

MINUTES OF A SPECIAL MEETING
OF
TRINITY BAY CONSERVATION DISTRICT
Wednesday, September 28, 2022
9:00 O'clock A.M.

THE STATE OF TEXAS
COUNTY OF CHAMBERS

The Board of Directors of Trinity Bay Conservation District met at the offices of the District in Stowell, Texas on Wednesday, September 28, 2022, with the following Directors present:

Greg Turner	Vice-President
Lester Hankamer, Jr.	Secretary
Richard Nicely	Director
Victor Caraway	Director

Also present were Jerry Shadden, Crystal Threadgill, and Mike Will, District Employees; Kate Leverett of Germer, District Counsel and Brad Moon.

Agenda Item 1:

Vice -President Turner called the Meeting to order at 9:00 a.m.

Agenda Item 2:

The meeting opened with a prayer by Vice -President Turner who then led the Pledge of Allegiance to the American and Texas flags.

Agenda Item 3:

Public Comment:

No one signed up for Public comment.

Agenda Item 4:

General Insurance with Arthur J. Gallagher Risk Management:

General Manager Shadden – Arthur J. Gallagher sends us a form each year and you are supposed to go through and look at all values of all your equipment and things and update the values accordingly. The values of the plants were not updated, and this is something that the engineer is supposed to sign off on. So, Mike got with the engineers and had them come out and look at this stuff. Once this was done, the values had gone up so much that the insurance dropped us. They were actually getting ripped off, because the values of the property and other things should have gone up, so they were missing a bunch of money. At that time, we had 100% blanket coverage on everything, that includes concrete and all.

So once the values came back from the engineer, it went up so much that we went back and insured the pumps, the headers, the electrical, everything in the plant that something could happen to. We did not insure the concrete structures, only the things we had to and felt like was at risk.

The main increase went from \$65,000.00 to \$149,000.00 and that is mainly for the building. The package for the equipment went up \$1,000.00, General Liability Insurance for employees, pollution, clean up and hazardous waste went up a few thousand dollars. With the values of the buildings going up, we went from \$255,000.00 and that is including Workers' Compensation to \$361,000.00. When they told this, I went back and recalculated the budget, I put \$380,000.00 in there, half in drainage and half in water so we have the money budgeted in there.

Longer story, we used to have Aquasurance, he was a private owned business. He was great and took care of everything. He sold his business to Gallagher. If you ever watch the Astros, they have a sign back there, Gallagher is a hug company. They are harder to deal with than Aquasurance was. Mike had some claims when we had the freeze and they heated up some of the pumps and the seals were bad. They did all kinds of scientific research and stuff as a reason not to pay. We just did not have time this year to look for anything else. Majority of Municipalities have the Texas Municipal League, it is kind of like TXDRS, all they take care of is municipalities. So next year we will look at this and see if this is still our best option or if we should go with the Texas Municipal League.

Secretary Hankamer – When your equipment valuations go up \$4,000,000.00 in a year, it all goes up.

General Manager Shadden – This is the thing. The water plants were rated at \$3,000,000.00 when they were built in 2000. Today they are worth \$15,000,000.00.

Secretary Hankamer – Does this cover the Hankamer, the new one.

General Manager Shadden – No, it will be added once it is built. It's kind of like building a house, if anything happens right now the contractors insurance will cover it until we accept it. Once we accept it then we will add insurance on it.

Secretary Hankamer, made a Motion to Accept renewing the General Insurance with Arthur J. Gallagher Risk Management. The motion was seconded by Director Nicely and it passed by unanimous vote.

II. EXECUTIVE SESSION

GOVERNMENT CODE 551, SUBCHAPTER D
SECTION 551.071 - CONSULTATION WITH DISTRICT'S ATTORNEY REGARDING POSSIBLE LITIGATION

SECTION 551.072 - DELIBERATION ABOUT REAL PROPERTY
SECTION 551.074 - MATTERS OF PERSONNEL
SECTION 551.075 - CONFERENCE WITH EMPLOYEE
SECTION 551.076 - TO DELIBERATE THE DEPLOYMENT OR SPECIFIC OCCASIONS FOR IMPLEMENTATION OF SECURITY PERSONNEL OR DEVICES

If, during the course of the meeting covered by this Notice, the Board should determine that a closed or executive session of the Board should be held or is required in relation to any agenda item included in this Notice, then such closed or executive meeting or session, as authorized by the Texas Open Meetings Act, will be held by the Board at the date, hour, and place given in this Notice concerning any and all subjects for any and all purposes permitted by §551.071-551.084 of the Texas Government Code and the Texas Open Meetings Act, including, but not limited to, §551.071—for the purpose of a private consultation with the Board's attorney on any or all subjects or matters authorized by law.

III. ACTION ON ITEMS DISCUSSED IN EXECUTIVE SESSION.

No action taken.

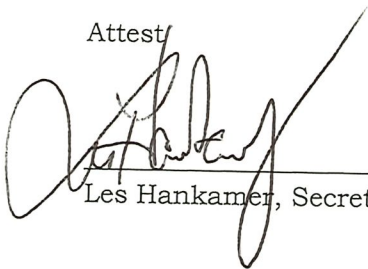
VI. ADJOURN.

Director Nicely, made a Motion to Adjourn. The motion was seconded by Director Caraway and it passed by unanimous vote.

Meeting Adjourned at 9:11 a.m.

READ AND APPROVED:

Attest



Les Hankamer, Secretary



Scott Kahla, President

Date: 10/12/22