

**MINUTES OF THE REGULAR MEETING OF
THE BOARD OF DIRECTORS OF
CAMERON COUNTY DRAINAGE DISTRICT NO. 5
January 14, 2025**

A meeting of the Board of Directors of Cameron County Drainage District No. 5 convened on January 14, 2024, at 8:00 a.m. at the office of the District pursuant to notice duly given as required by law. Present were Directors Steve 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 December 10, 2024, meeting were presented and reviewed. The motion was made by Steven Jennings seconded by Nicholas Consiglio that the Minutes of the December 10, 2024, 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

PALM SUNRISE SUBDIVISION (4.15 acres of land out of Block 66, Stuart Place Subdivision, Survey 40) – Motion was made by Steven Jennings seconded by Nicholas Consiglio to approve the preliminary plat. Original was not present.

CAVAZOS ESTATES SUBDIVISION (Being 3.00 acre tract of land out of Block 96, Wilson Tract Subdivision) - – Motion was made by Steven Jennings seconded by Nicholas Consiglio to approve the preliminary plat. Original was not present. Following a discussion, the motion carried.

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 Steven Jennings seconded by Nicholas Consiglio to approve the preliminary plat. Original was not present. Following a discussion, the motion carried.

MADISON ESTATES SUBDIVISION (Being 20.197 acres of land out of Block 30, Survey 306, Stuart Place Subdivision) – Motion was made by Steven Jennings seconded by Nicholas Consiglio to approve the preliminary plat. Original was not present. – Motion was made by Steven Jennings seconded by Nicholas Consiglio to approve the preliminary plat. Original was not present. Following a discussion, the motion carried.

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) – Motion was made by Steven Jennings seconded by Nicholas Consiglio to approve and sign the final plat. Following a discussion, the motion carried.

TUSCANY HILLS SUBDIVISION (Being a 73.79 acre tract of land, more or less, out of and forming a part of Blocks 28, 36, and 37, Palmetal Subdivision) – Motion was made by Steven Jennings seconded by Nicholas Consiglio to approve the preliminary plat subject to the owner acquiring two 36” Reinforced Concrete Pipes to upgrade the FM 509 crossing and to cross under the Number 6 canal, and a single 24” Reinforced Concrete Pipe to cross under Number 5 canal. Pipe will be stored with Drainage District inventory. Following a discussion, the motion carried.

Item 5 Appraisals

- 5.1.1 Motion was made by Steven Jennings seconded by Nicholas Consiglio to ratify the hiring of Robinson Real Estates Services, dba Robinson, Duffy & Barnard, LLP, to appraise East 17 acres out of Block 14, David and Stephenson Subdivision (17 acres on Crossett Road and Kilbourn Road). Following a discussion, the motion carried.
- 5.1.2 Motion was made by Nicholas Consiglio seconded by Jerome Wade to ratify the hiring of Robinson Real Estates Services, dba Robinson, Duffy & Barnard, LLP, to appraise 5.3301 acres out of Part of Block 42, Wilson Tract Subdivision (5.3301 acres on Wilcox Road). Following a discussion, the motion carried.

Item 6 Deliberations about Real Property:

- 6.1.1 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. The Board did not go into closed session.
- 6.1.2 Land off Montezuma Road–Sale of Real Property-2.9 acres out of Block 53, David and Stephenson Subdivision, Cameron County School League Number 26. Consider, make decisions, and take action of sale of 2.9 acres out of Block 53, David and Stephenson Subdivision, Cameron County School League Number 26. General Manager Vela noted that Herbeylhvb Properties, LLC had advised that it wants to purchase that part of Block 53, David and Stephenson Subdivision owned by the District that is bounded on the north by the District’s detention basin, on the west by the District’s Zavala Lateral Drain, on the south by Montezuma Road, and on the east by Briggs Coleman Road; that he had previously reported to the Board that the property is not needed by the District and recommended that it be sold; and that at its December 10, 2024 meeting the Board directed that an appraiser be engaged to determine the fair market value of the property. He reported that the property has been surveyed by Moore Land Surveying, and that the property comprises 2.91 acres; and that the appraisal firm of Robinson, Duffy & Barnard was engaged to appraise the property. Manager Vela then presented the appraisal report prepared by Robinson, Duffy & Barnard which determines that the fair

market value of the property is \$131,000.00. Whereupon the motion was made and seconded that, pursuant to Texas Water Code § 49.226, the Board of Directors of Cameron County Drainage District No. 5 hereby determines that the following described 2.91 acres is surplus and not needed by the District; that the sum of \$131,000.00 is the fair market value of the 2.91 acres; and that the 2.91 acres be sold by private sale for the sum of \$131,000.00, cash, on the condition that the purchaser pay for the title policy if the purchaser wants title insurance:

BEING 2.91 ACRES OF LAND out of Block 53, David and Stephenson Subdivision, Cameron County, Texas, recorded in Volume 1, Page 2, Map Records of Cameron County, Texas, being out of the tract of land described in Volume 21413, Page 255, Official Records of Cameron County, Texas, said 2.91 Acre tract being more particularly described by metes and bounds as follows:

COMMENCING at an iron rod found for the Southwest corner of Block 53, being on the North right of way of Montezuma Road (having 45 feet of right of way);

THENCE along the South boundary of Block 53 and the North right of way of Montezuma Road, NORTH 89 DEG. 49 MIN. 09 SEC. EAST a distance of 75.00 FEET to an iron rod with plastic cap stamped "MOORE 6370" set, for the Southwest corner and POINT OF BEGINNING of the tract herein described;

1) THENCE leaving the South boundary of Block 53 and the North right of way of Montezuma Road, NORTH 00 DEG. 10 MIN. 51 SEC. WEST a distance of 210.00 FEET to an iron rod with plastic cap stamped "MOORE 6370" set, for the Northwest corner of the tract herein described;

2) THENCE NORTH 89 DEG. 49 MIN. 09 SEC. EAST a distance of 604.27 FEET to an iron rod with plastic cap stamped "MOORE 6370" set on the East boundary of said 25.24 Acre tract of land described in Volume 21413, Page 255, Official Records of Cameron County, Texas, for the Northeast corner of the tract herein described;

3) THENCE along the East boundary of said 25.24 Acre tract, SOUTH 00 DEG. 05 MIN. 29 SEC. EAST, at a distance of 209.15 pass an iron rod found, a total distance of 210.00 FEET to a point on the South boundary of Block 53, being on the North right of way of Montezuma Road, for the Southeast corner of the tract herein described;

4) THENCE along the South boundary of Block 53 and the North right of way of Montezuma Road, SOUTH 89 DEG. 49 MIN. 09 SEC. WEST a distance of 603.94 FEET to the

POINT OF BEGINNING; Containing 2.91 Acres of land within these metes and bounds.

Following a discussion, the motion unanimously carried.

- Item 7 Report
- 7.1 Manager
- 7.1.1 Manager Vela reported that Harlingen Day at the Capital is on March 5, 2025.
- 7.1.2 Palm Valley Drainage Improvements – Contractor is almost complete with the project.
- 7.1.3 Manager Vela reported on the Townhall Meetings coming up.
- 7.2 District Engineer
- 7.2.1 Expressway Crossing at Combes - Engineer Brown reported that the contract with Tedsy Infrastructure Group, for traffic engineering and design, is scheduled to be signed next week.
- 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:

**Ck No. 5243 Rolando Vela	\$ 3,658.99
**Ck No. 5244 Veronica Larraga	2,224.78
**Ck No. 5245 Eloy S. Macias, Jr.	1,961.99
**Ck No. 5246 Bryanna Woodman	2,009.87
**Ck No. 5247 BCBSTX	5,021.41
**Ck No. 5248 Dearborn Life Insurance Company	14.20
**Ck No. 5249 Charter Communications	145.58
**Ck No. 5250 Scheibe Consulting, LLC	2,000.00
**Ck No. 5251 Scheibe Consulting, LLC	1,000.00
**Ck No. 5252 Scheibe Consulting, LLC	3,500.00
**Ck No. 5253 Scheibe Consulting, LLC	72,698.75
**Ck No. 5254 La Feria Irrigation District No. 3	11,262.50
**Ck No. 5255 CyberNation	45.00
**Ck No. 5256 CyberNation	500.00
**Ck No. 5257 AIM Media Texas	1,605.00
**Ck No. 5258 Don Brown Business Systems	41.30
**Ck No. 5259 Rolando Vela	200.00
**Ck No. 5260 Veronica Larraga	200.00
**Ck No. 5261 Texas Commission on Environmental Quality	100.00
**Ck No. 5262 Alan Macias	1,691.37
**Ck No. 5263 Veronica Larraga	51.17
**Ck No. 5264 Rolando Vela	2,365.09
**Ck No. 5265 Performance FoodService Victoria	3,734.75
**Ck No. 5266 Performance FoodService Victoria	184.06
**ACH Debit (TCDRS)	3,968.90
**Electronic Federal Tax Payment System	<u>6,208.97</u>
TOTAL CONSTRUCTION & MAINTENANCE FUND	<u>\$ 126,393.68</u>
Ck No. 5267 Steven Jennings	\$ 415.58
Ck No. 5268 Jerome Wade	138.53
Ck No. 5269 Nicholas Consiglio	415.58
Ck No. 5270 Buddy R. Dossett	470.00

Ck No. 5271	SOG Properties, LLC	1,700.00
Ck No. 5272	Veronica Larraga	2,224.78
Ck No. 5273	Rolando Vela	3,658.99
Ck No. 5274	Eloy S. Macias, Jr.	1,961.99
Ck No. 5275	Bryanna Woodman	2,009.87
Ck No. 5276	Alan Moore	1,000.00
Ck No. 5277	Wells Fargo Financial Leasing, Inc.	162.00
Ck No. 5278	CyberNation	120.00
Ck No. 5279	WM Corporate Services, Inc.	1,141.68
Ck No. 5280	Harlingen Irrigation District No. 1	18,394.78
Ck No. 5281	Rolando Vela	1,121.27
Ck No. 5282	Harlingen Area Chamber of Commerce	2,000.00
Ck No. 5283	CyberNation	7.91
Ck No. 5284	Daniel Castro	<u>20,000.00</u>
TOTAL CONSTRUCTION & MAINTENANCE		<u>\$ 56,942.96</u>

** = checks signed out of meeting
Following a discussion, the motion carried.

Item 9 Executive Session.

No executive session was held.

- 9.1. 10.7 acres out of Survey 22, Georgetown Railroad Survey
- 9.2 .500 acres out of Block 61, David and Stevenson Subdivision
- 9.3 17 acres on Crossett Road and Kilbourn Road

Item 10 Action on items in Executive Session.

- 10.1 10.7 acres out of Survey 22, Georgetown Railroad Survey
No action was taken.
- 10.2 .500 acres out of Block 61, David and Stevenson Subdivision – Awaiting appraisal. No action was taken.
- 10.3 17 acres on Crossett Road and Kilbourn Road – Awaiting appraisal. No action was taken.

Item 11 Adjournment. There being no further business, the meeting was adjourned at 9:27 a.m.

Jerome Wade, Secretary

ATTEST:

Steven Jennings, President