

**MINUTES OF THE REGULAR MEETING OF
THE BOARD OF DIRECTORS OF
CAMERON COUNTY DRAINAGE DISTRICT NO. 5
April 8, 2025**

A meeting of the Board of Directors of Cameron County Drainage District No. 5 convened on April 8, 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 were Alan Moore and Dustin Moore. President Jennings called the meeting to order and presided.

Item 1 Pledge of Allegiance

Item 2 Minutes. The Minutes of March 24, 2025, meeting were presented and reviewed. The motion was made by Jerome Wade seconded by Nicholas Consiglio that the Minutes of the March 24, 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 BARRON ESTATES SUBDIVISION (Being 6.03 acres of land out of Lot Twenty One (21), of the Howard Dixieland Heights Subdivision No. 2.) - Motion was made by Jerome Wade, seconded by Nicholas Consiglio that this plat be denied. Following a discussion, the motion carried.

4.2 BRAZIL ESTATES SUBDIVISION (Being 20.00 acres of land out of Block 28, Petersburg Syndicate Subdivision.) – Motion was made by Jerome Wade, seconded by Nicholas Consiglio to approve the preliminary plat. Following a discussion, the motion carried.

4.3 FARO SUBDIVISION (A 0.50 acre tract of land out of Lot One (1), Block One (1), Branson Subdivision Unit No. 2.) – Motion was made by Jerome Wade, seconded by Nicholas Consiglio to approve and sign the final plat. Following a discussion, the motion carried. The plat was signed at today's meeting.

4.4 LITTLE ROCK SUBDIVISION (9.95 acres of land out of Block 54, David & Stephenson Subdivision) – Motion was made by Jerome Wade, seconded by Nicholas Consiglio to approve and sign the final plat. Following a discussion, the motion carried.

4.5 THE ENCLAVE SUBDIVISION (formerly REMINGTON PHASE II) (9.73 acres of land out of Block 1, Stuart Place Subdivision Survey 297) – Motion was made by Nicholas Consiglio, seconded by Jerome Wade to approve and sign the final plat. Following a discussion, the motion carried.

- Item 5 Lot 1, Block 1, R.A. Billups Subdivision. Attorney Dossett reported that there were six underground petroleum tanks in the property, three of which, in 1987, were filled and left in place, and three that were removed. In response to a records request, TCEQ provided the records for the tanks that were removed, but no records were produced for the tanks not removed. He will follow up with TCEQ to get the records for the tanks not removed. He noted that the subject property is in that part of Block 61, David & Stephenson Subdivision that is west of the North Main Drain and south of the Sosa Subdivision, and stated to comprise 2.0 acres, more or less. The north 0.5 acres south of the Sosa Subdivision is owned by Jesus Javier Torres pursuant to deed dated April 4, 2005, recorded at Vol 11285, Pages 77-80, Official Records and on the tax roll as PIN 69715 being 0.5 acre, and the remainder is owned by Jesus Javier Torres, Tomas Flores, and Anselmo Sosa by deed dated December 15, 2005, recorded at Vol. 12120, Pages 160-163, Official Records and on the tax roll as PIN 78802, being 1.5184 acres. He noted that the appraisals were prepared without a survey and need to be based on a survey. He further noted that the Appraiser was told that all underground fuel tanks had been removed and that the Appraiser made the “extraordinary assumption” that all of the underground fuel tanks “have been properly removed and remediated . . .” Engineer Brown advised that the District does not need to acquire the 0.5 acre tract. The motion was made by Nicholas Consiglio and seconded by Jerome Wade that a survey be done of that part of Block 61, David & Stephenson Subdivision that is west of the North Main Drain and south of the Sosa Subdivision, less the north 0.5 acres, and upon the completion of the survey, the Appraiser be engaged to update the appraisal. Following a discussion, the motion unanimously carried.
- Item 6 Stuart Heights Plaza Subdivision (Minor).
A discussion was held, reiterating what the District approved and signed off on according to the drainage report submitted.
- Item 7 North Main Drain Channel Improvements FMA Grant (BUS 77 to Breedlove Road).
Motion was made by Jerome Wade, seconded by Nicholas Consiglio and passed, to apply for the North Main Drain Channel Improvements FMA Grant considering revised project cost at a 10% local match. Following a discussion, the motion carried.
- Item 8 Resolution designating SAR for FMA Grant.
Motion was made by Nicholas Consiglio, seconded by Jerome Wade and passed, to adopt a Resolution designating General Manager, Rolando Vela, as the Subrecipient Authorized Representative (SAR) for North Main Drain Channel Improvements FMA Grant, granting signatory authority. Following a discussion, the motion carried.
- Item 9 Report
- 9.1 Manager
- 9.1.1 March 2025 Post-Storm Assessment – Manager Vela reported on the post-storm field assessment of improvement projects completed during the past six years, informing that staff is working on an improved emergency response plan.

9.1.2 Grants Update – Manager Vela reported the award and approval to begin Phase I of Business 77 & UPRR Crossing Improvements TDEM Grant.

9.2 District Engineer
No additional report.

9.3 District Attorney

9.3.1 Billups Condemnation - It was noted that this matter was discussed under agenda Item 5. Attorney Dossett further noted that a prerequisite of a condemnation suit is the submission to the owner of the property of an offer based on the updated appraisal.

9.3.2 Public Information Act Request - Attorney Dossett reported that District has 10 business days to respond to public records requests.

Item 10 Payment of Accounts, Wages, and Director's Services. The motion was made by Nicholas Consiglio and seconded by Jerome Wade that these checks be issued:

CONSTRUCTION & MAINTENANCE FUND

Ck No. 5377	Steven Jennings	\$	554.10
Ck No. 5378	Jerome Wade		277.05
Ck No. 5379	Nicholas Consiglio		415.58
Ck No. 5380	Buddy R. Dossett		470.00
Ck No. 5381	SOG Properties, LLC		1,751.00
Ck No. 5382	Veronica Larraga		2,224.78
Ck No. 5383	Rolando Vela		3,658.99
Ck No. 5384	Eloy S. Macias, Jr.		1,961.99
Ck No. 5385	Bryanna Woodman		2,009.87
Ck No. 5386	Alan Moore		1,000.00
Ck No. 5387	Wells Fargo Financial Leasing, Inc.		162.00
Ck No. 5388	Scheibe Consulting, LLC		25,500.00
Ck No. 5389	Scheibe Consulting, LLC		25,500.00
Ck No. 5390	Scheibe Consulting, LLC		5,000.00
Ck No. 5391	Veronica Larraga		100.87
Ck No. 5392	Rolando Vela		2,274.22
Ck No. 5393	La Feria Irrigation District No. 3		1,224.00
Ck No. 5394	Robinson, Duffy & Barnard, LLP		6,700.00
TOTAL CONSTRUCTION & MAINTENANCE FUND			<u>\$ 80,784.45</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 10:10 a.m.

Jerome Wade, Secretary

ATTEST:

Steven Jennings, President