

MINUTES OF A REGULAR MEETING
OF
TRINITY BAY CONSERVATION DISTRICT
Wednesday, January 14, 2026
10:00 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, January 14, 2026, with the following Directors present:

Victor Caraway	President
Lester Hankamer	Secretary
Richard Nicely	Director
Annette Rayburn	Director
Justin Woody	Director

Also present were Jerry Shadden, Crystal Threadgill, David Hoyt, Amos Roy and Manuel Mendoza Jr., District Employees; Kate Leverette of Germer PLLC, District Counsel, Celeste Denora of the Vindicator/Anahuac Progress and Josh Kahla - Chambers County Constable, Precinct 5.

Agenda Item 1:

President Caraway called the meeting to order at 10:00 a.m.

Agenda Item 2:

The meeting was opened with a prayer by General Manager Shadden, who then led us in the Pledge of Allegiance to the American and Texas flags.

Agenda Item 3:

PUBLIC COMMENT

None.

Agenda Item 4:

MINUTES OF A REGULAR MEETING

Secretary Hankamer made a Motion to approve the Minutes of a Regular Meeting held November 12, 2025, and December 23, 2025. The motion was seconded by Director Nicely, and it passed by unanimous vote.

Agenda Item 5:

FINANCIAL REPORTS

Secretary Hankamer made a Motion to approve the Financial Reports for December 31, 2025. The motion was seconded by Director Woody and Director Nicely, and it passed by unanimous vote.

Agenda Item 6:

TAX REPORTS

Director Woody made a Motion to approve the Tax Reports for December 31, 2025. The motion was seconded by Secretary Hankamer and Director Nicely and it passed by unanimous vote.

Agenda Item 7:

ACCOUNTS PAYABLE

Secretary Hankamer made a Motion to approve Accounts Payable. The motion was seconded by Director Woody, and it passed by unanimous vote.

Agenda Item 8:

11' X 20' WATER EASEMENT FROM JENKINS BUSINESS LLC AT 36312 IH 10, ANAHUAC, TX 77514

General Manager Shadden – This is the new one that is going up that will have the Applebee's and IHOP in it. We have a fire line and water line that goes in toward the building so we are requiring them to give us an easement over our line so that we can maintain it.

Director Woody made a Motion to approve accepting an 11' x 20' Water easement from Jenkins Business LLC at 36312 IH 10, Anahuac, TX 77514, Bull Stop Texas Truck Stop. The motion was seconded by Director Nicely and it passed by unanimous vote.

Agenda Item 9:

REMOVING DAVID HOYT FROM THE BANK ACCOUNTS AT EASCT CHAMBERS COUNTY BANK AND ADDING MANUEL MENDOZA, JR. AND JUSTIN WOODY

General Manager Shadden – Trinity Bay requires two signatures on the checks. David is retiring and he is the only other person that has authority to sign, so I was going to give Manuel the authority to

sign, that way for the small things that happen, he and I can sign. If we have a stack of checks, I will call Victor or Rick in to sign. This is taking David off our accounts and adding Manuel. To do this you have to redo all the paperwork and everyone will have to resign. So, while we are doing it, we will just go ahead and add Justin as well.

Secretary Hankamer made a Motion to approve removing David Hoyt from the bank accounts at East Chambers County Bank and adding Manuel Mendoza, Jr. and Justin Woody. The motion was seconded by Director Nicely, and it passed by unanimous vote.

Agenda Item 10:

BOND SALE

General Manager Shadden – I got an email from Kate yesterday but then I got Mr. Gilley to call, and they said it was in administration and they were working on it and hoped to be finished shortly. Kate received an email requesting some pump sizing and how long it was going to take to sell the bonds. They had 3 questions from TCEQ, and we are responding to those right now. They were saying that we do not have enough pump capacity to give us 2 gallons per minute but we had a lot of that changed a few years ago to where you used to have 45 gallons per connection is how they calculated it, when we went to selling to Anahuac it added 900 and something connections to us so we had to go back and change our connection to 35 gallons a minute, and we were able to do it because we are in a rural area where people do not water their yard sand things like that, so we were able to change the paperwork and make it work. So, those are the 3 questions that they had. Mr. Gilley said it should take like 6 weeks to sell. As I mentioned before, back when we bought this building, we actually had a better rate on the open market than we did through the Water Development Board and it I a lot less paperwork. But either way, he will look for the best rates out there for us when it is time to sell them and hopefully that is getting close. We applied in July.

President Caraway – But it is not slowing things down for us because we are moving forward with 2 of the 3 projects.

General Manager Shadden – Well, we got inspected by TCEQ and with the big tank, we had to show them proof where we had a contractor come in during engineering and inspect all of the tanks and the big tank that is there is in good shape. TCEQ had it in their notes that it was rusting on the inside, so we were able to prove to them that the coating was still good on the inside of the tank and they took it off.

NO ACTION NEEDED

Agenda Item 11:

ELECTION OF BOARD POSITIONS

General Manager Shadden – We have had this item on here several times but did not have everyone present to be able to vote on it. We need a Vice-President. This has been vacant since Greg Turner left. It is up to the Board you can decide now or think about it.

Secretary Hankamer – I nominate Rick Nicely for Vice-President.

Secretary Hankamer made a Motion to approve electing Rick Nicely as the Board Vice-President. The motion was seconded by President Caraway, and it passed by unanimous vote.

Agenda Item 12:

RECOGNIZE DAVID HOYT FOR HIS YEARS OF SERVICE AT TBCD

General Manager Shadden – I came to Trinity Bay in 2011 and about 6 months after I came here, I needed David to help me get this place up and going like it needed to. David had been at the City of Beaumont 30 ½ years so for someone to leave a job after being there that long to come with me, I was flattered. We have been together a long time, and we do not always ee eye to eye, but we have always found a way to make it work. He has helped make my career. We made the meeting at 10 and Mark Mitchell has cooked some gumbo and we cake and an award to present David with for his years of service in the back shop. Your grandfather was at the City of Beaumont, your father, David and now his daughter, so they have a long list.

NO ACTION NEEDED.

II. DRAINAGE REPORT:

Amos Roy reported on Drainage.

RUSH DITCH:

This is the upper area of Rush ditch. We are utilizing three pieces of equipment to not only clean the vegetation but to also reset the shelf for future maintenance needs. The crew is nearing the Chambers County line which is our boundary on this watershed. We have added several drainpipes along the right-of-way to ensure good travel on the easement for future maintenance.

RUSH DITCH SPINDLETOP:

The dragline is back running. The new operator is doing well with the machine. I currently have a dozer out there with him to help move spoil material.

DOUBLE BAYOU TRIBUTARY:

The cutter head for the machine had a bearing go out. It is in the shop for repairs. Work will continue once the cutter head is repaired.

ELM BAYOU:

The Komatsu long reach is approaching SH 124. When it does, we will have to work the other side of the bayou to finish this section.

III. UTILITY REPORT:

Manuel Mendoza, Jr., Water Superintendent - reported on Water and Sewer.

Manuel Mendoza Jr. - We are continuing to repair leaks throughout the district and of course there are new leaks that pop up here and there that we address. Meter change outs are ongoing. Since the beginning of the year, we have replaced 53 meters on the east side and 28 meters on the Anahuac side. The bar screen replacement at the Winnie Wastewater Plant is about 90% complete. There are some things left to do there and then we want to give the guys a walk around space or concrete sidewalk around the structure to easily get up and down. A new blower is being placed at the Winnie Water plant for the backwash, and this is ongoing.

On the Anahuac side, the Wastewater Plant is completed and ready for operation.

General Manager Shadden - Kate sent them a letter saying that we had the engineer go back out and certify that we were ready to run.

Director Woody - To the subdivision?

General Manager Shadden - Yes, to the guy that is wanting to put the subdivision in. Whether he drops it, I do not know.

Director Woody - So what are their options?

Kate Leverett, District Counsel - I have a petition with the Public Utility Commission to basically be let out of our CCN and then they would basically have their own Wastewater plant.

Director Woody - How easy is that?

Kate Leverett, District Counsel - They have to show that we can't serve them and now we can show that we can serve them. Dealing with the PCT is like pushing a rope up a hill. But they do have a petition, but we told them that we can serve them, so we are just waiting for their response back. I confirmed they received the letter and Mr. Klien said he was discussing that with his client.

General Manager Shadden - And it is engineered stamped.

Have you discussed with Anahuac when that is going to be brought back online?

General Manager Shadden - I don't plan on bringing it back online. It is ready to start; we have tested the blowers and everything else and it is ready to go. In fact, in the checks we just signed, Anahuac billed us for the last year for every month, and we are putting like 3% into their plant. The highest was like 5%. There is not since in running both of them.

Director Woody - They seemed adamant on wanting to run two plants and that is why I was asking.

Manuel Mendoza, Jr. - I talked with the operator and he is in favor (*inaudible*)

General Manager Shadden - There is just no point in it. Everything has been totally redone, everything that needed to be fixed is fixed, LJA came out and inspected it and gave us a stamped letter saying that it is ready to start anytime we want to.

President Caraway - Is there anything there that would deteriorate or go bad by not running it?

General Manager Shadden - No, you have galvanized tubes sticking down the sides and then the chain drive which is a wooden board and galvanized chains and sprockets.

President Caraway - Okay, just wanted to make sure that by not running it we are not going to hurt it.

Manuel Mendoza Jr. – We have not been in compliance with the plant in Hankamer in quite some time. So, to fix that, I reached out to the manufacturer of the plant, and they are putting together an action plan of how we can correct that. It is in their contract that during construction or during the project that are supposed to get us in compliance. They are working with LJA Engineering to put a plan together to fix the problem.

Director Nicely – That problem was ammonia?

Manuel Mendoza Jr. – Yes. Whether it is caused by an unknown substance getting into our plant or if we are not getting enough flow. The consensus is that we are not getting enough flow because the pipe is sized for 300 gallons a day and we are not getting that, our average is about 50,000.

General Manager Shadden – 50,000 gallons a day and it is rated for 300. One of the things they are looking at is shutting off part of it and only using part of the plant. There are some options. Manuel has worked on it since the day he walked through the door. We have had the manufacturer here and we are going to get this thing in compliance, whatever it is we need to do. I do not doubt that we may get fined again. We have been fined once, and it could happen again.

This is from David's report:

We put in 5 gravity taps this year, 1 grinder pump this month, 134 feet of discharge line, 1 new meter installation, 1 water main tap, and 1 fire line tap.

The year it froze and the plant went down, that has been closed out and paperwork was done. They paid us our money and they sent us a letter saying it was complete.

All totals combined, this is what we have left 4 gravity taps, 17 grinders, 1 duplex, 4,878 feet of discharge line, water lines and extensions is about 8,000, we have 27 meters to put in, 3 fire hydrants, 3 water line taps, 3 relocate water meters, 1 pending TXDot permit and 2 capacity studies going on. We just had a sewer capacity study done on the old Stuckey's and LJA is doing a capacity study on the water to make sure we have enough water.

I put these on there every month, we do how much we have pumped, how much we have sold, how much flushed, how much we backwashed to track everything that we can. These are showing our usage and loss (diagram on screen). You can see we had some bad leaks back in November to November for the year and Winnie has come back in line. Anahuac is kind of following the leaks, it gets a little bit better, but we have had some leaks over there also.

I talked to JBS, which is Jim, we started this about 5 years ago, we hired them to do the water for us and they came in and looked at all of computer systems and everything in the computers and we were to the point where we had looked at everything and repaired all the leaks we had found and were to the point that we were about put meters in to see which way the water is flowing, you put a 12" meter in here and you look at how much you sold and it will tell you how much you have lost in that area and whether it is going toward Hankamer or going towards Oak Island and it can be split off from there. After I left, they stopped this, so I have asked Jim to give us a price to finish the audit on the West side.

IV. 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.

V. ACTION ON ITEMS DISCUSSED IN EXECUTIVE SESSION.

VI. BOARD MEMBER REPORTS:

Director Woody – I have a question, there is a lot of complaints still about smell on the Anahuac side.

General Manager Shadden – I had a company come in and they want to treat the phosphate in the raw water cells in the back. Algae pretty much does not grow in the wintertime, so after discussing it we decided to put it off until the spring.

Director Woody – I guess with it getting hot again, everyone is having the problem again.

General Manager Shadden – I think it is just that the water over on that side is a whole lot harder to treat than on this side. We have done a chlorine burn for 45 days and burned everything inside. To treat the algae in the past we put copper sulfate in there to kill it. And we had a customer over there said that the copper sulfate ate up the aluminum in the boat so we had to buy another one from spilling it in the boat. Even told TCEQ that we were using stuff that ate aluminum and so they came down and inspected and looked at all our logs and data and even tested the water and we were fine. About the only other thing we can do is treat the reservoir and we are looking at about \$200,000.00 to do that.

President Caraway – How often would we have to do that?

General Manager Shadden – That would be the main treatment and after that there is a maintenance treatment. In the beginning there is so much to treat that he suggested bringing his contractor in that has 3 to 5 boats and he does this all the time and treats the whole thing and after that we could treat it ourselves.

Director Woody – What is the estimated cost for just maintenance treatment, do you know?

President Caraway - We have 2 ponds over there, is that right?

General Manager Shadden - We have 3.

President Caraway – So do we draw from just one?

General Manager Shadden – No, we draw from all 3.

Secretary Hankamer – They are all linked.

General Manager Shadden – Yes.

President Caraway – Well I know they are, but I was just wondering if we could isolate and just do 1.

General Manager Shadden – We could do that, yes sir.

President Caraway – And then once we get that one good, then we draw from the other ones into that one and then treat that ourselves.

Secretary Hankamer – But you can't get to the one in the back, separately can you?

General Manager Shadden – No, it is not valved off or anything. Site one is 6.7 acres and it is 8-foot-deep, site 2 is 6.3 acres and 8-foot-deep and the big one in the back is 70 acres and 10-foot-deep. His suggestion was to control bacteria, phosphors and ongoing monitoring, there is a poundage that is needed to treat it. To do this you are looking at 1670 lbs. at \$1.65 per pound which is \$27,550.00 of Green All Pro 200lbs. per surface. And then the shock that he was talking about going in there with one time and do that is \$148,925.00 to put 11,500 lbs. at site 1 and site 2, and 59,000 lbs. at site 3 and then the routine annual sediment phosphorite testing. At this point his suggestion is to go in there and treat it with these chemicals. He couldn't get here this week but he will be here next week to talk to me about it more if any of you would like to be here for that.

Secretary Hankamer – So we could find out the maintenance dosage is?

President Caraway – Yeah, we need to look at it a little closer.

Director Woody – Maybe it is just because it stayed so hot for so long. I know it was about 3 weeks ago.

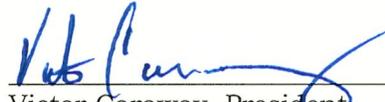
General Manager Shadden – The other thing is, you treat your drinking water with phosphorus. So, what happens is, whenever you backwash, you backwash back into the reservoir. You are circulating that water back around so you are feeding in phosphates. Years ago I was telling Victor that we got rid of the backwash water, either down a storm drain or the sewer system, and now as a way to save water, they require you to put it back into the reservoir. It is also coming out of CLCND and I don't know who I can go back to them and say hey you need to treat your canal before it gets to me. Now is that a reason to leave them and go to LNVA, I do not know. Water quality is twice as much to treat Anahuac water than it is here and it comes all the way from Dallas, and so it could have gone through 5 people before it gets here, where LNVA is coming from Lake Rayburn.

VII. ADJOURN.

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

Meeting Adjourned at **10:44 a.m.**

READ AND APPROVED:



Victor Caraway, President

Attest



Les Hankamer, Secretary

Date: 2-11-26