390 calendar days
<b>Net Increase (Decrease) of this Change Order</b> _____ <b>(\$47,364)</b>	<b>Net Increase of this Change Order</b> _____ 191 calendar days
<b>Contract Price with all approved Change Orders</b> _____ <b>\$2,052,186</b>	<b>Contract Time with all approved Change Orders</b> _____ 581 calendar days

**APPROVED:**

**APPROVED:**

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

\_\_\_\_\_  
**Contractor**  
 Frank Hausenflunck  
 D&F Industries, Inc.

**RECOMMENDED:**

**RECOMMENDED:**

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

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

**RECOMMENDED:**

\_\_\_\_\_  
**Engineer**  
 Carollo Engineers, Inc.  
 Sergio L. Espinoza, P.E., Associate Vice President

FINAL CHANGE ORDER

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

**PROJECT:** NWWTP SCADA & Electrical Project                      **DATE OF ISSUANCE:** \_\_\_\_\_

**OWNER:** McAllen Public Utility                                      **OWNER'S PROJECT NO.:** 07-19-C27-344

**ADDRESS:** P.O. Box 220  
McAllen, Texas 78505-0220                                      **TWDB PROJECT NO.:** 73633

**CONTRACTOR:** D&F Industries, Inc.                                      **ENGINEER:** Carollo Engineers

**ADDRESS:** P.O. Box 1680  
Pharr, TX 78577

Item No	Description	Quantity	Unit	Unit Price	Net Change
39	Allowance for additional testing and repair of existing SCADA system including the replacement and/or upgrade of existing PLC hardware	-1	LS	\$6,263	(\$6,263)
40	Allowance for diesel fuel for Magic Valley Electric Coop downtime	-1	LS	\$19,651	(\$19,651)
41	Allowance for landscape & irrigation system repairs including transplanting, revegetation, and piping repair work	-1	LS	\$10,000	(\$10,000)
44	2 inch HMAC pavement with 10 inch of flexbase and 8 inch of lime treated subgrade at 3%; to include saw cutting of existing pavement	-1	LS	\$8,300	(\$8,300)
45	6 inch concrete pavement over 8 inch of lime treated subgrade at 3% with #5 rebars at 12 inch centers doweled and epoxied to abut existing concrete; to include sawcutting of existing pavement	-1	LS	\$3,150	(\$3,150)
<b>Total</b>					<b>(\$47,364)</b>



# Memo

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

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

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

**DATE:** April 18, 2022

**SUBJECT: CAP Nolana Storage LLC Subdivision; Consideration & Approval of Subdivision**

---

This property is located on the west side of 29<sup>th</sup> Street and approximately 250 feet north of Nolana Avenue. It is located within the McAllen City Limits and is being proposed as C-3 commercial. The tract consists of 2.21 acres and will be a single lot for a storage facility

The subdivision application was originally filed with the City on January 12, 2022 and has received preliminary P&Z approval on February 1, 2022. The information required from the developer's engineer for this agenda was received on April 13, 2022.

Utility plan/availability is described as follows:

1. **Water Service:** The applicant is proposing install an 8-inch waterline to service the property, which would connect to an existing 8-inch waterline that runs along the west side of 29<sup>th</sup> Street. The applicant is also proposing to install fire hydrant(s). Staff recommends that the waterline go to-and-through the property.
2. **Sewer Service:** The applicant is proposing to install an 8-inch sewer line to service the property, which would connect to an existing 8-inch sewer line that runs along the east side of 29<sup>th</sup> Steet. Staff recommends that the sewer line go to-and-through the property.
3. This property falls within the MPU Nolana Diversion Sewer, and MPU MISD No. 9 Water reimbursement service areas.

**Staff recommends MPUB approval of the subdivision application as proposed subject to the following: 1.) Dedication of a utility easement, possibly along the perimeter of the property, and where the main utility lines will be installed; 2.) Installation of the proposed public utility infrastructure be constructed as proposed; 3.) Payment of a Sewer Line Reimbursement to the MPU in the amount of \$2,887.35 for the Nolana Diversion Sewer Project; and 4.) Payment of a Waterline Reimbursement to MPU in the amount of \$1,704.78 for the MISD No. 9 Waterline Project.**

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

## **UTILITY NARRATIVE**

### **CAP NOLANA STORAGE, LLC SUBDIVISION**

Proposed CAP Nolana Storage, LLC Subdivision is a one commercial lot plat located approximately 351.0 feet north of Nolana Ave. along the west side of N. 29<sup>th</sup>. Street in the City of McAllen. Proposed use is an enclosed storage facility complete with parking, driveways, etc.

#### **WATER:**

This proposed one lot subdivision has 345.0 feet of frontage along N. 29<sup>th</sup>. Street.

As per city utility maps there is an existing 8" water line along the west side of N. 29<sup>th</sup>. Street. There is also a fire hydrant located near the SEC of this site.

Two new water meters from the existing 8" water line are being proposed - a new 1" service for potable water and a 3/4" water service line for irrigation along N. 29<sup>th</sup>. Street.

One additional fire hydrant is being proposed along N. 29<sup>th</sup>. Street, however, the city reserves to the right to request additional fire hydrant protection internal to the site after the site plan has been evaluated by the city staff.

#### **SANITARY SEWER:**

There is an existing 8" sanitary sewer line along the east side of N. 29<sup>th</sup>. Street that runs parallel to N. 29<sup>th</sup>. Street.

Due to location of existing sewer line the subdivider shall extend an 8" sanitary sewer line west under N. 29<sup>th</sup>. Street and shall end with a new manhole and 8" stub out to the north for the connection of sewer service from the building to the manhole. The newly extended 8" sanitary sewer line shall have a terminus at or near the NEC of this site. A minimum 6" service line from the proposed building shall be provided to the new manhole for sewer service. No other sewer lines are being proposed. All sewer line extensions under N. 29<sup>th</sup>. shall via a bore with a min. 16" casing under the paved section of N. 29<sup>th</sup>. Street.

N:\subdivisionplats\CAPNolanaStorage.llc.sub\utilitynarrative.020122

**SUBDIVISION REIMBURSEMENT WORKSHEET  
CAP NOLANA STORAGE LLC SUBDIVISION**

<b>SEWER LINE REIMB. CALCULATIONS</b>			
SEWER:	MPU: NOLANA DIVERSION		
COST:	\$1,187.72 x	2.21 AC	\$2,624.86
10% ADMIN FEE	<10 YEARS		262.49
<b>SEWER LINE REIMBURSEMENT</b>			<b>\$2,887.35</b>

<b>WATER LINE REIMB. CALCULATIONS</b>			
WATER:	MPU: MISD No. 9 WATER		
COST:	\$4.92 x	315 LF	\$1,549.80
10% ADMIN FEE	<10 YEARS		154.98
<b>WATER LINE REIMBURSEMENT</b>			<b>\$1,704.78</b>

**TOTAL REIMBURSEMENT DUE** **\$4,592.13**

Prepared By: RB Date: 3/31/22 Reviewed By: \_\_\_\_\_

Escrows will be adjusted upon execution of Final Reimbursement Certificate

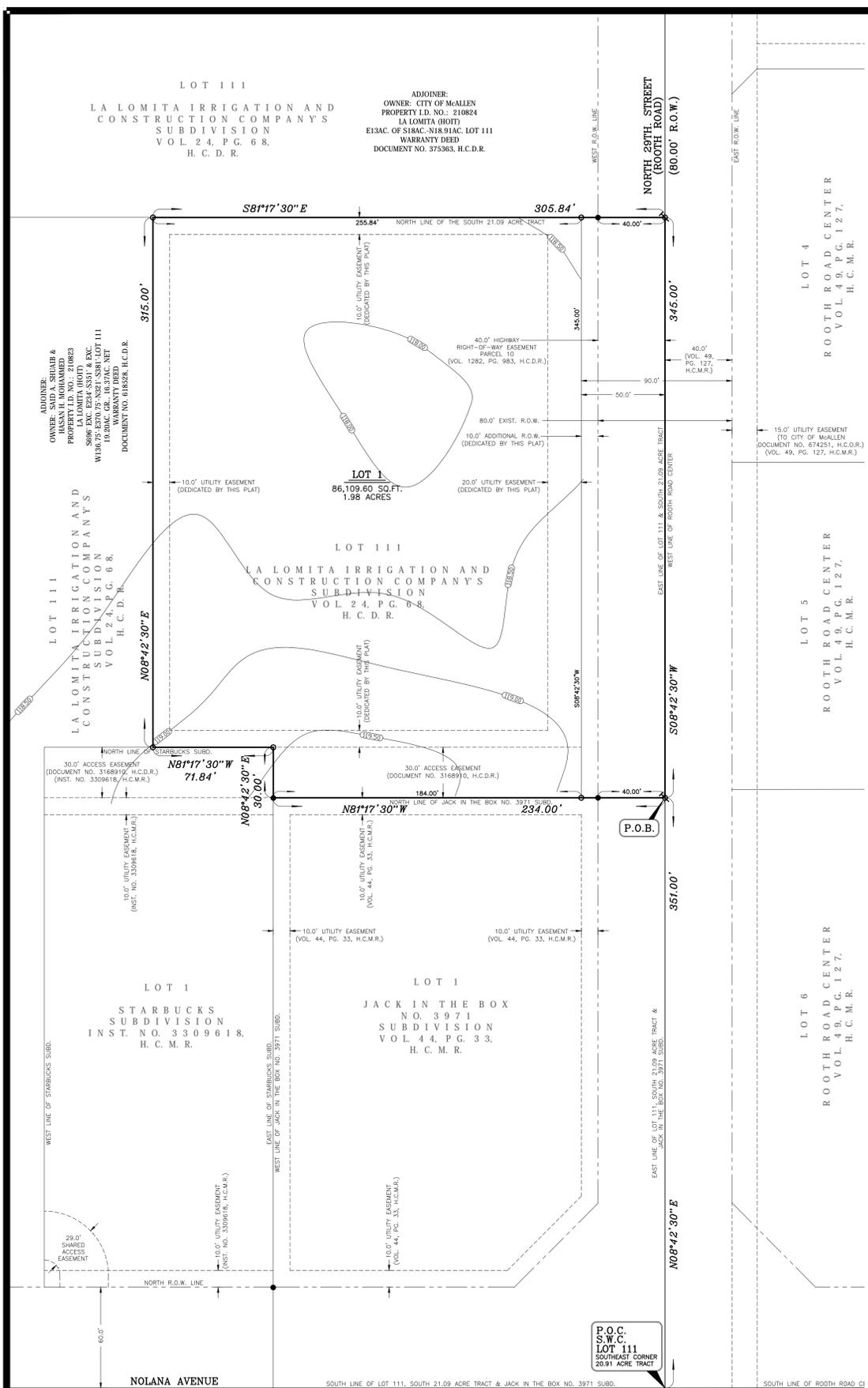
I hereby agree to pay amounts indicated above and any additional costs determined in the Final Reimbursement Certificate as approved by McAllen Public Utility Board.

Signature: C. Brady Glenn

Print: C. BRADY GLENN







**LEGEND**

- FOUND 1/2" IRON ROD
- SET 1/2" IRON ROD WITH YELLOW CAP MARKED "SEA 5782"
- ⊗ SET NAIL
- R.O.W. RIGHT OF WAY
- P.O.B. POINT OF BEGINNING
- H.C.D.R. HIDALGO COUNTY DEED RECORDS
- H.C.O.R. HIDALGO COUNTY OFFICIAL RECORDS
- H.C.M.R. HIDALGO COUNTY MAP RECORDS

SCALE: 1" = 40'

## CAP NOLANA STORAGE, LLC SUBDIVISION

AN ADDITION TO THE CITY OF McALLEN, HIDALGO COUNTY, TEXAS  
 BEING A 2.37 GROSS ACRE TRACT OF LAND, MORE OR LESS, OUT OF LOT 111, LA LOMITA IRRIGATION AND CONSTRUCTION COMPANY'S SUBDIVISION, HIDALGO COUNTY, TEXAS, AS PER THE MAP OR PLAT THEREOF RECORDED IN VOLUME 24, PAGE 68, DEED RECORDS OF HIDALGO, TEXAS.

- GENERAL PLAT NOTES:**
- MINIMUM SETBACK LINES = FRONT: 50.0 FT. OR GREATER FOR EASEMENTS, OR IN LINE WITH EXISTING STRUCTURES. INTERIOR SIDE: IN ACCORDANCE WITH THE ZONING ORDINANCE, OR GREATER FOR EASEMENTS. REAR: 10.0 FT. OR GREATER FOR EASEMENTS. GARAGE: 18.0 FT. EXCEPT WHERE GREATER SETBACK IS REQUIRED; GREATER SETBACK APPLIES.
  - LANDS CONTAINED WITHIN THIS SUBDIVISION LIE IN ZONE "B" ACCORDING TO THE FIRM (FLOOD INSURANCE RATE MAP) DATED 11/02/82, COMMUNITY PANEL NO. 480343 0005 C. ZONE "B" DEFINED AS AREAS BETWEEN LIMITS OF THE 100-YEAR FLOOD AND 500-YEAR FLOOD; OR CERTAIN AREAS SUBJECT TO 100-YEAR FLOODING WITH AVERAGE DEPTHS LESS THAN ONE (1) FOOT OR WHERE THE CONTRIBUTING DRAINAGE AREA IS LESS THAN ONE SQUARE MILE; OR AREAS PROTECTED BY LEVEES FROM THE BASE FLOOD. (MEDIUM SHADING)
  - MINIMUM FINISHED FLOOR ELEVATION ON ALL NEW CONSTRUCTION SHALL BE A MINIMUM OF 18.0 INCHES ABOVE THE TOP OF THE ROAD AS MEASURED FROM THE CENTER OF THE LOT ALONG N. 29TH STREET.
  - MINIMUM 4 FT. WIDE SIDEWALK IS REQUIRED ON N. 29TH STREET.
  - THIS SUBDIVISION PLAT SHALL BE REQUIRED TO DETAIN A TOTAL OF 17,488.43 CUBIC FEET, OR 0.40 ACRE-FEET OF DRAINAGE RUNOFF VOLUME.
  - THE CONSTRUCTION OF ANY STRUCTURES ON OR WITHIN ANY UTILITY EASEMENTS SHALL BE PROHIBITED.
  - A 6' OPAQUE BUFFER IS REQUIRED FROM ANY ADJACENT/BETWEEN MULTI-FAMILY RESIDENTIAL AND COMMERCIAL OR INDUSTRIAL ZONE/USE. AN 8' MASONRY WALL IS REQUIRED BETWEEN SINGLE-FAMILY RESIDENTIAL AND COMMERCIAL, INDUSTRIAL OR MULTI-FAMILY RESIDENTIAL ZONE/USE.
  - AN ENGINEERED DRAINAGE DETENTION PLAN, APPROVED BY THE ENGINEERING DEPARTMENT, MAY BE REQUIRED PRIOR TO ISSUANCE OF BUILDING PERMITS.
  - BENCHMARK: McALLEN SURVEY CONTROL POINT NO. 59, LOCATED AT THE NORTHWEST CORNER OF THE INTERSECTION OF MILE 3 NORTH ROAD AND 23RD STREET. THE MONUMENT IS LOCATED 68 FEET NORTH OF THE CENTERLINE OF MILE 3 NORTH ROAD AND 44 FEET WEST OF THE BACK OF CURB OF 23RD STREET. NORTHWEST OF THE MONUMENT THERE IS A CENTRAL POWER STATION. ELEV.= 118.71.
  - THE DEVELOPER SHALL BE RESPONSIBLE FOR DETAINING AND ACCOMMODATING MORE THAN THE DETAINED VOLUME SHOWN ON THIS PLAT IF IT IS DETERMINED, AT THE PERMIT STAGE, THAT THE DETENTION REQUIREMENTS ARE GREATER THAN STATED ON THIS PLAT, DUE TO THE IMPERVIOUS AREA BEING GREATER THAN THE PLAT ENGINEER CONSIDERED IN THE HYDRAULIC CALCULATIONS FOR THIS SUBDIVISION.

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

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

STATE OF TEXAS  
 COUNTY OF HIDALGO

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

OWNER: SAID A. SHUAIB  
 409 E. SHASTA AVE.  
 McALLEN, TEXAS 78504

OWNER: HASAN H. MOHAMMED  
 409 E. SHASTA AVE.  
 McALLEN, TEXAS 78504

STATE OF TEXAS  
 COUNTY OF HIDALGO

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED SAID A. SHUAIB AND HASAN H. MOHAMMED, KNOWN TO ME TO BE THE PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2022.

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

STATE OF TEXAS  
 CITY OF McALLEN

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

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

STATE OF TEXAS  
 CITY OF McALLEN

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

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

STATE OF TEXAS  
 COUNTY OF HIDALGO

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

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

STATE OF TEXAS  
 COUNTY OF HIDALGO

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

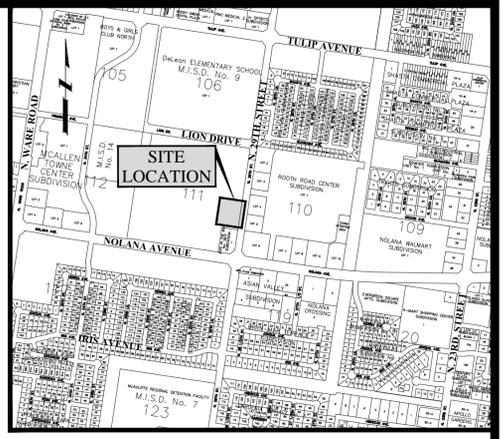
DAVID O. SALINAS, R.P.L.S. \_\_\_\_\_ DATE \_\_\_\_\_  
 REG. PROFESSIONAL LAND SURVEYOR #5782

APPROVED BY DRAINAGE DISTRICT:

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

HIDALGO COUNTY DRAINAGE DISTRICT NO. 1

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



LOCATION MAP SCALE: 1" = 1000'

**METES AND BOUNDS DESCRIPTION**

BEING A 2.37 GROSS ACRE TRACT OF LAND, MORE OR LESS, OUT OF LOT 111, LA LOMITA IRRIGATION AND CONSTRUCTION COMPANY'S SUBDIVISION, HIDALGO COUNTY, TEXAS, AS PER THE MAP OR PLAT THEREOF RECORDED IN VOLUME 24, PAGE 68, DEED RECORDS OF HIDALGO, TEXAS; SAID 2.37 GROSS ACRE TRACT OF LAND IS MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING AT A POINT ON THE SOUTHEAST CORNER OF SAID LOT 111 LOCATED IN THE CENTERLINE INTERSECTION OF NOLANA AVENUE AND N. 29TH STREET; THENCE, AS FOLLOWS:

NORTH 08 DEGREES 42 MINUTES 30 SECONDS EAST, COINCIDENT WITH THE EAST LINE OF SAID LOT 111, A DISTANCE OF 351.0 FEET TO A NAIL SET FOR THE SOUTHEAST CORNER AND POINT OF BEGINNING OF THIS HEREIN DESCRIBED TRACT;

- THENCE, NORTH 81 DEGREES 17 MINUTES 30 SECONDS WEST, ALONG A LINE PARALLEL TO THE SOUTH LINE OF SAID LOT 111, A DISTANCE OF 40.0 FEET PASS A 1/2 INCH DIAMETER IRON ROD FOUND ON INTERSECTION WITH THE WEST RIGHT-OF-WAY LINE OF SAID N. 29TH STREET, AT A DISTANCE OF 234.0 FEET IN ALL TO A 1/2 INCH DIAMETER IRON ROD FOUND FOR THE SOUTHWEST CORNER OF THIS HEREIN DESCRIBED TRACT;
- THENCE, NORTH 08 DEGREES 42 MINUTES 30 SECONDS EAST, ALONG A LINE PARALLEL TO THE EAST LINE OF SAID LOT 111, A DISTANCE OF 30.0 FEET TO A 1/2 INCH DIAMETER IRON ROD WITH YELLOW CAP MARKED "SEA 5782" SET FOR AN INSIDE SOUTHERN CORNER OF THIS HEREIN DESCRIBED TRACT;
- THENCE, NORTH 81 DEGREES 17 MINUTES 30 SECONDS WEST, ALONG A LINE PARALLEL TO THE SOUTH LINE OF SAID LOT 111, A DISTANCE OF 71.84 FEET TO A 1/2 INCH DIAMETER IRON ROD WITH YELLOW CAP MARKED "SEA 5782" SET FOR AN OUTSIDE SOUTHERN CORNER OF THIS HEREIN DESCRIBED TRACT;
- THENCE, NORTH 08 DEGREES 42 MINUTES 30 SECONDS EAST, ALONG A LINE PARALLEL TO THE EAST LINE OF SAID LOT 111, A DISTANCE OF 315.0 FEET TO A 1/2 INCH DIAMETER IRON ROD WITH YELLOW CAP MARKED "SEA 5782" SET FOR THE NORTHEAST CORNER OF THIS HEREIN DESCRIBED TRACT;
- THENCE, SOUTH 81 DEGREES 17 MINUTES 30 SECONDS EAST, ALONG A LINE PARALLEL TO THE SOUTH LINE OF SAID LOT 111, A DISTANCE OF 265.84 FEET PASS A 1/2 INCH DIAMETER IRON ROD FOUND ON INTERSECTION WITH THE WEST RIGHT-OF-WAY LINE OF SAID N. 29TH STREET, AT A DISTANCE OF 305.84 FEET IN ALL TO A NAIL SET ON INTERSECTION WITH THE EAST LINE OF SAID LOT 111 LOCATED IN THE CENTER OF SAID N. 29TH STREET FOR THE NORTHEAST CORNER OF THIS HEREIN DESCRIBED TRACT;
- THENCE, SOUTH 08 DEGREES 42 MINUTES 30 SECONDS WEST, COINCIDENT WITH THE EAST LINE OF SAID LOT 11, A DISTANCE OF 345.0 FEET TO THE POINT OF BEGINNING, CONTAINING 2.37 GROSS ACRES OF LAND, MORE OR LESS.

BASIS OF BEARING: EAST LINE LOT 111, LA LOMITA IRRIG. AND CONSTRUCTION COMPANY'S SUBD., H.C.T.2612146, H.C.D.R. N:M&B.2021.2.37.02222

DISCLAIMER: THIS DOCUMENT IS RELEASED FOR THE PURPOSE OF INTERIM REVIEW BY THE CITY OF McALLEN ONLY & BY NO OTHERS UNDER THE AUTHORITY OF DAVID OMAR SALINAS, P.E., TX. REG. NO. 71973 ON APRIL 13, 2022. IT IS NOT TO BE USED FOR CONSTRUCTION PURPOSES.

## CAP NOLANA STORAGE, LLC SUBDIVISION

PREPARED BY: SALINAS ENGINEERING & ASSOC.  
 DATE OF PREPARATION: APRIL 13, 2022  
 JOB NUMBER: SP-21-25418

OWNER: SAID A. SHUAIB  
 409 E. SHASTA AVE.  
 McALLEN, TEXAS 78504

OWNER: HASAN H. MOHAMMED  
 409 E. SHASTA AVE.  
 McALLEN, TEXAS 78504

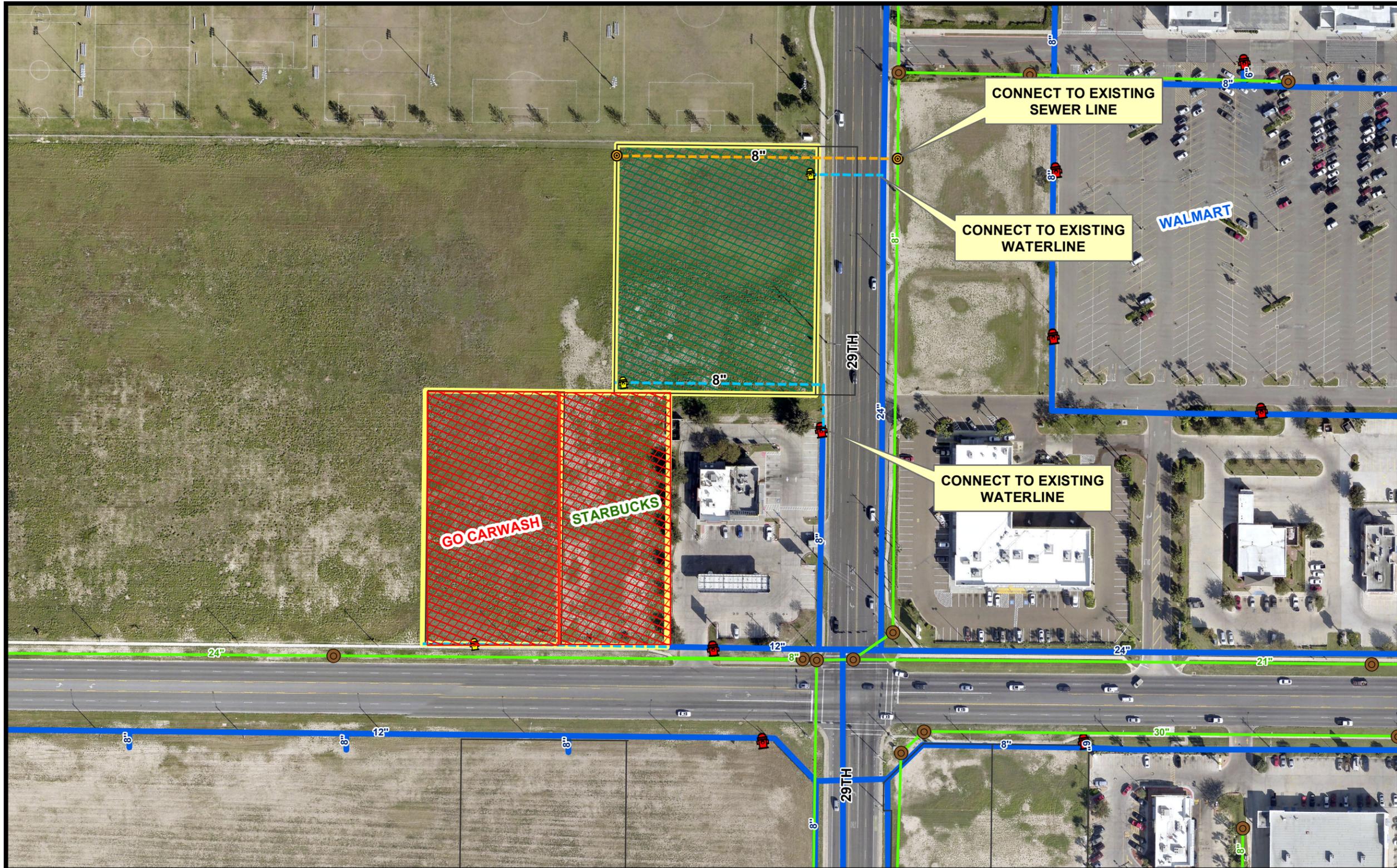
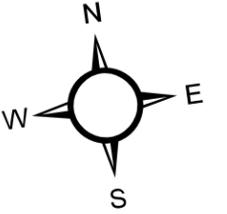
**SEA**  
**SALINAS ENGINEERING & ASSOC.**  
 CONSULTING ENGINEERS & SURVEYORS

(P-6675) (TBPLS-10065700)  
 2221 DAFFODIL AVE., McALLEN, TEXAS 78501  
 (956) 682-9081 (956) 686-1489 (FAX)  
 TBPLS 12100 PARK 35 CIRCLE BLDG. A, SUITE 156, MC-230, AUSTIN, TEXAS 78753 (512) 239-5263

**PRINCIPAL CONTACTS**

NAME	ADDRESS	CITY & ZIP	PHONE	FAX
OWNER: SAID A. SHUAIB	409 E. SHASTA AVE.	McALLEN, TEXAS 78504	(956) XXX-XXXX	NONE
OWNER: HASAN H. MOHAMMED	409 E. SHASTA AVE.	McALLEN, TEXAS 78504	(956) XXX-XXXX	NONE
ENGINEER: DAVID O. SALINAS	2221 DAFFODIL AVE.	McALLEN, TEXAS 78501	(956) 682-9081	(956) 686-1489
SURVEYOR: DAVID O. SALINAS	2221 DAFFODIL AVE.	McALLEN, TEXAS 78501	(956) 682-9081	(956) 686-1489





**Legend**

-  Proposed Fire Hydrant
-  Existing Manhole
-  Proposed Manholes
-  Proposed Water Line
-  Proposed Sewer Line
-  Existing Fire Hydrants
-  Proposed Area
-  Existing Sewer-Line
-  Existing Waterline



# Memo

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

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

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

**DATE:** April 18, 2022

**SUBJECT:** **Taylor View Subdivision; Consideration & Approval of Subdivision**

This subdivision was presented approved by the MPU Board on November 24, 2020. The property is located on the east side of Taylor Road and approximately 300 feet north of Pecan Boulevard. It is located within the McAllen City Limits and is being proposed as R-1 residential. The tract consists of 5.0 acres and will be 22 lots for single family homes.

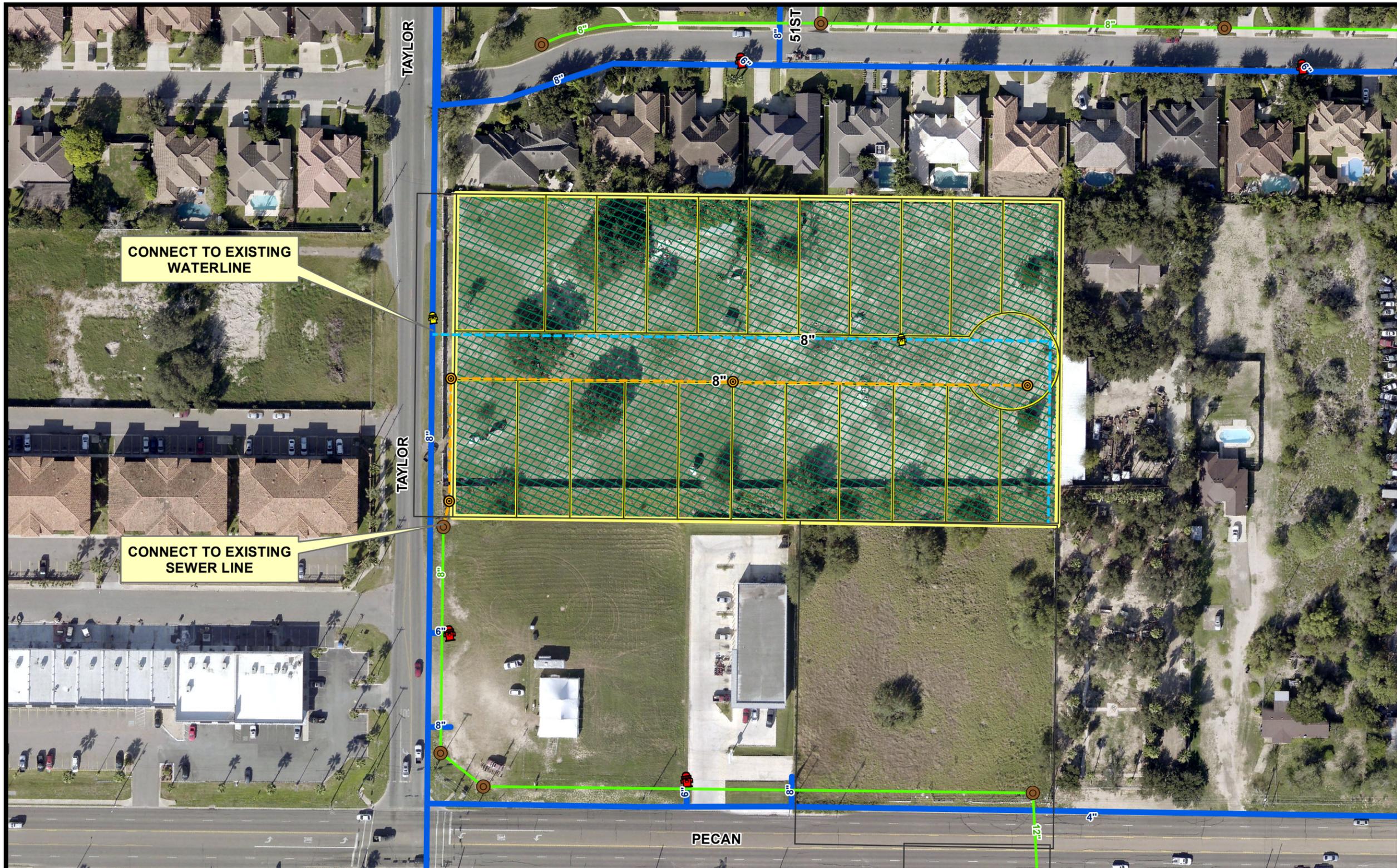
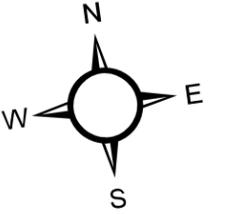
The subdivision application was originally filed with the City on February 14, 2018 and is planning to receive preliminary P&Z approval on November 3, 2020. The information required from the developer's engineer for this agenda was received on April 20, 2022.

Utility plan/availability is described as follows:

1. **Water Service:** The applicant was initially planning to install an 8-inch waterline looped system, but due to easement issues, the applicant is requesting to install an internal 8-inch waterline that will be prepped to the south for future connection to continue the line for a loop. MPU would request that additional valves be installed, along with the change in location of a fire hydrant for fire protection. In addition to that, MPU would request payment of an escrow for the off-site waterline that was part of the initial plan. Account for the future TxDOT ROW widening of Taylor Road is still required.
2. **Sewer Service:** The applicant is proposing to install an 8-inch sewer line to service the property, which would connect to an existing 8-inch sewer line that is south of the property. The applicant will be asked to account for the future TxDOT ROW widening of Taylor Road.
3. This property does fall within the Developer of Taylor Com. Point Water and Sewer service areas.

**Staff recommends MPUB approval of subdivision application as proposed subject to the following: 1.) Dedication of a utility easement along the perimeter of the property; 2.) Installation of the proposed public utility infrastructure be constructed as proposed; 3.) Payment of a Waterline Reimbursement to the Developer of Taylor Com. Point in the amount of \$14,042.22 for the Taylor Com. Point Water Project.; 4.) Payment of a Sewer Line Reimbursement to the Developer of Taylor Com. Point in the amount of \$22,178.26 for the Taylor Com. Point Sewer Project; and 5.) Payment of an escrow for the off-site waterline that was part of the initial proposed layout.**

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



Legend	
	Proposed Fire Hydrant
	Existing Manhole
	Proposed Manholes
	Proposed Water Line
	Proposed Sewer Line
	Existing Fire Hydrants
	Proposed Area
	Existing Sewer-Line
	Existing Waterline



AGENDA ITEM 3.c.

PUBLIC UTILITY BOARD

DATE SUBMITTED

04/20/2022

MEETING DATE

4/26/2022

1. Agenda Item: Discussion and Approval of the Reimbursements being Assessed to the Bell's Farm Plaza Subdivision.
2. Party Making Request: Rafael Balderas Jr.
3. Nature of Request: Request of MPU Board approval to reconsider the reimbursements being assessed to the proposed subdivision.
4. Budgeted:  

Bid Amount:	_____	Budgeted Amount:	_____
Under Budget:	_____	Over Budget:	_____
		Amount Remaining:	_____
5. Reimbursement: To be determined by the MPU Board.
6. Routing:  
Rafael Balderas Jr.                      Created/Initiated - 4/20/2022
7. Staff's Recommendation: Staff recommends the Board's consideration of the reimbursements being assessed with the options given.
8. City Attorney: Approve. IJT
9. MPU General Manager: Approved - MAV
10. Director of Finance for Utilities: Approved - MDC

# Memo

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

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

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

**DATE:** April 20, 2022

**SUBJECT: Bell's Farm Plaza Subdivision; Consideration & Approval of the Reimbursements Assessed to the Subdivision**

---

This property is located on the west side of Ware Road, and approximately 300 feet south of Business 83. It is located within the McAllen City Limits and is being proposed as C-3 commercial. The tract consists of 3.335 acres and will be two lots for commercial use.

The developer is requesting that the MPU Board reconsider the assessed reimbursement. The property is being re-platted as a portion of the property was already subdivided under the name Bell Subdivision (1.28 acres). The subdivision was recorded back in 1990, in which payment of a waterline reimbursement was paid in the amount of \$950 and the Board granted a septic tank variance with execution of a contractual agreement.

Years later, development happened in the area with Marleen's Centre Subdivision which was recorded in 1998. Marleen's installed a sewer line and established a reimbursement contract in 2004. With the installation of the main sewer line, Bell Subdivision received a sewer service and was not assessed the Marleen's Centre sewer reimbursement as the property was already subdivided and followed City Ordinance with a connection needed if within 100 feet of a sewer line.

Marleen's Centre Sewer Reimbursement, as per the reimbursement policy, should be assessed for 15 years unless an extension is requested from the developer. The property now, also falls within the Bentsen Road Water and Sewer reimbursements, which were established in 2009.

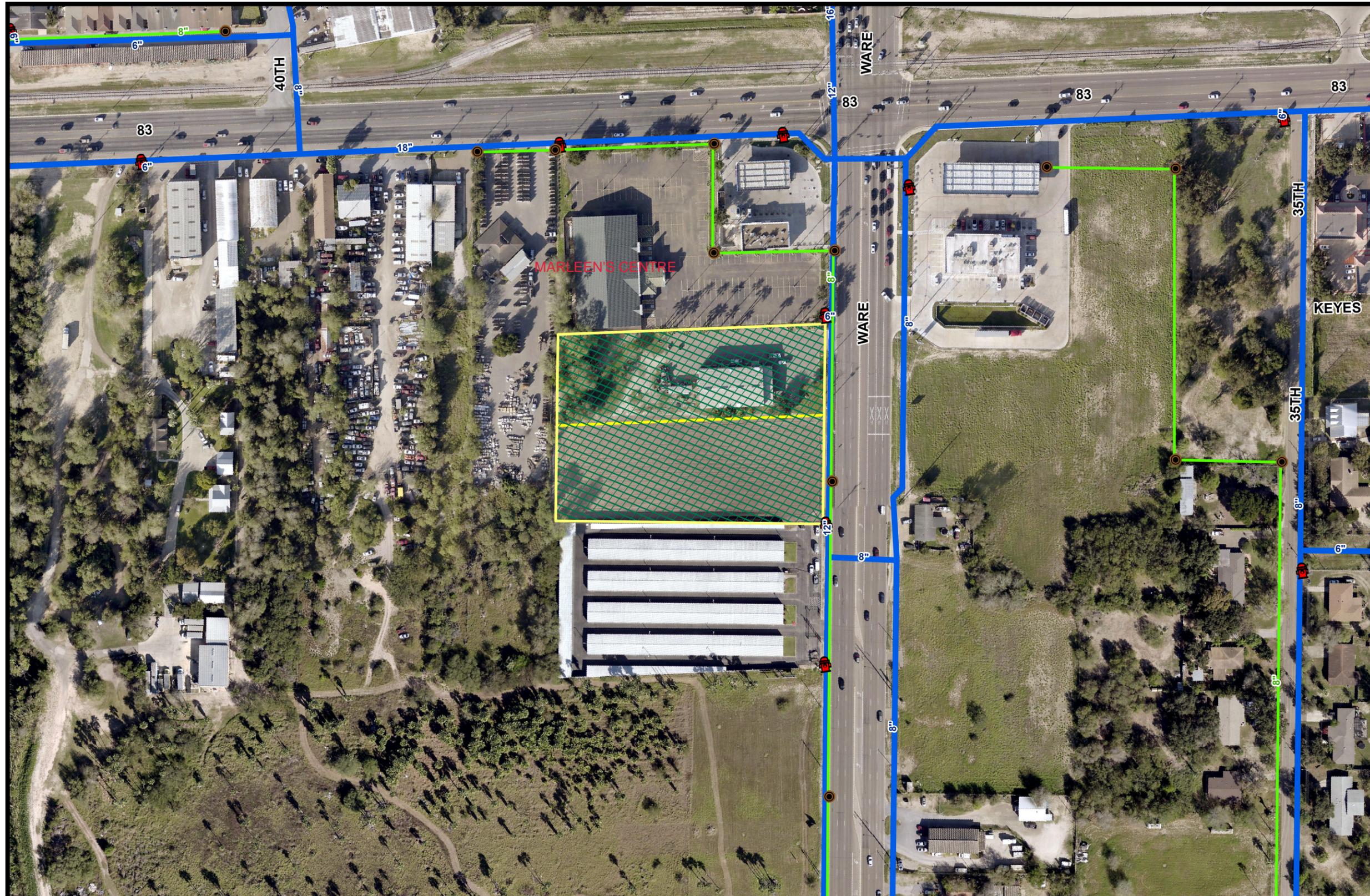
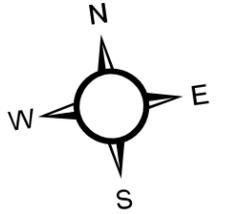
Assuming Marleen's Centre reimbursement was expired, staff assessed the Bentsen Road Waterline Reimbursement in the amount of \$1,104.66 and the Bentsen Road Sewer Line Reimbursement in the amount of \$7,677.47 when Bell's Farm Plaza Subdivision was recently presented to the Board.

Given the request, staff would recommend the following options:

1. MPU asses only the acreage that was added for the re-plat (2.055 acres) with the Bentsen Road Waterline Reimbursement (\$680.68) and Marleen's Centre Sewer Reimbursement (\$1,332.43), should it be extended.
2. MPU asses only the acreage that was added for the re-plat (2.055 acres) with the Bentsen Road Waterline Reimbursement (\$680.68) and Bentsen Road Sewer Line Reimbursement (\$4,730.79) due to the expiration of the Marleen's Center Sewer Reimbursement.
3. MPU asses the acreage that was added for the re-plat (2.055 acres) for the water reimbursement only. Bentsen Road Waterline Reimbursement (\$680.68) and total acreage for the sewer, with Marleen's Centre Sewer Reimbursement (\$2,162.36), should it be extended.
4. MPU asses the acreage that was added for the re-plat (2.055 acres) for the water reimbursement only. Bentsen Road Waterline Reimbursement (\$680.68) and total acreage for the sewer, with Bentsen Road Sewer Reimbursement (\$7,677.47), due to the expiration of the Marleen's Centre Sewer Reimbursement.

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

# BELL'S FARM PLAZA



## Legend

- Proposed Clean-Out
- 🚒 Proposed Fire Hydrant
- Existing Manhole
- ⦿ Proposed Manholes
- Proposed Water Line
- Proposed MPU Sewer Line
- 🚒 Existing Fire Hydrants
- ▨ Proposed Area
- Existing Sewer-Line
- Existing Waterline



**AGENDA ITEM** 3.d.

**PUBLIC UTILITY BOARD**

**DATE SUBMITTED** 04/20/2022

**MEETING DATE** 4/26/2022

1. **Agenda Item: Discussion and Approval of Extension Request for Existing Final Reimbursement Certificates**
2. **Party Making Request: Erika Gomez, Developmental Activities**
3. **Nature of Request: Request of MPUB approval for Extension of Existing Final Reimbursement Certificates.**
4. **Budgeted:**

<b>Bid Amount:</b>	_____	<b>Budgeted Amount:</b>	_____
<b>Under Budget:</b>	_____	<b>Over Budget:</b>	_____
		<b>Amount Remaining:</b>	_____
5. **Reimbursement:**
6. **Routing:**  
Erika Gomez                      Created/Initiated - 4/20/2022
7. **Staff's Recommendation: Staff recommends approval of a 5-year extension as presented.**
8. **City Attorney: Approve. IJT**
9. **MPU General Manager: Approved - MAV**
10. **Director of Finance for Utilities: Approved - MDC**

# Memo



To: Marco A Vega, P.E., General Manager  
From: Erika Gomez, E.I.T., Assistant Utility Engineer  
Date: 04/13/2022  
Re: **DISCUSSION AND APPROVAL OF EXTENSION REQUEST FOR FINAL REIMBURSEMENT CERTIFICATES**

---

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

At this time, three (3) subdivisions have filed an extension request for their Final Reimbursement Certificate.

<i>Developer's Name</i>	<i>Engineering Firm</i>	<i>Subdivision</i>	<i>Improvements</i>
Leo Montalvo	Javier Hinojosa Engineering	Almon Estates	Water & Sewer Line Improvements
Kenneth Johnson	Alphamerican Engineering Consultants	El Pacifico Estates	Sewer Improvements
Jesus A Garza	Alphamerican Engineering Consultants	Marleens Centre	Sewer Improvements

Staff recommends approval of the Final Reimbursement Certificate 5-year extension for Almon Estates, El Pacifico Estates and Marleens Centre Subdivisions.

**ADDENDUM TO FINAL REIMBURSEMENT CERTIFICATE**

STATE OF TEXAS           X

COUNTY OF HIDALGO      X

THIS ADDENDUM to the Original Final Reimbursement Certificate, issued by the McAllen Public Utility (MPUB) on June 15<sup>th</sup>, 2006, to Leo Montalvo, Developer of Almon Estates Subdivision, hereinafter called the DEVELOPER, incorporates the following new terms to the previously approved certificate:

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

ISSUED in triplicate originals this \_\_\_\_\_ day of \_\_\_\_\_, 2022 and  
to expire this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_\_.

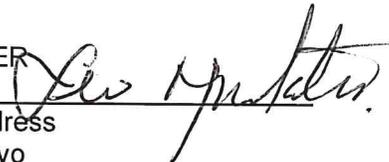
CITY OF McAllen BY THE  
McALLEN PUBLIC UTILITY

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

ATTEST:

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

DEVELOPER  
BY: \_\_\_\_\_  
Mailing Address  
Leo Montalvo  
900 N Main St  
McAllen, TX 78501



**ADDENDUM TO FINAL REIMBURSEMENT CERTIFICATE**

STATE OF TEXAS           X

COUNTY OF HIDALGO      X

THIS ADDENDUM to the Original Final Reimbursement Certificate, issued by the McAllen Public Utility (MPUB) on January 23<sup>rd</sup>, 2006, to EI Pacifico Estates, LTD., hereinafter called the DEVELOPER, incorporates the following new terms to the previously approved certificate:

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

ISSUED in triplicate originals this \_\_\_\_\_ day of \_\_\_\_\_, 2022 and to expire this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_\_.

CITY OF McAllen BY THE  
McALLEN PUBLIC UTILITY

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

ATTEST:

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

DEVELOPER  
BY:  \_\_\_\_\_  
Mailing Address  
EI Pacifico Estates, LTD  
Kenneth Johnson  
12101 N Rooth Rd  
McAllen, TX 78504  
(956) 316-0777

**ADDENDUM TO FINAL REIMBURSEMENT CERTIFICATE**

STATE OF TEXAS           X  
COUNTY OF HIDALGO    X

THIS ADDENDUM to the Original Final Reimbursement Certificate, issued by the McAllen Public Utility (MPUB) on August 11<sup>th</sup>, 2004, to Marleens Centre at 124 S Ware Rd., hereinafter called the DEVELOPER, incorporates the following new terms to the previously approved certificate:

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

ISSUED in triplicate originals this \_\_\_\_\_ day of \_\_\_\_\_, 2022 and to expire this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_\_.

CITY OF McAllen BY THE  
McALLEN PUBLIC UTILITY

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

ATTEST:

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

DEVELOPER  
BY: \_\_\_\_\_  
Mailing Address  
Jesus A Garza  
3319 N Ware Rd, Suite A  
McAllen, TX 78504  
(956) 369-9810



**AGENDA ITEM** 5.a.

**PUBLIC UTILITY BOARD**

**DATE SUBMITTED** 04/20/2022

**MEETING DATE** 4/26/2022

1. **Agenda Item: Consultation with City Attorney regarding potential litigation before the PUC. (T.G.C. 551.071)**

2. **Party Making Request: Isaac Tawil, City Attorney**

3. **Nature of Request: Item for Board discussion and possible action.**

4. **Budgeted:**

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

5. **Reimbursement:**

6. **Routing:**  
Nyla Flatau                      Created/Initiated - 4/20/2022

7. **Staff's Recommendation: Item for Board discussion and possible action.**

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

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

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