



MINUTES

Regular Meeting
Laguna Madre Water District
Board of Directors
Wednesday, February 25, 2026
5:30 PM – 6:36 PM
Board Room
105 Port Rd. Port Isabel, TX 78578

1. The Chairman calls the meeting to order, determines the presence of a quorum, and notices that the meeting has been duly posted as required by law.

Chairman, S. Friedman initiated the meeting by confirming the presence of a quorum. With all members in attendance, the official status of the meeting was established.

PRESENT

Scott Friedman, Chairman
Adam Lalonde, Vice-Chairman entered at 5:34pm
David "Dave" Boughter, Director
William "Bill" Donahue, Director

ABSENT

Jason Starkey, Secretary

LMWD STAFF

Noe Cantu, Interim General Manager
Brian Hansen, Attorney
Charles Ortiz, District Engineer
Eduardo Salazar, Director of Finance
Enrique Samaniego, Purchasing Agent
Mary Gamboa, Human Resources
Joel Lopez, Interim Superintendent
Brandon Edge, Information Tech Specialist
Ana Lopez, Executive Secretary

2. Pledge of Allegiance and Invocation

The meeting commenced with the Pledge of Allegiance. Director of Finance Eduardo Salazar led the invocation.

3. Invitation to the Audience for Public Comments

- Joel Lopez gave a brief update on the Laguna Blvd street and sidewalk rehab status.
- Chairman S. Friedman presented the invitation from Cameron County Commissioner, Precinct 3 David A. Garza will be presenting a formal resolution to recognize of Mr. Carlos Galvan on March 10, 2026.

4. Consider and discuss for possible approval the Minutes of the Regular Meeting on February 11, 2026. (N. Cantu) ♦

The minutes were submitted to the Board for Review. The Board formally approved the minutes as presented.

Moved By D. Boughter, Seconded By B. Donahue.

Motion: Move to Approve

THE MOTION PASSED UNANIMOUSLY

5. General Managers Report

- N. Cantu stated Garver will be submitting Project Information forms for clean water SRF and Drinking Water SRF forms. After submission, the possibility of being invited to apply for a 70% loan forgiveness.

6. Consider and discuss the possible approval of Board Travel to attend the Texas Water 2026 Conference on April 27, 2026, through April 30, 2026, in San Antonio, Texas. (N. Cantu) ♡

N. Cantu shared he will be attending Texas Water 2026 this year along with a few staff members, if any board members are interested in attending as well to please contact him.

Moved By A. Lalonde, Seconded By D. Boughter.

Motion: Move to Approve

THE MOTION PASSED UNANIMOUSLY

7. Consider and review Financial Reports for December 2025. (E. Salazar) ♡

Director of Finance E. Salazar presented the December 2025 financials. All board members acknowledged the report.

Items #8, #9 and Item #10 were moved after Item #11.

11. EXECUTIVE SESSION permitted by the Open Meetings Act, VTCA, Government Code Section 551.001 et seq., Under Section 551.071, Consultation with Attorney; under Section 551.072, Deliberation about Real Property, Under Section 551.074, Personnel Matters:

- A. Discussion and possible action concerning the negotiations with the Port Isabel-San Benito Navigation District for the Seawater Intake Facilities.
- B. Discussion concerning Lift Station Rehabilitation Project with Mor-Will, LLC.
- C. Discussion concerning General Manager responsibilities.

S. Friedman, Chairman of the Laguna Madre Water District's Board of Directors, took the following action: that an Executive Session be included on the agenda for the said meeting, which was duly posted at the office of the District, authorizing the holding of such a closed or Executive Session.

The Chairman entertained the motion to enter into Executive Session. D. Boughter moved, with A. Lalonde seconding, to initiate the **Executive Session** at 5:40 PM. B. Donahue put forth a motion, seconded by D. Boughter, to adjourn the **Executive Session** at 6:27 PM. The only matters discussed during the Executive Session were addressed by the Board of Directors, who then proceeded to the next agenda item.

Consider and action on EXECUTIVE SESSION item(s), if necessary.

- A. **Moved By A. Lalonde, Seconded By D. Boughter.**
Motion: Direct counsel to continue negotiations with Port Isabel-San Benito Navigation District for the Seawater Intake Facilities.
THE MOTION PASSED UNANIMOUSLY

B. Moved By A. Lalonde, Seconded By B. Donahue.

Motion: Direct counsel to continue conversations and negotiations seeking resolutions for the lift Station Rehabilitation Project with Mor-Will, LLC.

THE MOTION PASSED UNANIMOUSLY

C. No Action Taken

8. Consideration and possible action to authorize the use of the power of eminent domain to acquire, in fee simple, from the Port Isabel-San Benito Navigation District of Cameron County, a 1.07 acre tract of land out of a called 87.74 acre tract in the Santa Isabel Grant, Cameron County, Texas, and being conveyed to Port Isabel-San Benito Navigation District of Cameron County as recorded in Volume 234, Page 201 of the Deed Records of Cameron County, Texas; and in fee simple, from Port Isabel-San Benito Navigation District of Cameron County, up to 4 acres situated in the Santa Isabella Grant, Abstract 1, Rafael Garcia Survey and the called 384.67 acre Port Isabel-San Benito Navigation District Survey, Cameron County, Texas, also being out of a called 31.687 Acre tract described in Quitclaim Deed to Port Isabel-San Benito Navigation District Recorded in Volume 286, Page 159 of the Deed Records of Cameron county, Texas (D.R.C.C.T), a called 7.37 acre tract claimed by the Port Isabel-San Benito Navigation District for the purpose of constructing, acquiring, owning, operating, repairing, improving, or extending a seawater desalination plant, including, but not limited to, all additions to such plant and all works, improvements, facilities, distribution lines, concentrate disposal systems, equipment, appliances, interests in property, and contract rights needed, and an expansion to Amended and Restated Easement Agreement for Underground Drainage Pipelines (Document Number 2016-14181) including Secondary Easement to Use the Surface of the Property that is adjacent to the Easement Property as may be reasonably necessary to install and maintain the Concentrate Disposal Systems and related Facilities within the Easement Property that are reasonably suited for the Easement Purpose, and to authorize initiation of condemnation proceedings if necessary. (N. Cantu) 🗣️

Board Member A. Lalonde stated the following: I move that the Laguna Madre Water District authorize the use of the power of eminent domain to acquire, in fee simple, from the Port Isabel-San Benito Navigation District of Cameron County, a 1.07 acre tract of land out of a called 87.74 acre tract in the Santa Isabel Grant, Cameron County, Texas, and being conveyed to Port Isabel-San Benito Navigation District of Cameron County as recorded in Volume 234, Page 201 of the Deed Records of Cameron County, Texas; and in fee simple, from Port Isabel-San Benito Navigation District of Cameron County, up to 4 acres situated in the Santa Isabella Grant, Abstract 1, Rafael Garcia Survey and the called 384.67 acre Port Isabel-San Benito Navigation District Survey, Cameron County, Texas, also being out of a called 31.687 Acre tract described in Quitclaim Deed to Port Isabel-San Benito Navigation District Recorded in Volume 286, Page 159 of the Deed Records of Cameron county, Texas (D.R.C.C.T), a called 7.37 acre tract claimed by the Port Isabel-San Benito Navigation District for the purpose of constructing, acquiring, owning, operating, repairing, improving, or extending a seawater desalination plant, including, but not limited to, all additions to such plant and all works, improvements, facilities, distribution lines, concentrate disposal systems, equipment, appliances, interests in property, and contract rights needed, and an expansion to Amended and Restated Easement Agreement for Underground Drainage Pipelines (Document Number 2016-14181) including Secondary Easement to Use the Surface of the Property that is adjacent to the Easement Property as may be reasonably necessary to install and maintain the Concentrate Disposal Systems and related Facilities within the Easement Property that are reasonably suited for the Easement Purpose, and to authorize initiation of condemnation proceedings if necessary.

The Chairman conducted a roll-call vote and announced the result of the vote:

Those **FOR** the above agenda item:

- David Boughter
- Adam Lalonde
- Scott Friedman
- William Donahue

ABSENT: Jason Starkey

THE MOTION PASSED UNANIMOUSLY

9. Consider and discuss for possible approval of Valuation and Advisory Services with CBRE for a 1.07 acres Seawater Intake Structure Facilities Site and up to 4 acres for Concentrate Disposal Systems. (C. Ortiz)

District Engineer C. Ortiz stated this item is a request to proceed with the appraisal services evaluation to support Item #8. Quoted at \$15,000 for properties 1.07ac Saltwater Intake and Discharge Pipeline Easement.

Moved By A. Lalonde, Seconded By D. Boughter.

Motion: Move to Approve

THE MOTION PASSED UNANIMOUSLY

10. Consider and discuss for possible approval of Surveying Services for Proposed Concentrate Disposal System. (C. Ortiz)

Half Associates Inc. provided an agreement for surveying services for proposed fee simple acquisition(s) for proposed Laguna Madre Water District Desalination Project Discharge Line for the amount of \$22,395.00.

Moved By D. Boughter, Seconded By A. Lalonde.

Motion: Move to Approve

THE MOTION PASSED UNANIMOUSLY

Adjournment

No additional business remained; the meeting was adjourned at **6:36 PM**.



ADAM LALONDE, VICE-CHAIRMAN



DAVID BOUGHTER, DIRECTOR

MINUTES APPROVED THIS 25TH DAY OF MARCH 2026.