McALLEN PUBLIC UTILITY

BOARD OF TRUSTEES MEETING
TUESDAY, JUNE 28, 2011 – 4:00 PM
CITY COMMISSION CHAMBERS – 3RD FLOOR
AGENDA

CALL TO ORDER

1. **MINUTES:**

   Approval of Minutes for the Workshop and Meeting held June 14, 2011

2. **BIDS AND CONTRACTS:**

   a) Approval of Salinity Management Plan Contract
   b) Approval of Amendment No. 12 to Dannenbaum Engineering Contract

3. **UTILITY LAYOUTS:**

   a) Idea Public School
   b) RNC Medical – Phase II
   c) Valencia Marketplace

4. **MANAGERS REPORT:**

   a) Consumer Confidence Report

5. **FUTURE AGENDA ITEMS**

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**

   a) Consultation with City Attorney regarding Contractual and Legal Issues with HCWID #3. (T.G.C. 551.071)
   b) Consultation with City Attorney regarding Cause No. C-1433-11-J; City of McAllen vs. Hidalgo County Water Improvement District No. 3 (T.G.C. 551.071)
   c) Consultation with City Attorney regarding Workers Comp/Loss Run Report as of May 31, 2011 (T.G.C. 551.074)

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 MEETINGS WILL BE HELD ON TUESDAY, JULY 12, 2011, AND TUESDAY, JULY 26, 2011.

CITY OF McALLEN
STANDARDIZED RECOMMENDATION FORM

CITY COMMISSION	____	**AGENDA ITEM**	/
UTILITY BOARD	X	**DATE SUBMITTED**	06/20/11
PLANNING & ZONING COMMISSION	____	**MEETING DATE**	06/28/11
OTHER	____		

1. **Agenda Item**: Approval of Minutes for Regular Meeting and Workshop held on June 14, 2011
2. **Party Making Request:** Nyla L. Flatau, TRMC, CPM, Board Secretary
3. **Nature of Request: (Brief Overview) Attachments: ____Yes ____No**
   Approval of minutes as presented.
4. **Policy Implication**: McAllen Public Utility Board Policy
5. **Budgeted: _____Yes _____ No _____ N/A**
   Bid Amount: _____ Budgeted Amount: _____
   Under Budget: _____ Over Budget: _____
   Amount Remaining: _____
6. **Reimbursement: _____ Is Applicable _____ Is Not Applicable**
   Water: _____ To: _____
   Sewer: _____ To: _____
   SWSC: _____ To: _____
7. **Alternate Option/Costs:** Not Applicable
8. **Routing:**

NAME/TITLE	INITIAL	DATE	CONCURRENCE YES/NO

9. **Staff's Recommendation:** Approval of minutes as presented.
10. **City Attorney: ____ Approved ____ Disapproved ____ None**
11. **Manager's Recommendation: ____ Approved ____ Disapproved ____ None**
12. **Director of Finance for Utilities: ____ Approved ____ Disapproved ____ None**
13. **Director of Purchasing: ____ Approved ____ Disapproved ____ None**
14. **Action Taken:** _____

STATE OF TEXAS
COUNTY OF HIDALGO
CITY OF MCALLEN

The McAllen Public Utility Board (MPUB) convened in a Regular Meeitng on **Tuesday, June 14, 2011,** at 4:20 pm in the City Commission Chambers at City Hall with the following present:

Chairman Tony Aguirre
Vice Chairman Charles Amos
Trustee Ernest Williams
Commissioner Scott Crane

Absent: Trustee Trey Pebley

Staff: Roy Rodriguez, P.E., General Manager
Kevin Pagan, City Attorney
Nyla L. Flatau, TRMC, Board Secretary
Edith Shelton, Assistant to the Board Secretary
Mark Vega, P.E., Assistant General Manager
Melba Carvajal, Director of Finance for Utilities
Carlos Gonzalez, P.E., Assistant Utility Engineer
Erika Gomez, Developmental Activities Specialist
Susan Schane, Grant Writer
Marco Pedraza, Wastwater Systems Manager
Javier Santiago, Water Systems Manager
Elizabeth Cabrera, Assistant Director of Purchasing & Contracting

CALL TO ORDER:

Chairman Tony Aguirre called the meeting to order.

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**

Chairman Tony Aguirre stated that the following action would be taken.

a) **Consultation with City Attorney regarding Contractual and Legal Issues with HCWID #3. (T.G.C. 551.071)**

No action was required.

b) **Consultation with City Attorney regarding new lawsuit - Cause No. C-1137-11-G; City of McAllen, by and through McAllen Public Utility vs. Othal E. Brand Jr. and Hidalgo County Water Improvement District No. 3, by and through its Board of Directors (T.G.C. 551.071)**

Mr. Pagan asked the Board to entertain a motion that approved a settlement.

Vice Chairman Charles Amos motioned to approve . Trustee Ernest Williams seconded the motion.The motion carried unanimously by those present.

c) **Consultation with City Attorney regarding Cause No. C-1433-11-J; City of McAllen vs. Hidalgo County Water Improvement District No. 3 (T.G.C. 551.071)**

Mr. Pagan asked the Board to entertain a motion that authorized the Board Attorney to continue with prosecution.

Vice Chairman Charles Amos motioned to approve . Trustee Ernest Williams seconded the motion.The motion carried unanimously by those present.

1. **MINUTES:**

Trustee Ernest Williams motioned to approve the minutes for the Regular Meeting held May 27, 2011. Vice Chairman Charles Amos seconded the motion.The motion carried unanimously by those present.

2. **BIDS AND CONTRACTS:**

a) **Approval of Advanced Funding Agreement with Texas Department of Transportation - McColl Rd. Waterline**

Mr. Rodriguez stated that about one year ago, an advanced funded project, McColl Rd. 16 inch Waterline Extension Project was approved in which the agreement was with Hidalgo County, but now TxDot would like an executed agreement between McAllen Public Utility and TxDot.

Trustee Ernest Williams motioned to approve execution of Advanced Funding Agreement with Texas Department of Transportation for the McColl Rd. Waterline Project. Vice Chairman Charles Amos seconded the motion.The motion carried unanimously by those present.

3. **UTILITY LAYOUTS:**

a) **Asian Valley Subdivision**

Mr. Gonzalez presented a 7.7 acre tract located along the south east corner of Nolana Ave. and 29th St., in which he recommended approval as submitted subject to: 1) dedication of a 10" utility easement along 29th St., 27th St., and along Nolana Ave., 2) payment of a waterline reimbursement to MPU in the amount of $$2,129.75 for the Central Distribution Waterline Project; and 3) payment of a sewerline reimbursement to MPU in the amount of $10,029.74 for the Nolana Diversion Sewerline Project.

Vice Chairman Charles Amos motioned to approve Asian Valley Subdivision. Trustee Ernest Williams seconded the motion.The motion carried unanimously by

those present.

4. MANAGER'S REPORT:

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

Chairman Tony Aguirre called for a nomination for Chairman and Vice Chairman; in which he nominated Charles Amos as Chairman and Ernest Williams as Vice Chairman. Commissioner Scott Crane seconded the motion. The motion carried unanimously by those present.

5. TABLED ITEMS:

a) Review and Approval of Amendments to the City's Investment Policy

Item was removed from the table for discussion. Mr. Rodriguez recommended that the item be removed from the agenda and a joint workshop with the City Commission would take place on June 27, 2011 at 2:30 pm.

Vice Chairman Charles Amos motioned to approve General Manager's recommendation. Commissioner Scott Crane seconded the motion.The motion carried unanimously by those present.

6. FUTURE AGENDA ITEMS

ADJOURNMENT

There being no other business to come before the Board, the meeting was unanimously adjourned at 4:30 pm.

_____
Tony Aguirre, Jr., Chairman

Attest:

_____
Nyla L. Flatau, TRMC, CPM
Utility Board Secretary

CITY OF McALLEN
STANDARDIZED RECOMMENDATION FORM

2a

CITY COMMISSION	____	**AGENDA ITEM**	
UTILITY BOARD	X	**DATE SUBMITTED**	06/22/11
PLANNING & ZONING COMMISSION	____	**MEETING DATE**	06/28/11
OTHER	____		

1. **Agenda Item:** Approval of Salinity Management Plan Contract

2. **Party Making Request:** Roel Rodriguez, P.E., General Manager

3. **Nature of Request: (Brief Overview)** **Attachments:** ____**Yes** ____**No**
   Item for Board Discussion and Possible Action.

4. **Policy Implication:** McAllen Public Utility Board Policy

5. **Budgeted:** _____**Yes** _____ **No** _____ **N/A**
   Bid Amount: _____ **Budgeted Amount:** _____
   Under Budget: _____ **Over Budget:** _____
   Amount Remaining: _____

6. **Reimbursement:** _____ **Is Applicable** _____ **Is Not Applicable**
   Water: _____ **To:** _____
   Sewer: _____ **To:** _____
   SWSC: _____ **To:** _____

7. **Alternate Option/Costs:** Not Applicable

8. **Routing:**

NAME/TITLE	INITIAL	DATE	CONCURRENCE YES/NO

9. **Staff's Recommendation:** Item for Board Discussion and Possible Action.
10. **Advisory Board:** ____ **Approved** ____ **Disapproved** ____ **None**
11. **City Attorney:** ____ **Approved** ____ **Disapproved** ____ **None**
12. **Manager's Recommendation:** ____ **Approved** ____ **Disapproved** ____ **None**
13. **Financial Operations Manager:** ____ **Approved** ____ **Disapproved** ____ **None**
14. **Action Taken:** _____

ALAN PLUMMER ASSOCIATES, INC.
ENVIRONMENTAL ENGINEERS • DESIGNERS • SCIENTISTS

JAMES L. ALTSTAETTER, PE
STEPHEN J. COONAN, PE
JOHN M. D'ANTONI, DE, PE
PEGGY W. GLASS, PhD
DAVID A. GUDAL, PE
REX H. HUNT, PE
BETTY L. JORDAN, PE
ELLEN T. McDONALD, PhD, PE
JOHN R. MINAHAN, PE
TIMOTHY J. NOACK, PE
ALAN H. PLUMMER, JR., PE, BCEE
WILLIAM C. RACKLEY, PE
ALAN R. TUCKER, PE

June 7, 2011

Mr. Roel Rodriguez, P.E.
General Manager
McAllen Public Utility
1300 Houston Avenue
McAllen, Texas 78501

Reference: Salinity Management Plan Contract

Roy,

Attached are two signed contracts for the development of the Salinity Management Plan as part of the overall water reuse program implementation. As discussed, this plan will provide clear directions for managing potential elevated salinity levels in the reclaimed water from your South Wastewater Treatment Plant. The Plan will also set into motion the water quality testing and pilot demonstration programs necessary to manage reuse water quality and to alleviate potential reuse customer concerns for irrigation applications.

APAI appreciates the opportunity to support your ongoing reuse program and looks forward to working with you and your staff on this next critical step in program development. Following Board approval, please sign the two original contracts and return one to me for our files. Following your notice to proceed, I'll have Bill Lewis work with the Parks Department, Palm View Golf Course and other potential customers to schedule the kick-off meeting. In the meanwhile, should you have any questions or require any additional information, please call me at 713-419-1399 (cell) of 713-464-2724 (office).

Sincerely,

John M. D'Antoni, P.E.
Principal

3100 WILCREST
SUITE 270
HOUSTON, TEXAS 77042
PHONE 713.464.2724
FAX 713.464.2725
www.apaienv.com
TBPE Firm No. 13

ALAN PLUMMER ASSOCIATES, INC.
STANDARD AGREEMENT FOR ENVIRONMENTAL CONSULTING SERVICES
WATER REUSE PROGRAM - SALINITY MANAGEMENT PLAN

Project No. 0917-006-01

This AGREEMENT is entered on the date of execution by and between ALAN PLUMMER ASSOCIATES, INC., a Texas corporation hereinafter referred to as ENGINEER and the following described entity, hereinafter referred to as CLIENT.

CLIENT INFORMATION

Name: McAllen Public Utility

Billing Address: 1300 Houston Ave

McAllen, Texas 78501

Contact: Roy Rodriguez

Title: General Manager

Telephone: (956)-681-1600

CLIENT requests and authorizes ENGINEER to perform the following services:

SCOPE: As described in the Phase I and Phase II reuse planning studies, the potential for elevated salinity levels in McAllen Public Utility's reuse supply requires an ongoing management program. As the initial step in the salinity management program, the ENGINEER will work with the CLIENT and its potential reuse customers to develop a Salinity Management Plant. The ENGINEER's study team includes two irrigation specialists. The Salinity Management Plan will provide an action plan to address the potential for increased salinity levels. The plan will also define an ongoing water quality and soils testing protocol to trigger the various salinity management options and a test plot program to demonstrate the effectiveness of salinity management options. A detailed breakdown of the Scope and budget for the Salinity Management Plan is included in Attachment A

COMPENSATION: by the CLIENT to ENGINEER is to be on the basis of time and materials using the fee schedule provided as ATTACHMENT B. A detailed breakdown of the budget is included in ATTACHMENT A. Total fees will not exceed $32,200 without written CLIENT authorization.

OTHER TERMS: Services covered by this AGREEMENT will be performed in accordance with the PROVISIONS attached to this form and any other attachments or schedules. This AGREEMENT supersedes all prior AGREEMENTS and understandings and may only be changed by written amendment executed by both parties.

Approval for CLIENT

By_____
Roy Rodriguez

Title General Manager

Date_____

Accepted for Alan Plummer Associates, Inc.

By_____
John M. D'Antoni

Title Principal

Date 6-6-11

PROVISIONS

1. Authorization to Proceed
Execution of this AGREEMENT by the CLIENT will be authorization for ALAN PLUMMER ASSOCIATES, INC. (ENGINEER) to proceed with the work, unless otherwise provided for in this AGREEMENT.

2. Salary Costs
ENGINEER's Salary Costs, when the basis of compensation, are the amount of wages or salaries paid ENGINEER's employees for work directly performed on CLIENT's Project plus a percentage applied to all such wages or salaries to cover all payroll-related taxes, payments, premiums, and benefits.

3. Per Diem Rates
ENGINEER's Per Diem Rates, when the basis of compensation, are those hourly or daily rates charged for work performed on CLIENT's Project by ENGINEER's employees of the indicated classifications. These rates are subject to annual calendar year adjustments and include all allowances for salary, overheads, and fee, but do not include allowances for Direct Expenses.

4. Direct Expenses
ENGINEER's Direct Expenses, when part of the basis of compensation, are those costs incurred on or directly for the CLIENT's Project, including, but not limited to, necessary transportation costs, including ENGINEER's current rates for ENGINEER's vehicles; meals and lodging; laboratory tests and analyses; computer services; word processing services, telephone, printing, binding, and reproduction charges; all costs associated with outside consultants, subconsultants, subcontractors, and other outside services and facilities; and other similar costs. Reimbursement for Direct Expenses will be on the basis of actual charges when furnished by commercial sources and on the basis of current rates when furnished by ENGINEER.

5. Cost Opinions
Any cost opinions or Project economic evaluations provided by ENGINEER will be on the basis of experience and judgment; but, since it has no control over market conditions or bidding procedures, ENGINEER cannot warrant that bids, ultimate construction cost, or Project economics will not vary from these opinions.

6. Termination

This AGREEMENT may be terminated for convenience on 30 days' written notice by either party with or without cause. On termination, ENGINEER will be paid for all work performed up to the termination date plus termination expenses, such as, but not limited to, reassignment of personnel, subcontract termination costs, and related closeout costs. If no notice of termination is given, relationships and obligations created by this AGREEMENT, except Articles 8 through 15, will be terminated upon completion of all applicable requirements of this AGREEMENT.

7. Payment to ENGINEER
Monthly invoices will be issued by ENGINEER for all work performed under this AGREEMENT. Invoices are due and payable on receipt. Interest at the rate of 1-1/2 percent per month, or that permitted by law if lesser, will be charged on all past-due amounts starting 30 days after date of invoice. Payments will first be credited to interest and then to principal.

In the event of a disputed or contested billing, only that portion so contested will be withheld from payment, and the undisputed portion will be paid. The CLIENT will exercise reasonableness in contesting any bill or portion thereof. No interest will accrue on any contested portion of the billing until mutually resolved.

8. Independent Consultant
ENGINEER agrees to perform all services as an independent consultant and not as a subcontractor, agent or employee of the CLIENT.

9. ENGINEER's Personnel at the Project
The presence or duties of the ENGINEER's personnel at the Project site, whether as onsite representatives or otherwise, do not make the ENGINEER or its personnel in any way responsible for those duties that belong to CLIENT and/or to other contractors, subcontractors, or other entities, and do not relieve the other contractors, subcontractors, or other entities of their obligations, duties, and responsibilities, including, but not limited to, all methods, means, techniques, sequences, and procedures necessary for coordinating and completing all portions of the work of those parties in accordance with their contract requirements and any health or safety precautions required by such work. The ENGINEER and its personnel have no authority to exercise any control over any contractor, subcontractor, or other entity or their employees in connection with their work or any health or safety precautions and have no duty for inspecting, noting, observing, correcting, or reporting on health or safety deficiencies of any contractor, subcontractor, or other entity or any other persons at the Project site except ENGINEER's own personnel.

ENGINEER neither guarantees the performance of any contractors, subcontractors or other entities nor assumes responsibility for their failure to perform their work in accordance with their contractual responsibilities.

10. Litigation Assistance
Unless specifically set forth in the Scope of Services, the Scope of Services does not include costs of the ENGINEER for required or requested assistance to support, prepare, document, bring, defend, or assist in litigation or administrative proceedings taken or defended by the CLIENT.

All such services required or requested of the ENGINEER by the CLIENT, except for suits or claims between the parties to this AGREEMENT, will be reimbursed as may be mutually agreed, and payment for such services shall be in accordance with Section 7.

11. Arbitration

All claims, disputes and other matters in question between CLIENT and ENGINEER arising out of, or in connection with this AGREEMENT or the Project, or any breach of any obligation or duty of CLIENT or ENGINEER hereunder, will be decided by mediation, or if mediation is unsuccessful, by arbitration in accordance with the Construction Industry Arbitration rules of the American Arbitration Association or other applicable rules of the Association then in effect. The award rendered by the arbitrators will be final, judgment may be entered thereon in any court having jurisdiction, and will not be subject to appeal or modification except to the extent permitted by Sections 10 and 11 of the Federal Arbitration Act (9 U.S.C. Sections 10 and 11).

12. Severability and Survival

If any of the provisions contained in this AGREEMENT are held illegal, invalid or unenforceable, the enforceability of the remaining provisions shall not be impaired thereby. Limitations of liability and indemnities shall survive termination of this AGREEMENT for any cause.

13. Interpretation

The limitations of liability and indemnities will apply whether ENGINEER's liability arises under breach of contract or warranty; tort, including negligence; strict liability; statutory liability; or any other cause of action, except for willful misconduct or gross negligence for limitations of liability and sole negligence for indemnification, and shall apply to ENGINEER's officers, affiliated corporation, employees and subcontractors. The law of the state of Texas shall govern the validity of this AGREEMENT, its interpretation and performance, and any other claims related to it.

14. No Third Party Beneficiaries

This AGREEMENT gives no rights or benefits to anyone other than the CLIENT and ENGINEER and has no third party beneficiaries. The CLIENT will include a provision in each agreement which CLIENT enters into with any other entity or person that such entity or person shall have no third-party beneficiary rights under this AGREEMENT.

ENGINEER's services are defined solely by this AGREEMENT, and not by any other contract or AGREEMENT that may be associated with the Project.

15. Liability

a. ENGINEER's services shall be governed by the negligence standard for professional services, measured as of the time those services are performed.

b. To the maximum extent permitted by law, ENGINEER's liability for CLIENT damages for any cause or combination of causes will, in the aggregate, not exceed the compensation received by ENGINEER under this AGREEMENT.

c. As used herein, ENGINEER includes the corporation, subcontractors and any of its or their officers, or employees.

d. As between the CLIENT and the ENGINEER, any contract claim must be brought within 2 years from the day following the act or omission giving rise to the breach of contract claim.

e. ENGINEER specifically excludes any warranties, express or implied, which may arise by statue, common law, or equity. The excluded warranties include, but are not limited to, the implied warranty that work or professional services will be performed in a good and workmanlike manner and the implied warranty of fitness for a particular purpose.

f. This Provision takes precedence over any conflicting Provision of this AGREEMENT or any document.

16. Assignment

Neither Party will assign all or any part of this AGREEMENT without prior written consent to the other party.

ATTACHMENT A
MCALLEN PUBLIC UTILITY REUSE IMPLEMENTATION PROGRAM
SALINITY MANAGEMENT PLAN
PROPOSED SCOPE AND BUDGET

As described in the Phase I and Phase II reuse planning studies, the potential for elevated salinity levels in McAllen Public Utility's reuse supply requires an ongoing management program. Levels of salinity or total dissolved solids (TDS) in the South Wastewater Treatment Plant effluent vary with the TDS levels in MPU's raw water supply. Salinity levels in SWWTP reclaimed water normally falls in the range considered as having slight to moderate impacts on plant health and vigor. Impacts on the more salt tolerant species are not expected to be apparent, particularly with proper management of the irrigation program. However, the decision by Palm View Golf Course to discontinue irrigation with SWWTP effluent has increased the level of concern over salinity management. The proposed Salinity Management Plan will provide an action plan to address the potential for increased salinity levels. The plan will also define an ongoing water quality and soils testing protocol to trigger the various salinity management options and a test plot program to demonstrate the effectiveness of salinity management options.

Scope of Work

1. Stakeholder Kick-off Meeting – Attend a meeting that will mark the start of the process to develop a salinity management plan. In addition to representatives from MPU, staff representing McAllen Parks and Recreation, Palm View Golf Course, and potential commercial reclaimed water customers in the Phase I Reuse area will also be requested to attend. The meeting will serve to make stakeholders aware of the salinity management work proposed and to receive stakeholder input and guidance.

2. Water Quality Assessment – Meet with SWWTP operations staff to obtain their input on existing reclaimed water delivery methods and overall reclaimed water quality. Gather all existing recent wastewater effluent and reclaimed water data pertinent to evaluating salinity levels in the effluent. Discuss with the staff the additional water quality monitoring requirements for salinity management and the protocol for a long term monitoring program.

3. Phase I Irrigation Assessment – Visit the sites proposed in Phase 1 of the facility plan report (including the Palm View Golf Course) to receive reclaimed water for irrigation. Evaluate drainage patterns and irrigation methods, gather soil samples, and identify plant types proposed to be irrigated. Meet with the Parks Department and other stakeholders to discuss irrigation practices and the application of reclaimed water.

4. Develop Salinity Management Action Plan – Based on the results of the previous two tasks, and on available salinity tolerance data, develop a management plan that defines salinity level triggers for notification to reclaimed water customers and the associated actions plans to mitigate the impact of the

elevated salinity levels. The Plan will also address routine irrigation practices and protocols for more effective reclaimed water irrigation.

5. Develop On-going Water Quality and Soils Testing Program – Develop a testing program that will provide continued monitoring of the reclaimed water program. The program will include testing intervals, specifics of where and what type of samples will be taken, and what analyses will be performed.

6. Develop Salinity Management Field Test Program –A long term field test program will be developed to demonstrate the effective application of reclaimed water for local irrigation and to test a variety of salinity management practices. The program will be based on a series of test plots located at the SWWTP using a variety of local turf types and plants. Some important plant types used in McAllen may have limited available salinity tolerance information in the McAllen environment. These plants will be included in plot testing research to establish their salt tolerance and required practices to limit negative salinity impacts. A field test program plan, budget, and schedule will be prepared including an assessment of grant or other alternative funding potential.

Budget

The Table below provides an estimate of the level of effort required for each task and the corresponding proposed fee. The manhours and fees include our proposed special consultants David Gregg of Turf and Soil Tech and Dr. Ron Duncan, PhD, of Turf Ecosystems who will provide specialized expertise in the application of reclaimed water for irrigation.

Table 1 – Estimated Level of Effort and Associated Fees

Task	Hours	Fee
1.Stakeholder Kick-off Meeting	26	$4,600
2.Water Quality Assessment	16	$2,600
3.Phase I Irrigation Assessment	42	$6,900
4.Develop Salinity Management Action Plan	56	$9,400
5. Water Quality and Soils Testing Program	16	$2,300
6.Salinity Management Field test Program	16	$2,300
PM/QC	8	$1,600
Totals	**178**	**$29,700**
Travel and Direct Expenses		**$2,500**
Total Fee		**$32,200**

Schedule

The Salinity Management Plan will be completed within 90 days following the initial stakeholder kick-off meeting.

Key Personnel

In addition to the APAI reuse program team including Bill Lewis with Halff Associates, the Salinity Management Study will include two irrigation specialists:

Mr. L. David Gregg - Mr. Gregg is the owner/operator of Surf & Soil Tech, a firm that specializes in the evaluation, identification, and remediation of golf course salinity issues. He also performs irrigation water evaluations and recommends corrective solutions when water constituents create problems. He has been certified as a golf course superintendent for 27 years, is a member of the Texas Turfgrass Association, and holds a BS degree in turfgrass management from Texas A & M.

Dr. Ron R. Duncan - Dr. Ron R. Duncan has researched environmental stress tolerance in grasses for 30 years. His expertise encompasses multiple turf grass species management involving water salinity and using alternative irrigation water on recreational turf grass. He has co-authored eight books and is currently completing a ninth titled Water Quality in Turfgrass. Dr. Duncan retired from his post as professor at the University of Georgia to become a vice president at Turf Ecosystems in 2003.

ATTACHMENT B
ALAN PLUMMER ASSOCIATES, INC.
HOURLY FEE SCHEDULE
2011

Staff Description	Staff Code	2011 Rate
Admin Staff	A1-A3	$ 70.00
Senior Admin Staff	A4	$ 85.00
Designer/Technician	C1-C2	$ 85.00
Senior Designer/Technician	C3-C4	$ 105.00
Engineer-in-Training/Scientist-in-Training	ES1-ES3	$ 105.00
Project Engineer/Scientist	ES4	$ 125.00
Senior Project Engineer/Scientist	ES5	$ 140.00
Project Manager	ES6	$ 160.00
Senior Project Manager	ES7	$ 200.00
Principal	ES8-ES9	$ 230.00

Billing rates may be adjusted by up to 4 percent annually (at the beginning of each calendar year) during the term of this agreement.

A multiplier of 1.10 will be applied to all subcontractor invoices and direct expenses

CURRENT

CITY OF McALLEN
STANDARDIZED RECOMMENDATION FORM

CITY COMMISSION	_____	**AGENDA ITEM**	26
UTILITY BOARD	X	**DATE SUBMITTED**	06/22/11
PLANNING & ZONING COMMISSION	_____	**MEETING DATE**	06/28/11
OTHER	_____		

1. **Agenda Item**: Approval of Amendment No. 12 to Dannenbaum Engineering Contract

2. **Party Making Request:** Dannenbaum Engineering

3. **Nature of Request: (Brief Overview) Attachments:** ____**Yes** ____**No**
   Item for Board Discussion and Possible Action.

4. **Policy Implication**: McAllen Public Utility Board Policy

5. **Budgeted:** _____**Yes** _____ **No** _____ **N/A**
   Bid Amount: _____ **Budgeted Amount:** _____
   Under Budget: _____ **Over Budget:** _____
   Amount Remaining: _____

6. **Reimbursement:** _____ **Is Applicable** _____ **Is Not Applicable**
   Water: _____ **To:** _____
   Sewer: _____ **To:** _____
   SWSC: _____ **To:** _____

7. **Alternate Option/Costs:** Not Applicable

8. **Routing:**

NAME/TITLE	INITIAL	DATE	CONCURRENCE YES/NO

9. **Staff's Recommendation:** Item for Board Discussion and Possible Action.
10. **Advisory Board:** ____ **Approved** ____ **Disapproved** ____ **None**
11. **City Attorney:** ____ **Approved** ____ **Disapproved** ____ **None**
12. **Manager's Recommendation:** ____ **Approved** ____ **Disapproved** ____ **None**
13. **Director of Finance for Utilities:** ____ **Approved** ____ **Disapproved** ____ **None**
14. **Action Taken:** _____

McALLEN
PUBLIC UTILITY

To: Roy Rodriguez, P.E., General Manager / Asst. City Manager

From: Marco Pedraza, Director of Wastewater Systems

Date: June 23, 2011

Subject: Proposed Amendment No. 12 – Item A - Regarding Engineering Services for TCEQ Discharge Permit Application Revisions for the 11.25 MGD Interim Phase and 15 MGD Final Phase of the North Wastewater Treatment Plant, Item B – Expenses associated with the separation of the original bid package (Plant & Lift Station) into two separate bid packages

---

Staff is requesting approval of Amendment No. 12 which consists of two parts; Item A is an amendment to Dannenbaum Engineering Corporation's contractual agreement to respond to the Texas Commission on Environmental Quality and to provide updated exhibits, drawings and process design calculations including UV Disinfection for the 11.25 MGD interim phase and for the 15 MGD final phase. The cost for D.E.C. to provide these services will be $12,464.00.

Staff processed a minor permit amendment application to reduce the treatment capacity of the North Wastewater Treatment Plant to 15 MGD (original Permit Application reflects an 18 MGD Permit). Therefore the Texas Commission on Environmental Quality is requesting that along with the permit amendment application that all exhibits, drawings, and process design calculation (including UV Disinfection) for each phase are updated to reflect the 11.25 MGD interim phase and 15 MGD final phase.

Item B, Dannenbaum Engineering Corp. was under contractual agreement to design and bid out the North Plant and lift station as one package (prepared plans and specifications and produced bid ready sets to bid the project per their original contract). At a later date, MPU requested to separate the original bid package in effect creating two separate projects (one for North Plant and one for the Liftstation).

Dannenbaum separated and repackaged the project to accommodate MPU's request as well this process required additional design modification costs, Public Notice requirements and advertising as required by TCEQ. The total amount for the associated costs for the revised plans & Specs and to reproduce bid ready sets is $10,162.29.

The total cost for Amendment No. 12 for Item A & Item B is $22,626.29, should you have any questions or require additional information please advise.

DANNENBAUM ENGINEERING CORPORATION
3100 WEST ALABAMA, HOUSTON, TEXAS 77098

June 23, 2011

McAllen Public Utility
1300 Houston Avenue
McAllen, Texas 78501

Attn: ***Marco A. Pedraza***
Director of Wastewater Systems

Ref: ***North Wastewater Treatment Plant Upgrade, McAllen, Texas***

Subj: ***Amendment No. 12 (REV 06/23/11)***

Dear Mr. Pedraza,

As per your request, enclosed please find Dannenbaum's proposed Amendment No. 12 (REV 06/23/11) in regards to the following:

A. Engineering services for the discharge permit application revisions to incorporate a discharge interim phase of 11.25 MGD and a final discharge phase of 15 MGD; and,

B. Additional direct expenses associated with the separation of the original bid package (plant and lift station) into two separate bid packages (one for the plant and one for the lift station).

In regards to Item A, it is Dannenbaum's understanding, through the correspondence sent by you and your staff, there has been some information sent to TCEQ regarding this matter and TCEQ is requesting that the permit amendment revisions include submittal of exhibits, drawings, and design calculations for each phase. (E-mail correspondence is attached for your quick reference.)

As part of the scope in our proposal, Dannenbaum will be communicating with TCEQ to answer any questions required to process the amendment to the TCEQ Discharge Permit. Our proposed fee for this scope of services is consistant with previous approved fees for similar scope.

In regards to Item B, for direct expenses associated with separation of the original bid package into two separate bid packages, I would like to bring the following to your attention:

1) Dannenbaum was under contractual agreement to design and bid out the plant and lift station as one package. Hence, Dannenbaum prepared the plans and specs and reproduced bid ready sets as required to bid the project per our original contract.

2) At a later date, the MPU requested that Dannenbaum separate the original bid package into two separate bid packages for letting as separate projects – one for the plant and one for the lift station. Hence, Dannenbaum separated and repackaged the projects to accommodate MPU's request.

3) Following the completion of the repackaging process, MPU requested additional design modifications, which resulted in additional direct costs not covered in the previous supplementals. In the spirit of cooperation, and so that the bidding process would not be delayed any further, Dannenbaum provided the necessary documents. The total amount of additional direct costs is $10,162.29. (Backup documentation provided.)

Please review our proposed Amendment No. 12 (REV 06/23/11) and advise of your approval. If you have any questions, do not hesitate to contact me at 956-682-3677.

Sincerely,

Louis H. Jones Jr., PE
Principal

Enclosure(s)

CC: Roy Rodriguez, P.E. – General Manager, McAllen PU
Sergio Espinoza, P.E., Construction Manager, Dannenbaum
Richard D. Seitz, P.E., Project Manager, Dannenbaum

AMENDMENT NO. 12 (REV 06/23/11)

TO CONTRACT AGREEMENT FOR ENGINEERING SERVICES BETWEEN CITY OF MCALLEN/MCALLEN PUBLIC UTILITIES AND DANNENBAUM ENGINEERING CORPORATION FOR THE NORTH WASTEWATER TREATMENT PLANT

THIS AMENDMENT NO. 12 is made as of _____, 2011 between City of McAllen/McAllen Public Utilities (**OWNER**) and Dannenbaum Engineering Corporation (**ENGINEER**) for the Planning and Design of the North WWTP Expansion in Hidalgo County, Texas (the **PROJECT**).

OWNER and **ENGINEER** in consideration of their mutual covenants herein agree in respect of the performance of professional engineering services by ENGINEER and the payment of those services by OWNER as set forth below.

WHEREAS, the **OWNER** and the **ENGINEER** executed the original Contract Agreement between Owner and Engineer for Engineering/Professional Services on December 3, 2004; and executed Amendment No. 1 to the original Contract on December 13, 2005; Amendment No. 2 to original Contract on March 30, 2006; Amendment No. 3 to original Contract on August 13, 2008, Amendment No. 4 to original Contract on October 9, 2007; and Amendment No. 5 to original Contract on May 9, 2008; Amendment No. 6 to original Contract on October 28, 2008; Amendment No. 7 to Original Contract on February 10, 2009; Amendment No. 8 to Original Contract on May 12, 2009; and Amendment No. 9 on October 27, 2009; Amendment No. 10 on March 10, 2010; Amendment No. 11 on August 30, 2010 and,

WHEREAS, it has become necessary to amend the contract to: revise the scope of services and payment of services for additional engineering services in regards to the following:

A. TCEQ Discharge Permit Application Revisions for the 11.25 MGD Interim Phase and 15 MGD Final Phase of the North Wastewater Treatment Plant; and,

B. Compensation of additional direct expenses associated with the separation of the original bid package (plant and lift station) into two separate bid packages (one for the plant and one for the lift station).

NOW, THEREFORE, premises considered, the **OWNER** and **ENGINEER** agree that said Agreement is amended to include the following Contract modifications:

1. Revise "Part II - Engineering Fees" as follows:

   A. Modify maximum amount payable under original Contract Agreement dated the 3rd day of December, 2004 as defined below:

Original Contract:	$1,519,615.00	
Thru Amendment No. 1:	$1,685,995.00	Increase of $166,380.00
Thru Amendment No. 2:	$1,862,305.00	Increase of $176,310.00
Thru Amendment No. 3:	$1,975,977.12	Increase of $113,672.12
Thru Amendment No. 4:	$1,994,412.12	Increase of $18,435.00
Thru Amendment No. 5	$2,799,279.12	Increase of $804,867.00
Thru Amendment No. 6	$2,868,475.12	Increase of $69,196.00
Thru Amendment No. 7	$2,914,685.12	Increase of $46,210.00
Thru Amendment No. 8	$2,979,685.12	Increase of $65,000.00
Thru Amendment No. 9	$3,055,694.12	Increase of $76,009.00
Thru Amendment No. 10	$3,593,892.12	Increase of $538,198.00
Thru Amendment No. 11	$3,638,067.12	Increase of $44,175.00
Thru Amendment No. 12	$3,660,693.41	Increase of $22,626.29

2. Revise "Part V – Article 6, Special Provisions, Exhibits, and Schedules" as follows:

   A. Section 6.2.4 – Add Exhibit D "Cost Proposal – Additional engineering services in regards to TCEQ Discharge Permit Application Revisions for the 11.25 MGD Interim Phase and 15 MGD Final Phase of the North Wastewater Treatment Plant.

   B. Section 6.2.4 – Add Exhibit D "Cost Proposal – Additional direct expenses associated with the separation of the original bid package (plant and lift station) into two separate bid packages (one for the plant and one for the lift station).

IN WITNESS WHEREOF, the parties hereto have made and executed this Amendment No. 11 as the day and year first above written.

OWNER:
MCALLEN PUBLIC UTILITY

ROEL RODRIGUEZ, P.E. DATE
General Manager

ATTEST:

NYLA L. FLATAU DATE
Utility Secretary

APPROVED AS TO FORM:

KEVIN PAGAN DATE
City Attorney

ENGINEER:
DANNENBAUM ENGINEERING CORPORATION

LOUIS H. JONES JR., P.E., DATE 6/23/14
Principal

ATTEST:

SANDRA R. SPENCE DATE 6/23/14
Administrative Manager

REVIEWED BY:

SANDRA ZAMORA DATE
Director of Purchasing and Contracting

EXHIBIT "D"
CITY OF MCALLEN NORTH WASTEWATER TREATMENT PLANT
AMENDMENT NO. 12

ITEM A
Engineering services for the discharge permit application revisions to incorporate a discharge interim phase of 11.25 MGD and a final discharge phase of 15 MGD

Task			Dannenbaum	BHP	TEDSI	EGV	Totals
2800	**TCEQ Discharge Permit Application Revisions For the 11.25 MGD Interim Phase and 15 MGD Final Phase**		$12,464				$12,464
	1.1	Contact and coordinate with TCEQ representatives on submittal requirements for revised discharge permit application					
	1.2	Revise process design calculations as required by TCEQ for the 11.25 MGD Interim Phase and 15 MGD Final Phase.					
	1.3	Plot exhibits for each phase, flow diagrams, and maps and incorporate to revised application package, revise application pages, and make copies to TCEQ					
	1.4	Hand deliver revised permit application to TCEQ facilities					
		TOTAL FOR AMENDMENT	**$12,464**	**$0**	**$0**	**$0**	**$12,464**

ASSUMPTIONS

None

E-MAIL CORRESPONDENCE

Regarding TCEQ Discharge Permit Application Revisions for the
11.25 MGD Interim Phase and 15 MGD Final Phase
of the North Wastewater Treatment Plant

Sandra Spence

From: Sergio Espinoza
Sent: Thursday, June 09, 2011 1:51 PM
To: Sandra Spence
Subject: FW: Request for design calculations and plant features
Attachments: 10053ins.pdf; Design calcs & Design features.pdf

From: Marco Pedraza [mailto:mpedraza@mcallen.net]
Sent: Wednesday, May 25, 2011 2:42 PM
To: Sergio Espinoza
Cc: Oscar J. Hinojosa
Subject: FW: Request for design calculations and plant features

Sergio, more and more it looks like I have no choice but to ask for a cost proposal to responding to T.C.E.Q.'s questions and requests. Tim will be going back for surgery on Friday and I cannot expect for him to be available for assistance. Will you Please put something together for me to approach Roy with? I will have Javier Hinojosa e-mail you what we've provided to T.C.E.Q. so far. Thanks

Marco A Pedraza
Wastewater Systems. Director
956-681-1753
(Fax) 956-681-1754
mpedraza@mcallen.net

From: Oscar J. Hinojosa
Sent: Wednesday, May 25, 2011 1:09 PM
To: Tim Skoglund; sespinoza@dannenbaum.com
Cc: Carlos Gonzalez; Marco Pedraza
Subject: FW: Request for design calculations and plant features

Afternoon,

Tim
If you could assist me with revising or editing the Design Calculations and features to reflect the interim 11.25 mgd and 15.(see the email below from Mr. Diamond, requesting calculations and features) I have attached the Design Calculations and Plant features attachments that were submitted with the 18 MGD Major Permit Amendment Application.

There are no design calcs on these attachments for the UV Disinfection nor does it show on the design features attachment, instead it shows for Chlorine Disinfection and Sulfur Dioxide yet, on the permit issued to us by TCEQ for the 18 MGD it notes that we will utilize UV disinfection. I don't know if during the permitting stage with TCEQ if Dannenbaum submitted something in reference to the UV System but I don't have any thing as far as calculations or documents from Dannenbaum for this.

Javier Hinojosa, Asst. Director of Wastewater Systems
McAllen Public Utility - Wastewater Systems
(956) 681-1752
(956) 681-1754 Fax

-----Original Message-----
From: Larry Diamond [mailto:Larry.Diamond@tceq.texas.gov]
Sent: Wednesday, May 25, 2011 10:31 AM
To: Oscar J. Hinojosa
Subject: Request for design calculations and plant features

Mr. Hinojosa,

I apologize for the multiple emails. I need to ask for one additional item. Since this is the first permit action where the 11.25 MGD and 15 MGD plants have been proposed can you please submit design calculations and design features for each of those phases. This is normally required for new or major amendment applications but is also applicable in this situation since there would be no previous record of these.

You can find more information on what we ask for on design calculations in our 10053-INS form, the instruction booklet for our application. I am attaching a PDF copy for your reference. Please see page 47 and Example 4 on pages 77-80.

This is separate from the requirement to submit a summary submittal letter for each phase and plans and specifications if requested. It is more a summary of the different units and their sizing and how they meet or exceed the design criteria in 30 TAC Chapter 217. Example 4 shows a good example.

Thank you for your help with this.

Sincerely,

Larry



Instructions for completing the Domestic wastewater permit application

Texas Commission on Environmental Quality

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ATTACHMENT – 7
PROCESS DESIGN CALCULATION

ATTACHMETN NO. 7-DESIGN CALCULATIONS

Corresponding to Domestic Technical Report 1.1, Item 4, Page 6

A. INFLUENT QUALITY CHARACTERISTICS

Parameter	Concentration
BOD5	325 mg/l
TSS	300 mg/l

B. INFLUENT FLOW CHARACTERISTICS

Flow	Gallons Per Day	Gallons Per Minute
Average Daily Flow (Q_{avg})	18,000,000	12,500
Peak 2-Hour Flow (Q_{pk})	36,000,000	25,000

Loading	Pounds per day
BOD5	48,789
TSS	45,036

C. PROCESS DESIGN

Aeration Basin

TCEQ maximum organic loading (Extended Aeration)	15 lbs/day/1000 cubic feet
Total aeration volume available	2,710,534.00 cubic feet
Organic loading in aeration basin:	15 lbs/day/1000 cubic feet

Clarifier

TCEQ maximum surface loading (Q_{avg})	400 gallons/day/square foot
TCEQ maximum surface loading (Q_{pk})	800 gallons/day/square foot
TCEQ minimum detention time (Q_{avg})	4.5 hours
TCEQ minimum detention time (Q_{pk})	2.2 hours
TCEQ maximum weir loading (Q_{pk})	30,000 gallons/day/foot
Clarifier surface area	38,012 square feet (4 New Clarifiers)
	13,586 square feet (2 Existing Clarifiers)
	51,598 square feet (6 Total)
Clarifier side-water depth	15 feet (New Clarifiers), 10 feet (Existing)
Clarifier volume	499,9347 cubic feet (3,739,788 gallons) 4 New
	67,929 cubic feet (508,144 gallons) 2 Existing
	4,247,932 gallons (6 Total)
Clarifier surface loading (Q_{avg})	348.85 gallons/day/square foot
Clarifier surface loading (Q_{pk})	697.70 gallons/day/square foot

Detention Time (Q_{avg})	5.66 hours
Detention Time (Q_{pk})	2.83 hours
Weir length	1,870 feet (19,251 gallons/day/foot)

Aerobic Digester

TCEQ design volume	20 cubic feet/lb BOD_5/day
TCEQ minimum sludge retention time	15 days
Digester volume	646,394 cubic feet (15.9 cubic feet/lbBOD_5/Day)
Digester sludge retention time	48 days

Chlorine Contact Chamber

TCEQ minimum detention time (Q_{pk})	20 minutes
TCEQ minimum volume (Q_{pk})	55, 702 cubic feet (416,680 gal.)
Chamber volume	95,706 cubic feet (715,937 gal.)
Detention time	34 minutes

Air Requirements

TCEQ minimum aeration requirements	3,200 SCF/lb. BOD_5
TCEQ minimum digester requirements	30 SCFM/1000 cubic feet of digester volume
Aeration air provided	Calculations on following page
Digester air provided	Calculations on following page

Air Requirement Calculations

A. Aeration Air Provided

Design Parameters

BOD5: 400 mg/l

$\alpha = 0.45$

Transfer Efficiency: 0.244 * 0.45 = 0.11

BOD5 lbs/day = 375 mg/l *15 MGD *8.34 = 37, 514 BOD5 lbs/day

TCEQ Minimum Air Requirement (Based on BOD5 Loading):

2.2 lb O_2/lb BOD5 * 50,040 BOD5 lbs/day = 103,208 lb O_2/day

$$\text{Air Flow Rate} = \frac{\frac{103{,}208 \frac{lbO_2}{day}}{0.45}}{0.075 * 0.244 * 24 * 6080.232} = 37{,}514 SCFM$$

B. Digester Air Provided

3-Stage Aerated Digestion

Stage 1

Volume = 223, 200 cubic feet

Stage 2

Volume = 223, 200 cubic feet

Stage 3

Volume = 156, 560 cubic feet

ATTACHMENT – 8
DESIGN FEATURES

ATTACHMETN NO. 8-DESIGN FEATURES

Corresponding to Domestic Technical Report 1.1, Item 4, Page 6

A. Plant Electrical System

The proposed Plant Electrical System will provide electrical power to all plant facilities. The system will start at the new incoming service location on the South side of the plant near the Operation/Administrative Building. Transformers will be located to the East of the Operations/Administration Building. The power supplier, Magic Valley Electrical Coop can provide power to the plant site from two substations. This will eliminate the need for a standby generator.

The electrical switchgear will be located in a large room on the east end of the first floor of the Operation/Administration Building. Underground ducts from this area will route power and control wiring to every part of the plant.

B. Plant Instrumentation System

The Plant Instrumentation System will tie all the various plant systems and components together into a central computer system so the operators have access and control over all plant operations. The data will be recorded and available to the operating staff to make process decisions and adjustments to the plant operations

The central computer system will be located in the control room on the second level of the Operation/Administration Building.

The primary meters will be ultrasonic level type and ultrasonic meters for pipe flows.

The control signals will be routed to the control room either by wireless signals or by fiber optic cables. The operator will be able to monitor all controls in the plant form the control room and make adjustments as required.

C. Process Units

Lift Station

The proposed Plant Lift Station will have a firm pumping capacity of 60-MGD. The station will have six 12-MGD pumps. This will provide the future 60-MGD pumping capacity with one pump out of service. The station will have a 50-foot diameter wet well. The wet well will be lined to prevent corrosion from H2S gases.

The Lift Station will have two wet wells, each with three pumps to provide redundancy. Two of the pumps will initially be 8-MGD to handle lower flows.

Influent Structure

The Influent Structure will provide preliminary treatment to the incoming sewage to remove inorganic solids, both screenings and grit. This will prevent the accumulation of inorganic solids in the aeration basin and clarifiers.

The proposed Influent Structure will have a hydraulic capacity of 40 MGD and will contain two parallel trains with a 20 MGD fine screen followed by a 20 MGD head cell type grit removal unit. The two trains will be redundant up to 20 MGD flow. This will allow maintenance to be done on either fine screen or grit removal unit during periods when the incoming flow is less than 20 MGD.

Aeration Basin

The Aeration Basins are sized based on utilizing the extended aeration mode of activated sludge process. The volume of the basins was selected to provide a loading of 15 pound of BOD per 1,000 cubic feet at an average concentration of 325 mg/l. There will be four proposed Aeration Basins, each sized for one fourth of the incoming flow.

The Aeration System will be sized to provide adequate dissolved oxygen to handle influent BOD concentrations from 200 mg/l to 600 mg/l. The Aeration System will include dissolved oxygen probes to monitor the dissolved oxygen in the mixed liquor and hold it to a preset range by changing the aeration rate when the incoming BOD concentration changes and the mixed liquor dissolve oxygen rises or falls out of the preset range. This will occur automatically and keep the plant operating properly at the lowest aeration rate required to meet the incoming BOD conditions.

Final Clarifiers

The clarifiers will be provided with center wells that utilize the LA-EDI for reduction of density currents that can lift bio-solids from the bottom to the Overflow Weirs and Stamford baffles. This will reduce the possibility of density currents delivering bio-solids to the Overflow Weirs. In addition, the Overflow Weirs will be covered to reduce the growth of algae, which is a major problem in the existing clarifiers at the present North Plant site.

Aeration Blowers

The Aeration Blowers will be Single Stage Centrifugal Type Blowers. The operation of the blowers will be controlled either manually or with a control system that utilizes the dissolved oxygen (DO) level in the aeration basins and controls the actual aeration needed to treat the incoming wastewater. This type of system will minimize the power demand from the blowers to deliver only the amount of air that is needed for the treatment to minimize the power costs.

Return Sludge Pump Station

The return sludge pump station will have four pumps, which are proposed to be centrifugal pumps with features for pumping liquids with entrained solids. The pumps will have two speed motors to provide flows for average flows and low flows. Each pump will be rated at 50 percent of the plant flow. As a result these three pumps will be able to deliver the 150 percent requirement with the fourth pump providing firm capacity.

Chlorination System

The Chlorination System will be designed to disinfect the plant effluent prior to the chlorine contact basins. The Chlorination System will include facilities for the handling and storage of ton container of chlorine gas under pressure, gas roto-meters to control the chlorine feed rate, water injectors to draw the chorine gas under vacuum and chlorine solution piping transferring chlorine solution to the Proposed Collection Box where the chlorine solution will be mixed with the effluent from the clarifiers. Samples of the chlorinated effluent will be analyzed to establish the actual feed rate required for the effluent entering the Proposed Collection Box. Residual chlorine analyzers will monitor the chlorine usage and adjust the chlorine feed rate to provide the minimum amount of chlorine needed to satisfy the actual demand. Automatic closure valves will be provided on the chlorine gas containers.

Dechlorination System

The proposed Dechlorination System will utilize sulfur dioxide for the dechlorination agent. The proposed Sulfur Dioxide System will include facilities for the handling and storage of ton container of sulfur dioxide gas under pressure, gas roto-meters to control the sulfur dioxide feed rate, water injectors to draw the sulfur dioxide gas under vacuum and sulfur dioxide solution piping transferring sulfur dioxide solution to the point where it

will be mixed with the effluent from the chlorine contact basins. Automatic closure valves will be provided on the sulfur dioxide gas containers.

D. Conversion of the Existing Plant Facilities

Conversion of Existing Aeration Basins to Aerobic Digesters

Existing Aeration Basins No. 1 and 2 will be converted to Aerobic Digesters. The two Existing Aerobic Digesters and Thickeners will remain in service.

The existing Aeration Basins and Aerobic Digesters will be modified to eliminate the floating aerators and install bottom mixers with additional aeration. This will improve the overall performance of these shallow basins and provide added benefits for the Aerobic Digesters.

The Aerobic Digestion will be achieved in a 3-Stage process. Stage 1 will flow through converted Aeration Basin No. 1. Stage 2 will flow through converted Aeration Basin No. 2 and Stage 3 will flow trough the two Existing Aerobic Digesters.

Existing Final Clarifier No. 1 and 2.

The Existing Chlorine Contact Basins will remain in service and the Existing Final Clarifier No. 1 will be converted into a Chlorine Contact Basin to provide adequate contact time for the peak flow.

Existing Final Clarifier No. 2 will be used as a pre-thickener for the waste sludge before it is sent to the aerobic digesters.

Sandra Spence

From: Sergio Espinoza
Sent: Thursday, **June 09, 2011 1:51 PM**
To: **Sandra** Spence
Subject: FW: Request for design calculations and plant features
Attachments: 10633_attachment_A.pdf

-----Original Message-----
From: Oscar J. Hinojosa [mailto:ohinojosa@mcallen.net]
Sent: Wednesday, June 08, 2011 11:54 AM
To: Sergio Espinoza
Subject: FW: Request for design calculations and plant features

Morning,

Sergio
I received this email from Mr. Diamond, since we have you looking at the minor amendment, this may be something Marco would like for you to respond to. Please advise, Thanks.

Javier Hinojosa, Asst. Director of Wastewater Systems McAllen Public Utility - Wastewater Systems
(956) 681-1752
(956) 681-1754 Fax

-----Original Message-----
From: Larry Diamond [mailto:Larry.Diamond@tceq.texas.gov]
Sent: Tuesday, June 07, 2011 9:33 AM
To: Oscar J. Hinojosa
Subject: RE: Request for design calculations and plant features

Mr. Hinojosa,

Good morning. I am finalizing the draft permit. I wanted to ask you if attachment A is still valid. This is the buffer zone map. It refers to the 18 MGD phase. It shows future units. If I could get a most up to date buffer zone map showing all the proposed units for the final phase that would be appreciated.

Or if you can confirm the location and number of units shown in the current attachment A is valid please do so.

And if I can get the design calculations when possible that would also be appreciated. I am attaching a current copy of the buffer zone map FYI.

Thanks,

Larry

>>> "Oscar J. Hinojosa" <ohinojosa@mcallen.net> 5/26/2011 2:01 PM >>>
Mr. Diamond,

I thank you for your kind words in regards to Mr. Tim Skoglund and appreciate your patience.

Javier Hinojosa, Asst. Director of Wastewater Systems McAllen Public Utility - Wastewater Systems
(956) 681-1752
(956) 681-1754 Fax

-----Original Message-----
From: Larry Diamond [mailto:Larry.Diamond@tceq.texas.gov]
Sent: Thursday, May 26, 2011 1:17 PM
To: Oscar J. Hinojosa
Subject: RE: Request for design calculations and plant features

Mr. Hinojosa,

Absolutely. I can still go forward with the drafting of the permit on my end. I appreciate your efforts and hope very much hope your engineer has a good and successful recovery.

Larry

>>> "Oscar J. Hinojosa" <ohinojosa@mcallen.net> 5/26/2011 1:13 PM >>>
Mr. Diamond,

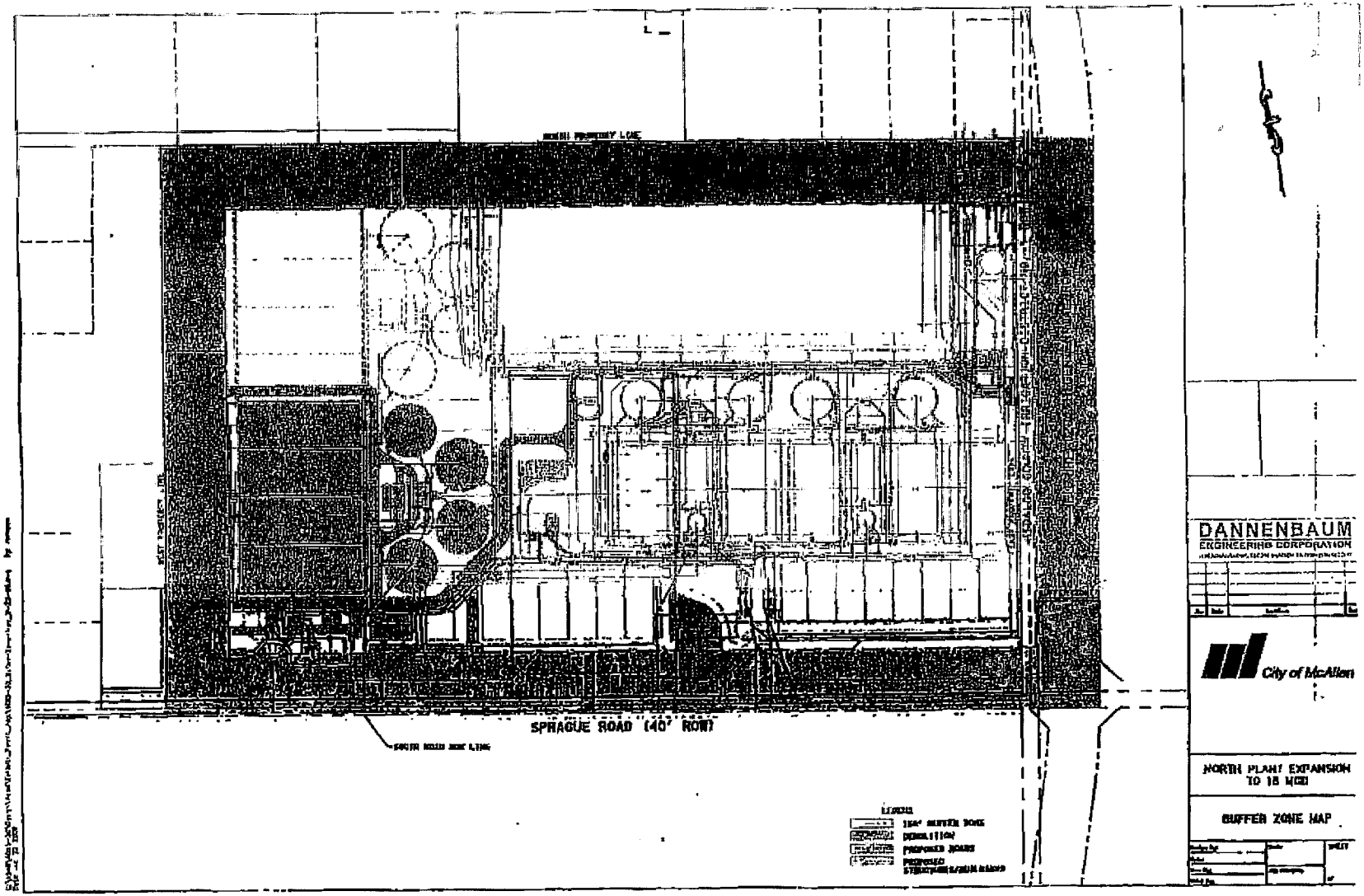
We had to go back to the design engineer for the North WWTP Expansion, Dannenbaum due to the fact that our Wastewater Utility Engineer suffered a sever injury requiring hospitalization and is not able to respond to these questions. In order to answer any and all questions that you have in regards to the Design calculations and plant features. We are currently awaiting a cost proposal from Dannenbaum for them to perform the work to provide the calculations for the 11.25 MGD and final 15 MGD.
We just ask that you if could bear with us a little, while we get this process going, we hope to have the requested information as soon as possible.

Javier Hinojosa, Asst. Director of Wastewater Systems

McAllen Public Utility - Wastewater Systems

(956) 681-1752

(956) 681-1754 Fax



Attachment "A"
Buffer Zone Map
City of McAllen
TPDES Permit No. WQ0010633004

Sandra Spence

From: Sergio Espinoza
Sent: Thursday, June 09, 2011 1:52 PM
To: Sandra Spence
Subject: FW: Permit minor amendment for permit no. 10633-004
Attachments: Technical Report page 2.pdf; DOC052011-002.pdf; DOC052011-001.pdf

-----Original Message-----
From: Oscar J. Hinojosa [mailto:ohinojosa@mcallen.net]
Sent: Wednesday, May 25, 2011 3:15 PM
To: Sergio Espinoza
Subject: FW: Permit minor amendment for permit no. 10633-004

Sergio,

FYI - response submitted to Mr. Diamond in regards to the 15 MGD and the Phasing

Javier Hinojosa, Asst. Director of Wastewater Systems McAllen Public Utility - Wastewater Systems
(956) 681-1752
(956) 681-1754 Fax

-----Original Message-----
From: Oscar J. Hinojosa
Sent: Tuesday, May 24, 2011 1:40 PM
To: 'Larry.Diamond@tceq.texas.gov'
Subject: FW: Permit minor amendment for permit no. 10633-004

Larry,
Please see the response to your questions below and of course the attachments.

Thank you very much for the updated permit pages and for the flow diagram. Because we now have an 11.25 MGD phase and a 15 MGD phase can you also update page 2 of 44 in the technical report, item g to reflect that.

Response:
I hope this helps and I haven't confused you more, but I think once you see the revisions it will make a lot more sense. I will forward the updated flow diagrams and revised page 2 of the Technical report.

Also I want to understand the flow diagram. On page 2 it says you currently have 2 aeration basins. In the flow diagram there are 4 darker aeration basins with one hatched out and then 4 faded basins with the label future aeration basins. So how many current aeration basins are there? You also seem to show 4 existing clarifiers.

Response:
First and foremost let me apologize for the confusion, I would have to revise page 2 of 44 to reflect what the current flow scheme will be. But basically we have moved away from keeping two (2) existing basins from the 8 mgd facility in service for the minor amendment from 18 to 15 mgd.
There will only be one existing (an existing aeration basin called basin no 4, (from the existing 8 MGD facility) it will make more sense when I forward the flow diagram for the solids handling) but, it will be converted to an unthickened sludge holding tank. Yes, what you see to the left of the hatched out Aeration Basin 4 are the 3 Aeration basins that will allow us to reach the 11.25 mgd (basins 1, 2 & 3, basin 4 will not be placed into service until the flow increases. The shaded out structures otherwise noted as "Future" will not and are not

being constructed and were merely placed there to show the ultimate "build out" of the North Wastewater Treatment Plant (a future 30 MGD facility, which was laid out by the design engineer Dannenbaume)which won't be for quite some time, in the area of 2030 or so.

So what are shown in darker lines (on the flow diagram I submitted to you) is being constructed; Headwork's, Aeration basins (4), RAS Pump Station, Clarifiers (4), Blower Building, UV Disinfection Structure, Parshall Flume, and Outfall. But Basin 4 while it will be constructed will not be placed in service as well as Clarifier 4. I hope this clarifies your questions.

Sorry for the simple question but in the 15 MGD phase would there be 6 aeration basins? 2 from the existing plant and 4 more from the expansion? I am just trying to match the flow diagram with the answers on page 2. Can I also assume that all treatment units for the current 8 MGD phase other than the chlorine contact chamber will remain operational?

Response:
Once we are in the 15 MGD phase there would be 4 aeration basins. Of the two existing aeration basins that was going to be kept online from the existing 8 mgd, we will keep only one in service but now it will now be used for our solids handling (this will make more sense once I forward the 2nd flow diagram) and will not be operated as an aeration basin.

The Revised Technical report, page 2 is attached, pdf file noted as DOC052011-002 is the same as the previous flow diagram I sent you but without the confusing "future" structures. And PDF file DOC052011-001 is the 2nd flow diagram which shows the existing basin 4 from the Current/existing 8 MGD facility which will remain in operation but be converted to an unthickened sludge holding tank.

Please note on the 2nd flow diagram you will see that it says "Sludge to Landfill" (I don't want this to confuse you) but please be aware that all sludge is being sent to a Contracted residuals management company "TRS-Enviroganics" whom has permitted land application sites (permitted) here in the Rio Grande Valley, I guess Dannenbaum wasn't fully aware of how we handle our Sludge Disposal.

Any questions, comments please do not hesitate to advise. Thank you.

Javier Hinojosa, Asst. Director of Wastewater Systems McAllen Public Utility - Wastewater Systems
(956) 681-1752
(956) 681-1754 Fax

----Original Message----
From: Larry Diamond [mailto:Larry.Diamond@tceq.texas.gov]
Sent: Friday, May 20, 2011 2:24 PM
To: Oscar J. Hinojosa
Subject: RE: Permit minor amendment for permit no. 10633-004

Mr. Hinojosa,

Thank you very much for the updated permit pages and for the flow diagram. Because we now have an 11.25 MGD phase and a 15 MGD phase can you also update page 2 of 44 in the technical report, item g to reflect that.

If the only difference between the phases is the additional aeration basin can you somehow make a note in one of the three unused rows in the table to the effect that the 11.25 phase only has 3 additional basins.

Also I want to understand the flow diagram. On page 2 it says you currently have 2 aeration basins. In the flow diagram there are 4 darker areation basins with one hatched out and then 4 faded basins with the label future aeration basins. So how many current aeration basins are there? You also seem to show 4 existing clarifiers.

Sorry for the simple question but in the 15 MGD phase would there be 6 aeration basins? 2 from the existing plant and 4 more from the expansion? I am just trying to match the flow diagram with the answers on page 2. Can I also assume that all treatment units for the current 8 MGD phase other than the chlorine contact chamber will remain operational?

Thanks,

Larry
>>> "Oscar J. Hinojosa" <ohinojosa@mcallen.net> 5/20/2011 11:24 AM >>>
Morning,

Mr. Diamond

Attached per your request are the revised Technical Reports (pages 1 and 10) and a revised flow diagram for the 11.25 MGD. Should you have any questions or require additional information please advise.

Javier Hinojosa, Asst. Director of Wastewater Systems

McAllen Public Utility - Wastewater Systems

(956) 681-1752

(956) 681-1754 Fax

This electronic mail transmission may contain confidential information intended only for the person(s) named. Unauthorized use of this information outside of need to know standards or unapproved copying or disclosure of this information is prohibited. If you received this transmission in error, please notify the sender via e-mail and delete the messages

P Go Green! Print only when necessary.

-----Original Message----

From: Larry Diamond [mailto:Larry.Diamond@tceq.texas.gov]

Sent: Monday, May 16, 2011 1:38 PM

To: Sergio Espinoza

Cc: Firoj Vahora

Subject: Re: Permit minor amendment for permit no. 10633-004

Hi Sergio,

I talked to my team leader Firoj Vahora to confer with him about the information you shared with me this morning. One in a minor amendment you can only work within the existing authorizations. Anything above a 36 MGD 2-hour peak flow would be an additional authorization and would need a major amendment. So for the proposed 15 MGD plant the maximum peak flow I could put in a minor amendment would be 36 MGD not the 37.5 MGD.

Second if the plant when it finishes construction next year only has capacity of 11.25 MGD then the plant would need to be permitted at that flow.

I would need a new page 1 and page 10 of the technical report to reflect these changes. As well as a flow diagram for the 11.25 MGD plant.

Thanks,

Larry

c. For applicants with an existing permit: Check the Other Requirements page(s) of the existing permit and provide information (including dates) on any actions taken to meet an Other Requirement pertaining to the submission of a summary submittal letter if applicable.

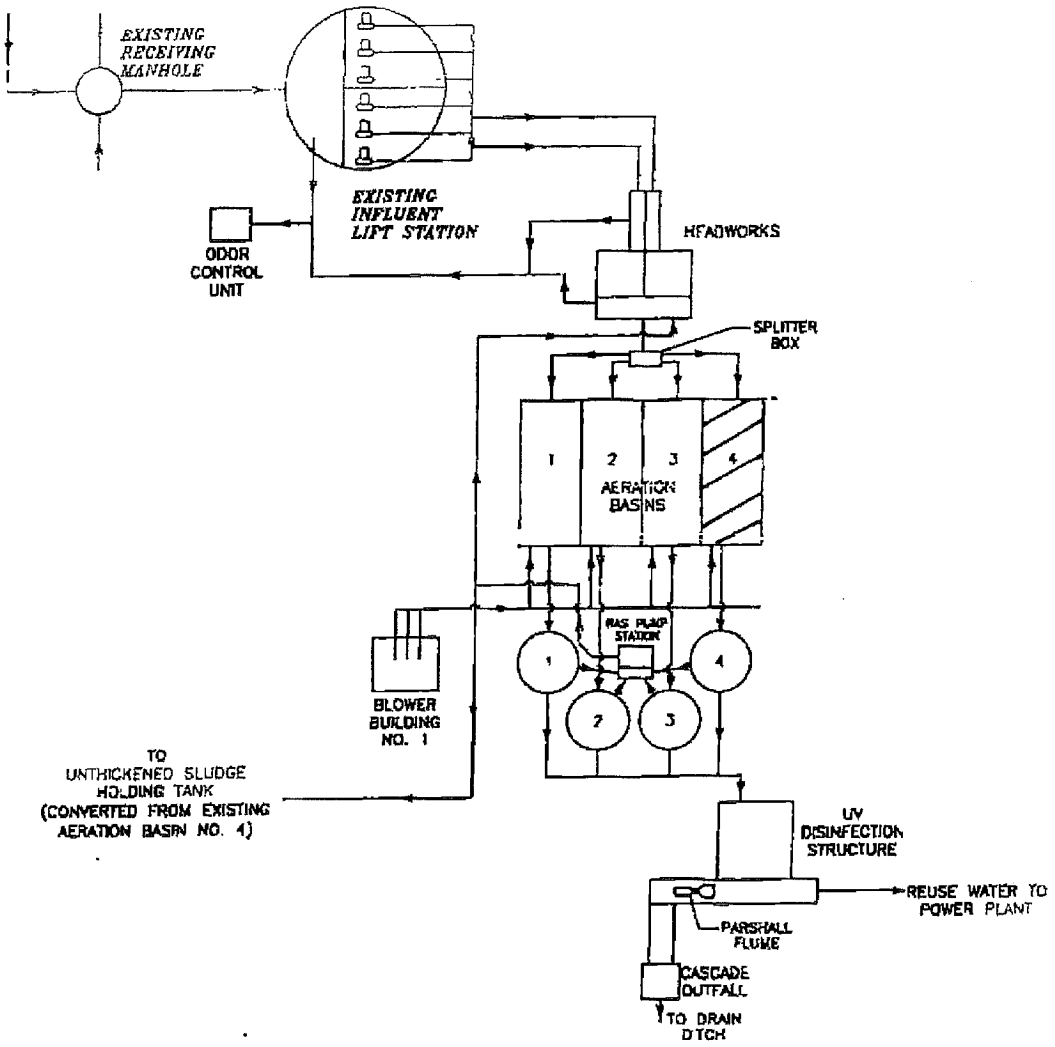
d. Have the buffer zone requirements been met? ☑ Yes ☐ No

e. For applicants with an existing permit: Check the Other Requirements page(s) of the existing permit and provide information (including dates) on any actions taken to meet the conditions of an Other Requirement pertaining to the buffer zone if applicable.

f. Provide flow diagrams for the existing facilities and/or each proposed phase of construction. Indicate by a check mark that the required information is included. ☑

g. Provide the type and dimensions (length, width, height) of each treatment unit and for all phases.

TREATMENT UNITS	# OF UNITS	DIMENSIONS (L x W x D)
Existing Units to remain in service		Proposed Units
Aeration basin #4 1@242'x160'x12'(will be converted to Unthickened sludge Holding tank)		Lift station - 50' diameter x 35' depth
Final Clarifier#4 1@93'dia.x10'(converted to thickend sludge holding tank)		Influent Structure 1@50'x50'x30'
Aerobic Digester 1@140'x74'x10' with thickeners		Aeration basins 1@242'x110'x15' (Aeration basin no.4 will only
Sludge Drying Beds 14@133' W x 67' L		only be placed in operation under the final phase condition)
		Final Clarifiers 4@110'x15' SWD
		(Aeration Basin no. 4 will only be placed in operation under the final phase condition)


EXISTING
RECEIVING
MANHOLE
EXISTING
INFLUENT
LIFT STATION
ODOR
CONTROL
UNIT
HEADWORKS
SPLITTER
BOX
1
2
3
4
AERATION
BASINS
RAS PUMP
STATION
1
4
2
3
BLOWER
BUILDING
NO. 1
TO
UNTHICKENED SLUDGE
HOLDING TANK
(CONVERTED FROM EXISTING
AERATION BASIN NO. 4)
UV
DISINFECTION
STRUCTURE
REUSE WATER TO
POWER PLANT
PARSHALL
FLUME
CASCADE
OUTFALL
TO DRAIN
DITCH

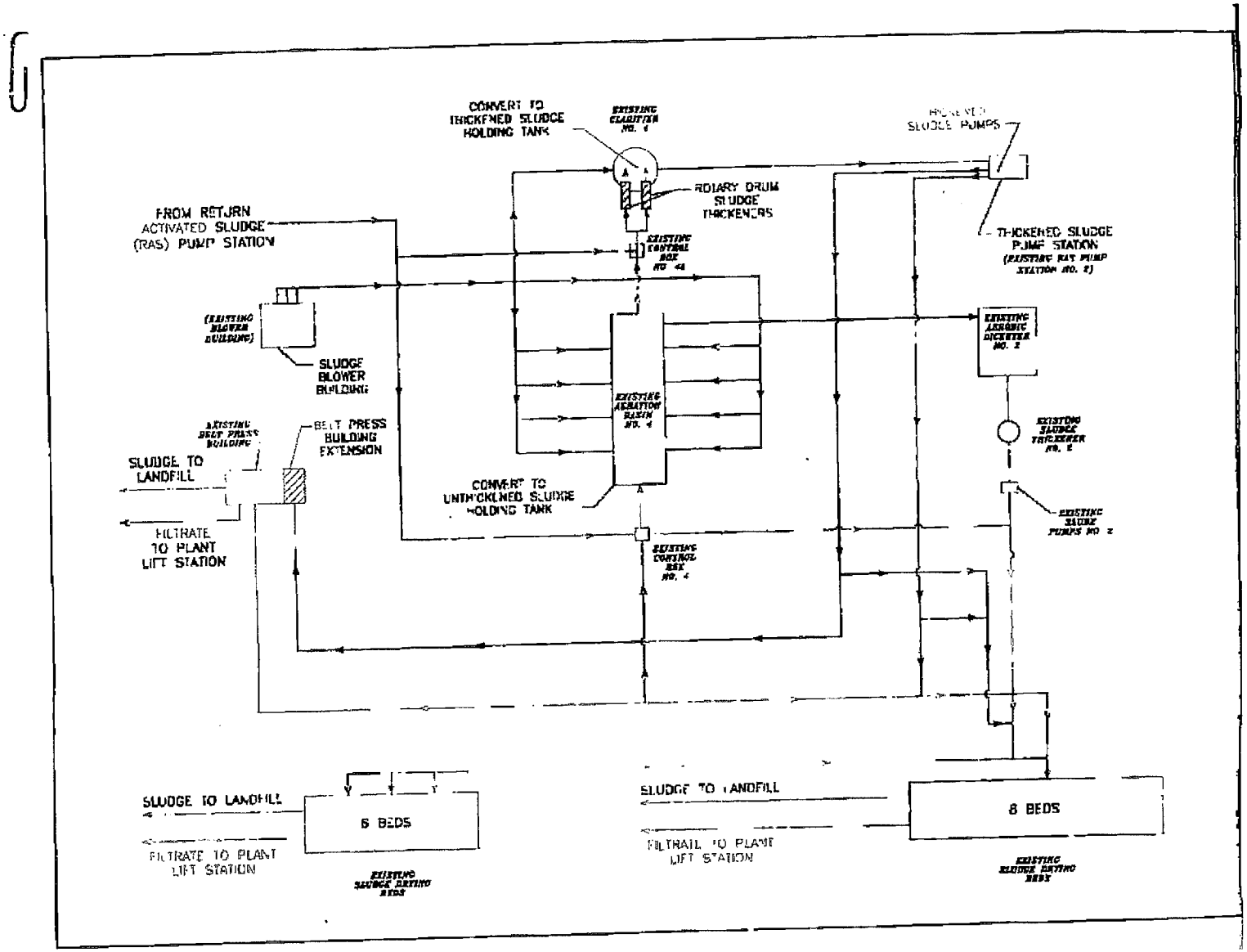

CONVERT TO THICKENED SLUDGE HOLDING TANK
EXISTING CLARIFIER NO. 4
ROTARY DRUM SLUDGE THICKENERS
FROM RETURN ACTIVATED SLUDGE (RAS) PUMP STATION
EXISTING CONTROL BOX NO. 4A
THICKENED SLUDGE PUMP STATION
(EXISTING RAS PUMP STATION NO. 2)
(EXISTING BLOWER BUILDING)
SLUDGE BLOWER BUILDING
EXISTING AERATION BASIN NO. 4
EXISTING AEROBIC DIGESTER NO. 2
EXISTING SLUDGE THICKENER NO. 2
EXISTING BELT PRESS BUILDING
BELT PRESS BUILDING EXTENSION
SLUDGE TO LANDFILL
FILTRATE TO PLANT LIFT STATION
CONVERT TO UNTHICKENED SLUDGE HOLDING TANK
EXISTING CONTROL BOX NO. 4
EXISTING SLUDGE PUMPS NO. 2
SLUDGE TO LANDFILL
6 BEDS
FILTRATE TO PLANT LIFT STATION
EXISTING SLUDGE DRYING BEDS
SLUDGE TO LANDFILL
8 BEDS
FILTRATE TO PLANT LIFT STATION
EXISTING SLUDGE DRYING BEDS

EXHIBIT "D"
CITY OF MCALLEN NORTH WASTEWATER TREATMENT PLANT
AMENDMENT NO. 12

ITEM B
Additional direct expenses associated with the separation of the original bid package (plant and lift station) into two separate bid packages (one for the plant and one for the lift station)

DESCRIPTION	COST
Public Hearing (Required by TWDB)	
Legal Advertisement for Public Hearing	$ 278.70
Court Report Services	$ 195.00
Additional Direct Expenses	
Additional Reproduction Costs incurred during the separation of the lift station from the plant.	
South Texas Reprographics	$ 1,555.88
South Texas Reprographics	$ 4,036.86
South Texas Reprographics	$ 967.21
Copy Zone	$ 1,335.59
Office Depot	$ 173.15
FEDEX Kinkos	$ 1,133.79
FEDEX Kinkos	$486.11
Grand Total	**$ 10,162.29**

*** See attached backup documentation.**

FREEDOM COMMUNICATIONS OF SOUTH TEXAS





ACCOUNT NO. 10020602 BALANCE DUE $278.70 CHECK NO.

MKT. CONSULTANT LIZ FLORES DEPARTMENT MML AMOUNT PAID

DANNENBAUM ENGINEERING CORP
1109 W NOLANA LOOP #208
McALLEN, TX 78504

Advertising Invoice

INVOICE DATE	INVOICE NO.
10/31/2009	10020602-1009

TO ASSURE PROPER CREDIT - PLEASE RETURN TOP PORTION WITH REMITTANCE - ENTER ACCOUNT NUMBER ON YOUR CHECK

ACCOUNT NUMBER	CURRENT	PAST DUE 31-60 DAYS	PAST DUE 61-90 DAYS	PAST DUE 91-OVER
10020602	$278.70	$0.00	$0.00	$0.00

DATE	REF #	DESCRIPTION	UNITS	AMOUNT
10/10/09	95034289	3011-MM Class Legal and Internet *notice of public hearing*	0.00	278.70

Bell Phare Services

Sergio Espinoza

PREVIOUS BALANCE		NEW CHARGES		CREDITS		BALANCE DUE
$0.00	(+)	$278.70	-	$0.00	=	$278.70

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Phone: 956-683-4000
Fed ID# 74-1157766

THIS STATEMENT IS DUE AND PAYABLE UPON RECEIPT. A SERVICE CHARGE OF 1.5% PER MONTH WILL BE CHARGED ON ACCOUNTS UNPAID 30 DAYS (ANNUAL PERCENTAGE RATE IS 18%).

#10020602 - Dannebaum Engineering - 95034289

THE MONITOR

PUBLISHER'S AFFIDAVIT

State of Texas
County of Hidalgo

ELIZABETH D. FLORES, being duly sworn on his/her oath states that he/she is a Sales Representative of THE MONITOR and that the attached notice appeared in the following issues:

October 10, 2009

Elizabeth D. Flores

Subscribed and sworn to before me this the 13th day of October A.D. 2009

Notary Public, Hidalgo County

NOTICE OF PUBLIC HEARING

A public hearing will be held by the City of McAllen Public **Utility to provide** information **and receive** comments **from** the general **public on** the Environmental Information Document **for the following** project. **One of the purposes of this hearing is to discuss** the potential **environmental impacts of the project and** alternatives to it.

Project Description:
The **City** of McAllen Public **Utility proposes to construct a wastewater treatment** plant **upgrade within the existing facility boundary** that **encloses the 21-acre site. The** upgrade improvements **will increase** plant capacity **by 7** million gallons per **day. Additional improvements to the treatment** plant facility include **an odor control system, ultraviolet water disinfection treatment unit and a relocated effluent outfall to a man-made drainage ditch on the east side of the facility boundary.**

Project Costs: **The** preliminary **estimate of cost for the** proposed improvements **is** $44,300,000. **It is anticipated** that **the** project **will receive** funding **assistance from the Texas** Water **Development Board** (TWDB) through **the Clean Water State Revolving Fund. It is** anticipated **that 100% of the total project cost is eligible for** TWDB **funding.**

Document Availability: Copies **of the Environmental** Information Document **will** be **available for** inspection **weekdays between the hours of 8 a.m. and 5:00** p.m. **from** October 26, 2009 to November **10, 2009** at the McAllen **City Hall, 1300 Houston** Avenue, McAllen, **Texas 78501, and** the McAllen **Public** Library, 601 **N.** Main St., **McAllen,** Texas **78501. Written** comments concerning this project **may be sent to Dave** Severinson, **Blanton &** Associates, **Inc.,** 5 **Lakeway Centre Ct., Suite** 200, Austin, **Texas 78734.**

Hearing Date and Location: The public **hearing will** be held **at** 5:00 p.m. **on** November 10, 2009 **at the Cavazos** Elementary School **located at 1501 W Freddy Gonzalez, McAllen,** TX **78501.**

Invoice

Ace Court Reporting Service

& Digital Videography
110 S. 12th Ave., Suite C
Edinburg, TX 78539

Date	Invoice #
11/12/2009	4509
Rep	EscoA

Bill To:

Dannenbaum Engineering
Attn Sergio Espinoza
1109 Nolana Loop, Suite 208
McAllen, TX 78504

EIN	Due Date
16-1719864	12/12/2009
Total Due	$195.00

Service Date	Description	Amount
11/10/2009	Public Hearing held on November 10, 2009 regarding Wastewater Treatment Plant Upgrade	
	Appearance Fee for Public Hearing	195.00
	4085-30	
	11/12/09	
	Bid Phase Services Sergio Espinoza	
	Total	$195.00

Phone #	Fax #	E-mail	Web Site
(956) 380-1100	(866) 380-1135	info@acecourtreporting.com	www.acecourtreporting.com

Form **W-9**
(Rev. October 2007)
Department of the Treasury
Internal Revenue Service

Request for Taxpayer Identification Number and Certification

Give form to the requester. Do not send to the IRS.

Print or type
See Specific Instructions on page 2

Name (as shown on your income tax return)
ANNETTE E ESCOBAR

Business name, if different from above
DBA ACE COURT REPORTING SERVICE

Check appropriate box: ☒ Individual/Sole proprietor ☐ Corporation ☐ Partnership
☐ Limited liability company Enter the tax classification (D=disregarded entity, C=corporation, P=partnership) ▶ .....
☐ Other (see instructions) ▶

☐ Exempt payee

Address (number, street, and apt. or suite no.)
110 S. 12TH AVE., SUITE C

Requester's name and address (optional)

City, state, and ZIP code
EDINBURG, TX. 78539

List account number(s) here (optional)

Part I Taxpayer Identification Number (TIN)

Enter your TIN in the appropriate box. The TIN provided must match the name given on Line 1 to avoid backup withholding. For individuals, this is your social security number (SSN). However, for a resident alien, sole proprietor, or disregarded entity, see the Part I instructions on page 3. For other entities, it is your employer identification number (EIN). If you do not have a number, see *How to get a TIN* on page 3.

Note. If the account is in more than one name, see the chart on page 4 for guidelines on whose number to enter.

Social security number
: :

or

Employer identification number
16 1179816-1

Part II Certification

Under penalties of perjury, I certify that:

1. **The number shown on this form is my correct taxpayer identification number (or I am waiting for a number to be issued to me), and**
2. **I am not subject to backup withholding because: (a) I am exempt from backup withholding, or (b) I have not been notified by the Internal Revenue Service (IRS) that I am subject to backup withholding as a result of a failure to report all interest or dividends, or (c) the IRS has notified me that I am no longer subject to backup withholding, and**
3. **I am a U.S. citizen or other U.S. person (defined below).**

Certification instructions. You must cross out item 2 above if you have been notified by the IRS that you are currently subject to backup holding because you have failed to report all interest and dividends on your tax return. For real estate transactions, item 2 does not apply. For mortgage interest paid, acquisition or abandonment of secured property, cancellation of debt, contributions to an individual retirement arrangement (IRA), and generally, payments other than interest and dividends, you are not required to sign the Certification, but you must provide your correct TIN. See the instructions on page 4.

Sign Here | Signature of U.S. person ▶ Lucy R. Garcia | Date ▶ 07/22/09

General Instructions

Section references are to the Internal Revenue Code unless otherwise noted.

Purpose of Form

A person **who is required to file an information return with the IRS must obtain your correct taxpayer identification number (TIN) to report, for example, income paid to you, real estate transactions,** mortgage **interest** you paid, acquisition **or abandonment of** secured property, cancellation **of debt, or contributions** you made to an IRA.

Use Form W-9 only if you are a U.S. person (including **a resident** alien), **to** provide your **correct** TIN to the person **requesting** it (the requester) **and, when** applicable, **to:**

1. **Certify that the TIN** you **are** giving **is correct (or you are waiting for a number to** be issued).

2. **Certify that you are not subject to backup withholding, or**

3. **Claim** exemption **from backup** withholding **if you are a U.S. exempt payee.** If applicable, **you are also** certifying that **as a** U.S. person, **your allocable share of** any partnership income **from a** U.S. **trade or business is** not subject **to the** withholding **tax on foreign partners'** share **of** effectively connected income.

Note. If a requester **gives** you **a form other than Form W-9 to request your** TIN, **you** must **use the requester's form if it is substantially** similar **to this Form** W-9.

Definition of a U.S. person. For federal tax purposes, you are **considered a U.S. person if you are:**

- **An individual who is a U.S. citizen or U.S. resident alien,**
- A partnership, corporation, company, **or** association **created or organized in the** United **States** or under **the laws of the United States,**
- **An estate (other than a foreign estate), or**
- **A domestic trust (as defined in Regulations section 301.7701-7).**

Special rules for partnerships. Partnerships that **conduct a trade or** business **in the United States are** generally required **to pay a** withholding **tax on any** foreign partners' share of income from such business. Further, **in** certain **cases where a Form W-9 has not been received, a** partnership **is required to** presume **that a** partner **is a foreign** person **and** pay **the** withholding **tax.** Therefore, **if you are a** U.S. person that **is a** partner **in a partnership conducting a trade or** business **in the United States, provide Form W-9 to** the partnership **to** establish your U.S. **status and avoid** withholding **on your share of** partnership **income.**

The person who gives Form W-9 **to the** partnership **for** purposes **of** establishing its U.S. status and avoiding **withholding on** its allocable share of **net** income **from the** partnership conducting **a trade or business in** the United States **is in the following cases:**

- **The U.S. owner of a disregarded entity and not the entity,**

SOUTH TEXAS
REPROGRAPHICS & COPIES

P.O. Box 2375
McAllen, TX 78502

(956) 686-6655 | (956) 686-5509

Invoice

Date	Invoice #
11/6/2009	11484

Bill To
Dannenbaum Engineering Corporation 3100 West Alabama Houston, Texas 77098

4085-30

P.O No.	Terms	Rep
McAllen WWTP	Net 30	BR

Description	Qty	Rate	Amount
Small Format Bond Copies 8.5x11	18,018	0.05	900.90T
Small Format Bond Copies 8.5x11/Pink	882	0.05	44.10T
Small Format Bond Copies 11x17	2,298	0.15	344.70T
Small Format Bond Copies 11x17	104	0.15	15.60T
General Binding W. Clear Covers(3 ring binders)	6	22.00	132.00T

Payment Are Due 30 Day From The Date On The Invoice!!!

Signature Here: X Sergio Espinoza

Subtotal	$1,437.30
Sales Tax (8.25%)	$118.58
Total	$1,555.88
Payments/Credits	$0.00
Balance Due	$1,555.88

*** Make All Checks Payable To South Texas Reprographics, LLC.**

*** A $ 25.00 Fee Applies To All Return Checks.**

*** A 3.5% Surcharge on all Amex Credit Card Transactions.**

THANK YOU FOR YOUR BUSINESS!!!!

11/10/09
Bid Phase Services

SOUTH TEXAS
REPROGRAPHICS & COPIES

P.O. Box 2375
McAllen, TX 78502

(956) 686-6655 | (956) 686-5509

Invoice

Date	Invoice #
11/9/2009	11539

Bill To

Dannenbaum Engineering Corporation
3100 West Alabama
Houston, Texas 77098

4085-30

P.O. No.	Terms	Rep
McAllen WWTP	Net 30	BR

Description	Qty	Rate	Amount
Large Format Bond Copies 24x36	11,520	0.17	1,958.40T
Small Format Bond Copies 11x17	3,072	0.15	460.80T
Small Format Bond Copies 8.5x11	19,305	0.05	965.25T
General Binding W/ Clear Covers	15	22.00	330.00T
General Binding large sets	5	2.95	14.75T

Payment Are Due 30 Day From The Date On The Invoice!!!

Signature Here: X Sergio Espinoza

Subtotal	$3,729.20
Sales Tax (8.25%)	$307.66
Total	$4,036.86
Payments/Credits	$0.00
Balance Due	$4,036.86

*** Make All Checks Payable To South Texas Reprographics, LLC.**

*** A $ 25.00 Fee Applies To All Return Checks.**

*** A 3.5% Surcharge on all Amex Credit Card Transactions.**

THANK YOU FOR YOUR BUSINESS!!!!

11/10/09
Bid Phase Services

SOUTH TEXAS
REPROGRAPHICS & COPIES

P.O. Box 2375
McAllen, TX 78502

(956) 686-6655 | (956) 686-5509

Invoice

Date	Invoice #
11/12/2009	11608

Bill To
Dannenbaum Engineering Corporation 3100 West Alabama Houston, Texas 77098

✓ 4085-30

Bid Phase Services

P.O. No.	Terms	Rep
McAllen WWTPJ	Net 30	BR

Description	Qty	Rate	Amount
Small Format Bond Copies 8.5x11	12,870	0.05	643.50T
General Binding W/ Clear Covers(3 ring Binders)	10	25.00	250.00T

Payment Are Due 30 Day From The Date On The Invoice!!!

Signature Here: X

Subtotal	$893.50
Sales Tax (8.25%)	$73.71
Total	$967.21
Payments/Credits	$0.00
Balance Due	$967.21

*** Make All Checks Payable To South Texas Reprographics, LLC.**

*** A $ 25.00 Fee Applies To All Return Checks.**

*** A 3.5% Surcharge on all Amex Credit Card Transactions.**

THANK YOU FOR YOUR BUSINESS!!!!

11/12/09

INVOICE

CopyZone
4131 North 10th St
McAllen, TX 78504 (956) 668-9600

Invoice ID #612774

10:43 AM 11/6/09

Bill to: DANNENBAUM ENGINEERING CORP.
Accounts Payable
attn : Jennifer Goldosik
3100 West Alabama
Houston TX 77098 : 713.527.6442 (fax)

Phone. 1.713 520 9570

Ship to: DANNENBAUM ENGINEERING CORP
Sergio Espinoza
attn.: Jennifer Goldosik
3100 West Alabama
Houston TX 77098 956-868 1822 fax

Phone: 956-686-3677

Cust ID : 007688
Terms : CASH/CC/Chk
Salesperson.
Cust P O :

4085-30

Quantity	Item No	Description	Unit Price	Amount
		Drawings: McAllen Waste W treatment Plant		
		-PRINT- RUSH -		
		qty: 4 sets org 384 color, 1 b/w set: DRW: 384s/s qup. 1 s/s siz: 22 x34 out of stand stk. txt: 20.6 # bond typ: kip trk: noted art digital pdf fin collate Bond drill special 2 hole screwpost 2" - RUSH -		
1536	EDP 34	EDigital plot, 34.0x22.0	@ 7791	1196 70
1536	DRILL	Drilling, per hole/sheet	0.02	30 72
8	SCREWPOST.2.00	Binding, screw post 2 00	0.7974	6.38

Subtotal 1233.80
Tax 101.79
TOTAL 1335.59

ank You for Your Business! Information contained herein is confidential and is intended only for the use of the individual or entity named ove. If you are not the intended recipient, you are notified that any sclosure, copying, distribution, or taking of any action in reliance on e contents of this information is strictly prohibited

Sergio Espinoza
Bid Phase Services

11/10/09

1/4/09

4085-20

OFFICE DEPOT
5115 N 10TH ST
MCALLEN, TX 78504
956-668-9050
BRING IN THIS RECEIPT FOR A
FREE PC CHECKUP!!!
CALL US FOR DETAILS !!
SALE STR0519 REG014 TRN3082
11/02/08 09:39 EMP 520303 POS 5 09

C/891C888E144 8DR CTLKG-NG5' 6HT
5 @ 11 99 59 95
SUBTOTAL 59 95
TX 5 25% SALES TAX 13 20
TOTAL 173
HOUSE CHARGE 6220 173 15

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Sergio Espinoza

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McAllen, TX 78501
(956) 682-4040

11/8/2009 8:04:T5 PM CST
Trans.: 3808 Branch: 4403
Register: 002 Till:ju161243
Team Member: Jose U.
Customer: Sergio Espinosa
Account: Dannenbaum Engineering

INVOICE

440300211808

Official Bill of Sale
Terms Net 30 Days
Please Reference Invoice # 440300007272

Account #: 00004951550001
Authorized User: Sandra Spence
Account: Dannenbaum Engineering
Reference: 12-09-C07-319
Signee: SERGIO ESPINOZA
Signee Phone: (956) 682-3677

4085-39
Bid Phase 3/5.

blue prints	1,047.88
1 @ 1486.2500	

FS DS BW Bond /sq Ft		1,047.38 T
0288	1,995.00 @	0.7500
Trans. Discount 30%		0.2250
Price		0.5250

Total Discount	448.67
Sub-Total	1,047.38
Deposit	0.00
Tax	86.41
Total	1,133 79
CAS Account	1133.78

Total Tender	1,133.79
Change Due	0.00

I am an authorized agent of the company and my signature authorizes the company to pay for all items reflected on this invoice.

Authorized Signature

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CAS Copy

FedEx Kinko's
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Date 11/18/09

Number of pages 2 (including cover page)

To:

Name Sergio Espinoss

Company Dannenbaum Engineering

Telephone

Fax 956 686-1822

From:

Name J. Pena

Company fedex office

Telephone 956-682-4040

Comments Copy of your receipt.

7 90363 00711 1 Fax - Local Send

7 90363 00714 2 Fax - Domestic Send

7 90363 01476 8 DOMESTIC Send Addl Pages

7 90363 00720 3 Fax - International Send

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(956) 682-4040

11/2/2009 8:43:40 AM CST
Trans.: 3179 Branch: 4403
Register: 002 Till:eg65137
Team Member: Enedelia G.
Customer: SANDRA SPENCE
Account: Cannenbaum Engineering

INVOICE

440300C23179

Official bill of Sale
Terms Net 30 Days
Please Reference Invoice # 440300007244

Account #: 00004951550001
Authorized User: Sandra Spence
Account: Dannenbaum Engineering
Reference: 408530
Signee: sandra spence
Signee Phone: (956) 682-3677 11/4/09

Presentation 449.06
6 @ 149.3650

FS BW DS8.5x11/14 3H 445.68 T
2707 3,714.00 @ 0.2400
Item Discount Amt. 0.1200
Price 0.1200

FS C SS 8.5x11/14 2.48 T
0173 6.00 @ 0.5900
Trans. Discount 30% 0.1767
Price 0.4133

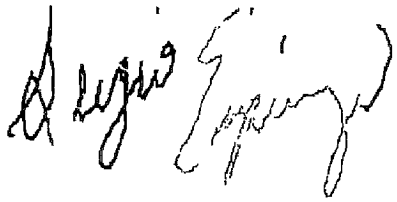
FS BW SS 11x17 STD 0.84 T
0009 6.00 @ 0.2000
Trans. Discount 30% 0.0600
Price 0.1400

Bid Phase Services.
Sergio Espinoza

HandFolding per Fold			0.06 T
2453	1.00 @	0.0900	
Trans. Discount 30%		0.0300	
Price		0.0600	

Total Discount	447.13
Sub-Total	449.06
Deposit	0.00
Tax	37.05
Total	486.11
CAS Account	486.11
Total Tender	486.11
Change Due	0.00

I an an authorized agent of the company
and my signature
authorizes the company to pay for all items reflected
on this invoice.



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Projected Schedule - Amendment No. 12
McAllen North WasteWater Treatment Plant

Tasks	Weeks											
	1	2	3	4	5	6	7	8	9	10	11	12
TCEQ Permit Application (REVISIONS)												
Duration = 4 Wks / Upon given a NTP.												

CITY OF McALLEN
STANDARDIZED RECOMMENDATION FORM

CITY COMMISSION	____	**AGENDA ITEM**	3a
UTILITY BOARD	X	**DATE SUBMITTED**	04/29/11
PLANNING & ZONING COMMISSION	____	**MEETING DATE**	06/28/11
OTHER	____		

1. **Agenda Item:** Idea Public School
2. **Party Making Request:** Mariano Garcia, P.E., M. Garcia Engineering, L.L.C.
3. **Nature of Request: (Brief Overview)** **Attachments:** X **Yes** ____ **No**
   Consideration and possible action.
4. **Policy Implication:** ____
5. **Budgeted:** ____ **Yes** ____ **No** ____ **N/A**
   Bid Amount: ____ **Budgeted Amount:** ____
   Under Budget: ____ **Over Budget:** ____
   Amount Remaining: ____
6. **Reimbursement:** X **Is Applicable** ____ **Is Not Applicable**

Water: $ 7,449.41 **Project:** MPU – Bentsen Road Water Project **Reimbursement owed to:** MPU
Sewer: $ 51,774.03 **Project:** MPU – Bentsen Road Sewer Project **Reimbursement owed to:** MPU

7. **Alternate Option/Costs:** Not Applicable
8. **Routing:**

NAME/TITLE	INITIAL	DATE	CONCURRENCE YES/NO
Marco A. Vega, P.E., Asst. General Manager	MAV	6/23/11	yes
Carlos Gonzalez, P.E., Asst. Utility Engr.	CG	6/23/11	yes

9. **Staff's Recommendation:** Approval based on conditions set forth

10. **Advisory Board:** ____ **Approved** ____ **Disapproved** ____ **None**
11. **City Attorney:** ____ **Approved** ____ **Disapproved** ____ **None**
12. **Manager's Recommendation:** ____ **Approved** ____ **Disapproved** ____ **None**
13. **Director of Finance for Utilities:** ____ **Approved** ____ **Disapproved** ____ **None**
14. **Action Taken:** ____

Memo

TO: Roel Rodriguez, P.E., General Manager, Asst. City Manager

THRU: Marco A. Vega, P.E., Asst. General Manager

FROM: Carlos Gonzalez, P.E., C.F.M., Asst. Utility Engineer

DATE: June 06, 2011

SUBJECT: **Idea Public Schools; Consideration & Approval of Subdivision**

The applicant is requesting to subdivide a 22.49 acre tract of land located at the north-west corner of the intersection of Bentsen Road and Business Highway 83. The property is proposed to be subdivided into a single lot subdivision. The property is intended to be used as a new campus for the Idea Public School System. This tract lies within the City Limits of City of McAllen.

The subdivision application was filed with the City on April 29, 2011, and received preliminary P&Z approval on May 17, 2011. The information required from the developer's engineer for this agenda was received on June 2, 2011.

At this time, the proposed utility layout for this subdivision is hereby submitted for consideration. The details of this plan are as follows:

1. **Water Service:** The applicant intends on tying-in into an existing 16" waterline located along the west side of Bentsen Road and extending an 8" waterline west within the subdivision and looped to an existing 8" waterline that currently terminates along 48th Street, near the northwest corner of subdivision.

2. **Sewer Service:** The applicant intends on tying-in to an existing 12" sewerline stub-out located near the south-east property corner. This sewerline will be extended west within the subdivision to the west property line, thus making it available for future westerly developments.

3. The developer has submitted a request for establishment of a Preliminary Reimbursement Certificate for the proposed Sewer Improvements. The reimbursable sewer improvements requested include an estimated 1,280 LF of 12" PVC line and related appurtenances for the east-west line located near the south property line of subdivision. An engineer's estimate of $63,323.10 has been provided along with a service area map of 89.55 acres. The requested reimbursement amount is $ 707.13 per acre.

4. The property lies within existing reimbursement service areas for MPU's Bentsen Road water and Sewer Reimbursement Projects.

Based on our review of the proposed utilities layout for the subject subdivision, staff recommends approval of subdivision **and proposed reimbursement certificate** subject to the following: **1.) Dedication of a utility easement along Bentsen Road and as necessary for the interior utility lines; 2.) Payment of a waterline reimbursement to MPU for the amount of $7,449.11 for the Bentsen Road Water Project; 3) Payment of a sewerline reimbursement to MPU for the amount of $51,774.03 for the Bentsen Road Sewerline Project, and; 4) submittal of a Final Reimbursement Certificate no more than 12 months after plat recordation.**

If additional information is required, please advise.

MGE
CIVIL ENGINEERING

May 23, 2011

Mr. Carlos Gonzalez, P.E. – Utility Engineer
McAllen Public Utility
P.O. Box 220
1300 Houston Avenue
McAllen, TX 78505-0220

Re: Narrative for Sewer Service for IDEA Public Schools McAllen Subdivision

Dear Mr. Gonzalez,

The intent of the sanitary sewer collection layout is to discharge to an existing 12" sewer line stub located at the Southeast Corner of this property. From this existing 12" sewer line stub, a 12" sanitary sewer line (approximately 35 feet deep) will extend to the west property line along the south property line for future sanitary sewer service. From this proposed 12" sanitary sewer line, service connections will extend to service the proposed buildings of this subdivision.

Respectfully,

Mariano Garcia, P.E.

CC: File

M GARCIA ENGINEERING, LLC
TBPE Reg. # F-9828
400 NOLANA SUITE D
McALLEN, TX 78504
PH 956.687.9421
FX 956.687.3211

JUN 02 2011

SUBDIVISION REIMBURSEMENT WORKSHEET
IDEA PUBLIC SCHOOL SUBDIVISION

SEWER LINE REIMBURSEMENT CALCULATIONS				
SEWER	MPU:BENTSEN RD SEWER			
COST:	$2,092.81	x 22.49 AC	$47,067.30	
10% ADMIN FEE	0 -10 YEARS		4,706.73	
TOTAL SEWER LINE REIMBURSEMENT				**$51,774.03**

WATER LINE REIMBURSEMENT CALCULATIONS				
WATER	MPU: BENTSEN RD WATER			
COST:	$301.12	x 22.49 AC	$6,772.19	
10% ADMIN FEE	0 -10 YEARS		677.22	
TOTAL WATER LINE REIMBURSEMENT				**$7,449.41**

TOTAL REIMBURSEMENT DUE ***$59,223.44***

Prepared By: Emilia Garcia Date: 5/5/11 Reviewed By: _____

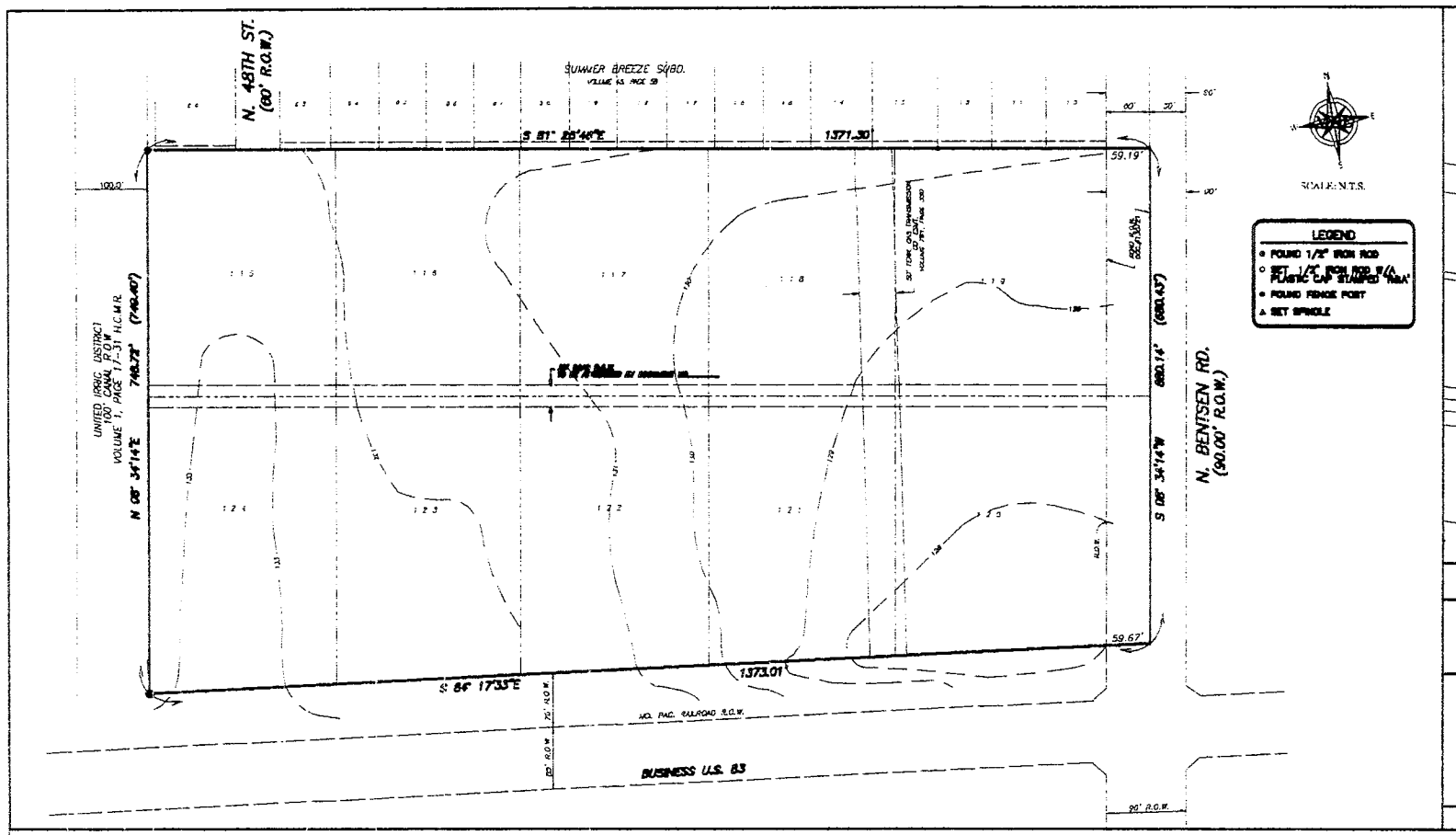
Escrows will be adjusted upon execution of Final Reimbursement Certificate

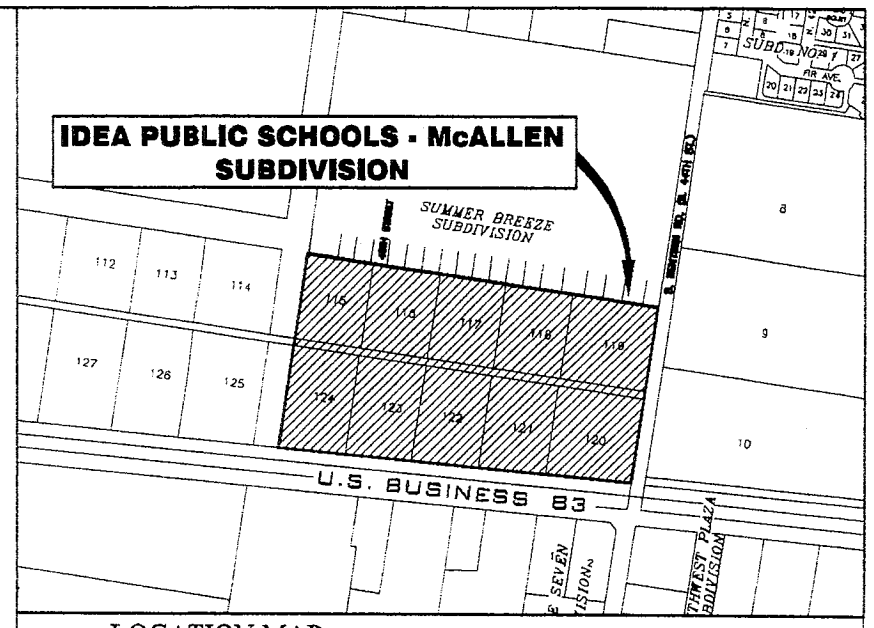
I hereby agree to pay amounts indicated above and any additional costs determined in the Final Reimbursement Certificate as approved by McAllen Public Utility Board.

Signature: _____

Print: JoAnn Garcia

RECEIVED
JUN 02 2011
BY





LOCATION MAP SCALE: N.T.S.

PREPARED BY: M. GARCIA ENGINEERING, LLC.
400 NOLANA SUITE D
DATE PREPARED: MARCH 15, 2011 MCALLEN, TEXAS 78504
DATE SURVEYED: MARCH 2011 PROJECT NO. 11-132

PRELIMINARY
SUBDIVISION PLAT OF
IDEA PUBLIC SCHOOLS-McALLEN SUBDIVISION
22.49 ACRES OF LAND SITUATED IN HIDALGO COUNTY, TEXAS, AND BEING ALL OF LOTS 115 THROUGH 124 INCLUSIVE, SHARYLAND ORCHARDS SUBDIVISION AS PER MAP RECORDED IN VOLUME 1, PAGE 31, HIDALGO COUNTY, TEXAS.

PLAT SHEET 1 OF 1

GENERAL PLAT NOTES AND RESTRICTIONS:

1. THE FLOOD DESIGNATION FOR THIS PROPERTY IS "ZONE C", AREAS OF MINIMAL FLOODING.
   FIRM COMMUNITY PANEL No.: 480343 0005 C
   MAP REVISED: NOV. 02, 1982
2. PROJECT BENCHMARK:
   CITY OF McALLEN SAT. STATION #MC75 LOCATED AT THE NORTHEAST CORNER OF TAYLOR ROAD AND BUSINESS HIGHWAY 83.
   ELEVATION=133.46
   CPS IN POWER POLE LOCATED ON THE WEST SIDE OF BENTSEN ROAD ABOUT 121 FEET SOUTH OF THE NORTH LINE OF THIS SURVEY.
   ELEVATION=130.00
3. BUILDING SETBACK LINES:
   FRONT SETBACK LINE ------ 40 FT.
   OTHER--IN ACCORDANCE WITH ZONING ORDINANCE, OR GREATER FOR EASEMENTS.
4. MINIMUM FINISH FLOOR ELEVATION: 18" ABOVE TOP OF CURB AT CENTER OF LOT.
5. STORM WATER DETENTION REQUIRED 94,623.1 C.F. OR (2.17 AC.FT.) PER DRAINAGE REPORT FOR 50 YEAR FLOOD.
6. ALL IRRIGATION EASEMENTS ARE EXCLUSIVE TO UNITED IRRIGATION DISTRICT, AND THE DISTRICT ALLOWS NO OTHER UTILITIES OR USE WITHOUT EXPRESS APPROVAL.
7. 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.
8. NO PERMANENT STRUCTURE, (EXAMPLE, FENCES, OR DRIVEWAYS 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.
9. NO UTILITY COMPANY OR OTHER PERSON IS ALLOWED TO CONNECT TO ANY DISTRICT FACILITY WITHOUT FIRST OBTAINING A PERMIT FROM THE IRRIGATION DISTRICT. ANY CONNECTION NOT AUTHORIZED BY THE DISTRICT IS SUBJECT TO REMOVAL.

METES & BOUNDS

BEING 22.49 ACRES OF LAND SITUATED IN HIDALGO COUNTY, TEXAS, AND BEING ALL OF LOTS 115 THROUGH 124 INCLUSIVE, SHARYLAND ORCHARDS SUBDIVISION AS PER MAP RECORDED IN VOLUME 1, PAGE 31 OF THE HIDALGO COUNTY MAP RECORDS, AND SAID 22.49 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A ½-INCH IRON ROD WITH A PLASTIC CAP FOUND FOR THE NORTHWEST CORNER OF LOT 115 AND THE NORTHWEST CORNER OF SAID TRACT HEREIN DESCRIBED;

THENCE, SOUTH 81°25'46" EAST, WITH THE NORTH LINE OF SAID LOTS 115 THROUGH 119, AND WITH THE SOUTH LINE OF SUMMER BREEZE SUBDIVISION AS PER MAP RECORDED IN VOLUME 45, PAGE 58 OF SAID HIDALGO COUNTY MAP RECORDS, AT A DISTANCE OF 1312.11 FEET PASS A ½-INCH IRON ROD WITH A PLASTIC CAP STAMPED "R&A" SET FOR REFERENCE ON THE WEST RIGHT OF WAY LINE OF BENTSEN ROAD AND CONTINUING FOR A TOTAL DISTANCE OF 1371.30 FEET TO A POINT FOR THE NORTHEAST CORNER OF SAID LOT 119 AND THE NORTHEAST CORNER OF SAID TRACT HEREIN DESCRIBED;

THENCE, SOUTH 08°34'14" WEST, 680.14 FEET (MAP 680.43 FEET), WITH THE EAST LINE OF SAID LOTS 119 AND 120, AND WITH THE CENTERLINE OF SAID BENTSEN ROAD TO A POINT FOR THE SOUTHEAST CORNER OF SAID LOT 120 AND THE SOUTHEAST CORNER OF SAID TRACT HEREIN DESCRIBED;

THENCE, NORTH 84°17'33" WEST, WITH THE SOUTH LINE OF SAID LOTS 120 THROUGH 124, AND WITH THE NORTH LINE OF THE MISSOURI PACIFIC RAILROAD RIGHT OF WAY, AT A DISTANCE OF 59.67 FEET PASS A ½-INCH IRON ROD WITH A PLASTIC CAP STAMPED "CVQ" FOUND FOR REFERENCE ON THE WEST RIGHT OF WAY LINE OF SAID BETSEN ROAD AND CONTINUING FOR A TOTAL DISTANCE OF 1373.01 FEET TO A ½-INCH IRON ROD FOUND FOR THE SOUTHWEST CORNER OF SAID LOT 124 AND THE SOUTHWEST CORNER OF SAID TRACT HEREIN DESCRIBED;

THENCE, NORTH 08°34'14" EAST, 748.72 FEET (MAP 748.40 FEET), WITH THE WEST LINE OF SAID LOTS 115 AND 124 TO THE POINT OF BEGINNING AND CONTAINING 22.49 ACRES OF LAND MORE OR LESS.

PRELIMINARY PLAT
OF
IDEA Public Schools-McAllen Subdivision

22.49 ACRES OF LAND SITUATED IN HIDALGO COUNTY, TEXAS, AND BEING ALL OF LOTS 115 THROUGH 124 INCLUSIVE, SHARYLAND ORCHARDS SUBDIVISION AS PER MAP RECORDED IN VOLUME 1, PAGE 31, HIDALGO COUNTY, TEXAS.

PRINCIPAL CONTACTS

	NAME	ADDRESS	CITY, STATE & ZIP CODE	PHONE	FAX
OWNER:	IDEA PUBLIC SCHOOLS	505 ANGELITA DRIVE, SUITE 9	WESLACO, TEXAS 78598	(956) 377-8000	(956) 447-3746
ENGINEER:	MARIANO GARCIA, P.E.	400 NOLANA SUITE D	MCALLEN, TEXAS 78504	(956) 687-9421	(956) 687-3211
SURVEYOR:	REYNALDO ROBLES, R.P.L.S.	107 W. HUISACHE STREET	WESLACO, TEXAS 78598	(956) 968-2422	(956) 969-2011

NO.	SHEET	REVISION	DATE	APPROVED

RECEIVED
APR 29 2011

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M GARCIA ENGINEERING, LLC
400 NOLANA STE D MCALLEN, TEXAS 78504
CIVIL ENGINEERING
TBPE FIRM REG'N. NUMBER F-9809
PH. 956 687-9421 FX. 956 687-3211
WWW.MGARCIAENGINEERING.COM

2011

UTILITY LAYOUT

SCALE: 1" = 100'

KEYED NOTES:

1. REFER TO PLUMBING FOR CONTINUATION

SUMMER BREEZE SUBD.
VOLUME 45, PAGE 58

48TH STREET

TIE-IN TO EXIST. 8" WATERLINE

S 81°25'46"E 1371.30'

2000 LINEAL FT OF DOUBLE STACK CAR QUEUING

NEW 249 L.F. 8" WATER LINE C900

NEW 284 L.F. 8" WATER LINE C900

NEW 575 L.F. 8" WATER LINE C900

NEW 8"x 6" TAP TEE W/6" GATE VALVE

NEW FIRE HYDRANT ASSEMBLY

NEW 29 L.F. 8" WATER LINE C900

PARENT DROP OFF

VISITOR PARKING

BUS DROP OFF

10' UTILITY EASEMENT

50' TEXAS GAS TRANSMISSION CO. EASEMENT VOLUME 761, PAGE 1

GRAND R.O.W. GAS DOC.# 130721

30' ROAD R.O.W. TO BE ABANDONED

22.49 AC.

N 08°34'14"E 748.72'

(749.40')

DITCH WITH NO OUTLET

TREES AND BRUSH ALONG DRAIN DITCH

HOWARD FENCE

S 8°34'14" W 680.14'

(680.43')

50' BENTSEN ROAD

NEW FIRE HYDRANT ASSEMBLY

16' UTILITY EASEMENT

NEW 82 L.F. 6" FIRE LINE C900

NEW 16"x 8" TAP TEE W/8" GATE VALVE

NEW 91 L.F. 8" WATER LINE C900

NEW 112 L.F. 6" FIRE LINE C900

NEW 48" DIAM. MH T = 127.00 FL= 95.40

R.O.W.

NEW 48" DIAM. MH T = 131.00 FL= 96.60

20' UTILITY EASEMENT

RELOCATE EXIST. IRRIGATION VALVE

NEW 48" DIAM. MH T = 133.50 FL= 97.80

12" PLUG

S 84°17'33"E 1373.01'

R.R. TRACKS

U.S HIGHWAY No. 83
(LOOP No. 374)

115 116 117 118 119 120 121 122 123 124

M.GARCIA ENGINEERING
MGE
CIVIL ENGINEERING
400 NOLANA STE. D
McALLEN, TEXAS 78504
PH: 956 687-9421 FX: 956 687-3211
WWW.MGARCIAENGINEERING.COM
TBPE FIRM REG. NUMBER F-9 8 2 8

REVISIONS | BY

GMS ARCHITECTS
1150 paredes line rd.
brownsville
texas 78526
(956) 546-0110
fax (956) 546-0196

BROWNSVILLE
TEXAS

MCALLEN CAMPUS-PHASE I
CLASSROOM BUILDING
McALLEN, TEXAS

PRELIMINARY - NOT FOR CONSTRUCTION

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JUN 08 2011

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Gomez Mendez Saenz Inc.
Architects-Planners
Interior Designers

Date: APRIL 2011
Scale: As Noted
Project Architect: DAVID MENDEZ, AIA
Drawn By: I.OCHOA J.ALVARADO
Job No:
Sheet: C 3.0

McALLEN PUBLIC UTILITY

IDEA PUBLIC SCHOOLS MCALLEN SUBDIVISION

N
W E
S

1 inch = 200 feet



Legend

- STREETS_500_text
- Lift Station
- Man Hole
- Hydrants GIS
- Tower
- Valve

PDEV 11-014

PRELIMINARY REIMBURSEMENT CERTIFICATE

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, IDEA Public Schools hereinafter called the DEVELOPER.

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

(All of Lots 115 through 124, Sharyland Orchards Subdivision – 201 N. Bentsen Road) and proposes to extend a (12" Sanitary Sewer) as shown on a plan designed by (M Garcia Engineering, LLC) (_____), and proposes to construct Utilities Improvements, as approved by the MPUB on (_____).

2. The Developer's Cost (_____$707.13/ac_____), the Pro Rata Share to be reimbursed to the Developer by the Intervening Developers, in accordance with the presently existing MPUB's Reimbursement Policy, is shown on Exhibit "A" attached hereto and made a part hereof.

3. This certificate hereby entitles the holder hereof, being the Developer, to receive reimbursement of the Pro Rata Share from Intervening Developers, after the deduction of the administrative fee by the MPUB, if and when so collected by the MPUB, in accordance with the MPUB's Reimbursement Policy.

4. The installation of the above-described Utilities Improvements will be completed and will be operational, and installed as approved by the CITY.

5. The right to reimbursement is subject to the Reimbursement Policy as established by the McAllen Public Utility Board effective May 30, 2007 or as such policy may hereinafter be amended.

ISSUED in triplicate originals this 14 day of June, 2011 and

to expire this ____day of _____, 2011

CITY OF McAllen BY THE
McALLEN PUBLIC UTILITY

BY: _____
Roel Rodriguez, P.E.
General Manager, McAllen Public Utility
Asst. City Manager
Post Office Box 220
McAllen, Texas 78505-0220
(956) 972-7150

RECEIVED
JUN 17 2011
BY:

ATTEST:

_____
Board Secretary

DEVELOPER

BY: _____
JoAnn Garcia

PRELIMINARY REIMBURSEMENT CALCULATIONS

IDEA PUBLIC SCHOOLS McALLEN SUBDIVISION LOCATED IN MISSION, TEXAS
EXHIBIT "A"

Engineering Fees:	$4,690.60
Construction Cost:	$58,632.50
Total:	$63,323.10
Service Area:	89.55 Acres
Cost per Acre	**$707.13**

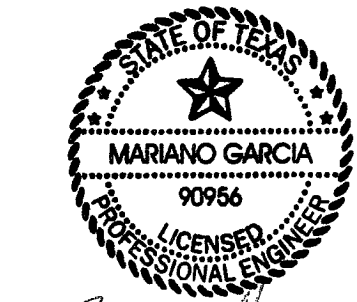
MGE
CIVIL ENGINEERING

Project Number: 11-132

UTILITY IMPROVEMENTS					
ITEM	DESCRIPTION	QUANTITY	UNITS	UNIT PRICE	ITEM TOTAL
1	12" SANITARY SEWER (8'-14"DEEP)	1281	L.F.	$32.50	$41,632.50
2	48" DIAM. MANHOLE (8' - 14" DEEP)	2	EA.	$3,500.00	$7,000.00
3	48" DIAM. MANHOLE (32" DEEP)	1	EA.	$10,000.00	$10,000.00
	SUBTOTAL SANITARY SEWER LINE IMPROVEMENTS				**$58,632.50**

Total Estimated Construction Cost

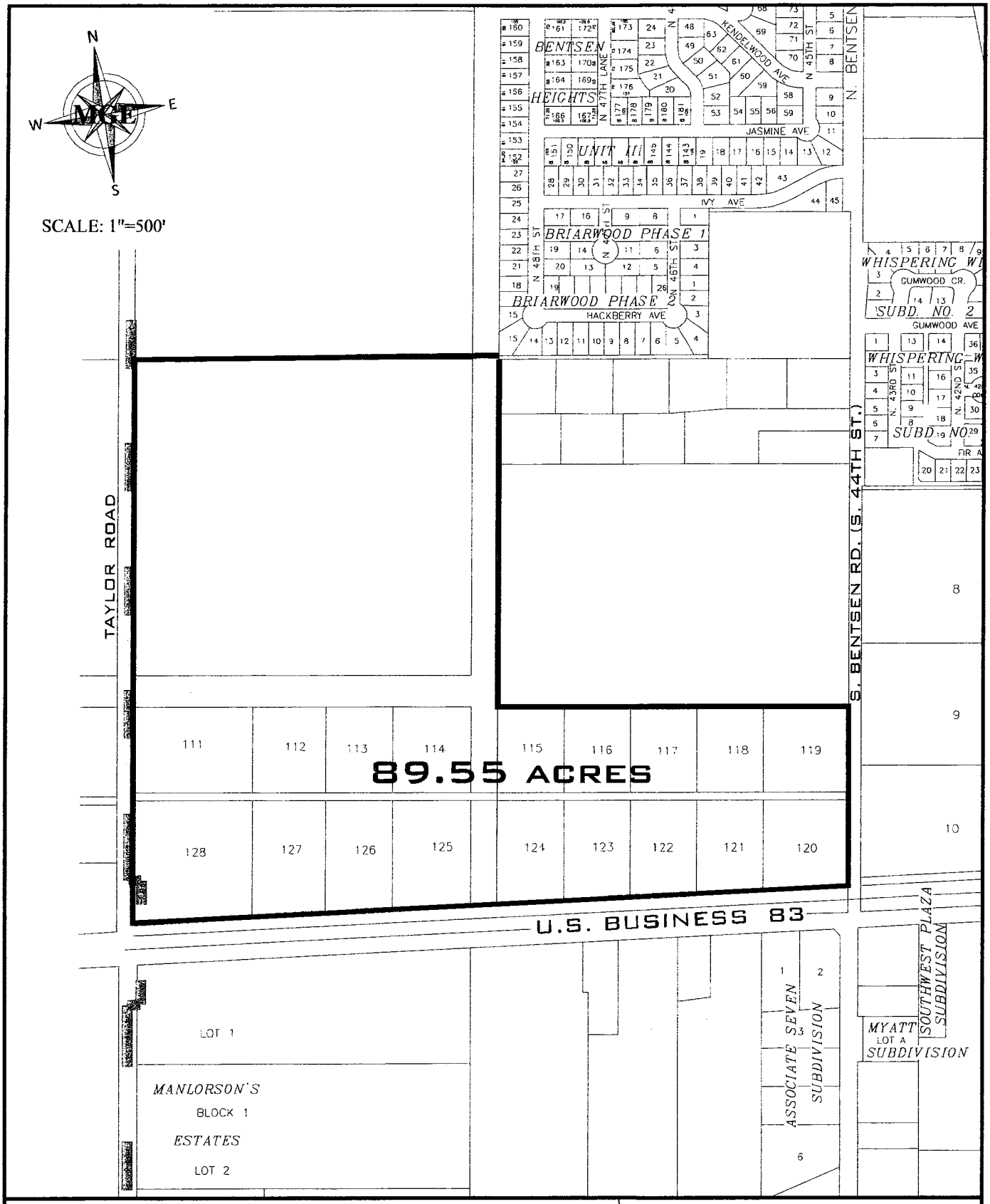
CONSTRUCTION	$58,632.50
ENGINEERING	$4,690.60
PROJECT TOTAL	$63,323.10



, P.E.

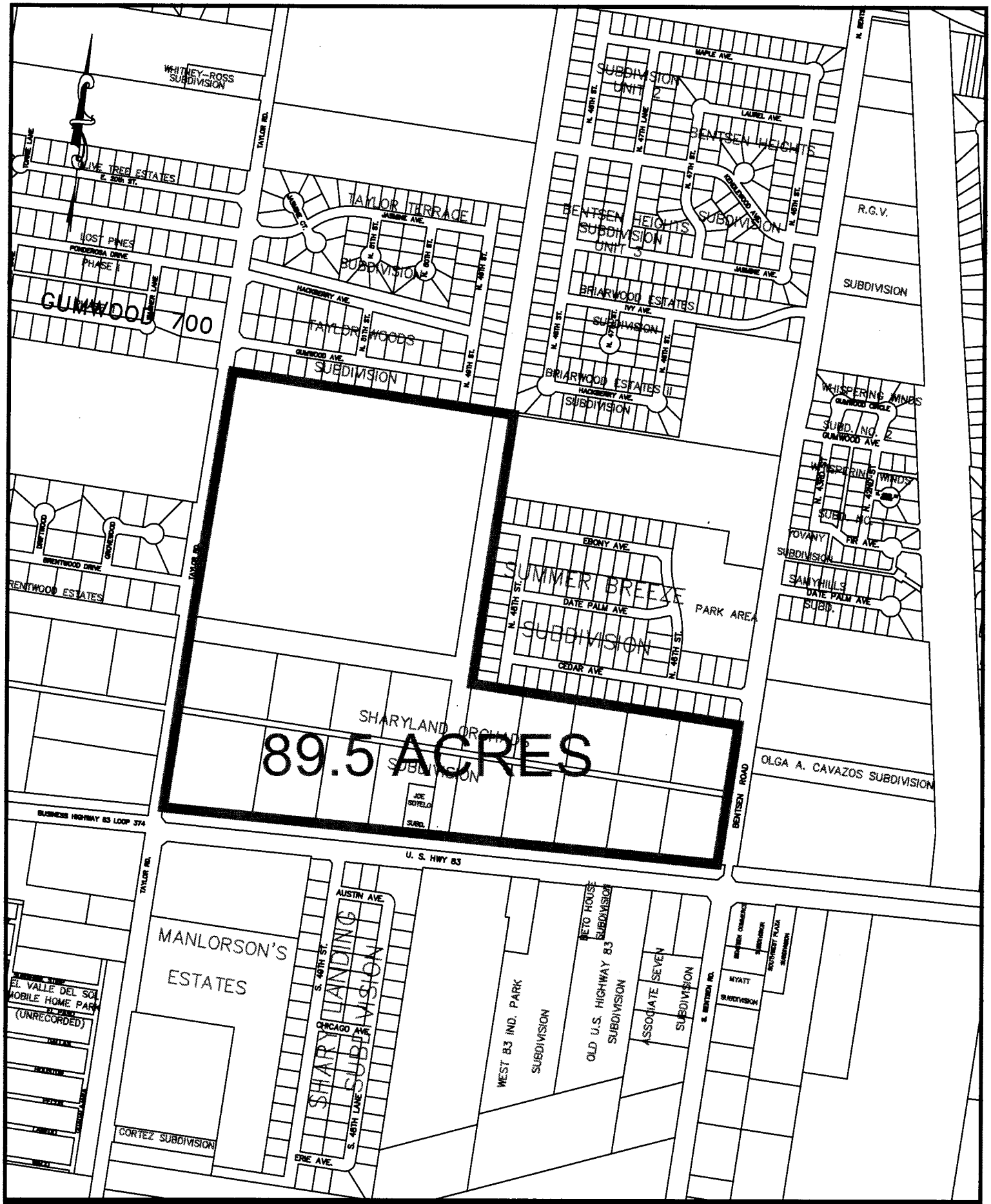
06/14/11

M GARCIA ENGINEERING, LLC
TBPE Reg. # F-9828
400 NOLANA SUITE D
McALLEN, TX 78504
PH 956.687.9421
FX 956.687.3211



IDEA McALLEN SUBDIVISION
SEWER SERVICE AREA

MGE
M GARCIA ENGINEERING, LLC
400 NOLANA STE. D
McALLEN, TEXAS 78504
PH: 956 687-9421 FX: 956 687-3211
WWW.MGARCIAENGINEERING.COM



IDEA PUBLIC SCHOOL
REIMBURSENT

N.T.S.

McALLEN PUBLIC UTILITY

CITY OF McALLEN
STANDARDIZED RECOMMENDATION FORM

CITY COMMISSION	____	**AGENDA ITEM**	36
UTILITY BOARD	X	**DATE SUBMITTED**	04/29/11
PLANNING & ZONING COMMISSION	____	**MEETING DATE**	06/28/11
OTHER	____		

1. **Agenda Item:** RNC Medical, Phase II
2. **Party Making Request:** Ben Macias, P.E., Halff Associates
3. **Nature of Request: (Brief Overview)** **Attachments:** X **Yes** ____ **No**
   Consideration and possible action.
4. **Policy Implication:** ____
5. **Budgeted:** ____ **Yes** ____ **No** ____ **N/A**
   Bid Amount: ____ **Budgeted Amount:** ____
   Under Budget: ____ **Over Budget:** ____
   Amount Remaining: ____
6. **Reimbursement:** X **Is Applicable** ____ **Is Not Applicable**

Sewer: $ 942.65 **Project:** MPU - MISD # 9 – Sewer Participation **Reimbursement owed to:** MPU
Sewer: $ 7,250.72 **Project:** Developer of Buddy Owens **Reimbursement owed to:** MPU

7. **Alternate Option/Costs:** Not Applicable
8. **Routing:**

NAME/TITLE	INITIAL	DATE	CONCURRENCE YES/NO
Marco A. Vega, P.E., Asst. General Manager	MAV	6/23/11	yes
Carlos Gonzalez, P.E., Asst. Utility Engr.		6/23/11	yes

9. **Staff's Recommendation:** Approval based on conditions set forth
10. **Advisory Board:** ____ **Approved** ____ **Disapproved** ____ **None**
11. **City Attorney:** ____ **Approved** ____ **Disapproved** ____ **None**
12. **Manager's Recommendation:** ____ **Approved** ____ **Disapproved** ____ **None**
13. **Director of Finance for Utilities:** ____ **Approved** ____ **Disapproved** ____ **None**
14. **Action Taken:** ____

Memo

TO: Roel Rodriguez, P.E., General Manager, Asst. City Manager

THRU: Marco A. Vega, P.E., Asst. General Manager

FROM: Carlos Gonzalez, P.E., C.F.M., Asst. Utility Engineer

DATE: June 20, 2011

SUBJECT: **RNC Medical, Phase II; Consideration & Approval of Subdivision**

The applicant is requesting to subdivide a 2.44 acre tract of land located along the north side of Buddy Owens, just west of 29th Street. The property is proposed to be subdivided into a single lot subdivision. The property is intended to be used for medical type development. This tract lies within the City Limits of City of McAllen.

The subdivision application was filed with the City on April 29, 2011, and received preliminary P&Z approval on May 17, 2011. The information required from the developer's engineer for this agenda was received on June 16, 2011.

At this time, the proposed utility layout for this subdivision is hereby submitted for consideration. The details of this plan are as follows:

1. **Water Service:** The applicant intends on tying-in into an existing 8" waterline located along the north side of Buddy Owens. A new water service will be installed..

2. **Sewer Service:** The applicant intends on extending a sewerline located near the northwest property corner and extending sewerline to and thru property to a point near the northeast property corner.

3. The developer has submitted a Reimbursement Waiver for this development.

4. The property lies within the reimbursement service area of MPU's Participation of MISD # 9 Sewer project and to the developer of Buddy Owens Sewer Extension Project.

Based on our review of the proposed utilities layout for the subject subdivision, **staff recommends approval of subdivision subject to the following: 1.) Dedication of a utility easement along Buddy Owens and along any Proposed Public Utility Alignment; 2.) Payment of a sewerline reimbursement to MPU for the amount of $942.65 for MPU's share of participation for the MISD #9 sewer project; and 3) Payment of a sewerline reimbursement to the developer of Buddy Owens Sewer Extension Project for the amount of $7,250.72.**

If additional information is required, please advise.

HALFF

June 16, 2011
AVO 28059

McAllen Public Utility
609 S. Broadway
McAllen, Texas 78501

Attn: Mr. Carlos Gonzalez, P.E., Assistant Utility Engineer

RE: RNC Medical II Subdivision

Dear Mr. Gonzalez:

RNC Medical II Subdivision is a single lot commerical subdivision. No water improvements are proposed. The site is currently served by an existing 8-inch water line located along the north side of Buddy Owens Blvd. (F.M. 1924). Please refer to the attached utility layout.

The site will be served by a proposed 8-inch wastewater line located along the north side of the property. Please refer to the attached utility layout.

All proposed wastewater lines are inside City right-of-way or proposed utility easements. If you have any questions, please feel free to contact our office.

Respectfully,

Benjamin E. Macias, P.E.
Project Manager

RECEIVED
JUN 16 2011
BY:

HALFF ASSOCIATES, INC.

5000 WEST MILITARY, STE 100
MCALLEN, TX 78503

TEL (956) 664-0286
FAX (956) 664-0282

WWW.HALFF.COM

SUBDIVISION REIMBURSEMENT WORKSHEET
RNC MEDICAL II SUBDIVISION

SEWER LINE REIMBURSEMENT CALCULATIONS				
SEWER	MPU: MISD #9 PARTICIPATION			
COST:	$351.21 x	2.44 AC	$856.95	
10% ADMIN FEE	0 -10 YEARS		85.70	
TOTAL SEWER LINE REIMBURSEMENT				**$942.65**

SEWER LINE REIMBURSEMENT CALCULATIONS				
SEWER	DEV OF BUDDY OWENS			
COST:	$2,701.46 x	2.44 AC	$6,591.56	
10% ADMIN FEE	0 -10 YEARS		659.16	
TOTAL SEWER LINE REIMBURSEMENT				**$7,250.72**

TOTAL REIMBURSEMENT DUE ***$8,193.37***

Prepared By:_____ Date:_____ Reviewed By: _____

Escrows will be adjusted upon execution of Final Reimbursement Certificate

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

Signature: _____

Print: _____

RECEIVED
JUN 10 2011
BY:

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 Nolana Real Estate Investment, LLC hereinafter called the DEVELOPER.

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

RNC Medical II Subdivision and proposes to construct Utility Improvements as shown on a plan designed by Halff Associates, Inc. dated June 16, 2011, hereinafter called the IMPROVEMENTS, as approved by the McAllen Public Utility Board on _____.

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

ISSUED in triplicate originals this _____ day of _____, 2011.

CITY OF McALLEN BY THE
McALLEN PUBLIC UTILITY

BY: _____
Roel Rodriguez, P.E.
General Manager, McAllen Public Utility
Asst. City Manager
Post Office Box 220
McAllen, Texas 78505-0220
(956) 972-7150

ATTEST:

_____
Board Secretary

DEVELOPER

BY: _____
Address

RECEIVED
JUN 16 2011
BY:

LOT 33 | LOT 34 | LOT 35 | LOT 36 | LOT 37 | LOT 38 | LOT 39 | LOT 40

LAS BANDERAS SUBDIVISION
VOL. 41, PG. 25
H.C.M.R.

20' ALLEY
VOL. 41, PG. 25
H.C.M.R.

S81°16'18"E 382.32'

2' FENCE EASEMENT
VOL. 41, PG. 25
H.C.M.R.

10' U.E., H.C.C.F. No. 1965397

Ex 8"SS

EXISTING MANHOLE

APPROXIMATE LOCATION OF EXISTING 8" WASTEWATER LINE

EXISTING OVERHEAD ELECTRICAL LINE

EXISTING POWER POLE

30' ELECTRICAL EASEMENT
VOL. 41, PG. 25
H.C.M.R.

PROPOSED MANHOLE

8"SS

PROPOSED 8" WASTEWATER LINE

PROPOSED MANHOLE

PROPOSED 8" CAP

10' UTILITY EASEMENT
(BY THIS PLAT)

LOT 1
RNC MEDICAL
H.C.C.F. No. 1965397

RNC REAL ESTATE INVESTMENT, LLC
H.C.C.F. No. 1893585

277.87'

N08°39'38"E

LOT 99
LA LOMITA IRRIGATION AND CONSTRUCTION
COMPANY'S SUBDIVISION OF PORCIONES 61, 62 & 63
VOL. 24, PG. 67, H.C.D.R.

LOT 1

NOLANA REAL ESTATE INVESTMENT, LLC
(CALLED 2.44 Ac.)
H.C.C.F. No. 2184658

38' x 55' COMMON ACCESS EASEMENT
(BY THIS PLAT)

277.87'

S08°39'38"W

BFGP REALTY, LTD.
(CALLED 5.61 Ac.)
H.C.C.F. No. 2078986

38' x 55' COMMON ACCESS EASEMENT
H.C.C.F. No. 1965397

10' UTILITY EASEMENT
(BY THIS PLAT)

APPROXIMATE LOCATION OF FUTURE DOMESTIC WATER SERVICE LINE

10' U.E., H.C.C.F. No. 1965397

10' ADDITIONAL R.O.W. H.C.C.F. No. 1965397

EXISTING FIRE HYDRANT

S81°16'18"E 382.32'

FH

Ex 8"W

Ex 8"W

FH

EXISTING FIRE HYDRANT

10' ADDITIONAL R.O.W.
(BY THIS PLAT)

APPROXIMATE LOCATION OF EXISTING 8" WATER LINE

HIGHWAY RIGHT-OF-WAY EASEMENT
VOL. 1267, PG. 6
VOL. 1270, PG. 584
H.C.D.R.

50' R.O.W.
60' R.O.W.
R.O.W.
120'
50' R.O.W.
60' R.O.W.

LA LOMITA LOT LINE

N81°16'18"W 382.32'

BUDDY OWENS BLVD. (MILE 3 NORTH) F.M. 1924

HIGHWAY RIGHT-OF-WAY EASEMENT
VOL. 1270, PG. 584
H.C.D.R.

10' ADDITIONAL R.O.W. VOL. 26, PG. 1458, H.C.M.R.

McALLEN INDEPENDENT SCHOOL DISTRICT No. 9
VOL. 26, PG. 1458
H.C.M.R.

N

0 15 30 45 60 90
SCALE: 1"=30'

LEGEND

PROPOSED	EXISTING	
■	□	INLET
●	○	MANHOLE
⊗	⊕	GATE VALVE & BOX
	FH	FIRE HYDRANT
+ 100.00	+ 100.00	SPOT GRADE
125.00	125.00	CONTOUR
SS	Ex SS	SAN. SEWER
W	Ex W	WATER
		STORM SEWER
OHE	Ex OHE	OVERHEAD ELECTRIC LINE
TEL	Ex TEL	TELEPHONE LINE
GAS	Ex GAS	GAS LINE
		ASPHALT PAVEMENT

RNC MEDICAL II SUBDIVISION
Mcallen, Texas

HALFF
8000 WEST MILITARY, SUITE 100
MCALLEN, TEXAS 78504
TEL (956) 994-0288
FAX (956) 994-0282
TBPE FIRM #F-312

Revision No.	Date	Description

PRELIMINARY

FOR INTERIM REVIEW ONLY

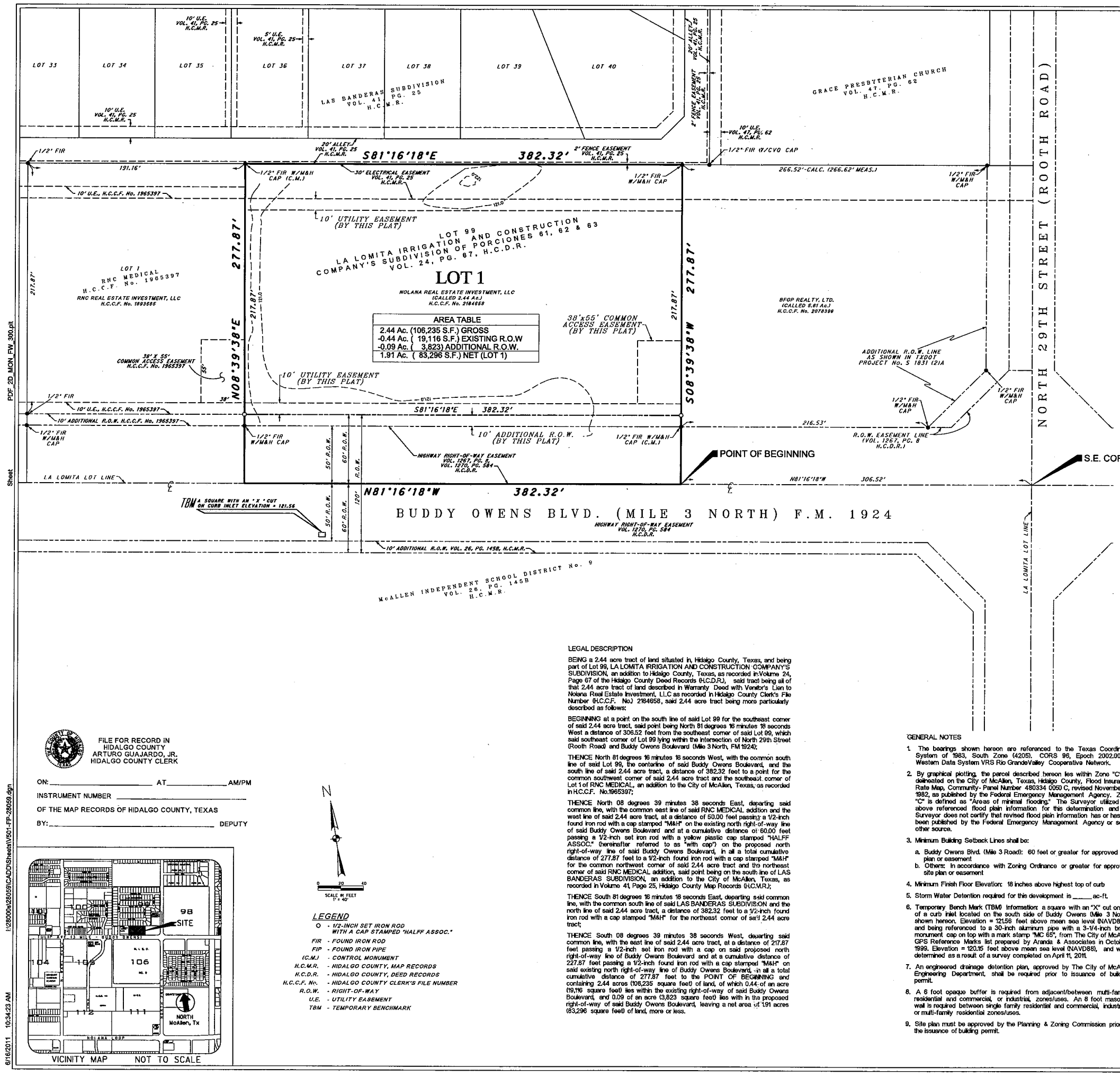
THESE DOCUMENTS ARE FOR INTERIM REVIEW PURPOSES ONLY AND NOT INTENDED FOR CONSTRUCTION, BIDDING OR PERMITTING. THEY WERE PREPARED BY OR UNDER THE SUPERVISION OF:

BENJAMIN E. MACIAS, P.E. 99337, 6-16-11

Project No.:	28059
Issued:	JUNE 2011
Drawn By:	S.S.
Checked By:	B.M.
Scale:	AS NOTED
Sheet Title	UTILITY LAYOUT
	SHEET 1 OF 1
Sheet Number	

RECEIVED
JUN 16 2011
BY:

Design PDF_2D_MON_FW_300.pltt
I:\28000s\28059\CADD\Sheets\C01.0-Utility Layout-28059.dgn
6/16/2011 10:32:00 AM



State of Texas:
County of Hidalgo:

We, the undersigned, owners of the land shown on this plat and designated herein as RNC MEDICAL II an addition to the City of McAllen, Texas and whose name is 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 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.

Nolana Real Estate Investment, LLC
Address:
2504 Fairmont Ave.
McAllen, Texas 78501

By: _____ Title: _____

State of Texas:
County of Hidalgo:

Before me, the undersigned authority, on this day personally appeared known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he/she executed the same for the purposes and consideration therein stated. Given under my hand and seal of office, this the _____ day of _____ 2011.

_____
Notary Public

I, the undersigned Chairman of the Planning and Zoning Commission of the City of McAllen, do hereby certify that this subdivision plat conforms to all requirements of the subdivision regulations of this city wherein my approval is required. Given under my hand and seal of office, this the _____ day of _____ 2011.

_____
Chairman, Planning and Zoning Commission

I, the undersigned mayor of the City of McAllen, hereby certify that this subdivision plat conforms to all requirements of subdivision regulations of this city wherein my approval is required. Given under my hand and seal of office, this the _____ day of _____ , 2011.

_____ _____
Attested: Secretary, City of McAllen Mayor, City of McAllen

Hidalgo County Irrigation District No. One will not be responsible for drainage or delivery of water to any lot in this subdivision. Also there will not be any permanent structures on the district right-of-ways and/ or easements.

_____ _____ _____
President Date Attest: Secretary

Hidalgo County Drainage District No. 1 does hereby certify that the drainage plans for this subdivision comply with the minimum standards of the district adopted under Tex. 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 its engineer to make these determinations.

_____ _____
By: Hidalgo County Drainage District No. 1 Date

State of Texas:
County of Hidalgo:

I, Jason A. Jernigan, a Registered Professional Land Surveyor in the State of Texas, do hereby certify that this plat was prepared from an actual survey of the property made under my supervision on the ground.

PRELIMINARY-NOT TO BE RECORDED FOR ANY PURPOSE.
Jason A. Jernigan
Registered Professional Land Surveyor
State of Texas No. 6023

State of Texas:
County of Hidalgo:

I, Benjamin E. Macias, a Licensed Professional Engineer in the State of Texas, do hereby certify that proper engineering consideration has been given to this plat.

PRELIMINARY-NOT TO BE RECORDED FOR ANY PURPOSE.
Benjamin E. Macias
Licensed Professional Engineer
P.E. Registration No. 99337

RECEIVED
JUN 16 2011
BY:

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

LEGEND

- O - 1/2-INCH SET IRON ROD WITH A CAP STAMPED "HALFF ASSOC."
- FIR - FOUND IRON ROD
- FIP - FOUND IRON PIPE
- (C.M.) - CONTROL MONUMENT
- H.C.M.R. - HIDALGO COUNTY, MAP RECORDS
- H.C.D.R. - HIDALGO COUNTY, DEED RECORDS
- H.C.C.F. No. - HIDALGO COUNTY CLERK'S FILE NUMBER
- R.O.W. - RIGHT-OF-WAY
- U.E. - UTILITY EASEMENT
- TBM - TEMPORARY BENCHMARK

LEGAL DESCRIPTION

BEING a 2.44 acre tract of land situated in, Hidalgo County, Texas, and being part of Lot 99, LA LOMITA IRRIGATION AND CONSTRUCTION COMPANY'S SUBDIVISION, an addition to Hidalgo County, Texas, as recorded in:Volume 24, Page 67 of the Hidalgo County Deed Records (H.C.D.R.), said tract being all of that 2.44 acre tract of land described in Warranty Deed with Vendor's Lien to Nolana Real Estate Investment, LLC as recorded in Hidalgo County Clerk's File Number (H.C.C.F. No.) 2184658, said 2.44 acre tract being more particularly described as follows:

BEGINNING at a point on the south line of said Lot 99 for the southeast corner of said 2.44 acre tract, said point being North 81 degrees 16 minutes 18 seconds West a distance of 306.52 feet from the southeast corner of said Lot 99, which said southeast corner of Lot 99 lying within the intersection of North 29th Street (Rooth Road) and Buddy Owens Boulevard (Mile 3 North, FM 1924);

THENCE North 81 degrees 16 minutes 18 seconds West, with the common south line of said Lot 99, the centerline of said Buddy Owens Boulevard, and the south line of said 2.44 acre tract, a distance of 382.32 feet to a point for the common southwest corner of said 2.44 acre tract and the southeast corner of Lot 1 of RNC MEDICAL, an addition to the City of McAllen, Texas, as recorded in H.C.C.F. No.1965397;

THENCE North 08 degrees 39 minutes 38 seconds East, departing said common line, with the common east line of said RNC MEDICAL addition and the west line of said 2.44 acre tract, at a distance of 50.00 feet passing a 1/2-inch found iron rod with a cap stamped "M&H" on the existing north right-of-way line of said Buddy Owens Boulevard and at a cumulative distance of 60.00 feet passing a 1/2-inch set iron rod with a yellow plastic cap stamped "HALFF ASSOC." (hereinafter referred to as "with cap") on the proposed north right-of-way line of said Buddy Owens Boulevard, in all a total cumulative distance of 277.87 feet to a 1/2-inch found iron rod with a cap stamped "M&H" for the common northwest corner of said 2.44 acre tract and the northeast corner of said RNC MEDICAL addition, said point being on the south line of LAS BANDERAS SUBDIVISION, an addition to the City of McAllen, Texas, as recorded in Volume 41, Page 25, Hidalgo County Map Records (H.C.M.R.);

THENCE South 81 degrees 16 minutes 18 seconds East, departing said common line, with the common south line of said LAS BANDERAS SUBDIVISION and the north line of said 2.44 acre tract, a distance of 382.32 feet to a 1/2-inch found iron rod with a cap stamped "M&H" for the northeast corner of said 2.44 acre tract;

THENCE South 08 degrees 39 minutes 38 seconds West, departing said common line, with the east line of said 2.44 acre tract, at a distance of 217.87 feet passing a 1/2-inch set iron rod with a cap on said proposed north right-of-way line of Buddy Owens Boulevard and at a cumulative distance of 227.87 feet passing a 1/2-inch found iron rod with a cap stamped "M&H" on said existing north right-of-way line of Buddy Owens Boulevard, in all a total cumulative distance of 277.87 feet to the POINT OF BEGINNING and containing 2.44 acres (106,235 square feet) of land, of which 0.44 of an acre (19,116 square feet) lies within the existing right-of-way of said Buddy Owens Boulevard, and 0.09 of an acre (3,823 square feet) lies with in the proposed right-of-way of said Buddy Owens Boulevard, leaving a net area of 1.91 acres (83,296 square feet) of land, more or less.

GENERAL NOTES

1. The bearings shown hereon are referenced to the Texas Coordinate System of 1983, South Zone (4205). CORS 96, Epoch 2002.0000, Western Data System VRS Rio GrandeValley Cooperative Network.
2. By graphical plotting, the parcel described hereon lies within Zone "C" as delineated on the City of McAllen, Texas, Hidalgo County, Flood Insurance Rate Map, Community- Panel Number 480334 0050 C, revised November 2, 1982, as published by the Federal Emergency Management Agency. Zone "C" is defined as "Areas of minimal flooding." The Surveyor utilized the above referenced flood plain information for this determination and the Surveyor does not certify that revised flood plain information has or has not been published by the Federal Emergency Management Agency or some other source.
3. Minimum Building Setback Lines shall be:
   a. Buddy Owens Blvd. (Mile 3 Road): 60 feet or greater for approved site plan or easement
   b. Others: In accordance with Zoning Ordinance or greater for approved site plan or easement
4. Minimum Finish Floor Elevation: 18 inches above highest top of curb
5. Storm Water Detention required for this development is _____ ac-ft.
6. Temporary Bench Mark (TBM) information: a square with an "X" cut on top of a curb inlet located on the south side of Buddy Owens (Mile 3 North) shown hereon. Elevation = 121.56 feet above mean sea level (NAVD88), and being referenced to a 30-inch aluminum pipe with a 3-1/4-inch brass monument cap on top with a mark stamp "MC 65", from The City of McAllen GPS Reference Marks list prepared by Aranda & Associates in October, 1999. Elevation = 120.15 feet above mean sea level (NAVD88), and were determined as a result of a survey completed on April 11, 2011.
7. An engineered drainage detention plan, approved by The City of McAllen Engineering Department, shall be required prior to issuance of building permit.
8. A 6 foot opaque buffer is required from adjacent/between multi-family residential and commercial, or industrial, zones/uses. An 8 foot masonry wall is required between single family residential and commercial, industrial, or multi-family residential zones/uses.
9. Site plan must be approved by the Planning & Zoning Commission prior to the issuance of building permit.

PRELIMINARY PLAT OF
RNC MEDICAL II

A SUBDIVISION OF 2.44 ACRES OUT OF
LOT 99
LA LOMITA IRRIGATION AND CONSTRUCTION COMPANY'S
SUBDIVISION OF PORCIONES 61, 62 & 63
VOL. 24, PG. 67, H.C.D.R.
SITUATED IN
CITY OF McALLEN, HIDALGO COUNTY, TEXAS
DATE OF PREPARATION : APRIL, 2011

1 LOT 0 BLOCKS 0 COMMON AREAS

HALFF
5000 WEST MILITARY, SUITE 100
McALLEN, TEXAS 78503
TEL (956) 664-0286
FAX (956) 664-0282
TBPE FIRM # F-312

SCALE: 1 = 400' AVO: 28059 FILE: V501-FP-28059.dgn

SHEET 1 OF 1

I:\28000s\28059\CADD\Sheets\V501-FP-28059.dgn
6/16/2011 10:34:23 AM
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Sheet

McALLEN
PUBLIC UTILITY

RNC MEDICAL II SUBDIVISION

N
W E
S

1 inch = 200 feet



Legend

- STREETS_500_text
- Lift Station
- Man Hole
- Hydrants GIS
- Tower
- Valve

CITY OF McALLEN
STANDARDIZED RECOMMENDATION FORM

CITY COMMISSION	____	**AGENDA ITEM**	3C
UTILITY BOARD	X	**DATE SUBMITTED**	04/29/11
PLANNING & ZONING COMMISSION	____	**MEETING DATE**	06/28/11
OTHER	____		

1. **Agenda Item:** Valencia Marketplace

2. **Party Making Request:** Jeff Hamilton, P.E., Johnson and Pace Inc.

3. **Nature of Request: (Brief Overview)** **Attachments:** X **Yes** ____ **No**
   Consideration and possible action.

4. **Policy Implication:** ____

5. **Budgeted:** ____ **Yes** ____ **No** ____ **N/A**
   Bid Amount: ____ **Budgeted Amount:** ____
   Under Budget: ____ **Over Budget:** ____
   Amount Remaining: ____

6. **Reimbursement:** X **Is Applicable** ____ **Is Not Applicable**

Water: $ 25,644.62 **Project:** Northeast Elementary School **Reimbursement owed to:** Developer
Water: $ 11,997.61 **Project:** MPU – North-Central Distribution Project **Reimbursement owed to:** MPU
Water: $ 16,337.30 **Project:** MPU – Northgate Waterline Project **Reimbursement owed to:** MPU

7. **Alternate Option/Costs:** Not Applicable

8. **Routing:**

NAME/TITLE	INITIAL	DATE	CONCURRENCE YES/NO
Marco A. Vega, P.E., Asst. General Manager	mva	6/23/11	yes
Carlos Gonzalez, P.E., Asst. Utility Engr.	CG	6/23/11	yes

9. **Staff's Recommendation:** Approval based on conditions set forth

10. **Advisory Board:** ____ **Approved** ____ **Disapproved** ____ **None**
11. **City Attorney:** ____ **Approved** ____ **Disapproved** ____ **None**
12. **Manager's Recommendation:** ____ **Approved** ____ **Disapproved** ____ **None**
13. **Director of Finance for Utilities:** ____ **Approved** ____ **Disapproved** ____ **None**
14. **Action Taken:** ____

Memo

TO: Roel Rodriguez, P.E., General Manager, Asst. City Manager

THRU: Marco A. Vega, P.E., Asst. General Manager

FROM: Carlos Gonzalez, P.E., C.F.M., Asst. Utility Engineer

DATE: June 20, 2011

SUBJECT: **Valencia Marketplace; Consideration & Approval of Subdivision**

The applicant is requesting to subdivide a 48.45 acre tract of land located along the west side of 10th Street. The property is generally bound on the south by Trenton Road, on the west by Main Street and on the east by 10th Street. The property is proposed to be subdivided into a 10 lot commercial subdivision. The property is currently zoned as commercial (C-3). This tract lies within the City Limits of City of McAllen.

The subdivision application was filed with the City on April 27, 2011, and received preliminary P&Z approval on May 17, 2011. The information required from the developer's engineer for this agenda was received on June 17, 2011.

At this time, the proposed utility layout for this subdivision is hereby submitted for consideration. The details of this plan are as follows:

1. **Water Service:** There are existing perimeter waterlines available to serve site located along the west side of 10th Street, the south side of Trenton and the west side of Main Street. The applicant intends on installing an internally looped waterline distribution system that will be connected at 4 different points along the perimeter system (see attached utility layout).

2. **Sewer Service:** There are existing perimeter sewerlines available to serve site. The applicant intends on tying-in to the existing gravity sewerline located along Main Street and a sewerline located behind the Red Lobster (see attached utility layout).

3. The developer has submitted a Reimbursement Waiver for this development.

4. The property lies within the reimbursement service area of MPU's North Central Distribution, MPU and Developer of Northeast Elementary and MPU's Northgate Project.

Based on our review of the proposed utilities layout for the subject subdivision, **staff recommends approval of subdivision subject to the following: 1.) Dedication of a utility easement for all public utility improvements; 2.) Payment of a waterline reimbursement to MPU for the amount of $11,997.61 for the North-central Distribution Project; 3) Payment of a waterline reimbursement to MPU for the amount of $25,644.62 for the MPU and Developer of Northeast Elementary Utility Improvements, and; 4) Payment of a waterline reimbursement to MPU for the amount of $16,337.30 for the Northgate Waterline Project.**

If additional information is required, please advise.

SUBDIVISION REIMBURSEMENT WORKSHEET
VALENCIA MARKETPLACE SUBDIVISION

WATER LINE REIMBURSEMENT CALCULATIONS				
WATER	MPU: NORTH CENTRAL DISTRIBUTION			
COST:	$310.12 x	35.17 AC	$10,906.92	
10% ADMIN FEE	0 -10 YEARS		1,090.69	
TOTAL WATER LINE REIMBURSEMENT				**$11,997.61**

WATER LINE REIMBURSEMENT CALCULATIONS				
WATER	MPU & DEV.OF NORTHEAST ELEMENTARY			
COST:	$1,001.43 x	23.28 AC	$23,313.29	
10% ADMIN FEE	0 -10 YEARS		2,331.33	
TOTAL WATER LINE REIMBURSEMENT				**$25,644.62**

WATER LINE REIMBURSEMENT CALCULATIONS				
WATER	MPU: NORTHGATE WATERLINE			
COST:	$1,118.38 x	13.28 AC	$14,852.09	
10% ADMIN FEE	0 -10 YEARS		1,485.21	
TOTAL WATER LINE REIMBURSEMENT				**$16,337.30**

Reimbursement Due	***$53,979.53***
Previously paid by developer of Plaza del Norte PH. I	***($8,856.19)***
TOTAL REIMBURSEMENT DUE	***$45,123.34***

Prepared By: Eneida Garza Date: 6/8/11 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: _____

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 Uptown Partners, LTD hereinafter called the DEVELOPER.

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

Valencia Marketplace and proposes to construct Utility Improvements as shown on a plan designed by Johnson and Pace Incorporated dated May 31, 2011, hereinafter called the IMPROVEMENTS, as approved by the McAllen Public Utility Board on _____.

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

ISSUED in triplicate originals this _____ day of _____, 2011.

CITY OF McALLEN BY THE
McALLEN PUBLIC UTILITY

BY: _____
Roel Rodriguez, P.E.
General Manager, McAllen Public Utility
Asst. City Manager
Post Office Box 220
McAllen, Texas 78505-0220
(956) 972-7150

ATTEST:

_____
Board Secretary

Uptown Partners, Ltd.
By: Cielo Realty Partners, LLC
Its: General Partner

By: _____
Robert W Dillard

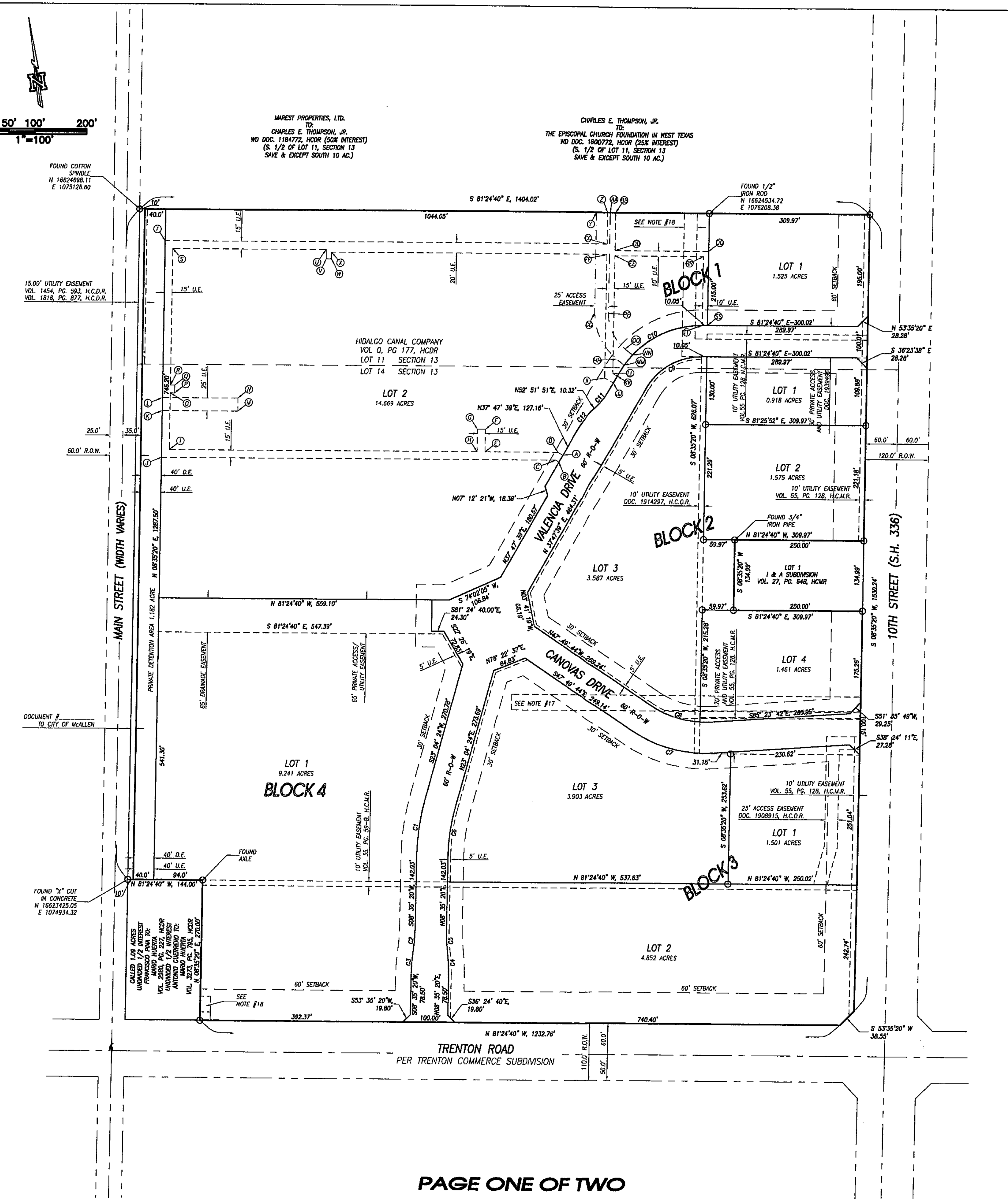
Its: Manager

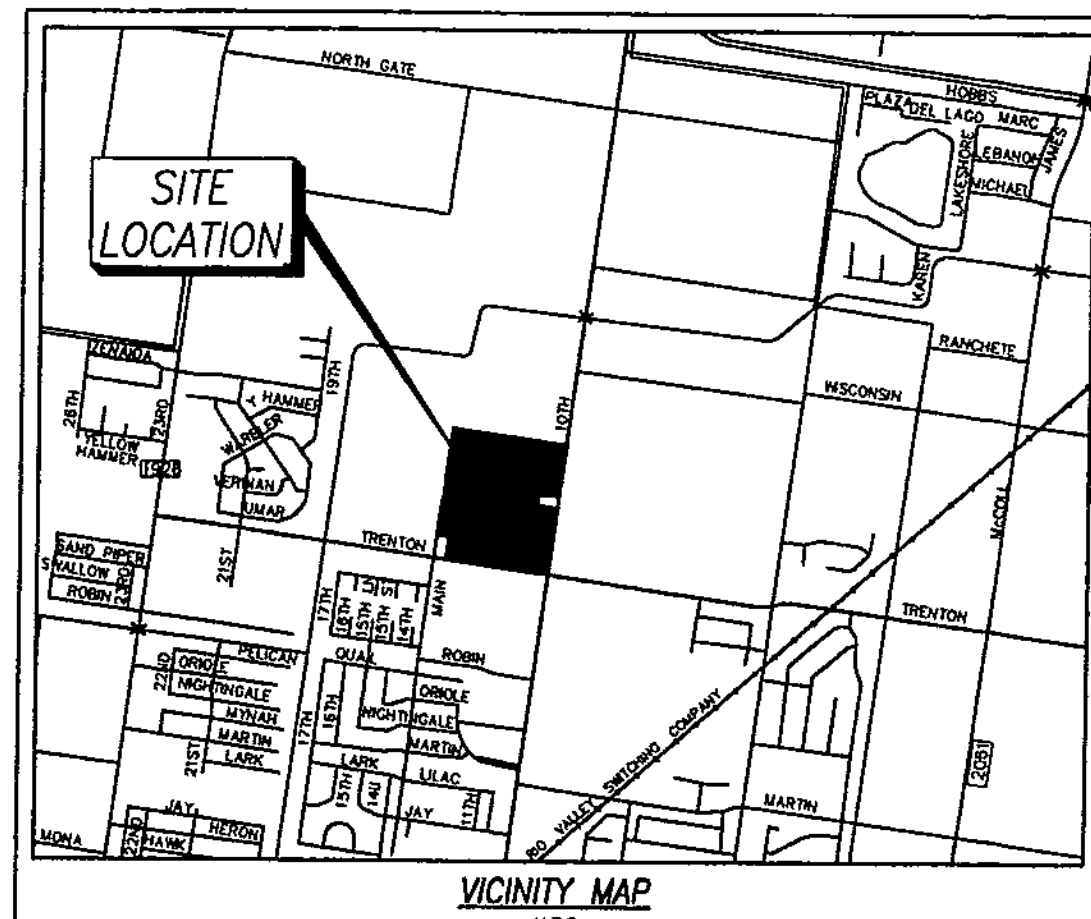
Address
720 Brazos St. Suite 520
Austin, TX 78701

RECEIVED
JUN 21 2011
BY: _____

NOTES:

1. BEARINGS AND COORDINATES ARE BASED UPON THE TEXAS COORDINATE SYSTEM OF 1983, SOUTH ZONE, AND REFERENCED TO NGS CORS STATIONS:
"TXLR", / LAREDO RRP2 CORS ARP (PID #DF4381)", AT LAREDO TX,
"TXPR", / PHARR RRP2 CORS ARP (PID #DF4383)", AT PHARR TX,
"TXCC", / CORPUS CHRISTI R2 CORS ARP(PID #DF4377)", AT CORPUS CHRISTI TX.
2. ELEVATIONS ARE BASED UPON "NAVD 88" AND REFERENCED TO THE SAME NGS STATIONS AND ALSO REFERENCED TO C.O.M. SATELLITE STATIONS: MC 53 & MC 65.
3. DISTANCES SHOWN ARE GRID DISTANCES. TO CONVERT TO SURFACE DISTANCES DIVIDE GRID DISTANCES BY THE SCALE FACTOR: 0.9999760.
4. -⊕- INDICATES A 1/2" IRON ROD FOUND UNLESS SHOWN OTHERWISE.
5. UE INDICATES UTILITY EASEMENT
6. DE INDICATES DRAINAGE EASEMENT (PRIVATE)
7. MINIMUM BUILDING SETBACK LINES SHALL BE AS FOLLOWS:
N. 10TH STREET (S.H. 336) AND TRENTON ROAD – 60.0 FT OR GREATER FOR EASEMENT OR APPROVED SITE PLAN.
OTHERS – ACCORDING TO ZONING ORDINANCE, OR EASEMENT LINES, OR APPROVED SITE PLAN WHICHEVER IS GREATER.
8. ACCORDING TO FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAPS FOR HIDALGO COUNTY, TEXAS, ACCORDING TO COMMUNITY – PANEL #480343 0005 "C" REVISED DATE: 11/02/1982, A PORTION OF THIS PROPERTY APPEARS TO LIE WITHIN ZONE "B", – "AREAS BETWEEN LIMITS OF 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)". AND ACCORDING TO COMMUNITY – PANEL #480334 0425"C" REVISED DATE: 11/16/1982, A PORTION OF THIS PROPERTY APPEARS TO LIE WITHIN ZONE "C", – "AREAS OF MINIMAL FLOODING".
9. RECIPROCAL ACCESS EASEMENTS ARE HEREBY DEDICATED FOR THE MUTUAL USE AND BENEFIT OF THE OWNERS OF ALL LOTS IN THIS SUBDIVISION.
10. SITE PLAN MUST BE APPROVED BY PLANNING AND ZONING COMMISSION BEFORE BUILDING PERMIT ISSUANCE AND WILL INCLUDE NUMBER AND LOCATION OF CURB CUTS.
11. AN ENGINEERED DRAINAGE DETENTION PLAN SHALL BE SUBMITTED TO THE CITY ENGINEERING DEPARTMENT FOR APPROVAL AS A PREREQUISITE FOR THE ISSUANCE OF BUILDING PERMITS WITHIN THIS SUBDIVISION.
12. THE DRAINAGE DETENTION REQUIREMENT FOR THIS PROPERTY IS: 11.76 AC-FT (INCLUDING 1.60 AC-FT PER PLAZA DEL NORTE PHASE I-A SUBDIVISION, 0.77 AC-FT PER TRENTON COMMERCE SUBDIVISION). DRAINAGE DETENTION FOR EACH LOT IS AS FOLLOWS: LOT 1 BLOCK 1: 0.36 AC-FT, LOT 2 BLOCK 1: 4.19 AC-FT, LOT 1 BLOCK 2: 0.23 AC FT, LOT 2 BLOCK 2: 0.32, LOT 3 BLOCK 2: 1.35 AC-FT, LOT 4 BLOCK 2: 0.36 AC-FT, LOT 1 BLOCK 3: 0.33 AC FT, LOT 2 BLOCK 3: .51 AC-FT, LOT 3 BLOCK 3: 1.34 AC-FT, LOT 4 BLOCK 4: 2.77 AC-FT.
13. LOT 3 BLOCK 2, LOT 3 BLOCK 3, AND LOT 1 BLOCK 4 SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THE PRIVATE DETENTION AREA.
14. THE MAINTENANCE OF ALL COMMON AREAS, INCLUDING BUT NOT LIMITED TO PARKING, PAVEMENT, ACCESS, PRIVATE EASEMENTS, LANDSCAPING, ISLANDS, PRIVATE STORMWATER DETENTION AREA, ETC., SHALL NOT BE THE RESPONSIBILITY OF THE CITY OF McALLEN.
15. MINIMUM FINISHED FLOOR ELEVATION SHALL BE 18 INCHES ABOVE TOP OF CURB MEASURED AT FRONT CENTER OF LOT
16. A 5.0 FT SIDEWALK IS REQUIRED ALONG N. 10TH STREET (AS PER TX-DOT). MINIMUM 4 FT. SIDEWALKS ARE REQUIRED ALONG BOTH SIDES OF PROPOSED PUBLIC STREETS
17. A 6.0 FT MINIMUM HEIGHT OPAQUE BUFFER IS REQUIRED FROM ADJACENT/BETWEEN MULTI-FAMILY RESIDENTIAL AND COMMERCIAL, OR INDUSTRIAL ZONES/USES.
18. 20 FT. X 30 FT. EASEMENT, SOUTHWESTERN BELL, 1790/333, HCDR, ALSO INCLUDES A 20 FT. ACCESS ROAD.
19. 30 FT. ROADWAY EASEMENT, VOL. 2458, PG 602, H.C.D.R., HEREBY ABANDONED
20. 25 FT. PRIVATE ACCESS AND UTILITY EASEMENT, DOC. 1939496, HEREBY ABANDONED
21. INDIVIDUAL DRIVEWAY ACCESS TO MAIN STREET FROM LOT 2 BLOCK 1 AND LOT 1 BLOCK 4 IS PROHIBITED.





VICINITY MAP
N.T.S.

CURVE TABLE

CURVE	RADIUS	LENGTH	DELTA	TANGENT	CHORD DIRECTION	CHORD
C1	430.00'	108.71'	14°29'04"	54.64'	S15°49'52"W	108.42'
C2	290.00'	41.05'	08°06'35"	20.56'	S12°38'37"W	41.04'
C3	310.00'	43.88'	08°06'35"	21.98'	S12°38'37"W	43.84'
C4	310.00'	43.88'	08°06'35"	21.98'	N04°32'03"E	43.84'
C5	290.00'	41.05'	08°06'35"	20.56'	N04°32'03"E	41.01'
C6	370.00'	93.54'	14°29'04"	47.02'	N15°49'52"E	93.29'
C7	255.00'	167.19'	37°33'58"	86.73'	S66°36'43"E	164.21'
C8	195.00'	127.85'	37°33'58"	66.32'	N66°36'43"W	125.57'
C9	120.00'	127.33'	60°47'41"	70.40'	N68°11'30"E	121.44'
C10	180.00'	190.99'	60°47'41"	105.59	S68°11'30"W	182.16'
C11	140.00'	36.82'	15°04'12"	18.52'	N45°19'45"W	36.72'
C12	160.00'	42.08'	15°04'12"	21.16'	N45°19'45"W	41.96'

EASEMENT DATA TABLE

POINT No.	NORTHING	EASTING
A	16624105.75	1075880.72
B	16624093.90	1075871.53
C	16624106.32	1075855.52
D	16624120.57	1075861.62
E	16624141.58	1075722.50
F	16624184.43	1075728.98
G	16624186.67	1075714.14
H	16624143.82	1075707.67
I	16624232.28	1075121.98
J	16624219.69	1075104.91
K	16624308.43	1075118.31
L	16624333.15	1075122.05
M	16624286.78	1075261.69
N	16624311.50	1075265.42
O	16624340.11	1075138.27
P	16624338.84	1075146.70
Q	16624353.67	1075148.94
R	16624354.94	1075140.51
S	16624613.79	1075179.60
T	16624630.86	1075167.01
U	16624569.53	1075472.61
V	16624551.73	1075469.93
W	16624550.24	1075479.81
X	16624563.09	1075481.75
Y	16624566.77	1075996.17
Z	16624563.04	1076020.89
AA	16624509.29	1075971.92
BB	16624489.69	1075967.73
CC	16624448.03	1075998.46
DD	16624483.68	1075990.81
EE	16624451.93	1076014.22
FF	16624375.67	1075967.31
GG	16624282.50	1075995.93
HH	16624249.75	1075968.52
II	16624238.18	1075983.43
JJ	16624250.04	1075992.62
KK	16624256.21	1075984.66
LL	16624289.03	1076008.39
MM	16624286.00	1076026.75
NN	16624299.47	1076014.29
OO	16624371.94	1075992.03
PP	16624454.18	1076186.11
QQ	16624462.58	1076197.49
RR	16624322.13	1076176.28
SS	16624323.63	1076166.39

HIDALGO COUNTY DRAINAGE DISTRICT #1 CERTIFICATION:

HIDALGO COUNTY DRAINAGE DISTRICT #1 HEREBY CERTIFIES THAT THE DRAINAGE PLANS FOR THIS SUBDIVISION COMPLY WITH STANDARDS OF THE DISTRICT ADOPTED UNDER TEXAS WATER CODE 49.211(C). THE DISTRICT HAS NOT REVIEWED AND DOES NOT CERTIFY THAT THE STRUCTURES DESCRIBED ARE APPROPRIATE FOR THE SPECIFIC SUBDIVISION, BASED ON GENERALLY ACCEPTED ENGINEERING CRITERIA. IT IS THE RESPONSIBILITY OF THE DEVELOPER OF THE SUBDIVISION AND ITS ENGINEER TO MAKE THESE DETERMINATIONS.

BY: ______________________ ____________
(PRINT NAME) DATE

ENGINEER'S CERTIFICATION:

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

______________________ ____________
JEFF HAMILTON DATE
PROFESSIONAL ENGINEER
TEXAS REGISTRATION No. 96497

SURVEYOR'S CERTIFICATE:

I, TROY MAXWELL, REGISTERED PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THIS PLAT AS A REPRESENTATION OF A SURVEY MADE ON THE GROUND UNDER MY SUPERVISION OF A SUBDIVISION OF 48.450 ACRES, BEING ALL OF A TRACT WHICH WAS CALLED 45.570 ACRES, DOC# 2064867, HCDR, ALL OF TRENTON COMMERCE SUBDIVISION, VOL. 35, PG. 59B, HCMR AND ALL OF PLAZA DEL NORTE PHASE 1-A, A SUBDIVISION OF RECORD IN DOC# 2058584, HCMR, AND THAT ALL BLOCK CORNERS, LOT CORNERS, ANGLE POINTS, BEGINNING AND ENDING OF CURVES, AND BOUNDARY CORNERS ARE MONUMENTED WITH 5/8" X 3' IRON RODS UNLESS SHOWN OTHERWISE. ALL OF SAID SUBDIVISION LIES WITHIN THE CITY LIMITS OF THE CITY OF McALLEN, TEXAS. IN MY PROFESSIONAL OPINION IT IS A TRUE AND CORRECT REPRESENTATION OF THE FACTS AS FOUND ON THE DATE OF SURVEY.

PRELIMINARY NOT TO BE RECORDED FOR ANY PURPOSE

______________________ ____________
TROY MAXWELL DATE
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION No. 5585

STATE OF TEXAS — REGISTERED — TROY MAXWELL — 5585 — PROFESSIONAL LAND SURVEYOR

VALENCIA MARKETPLACE

10 LOTS–4 BLOCKS, 1 PRIVATE DETENTION AREA, 48.450 ACRES
BEING AN AMENDMENT TO
LOT 1 & LOT 2, TRENTON COMMERCE SUBDIVISION
VOL 35, PG 59B, HCMR,
AND LOT 1–A THRU LOT 6–A, PLAZA DEL NORTE PHASE 1–A,
DOC# 2058584, HCMR,
HIDALGO COUNTY, TEXAS

JOHNSON & PACE INCORPORATED
ENGINEERING - ARCHITECTURE - SURVEYING
1201 NW LOOP 281, LONGVIEW, TX 75604
(903) 753-0663 FAX (903) 753-8803
www.johnsonpace.com

JOB NO: 2154-028 ISSUE DATE: APRIL 14, 2011

PAGE ONE OF TWO

PROPOSED
SAM'S CLUB
RCL - 136 - TR
RIGHT ENTRY, LEFT DOCK, TBC RIGHT
GROSS BUILDING GROUND FLOOR WITH DOCK SHOWN = 136,085 S. F.
F.F.E. = 111.25
BUILDING HEIGHT = 37.0'

SAM'S PRIVATE STORMWATER DETENTION POND

T.B.M. #1
"X" CUT IN CONCRETE
ELEV. 106.48

T.B.M. #2
"X" CUT IN CONCRETE
ELEV. 110.88

CONTROL PNT #1
SET 5/8" ALUMINUM SURVEY MARKER
N: 16624305.49
E: 1078553.53

CONTROL PNT #2
SET 5/8" ALUMINUM SURVEY MARKER
N: 16622939.79
E: 1078492.81

RED LOBSTER
EXISTING ONE-STORY BLOCK AND METAL EDIFICE BUILDING

BAR-B-CUTIE
EXISTING ONE-STORY BUILDING

LAW OFFICE
EXISTING ONE - STORY STUCCO BUILDING

WALGREEN'S
EXISTING ONE-STORY STUCCO BUILDING

JOHNNY'S CUSTOM SHOP
EXISTING ONE-STORY METAL BUILDING

FIRST NATIONAL BANK MCALLEN
EXISTING TWO-STORY STUCCO BUILDING

CONCEPTUAL LAYOUT FOR INFORMATIONAL PURPOSES ONLY

A RETAIL 42,640 SF
B RETAIL 21,600 SF
D RETAIL 30,551 SF
E RETAIL 15,265 SF
F RETAIL 18,425 SF
G RETAIL 48,840 SF
H RETAIL

LOT 11 SECTION 13
LOT 14 SECTION 13

MAIN STREET
10TH STREET (S.H. 336)
TRENTON ROAD

PROPOSED 8" C-900 DR-18 WATER LINE
PROPOSED FIRE HYDRANT
FUTURE 8" WATER LINE
FUTURE FIRE HYDRANT
PROPOSED 6" C-900 DR-18 WATER LINE
TIE INTO EXISTING 12" WATER LINE
TIE INTO EXIST. 8" WATER LINE
PRIVATE ACCESS DRIVE
FUTURE 8" SANITARY SEWER
FUTURE MANHOLE
DRY BORE MAIN STREET
DRY BORE TRENTON ROAD
TIE INTO EXISTING WATER LINE
UTILITY EASEMENT
DETENTION POND
FIRE DEPARTMENT CONNECTION

SHARP SCHER MANHOLE
T/RIM=129.83
FL 6"S PVC IN (S)=120.30
FL 12"S PVC IN (S)=120.20
FL 12"S PVC OUT (S)=120.20

STORM SEWER MANHOLE
T/RIM=111.23
FL 18"E RCP IN (E)=101.82
FL 18"W RCP IN (W)=101.82
FL 18"S RCP OUT (S)=101.72

STORM SEWER INLET
T/GRATE=110.52
FL 18"W RCP IN (W)=101.82
FL 18"S RCP IN (S)=101.82
FL 18"N RCP OUT (N)=101.72

0 20' 40' 60' 120'
1" = 60'

HORIZONTAL AND VERTICAL CONTROL

CONTROL POINT #1
N: 16624305.49
E: 1078553.53

SET 5/8" IRON ROD WITH ALUMINUM SURVEY MARKER LOCATED ON THE EAST SIDE OF 10TH STREET APPROXIMATELY 728' NORTH OF INTERSECTION OF TRENTON ROAD, 1' BEHIND BACK OF CURB INLET.

CONTROL POINT #2
N: 16622939.79
E: 1078492.81

SET 5/8" IRON ROD WITH ALUMINUM SURVEY MARKER LOCATED ON THE EAST SIDE OF 10TH STREET APPROXIMATELY 728' NORTH OF INTERSECTION OF TRENTON ROAD, 1' BEHIND BACK OF CURB, 53' SOUTH OF AN EXISTING POWER POLE

T.B.M. #1
ELEVATION: 106.48

"X" CUT IN BACK OF CURB ON THE WEST SIDE OF MAIN STREET APPROXIMATELY 1,420' NORTH OF INTERSECTION OF TRENTON ROAD AND APPROXIMATELY 30' SOUTH OF MORRIS MIDDLE SCHOOL ACCESS DRIVE

T.B.M. #2
ELEVATION: 110.88

"X" CUT IN CONCRETE BASE OF EXISTING TRANSMISSION POWER POLE ON NORTH SIDE OF TRENTON ROAD APPROXIMATELY 750' EAST OF INTERSECTION OF MAIN STREET AND APPROXIMATELY 705' WEST OF INTERSECTION OF 10TH STREET

NOTE:
COORDINATES ARE BASED UPON THE TEXAS COORDINATE SYSTEM OF 1983, SOUTH ZONE, ELEVATIONS ARE N.A.V.D. 1988.

LEGEND

U/E	UTILITY EASEMENT
UGF	UNDERGROUND FIBER OPTIC CABLE
UGE	UNDERGROUND ELECTRIC LINE
OHE	OVERHEAD ELECTRIC LINE
UGT	TELEPHONE LINE
W	WATER LINE
S	FORCE MAIN
G	GAS LINE
C	CONDUIT (AS NOTED)
	EXISTING STORM SEWER LINE
	PROPOSED STORM SEWER LINE
FH	FIRE HYDRANT
WV	WATER VALVE
CO	CLEAN OUT
MH	MANHOLE
	CURB RECORD INLET

INDICATES SLOPE OF LINE
INDICATES TYPE OF LINE
INDICATES SLOPE ON STORM SEWER
INDICATES TYPE OF LINE
ALL NOTATIONS ARE EXISTING UNLESS OTHERWISE NOTED

GENERAL NOTES

1. ALL FILL MATERIAL IS TO BE IN PLACE, AND COMPACTED BEFORE INSTALLATION OF PROPOSED UTILITIES.
2. CONTRACTOR SHALL NOTIFY THE UTILITY AUTHORITIES INSPECTORS 72 HOURS BEFORE CONNECTING TO ANY EXISTING LINE.
3. IN THE EVENT OF A VERTICAL CONFLICT BETWEEN WATER LINES, SANITARY LINES, STORM LINES AND GAS LINES (EXISTING AND PROPOSED), THE SANITARY LINE SHALL BE GREEN C-900 DR18 PVC PIPE AT LEAST 10 FEET ON BOTH SIDES OF CROSSING, THE WATER LINE SHALL HAVE MECHANICAL JOINTS WITH APPROPRIATE THRUST BLOCKING AS REQUIRED TO PROVIDE A MINIMUM OF 18" CLEARANCE, MEETING REQUIREMENTS OF ANSI A21.10 ON AND 21.11 (AWWA C-151) (CLASS 50). CONTRACTOR SHALL BE RESPONSIBLE FOR ANY AND ALL FITTINGS AND/OR PIPE LENGTHS NECESSARY TO ROUTE PROPOSED WATER LINES AROUND CONFLICTING UTILITY.
4. CONTRACTOR SHALL COORDINATE INSTALLATION OF UTILITIES IN SUCH A MANNER AS TO AVOID CONFLICTS AND ASSURE PROPER DEPTHS ARE ACHIEVED AS WELL AS COORDINATING WITH THE APPROPRIATE UTILITY DEPARTMENT AS TO LOCATION AND SCHEDULING OF TIE-IN/CONNECTIONS PRIOR TO CONNECTING TO EXISTING UTILITIES.
5. MINIMUM TRENCH WIDTH SHALL BE 2 FEET. SEE DETAILS AND SPECIFICATIONS FOR BACKFILLING AND COMPACTION REQUIREMENTS ON UTILITY TRENCHES.
6. LINES UNDERGROUND SHALL BE INSTALLED, INSPECTED AND APPROVED BEFORE BACKFILLING.
7. CONCRETE MIX DESIGN FOR ENCASEMENTS SHALL HAVE A MINIMUM 28 DAY COMPRESSION STRENGTH OF 3,000 P.S.I.
8. DRAWINGS DO NOT PURPORT TO SHOW ALL EXISTING UTILITIES.
9. EXISTING UTILITIES SHALL BE VERIFIED IN FIELD PRIOR TO INSTALLATION OF ANY NEW LINES.
10. CONTRACTOR IS RESPONSIBLE FOR COMPLYING TO THE SPECIFICATIONS OF THE LOCAL AUTHORITIES WITH REGARDS TO MATERIALS AND INSTALLATION OF THE WATER AND SEWER LINES.
11. CONTRACTOR SHALL COMPLY COMPLETELY WITH THE LATEST STANDARDS OF OSHA DIRECTIVES OR ANY OTHER AGENCY HAVING JURISDICTION FOR EXCAVATION AND TRENCHING PROCEDURE. THE CONTRACTOR SHALL USE SUPPORT SYSTEMS, SLOPING, BENCHING, AND OTHER MEANS OF PROTECTIONS THIS IS TO INCLUDE, BUT NOT LIMITED FOR ACCESS AND EGRESS FROM ALL EXCAVATION AND TRENCHING OPERATIONS. IT IS RESPONSIBLE FOR COMPLYING WITH PERFORMANCE CRITERIA AS OUTLINED BY OSHA.
12. ALL STEEL ENCASEMENT PIPE SHALL HAVE A WALL THICKNESS OF 0.3125 INCHES.
13. ALL SANITARY SEWER AND WATER LINES SHALL COMPLY WITH THE REQUIREMENTS AS OUTLINED IN THE SITE WORK SPECIFICATIONS.
14. DIMENSIONS SHOWN ARE TO CENTERLINE OF PIPE OR FITTING, TO CENTER LINE OF MANHOLE, FACE OF BUILDING, OR BACK OF CURB, UNLESS OTHERWISE NOTED.
15. CONTRACTOR IS RESPONSIBLE FOR REPAIRS OF DAMAGE TO ANY EXISTING UTILITY DURING CONSTRUCTION AT NO COST TO THE OWNER.
16. ALL UTILITIES SHALL BE KEPT TEN FEET (10') APART (PARALLEL) OR WHEN CROSSING 18" VERTICAL CLEARANCE (OUTSIDE EDGE OF PIPE TO OUTSIDE EDGE OF PIPE) UNLESS NOTED OTHERWISE.
17. CONTRACTOR SHALL COORDINATE WITH ALL UTILITY COMPANIES FOR INSTALLATION REQUIREMENTS AND SPECIFICATIONS.
18. ALL CONDUIT SHOWN HEREON SHALL BE SCHEDULE 40 PVC UNLESS OTHERWISE NOTED.
19. ALL CONDUIT SHALL HAVE SWEEPING BENDS.
20. THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES AND WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE APPROPRIATE UTILITY COMPANIES AT LEAST 72 HOURS BEFORE ANY EXCAVATION TO REQUEST AN EXACT FIELD LOCATION OF UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.

INSPECTIONS/CERTIFICATIONS NOTE

ALL NECESSARY INSPECTIONS AND/OR CERTIFICATIONS REQUIRED BY CODES AND/OR UTILITY SERVICE COMPANIES AND THE FINAL CONNECTION OF SERVICES SHALL BE PERFORMED 30 DAYS PRIOR TO ANTICIPATED BUILDING POSSESSION.

GROUNDWATER NOTE

IT IS POSSIBLE FOR GROUNDWATER TO EXIST BENEATH THIS SITE AT SHALLOW DEPTHS OR A TREATMENT BASIN FOLLOWING PERIODS OF PRECIPITATION. FLUCTUATIONS IN GROUNDWATER LEVELS OCCUR DUE TO VARIATIONS IN RAINFALL, SURFACE WATER RUN-OFF, THE CONTRACTOR SHALL BE TOTALLY AND COMPLETELY RESPONSIBLE FOR ANY AND ALL DEWATERING OPERATIONS THAT MAY BE NECESSARY FOR PROPER INSTALLATION OF UNDERGROUND UTILITIES, DRAINAGE STRUCTURES, ETC. NO CHANGE ORDERS WILL BE GIVEN FOR DEWATERING.

DIMENSION AND COORDINATE NOTES

1. DIMENSIONS SHOWN ARE TO CENTERLINE OF PIPE OR FITTING, TO CENTERLINE OF MANHOLE, FACE OF BUILDING, OR BACK OF CURB, UNLESS OTHERWISE NOTED.
2. REFER TO THE COORDINATE CONTROL PLAN SHEET FOR EXACT LOCATIONS OF BITEMHORN ITEMS INCLUDING, BUT NOT LIMITED TO, CURVES, FITTINGS, MANHOLES, INLETS, FIRE HYDRANTS, P.I.I., BASINS, BOLLARDS, LIGHT BASES, ETC.

CAUTION - NOTICE TO CONTRACTOR

THE CONTRACTOR IS PUT ON NOTICE THAT THERE ARE NUMEROUS UNDERGROUND UTILITIES IN THE LINE OF WORK, INCLUDING WATER, SEWER, GAS, TELEPHONE AND ELECTRIC. THERE MAY BE OTHER UTILITIES INCLUDING CABLE TELEVISION, TELECOMMUNICATIONS AND OTHERS. SOME OF THESE UTILITIES MAY BE ABANDONED, WHILE MANY ARE ACTIVE.

THE CONTRACTOR SHALL EXERCISE EXTREME CAUTION WHEN CONDUCTING EXCAVATION OPERATIONS, AND IF ANY EXISTING UTILITY OR DRAINAGE, THEY SHALL BE REPAIRED IMMEDIATELY AT NO COST TO THE OWNER. THE CONTRACTOR IS TO BE AWARE THAT IF ANY EXISTING UTILITIES ARE SHOWN ON THE PLANS THEY ARE SHOWN IN THEIR APPROXIMATE LOCATIONS ONLY AND THAT THE EXISTING UTILITIES SHOWN REPRESENT ONLY A DILIGENT EFFORT TO SHOW THE APPROXIMATE LOCATION OF SOME OF THE UTILITIES.

THE CONTRACTOR MUST CALL THE APPROPRIATE UTILITY COMPANY AT LEAST 72 HOURS BEFORE ANY EXCAVATION TO REQUEST FIELD LOCATION OF UTILITIES.

SANITARY SEWER NOTES

1. SANITARY SEWER PIPE SHALL BE SDR-26 PVC UNLESS OTHERWISE NOTED ON PLANS.
2. THE TOP ELEVATION OF MANHOLES AND CLEANOUTS CONSTRUCTED IN PAVED AREAS SHALL MATCH FINISHED PAVEMENT GRADE. THE TOP ELEVATION OF MANHOLES CONSTRUCTED IN UNPAVED AREAS SHALL BE 6 INCHES ABOVE FINISHED GRADE UNLESS OTHERWISE NOTED ON PLANS.
3. CONTRACTOR SHALL ENSURE ALL PIPE ENTRANCES TO SANITARY SEWER MANHOLES WITH ARE WATER TIGHT.
4. ALL SEWER LINE CONSTRUCTION SHALL BE COORDINATED WITH THE CITY.

WATER NOTES

1. CONTRACTOR SHALL NOTIFY THE CITY WATER DEPARTMENT INSPECTOR AT LEAST 48 HOURS PRIOR TO ANY WATER LINE CONNECTION/DISCONNECTION ACTIVITIES.
2. WATER LINES SHALL BE AWWA C-900 DR18 UNLESS OTHERWISE NOTED ON PLANS.
3. ALL WATER LINE FITTINGS ARE TO BE RESTRAINED BY MECHANICAL JOINTS WITH THRUST BLOCKING AS CALLED OUT IN SPECIFICATIONS.
4. CONTRACTOR SHALL MAINTAIN A MINIMUM OF 4' OF COVER ON ALL WATER LINES. ALL WATER LINE CONSTRUCTION SHALL BE COORDINATED WITH THE CITY WATER DEPARTMENT.
5. ALL UTILITIES NOT IN A UTILITY EASEMENT, ARE REQUIRED TO BE PERMITTED AND INSTALLED BY A LICENSED PLUMBER.
6. WATER METERS 2" AND LARGER WILL BE SIZED BY THE CITY AND A VAULT WILL BE REQUIRED FOR METERS THAT ARE 3" AND 4".
7. WATER METERS THAT ARE 2" AND SMALLER, SHALL BE ORDERED AND PURCHASED AT THE CITY DEPARTMENT OF DEVELOPMENT SERVICES.

NOTICE TO CONTRACTOR **TEXAS ONE CALL SYSTEM**

AS REQUIRED BY "THE TEXAS UNDERGROUND FACILITY DAMAGE PREVENTION AND SAFETY ACT" TEXAS ONE CALL SYSTEM MUST BE CONTACTED (800-344-8377) AT LEAST 48 HOURS PRIOR TO ANY EXCAVATION OPERATIONS PERFORMED. IT IS THE CONTRACTOR'S RESPONSIBILITY TO CONTACT TEXAS ONE CALL SYSTEM.

TRAFFIC CONTROL NOTES

GUIDELINES SET FORTH IN PART VI "STANDARDS AND GUIDES FOR TRAFFIC CONTROLS FOR STREET AND HIGHWAY CONSTRUCTION, MAINTENANCE, UTILITY, AND INCIDENT MANAGEMENT OPERATIONS" OF THE TEXAS MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MOST RECENT EDITION AS REVISED) SHALL BE OBSERVED.

** NOTICE TO CONTRACTOR**

IF CONTRACTOR DOES NOT ACCEPT EXISTING TOPOGRAPHY AS SHOWN ON THE PLANS, WITHOUT EXCEPTION, HE SHALL HAVE MADE, AT HIS EXPENSE, A TOPOGRAPHIC SURVEY BY A REGISTERED LAND SURVEYOR AND SUBMIT IT TO THE OWNER FOR REVIEW. CONTRACTOR IS RESPONSIBLE FOR VERIFYING HORIZONTAL AND VERTICAL LOCATION OF ALL EXISTING STORM SEWER STRUCTURES, PIPES, AND ALL UTILITIES PRIOR TO CONSTRUCTION AND NOTIFY THE OWNER OF ANY DISCREPANCIES FROM THE INFORMATION SHOWN ON THE PLANS. ANY ADDITIONAL COST INCURRED DUE TO NON-VERIFICATION OF THESE EXISTING ITEMS SHALL BE AT THE CONTRACTOR'S EXPENSE.

CURVE TABLE						
CURVE	RADIUS	LENGTH	DELTA	TANGENT	CHORD DIRECTION	CHORD
C1	430.00'	109.71'	14°36'55"	54.94'	S18°48'53"W	109.42'
C2	295.00'	41.05'	08°08'35"	20.56'	S12°38'37"W	41.04'
C3	313.00'	43.58'	08°08'35"	21.96'	S12°38'37"W	43.54'
C4	313.00'	43.58'	08°08'35"	21.96'	N04°32'03"E	43.54'
C5	295.00'	41.05'	08°08'35"	20.56'	N04°32'03"E	41.01'
C6	313.00'	83.54'	14°36'54"	41.97'	N18°48'52"E	83.29'
C7	315.00'	187.19'	37°33'58"	96.73'	S36°58'42"E	184.21'
C8	105.00'	137.55'	37°33'58"	68.32'	N36°58'41"W	129.57'
C9	120.00'	127.33'	60°47'41"	70.40'	N58°11'30"E	121.44'
C10	180.00'	190.99'	60°47'41"	105.56'	S58°11'30"W	182.19'
C11	140.00'	38.82'	15°04'12"	18.52'	N45°12'45"E	38.70'
C12	160.00'	42.06'	15°04'12"	21.18'	N45°12'45"E	41.99'

ALERT TO CONTRACTOR:

ALL SAM'S GENERAL CONTRACTOR WORK TO BE COMPLETED (EARTHWORK, FINAL UTILITIES, AND FINAL GRADING) BY THE MILESTONE DATE IN PROJECT DOCUMENTS.

JOHNSON & PACE INCORPORATED
ENGINEERING · ARCHITECTURE · SURVEYING
1000 N. 10TH STREET, SUITE 100
MCALLEN, TEXAS 78501
(956) 687-5900
TBPE FIRM REGISTRATION #F-2154
TBPLS FIRM REGISTRATION #100318-00

This document is released for the purpose of permit review under the authority of Jeff Hamblin, P.E. # 90107 on May 31, 2011.

SAM'S CLUB #4850-00
TRENTON ROAD & 10TH STREET
McALLEN, HIDALGO CO., TEXAS

Sam's CLUB

NO.	REVISIONS	BY	DATE
A	ISSUED FOR REVIEW	LN	04/01/2011
B	ISSUED FOR PERMIT REVIEW	LN	05/31/2011

VALENCIA MARKETPLACE
OVERALL UTILITY PLAN

ISSUED FOR PERMIT REVIEW

DESIGNED BY	JJR	DATE	03/17/2011
DRAWN BY	LN	JOB NO.	2154-028
CHECKED BY	JJR	SCALE	1"=60'
APPROVED BY	JJR	DATE	04/01/2011
SHEET NO.	C-26	DRAWING NO.	B

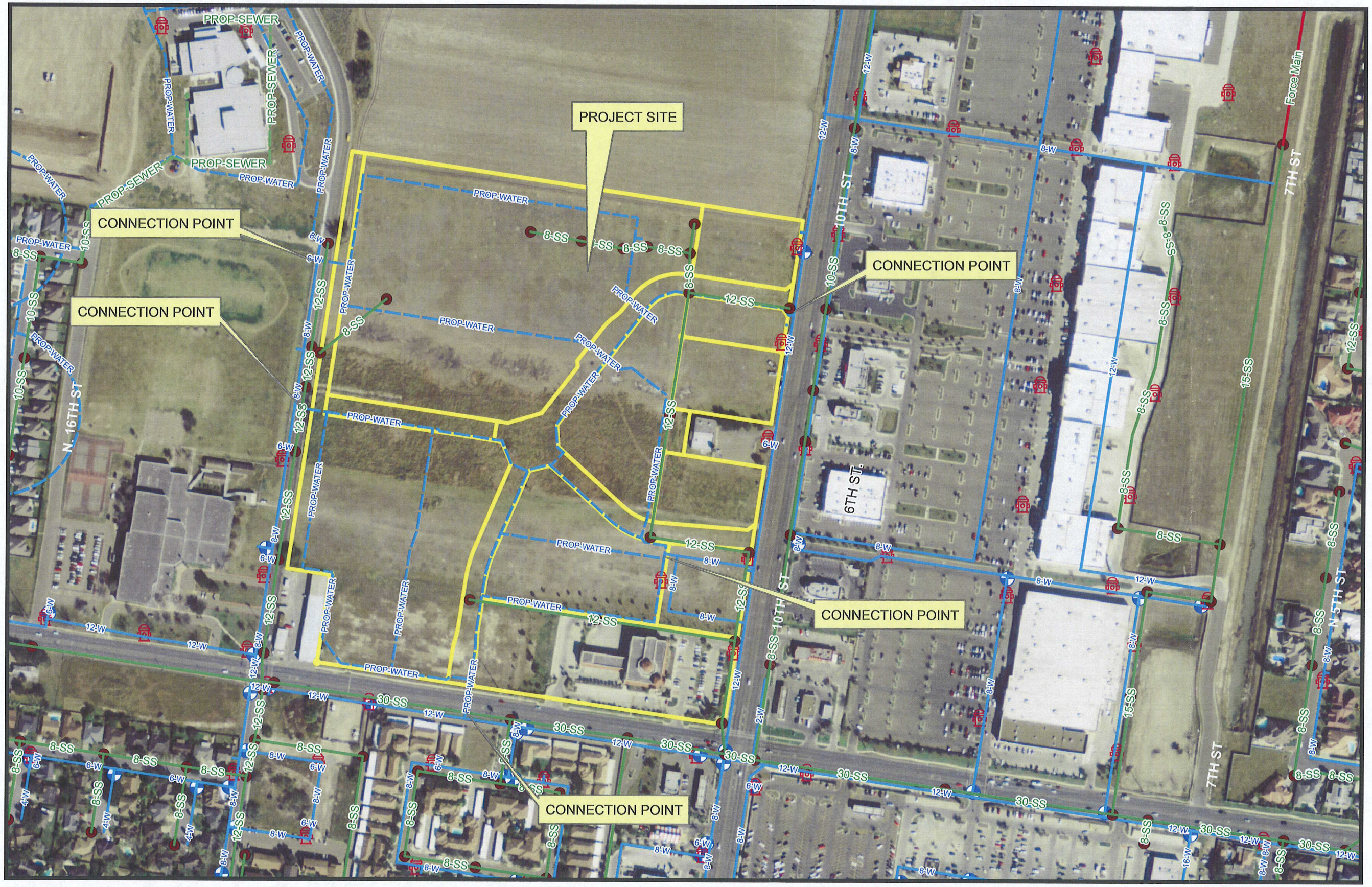
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McALLEN PUBLIC UTILITY

VALENCIA MARKETPLACE SUBDIVISION

N
W E
S

1 inch = 300 feet



Legend

- Lift Station
- Man Hole
- Hydrants GIS
- Tower
- Valve

CITY OF McALLEN
STANDARDIZED RECOMMENDATION FORM

CITY COMMISSION	____	**AGENDA ITEM**	4a
UTILITY BOARD	X	**DATE SUBMITTED**	6/20/11
PLANNING & ZONING COMMISSION	____	**MEETING DATE**	6/28/11
OTHER	____		

1. **Agenda Item:** Consumer Confidence Report
2. **Party Making Request:** Javier Santiago, Director of Water Systems
3. **Nature of Request: (Brief Overview)** **Attachments:** ____**Yes** ____**No**
   Item presented for report only.
4. **Policy Implication:** McAllen Public Utility Board Policy
5. **Budgeted:** _____**Yes** _____ **No** _____ **N/A**
   Bid Amount: _____ **Budgeted Amount:** _____
   Under Budget: _____ **Over Budget:** _____
   Amount Remaining: _____
6. **Reimbursement:** _____ **Is Applicable** _____ **Is Not Applicable**
   Water: _____ **To:** _____
   Sewer: _____ **To:** _____
   SWSC: _____ **To:** _____
7. **Alternate Option/Costs:** Not Applicable
8. **Routing:**

NAME/TITLE	INITIAL	DATE	CONCURRENCE YES/NO

9. **Staff's Recommendation:** Report only.
10. **Advisory Board:** ____ **Approved** ____ **Disapproved** ____ **None**
11. **City Attorney:** ____ **Approved** ____ **Disapproved** ____ **None**
12. **Manager's Recommendation:** ____ **Approved** ____ **Disapproved** ____ **None**
13. **Financial Operations Manager:** ____ **Approved** ____ **Disapproved** ____ **None**
14. **Action Taken:** _____

SCANNED

McAllen Public Utility
Water Systems
Division

Memo

To: Roel Rodriquez, P.E., Asst. City Manager/General Manager

From: Javier Santiago, Director of Water Systems

Date: 6/15/2011

Re: **2010 Consumer Confidence Report**

Attached for review is the 2010 Consumer Confidence Report. This report is a summary of the quality of water that was provided to our customers in 2010. The analysis was made using data from the most recent U.S. Environmental Protection Agency and TCEQ required tests. The report is being distributed to our customers during the months of July and August 2010.

The official notice has been reported to TCEQ with 2 CCR attachments. If additional information is required please advise.

2010 Regulated Contaminants Detected

Coliform Bacteria

Maximum Contaminant Level Goal	Total Coliform Maximum Contaminant Level	Highest Number of Positive	Fecal Coliform or E. Coli Maximum Contaminant Level	Total Number of Positive E. Coli or Fecal Coliform Samples	Violation	Likely Source of Contamination
0	5% of monthly samples are positive	0.8		0	N	Naturally present in the environment

Maximum Residual Disinfectant Level

Disinfectant Type	Average Level	Minimum Level	Maximum Level	MRDL	MRDLG	Unit	Source
Chloramines	2.9	1.6	3.8	4	4	ppm	Disinfection used to control microbes

Disinfectants and Disinfection By-Products	Collection Date	Highest Level Detected	Range of Levels Detected	MCLG	MCL	Units	Violation	Likely Source of Contamination
Haloacetic Acids (HAA5)*	2010	24	10.7-24.2	No goal for the total	60	ppb	N	By-product of drinking water chlorination
Total Trihalomethanes (TThm)*	2010	38	13.9-40.9	No goal for the total	80	ppb	N	By-product of drinking water chlorination

Regulated Contaminants

Inorganic Contaminants	Collection Date	Highest Level Detected	Range of Levels Detected	MCLG	MCL	Units	Violation	Likely Source of Contamination
Arsenic	01/31/2006	2.99	2.99-2.99	0	10	ppb	N	Erosion of natural deposits; runoff from orchards; runoff from glass and electronics production wastes
Barium	01/21/2006	0.109	0.109-0.109	2	2	ppm	N	Discharge of drilling wastes; discharge from metal refineries; erosion of natural deposits
Fluoride	2010	0.57	0.55-0.57	4	4.0	ppm	N	Erosion of natural deposits; water additive which promotes strong teeth; discharge from fertilizer and aluminum factories
Nitrate (measured as Nitrogen)	2010	0.32	0.17-0.32	10	10	ppm	N	Runoff from fertilizer use; leaching from septic tanks, sewage; erosion of natural deposits

Radioactive Contaminants	Collection Date	Highest Level Detected	Range of Levels Detected	MCLG	MCL	Units	Violation	Likely Source of Contamination
Beta/photon emitters	01/31/2006	6.7	6.7-6.7	0	4	mrem/yr	N	Decay of natural and man-made deposits

Turbidity

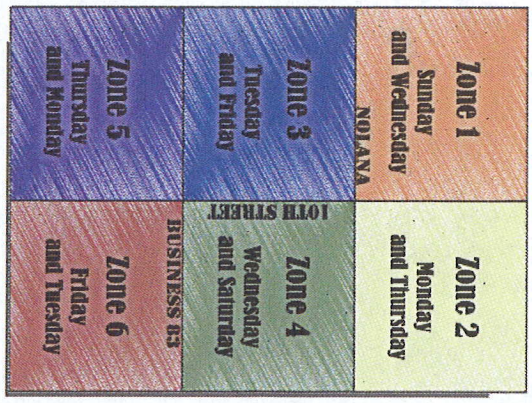
	Limit (Treatment Technique)	Level Detected	Violation	Likely Source of Contamination
Highest single measurement	1 NTU	0.28 NTU	N	Soil runoff
Lowest monthly percent meeting limit	0.3 NTU	100%	N	Soil runoff

Water Conservation

MPU is dedicated to providing clean, safe drinking water for many generations to come. We encourage you to join us in conserving water whenever possible.

For more information on water conservation and to view the current water alert status, please visit our Web site at http://mpu.mcallen.net/conservation.

We also encourage you to follow the irrigation zone schedule below. Watering on the specified days for your zone helps keep the water pressure across the city constant as well as cuts down on unnecessary outdoor water use. We appreciate your cooperation. During Stage 1 water alert, this schedule is voluntary, but please be advised that if we move to a higher water alert stage, this irrigation schedule must be followed.



McAllen Public Utility
P.O. Box 220
McAllen, Texas 78505-0220
(956)681-1600
http://mpu.mcallen.net
Public Water System ID #TX1080006

McALLEN PUBLIC UTILITY

2010 Water Quality Report

Our Drinking Water is Regulated

This report is a summary of the quality of the water we provide to our customers. The analysis was made using the data from the most recent U.S. Environmental Protection Agency required tests and is presented in the attached pages. We hope this information helps you become more knowledgeable about your drinking water supply.

For more information about this report or for any questions about your drinking water, please contact Javier Santiago, Water Systems Director, at (956)681-1700.

En Español

Este informe incluye información importante sobre el agua potable. Si tiene preguntas o comentarios sobre éste informe en español, favor de llamar al teléfono (956)681-1700 para hablar con una persona bilingüe en español.

Special Notice

You may be more vulnerable than the general population to certain microbial contaminants, such as Cryptosporidium, in drinking water. Infants, some elderly, or immunocompromised persons such as those undergoing chemotherapy; those who have undergone organ transplants; those who are undergoing treatment with steroids; and people with HIV/AIDS or other immune system disorders can be particularly at risk from infections. You should seek advice about drinking water from your physician or health care provider. Additional guidelines on appropriate means to lessen the risk of infection by Cryptosporidium are available from the Safe Drinking Water Hotline at (800) 426-4791.

Public Participation Opportunities

The McAllen Public Utility Board meets publicly on the 2nd and 4th Tuesday of each month at 4 p.m. at City Hall, 1300 Houston Ave., McAllen, Texas. These meetings are also broadcast live and recorded for viewing on MCN 12, which is also available at http://mpu.mcallen.net.

Source of Drinking Water

The sources of drinking water (both tap and bottled water) include rivers, lakes, streams, ponds, reservoirs, springs, and wells. As water travels over the surface of the land or through the ground, it dissolves naturally occurring minerals and, in some cases, radioactive material, and can pick up substances resulting from the presence of animals or from human activity. Contaminants that may be present in source water include:

Microbial contaminants, such as viruses and bacteria, which may come from sewage treatment plants, septic systems, agricultural livestock operations, and wildlife.

Inorganic contaminants, such as salts and metals, which can be naturally occurring or result from urban storm water runoff, industrial or domestic wastewater discharges, oil and gas production, mining, or farming.

Pesticides and herbicides, which may come from a variety of sources such as agriculture, urban storm water runoff, and residential uses.

Organic chemical contaminants, including synthetic and volatile organic chemicals, which are byproducts of industrial processes and petroleum production, and can also come from gas stations, urban storm water runoff, and septic systems.

Radioactive contaminants, which can be naturally occurring or be the result of oil and gas production and mining activities.

Where Do We Get Our Drinking Water?

The source of drinking water used by McAllen Public Utility is Surface Water. A Source Water Susceptibility Assessment for your drinking water source is currently being updated by the Texas Commission on Environmental Quality. This information describes the susceptibility and types of constituents that may come into contact with your drinking water source based on human activities and natural conditions. The information contained in the assessment allows us to focus source water protection strategies. Some of this source water assessment information is available on Texas Drinking Water Watch at http://dww.tceq.state.state.tx.us/DWW. For more information on source water assessments and protection efforts at our system, please contact us.

MPU's raw water supply is pumped from the Rio Grande River via a network of canals and pipelines maintained by Hidalgo County Irrigation Districts 2 and 3, United Irrigation District, and occasionally, Brownsville Irrigation District. The water is stored in reservoirs and then sent to our two water treatment plants for disinfection and purification. Our current treatment capacity is 58.5 MGD. MPU water systems have received a "Superior" rating for our water quality.

ALL Drinking Water May Contain Contaminants

When drinking water meets federal standards, there may not be any health benefits to purchasing bottled water or point-of-use devices (such as a faucet filtration system). Drinking water, including bottled water, may reasonably be expected to contain at least small amounts of some contaminants. The presence of these contaminants does not necessarily indicate that water poses a health risk. More information about contaminants and potential health effects can be obtained by calling the EPA's Safe Drinking Water Hotline at 1-800-426-4791.

Secondary Constituents

Many constituents such as calcium, sodium, or iron, which are often found in drinking water, can cause taste, color, or odor problems. The taste and odor constituents are called secondary constituents and are regulated by the State of Texas, not the EPA. These constituents are not causes for health concern; therefore, secondaries are not required to be reported in this document but they may greatly affect the appearance and taste of your water.

Required Additional Health Information for Lead

If present, elevated levels of lead can cause serious health problems, especially for pregnant women and young children. Lead in drinking water is primarily from materials and components associated with service lines and home plumbing. This water supply is responsible for providing high-quality drinking water but cannot control the variety of materials used in plumbing components. When your water has been sitting for several hours, you can minimize the potential for lead exposure by flushing your tap for 30 seconds to 2 minutes before using water for drinking or cooking. If you are concerned about lead in your water, you may wish to have your water tested. Information on lead in drinking water, testing methods, and steps you can take to minimize exposure is available from the Safe Drinking Water Hotline or at http://www.epa.gov/safewater/lead.

Abbreviations

NTU- Nephelometric Turbidity Units

MFL- million fibers per liter (a measure of asbestos)

pCi/L- picocuries per liter (a measure of radioactivity)

ppm- parts per million, or milligrams per liter (mg/L)

ppb- parts per billion, or micrograms per liter

ppt- parts per trillion, or nanograms per liter

ppq- parts per quadrillion, or picograms per liter

Definitions

Maximum Contaminant Level Goal or MCLG: The level of a contaminant in drinking water below which there is no known or expected risk to health. MCLGs allow for a margin of safety.

Maximum Contaminant Level or MCL: The highest level of a contaminant that is allowed in drinking water. MCLs are set as close to the MCLGs as feasible using the best available treatment technology.

Maximum Residual Disinfectant Level Goal or MRDLG: The level of a drinking water disinfectant below which there is no known or expected risk to health. MRDLGs do not reflect the benefits of the use of disinfectants to control microbial contaminants.

Maximum Residual Disinfectant Level or MRDL: The highest level of a disinfectant allowed in drinking water. There is convincing evidence that the addition of a disinfectant is necessary for the control of microbial contaminants.

Avg: Regulatory compliance with some MCLs are based on running annual average of monthly samples.

ppm: milligrams per liter or parts per million- or one ounce in 7,350 gallons of water.

ppb: micrograms per liter or parts per billion- or one ounce in 7,350,000 gallons of water.

na: not applicable

Definitions: The following tables contain scientific terms and measures, some of which may require explanation.