

November 8, 2021  
San Benito, Texas

The regular meeting of the Board of Directors of Cameron County Drainage District No. 3 convened on November 8, 2021, 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; Sonia Lambert, Manager; Jack Brown, Engineer; and B. R. Dossett, Attorney. President Garcia called the meeting to order and presided.

1. Minutes.
  - 1.1 October 11, 2021 Meeting. The Minutes of the October 11, 2021 meeting were presented and reviewed. The motion was made and seconded to approve the Minutes of the October 11, 2021 meeting. Following a discussion, the motion carried.
  - 1.2 November 4, 2021 Meeting. The Minutes of the November 4, 2021 meeting were not presented.
2. Public Comment Period. No one appeared. No written comments were received.
3. Subdivisions.
  - 3.1 Rancho Monteagua Subdivision, being 20.33 acres out of Block 215, San Benito Land & Water Company Subdivision. Owner/Developer: Amadeo Valenzuela Jr. and Deloris J. Valenzuela. Engineer: Guzman & Munoz. The final plat was presented. It was noted there are no District drains in the subject property. The motion was made and seconded that the plat of Rancho Monteagua Subdivision be approved. Following a discussion, the motion carried and President Garcia signed the plat.
  - 3.2 Riverside Gardens Subdivision, Section III, being a Re-Subdivision of Reserve "A" and Reserve "B" of Riverside Gardens Subdivision, Section II, Cabinet 1, Page/Slot 3508, Map Records of Cameron County, Texas, in Hicks Reserve Subdivision No. 1. Owner/Developer: Vista HC, Ltd. and Ranger Assets, Ltd. Engineer: Brown, Leal & Associates. It was noted that license agreements for a road crossing, a potable water line crossing, and an aerial electric line are needed. The motion was made and seconded that the plat of Riverside Gardens Subdivision, Section III receive preliminary approval. Following a discussion, the motion carried.
  - 3.3 Las Villas Del Rio Subdivision, being an 8.3 acre tract out of Block 257, San Benito Land & Water Company Subdivision [Volume 1, Page 25, Map Records]. No communication has been received from the owner/developer or its engineer. The motion was made and seconded to remove this subdivision from the Agenda. Following a discussion, the motion carried.
  - 3.4 San Jose Nagel 7 Subdivision-Rios Surveying (29.76 acres out of Blocks 99, 100, 119, 120, San Benito Irrigation Company Subdivision). Plat not presented. No action.
  - 3.5 Petunia Acres Subdivision–Rios Surveying (2 acres out of Block 129, Espiritu Santo Irrigated Land Company Subdivision). Plat not presented. No action.
  - 3.6 Del Rio Subdivision Phases VI-VII–being 22.4 acres out of Blocks C & D, James Dickinson Subdivision. Plat not presented. No action.
  - 3.7 Del Rio Subdivision Phase VIII, being 4.26 acres out of Block E, James Dickinson Subdivision. Owner/Developer: Nueva Frontera, LP/Scot Campbell. Engineer: Moore Land Surveying. The final plat was presented. The motion was made and seconded that the plat of Del Rio Subdivision Phase VIII be approved. Following a discussion, the motion carried and President Garcia signed the plat.

- 3.8 Vista Real Estate Subdivision (5.0 acres out of Block 157, San Benito Land & Water Company Subdivision). Plat not presented. No action.
  - 3.9 IHOP at Ed Carey Subdivision, being 1.81 acres out of Block 181, SBL & WCo. Final plat not presented. This item was placed on the Agenda in error. The plat was approved and signed by President Garcia signed the plat at the August 9, 2021 meeting.
  - 3.10 East Treasure Haven Subdivision, being 14.64 acres out of Block 146, San Benito Land & Water Company Subdivision. The engineer requested that this item be tabled, and noted that a license agreement will be needed. The motion was made and seconded to table this item. Following a discussion, the motion carried.
4. Acceptance of Seep Ditch from Cameron County Irrigation District No. 2 in Blocks 209 and 215, San Benito Land & Water Co. No change in status. Still waiting on Rios Surveying to complete the survey.
  5. Equipment—Purchase of Two Brushcutters. Bids were opened and tabulated. It was noted that tentative delivery is six months. The motion was made and seconded that the bid of Tiger Corporation for two John Deere 6145 tractors with a boom having a maximum reach of 31.5 feet, with 60-inch mower, at \$215,923.20 each, be accepted. Following a discussion, the motion carried.
  6. Grants. TWDB #40023 Flood Protection Study—Texas Water Development Board Grant/Hydrologic and Hydraulic Model Update. Scheibe Consulting, LLC has commenced the Hydrologic and Hydraulic Model update. This item will be removed from the Agenda until the status changes.
  7. Russell Main Drain: Private Road Crossing in Block 4, Parker Tract Subdivision Owned by Porfirio and Nicanor Vasquez and Respective Spouses. The owners have not responded to the District's offer.
  8. Agreements/Rights-of-Way/Permits/Interlocal Cooperation Contracts.
    - 8.1 Los Fresnos Outlet: License Agreement for Potable Waterline Crossing for San Jose Nagel 7 Subdivision. No District drain is being crossed by the waterline. This item will be removed from the Agenda.
    - 8.2 Drain 383: Request of Ciro and Rhonda Garza for Road Crossing. License Agreement not completed.
    - 8.3 Drain F: License Agreement for Down Drain for Las Villas Del Rio Subdivision—Rise Rio Hondo and Chet Monigold, Owners. Discussed under Agenda Item 3.3, above. This item will be removed from the Agenda.
    - 8.4 Liberty Estates Phase II, being 10.64 acres out of Blocks 5, 6, 12, Cunningham's Subdivision of Block 35, SBL & WCo.:
      - (a) Conveyance of Seep Ditch on North Side of Lateral A to Drainage District—Status Report. No change in status.
      - (b) Upgrade of Underdrains—Status Report. The District's Engineer has not completed the plans for the underdrain. It was noted that the canal is presently dry.
      - (c) Upgrade of Road Crossings Downstream of Phases I & II. The District's Engineer has not completed the plans.
    - 8.5 Drain B-2: Parallel Corridor Crossing. No change in status since the last meeting. This item will be removed from the Agenda until the County submits its formal request to cross the District's right-of-way.
    - 8.6 La Paloma County Park Drain: Riverside Gardens Subdivision, Section III—La Paloma County Park Drain (this item pertains to Agenda Item 3.2). The owner has

requested license agreements for a road crossing, a Military Highway Water Supply Corporation potable waterline crossing, and a Magic Valley Electric Coop aerial electric line crossing of the La Paloma County Park Drain. The motion was made and seconded that the request for a road crossing, a Military Highway Water Supply Corporation potable waterline crossing, and a Magic Valley Electric Coop aerial electric line crossing of the La Paloma County Park Drain be granted. Following a discussion, the motion carried.

9. Donations: Drains in Territory North of Arroyo Gardens (Shares 12 and 22, Espiritu Santo Grant). No change in status since the last meeting.
10. Audit of Fiscal Year ended September 30, 2021. Buffo and Berkman, CPA will conduct the audit, but the audit has not commenced. It is unlikely the audit will be completed by the February statutory deadline.
11. Reports.
  - 11.1 Financial: Financial Report for Month of October 2021. Presented and reviewed.
  - 11.2 Manager. All matters discussed under other Agenda items.
  - 11.3 Attorney. *Cameron County Drainage District No. 3 and Cameron County Irrigation District No. 2, et al. vs. City of San Benito*. Report on Court of Appeals decision. No change in status.
  - 11.4 Engineer. All matters discussed under other Agenda items.
  - 11.5 Drain Supervisor. Written report of work accomplished in the month of October 2021 presented.
  - 11.6 City of San Benito. No one appeared on behalf of the City.
12. Payment of Accounts, Wages, and Directors' Services.

12.1 The motion was made and seconded that issuance of the following checks issued between the October 11, 2021 meeting and this meeting be ratified:

1001 : Scheibe Consulting, LLC	TWDB Grant Project	\$12,707.50
13544 : Lincoln National Life	Life Insurance	\$255.84
13545 : Dossett Law Office	Legal Fees	\$715.00
13546 : Texas Child Support SDU	Employee Wage Withholding-Child Support	\$422.77
13547 : Commercial Billing	Machine Repairs	\$917.70
13548 : Dainamik	GPS Monitoring	\$1,015.00
13549 : Firestone	Machine Repairs	\$752.39
13550 : Holt Company of Texas	Machine Repairs	\$2,734.13
13551 : Sonia Lambert	AC Filters	\$107.42
13552 : Lincoln National Life	Life Insurance	\$255.84
13553 : UniFirst	Uniforms	\$674.07
13554 : Abel Martinez	Riding Mower Repair	\$180.00
13555 : Sonia Lambert	Texas Water Conservation Association Conference	\$637.01
13556 : Texas Child Support SDU	Employee Wage Withholding-Child Support	\$422.77
13557 : Walmart	Thanksgiving Turkeys	\$750.61
13558 : Walmart	Thanksgiving Turkeys-CCID#2	<u>\$644.10</u>
TOTAL		\$23,192.15

Following a discussion, the motion carried.

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

13559 : AFLAC	Health Insurance	\$386.04
13560 : Allstate Insurance Co.	Insurance	\$74.67
13561 : AguaWorks Pipe & Supply	Drain Repairs	\$8,709.41
13562 : AT&T Mobility	Wireless Phone	\$191.90
13563 : Blue Cross & Blue Shield	Health Insurance	\$15,044.91
13564 : Cameron County Irrigation Dist. #2	Reimbursement	\$19,956.92

13565 : Carson Map Company	Engineering	\$590.00
13566 : Dainamik	GPS Monitoring	\$625.00
13567 : Dick Office Supply	Board Room Chairs	\$318.00
13568 : De Los Reyes Trucking	Haul Dirt	\$220.00
13569 : East Rio Hondo Water Supply Corp.	Office/Shop/Warehouse: Water Bill	\$67.54
13570 : First Community Bank	Petty Cash	\$379.13
13571 : Gigabit Communications	Uverse/Internet	\$200.00
13572 : Grajale's Tire Shop	Flat Repairs	\$57.00
13573 : H & V Equipment	Machine Repairs	\$2,724.48
13574 : Hollon Oil Company	Hydraulic Oil	\$2,632.80
13575 : J & M Hydraulics	Machine Repairs	\$377.61
13576 : JR ITSoftware Solutions	Programming	\$499.99
13577 : John Deere & Company	Machine Repairs	\$2,710.62
13578 : J & J Tire & Auto	Auto Repairs	\$874.99
13579 : Sonia Lambert	Phone Allowance	\$125.00
13580 : Matheson Tri-Gas	Acetylene/Oxygen	\$465.72
13581 : Matt's Cash & Carry	Other Repairs	\$38.96
13582 : Nueces Power Equipment	Machine Repair	\$492.64
13583 : Federico Ortega	Phone Allowance	\$45.00
13584 : Rio Hondo Lumber & Supply	Drain Repairs	\$55.90
13585 : Rey's Tire Service	Flat Repairs	\$356.20
13586 : South Texas Bolt & Supply	Machine Repair	\$10.92
13587 : Nelda Solorio	Janitorial	\$220.52
13588 : Triple S Steel	Safety Supplies	\$529.15
13589 : Lucinda Trevino	Janitorial	\$220.52
13590 : UniFirst	Uniforms	\$601.67
13591 : Wilcac Life Insurance	Insurance	\$21.67
13592 : Wylie Case	Machine Repairs	\$1,336.15
13593 : David Ybarra	Janitorial	\$265.52
13594 : Dainamik	GPS Monitoring	\$390.00
13595 : O'Reilly Auto Parts	Machine Repairs	\$1,033.07
13596 : Dossett Law Office	Legal Fees	<u>\$2,855.00</u>
TOTAL		\$65,704.62

Following a discussion, the motion carried.

Following a discussion, the motion unanimously carried.

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