



**Item #1:** Approval of the minutes of the Regular Meeting held on August 16, 2023.

A MOTION WAS MADE by Director Esau and second by Director Ruppert to approve the August 16, 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:** Approval of the 2024 M&O and 2023 Ad Valorem Budget.

A MOTION WAS MADE by Director Esau and second by Director Ruppert to approve the 2024 M&O and 2023 Ad Valorem Budget.

Motion carried unanimous.

**Item #3.2: Action Item:** Approval of Resolution on Ad Valorem Tax Rate and Flat Rate assessments.

A MOTION WAS MADE by Director Ruppert and second by Director Pennington to approve the Flat Rate Tax Resolution, to be a part of these minutes, setting the flat rate for 2024 at \$16.00 per irrigable acre and the Ad Valorem Tax Rate Resolution, to be a part of these minutes, setting the ad valorem rate for 2023 at \$0.55 per \$100 in taxable value.

Motion carried unanimous.

**Item#3.3: Action Item:** Approval of Discounts for early payment.

A MOTION WAS MADE by Director Pennington and second by Director Ruppert to approve the discount resolution for taxes at 3% in October, 2% in November and 1% in December, to be a part of these minutes.

Motion carried unanimous.

**Item #4: Presentations:** None

**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)

No action taken for Item #5.3-#5.5.

**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)

A MOTION WAS MADE by Director Esau and second by Director Pennington to table Item #5.6 to next regular meeting.

Motion carried unanimous.

**Item #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)

**Item #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)

**Item #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)

**Item #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)

**Item #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)

**Item #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)

**Item #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)

**Item #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)

- Item #5.15: Action Item:** Hearing for exclusion Lot 18 Evergreen Development Co. Subdivision, Hidalgo County, Texas, acres 5.008 (owner: Hector Guzman)
- Item #5.16: Action Item:** Hearing for exclusion Lot 12 Block 4 Harding Gill Subdivision, Hidalgo County, Texas, acres 19.70 (owner: Jose O. Pena)
- Item #5.17: Action Item:** 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: Action Item:** 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: 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)
- Item #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)
- Item #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)
- Item #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)
- Item #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)
- Item #5.24: Action Item:** 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: 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 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 Esau and second by Director Ruppert to approve the exclusion of Item #5.7-#5.25.

Motion carried unanimous.

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

**Item #7.1: Action Item:** Upgrade the Districts Fuel Management System

A MOTION WAS MADE by Director Pennington and second by Director Esau to authorize General Manager Allen to upgrade the District's Fuel Management System to be compatible with current hardware.

Motion carried unanimous.

**Item #7.2: Action Item:** Change the November Board Meeting date.

A MOTION WAS MADE by Director Esau and second by Director Ruppert to change the November Board meeting date to November 27, 2023, and the October meeting date to October 24, 2023.

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 61,726 ac/ft and sold 57,245 ac/ft as of August 2023. The District's useable balance is 42,617 ac/ft and the storage balance is 42,617 ac/ft. The District was not allocated this period.

**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 Pennington and second by Director Esau to approve the vouchers for the month of mid-August 2023 to Mid-September 2023.

Motion carried unanimous.

**THERE BEING NO FURTHER BUSINESS,** Board President, Chuck McDonald declared the meeting adjourned at 10:07 a.m.

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President, Board of Directors

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Secretary, Board of Directors