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Cameron County Drainage District # 5
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Attorney
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NOTICE OF REGULAR MEETING

The Board of Directors of Cameron County Drainage District No. 5 will meet in regular session at 221 East Van Buren Ave., Suite 4, Harlingen, Texas, on Tuesday, December 10, 2024, at 8:00 A.M. to consider the following business.

1. Pledge of Allegiance
2. Minutes. Read Minutes of November 12, 2024 Meeting make any corrections, and approval.
3. Introduction of guests / Public Comment Period.

The Public Comment portion of the meeting promotes a fair and open process for the governance of the District. This portion of the meeting is not intended to be an extended discussion or a debate and is limited to three minutes for each presenter and the total public comment shall be limited to 30 minutes. Due to the provisions of Texas Open Meetings Act, the Board Members do not reply; they listen. Matters under litigation are not to be addressed and comments regarding specific District employees and elected officials may be prohibited. If you are discussing something not included on the agenda, the Board of Directors cannot take any formal action until it is placed on an agenda and notice of the meeting is properly posted. Registration for Public Comments must be submitted to the District Secretary before the meeting is called to order. As the Board President calls upon those who submitted a registration form with the District Secretary, please step forward and state your name and address before beginning your presentation.

4. Subdivisions. Consider and take action on the following:

AGAVE ESTATES SUBDIVISION – A 15.76 acre tract of land, being all of Block 4, and a part or portion of Blocks 3, 5 and Block 17, Stuart Place Subdivision, Survey 42.

SMT HARLINGEN III LAND SUBDIVISION – A tract of land containing 3.693 acres situated in the City of Harlingen, being a part or portion out of Block 2, Howards Dixieland Heights No. 1.

HAND VILLAGE SUBDIVISION – A 15.62 acre tract of land, out of Block Two (2), Wilson Tract Subdivision.

COMBES ECONOMIC DEVELOPMENT CORP SUBDIVISION – Being a 13.46 acre tract of land, more or less, out of Block eight (8), David and Stephenson Subdivision.

EL DORADO SUBDIVISION – 5.255 acre tract out of Block 34, Wilson Tract Subdivision.

5. Annexation:

Public Hearing. Consideration and action on Solid Development Inc.'s Petition to annex the following tracts:

- Tract 1: The East Fifteen (15) Acres of Block Thirty-Six (36), Palmetal Company Subdivision, Volume 4, Page 2, of the Map Records of Cameron County, Texas.
- Tract 2: All of Block Thirty-Seven (37), Palmetal Company Subdivision, containing Forty (40) acres, Volume 4, Page 2, of the Map Records of Cameron County, Texas.
- Tract 3: Being 18.69 acres of land, more or less, out of Block Twenty-Eight (28), Palmetal Company Subdivision, Volume 4, Page 2, of the Map Records of Cameron County, Texas

6. Public Hearing. Consideration and action on Harlingen Development Corporation of Harlingen, Inc.'s Petition to annex the following tracts in Blocks 26 and 39 of the Palmetal Company Subdivision, which have been jointly resubdivided with other tracts of land as Liberty Subdivision:

- Tract 1: Lot 1, Block 1, Bales/I. T. D. Industrial Subdivision, recorded at Cabinet 1, Page/Slot 2093-B, Map Records of Cameron County, Texas.
- Tract 2: The south 2.67 acres of the 22.30 acres out of Block 26, Palmetal Company Subdivision, recorded at Volume 4, Page 2, Map Records of Cameron County, Texas
- Tract 3: 23.18 acres out of Block 39, Palmetal Company Subdivision, recorded at Volume 4, Page 2, Map Records of Cameron County, Texas

7. Public Hearing. Consideration and action to adopt an Order Confirming, Ratifying, and Declaring certain land annexed to Cameron County Drainage District No. 5:

- 7.1 19.631 Acres out of 22.30 acres out of 37.444 acres of Block 26, Palmetal Company Subdivision, recorded at Volume 4, Page 2, Map Records of Cameron County, Texas. Current Owner: 5806 GRIMES, LLC.
- 7.2 Lot 3, Block 2, Harlingen Industrial Park No. 3, Phase I, recorded at Cabinet 1, Page/Slot 1593-A, Map Records of Cameron County, Texas. Current Owner: BROADBAND TELECOM SERVICES, INC.
- 7.3 TRACT 1: 13.543 acres out of 36.569 acres of Block 25, Palmetal Company Subdivision, recorded at Volume 4, Page 2, Map Records of Cameron County, Texas.

TRACT 2: Lot 1, Block 1, Wright Industrial Subdivision, Cabinet 1, Page/Slot 1590-B Map Records of Cameron County, Texas.

TRACT 3: Lot 2, Block 1, Wright Industrial Subdivision, Cabinet 1, Page/Slot 1590-B Map Records of Cameron County, Texas.

TRACT 4: Lot 3, Block 1, Wright Industrial Subdivision, Cabinet 1, Page/Slot 1590-B Map Records of Cameron County, Texas.

Current Owner of Tracts 1, 2, 3, and 4: CAPWRIGHT PROPERTIES, LLC

- 7.4 Lot 2, Block 1, Harlingen Industrial Park No. 3, Phase I, recorded at Cabinet 1, Page/Slot 1593-A, Map Records of Cameron County, Texas. Current Owners:

DONALD L. HAAG AS TRUSTEE OF THE DONALD L. HAAG
REVOCABLE LIVING TRUST DATED JANUARY 20, 2011

LOIS K. HAAG AS TRUSTEE OF THE LOIS K. HAAG REVOCABLE
LIVING TRUST DATED JANUARY 20, 2011

- 7.5 Lot 3, Block 1, Liberty Subdivision, recorded at Cabinet 1, Page/Slot 3691-3692, Map Records of Cameron County, Texas.

Current Owner: HG1 OPPORTUNITY, LLC.

- 7.6 TRACT 1: Lot 2, Block 1, Harlingen Industrial Park Number Four, Cabinet 1, Page/Slot 2039-A & B, Map Records of Cameron County, Texas.

TRACT 2: Lot 3, Block 1, Harlingen Industrial Park Number Four, Cabinet 1, Page/Slot 2039-A, Map Records of Cameron County, Texas.

Current Owner of Tracts 1 and 2: ICP FULLER FM-509, LLC.

- 7.7 Lot 1, Block 1, Harlingen Industrial Park No. 3, Phase I, recorded at Cabinet 1, Page/Slot 1593-A, Map Records of Cameron County, Texas.

Current Owner: ONE GAS, INC.

- 7.8 TRACT 1: Lot 1A of "Final Plat" Lots 1A, 1B, 1C & 1D, Replat of Lot 1, Block 2, Harlingen Industrial Park No. 3 Phase 1 Subdivision, Document No. 2023-14708, Map Records of Cameron County, Texas.

TRACT 2: Lot 1B of "Final Plat" Lots 1A, 1B, 1C & 1D, Replat of Lot 1, Block 2, Harlingen Industrial Park No. 3 Phase 1 Subdivision, Document No. 2023-14708, Map Records of Cameron County, Texas.

TRACT 3: Lot 1C of "Final Plat" Lots 1A, 1B, 1C & 1D, Replat of Lot 1, Block 2, Harlingen Industrial Park No. 3 Phase 1 Subdivision, Document No. 2023-14708, Map Records of Cameron County, Texas.

TRACT 4: Lot 1D of "Final Plat" Lots 1A, 1B, 1C & 1D, Replat of Lot 1, Block 2, Harlingen Industrial Park No. 3 Phase 1 Subdivision, Document No. 2023-14708, Map Records of Cameron County, Texas.

Current Owner of Tracts 1, 2, 3, and 4: RGV1 OPPORTUNITY LLC

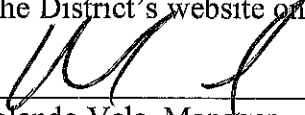
7.9 Lot 2, Block 2, Harlingen Industrial Park No. 3, Phase I, recorded at Cabinet 1, Page/Slot 1593-A, Map Records of Cameron County, Texas.
Current Owner: SACHI HOLDING LLC

8. Consideration and action to ratify the sponsorship of the State of the State scheduled for December 18, 2024.
9. Consideration and action to select the engineering firm for the Flood Mitigation Assistance (FMA) grant of the Texas Water Development Board.
10. Consideration and action to create a Special Projects Director position and to hire Bryanna Woodman for this position.
11. Consideration and action to ratify the purchase of fajitas for CCDD5, Harlingen Irrigation District, and La Feria Irrigation District employees and Board Members.
12. Deliberations about Real Property:
 - 12.1.1 Deliberations about Real Property— Land off Montezuma Road. Recess open meeting and conduct a closed meeting pursuant to Government Code Section 551.072 to deliberate the sale and value of SE 2.9 acres out of Block 53, David and Stephenson Subdivision, Cameron County School League Number 26 if the Board determines that deliberation in an open meeting would have a detrimental effect on the position of the District in negotiations with the landowner. If Board does not conduct a closed meeting, go to agenda item 12.1.2. If the Board conducts a closed meeting, go to agenda item 12.1.2 when the Board reconvenes in open session.
 - 12.1.2 Land off Montezuma Road – Sale of Real Property on SE 2.9 acres out of Block 53, David and Stephenson Subdivision, Cameron County School League Number 26. Consider, make decisions, and take action on sale of land on SE 2.9 acres out of Block 53, David and Stephenson Subdivision, Cameron County School League Number 26.
 - 12.2.1 Deliberations about Real Property – Combes. Recess open meeting and conduct a closed meeting pursuant to Government Code Section 551.072 to deliberate the purchase and value of 10.7 acres out of Survey 22, Georgetown Railroad Survey if the Board determines that deliberation in an open meeting would have a detrimental effect on the position of the District in negotiations with the landowner. If Board does not conduct a closed meeting, go to agenda item 12.2.2. If the Board conducts a closed meeting, go to agenda item 12.2.2 when the Board reconvenes in open session.
 - 12.2.2 Combes – Purchase of Real Property being 10.7 acres out of Survey 22, Georgetown Railroad Survey. Consider, make decisions, and take action on purchase of 10.7 acres out of Survey 22, Georgetown Railroad Survey.

- 12.3.1 Deliberations about Real Property– Bus. 77/UPRR Crossing Improvements.
Recess open meeting and conduct a closed meeting pursuant to Government Code Section 551.072 to deliberate the purchase and value of .500 acres out of Blk 61, David and Stevenson Subdivision if the Board determines that deliberation in an open meeting would have a detrimental effect on the position of the District in negotiations with the landowner. If Board does not conduct a closed meeting, go to agenda item 12.3.2. If the Board conducts a closed meeting, go to agenda item 12.3.2 when the Board reconvenes in open session.
- 12.3.2 Bus. 77/UPRR Crossing Improvements – Purchase of Real Property being .500 acres out of Blk 61, David and Stevenson Subdivision. Consider, make decisions, and take action on purchase of .500 acres out of Blk 61, David and Stevenson Subdivision.
- 12.4.1 Deliberations about Real Property– Bus. 77/UPRR Crossing Improvements.
Recess open meeting and conduct a closed meeting pursuant to Government Code Section 551.072 to deliberate the purchase and value of a tract of land in Lot 1, Block 1, R A Billups Subdivision if the Board determines that deliberation in an open meeting would have a detrimental effect on the position of the District in negotiations with the landowner. If Board does not conduct a closed meeting, go to agenda item 12.4.2. If the Board conducts a closed meeting, go to agenda item 12.4.2 when the Board reconvenes in open session.
- 12.4.2 Bus. 77/UPRR Crossing Improvements – Purchase of Real Property in Lot 1, Block 1, R A Billups Subdivision. Consider, make decisions, and take action on purchase of land in Lot 1, Block 1, R A Billups Subdivision.
13. Consideration and action to adopt the legislative agenda for the Regular Session of the 89th Legislature.
14. Consideration and action to ratify the Call for Projects submitted on November 21 with the:
 - 14.1 County of Cameron for the concrete lining of the North Main Drain south of Wilson Road.
 - 14.2 City of Harlingen for the BUS 77 / UPRR Crossing.
15. Consideration and action to approve and accept the Arroyo BESS Facility’s connection to the North Main Drain Channel.
16. Consideration and action to cancel the regular Board Meeting of December 24, 2024.
17. Discussion and potential action on applying for Levee Certification funding.
18. Reports
 - 18.1 Manager
 - 18.1.1 Harlingen Day at the Capitol, March 5, 2025
 - 18.1.2 Palm Valley Drainage Improvement Project
 - 18.1.3 Townhall Meetings
 - 18.1.4 DC Trip
 - 18.2 District Engineer
 - 18.3 District Attorney
19. Consideration and approval of payment of accounts, wages, and director services.

20. Executive session for discussion with attorney about status of pending litigation, to seek attorney's advice concerning pending and contemplated litigation, and to discuss any other matter which is the duty of the District's Attorney to the District, pursuant to the Code of Professional Responsibility of the State Bar of Texas, conflicts with the Open Meeting Act, pursuant to Texas Government Code 551.071, including the attorney's legal opinion; items pertaining to District's personnel, contracts or agreements for professional services, and the acquisition of right of way, including contract for surveying services.
21. Consideration and action concerning litigation or possible litigation as discussed in executive session, consideration and action concerning the acquisition of land and right of way, contracts or agreements for professional services, and personnel matters as discussed in executive session, including engaging surveyor.
22. Adjournment

Posted at the offices of Cameron County Drainage District No. 5 and the District's website on the 6th day of December 2024.



Rolando Vela, Manager

****AGENDA ITEMS MAY BE CONSIDERED OUT OF ORDER****

Note: If any accommodation for a disability is required, please notify the District's Office at (956-423-6411) prior to the meeting date.