

April 8, 2024
San Benito, Texas

A meeting of the Board of Directors of Cameron County Drainage District No. 3 convened on April 8, 2024, at 2:00 p.m. at the office of the District, pursuant to notice duly given as required by law. Present were Ronaldo Garcia and Matthew McCarthy, Directors; Craig M. Harmon, General Manager; Jack Brown, Engineer; and B. R. Dossett, Attorney. President Garcia called the meeting to order and presided.

1. Minutes. The Minutes of the March 11, 2024 meeting were presented and reviewed. The motion was made and seconded that the Minutes of the March 11, 2024 meeting be approved. Following a discussion, the motion carried.
2. Public Comment Period. No one appeared. No written comments were received.
3. Subdivisions.
 - 3.1 C & M Estates, being 1.135 acres out of Block 172, San Benito Land & Water Company Subdivision (Volume 1, Page 6, Map Records). Owner: C&M Exceptional Home, LLC. Plat Preparer: AGH Engineering & Surveying. Final plat (mylar) submitted and reviewed. It was noted that there are no District drains in the subject property. The motion was made and seconded that the plat of C & M Estates be approved. Following a discussion, the motion carried and President Garcia signed the plat.
 - 3.2 Triple Ranch Estates, being 5.0 acres out of Block 34, San Benito Land & Water Company Subdivision (Volume 1, Page 6, Map Records). Owners: Jose D. Gonzalez and Norma H. Gonzalez. Plat Preparer: Rios Surveying, LLC. Final plat (mylar) submitted and reviewed. It was noted that Drain B-2 is along the west side of the subject property, and that a License Agreement for Down Drains, dated February 12, 2024, was finalized and recorded as Document # 2024-8536, Official Records of Cameron County, Texas. The motion was made and seconded that the plat of Triple Ranch Estates be approved. Following a discussion, the motion carried and President Garcia signed the plat.
 - 3.3 3C Subdivision, being 40.0 acres out of Block 129, San Benito Land & Water Company Subdivision (Volume 1, Page 6, Map Records). Owner: Randall P. Crane and wife, Toni Crane. Plat Preparer: J N H Surveying Co., LLC. Final plat (mylar) submitted and reviewed. It was noted that Irrigation District's Lateral T is situated on the west side of the subject property, and Drainage District's Drain D is situated on the west side of, adjacent and parallel to Lateral T. Stormwater will discharge into Drain D by way of a pipe that runs under Lateral T. The Irrigation District has issued a License Agreement allowing the crossing under Lateral T. A Down Drain License Agreement has been issued for the discharge of stormwater into Drain D, but not finalized. The motion was made and seconded that the plat of 3C Subdivision be approved. Following a discussion, the motion carried and President Garcia signed the plat.
 - 3.4 Resaca Del Monte Phases 3 & 4, being 29.5 acres out of the San Pedro de Carricitos Grant. Owner: Resaca del Monte, Ltd. Plat Preparer: Schiebe Consultants. Final plat (mylar) submitted and reviewed. It was noted that pursuant to the Agreement dated November 18, 2016, recorded at Volume 22259, Pages 119-127, Official Records of Cameron County, Texas, stormwater from the subdivision collects in a detention basin on the south side of the subdivision/on the north side of, adjacent to Old Drain A, that discharges into Old Drain A. The motion was made and seconded that the plat of Resaca Del Monte Phases 3 & 4 be approved. Following a discussion, the motion carried and President Garcia signed the plat.
 - 3.5 Elite Estates Subdivision, being 42.66 acres comprised of all of Lot 47, Resaca Front Subdivision (Volume 2, Page 21, Map Records) and 37.27 acres out of Block 131, San Benito Land & Water Company Subdivision (Volume 1, Page 6, Map Records).

Owner: Elite Estates of Texas, LLC (owner's name on plat: Elite Real Estate Investments LLC). Plat Preparer: Izaguirre Engineering. Final plat (mylar) submitted and reviewed. It was noted that the Owner proposes that the stormwater from the subdivision discharge into the District's Drain E, which is along the east side of the property, and that a Down Drain License will be needed. It was also noted that another entity's sign-off paragraph was used instead of the sign-off paragraph required by the District. The motion was made and seconded that (1) the plat of Elite Estates Subdivision be approved on the condition that no stormwater can be discharged into Drain E until a License Agreement for Down Drain is finalized, and (2) the plat can be signed by either President Garcia or General Manager Harmon when the plat is presented with the correct sign-off paragraph. Following a discussion, the motion carried.

- 3.6 Campos Estates, being 1 acre out of the west 10 acres of Block 31, Fresno Land & Irrigation Co. (Volume 3, Page 9, Map Records). Owners: Aniceto Campos and Rosalinda Campos. Plat Preparer: Corona Engineering. The preliminary plat was presented and reviewed; the final plat (mylar) was not submitted. It was noted that there are no District drains in the subject property. The motion was made and seconded that the plat of Campos Estates receive preliminary approval. Following a discussion, the motion carried.
 - 3.7 Raymond's Estates, being 2.536 acres out of Lot 4 and Lot 5, Block 199, San Benito Land & Water Company Subdivision (Volume 1, Page 25, Map Records). Owner: Raymond Hout and L.Y. Kear. Plat Preparer: Corona Engineering. The preliminary plat was presented and reviewed; the final plat (mylar) was not submitted. It was noted that there are no District drains in the subject property. The motion was made and seconded that the plat of Raymond's Estates receive preliminary approval. Following a discussion, the motion carried.
 - 3.8 Replat of Lot B, Block A of Lowes Harlingen Commercial Subdivision (Cabinet 1, Page/Slot 2712-B), out of Block 184, San Benito Land & Water Company Subdivision (Volume 1, Page 6, Map Records). The final plat (mylar) was submitted. It was noted that there are no District drains in the subject property. The motion was made and seconded that the Replat of Lot B, Block A of Lowes Harlingen Commercial Subdivision receive final approval. Following a discussion, the motion carried and President Garcia signed the plat.
 - 3.9 Country Woods Estates, being 13.23 acres out of the west 20 acres of the west ½ of the northwest corner of Block 31, San Benito Land & Water Company Subdivision [Volume 1, Page 6, Map Records]. Owner: JEK Properties, LLC. Plat Preparer: Project Management Consulting & Design. The preliminary plat was presented and reviewed; the final plat (mylar) was not submitted. It was noted that the Irrigation District's Lateral A Canal is along the south side of the subject property and that the Drainage District's Drain B-1 is on the south side of, adjacent and parallel to Lateral A and the owner is not receptive to installing a down drain that crosses under Lateral A and discharges into Drain B-1. Engineer Brown raised objections to the plat and recommended that the plat be denied. The motion was made and seconded that the plat of Country Woods Subdivision be denied and that Engineer Brown advise the Owner of the reasons for the denial. Following a discussion, the motion carried.
 - 3.10 Cielo Grande Subdivision, being 13.39 acres out of Blocks 107 and 108, San Benito Irrigation Company Subdivision (Volume 3, Pages 16-18, Map Records). Owner: Deep Property Investments, LLC. Plat Preparer: Altex Engineering. The plat was presented and reviewed. The final plat (mylar) not submitted. denied. Engineer Brown noted that the plat had previously been denied, and that this plat cures all of the objection. It was also noted that there are no District drains in the subject property. The motion was made and seconded that the plat of Cielo Grande Subdivision receive preliminary approval. Following a discussion, the motion carried.
4. Audit: Audit of Fiscal Year Ended September 30, 2023. Audit not completed; in progress.

5. Annexation of Territory and Donation of Drains in Share 22, Espiritu Santo Grant.
 - 5.1 Annexation. Yountville Holdings, LLC did not present a petition for annexation. No action.
 - 5.2 Donation. Yountville Holdings, LLC did not present a deed conveying drains to the District. No action.

6. Equipment.
 - 6.1 Brushcutters Purchased at October 16, 2023 Meeting. The two MowerMax brushcutters, with attachments that can be used on either machine, were delivered late last week:

DD#38	2024 MowerMax Boom Mower SN MMB24026-30
DD#39	2024 MowerMax Boom Mower SN MMB24027-30
Attachment	96" Front Deck Shredder S/N FR2402
Attachment	Fecon Mulching head
 - 6.2 Dozer Purchased at October 16, 2023 Meeting. Delivered to dealer about a month ago, but there is a problem that prevents the blade from being raised more than three inches. Caterpillar and the local dealer have not yet resolved the problem.
 - 6.3 Backhoe. Will purchase a backhoe with front end loader through Buy Board.
 - 6.4 Disposal of Surplus Equipment. The District has not yet disposed of any machines declared as surplus at the January and February 2024 meetings.
 - a. Sale of the 2012 D6K Dozer to Cameron County Irrigation District No. 2 will not be finalized until the new dozer is delivered to the Drainage District and put into service. The appraised value is \$13,000.00
 - b. Will try to use some of the equipment as a trade-in on the new backhoe.

7. Rancho Grande Diversion Project/Drain A Bypass Extension to River—Installation of Structure at Outfall. Engineer Brown is not ready to submit his final recommendations. He is studying whether to install an electric actuator instead of a pump.

8. Projects.
 - 8.1 East Line Drain Relief Project 2012. No report.
 - 8.2 Drain B-2: Upgrade of Pennsylvania Boulevard Road Crossing. Will not present the final plan until the plans for the Interconnect are finalized.
 - 8.3 Drain B-2 and Drain B-1 Interconnect. Engineer Brown/Schiebe Engineering has not finished the right-of-way plans—presently doing cross sections. The grant application has been submitted.

9. Drain E Between La Palma Street and Stenger Street. Notice of Drain Right-of-Way not completed.

10. Rules Revision. Not ready for Board action.

11. License Agreements.
 - 11.1 Drain F Right/F Left in Block 214, San Benito Land & Water Company—Randall Crane. License for Road Crossing not completed.
 - 11.2 Drain D in Block 128, San Benito Land & Water Company—3C Subdivision. License agreement prepared but not yet finalized. Discussed under Agenda Item 3.3 above.
 - 11.3 Drain A Bypass to River: License Agreement for Down Drains—San Pedro Estates

Subdivision in Tracts "Y-Z", William Esparza Tract, San Pedro de Carricitos Grant. Engineer Brown is of the opinion that the property can be annexed by the District. It appears the owner will want only one 24-inch diameter down drain.

11.4 Other Pending License Agreements. Not yet finalized.

12. Reports.

12.1 Financial.

- (a) Financial Report for Month of March 2024. Presented and reviewed.
- (b) Financial Report for Fiscal Year through March 31, 2024. Presented and reviewed.
- (c) Investment Report for 1st Quarter of 2024. Presented and reviewed.

12.2 Manager. Discussed machine maintenance.

12.3 Attorney. Timely filing of 2024 Special Purpose District Report reported at last meeting. All other matters discussed under other Agenda items.

12.4 Engineer. All matters discussed under other Agenda items.

12.5 Drain Supervisor. Written report of work accomplished in the month of March 2024 presented.

12.6 Report by Representative of City of San Benito. No one appeared regarding this Agenda item.

13. *Cameron County Drainage District No. 3 and Cameron County Irrigation District No. 2, et al. vs. City of San Benito*, Cause No. 2019-DCL-000920, in the 103rd District Court of Cameron County, Texas. Order Dismissing Case received. No further action required.

14. Payment of Accounts, Wages, and Directors' Services.

14.1 Voided Check. Check No. 14870, issued at the March 8, 2024 meeting has been voided.

~~14870 : Douglas Diaz Janitorial \$55.12~~

14.2 The motion was made and seconded that issuance of the following checks issued between the March 11, 2024 meeting and this meeting be ratified:

14907 : Craig M. Harmon	TWCA Seminar-Reimbursement	\$815.32
14908 : Department of Elections	May 2024 Election	\$42,405.00
14909 : David Ybarra	GIS Consulting	\$1,787.00
14910 : AFLAC	Insurance	\$249.84
14911 : Blackout Window Tint	Machine Repair-Auto Tint	\$480.00
14912 : Coastal Voice & Data	Office Repair	\$95.00
14913 : First Community Bank	Petty Cash	\$423.19
14914 : Gigabit Communications	Internet	\$200.00
14915 : Matheson Tri*Gas	Cylinder Rental	\$17.93
14916 : Nelda Solorio	TCDRS Conference-Reimbursement	\$401.71
14917 : TCDRS	TCDRS Annual Conference	\$280.00
14918 : Lucinda Trevino	Janitorial Supplies	\$162.22
14919 : Texas State Alarm	Security Cameras	\$7,106.00
14920 : Texas Child Support SDU	Employee Wage Withholding-Child Support	\$794.78
14921 : Texas Social Security Program	Annual Fee	\$35.00
14922 : David Ybarra	GIS Consulting	<u>\$1,787.00</u>
TOTAL		\$57,039.99

Following a discussion, the motion unanimously carried.

14.3 The motion was made and seconded that the following checks be issued:

14923 : Allstate Insurance Co.	Insurance	\$74.67
14924 : AT&T Mobility	Wireless Phone	\$231.50
14925 : Blackout Window Tint	Window Tint	\$1,285.00
14926 : Daniel Diaz	Phone Allowance	\$45.00
14927 : East Rio Hondo Water Supply Corp.	Office/Shop/Warehouse: Water Bill	\$76.08
14928 : Gateway Printing	Office Supplies	\$353.50
14929 : Gigabit Communications	Uverse/Internet	\$200.00
14930 : Grajale's Tire Shop	Flat Repairs	\$270.00
14931 : Craig M. Harmon	Reimbursement-Health Insurance Premium	\$627.62
14932 : Hollon Oil Company	Hydraulic Oil	\$1,076.00
14933 : Holt Company of Texas	Machine Repairs	\$4,105.62
14934 : Iafsa USA	Machine Repairs	\$623.15
14935 : John Deere & Company	MX 10 Shredder	\$10,425.74
14936 : John Deere Financial	Machine Repairs	\$16,955.00
14937 : Sonia Lambert	Phone Allowance	\$170.00
14938 : Lewis Electric Motors	Compressor Repair	\$510.00
14939 : Matt's Cash & Carry	Machine Repairs	\$8.36
14940 : Ortega, Federico	Phone Allowance	\$45.00
14941 : Pico Propane	Off Road Diesel	\$31,947.64
14942 : Rio Grande Concrete	Machine Repairs	\$78.90
14943 : Rio Hondo Lumber & Supply	Drain Repairs	\$39.99
14944 : Rio Valley Pipe, Ltd.	Drain Repairs	\$3,916.80
14945 : Rey's Tire Service	Flat Repairs	\$130.00
14946 : South Texas Bolt & Supply	Machine Repairs	\$78.63
14947 : Nelda Solorio	Janitorial	\$375.78
14948 : Scheibe Consulting, LLC	On Call Inv. 257-7	\$3,196.25
14949 : Lucinda Trevino	Janitorial	\$330.78
14950 : Unifirst	Uniforms	\$573.24
14951 : Wylie Case	Machine Repairs	\$7,972.79
14952 : Texas State Alarm	Alarm System Setup	\$838.00
14953 : Texas State Alarm	Monitoring	\$34.99
TOTAL		\$86,596.03

Following a discussion, the motion unanimously carried.

15. May 4, 2024 Election.

15.1 Status Report. The County Elections Administrator is handling the election.

15.2 Consider and Take Action on Matters Necessary to Hold Election. None.

16. Adjournment. There being no further business, the meeting was adjourned.

approved and signed xxxxx 06/10/24

Ronaldo Garcia, President

approved and signed xxxxx 06/10/24

Matthew McCarthy, Vice President