

Delta Lake Irrigation District

Notice

Notice is hereby given that the Board of Directors of Delta Lake Irrigation District will hold a Hearing followed by a Regular Meeting at **9:00 A.M. on Wednesday, September 20, 2023**, at the District Office located at 10370 Charles Green Road. Pursuant to Texas Government Code sec. 551.127, one or more members of the Board may attend and participate via video conference. A quorum of the Board will be physically present at the above meeting location. The following items will be discussed:

DISCUSSION AND POSSIBLE ACTION ON THE FOLLOWING AGENDA ITEMS:

AGENDA

Call the Hearing to Order

1. Hearing on 2024 Budget.
2. Hearing on proposed 2024 Flat Rate.
3. Hearing on proposed 2023 Ad Valorem Tax Rate.
4. Hearing on Discounts for early payments.
5. Public Forum Comments.

Adjournment

DISCUSSION AND POSSIBLE ACTION ON THE FOLLOWING AGENDA ITEMS:

AGENDA

Call the Regular Meeting to Order

Executive Session may be called at any time to discuss agenda items.

1. Approval of the minutes of the Regular Meeting held on August 16, 2023.
2. Public Forum Comments:
3. Monthly report from Tax Assessor/Collector.
 - 3.1 Action Item:** Approval of the 2024 M&O and 2023 Ad Valorem Budget.
 - 3.2 Action Item:** Approval of Resolution on Ad Valorem Tax Rate and Flat Rate assessments.
 - 3.3 Action Item:** Approval of Discounts for early payment.
4. **Presentations:**
5. **Plat Review and Exclusions:**
 - 5.3 Action Item: Tabled August 16, 2023** - 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

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- Subdivision, Hidalgo County, Texas (owner: Richard W. Ruppert)
- 5.4 Action Item: Tabled August 16, 2023** - 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, Hidalgo County, Texas (owner: Richard W. Ruppert)
- 5.5 Action Item: Tabled August 16, 2023** - 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)
- 5.6 Action Item:** 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)
- 5.7 Action Item:** 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)
- 5.8 Action Item:** 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)
- 5.9 Action Item:** Hearing for exclusion of E165.2' Lot 32 Delta Orchards Company Unit #2 Subdivision, Hidalgo County, Texas, acres 5.00 (owner: Gregorio & Gloria Raya)
- 5.10 Action Item:** Hearing for exclusion of W165' Lot 32 Delta Orchards Company Unit #2 Subdivision, Hidalgo County, Texas, acres 5.00 (owner: Carlos Aniano Morgado Perez)
- 5.11 Action Item:** 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)
- 5.12 Action Item:** Hearing for exclusion Lot 194 Delta Orchards Company Unit #7 Subdivision, Hidalgo County, Texas, acres 1.02 (owner: Marcos Guzman Montano & Anastacia Valerio Moreno)
- 5.13 Action Item:** Hearing for exclusion Lot 215 Delta Orchards Company Unit #7 Subdivision, Hidalgo County, Texas, acres 1.00 (owner: Salvador & Adelita T. Gil)
- 5.14 Action Item:** Hearing for exclusion Lot 216 Delta Orchards Company Unit #7 Subdivision, Hidalgo County, Texas, acres 1.00 (owner: Salvador & Adelita T. Gil)
- 5.15 Action Item:** Hearing for exclusion Lot 18 Evergreen Development Co. Subdivision, Hidalgo County, Texas, acres 5.008 (owner: Hector Guzman)
- 5.16 Action Item:** Hearing for exclusion Lot 12 Block 4 Harding Gill Subdivision, Hidalgo County, Texas, acres 19.70 (owner: Jose O. Pena)
- 5.17 Action Item:** Hearing for exclusion W330'-E495', 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)
- 5.18 Action Item:** Hearing for exclusion Lot 2 Block 53 Missouri-Texas Land & Irrigation Co. Subdivision, Hidalgo County, Texas, acres 1.20 (owner: Alicia Ortiz)

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- 5.19 Action Item:** 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).
- 5.20 Action Item:** 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)
- 5.21 Action Item:** 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)
- 5.22 Action Item:** Hearing for exclusion E2ac-S4.0ac Lot 3 Woodroof Subdivision, Hidalgo County, Texas, acres 2.00 (owner: Jose E. Cardenas & Lucia G. Munoz)
- 5.23 Action Item:** Hearing for exclusion (Pt of Lots 5 & 6) Lot 6A Block 29 Harding Lindahl Subdivision, Willacy County, Texas, acres 1.00 (owner: Noemi Echavarria)
- 5.24 Action Item:** 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 our 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)

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10. Family Partition of the Lands of Mand 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)

6. Old Business:

7. New Business:

7.1 Action Item: Upgrade the Districts Fuel Management System.

7.2 Action Item: Change the November Board Meeting date.

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.

8.1 Water Update

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.

10. Approval of Vouchers

Adjourn

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Agenda

In accordance with the Texas Open Meetings Act, Sections 551.071 (attorney consultation), 551.072 (real property), 551.073 (gift or donation) and 551.074 (personnel), the board, in connection with any item specified on this agenda, may enter into a closed meeting to deliberate a subject related to such agenda item, if a closed meeting is authorized by law on such subject. Any decision or final action on such matter deliberated in a closed meeting will be taken in open meeting.

CERTIFICATION

I, the undersigned General Manager of the Delta Lake Irrigation District do hereby certify the above notice was publicly posted prior to 5:00 P.M. on Friday, September 15, 2023.

Troy Allen
General Manager