

November 14, 2022
San Benito, Texas

The regular meeting of the Board of Directors of Cameron County Drainage District No. 3 convened on November 14, 2022, 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; Freddie Ortega, Drain Supervisor; and B. R. Dossett, Attorney. President Garcia called the meeting to order and presided.

1. Minutes. The Minutes of the October 11, 2022 regular meeting were presented and reviewed. The motion was made and seconded to approve the Minutes of the October 11, 2022 meeting. Following a discussion, the motion carried.
2. Public Comment Period. No one appeared. No written comments were received.
3. Subdivisions.
 - 3.1 Petunia Acres Subdivision–Rios Surveying Company, LLC, being 2.0 acres out of Block 129, Espiritu Santo Irrigated Land Company Subdivision. Rios Surveying advised that the owner has decided not to pursue the subdivision. This item shall be removed from the Agenda.
 - 3.2 Titan Ranch Subdivision–Rios Surveying Company, LLC, being 7.35 acres out of Block 90, San Benito Irrigation Company Subdivision. Preliminary plat presented 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 Titan Ranch Subdivision receive preliminary approval. Following a discussion, the motion carried.
 - 3.3 Montenegro Estates Subdivision–Mejia & Rose, being 9.4 acres out of Block 7, Landrum Reserve. Plat not presented. No action.
 - 3.4 Alvarado Estates Subdivision–Altex Engineering, being 2.77 acres out of Block 153, San Benito Land & Water Company Subdivision. Preliminary plat presented 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 Alvarado Estates Subdivision receive preliminary approval. Following a discussion, the motion carried.
 - 3.5 B77 Subdivision–Rio Delta Engineering, being 5.29 acres out of Blocks 129 and 126, San Benito Land & Water Company Subdivision. Preliminary plat presented 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 Alvarado Estates Subdivision receive preliminary approval. Following a discussion, the motion carried.
 - 3.6 DnM Cobarrubias Subdivision–Diaz Design Group, being 1.0 acre out of Block 12, San Benito Land & Water Company Subdivision. Preliminary plat presented 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 DnM Cobarrubias Subdivision receive preliminary approval. Following a discussion, the motion carried.
 - 3.7 3C Subdivision–JNH Surveying, being Lots 3, 6, 11, 14, Block 129, San Benito Land & Water Company Subdivision. Final plat not presented. The information needed to complete the license agreement for down drains still not provided. No action.
 - 3.8 Hout Subdivision–Ferris, Flynn & Medina, being 2.51 acres out of Block 199, San Benito Land & Water Company Subdivision. Preliminary plat presented 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 Hout Subdivision receive preliminary approval. Following a discussion, the motion carried.
 - 3.9 San Sebastian Estates Subdivision-Altex Engineering, being 5 acres out of Block 253, San Benito Irrigated Land Company Subdivision. Preliminary plat presented

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 San Sebastian Estates Subdivision receive preliminary approval. Following a discussion, the motion carried.

- 3.10 East Treasure Haven, Phase II-Brown, Leal & Assoc., being 25.33 acres out of Block 146, SBL&WCo. Final plat not presented. No action.
 - 3.11 Resaca Del Monte Phases 3 and 4–Brown, Leal & Assoc., (29.5 acres, San Pedro de Carricitos Grant). Final plat not presented. No action. Pursuant to the November 18, 2016 Agreement recorded at Volume 22259, Pages 119-127, Official Records of Cameron County, Texas, construction plans for the detention basin are to be submitted to the Board for approval, and if the detention basin is constructed according to the plans, the District will accept the conveyance of the detention basin. The plans for the detention basin were presented. The motion was made and seconded that no action be taken pending review of the plans. It was noted that based on what has been constructed to-date, the District will not accept the detention basin.
 - 3.12 Aguilera Estates Subdivision–CASA Engineering (0.75 acres in Block 137, San Benito Land & Water Company Subdivision). It was noted that there are no District drains in the subject property. The motion was made and seconded that the plat of Aguilera Estates Subdivision receive preliminary approval. Following a discussion, the motion carried.
 - 3.13 Pomelo Bend Subdivision–RG4 Development (2.97 acres Espiritu Santo Grant, Share 15). Preliminary plat presented 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 Pomelo Bend Subdivision receive preliminary approval. Following a discussion, the motion carried.
 - 3.14 Villa Dolce Subdivision–Urban Infrastructure Group (12.09 acres Block 37, San Benito Land & Water Company Subdivision). Preliminary plat presented and reviewed. It was noted that there are no District drains in the subject property. It was further noted that this is an area of known flooding. The motion was made and seconded that the plat of Villa Dolce Subdivision receive preliminary approval on the condition that the statement "THIS IS AN AREA OF KNOWN FLOODING" be included on the final plat. Following a discussion, the motion carried.
4. Audit of Fiscal Year Ended September 30, 2022. Buffo & Berkman, CPAs has not started the audit; says engagement letter is not ready.
 5. Equipment.
 - 5.1 Casualty Loss–2020 JD 6120 Brushcutter, Serial No. 1L06120MVKH954079 [Item 7.2, May 11, 2020 Minutes] Destroyed by Fire on August 24, 2022. Insurance carrier paid \$146,109.84.
 - 5.2 Purchase of Brushcutter. The Case-IH machine is in stock; it is the boom mower that is delaying assembly and delivery.
 6. Blocks 209 and 215, San Benito Land & Water Co.: Cameron County Irrigation District No. 2 Conveyance of Seep Ditch to Drainage District. Drain Supervisor reported that all has been done for Rios Surveying to complete the survey.
 7. Russell Main Drain: Private Road Crossing in Block 4, Parker Tract Subdivision, Owned by Porfirio and Nicanor Vasquez and Respective Spouses. The District has received no communication from the owners since the last meeting. It was noted that the District will remove the crossing if necessary during a rain event.
 8. Projects.

- 8.1 East Line Relief Drain Project. No change in status. Waiting on attorney to prepare and send offer letters.
- 8.2 Drain B-2–Pennsylvania Boulevard Crossing Upgrade. The District has received no response from the City. Manager has sent another demand that City advise what it will do to correct the problem caused by the sewer pipe.
9. Agreements/Rights-of-Way/Permits/Interlocal Cooperation Contracts.
 - 9.1 Drain 383: Request of Adrian and Cathy Coronado for Road and Utility Crossings. Not finalized. The owners still have not delivered the signed license agreement to the District. Drain Supervisor will inquire if owners intend to sign license agreement.
 - 9.2 Liberty Estates Phase II, Being 10.64 Acres Out of Blocks 5, 6, 12, Cunningham’s Subdivision of Block 35, San Benito Land & Water Company Subdivision.
 - (a) Conveyance of Seep Ditch on North Side of Lateral A to Drainage District. Deed conveying the seep ditch to the Drainage District not finalized.
 - (b) Upgrade of Underdrains–Status Report. No change in status.
 - 9.3 Russell Main Drain in Share 14, Espiritu Santo Grant: Request of East Rio Hondo Water Supply Corp. for Potable Waterline Crossings. No change in status.
 - 9.4 Los Indios #2 Drain in Block 48, Los Indios Irrigated Land Co. Subdivision: Request of United States of America for Potable Water Line Crossing for FMSCA Inspection Facility Upgrade. No change in status since the last meeting. Still waiting on the response from the federal government.
 - 9.5 Drain D in Block 128, San Benito Land & Water Company Subdivision–Request for Down Drain License for Proposed 3C Subdivision. Information needed to complete the license agreement for down drains still not provided.
 - 9.6 Drain U in Block 145, San Benito Land & Water Company Subdivision. The School District still has not delivered the signed license agreement to the District.
10. Grants.
 - 10.1 TWDB #40023 Flood Protection/Infrastructure Study–Hydrologic and Hydraulic Model Update. The County Commissioners Court still has taken no action on the City of San Benito’s ARPA application at its most recent meeting. To clarify the Minutes, the TWDB advised that it is unlikely it will be able to fund the City of San Benito application. The Building Resilient Infrastructure & Communities Grant Program (BRIC) and Hazard Mitigation Grant Program (HMGP) applications are for \$453,000.00, with a 25% local match.
 - 10.2 Take Action on RFQ’s for BRIC and HMGP Grant Applications. Only Scheibe Consulting responded to the Requests for Qualifications (RFQ’s). The motion was made and seconded that Scheibe Consulting be engaged to prepare the applications. Following a discussion, the motion carried. The application deadline is December 2, 2022.
11. Donations: Drains in Territory North of Arroyo Gardens (Shares 12 and 22, Espiritu Santo Grant). Still waiting on Rios Surveying to complete survey.
12. Rules Revision. Not ready for Board action.
13. Reports.
 - 13.1 Financial.

- (a) Financial Report for Month of October 2022. Presented and reviewed.
- (b) Financial Report for Fiscal Year Through October 2022. Presented and reviewed.

13.2 Manager. All matters discussed under other Agenda items.

13.3 Attorney.

- (a) *Cameron County Drainage District No. 3 and Cameron County Irrigation District No. 2, et al. vs. City of San Benito*. No change in status.
- (b) Annual Eminent Domain Report. 2023 Eminent Domain Report (for calendar year 2022) filed on November 1, 2022.
- (c) 2021 Special Purpose District Report. The filing of this report was not previously reported in the Minutes. This report was filed on January 13, 2021.
- (d) Drain E Notice of Drain Right-of-Way. GPS coordinates at each piped segment will be used to prepare the notice.

13.4 Engineer. Not present.

13.5 Drain Supervisor. Written report of work accomplished in the month of October 2022 presented.

13.6 City of San Benito. No one appeared on behalf of the City.

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

14.1 The motion was made and seconded that issuance of the following checks issued between the October 11, 2022 meeting and this meeting be ratified:

14109 : AFLAC	Health Insurance	\$249.84
14110 : Blue Cross & Blue Shield	Health Insurance	\$15,864.42
14111 : Lincoln National Life	Life Insurance	\$236.16
14112 : RGV Pumps & Equipment	Equipment Fuel	\$14,840.00
14113 : Rey's Tire Service	Flat Repairs	\$335.00
14114 : Texas Water Conservation Association	Member Subscription	\$1,425.00
14115 : Texas Child Support SDU	Employee Wage Withholding-Child Support	\$422.77
14116 : Sonia Lambert	AC Filters	\$109.59
14117 : VOID		-0-
14118 : Walmart	Thanksgiving Turkeys-CCID#2	\$823.67
14119 : VOID		-0-
14120 : Walmart	Thanksgiving Turkeys-CCDD#3	\$761.28
14121 : Direct Energy	Office/Shop/Warehouse: Electricity Bill	\$469.92
14122 : Walmart	Thanksgiving Ham-CCID#2	\$909.04
14123 : VOID		-0-
TOTAL		\$36,446.69

Following a discussion, the motion unanimously carried.

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

14124 : Allstate Insurance Co.	Insurance	\$149.34
14125 : AT&T Mobility	Wireless Phone	\$156.75
14126 : Cameron County Clerk	Legal Posting	\$150.00
14127 : Central Plumbing & Electric	Other Repairs	\$318.84
14128 : Cameron County Irrigation Dist. #2	Reimbursement	\$5,359.16
14129 : Charter Chemical Solutions	Moly Grease	\$225.00
14130 : East Rio Hondo Water Supply Corp.	Office/Shop/Warehouse: Water Bill	\$96.88
14131 : Gateway Printing	Office Supplies	\$208.73
14132 : Gigabit Communications	Uverse/Internet	\$200.00
14133 : H & V Equipment	Machine Repairs	\$2,363.29
14134 : Hollon Oil Company	Equipment Oil	\$1,506.00
14135 : Holt Company of Texas	Machine Repairs	\$1,294.66
14136 : JR ITSoftware Solutions	New Computer-Map Room	\$4,794.97
14137 : John Deere Financial	Machine Repairs	\$3,321.24
14138 : J & J Tire & Auto	Machine Repair	\$274.00
14139 : Sonia Lambert	Phone Allowance	\$125.00
14140 : McCoy's	Drain Repairs	\$16.17

14141 : Nueces Power Equipment	Machine Repairs	\$1,517.91
14142 : O'Reilly Auto Parts	Machine Repairs	\$913.70
14143 : Ortega, Federico	Phone Allowance	\$45.00
14144 : Pico Propane	O/R Diesel	\$20,505.15
14145 : South Texas Bolt & Supply	Machine Repairs	\$121.56
14146 : Nelda Solorio	Janitorial	\$1,154.83
14147 : Texas Refinery Corp.	Machine Repairs	\$910.50
14148 : Triple S Steel	Safety Supplies	\$406.20
14149 : Lucinda Trevino	Janitorial	\$474.52
14150 : TWCA Risk Management	Insurance	\$1,519.00
14151 : UniFirst	Uniforms	\$570.74
14152 : Wilcac Life Insurance	Insurance	\$21.67
14153 : David Ybarra	Janitorial	\$279.30
14154 : Texas Child Support SDU	Employee Wage Withholding-Child Support	\$422.77
14155 : DAINAMIK	GPS Monitoring	\$1,015.00
14156 : Dossett Law Office	Legal Fees	\$3,122.50
14157 : Direct Energy	Warehouse Light	\$299.64
14158 : Lincoln National Life	Life Insurance	\$246.00
14159 : Luis Coronado Welding	Welding Repairs	\$600.00
TOTAL		<u>\$54,706.02</u>

Following a discussion, the motion unanimously carried.

15. Board of Directors–Fill Vacancy on Board of Directors. No discussion. No action.
16. Personnel–Manager: Deliberate Appointment, Employment, and Duties of Joint Assistant/Trainee Manager to Succeed Current Manager Upon Her Retirement. Manager Lambert advised that her retirement will be effective December 31, 2023. Subject to the Drainage District’s approval, Cameron County Irrigation District No. 2's Board will offer the Assistant/Trainee Manager position to Ricardo Martinez, to start January 2023. The motion was made and seconded that the Assistant/Trainee Manger position be offered to Ricardo Martinez.
17. Adjournment.
 - 17.1 No Board meeting will be held in December 2022 unless Manager Lambert is of the opinion a meeting needs to be held.
 - 17.2 There being no further business, the meeting was adjourned.