

**MINUTES OF THE REGULAR MEETING OF
THE BOARD OF DIRECTORS OF
CAMERON COUNTY DRAINAGE DISTRICT NO. 5
November 10, 2025**

A meeting of the Board of Directors of Cameron County Drainage District No. 5 convened on November 10, 2025, at 8:05 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 (via telephone), 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 were Alan Moore and Dustin Moore.

- Item 1 Pledge of Allegiance

- Item 2 Minutes. The Minutes of October 28, 2025, meeting were presented and reviewed. The motion was made by Jerome Wade seconded by Steven Jennings that the Minutes of the October 28, 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.
 - 1.1 LOT 5B, MILLENIUM DR. (Being 4.05 ac. out of Lot 5, Block 1, Harlingen Industrial Park Subdivision No. Four) – Motion was made by Jerome Wade seconded by Steven Jennings to approve the preliminary plat. Following a discussion, the motion carried.
 - 1.2 CIRCLE S ESTATES SUBDIVISION (Being a 5 acre tract out of Lot 6, Survey 40, Stuart Place Subdivision) - Motion was made by Jerome Wade seconded by Steven Jennings to deny this plat. Following a discussion, the motion carried) -
 - 1.3 CARTER ESTATES SUBDIVISION Being 6.357 ac. tract of land, more or less, consisting of 4.337 acres out of Lot Two (2), Colonial Square Subdivision, the north 198 feet of Lots 1, 2 and 3 of Branch Addition to City of Harlingen, all of the 4 and the west 25 feet of Lot 5 and the north 198 feet of the east 18 feet of lot 5, of Branch Addition to City of Harlingen, 0.240 acre abandoned portion of a 30 feet wide alley in Colonial Square Subdivision and a 0.335 acre abandoned portion of the right-of-way of Bowie Avenue adjacent to the north line of Lots 1 through 5 in Branch Addition to City of Harlingen) - Motion was made by Jerome Wade seconded by Steven Jennings to ratify signature of this plat. Following a discussion, the motion carried.
 - 1.4 HIDDEN WOODS SUBDIVISION PHASE II (19.41 acres of land, out of Block 5, Wilson Tract Subdivision) - Motion was made by Jerome Wade seconded by Steven Jennings to approve and sign this subdivision plat pending a license agreement. Following a discussion, the motion carried.
 - 1.5 PALOMA RANCH PHASE II (14.86 acres being the remainder of Paloma Ranch Subdivision Phase I) - Motion was made by Jerome Wade seconded by Steven Jennings to approve and sign this subdivision plat pending a license agreement. Following a discussion, the motion carried.

- 1.6 DIXIELAND CROSSING (9.65 acres of land out of Block 43, 44 & Canal ROW, Howard's Dixieland Heights # 1) - Motion was made by Jerome Wade seconded by Steven Jennings to approve and sign this subdivision plat pending a license agreement. Following a discussion, the motion carried.
- 1.7 COASTAL LOT 3 RE-PLAT SUBDIVISION (2.54 acres of land, comprised of Lot 3, Coastal Subdivision) - Motion was made by Jerome Wade seconded by Steven Jennings to approve the preliminary and final plats and sign the final plat. Following a discussion, the motion carried
- 1.8 STUART HEIGHTS SUBDIVISION (A 17.74 acres of land out of Block 61, Wilson Tract Subdivision) - Motion was made by Jerome Wade seconded by Steven Jennings to deny this plat. Following a discussion, the motion carried.

Item 5 Approximately 3.3 acres, Block 80, Wilson Tract Subdivision. Motion was made by Jerome Wade, seconded Steven Jennings to engage with Robinson Real Estate Services to appraise 3.3 acres of vacant land located in Block 80, Wilson Tract Subdivision. Following a discussion, the motion carried.

Item 6 Bus. 77/UPRR Crossing Improvements Project. Purchase of 1.14 Acres out of Lot 1, Block 1, R.A. Billups Subdivision, City of Harlingen, Cameron County, Texas, according to Map of said subdivision recorded in Volume 16, Page 47, Map Records of Cameron County, Texas. Consider, make decisions, and take action on acquisition of 1.14 acres out of Lot 1, Block 1, R.A. Billups Subdivision, City of Harlingen, Cameron County, Texas.

The motion was made by Jerome Wade and seconded by Steven Jennings 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 North Main Drain.

The Board of Directors of Cameron County Drainage District No. 5 has previously determined that there is a need to increase the capacity of the North Main Drain where it is crossed by the main railroad line that runs north from Brownsville, Texas to Kingsville, Texas (and beyond) by constructing a new drain channel that, from a point on the North Main Drain that is northeasterly of, but near, the south corner of Lot 1, Block 1, R.A. Billups Subdivision, runs west across said Lot 1, Block 1, R.A. Billups Subdivision to a point on the westerly side of said main railroad line.

The Board of Directors of Cameron County Drainage District No. 5 hereby determines that there exists a necessity for said new drain channel, and determines that there is a necessity to acquire, by condemnation or otherwise, fee simple title to the land described as follows:

1.14 acres out of Lot 1, Block 1, R.A. Billups Subdivision, City of Harlingen, Cameron County, Texas, according to the map of said subdivision recorded in Volume 16, Page 47, Map Records of Cameron County, Texas:

COMMENCING at the northwest corner of Lot 1, Block 1, R.A. Billups Subdivision;

THENCE, East, with the north line of the R.A. Billups Subdivision, a distance of 58.11 feet to a point on the east right-of-way line of North 77 Sunshine Strip;

THENCE, South 30 degrees, 38 minutes, 00 seconds East, along the east right-of-way line of North 77 Sunshine Strip, a distance of 53.51 feet to a ½ iron rod set for the POINT OF BEGINNING and northwest corner of the herein described tract;

THENCE, East a distance of 335.67 feet to a point on the west line of the 50' Drainage and/or Street Easement shown on the plat of said R.A. Billups Subdivision for the northeast corner of the herein described tract;

THENCE, South 28 degrees 39 minutes 00 second West, with the west line of the said 50' Drainage and/or Street Easement, a distance of 335.95 feet to a ½ inch iron rod found for the south corner of the herein described tract, said point being on the east right-of-way line of North 77 Sunshine Strip;

THENCE, North 30 degrees, 38 minutes, 00 seconds West, with the east right-of-way line of North 77 Sunshine Strip, a distance of 342.64 feet to the POINT OF BEGINNING, containing 1.14 acres, more or less;

Following a discussion, the motion unanimously carried.

It was noted that Robinson Real Estate Appraisal Service has determined the value of the 1.14 acres, together with improvements thereon, is \$177,000.00. The motion was made by Jerome Wade and seconded by Steven Jennings that the District's attorney be directed and authorized to submit an offer of \$177,000.00 to the owners of said 1.14 acre tract 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 Surplus property adjacent to Lot 16, Block 2 of Morning Dove Estates Phase III – Motion was made by Jerome Wade, seconded by Steven Jennings to accept an offer from Mr. Washington of \$5,000. Mr. Washington will be responsible for providing a survey of the property. Following a discussion, the motion carried.
- Item 8 Runoff coefficients (“C” Values)
Motion was made by Jerome Wade seconded by Steven Jennings to adopt Runoff coefficients (“C” Values) for the District to be applied when calculating discharges into the District’s drainage system as follows:

Runoff Coefficients for Rational Method

Surface Characteristics	Runoff Coefficient Return Period (Years)				
	5	10	25	50	100
<u>Residential</u>					
Suburban > 1.0 Ac.	0.30	0.35	0.40	0.50	0.60
Suburban .5 to 1.0 Ac.	0.35	0.40	0.45	0.52	0.60
Single-family >0.5 Ac.	0.45	0.50	0.53	0.59	0.65
Multi-units (Detached)	0.50	0.55	0.63	0.68	0.75
Multi-units (Attached)	0.65	0.68	0.73	0.77	0.80
Apartments	0.75	0.78	0.80	0.82	0.85
<u>Business</u>					
Downtown	0.85	0.88	0.91	0.93	0.95
Neighborhood	0.60	0.65	0.70	0.75	0.80
<u>Industrial</u>					
Light	0.70	0.75	0.80	0.83	0.85
Heavy	0.80	0.82	0.86	0.88	0.90
<u>Parks & Cemeteries</u>	0.20	0.27	0.37	0.45	0.55
<u>Playgrounds</u>	0.25	0.33	0.43	0.52	0.60
<u>Schools</u>	0.50	0.55	0.63	0.68	0.75
<u>Railroad Yards</u>	0.40	0.48	0.57	0.64	0.70
<u>Undeveloped Areas</u>	0.10	0.16	0.27	0.37	0.50
<u>Streets</u>					
Paved	0.80	0.85	0.90	0.92	0.95
Gravel	0.20	0.27	0.37	0.45	0.55
<u>Drives & Walks</u>					
Roofs	0.80	0.84	0.87	0.88	0.90
Lawns	0.10	0.16	0.27	0.37	0.50

The “C” Values to be used within the subdivision are at the discretion of the respective City and/or County.

Following a discussion, the motion carried.

- Item 9 Report
 - 9.1 Manager
 - 9.1.1 A discussion was held to cancel the November 25 board meeting due to the Thanksgiving holiday.
 - 9.1.2 Manager Vela reported that the Texas Water Development Board meeting to consider the District’s application for the local match on the Levee Certification grant has been moved to December 16, 2025, at 9:30 a.m. in Austin.
 - 9.2 District Engineer
 - 9.2.1 No additional report.

9.3 District Attorney

9.3.1 Attorney Dossett reported that he has been working on the annual Eminent Domain Report that is due to the Comptroller.

- Item 10 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. 5613	Alan Moore	\$ 1,000.00
Ck No. 5614	Wells Fargo Financial Leasing, Inc.	162.00
Ck No. 5615	CyberNation	150.00
Ck No. 5616	WM Corporate Services, Inc.	2,973.23
Ck No. 5617	Rolando Vela	208.49
Ck No. 5618	CyberNation	7.95
Ck No. 5619	BCBSTX	4,308.39
Ck No. 5620	Dearborn Life Insurance Company	14.20
Ck No. 5621	Charter Communications	145.59
Ck No. 5622	Rolando Vela	200.00
Ck No. 5623	Veronica Larraga	200.00
Ck No. 5624	Steven Jennings	816.37
Ck No. 5625	Jerome Wade	612.28
Ck No. 5626	Nicholas Consiglio	408.19
Ck No. 5627	Buddy R. Dossett	470.00
Ck No. 5628	SOG Properties, LLC	1,751.00
ACH Debit Salaries 11/15/2025		11,186.57
TCDRS (ACH Debit)		4,856.69
Electronic Federal Tax Payment System		7,539.07
ACH Debit Salaries 11/30/2025		<u>11,186.57</u>
TOTAL CONSTRUCTION & MAINTENANCE FUND		<u>\$ 48,196.59</u>

Following a discussion, the motion carried.

- Item 11 There were no non-action items discussed.

- Item 12 Adjournment. There being no further business, the meeting was adjourned at 9:23 a.m.

Jerome Wade, Secretary

ATTEST:

Steven Jennings, President