

**MEETING OF THE BOARD OF DIRECTORS  
OF  
DELTA LAKE IRRIGATION DISTRICT**

**BE IT REMEMBERED** that a Regular Meeting of the Board of Directors was held on August 16, 2023, with the following present:

Present were:

President, Chuck McDonald  
Vice President, David Esau  
Secretary, Matthew Klostermann  
Director, Richard Ruppert  
Attorney, Alan T. Ozuna  
General Manager, Troy Allen  
Tax Assessor-Collector, Andrea Perez

Directors absent were:

Director, Joe Pennington

Also present were:

A quorum being present, Board President, Chuck McDonald, called the meeting to order at 9:00 a.m., and the Board of Directors of Delta Lake Irrigation District considered the following items:

**Item #1:** Approval of the minutes of the Regular Meeting held on July 19, 2023.

A MOTION WAS MADE by Director Klostermann and second by Director Esau to approve the July 19, 2023, minutes.

Motion carried unanimous

**Item #2:** Public Forum Comments: None

**Item #3:** Monthly report from Tax Assessor/Collector

Tax Assessor-Collector Andrea Perez made the monthly tax report.

**Item #3.1: Action Item:** Presentation of Truth-In-Taxation calculation with recommended proposed Ad Valorem tax rate for the 2023 tax year

Tax Assessor-Collector Andrea Perez presented to the Board the values as received by Hidalgo County Appraisal District and Willacy County Appraisal District and the recommended proposed ad valorem tax rate for the 2023 tax year is not to exceed \$0.574/\$100 in taxable value.

After some discussion, A MOTION WAS MADE by Director Klostermann and second by Director Esau to propose a rate of \$0.55/\$100 in taxable value and call a hearing for the next regular meeting.

Motion carried unanimous.

**Item #5.1: Action Item:** Hearing for exclusion of Bibi Subdivision, being a 10.86-acre tract of land out of Lot 8 Block 6 Raymondville Tract #1 Subdivision, Willacy County, Texas (owner: Eusebio L. Lopez Jr. & Margarita Lopez)

A MOTION WAS MADE by Director Klostermann and second by Director Esau to approve the exclusion of Bibi Subdivision, being a 10.86-acre tract of land out of Lot 8 Block 6 Raymondville Tract #1 Subdivision, Willacy County, Texas (owner: Eusebio L. Lopez Jr. & Margarita Lopez).

Motion carried unanimous.

**Item #5.2: Action Item:** Hearing for exclusion of Leal Ranch Subdivision, being a 10.00-acre tract of land out of Lot 20 Delta Orchards Company Unit #1 Subdivision, Hidalgo County, Texas (owner: Oscar & Maria Leal)

A MOTION WAS MADE by Director Klostermann and second by Director Esau to approve the exclusion of Leal Ranch Subdivision, being a 10.00-acre tract of land out of Lot 20 Delta Orchards Company Unit #1 Subdivision, Hidalgo County, Texas (owner: Oscar & Maria Leal).

Motion carried unanimous.

**Item #5.3: Action Item:** Approve Jhoanna Estates Subdivision plat, being a 145.61-acre tract out of Lot 13, 14, 15 and part of 16 Block 110 J. R. Barr Subdivision, Hidalgo County, Texas (owner: Richard W. Ruppert)

**Item #5.4: Action Item:** Call hearing for exclusion of Jhoanna Estates Subdivision, being a 145.61-acre tract out of Lot 13, 14, 15 and part of 16 Block 110 J. R. Barr Subdivision, Subdivision, Hidalgo County, Texas (owner: Richard W. Ruppert)

**Item #5.5: Action Item:** Call hearing for exclusion of East part of Lot 16 Block 110 J. R. Barr Subdivision, Hidalgo County, Texas, acres 14.40 (owner: Richard W. Ruppert)

A MOTION WAS MADE by Director Klostermann and second by Director Esau to table Item #5.3-#5.5 until further notice.

Motion carried.

Director Ruppert abstained.

**Item #5.6: Discussion and Possible Action:** Call hearing for land substitution excluding all of Lot 12 & 13 Block 19 Missouri Texas Land & Irrigation Co. Subdivision, Willacy County, Texas, acres 50.00 (owner: La Chiquita Investments, LLC) and including Lot 2B thru 3 Block 10 Narcisso Tract 4 Subdivision, Willacy County, Texas, acres 50.00 (owner: El Gato Rentals, LLC)

**Item #5.7: Discussion and Action Item:** all hearing for exclusion of S ½ Lot 118 Delta Orchards Company Unit #1 Subdivision, Hidalgo County, Texas, acres 5.00 (owner: Arnoldo & Ofelia A. Garcia)

**Item #5.8: Discussion and Action Item:** Call hearing for exclusion of Lot 2 Delta Orchards Company Unit #2 Subdivision, Hidalgo County, Texas, acres 10.00 (owner: Esdgar T. Cantu & Laura G. Santos)

**Item #5.9: Discussion and Action Item:** Call hearing for exclusion of E165.2' Lot 32 Delta Orchards Company Unit #2 Subdivision, Hidalgo County, Texas, acres 5.00 (owner: Gregorio & Gloria Raya)

**Item #5.10: Discussion and Action Item:** Call hearing for exclusion of W165' Lot 32 Delta Orchards Company Unit #2 Subdivision, Hidalgo County, Texas, acres 5.00 (owner: Carlos Aniano Morgado Perez)

**Item #5.11: Discussion and Action Item:** Call hearing for exclusion S280'-E777.86' Lot 60 & 61 Delta Orchards Company Unit #6 Subdivision, Hidalgo County, Texas, acres 15.43 (owner: Michael David De Luna)

**Item #5.12: Discussion and Action Item:** Call hearing for exclusion Lot 194 Delta Orchards Company Unit #7 Subdivision, Hidalgo County, Texas, acres 1.02 (owner: Marcos Guzman Montano & Anastacia Valerio Moreno)

**Item #5.13: Discussion and Action Item:** Call hearing for exclusion Lot 215 Delta Orchards Company Unit #7 Subdivision, Hidalgo County, Texas, acres 1.00 (owner: Salvador & Adelita T. Gil)

**Item #5.14: Discussion and Action Item:** Call hearing for exclusion Lot 216 Delta Orchards Company Unit #7 Subdivision, Hidalgo County, Texas, acres 1.00 (owner: Salvador & Adelita T. Gil)

**Item #5.15: Discussion and Action Item:** Call hearing for exclusion Lot 18 Evergreen Development Co. Subdivision, Hidalgo County, Texas, acres 5.008 (owner: Hector Guzman)

**Item #5.16: Discussion and Action Item:** Call hearing for exclusion Lot 12 Block 4 Harding Gill Subdivision, Hidalgo County, Texas, acres 19.70 (owner: Jose O. Pena)

**Item #5.17: Discussion and Action Item:** Call hearing for exclusion W330'-E495' exc W4.95ac-E15.0ac Lot 10 Block 46 Missouri Texas Land & Irrigation Co. Subdivision, Hidalgo County, Texas, acres 10.00 (owner: Felipe A. & Guadalupe De Leon)

**Item #5.18: Discussion and Action Item:** Call hearing for exclusion Lot 2 Block 53 Missouri Texas Land & Irrigation Co. Subdivision, Hidalgo County, Texas, acres 1.20 (owner: Alicia Ortiz)

- Item #5.19: Discussion and Action Item:** Call hearing for exclusion S185'-E165'-N990' Lot 9 Block 58 Missouri Texas Land & Irrigation Co. Subdivision, Hidalgo County, Texas, acres 0.70 (owner: Nancy A. Vasquez)
- Item #5.20: Discussion and Action Item:** Call hearing for exclusion S450'-E668.8' Lot 9 Block 58 Missouri Texas Land & Irrigation Co. Subdivision, Hidalgo County, Texas, acres 4.42 (owner: Nancy A. Vasquez)
- Item #5.21: Discussion and Action Item:** Call hearing for exclusion N165' Lot 5 Block 90 Missouri Texas Land & Irrigation Co. Subdivision, Hidalgo County, Texas, acres 5.00 (owner: Julio III & Delia Morales)
- Item #5.22: Discussion and Action Item:** Call hearing for exclusion E2ac-S4.0ac Lot 3 Woodroof Subdivision, Hidalgo County, Texas, acres 2.00 (owner: Jose E. Cardenas & Lucia G. Munoz)
- Item #5.23: Discussion and Action Item:** Call hearing for exclusion (Pt of Lots 5 & 6) Lot 6A Block 29 Harding Lindahl Subdivision, Willacy County, Texas, acres 1.00 (owner: Noemi Echavarría)
- Item #5.24: Discussion and Action Item:** Call hearing for exclusion (NE crnr 290'x150') Lot 1 Block 5 Raymondville Tract No. 1 Subdivision, Willacy County, Texas, acres 4.508 (owner: Carlos Armando & Norma E. Garza)
- Item #5.25: Discussion and Possible Action:** Order a public hearing for exclusion of the following subdivisions and family partitions:
1. Family Partition of the Lands of Ricardo & Rudie M. Cantu, being a 0.50-acre tract out of the North 2.0 acres of the West 5.0 acres of Lot 7 Block 4 Raymondville Tract No. 1, Willacy County, Texas (original owner: Ricardo & Rudie M. Cantu)
  2. Family Partition of the Lands of Raul R. & Eloisa Chapa, being a 7.692-acre tract consisting of 3.05 acres out of the SW corner of Lot 6 and 4.642 acres out of the NW corner of Lot 14 Block 2 Narcisso Tract No. 4, Willacy County, Texas (original owner: Raul R. & Eloisa Chapa)
  3. Family Partition of the Lands of Elias Coronado, being a 17.491-acre tract out of the east 19 acres of Lot 2 Block 18 Missouri-Texas Land and Irrigation Company's Subdivision, Hidalgo County, Texas (original owner: Elias Coronado)
  4. La Finca de Niva Subdivision, being a 0.689-tract out of Lot 2 Block 4 Raymondville Tract No. 1, Willacy County, Texas (original owner: Nivardo & Gracie Rodriguez)
  5. Leon Valley Ranchettes Phase #1, being a 3.5-acre tract out of Block 127 and 128 Lasara Original Townsite, Willacy County, Texas (original owner: Leonel Cantu)
  6. Family Partition of the Lands of Linda G. Martinez, being a 5.809-acre tract out of Lot 25 and 26 Pafford Place Subdivision, Willacy County, Texas (original owner: Linda G. Martinez)

7. Family Partition of the Lands of Guadalupe Perez, being a 10.0-acre tract out of Lot 16 Block 1 Raymondville Tract No. 1, Willacy County, Texas (original owner: Guadalupe Perez)
8. PRMS Subdivision, being a 1.185-acre tract out of Lot 13 Block 60 Gulf Coast Irrigation Company Subdivision, Willacy County, Texas (original owner: Mark S. Swanberg)
9. Ramirez Boys Ranch Subdivision, being a 0.56-acre tract out of Lot 2 Block 4 Raymondville Tract No. 1, Willacy County, Texas (original owner: Jose Santos & Irma Rodriguez)
10. Family Partition of the Lands of Max and Emma C. Ramirez, being the East 5.151 acres out of Lot 16 Block 1 Raymondville Tract No. 1, Willacy County, Texas (original owner: Max & Emma C. Ramirez)
11. Family Partition of the Lands of Rosita A. Rivera, being a 1.013-acre tract out of Lot 11 Block 7 Narcisso Tract No. 4, Willacy County, Texas (original owner: Rosita A. Rivera)
12. Triple C Subdivision, being a 7.44-ac tract out of the North 22.44 acres from Lot 11 Block 19 Missouri-Texas Land and Irrigation Company's Subdivision, Willacy County, Texas (original owner: Jose M. & Maria O. Chavez)
13. Velazquez Subdivision, being a 12.238-acre tract out of Block 132 through 133 Lasara Original Townsite, Willacy County, Texas (original owner: Rolando & Orlando Velazquez)
14. Aultman Addition, being a 5.0-acre tract out of the West 5 acres of Tract F of Lot 9 Block 46 Gulf Coast Irrigation Company Subdivision, Willacy County, Texas (original owner: Raymondville D.G., LTD)
15. Heidi Subdivision, being a 20.0-acre tract out of the West 20 acres of Lot 8 Block 3 Raymondville Tract No. 1, Willacy County, Texas (original owner: Raul Cisneros)
16. Salinas-Perez Subdivision, being a 7.517-acre tract out of Lot 10 Block 46 Gulf Coast Irrigation Company Subdivision, Willacy County, Texas (original owner: Antonio & Alicia S. Perez)

A MOTION WAS MADE by Director Ruppert and second by Director Klostermann to call a hearing for the exclusion of Item #5.6-#5.25.

Motion carried unanimous.

**Item #6: Old Business:** None.

**Item #7.1: Action Item:** Consideration and possible action on Amendment to Lease Option Agreement (Solar Energy Lease).

A MOTION WAS MADE by Director Esau and second by Director Klostermann to approve the amendment to Lease Option Agreement with Solar Energy Lease.

Motion carried unanimous.

**Item #7.2: Action Item:** Consider adopting a resolution granting consent to the Delta Lake Resort lease holders to assign the lease to a trust.

A MOTION WAS MADE by Director Esau and second by Director Klostermann to approve resolution granting consent to the Delta Lake Resort lease holders to assign the lease to a trust.

Motion carried unanimous.

**Item #7.3: Discussion and Action Item:** Rebuilding two diesel motors.

A MOTION WAS MADE by Director Esau and second by Director Klostermann to authorize General Manager Allen to have both diesel motors repaired.

Motion carried unanimous.

**Item #8.** Report of Manager & Professionals with discussion and possible action on District's property, finances, personnel, future events, legal matters and agenda items, Including but not limited to, the below specified items, if any.

**Item #8.1:** Water Update

General Manager Allen informed the Board the District has pumped 51,985 ac/ft and sold 51,515 ac/ft as of July 2023. The District's useable balance is 54,268 ac/ft and the storage balance is 54,268 ac/ft. The District was not allocated this period. The District implemented the allocation program on August 7, 2023.

**Item #9:** Report of Directors on property, finances, personnel, future events, legal matters and agenda items, including but not limited to particular items specified below, if any.

No report.

**Item #10:** Approval of Vouchers.

A MOTION WAS MADE by Director Klostermann and second by Director Esau to approve the vouchers for the month of mid-July 2023 to Mid-August 2023.

Motion carried unanimous.

**THERE BEING NO FURTHER BUSINESS,** Board President, Chuck McDonald declared the meeting adjourned at 9:50 a.m.

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President, Board of Directors

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Secretary, Board of Directors