

REGULAR MEETING
OF
TRINITY BAY CONSERVATION DISTRICT
Wednesday, May 13, 2026
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, May 13, 2026, with the following Directors present:

Victor Caraway	President
Rick Nicely	Vice-President
Les Hankamer	Secretary
Annette Rayburn	Director

Also present were Jerry Shadden, Crystal Threadgill, Amos Roy and Manuel Mendoza, Jr., District Employees; Kate Leverett of Germer PLLC, Josh Kahla - Chambers County Constable, Precinct 5, Cody Crowley of GFT, Inc. and Susan LeBlanc of Representative Terri Leo-Wilson's office.

Agenda Item 1:

President Caraway called the Public Hearing to order at 9:00 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:

APPROVE MINTUES

Vice President Nicely made a Motion to approve the minutes of a Public Hearing and Regular Meeting held March 11, 2026, and approve the Minutes of a Regular Meeting held April 29, 2026. The motion was seconded by Director Rayburn and it passed by unanimous vote.

Agenda Item 5:

FINANCIAL REPORTS

Secretary Hankamer made a Motion to approve the Financial Reports for April 30, 2026. The motion was seconded by Director Rayburn and it passed by unanimous vote.

Agenda Item 6:

TAX REPORTS

Secretary Hankamer made a Motion to approve the Tax Reports for April 30, 2026. The motion was seconded by Director Rayburn and it passed by unanimous vote.

Agenda Item 7:

ACCOUNTS PAYABLE

Vice President Nicely made a Motion to approve Accounts Payable. The motion was seconded by Secretary Hankamer and it passed by unanimous vote.

Agenda Item 8:

PIPELINE CROSSING PERMIT ON DOUBLE BAYOU AND PIPE YARD RD FOR MAGNETAR EXPLORATION

General Manager Shadden – They are coming through with a pipeline and several years ago with kind a mirrored Drainage District 6 in the pipeline agreement, that they have to put it in at a certain depth and provide 3 copies and an engineers report and the whole thing and we also charge them a fee to do this. They are wanting to put this underneath our ditch.

Secretary Hankamer – What size line is it?

General Manager Shadden – I do not know to be honest with you. Amos has that to talk about, so I will let him do that. We do not do very many of these, but we have done a few in the past. We had a pipeline come through and they crossed us three times and that is when we put a permit system together. We make them take the time to put a permit together to be able to put a pipe in our ditch and the same thing with building a bridge, that it will need to be engineered and everything before we let them put it in.

Vice President Nicely – It is only a 3 ½” pipeline?

General Manager Shadden – No sir. Is it in your packet?

Vice President Nicely – Proposed pipeline shall be 3 ½” in diameter.

General Manager Shadden – 3 ½ feet deep maybe. I will get him to explain it when he gets back in here.

Secretary Hankamer – They are boring underneath, right?

General Manager Shadden – Yes. Didn't you review it, Cody?

Cody Crowley, GFT, Inc. – I did review the drawings that Amos sent to me, they were survey drawings and they didn't state the sizes. I asked what size it was, but ultimately it didn't matter to me because he had already requested an extra foot of clearance. Currently they were showing that they would clear the existing 36” culvert by 5' and he asked me to adjust that to 6' to give them more room in the future to upgrade that 36” to a 48”. Once he puts in that 48” in the future it would still have 5' of clearance between the top of the pipeline whatever size it is.

Secretary Hankamer – I just didn't want them to go in there with a 20” line and we have to go in there later on and us getting in their way or something. Is this a fuel line?

Amos Roy – Oil line.

(inaudible – lots of talking go on)

General Manager Shadden – The permit cost is \$1,000.00 and like I said Cody agrees with it.

Secretary Hankamer made a Motion to approve a pipeline crossing permit on Double Bayou and Pipe Yard Rd for Magnetar Exploration. The motion was seconded by Vice President Nicely and it passed by unanimous vote.

Agenda Item 9:

20' SEWER LINE EASMENT ON I10 AND INDIAN TRAILS IN WALLISVILLE FROM D.K.B INC.

General Manager Shadden – Cowboy Concrete paid us a while back to run sewer down there. We ran a 3” line all the way out to I10 from Turtle Bayou up to Indian Trails. D.K.B., Mr. Spears, he and cowboy got into an argument over a trailer house that they did a deal on, and so Spears would not let us cross his property to get to Cowboy's. Since then, Cowboy has passed away and Don Brannon, the old County Engineer, called me since he does work for them, and felt like Spears will do it. So, I called him and he said he would sign the easement to let us run 3” down there to serve Cowboy Concrete.

Secretary Hankamer – Is it just right there along I10?

General Manager Shadden – On I-10 and there is like 4 pipelines in the TxDOT right of way, plus telephone lines and our water line. I had Amos go out there and make me a map and there was no place to put it. Entergy gave me permission to put it in their right of way behind their poles. But still Spears wouldn't let me go across his property. So, now he says that he will.

President Caraway – How far are we running it?

General Manager Shadden – We are probably talking about 600-800 feet because we have already come from Turtle Bayou all the way up

Secretary Hankamer – It is all the way up to Indian Trails, right?

General Manager Shadden – Just about to Indian Trails. Bob Wallace, the one that died, he had 3 pieces in there and bought all that through there. He needed grinders for that mat company and so we ran it all the way up there and I think we service the mat place plus 3 of his properties there with sewer.

Secretary Hankamer made a Motion to approve a 20' sewer line easement on I10 and Indian Trails in Wallisville, Texas from D.K.B. Inc to install a 3” sewer force main to Cowboy Concrete. The motion was seconded by Vice President Nicely and it passed by unanimous vote.

Agenda Item 10:

APPROVE GENERAL MANGER TO PURCHASE METERS TO COMLETE THE METER CHANGE OUT

General Manager Shadden – There is a total of 379 of the 5/8 meters left to replace, 171 of the 1” meters, 41 of the 1 ½” meters, 52 of the 2” meters, 7 of the 3” meters, 4 of the 4” meters and 3 of the 6” meters. Some of these have been replaced already and some of these just need a dial to replace it, and one of the 6” that goes to Anahuac we replaced a Hershey with it when we put a Neptune in it but it needs an auto read, so that is just a matter of changing it.

President Caraway – We are not going to use that one much anyways, so I would probably leave it where it is.

General Manager Shadden – I think they are going to get off of us at the end of the month. Kenny that was running it, his mother died and he has health problems, so effective immediately, he quit and Cort

seems to be running it for now. If you want to do them individually as I buy them that is fine just approve the whole thing.

Secretary Hankamer – How long to order those and how long before we get them?

General Manager Shadden – The 12” that we ordered, it has been 3 months.

Secretary Hankamer – I just want to know about the 5/8”, just a guess.

General Manager Shadden - They have the 5/8’s stocked, it would be the other ones that they will have to order.

Secretary Hankamer – What is that total dollar do you think?

General Manager Shadden – I think we are paying \$258.00 for the 5/8’s and on up to the 16”.

President Caraway – Do you know how much those 4” and 6” are individually?

Manuel Mendoza – We just recently bought a 4” and it was between \$5,000.00 - \$7000.00, and a 12” is \$12,000.00.

President Caraway – I know those probably need to be changed for accuracy purposes.

General Manager Shadden- I had Josh take the route books and go through them and he was able to scratch out 1000 meters that were on the list to be read and there is no one using them. We are cleaning all that up through the audit right now. I was telling them a while ago that JBS is to the point now to where he looks at the amount of water they are using and whether they need a 1” or a 5/8”. So, all of those are being adjusted right now to give them what they need. There is no reason for them to have a 2” meter when they are only using what a 5/8” would push. So, we are adjusting that so that part of the audit to make everyone do what they are supposed to do. I do not have an actual number; I just got this this week. We are still waiting on, it was presented last meeting about the reading of and the coverage of. She came by and we talked to her again, so she is doing an updated schedule for us, and we haven’t gotten it back yet to see if we can do the bounce off the tower type stuff or if we are going to have to drive. From what she is telling me, I thought it was a big difference as far as money, but I do not think it is. But again, already to where we have changed them all except 739 of the 5/8”, so what that would mean is you have to go back on every single one and change the head out. It would be quicker driving.

President Caraway – Do we need to make the decision on that before we buy these, so we buy the correct ones?

General Manager Shadden – They have the meters already that are drive by. What they did is when we told them what we needed, Core and Main bought them and has them in stock at their place. We haven’t bought them yet, but they do have them in stock for us when we are ready to buy them. So, this means all the other 2,000 that we have changed, we would have to go back and change the heads out. Just driving them would be the easiest thing to do.

President Caraway – I think so too.

General Manager Shadden –It might be that a 4” or a 6” that has a lot of usage on it, that you could do a cellular type deal where it would dial itself in 3 times a day, or where you might want to keep an eye on something that is a great big user. As for all the rest of them, it is just going route to route driving.

President Caraway – I am okay with going ahead and purchasing those and getting them here ready to go.

General Manager Shadden – How many do we have in the back?

Manuel Mendoza – Less than 100.

General Manager Shadden – The last 500 that we bought, we changed 150 last month and not near that many this month so we have about 100 in stock right now.

President Caraway – As soon as we get the money, you are going to put out for bids to get them replaced?

General Manager Shadden – Yes. It is already off Buy Board HGAC so we do not have to bid them. We can just purchase them.

President Caraway – No, I am talking about the labor to install them.

General Manager Shadden – Yes. And they are Core and Main, they are the installation also.

President Caraway – So they install them also.

General Manager Shadden – Yes, their installation is the same thing. We talked to her and the Superintendent that is doing the work.

President Caraway – Perfect.

Secretary Hankamer – Where are they at?

General Manager Shadden – They are over in Pearland or something like that right now. Once they are done with that, they could all come her and get this done quickly. So, we are working on that.
President Caraway – Okay.

General Manager Shadden – We met with them last week.

President Caraway – Good.

Vice President Nicely – This company has the meters and they have them in stock?

General Manager Shadden – Yes. Core and Main has them in stock in Beaumont. Core and Main are also on HGAC on the change out. So, they are already pre-bid.

Vice President Nicely – I noticed that Port Arthur and Beaumont changed over to these automatic reads.

General Manager Shadden – But theirs is plastic.

Vice President Nicely –Regardless, if they have them in stock now, I think we should get them so we don't get nailed.

Secretary Hankamer – We have been working on this for 2 years.

General Manager Shadden – They know we want them.

Secretary Hankamer made a Motion to approve the General Manager to purchase the meters to complete the meter change out project. The motion was seconded by Vice President Nicely and it passed by unanimous vote.

Agenda Item 11:

PROCURE CORE AND MAIN TO FINISH INSTALLATION OF AUTO READ METERS

General Manager Shadden – This is what we were just talking about. I just wanted to have the Board say it was okay to procure them to do the install.

Secretary Hankamer made a Motion to approve procuring Core and Main to finish the installation of auto read meters throughout the district. The motion was seconded by Vice President Nicely and it passed by unanimous vote.

Agenda Item 12:

SET UP BANK ACCOUNTS FOR BOND SERIES 2026

General Manager Shadden – Kate says that we did this last meeting authorizing the General Manager to do this but the bank is pushing back on me saying it must have specific language. I spoke with Tan yesterday about it and think we may have gotten around because what I wanted to do was use the approved meeting minutes so we open the accounts and get the money on the 21st. Just in case, I was going ahead and letting you approve of this, just in case the Bank comes back and must have specific language to open each account.

Secretary Hankamer – We approved kind of a blanket and they want it more specific.

Kate Leverett, District Attorney – Correct.

Vice President Nicely made a Motion to approve opening new banking accounts for the 2026 Project I&S Fund CD, 2026 Project I&S Fund, and 2026 Project Reserve Fund CD at Anahuac National Bank. The motion was seconded by Secretary Hankamer and Director Rayburn and it passed by unanimous vote.

General Manager Shadden – Before we move on, Cody, would like to tell the Board about the Grants that we just received, the \$800,000.00.

Cody Croley, GFT, Inc. – We had a meeting last week with Dan Ward and Jeff Ward, Grant Administrators at Jeffrey S. Ward & Associates. They assisted the district about 2 ½ years ago to put in these applications and Manuel and I worked on those applications while we were at LJA. It has taken about 2 ½ years for things to finally develop and say they are going to get funded. We knew about two years ago that yes these would probably get funded, but at a snail's pace on the Federal level. Now they are eminent, so we had meeting with the Grant Administrators to just refresh our memory. When we put them in there were 3 of them, 2 were on Spindletop and the 3rd one was a combination of potential projects on Mayhaw Bayou and west fork of Double Bayou. What they are is called flood mitigation assistance sculpting grants. Before, FEMA would put out these grants and they were called Phase I and Phase II. You would get the whole grant and Phase I would do the analysis and the design, BCA and environmental clearance and then you would proceed directly into Phase II which would be construction or whatever potential project Phase I identifies. They got away from that or they are trying to get away from that because more often than not, people would go through Phase I and realize there are environmental constraints or they can't get the easements or whatever and they would never proceed with Phase II and use the construction dollars. So, FEMA introduced these sculpting grants to do the

things (*inaudible*), identify projects, identify what the problems are, potential projects, environmental constraints and do the benefit cost analysis and determine will these potential projects be eligible for federal funding, and if they are, then apply for a construction dollars and then get the construction dollars which will previously been the Phase II part. Right now what we applied for was for these 3 areas, 2 on Spindletop and 1 on Mayhaw/Double Bayou, is to do these sculpting grants which is look at the problems, look at the flooding and drainage issues we are having in those areas, identify potential solutions to those problems, including environmental, right of ways, acquisition and then more importantly do a cost analysis to determine are these potential projects cost effective. Do we get more in benefits than the cost? If you do not have a 1.0 ratio which means you are getting at least the amount of benefit in flow deduction, and how to determine that is, it's an algorithm, basically you look at the water surface reduction. If you implement these potential projects, how much does the water surface go down, how does that affect flooding up to 10, 50, 100, 500 level and you do this analysis of finished florations and you say okay, all these homes across Winnie, they were flooding at these levels before and they are going to potentially flooding at lower levels now, how much does that save in flooding costs, flood damages? That is your benefit versus the cost of implementing whatever the project is. It must be a 1:1 ratio to qualify for these federal construction dollars. It does not mean it will not qualify for the disaster recovery dollars at the state level but to get these FEMA dollars you must have a 1:1 ratio. I am making a short story too long, I apologize.

So, we had a meeting with the Grant Administrators and you are about to be awarded these 3 projects. I think 2 of them are \$822,000.00 each and those are 75% funded by FEMA. The 3rd one I believe is \$700,000.00 or something and that one is 90% funded so Trinity Bay would only have to pay 10% of that. The discussion was, does the district, and I fully recommend at the time that Trinity Bay accept the Double Bayou/Mayhaw project which was 90/10 funded, my concern about accepting the Spindletop project is when we applied for the Spindletop project about 2 ½ years ago, at that same time Trinity Bay entered into an agreement with LJA and the County to design the bridges at 65 and 124. It kind of makes this Spindletop application mute because that is what we were going to analyze with these Spindletop grants is, what if we replace the bridges on 65 and 124 and right about that same time the County and Trinity Bay agreed to pay LJA to design those bridges. But we talked to the grand administrator last week about that and they said go ahead and accept these grants, but we can change the scope. We can do more analysis, more by channels of Spindletop or South of 124 down to the intercoastal. So, they recommend that we go ahead and accept the grants but then we can decide on how we are going to modify the scope, if at all. I am meeting with the management staff after this meeting to discuss that part of it. Beyond those applications that were put in 2 ½ years ago, there is another round of funding for the same type of grants that are due in about 2 months from now. They want us to look, are there any other areas that the district wants to analyze, and look for potential projects. We know that we want to target areas that will likely have a BCA of 1, a benefit cost analysis ratio of 1.0 or higher. Which means, yeah, I would love to study Elm Bayou or Oyster Bayou, but there is nothing out there. There is nothing to really help or that is really going to give us a good benefit. What we discussed last week and we will discuss further today is maybe the Turtle Bayou area of I10 and White's Park, that area that seems to be developing. That is really the only area because we are going to handle south of Anahuac with the Double Bayou portion. We may discuss today, to put in a cost or an application with Dan Ward and them to maybe that Turtle Bayou area. I know 2 ½ years ago when I was at LJA, we don't usually charge the district for these grand applications, but at Dan Ward they do because they have so many clients that they feel like they need to charge them. So, if you move forward with this grant application, you probably will have to pay Dan Ward and Jeff Ward, maybe something like \$20,000.00 - \$25,000.00 for the grant application.

General Manager Shadden – I think we already did.

Cody Crowley, GFT, Inc. – If you want to do another for potentially Turtle Bayou there will be a grant consultant cost on it. But the engineers, we put together the maps, the project narrative, we did all that 2 ½ years ago for free. But we held those costs and once they get funded, then we go after what is called pre-award services and that is what I would do now if you chose to go after another application. Whatever I spent doing this application, I would hold that for 2-3 years until it got funded and I could then get reimbursed for that cost under pre-award services. That is kind of in a nutshell the meeting we had and the meeting we are going to have after this meeting to discuss how the district can best move forward with when the current grants are going to get funded and another potential round of funding.

General Manager Shadden – If anyone wants to sit in on this meeting you are more than welcome to.

President Caraway – Very good. Any questions? No. Thank you Cody.

General Manager Shadden – Jeff Ward made the comment that now that FEMA is funded again, that they are throwing out a ton of money.

Cody Crowley, GFT, Inc. – I know that was the same deal for another one of my clients at DD7. A lot of that money flows through TDEM, but I think he said (*inaudible*) flows through the Water Development Board. Because those other grants we got for DD7 are going to TDEM. TDEM contacted DD7 and said we have more money if you want some. They were calling clients and saying “apply for this money and we will give it to you right away” because they had more money than they knew what to do with. Which is a good thing for a lot of these drainage clients of mine.

II. DRAINAGE REPORT:

Amos Roy reported on Drainage.

EAST FORK OF DOUBLE BAYOU:

After the last rain event, there was a substantial amount of floating vegetation that had made its way down to the IH-10 corridor causing a blockage. We mobilized to do our part in the removal of the vegetation. TxDOT informed me that their contractor was to be out to clean under the freeway and service roads soon. This includes the East fork of Double Bayou, Ogden, Rush and Spindletop crossings.

RUSH DITCH TRIBUTARY:

We are still working in this general area on the outfall.

RUSH DITCH TRIBUTARY (2):

We recently finished what we needed to do on this outfall.

ONION BAYOU @ GARTH ROAD

The previous rain event that we had caused a severe failure in a pipe crossing on Garth Rd just West of Dornbos Rd. We aided the county in the removal of the damaged pipe and plant to assist with the install of the new pipe.

OYSTER BAYOU TRIBUTARY:

We lack about a ¼ of a mile to go before we get to the intersection of this outfall at Oyster Bayou. The hydraulic motor that runs the mulching head failed and we had to send it off to get rebuilt.

OGDEN DITCH TRIBUTARY:

We started this tributary after finishing with Elm Bayou. We are clearing vegetation from this outfall.

DOUBLE BAYOU TRIBUTARY:

We are still working on this outfall and are currently heading North on the East leg. Our easement runs out a little way up North of the Methodist Church.

HERBICIDE APPLICATORS:

Ground crews continue to apply if the weather permits. They move to grounds keeping and or ditch bank mowing If not spraying herbicides.

III. UTILITY REPORT:

Presented by Manuel Mendoza, Jr.

District wide repairs are ongoing.

Meter changeouts are ongoing. Since the April Board meeting, 23 meters have been replaced, 7 new meter installs, and 8 new grinder installs.

New Ground Storage Tank at the West Plant – Bidding in May, Biding opening is June 2nd, Pre0-Bid meeting is tomorrow May 14.

IV. EXECUTIVE SESSION

Adjourned at 9:45 a.m. into 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.

No Action taken.

Reconvened the Regular Meeting at 9:56 a.m.

VI. BOARD MEMBER REPORTS:

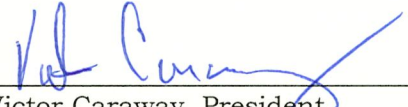
None.

VII. ADJOURN.

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

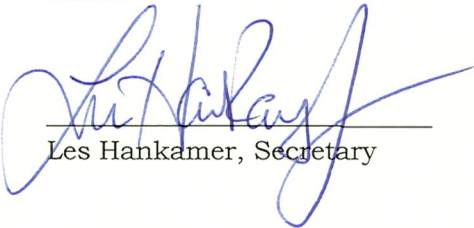
Meeting Adjourned at 9:57 a.m.

READ AND APPROVED:



Victor Caraway, President

Attest



Les Hankamer, Secretary

Date: _____

