

**MINUTES OF THE REGULAR MEETING OF
THE BOARD OF DIRECTORS OF
CAMERON COUNTY DRAINAGE DISTRICT NO. 5
February 25, 2025**

A meeting of the Board of Directors of Cameron County Drainage District No. 5 convened on February 25, 2025, at 8:00 a.m. at the office of the District pursuant to notice duly given as required by law. Present were Directors Steven Jennings, Jerome Wade and Nicholas Consiglio, General Manager Rolando Vela, Assistant General Manager Veronica Larraga, District Attorney Buddy R. Dossett, District Engineer Jack L. Brown, Special Projects Director Bryanna Woodman, and GIS Specialist Eloy Macias. Also in attendance was Alan Moore. President Jennings called the meeting to order and presided.

Item 1 Pledge of Allegiance

Item 2 Minutes. The Minutes of February 4, 2025, meeting were presented and reviewed. The motion was made by Jerome Wade seconded by Nicholas Consiglio that the Minutes of the February 4, 2025, meeting be approved. Following a discussion, the motion carried.

Item 3 No one was present to discuss items not on the agenda.

Item 4 Subdivisions

4.1 THE ROCKING “T” RANCH SUBDIVISION (12.46 acres of land out of Block 1, F.H. Handley Subdivision) – Motion was made by Jerome Wade, seconded by Nicholas Consiglio to approve the preliminary plat. Following a discussion, the motion carried.

4.2 KINGSWOOD SUBDIVISION (9.815 acres being out of Lot 17, Cunningham's Subdivision) – Motion was made by Jerome Wade, seconded by Nicholas Consiglio to approve the preliminary plat. Following a discussion, the motion carried.

4.3 HARLINGEN LAKES SUBDIVISION PHASE I & II (a 55.90 acre tract of land out of Survey 295, Stuart Place Subdivision) – Motion was made by Jerome Wade, seconded by Nicholas Consiglio to approve the preliminary plat. Following a discussion, the motion carried.

4.4 ARCHIMEDES SUBDIVISION (Being a tract containing 1.00 acre of land situated out of Block Number Thirty Three (33), Stuart Place Subdivision of Survey 137) – Motion was made by Jerome Wade, seconded by Nicholas Consiglio to sign and approve the final plat. Following a discussion, the motion carried.

4.5 VITRUVIAN PLAZA II SUBDIVISION (formerly Kaplan Subdivision) (A 3.63 acre tract of land, more or less, out of a certain 5.133 acres of Block Seven (7), Harlingen Land & Water Company Subdivision “B”) – Motion was made by Jerome Wade, seconded by Nicholas Consiglio to approve the preliminary plat. Following a discussion, the motion carried.

Item 5 Rules of Cameron County Drainage District No. 5
Motion was made by Jerome Wade, seconded by Nicholas Consiglio and passed, to table the adoption of the Rules of Cameron County Drainage District No. 5.

Item 6 Deliberations about Real Property:

- 6.1.1 Deliberations about Real Property – Bus. 77/UPRR Crossing Improvements. 0.500 acres out of Block 61, David and Stephenson Subdivision. The Board did not go into closed session.
- 6.1.2 Bus. 77/UPRR Crossing Improvements – Purchase of Real Property being 0.500 acres out of Block 61, David and Stephenson Subdivision. No action was taken.

- 6.2.1 Deliberations about Real Property - Bus. 77/UPRR Crossing Improvements. A tract of land in Lot 1, Block 1, R A Billups Subdivision. The Board did not go into closed session.
- 6.2.2 Bus. 77/UPRR Crossing Improvements – Purchase of Real Property being a tract of land in Lot 1, Block 1, R A Billups Subdivision. No action was taken.

- 6.3.1 Deliberations about Real Property - Murphy/South Fork Detention. – 1.00 acre out of Block 42, Wilson Tract Subdivision. The Board did not go into closed session.
- 6.3.2 Murphy/South Fork Detention – Purchase of Real Property being 1.00 acre out of Block 42, Wilson Track Subdivision. No action was taken.

- 6.4.1 Deliberations about Real Property – Combes Relief Drain Project. 17.00 acres, more or less, in the Cameron County School Lands Block 14, David and Stephenson Subdivision. The Board did not go into closed session.
- 6.4.2 Combes Relief Drain Project–Purchase of Real Property being 17.0 acres, more or less, in the Cameron County School Land Block 14, David and Stephenson Subdivision. Consider, make decision, and take action on purchase of 17.0 acres, more or less, in the Cameron County School Land Block 14, David and Stephenson Subdivision.
 - (a) The motion was made by Nicholas Consiglio and seconded by Jerome Wade that the following findings and determinations be made:

Cameron County Drainage District No. 5 is a drainage district duly created, existing, and operating under and by virtue of the laws of the State of Texas, and owns, operates, and maintains drainage ditches designed and used for conveying stormwater run-off to the Arroyo Colorado, including the Wilson Tract Main Drain and the All-States Lateral.

The Board of Directors of Cameron County Drainage District No. 5 has

previously determined that there is a need for a new detention basin adjoining the Wilson Tract Main Drain and the All-States Lateral in Block 14, David and Stephenson Subdivision (Volume 1, Page 2, Map Records of Cameron County, Texas).

The Board of Directors of Cameron County Drainage District No. 5 hereby determines that there exists a necessity for said new detention basin adjoining the Wilson Tract Main Drain and the All-States Lateral in Block 14, David and Stephenson Subdivision, and determines that there is a necessity to acquire, by condemnation or otherwise, fee simple title to the land described as follows:

Being **17.0 acres**, more or less (16.97 ac. calc.), out of the east 20.0 acres of **Block Fourteen (14)**, David and Stephenson Subdivision, Cameron County, Texas, according to the map or plat of said subdivision of record in Volume 1, Page 2, Map Records of Cameron County, Texas, to which map and its record reference is here made for all purposes, and being the east 20 acres of Block 14 save and except the east one hundred feet (100') thereof, more particularly described by metes and bounds as follows:

COMMENCING at the northeast corner of the David & Stephenson Subdivision, League 26, Cameron County School Land, Cameron County, Texas;

THENCE, along the east line of the David & Stephenson Subdivision, South 00° 14' 00" East, a distance of 2,640.0 feet to a point (being the southeast corner of Block 20);

THENCE, West along the north right-of-way of Kilbourn Avenue, at 8,024.4 feet passing the southeast corner of Block 14, a total distance of 8,124.4 feet to a concrete monument for the southeast corner of this tract;

THENCE, continuing along the north right-of-way of Kilbourn Avenue (a 30 foot County road) and the south line of Block 14, David & Stephenson Subdivision, West a distance of 560.0 feet a concrete monument for the southwest corner of this tract;

THENCE, North, at a distance of 1,288.0 feet a concrete monument, and at a distance of 1,320.0 feet a point in the north line of Block 14, and also being a point in the centerline of a canal;

THENCE, East along the north line of Block 14, and the center line of the canal, at a distance of 560.0 feet to a point for the west right-of-way of a canal and the northeast corner of this tract;

THENCE, South, at a distance of 48.0 feet a concrete monument and at a distance of 1,320.0 feet, the POINT OF BEGINNING, containing 17.0 acres, more or less;

being the same 17.0 acre tract described by metes and bounds description in the Deed from Joe Garrett and wife, Natalie Garrett to Veterans Land Board

of Texas, dated October 15, 1962, recorded at Volume 736, Pages 215-217, Deed Records of Cameron County, Texas, and in the Contract of Sale between Veterans Land Board of Texas and Gilbert Lozano dated November 16, 1962, recorded at Volume 736, Pages 217-220, Deed Records of Cameron County, Texas, and in the Deed from the Estate of Gilbert Lozano, Deceased to Inecilia Lozano dated November 23, 2004, recorded Volume 10794, Pages 177-179, Official Records of Cameron County, Texas. Following a discussion, the motion unanimously carried.

- (b) It was noted that the appraisal firm of Robinson, Duffy and Barnard, L.L.P. has determined the value of the property to be \$51,000.00. The motion was made by Nicholas Consiglio and seconded by Jerome Wade that the District's attorney be directed and authorized to submit an offer of \$51,000.00 to the owner as required by Texas Property Code §21.0111(a), save and except oil, gas, and other minerals, but the owner shall have no rights of exploration or development on the property. Following a discussion, the motion unanimously carried.

Item 7 Report

7.1 Manager

7.1.1 BUS. 77/UPRR Crossing Grant Update - Manager Vela reported update on funding status for upcoming grant projects.

7.1.2 5 Acre Detention Pond Excavation Project - La Feria Irrigation District No. 3 will begin excavation.

7.2 District Engineer
No additional report.

7.3 District Attorney
No additional report.

Item 8 Payment of Accounts, Wages, and Director's Services. The motion was made by Jerome Wade and seconded by Nicholas Consiglio that these checks be issued:

CONSTRUCTION & MAINTENANCE FUND

| | | |
|-------------|---|-----------|
| Ck No. 5321 | Texas Commission on Environmental Quality | \$ 400.00 |
| Ck No. 5322 | Rolando Vela | 3,658.99 |
| Ck No. 5323 | Veronica Larraga | 2,224.78 |
| Ck No. 5324 | Eloy S. Macias, Jr. | 1,961.99 |
| Ck No. 5325 | Bryanna Woodman | 2,009.87 |
| Ck No. 5326 | BCBSTX | 6,144.23 |
| Ck No. 5327 | Dearborn Life Insurance Company | 14.20 |
| Ck No. 5328 | Charter Communications | 145.58 |
| Ck No. 5329 | Harlingen Irrigation District No. 1 | 58,985.50 |
| Ck No. 5330 | CyberNation | 506.68 |
| Ck No. 5331 | Scheibe Consulting, LLC | 53,000.00 |
| Ck No. 5332 | Scheibe Consulting, LLC | 21,000.00 |
| Ck No. 5333 | Moore Land Surveying, LLC | 1,000.00 |

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|---------------------------------------|--------------------------------|----------------------|
| Ck No. 5334 | WM Corporate Services, Inc. | 3,233.66 |
| Ck No. 5335 | Robinson, Duffy & Barnard, LLP | 1,500.00 |
| Ck No. 5336 | AIM Media Texas | 925.00 |
| Ck No. 5337 | Gabriel Elizondo | 1,636.25 |
| Ck No. 5338 | Rolando Vela | 200.00 |
| Ck No. 5339 | Veronica Larraga | 200.00 |
| Ck No. 5340 | Rolando Vela | 1,004.05 |
| TCDRS (ACH Debit) | | 4,322.27 |
| Electronic Federal Tax Payment System | | 6,799.22 |
| TOTAL CONSTRUCTION & MAINTENANCE | | <u>\$ 170,872.27</u> |

Following a discussion, the motion carried.

Item 9 There were no non-action items discussed.

Item 10 Adjournment. There being no further business, the meeting was adjourned at 9:30 a.m.

Jerome Wade, Secretary

ATTEST:

Steven Jennings, President