

Zapata Co. WCID  
Regular Board Meeting Minutes  
Wednesday, September 29th, 2021

The regular meeting of the Board of Directors of Zapata County Water Control & Improvement District (Highway 16E) convened on September 29th, 2021 at 2:00 p.m. at the office of the District, pursuant to notice duly given as required by law.

1. Call Meeting to Order. A quorum being present President Dr. Hildegardo Flores called the meeting to order and presided.
2. Roll Call. Directors present were Dr. Hildegardo Flores, Jaime Gonzalez, Ramiro Ramirez, Jr., Jesse Porras, J.J. Benavides, Field Supervisor, Mireya Bustamante, Office Manager and Neida Guerra, Office Assistant. Sergio Lozano was absent.
3. Certification of Meeting Notice. It was determined that the notice of the date, place, and time of meeting was posted in accordance with Texas Government Code 551.043.
4. Invocation and Pledge of Allegiance. Dr. Hildegardo Flores led the Board in the invocation and pledge of allegiance.
5. Public Comment Period. No one appeared. No comment was received in any form prior to the meeting.
6. Minutes: The minutes for the August 25th, 2021 regular Board meeting were read, reviewed and discussed. Minor corrections were needed. The motion was made by Mr. Porras and seconded by Mr. Ramirez to approve the minutes with corrections. Following the discussion, the motion unanimously carried.
7. Field Supervisor's Report. Presented and discussed.
8. Attorney's Report. Written report was presented, the following items were discussed:
  - 8.1 Requirements of HB 1154
    - a. Website Requirement. A district having a population of less than 500 is not required to publish on its website the information required by Texas Government Code Section 2051.202
    - b. The District's website address must be added to the statement required on water bills.
  - 8.2 Salomoneno Project (Easement). Rob Roy III lost in the trial court and the Court of Appeals. He has appealed to the Texas Supreme Court. This is in regards to the Jennings refusing to grant the District a right-of-way due to their property not being yet partitioned and is being held up in legal matters.

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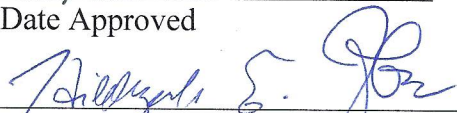
9. District's Engineer's Report. Report was reviewed and discussed.
10. Discuss and take action on wholesale water rates agreement with Zapata Co. (Waterworks). This item was tabled for next Board Meeting.
11. Financial Reports: for August 2021 were presented, reviewed and discussed.
12. Payable Accounts and payroll checks paid for the month of September 2021 were discussed and reviewed. Payments were approved as presented.
13. Personnel. Mireya Bustamante, Office Manager reported status on employee Covid-19 vaccinations. All District employees have been vaccinated.
14. Website.
  - 14.1 Determination of population of District as of September 1<sup>st</sup>, 2021. It was determined that there were less than 500 persons living in the District as of September 1<sup>st</sup>, 2021. The motion was made and seconded that the District elects not comply with Texas Government Code 2051.202. Following a discussion, the motion unanimously carried.
  - 14.2 District archival policy for minutes and agendas published on the District's website. The motion was made and seconded that the District publish on its website only the agendas and minutes for the current calendar year, and the immediate past calendar year. Following a discussion, the motion unanimously carried.
15. Request for service and Salomoneno Booster Station. 281.3501 acres out of Tract A (617.48 acres), La Huerta Grant – Roberto L. Ramirez and Sara Ramirez. The Ramirez' have paid the required meter fees. The Ramirez' have advised that they are willing for the booster station to remain on their property. The Engineer renewed his recommendation that the booster station be moved from the Ramirez' property to better location. No action. This item was tabled for the next Board meeting.
16. Service Request: East ½ of Share 7 (91.28 ac) of Survey 273. Jaime and Connie Garza having advised ion writing their willingness to relinquish their meter/slot to Mr. Ellert, the District is waiting for Mr. Ellert to advise the District whether he wishes to proceed with the annexation of his property into the District. No action. This item tabled for next Board meeting.

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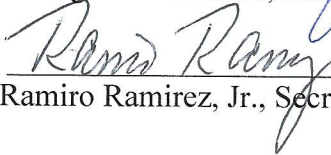
17. Annexation: East ½ of Share 7 (91.28 ac) of Survey 273--- Joseph Ellert. Discussed under agenda item 16. This item tabled for the next Board meeting.
18. Service Request: 197.96 acres out of Share D (396.94 acres), Porcion 36—Blanca V. Rodriguez. The Attorney reported that the Board cannot act on the request because legal title to the property is not in the name of Blanca V. Rodriguez—the property is owned by a Villaflor Las Palmas Ranch, LLC. No action. This item tabled for next Board meeting.
19. Service request: Tract C (112.548 acres) out of Parcel 2 of Share 5 of the 1945 Partition of Share 1 of the 1915 Partition of the Volpe lands in Porcions 31, 32 and others.—Mr. Raul L. Volpe, Jr. The motion was made and seconded that the service request of Mr. Raul L. Volpe, Jr. be denied due to location of his property outside the District’s boundaries. Following the discussion, the motion unanimously carried.
20. Audit. The office manager reported that the audit of the District’s fiscal year beginning September 1<sup>st</sup>, 2020 and ending August 31<sup>st</sup>, 2021 has commenced.
21. Water Bills. The revised statement adding the District’s website address to water bills, to comply with HB 1154, was reviewed. The motion was made and seconded that the revised statement be approved. Following a discussion, the motion unanimously carried.
22. Communications – Invoices submitted by J&C Investments and water rights requested by Zapata County Waterworks, these two items to be discussed on the next regular Board meeting.
23. Adjournment: The resumption of morning meetings was discussed. This matter will be placed on the agenda of next regular Board meeting. It was noted that the next Regular Board meeting will be held on Wednesday, October 27<sup>th</sup>, 2021 at 10:00 a.m. There being no further business, the meeting was adjourned 4:42 p.m.

11/17/21

Date Approved



Hildegardo E. Flores, President



Ramiro Ramirez, Jr., Secretary