

July 14, 2025
San Benito, Texas

A meeting of the Board of Directors of Cameron County Drainage District No. 3 convened on July 14, 2025, at 2:00 p.m. at the office of the District, pursuant to notice duly given as required by law. Present were Ronaldo Garcia, President and Jason Shafer, Director; Carla Marin-Toriz, General Manager; Ben Escobar, Assistant Manager; Jack Brown, Engineer; and Freddie Ortega, Maintenance Superintendent. President Garcia called the meeting to order and presided.

1. Minutes. The minutes for June 09, 2025 meeting were presented and reviewed. A motion was made and seconded that the Minutes of June 09, 2025 meeting be approved. Following a discussion, the motion unanimously carried.
2. Public Comment Period. No one appeared. No written comments were received.
3. Subdivision Approvals.
 - 3.1. Victoria Commons Subdivision Lot 1, being 3.20 ac. out of Block 182, SBL&WCo. Owner Development Co. of Harlingen, Plat preparer Halff & Associates. The plat was presented and reviewed. The motion was made and seconded that the plat of Victoria Commons Subdivision Lot 1 receive preliminary and final approval, the motion unanimously carried.
 - 3.2. Elite Estates Subdivision, being 42.66 ac. out of Block 131, SBL&WCo. Owner Elite Real Estate Investments, Plat preparer Izaguirre Engineering. The plat was presented and reviewed but was denied by the Board for recommendation made by Engineer Brown that the drainage report states that the property currently drains to the southeast but the topography provided and the topo map excerpt show that it drains to the northeast. The drainage report conforms to the City's requirements with the exception of the calculations for the internal storm sewer systems. A "C" value of 0.35 was used for a 25 year design of the internal system, but the Drainage District will require a value of 0.63 as shown on Figure 5 in the report. A drainage area map should be included showing the area tributary to each inlet which would correspond to the calculation sheets provided. In addition the construction plans were missing sheets C1-C7 and C8-C19 which are required by ordinance. These sheets must also show the calculated hydraulic gradient of the system. All this must be done before approval is given. The motion was made and seconded that the plat of Elite Estates Subdivision be denied, the motion unanimously carried.
 - 3.3. Circle K #2741852, being 2.48 ac. out of Block 149, SBL&WCo. Owner CST USA Stores, Plat preparer Windrose Land Surveying. The plat was presented and reviewed. The motion was made and seconded that the plat of Circle K #2741852 receive preliminary and final approval, the motion unanimously carried.
 - 3.4. Los Cielos Subdivision, being 62.88 ac. out of Block 125 and Block 130, SBL&WCo. Owner Batsell Marjory, Plat preparer AGH Engineering. The plat was presented and reviewed but was denied by the Board for recommendations made by Engineer Brown for corrections that are needed to be done before approval is given. The motion was made and seconded that the plat of Los Cielos Subdivision be denied, the motion unanimously carried.
 - 3.5. Rubicon Ranch Subdivision, being 1 ac. out of Block 136, SBL&WCo. Owner Abel Lopez Jr. & Milagros Lopez, Plat preparer Rios Surveying. The plat was presented and reviewed but was denied by the Board for recommendations made by Engineer Brown that the Drainage report was not using the "Figure 5" table chart. This correction is needed to be done before approval is given. The motion was made and seconded that the plat of Rubicon Ranch Subdivision be denied, the motion unanimously carried.
 - 3.6. Veterans Crossing Subdivision, being 34.93 ac. out of Block 136, SBL&WCo. Owner Mago Development, Plat preparer Moore Land Surveying. The plat was presented and reviewed. It was noted that a license agreement is required. The motion was made and seconded that the plat of Veterans Crossing Subdivision receive preliminary and final approval and the mylar will be signed upon completion of the license agreement, the motion unanimously carried.
4. Annexation and Donation of Drains.
 - 4.1. Donations.
 - 4.1.1. Drain C-Right/Drain C-Left/Lateral V, Block 148, San Benito Land & Water

Company Subdivision–Donation of Lateral North of Haine Drive and fix boundary of drain. The agreement is with the Attorney close to completion.

5. Projects.

- 5.1. East Line Relief Drain Project. Engineer Brown still working on the construction plans
- 5.2. Drain B-1 and Drain B-2 Interconnect. Engineer Brown is finalizing the plans and Attorney Dossett is still working on the Right of Way acquisition. Waiting on the acceptance status of the FEMA FMA grant request.
- 5.3. Drain B-2–Upgrade of Pennsylvania Boulevard Road Crossing. Still waiting on grant approval. Scheibe Consultants is working on the design.
- 5.4. Rancho Grande Diversion Project/Drain A Bypass Extension to River – Installation of Structure at Outfall. Engineer Brown received proposal on the scada system from Rubicon, still waiting on finalizing the invoices for the gates.
- 5.5. Drain E-Notice of drain ROW in old CPL power plant property. There have been no updates from Attorney Dossett.

6. Discuss and possible action with respect to ERHWSC ROW request near FM 2925. Still awaiting document from ERHWSC with signature.

7. License Agreements/Rights-of-Way/Permits/Interlocal Corporation Agreements.

- 8.1 Rio Delta Subdivision. License agreement pending with District’s attorney to draft as of 5/14/2024.
- 8.2 Cielo Grande Subdivision. License agreement pending, with attorney to draft as of 5/14/24.
- 8.3 El Monte Cristo Subdivision. License agreement pending, with attorney to draft as of 5/14/24.

8. Reports.

8.1 Financial.

- 8.1.1 Financial Report for Month of June 2025. Presented and reviewed.
- 8.1.2 Financial Report for Fiscal Year through June 30, 2025. Presented and reviewed.
- 8.1.3 CD Quarterly Investment Report. Presented and reviewed.

8.2 Manager. All matters discussed under other Agenda items.

8.3 Attorney. All matters discussed under other Agenda items.

8.4 Engineer. All matters discussed under other Agenda items.

8.5 Drain Supervisor. All matters discussed for work done in the month of June.

9 Payment of Accounts, Wages, and Directors’ Services.

- 9.1 A motion was made and seconded to ratify the issuance of the following checks issued between June 09, 2025, meeting and this meeting, the motion was unanimously carried.

15635	Aflac	insurance	\$309.08
15636	Commercial Billing	machine repairs	\$613.76
15637	Equipment Share	backhoe rental	2,074.98
15638	Lincoln National	insurance	\$216.48
15639	O’Reilly’s Auto Parts	machine repairs	\$1,288.33
15640	Pitney Bowes	postage meter use	\$226.50
15641	Tx Dept Motor Vehicles	title	\$2.00
15642	TX Child Support SDU	child support	\$397.39
15643	All Purpose Safety Training	operator training	\$8,386.00
15644	Elliff Motors	trailer 2	\$7,290.00
15645	Scheibe Consulting	East Line relief	\$29,631.25
15646	Atmax	machine repairs	\$8,913.68

Following a discussion, the motion was unanimously carried.

- 9.2 A motion was made and seconded to issue the following checks:

15647	All Purpose Safety Training	equipment training	\$1,975.00
15648	Affordable Glass & Mirror	office door	\$1,075.00
15649	Alamo Door Systems	warehouse repair	\$477.17
15650	Allegra Printing	time cards	\$107.09

15651	Allstate	insurance	\$74.67
15652	Dainamik	GPS monitoring	\$595.00
15653	Diaz, Daniel	phone allowance	\$45.00
15654	ERHWS Corp	water bill	\$83.01
15655	Fast Signs	office signs	\$407.72
15656	Gateway Printing	office expense	\$104.84
15657	Grajale's Tire Shop	flat repairs	\$8.00
15658	Hollon Oil Company	hyd oil	\$1,040.00
15659	Iafsa USA	machine repairs	\$3,113.89
15660	J & M Hydraulics	machine repairs	\$807.42
15661	John Deere Financial	machine repairs	\$1,862.22
15662	Marin-Toriz, Carla	curative health	\$767.22
15663	Nueces Power Equipment	backhoe damage claim	\$9,460.12
15664	O'Reilly Auto Parts	machine repairs	\$2,350.00
15665	Ortega, Federico	phone allowance	\$45.00
15666	Pico Propane	O/R diesel	\$12,483.78
15667	Rio Hondo Lumber & Supply	drain repairs	\$35.58
15668	South Texas Bolt & Supply	machine repairs	\$84.95
15669	Solorio, Nelda	janitorial	\$414.28
15670	Scheibe Consulting, LLC	FMA grant	\$23,750.00
15671	T & W Tire	machine repairs	\$3,003.20
15672	Trevino, Lucinda	janitorial	\$369.28
15673	TX Child Support SDU	child support	\$397.39
15674	UniFirst	uniforms	\$615.98
15675	Valley Fire & Safety	extinguisher	\$99.00
15676	Wilcac Life Insurance	insurance	\$21.67
15677	Wylie Case	machine repairs	\$1,588.07
15678	Scheibe Consulting, LLC	FIF grant	\$18,970.00
15679	TWCA Risk Management	W/C insurance	\$55,031.00

Following a discussion, the motion was unanimously carried.

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

Ronaldo Garcia, President

Jason Shafer, Secretary