

# HARLINGEN IRRIGATION DISTRICT

P.O. Box 148 - Harlingen, Texas 78551

956-423-7015

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September 14, 2022

The Board of Directors of the Harlingen Irrigation District met for a regular meeting at 9:00 a.m., with the following members present:

Sam Morrow  
Leonard Simmons  
Rick Guerrero  
Keith Adams  
Levi Burns  
Tom McLemore, General Manager  
Alan Ozuna, District Attorney  
Wayne Halbert

Also attending were: David Flinn, Augustin Valdez, Zac Coventry, Zac Hanka, Alfonso Gonzales, and Daniel Villafranco.

Sam Morrow conducted the meeting.

The minutes of the HID Board meeting of August 24, 2022 were reviewed. A motion was made by Leonard Simmons and seconded by Keith Adams to approve the minutes. The motion passed.

A motion was made by Leonard Simmons and seconded by Keith Adams to pay the following accounts:

08/25/2022	DD	OFFICE OF THE ATTORNEY GENERAL	58.38
08/25/2022	DD	OFFICE OF THE ATTORNEY GENERAL	34.62
08/25/2022	E-pay	INTERNAL REVENUE SERVICE	6,058.38
08/25/2022	DD	OFFICE OF THE ATTORNEY GENERAL	63.00
08/31/2022	25094	Cariaga, Teresa	30.00
08/31/2022	ACH	VERIZON	128.50
09/01/2022	DD	OFFICE OF THE ATTORNEY GENERAL	58.38
09/01/2022	DD	OFFICE OF THE ATTORNEY GENERAL	34.62
09/01/2022	E-pay	INTERNAL REVENUE SERVICE	5,842.70
09/01/2022	DD	OFFICE OF THE ATTORNEY GENERAL	63.00
09/01/2022	ACH	DIRECT ENERGY BUSINESS - DALLAS	24,304.17
09/01/2022	ACH	Spectrum Time Warner	140.08
09/02/2022	DD	WAYNE HALBERT.	2,500.00
09/06/2022	ACH	WASTE CONNECTIONS OF TEXAS	127.25
09/06/2022	ACH	Nationwide Retirement Solutions	3,610.00
09/08/2022	DD	OFFICE OF THE ATTORNEY GENERAL	58.38
09/08/2022	DD	OFFICE OF THE ATTORNEY GENERAL	34.62
09/08/2022	E-pay	INTERNAL REVENUE SERVICE	5,978.46
09/08/2022	DD	OFFICE OF THE ATTORNEY GENERAL	63.00
09/08/2022	25095	O'REILLY AUTO PARTS	1,125.91
09/08/2022	25096	Cariaga, Teresa	30.00
09/09/2022	ACH	BLUE CROSS BLUE SHIELD OF TEXAS	15,930.91
09/09/2022	ACH	MAGIC VALLEY ELECTRIC CO-OP	6,636.03
09/09/2022	ACH	VERIZON	227.94
09/09/2022	25097	HARLINGEN WATERWORKS SYSTEM	405.32

09/12/2022	ACH	CARD SERVICE CENTER	1,086.55
09/13/2022	ACH	MILITARY HIGHWAY WATER SUPPLY	132.59
09/13/2022	25099	Alan T Ozuna	2,150.00
09/13/2022	25100	ANDERSON EQUIPMENT COMPANY	352.68
09/13/2022	25101	ARCHER BUSINESS SYSTEMS INC.	90.00
09/13/2022	25102	B & V WELDING	7.00
09/13/2022	25103	BOGGUS MOTOR COMPANY	3,006.72
09/13/2022	25104	BROTHERS EQUIPMENT PARTS, INC	5,416.80
09/13/2022	25105	BUD'S QUALITY PLUMBING	144.54
09/13/2022	25106	BULLRIDER WESTERN WEAR	638.98
09/13/2022	25107	BURTON	1,191.75
09/13/2022	25108	C & S Safety Supply	247.16
09/13/2022	25109	CINTAS	1,543.45
09/13/2022	25110	DIEGO VALLEJO	423.00
09/13/2022	25111	ELLIFF MOTORS SERVICE	79.99
09/13/2022	25112	Esparza Pest Control	175.00
09/13/2022	25113	Frontier Direct Primary Care	2,500.00
09/13/2022	25114	GOODE ELECTRIC CO.	230.10
09/13/2022	25115	H & V EQUIPMENT	81.46
09/13/2022	25116	Higginbotham Insurance Agency	35.00
09/13/2022	25117	HOLT CAT	379.88
09/13/2022	25118	JOHNNY'S TRUE VALUE	61.71
09/13/2022	25119	L&G Concrete Equipment LTD	1,620.00
09/13/2022	25120	Marcia Appia Civil Infrastructure	7,672.70
09/13/2022	25121	MATHESON TRI-GAS INC.	364.45
09/13/2022	25122	MCCOY'S BUILDING SUPPLY CENTER	2,846.14
09/13/2022	25123	PANCHO'S AUTO ELECTRIC	75.00
09/13/2022	25124	PICO PROPANE OPERATING, LLC	32,457.94
09/13/2022	25125	PITNEY BOWES GLOBAL FINANCIAL SER LLC	446.82
09/13/2022	25126	PPG Architectural Coating	675.00
09/13/2022	25127	QUICK COMPUTE, INC.	1,119.42
09/13/2022	25128	SOILEAU INDUSTRIES	4,989.77
09/13/2022	25129	SOUTH TEXAS BOLT & SUPPLY	10.00
09/13/2022	25130	Southern Tire Mart	1,386.00
09/13/2022	25131	T & W Tire	56.95
09/13/2022	25132	TEXAS COMMISSION ON ENVIRONMENTAL QUALITY	832.44
09/13/2022	25133	Texas Land Reclamation	138.00
09/13/2022	25134	TEXAS MUTUAL INS CO	43,085.00
09/13/2022	25135	Triple S Steel Holdings Inc.	1,261.22

The Motion passed.

David Flinn with Ferris and Flinn Engineering addressed the Board concerning the requirement for a pipeline and easement in connection with the Palm groves Subdivision. Mr. Flinn was requesting that the Board alter the policy that required the developer to provide water to the adjacent property when access to water is cut off by the development. There was no action taken.

Alfonso Gonzales presented a proposal for engineering services in the amount of \$14,400.00. The proposal laid out a plan to study the ability of the District to deliver sufficient water to meet the future design of both of the Harlingen Waters Works treatment plants. After a short discussion a motion was made by Leonard Simmons and seconded by Levi Burns to approve the proposal. The motion passed.

A motion was made by Leonard Simmons and second by Keith Adams to open a Public Hearing on exclusion of land in accordance with Chapter 49, Subchapter J-1, Texas Water Code. The motion passed. Being no public comment the hearing closed.

A motion was made by Levi Burns and seconded by Rick Guerrero to pass a resolution and exclude the following properties in accordance with Chapter 49, Subchapter J-1, Texas Water Code. The motion passed.

**RESOLUTION OF THE  
HARLINGEN IRRIGATION DISTRICT CAMERON COUNTY NO.1  
BOARD OF DIRECTORS  
September 14, 2022**

*A regular meeting of the Board of Directors of HARLINGEN IRRIGATION DISTRICT CAMERON COUNTY NO.1 was convened on September 14, 2022 at 9:00 a.m. at the office of the District in Harlingen, Cameron County, Texas, and the roll was called off the duly constituted members of said Board, to-wit Sam Morrow, Leonard Simmons, and Jose Ricardo Guerrero, Keith Adams and Levi Burns were present, constituting a quorum. At said meeting, the Board approved the following by unanimous vote:*

**RESOLUTION AND ORDER**

**WHEREAS**, *all of the property described below is urban property within the meaning of applicable law; and,*

**WHEREAS**, *the District has no outstanding bonded indebtedness or indebtedness in connection with a loan from an agency of the United States and has authority under Texas Water Code sec. 49.3182 to hold a hearing and exclude the urban property; and*

**WHEREAS**, *a Hearing was duly ordered and properly noticed to determine whether or not all of the urban property described below or what part thereof, currently lying within the boundaries of HARLINGEN IRRIGATION DISTRICT CAMERON COUNTY NO.1 in Cameron County, Texas, shall be excluded from the District's boundaries; and,*

**WHEREAS**, *a Hearing was held at the offices of the District on the 7th day of September 2022, at 9:00 a.m. where all interested persons had an opportunity to appear and be heard;*

**NOW, THEREFORE, BE IT RESOLVED AND ORDERED** *that the Board of Directors hereby finds that as to all of the property described below, the owners of a majority in acreage of the urban property do not desire irrigation of that property, and that the urban property is not used or intended to be used for agricultural purposes.*

**IT IS FURTHER RESOLVED** *that the Board of Directors hereby excludes the property listed below.*

*If any canals, ditches, pipelines, pumps, or other facilities of the District are located on land excluded under this Resolution, the exclusion does not affect or interfere with any of the District's rights to maintain and continue operation of the facilities as located to service land remaining in the District.*

*The Secretary of the Board is hereby directed to record a copy of this resolution in the deed records of Cameron County.*

**SIGNED and CERTIFIED** *this 14<sup>th</sup> day of September 2022.*

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*Jose Ricardo Guerrero, Secretary*

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*Sam Morrow, President*

STATE OF TEXAS

COUNTY OF CAMERON

*This instrument was acknowledged before me on the 14<sup>th</sup> day of September 2022 by Jose Ricardo Guerrero, Secretary of the Board of Directors of **HARLINGEN IRRIGATION DISTRICT CAMERON COUNTY NO.1**, a political subdivision of the State of Texas, on behalf of said political subdivision.*

\_\_\_\_\_  
*Notary Public in and for the State of Texas*

STATE OF TEXAS

COUNTY OF CAMERON

*This instrument was acknowledged before me on the 14<sup>th</sup> day of September 2022 by Sam Morrow, President of the Board of Directors of **HARLINGEN IRRIGATION DISTRICT CAMERON COUNTY NO.1**, a political subdivision of the State of Texas, on behalf of said political subdivision.*

\_\_\_\_\_  
*Notary Public in and for the State of Texas*

*Properties Petitioned for Exclusion 2022  
September 14, 2022*

<b>HID Acct Number</b>	<b>Acres</b>	<b>Legal Description</b>	<b>Owner</b>
0017-0008-0000-05	3.02	Bk 8 HL&W Co. Subd. "B"	AH Properties L.P.
0017-0008-0000-06	2.57	Bk 8 HL&W Co. Subd. "B"	AH Properties L.P.
0017-0008-0000-07	2.26	Bk 8 HL&W Co. Subd. "B"	AH Properties L.P.
1904-0055-0008-01	1.1	Bk 2 Lot 8 Lomita Subd.	Samuel & Martha H. Davila
0012-0074-0000-05	1	Bk 74 Lon C Hill Subd. <b>(Sendero Estate Subd.)</b>	Guadalupe Zuniga Jr.
0075-0011-0000-02	11	Bk 11 Stuart Place Subd.	RL Properties Holdings LLC

0075-0011-0000-01	9.32	Surveys 42 & 297 <b>(Oak Ranch Estates Ph-3)</b> Bk 11 Stuart Place Subd. Surveys 42 & 297 <b>(Oak Ranch Estates Ph-3)</b>	RL Properties Holdings LLC
0043-0001-0000-01	5.38	Bk 1 (Tract 1) Howard's Dixieland Heights Subd.#1	Francisco G. Gonzalez
0045-0026-0000-01	5.49	Bk 26 Briggs & Coleman Subd. Of Survey 49 <b>(Adam's Cove Subd.)</b>	Town & Country Townhomes, Inc. (Armando Elizarde-President)
0030-0000-0000-06	9.288	Being out of and part of a 90.96 ac. Tract of land out of Survey 23	Cameron County Drainage Dist. #5 (Alan Moore-Mgr.)
0030-0000-0000-01	81.672	The Southwest portion of Survey 23	Mid Valley Properties LLC (Alberto Gonzalez)
0029-0005-0000-03	2.72	Bk 5 Lee Minner Subd. <b>(Raul &amp; Yvette Cano Subd.)</b>	Raul A. & Yvette L. Cano
0054-0015-0000-02	3.464	Bk 15 Stuart Place Subd. Survey 138 <b>(Tajams 1 Subd.)</b>	Taja Harlingen Properties, LLC
0071-000E-0000-02	19.96	Bk E Survey 294/Stuart Place Subd. <b>Legends South</b>	Typicull, LLC (Carly B. Thomas)
0043-0021-0000-01	0.891	Bk 21 Howard Dixieland Heights #1 <b>(Bothwell Heights Subd.)</b>	Rick C. Investments LLC

The manager presented information regarding the 2023 service rates, water rates and flat rate assessments charged by the District. After a short discussion a motion was made by Leonard Simmons and seconded by Levi Burns to no longer offer the 3% early payment incentive and increase the service rates in 2023 by 5% over the 2022 rates and to set the water delivery rate for 2023 at: \$11.00 per acre, to set the 2023 flat rate assessment in the Harlingen area to \$24.00 for the first acre and \$15.44 for each additional acre and the flat rate assessment for the Adams Gardens area to \$33.08 per acre. The motion passed.

The manager presented the 2023 M&O budget for consideration. No action was taken.

The Manager made a report of the operations of the District.

A report of the District water situation and availability was presented by the Manager. No action was taken.

Being no further business, the meeting adjourned at 10:45 am.

Attest:

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Sam Morrow - President

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Jose Ricardo Guerrero - Secretary