

**MEETING MINUTES**  
**Board of Directors**  
**TREASURE ISLAND MUNICIPAL UTILITY DISTRICT**

Date of Meeting: Thursday, February 8, 2024  
Time of Meeting: 7:00 p.m.

Board Members Present: Steve Jones, President; Clark Blair, Vice President; Tracie Terrill, Treasurer; Rick Lawler, Director.

No Members absent. A quorum was established.

1. Meeting was convened at 7:00 p.m.
2. Everyone introduced themselves. We had 15 people in attendance.
3. Questions were raised about the freeze, canal dredging, third ground storage tank. The canal dredging will take place when we can piggyback on San Luis Pass County Park dredging. We will coordinate with the park. Diane Alpine read a letter with comments about the freeze. A copy was provided to Steve. Some of the questions were answered in the meeting.
4. One question that was raised was is the board compensated. To date this board has not taken any compensation, including our water bill being paid for. We pay for our water. We can earn \$221 per diem for the meetings and for any conferences we attend. No one has turned in expense reports for these activities. Tracie has been acting as General Manager and has been paid for taking care of office duties, until the board decides what to do on that matter.
5. Meeting Minutes and changes were approved from March, April, May & August. Rick motioned; Tracie seconded the motion carried unanimously.
6. MOC Bills were approved for December and January. The January bill included the freeze. It was higher. Normal bills run between \$8,000 and \$10,000 per month while Kenny is NOT a C license water works employee.
7. CenterPoint has still not changed out the electrical pole in front of water plant that catches on fire. The old transformer needs to be replaced.
8. Kenny has been taking courses for the last year to become a Class C operator. We need one as MOC is coming to TI to work, where an on-site operator would save us \$60,000 to \$100,000 a year. MOC would only supervise or come sporadically if we had a C level operator onsite. Kenny was supposed to have been a C operator by Dec. 2022. A year later he still does not have a C license.
9. When Steve came on this Board the GLO was pressing the County to sue Treasure

Island due to the number of violations and lack of compliance by the previous boards and water plant. We are now in compliance and have resolved nearly all outstanding violations. Over 38 violations from years ago.

#### 10. Board Officer Reports

- a. President- Steve, we have not had any reports of crime since the cameras have been installed. If anyone who has a house here would like to have their car license plate blocked out from the camera, please look on the website or contact Tracie and she can enter it into the system and it will block the license plate when you enter and exit.
- b. Director – Rick We should have had drinking water available for all residents during boil water notice and water outages. We now have put in place a system so we will have bulk water brought in during outages. The generator, once operational, will take care of the power issue. It has been installed, but is not operational yet.
- c. The engineer has also designed a new line for the bridge if we ever want to go down that route. We are looking into alternative water sources. Also looking into moving the Water Plant to a different location further away from the water on the other side of the neighborhood. Where it is located could be catastrophic in the event of a bad storm.
- d. Tracie mentioned the 3<sup>rd</sup> GST (ground storage tank) has been looked at by engineers again and it is not possible to fix. We will have to tear it down and build a new one. This was a second opinion.

11. December Financials – CDs from IBC were liquidated; we need to move now. Our Merrill Lynch contact passed away. Tracie would like to put into put an Interfy account of CD's and into a high interest rate MM.

12. MOC Report by Roland: The new generator has been installed on the platform. We are required to have a certified CAT person come out and give us information, show start up sequence and how to run. This will be scheduled as soon as possible.

- a. Re: Freeze- MOC went to the plant and winterized the plant. The only normal difference between this job and all of the other MOC jobs was that their guys stay on-site 24 hours a day when an event like the freeze occurs. We had Kenny so we chose not to have someone from MOC here. He spoke to two other people about the past, they would shut the water off, it would freeze over, the event would pass and they would turn back on. The water would still be off, but we didn't have the breaks. We did not do that here because they don't do that in any of the other districts they manage. Running water usually never freezes until extreme cold, which we do not get here. **However**, what happened was there were very few people in TI and little usage so the GST's filled up. When this happened the water on the bridge stopped flowing and the line on the bridge froze. MOC learned a lot from this particular event. They eventually had a crew

- get out on the bridge and thaw the line with torches in the middle of the night. We will definitely do this in the future and never let the line freeze again. We also will come up with alternate plans as this just happened.
- b. The pipe on the bridge is fine. The main issue with the line is the brackets are rusted and broken. All of the shifting has caused the expansion joints to break. There has been very little to no maintenance over the years. All gaskets were replaced, they are replacing expansion joints as needed. Brackets all need to be replaced, so the line is stable.
  - c. Roland pointed out **if** the City of Galveston DOES NOT PROVIDE enough PSI to Treasure Island MUD, then the water will not travel up the lines into the houses. This is what happened several times when Tracie sent out emails and said the water was on, but no one received water after the bridge had been unfrozen and water was flowing. We were receiving water at 25 to 50 PSI.
  - d. Re: Copper & Lead Testing revision from TCEQ – Homes built prior to 1982 must be tested for Lead and Copper by end of Oct. Testing and replacement has to be complete by 2026. The district must pay for this and for the replacement of the lines in the homes if lead & copper are detected. Lines going to the house and from the meter both have to be tested and documented.
  - e. Tracie made a motion to approve phase 1 of field verification for copper and lead testing. Rick seconded the motion. Motion carried unanimously
13. Clark has looked into drilling wells and most of the wells drilled here are all brackish water. Only until reach truly deep-water wells (2500 ft) will you hit clean water. Tracie wants to look into restarting the water project from Baycity to Treasure Island. Everyone from Freeport all the way down the line was on board but TI nixed it for some reason.
14. Flock Security plan extension was approved for 3 years at a savings of \$3500. Tracie made a motion to ratify the contract, Rick seconded. Motion carried unanimously.
15. 102 Doubloon – Leveled the house and added six piers have been replaced. All of the bolts were replaced. We are ready to remodel the home now. Thank you, Brenda Stitt! Cost was under \$10,000
16. Steve made a motion to pay the Civic Association for half of the deck remodel at the Civic Center (146 Fathom Dr.) Tracie seconded the motion. Motion carried unanimously.
17. Civic would like to purchase MUD land purchase from MUD for boat/trailer parking lot near Bay side entrance. Currently designated Wetlands. Behind the lots owned by individuals. Bryce Langly and Rick are on a committee to look into feasibility of putting a parking or trailer storage and if it is possible to permit. It would have to be built out and then pilings set by owners who rent the space. 2.2 acres. This will need to be looked into after a feasibility study is completed by Bryce.

18. Drainage Update from Aysel Cibilbak (given by Tracie)

Regarding the original budget that Doug Rossler submitted:

- a. Pump Station cost has increased from 150k to 250k
- b. GrantWorks has been contacted regarding a working on a grant for drainage
- c. Doug Roessler spoke to Velasco and they said TIMUD will need to seek bids from other vendors to work on our drainage as they do not want the business period. Velasco will only service the drainage pipe from beach to the bay and that is it. This has to be dealt with as we are taxpayers and is a totally separate issue. Brazoria is currently suing Velasco because of lack of services. We are small fish in the sea.
- d. Aysel has turned in her resignation as the chair of the drainage committee. TIMUD is very grateful for the years of service she has given to the Board.

19. CEPRA Updates from Lisa Hildinger

- a. CEPRA 1642 Beach Restoration & Renourishment Project- All of the permit work has been done and submitted to the Corps. We are in a holding pattern. Joint project with the County. Renourishment goes from the County Park all the way around Treasure Island to Kelly Hamby Park
- b. CEPRA 1731 – The Engineer, Mott MacDonald is waiting on an executed contract from the GLO. Once they receive, we will have a project site visit.

20. Call for the General Election. Motion was made by Tracie to have a General Election – May 4, 2024, seconded by Rick and carried unanimously.

- a. This is the first time in over 12 years the TIMUD has held an actual election where the community goes to vote.

21. Steve adjourned the meeting at 10:02 p.m. to go into the Closed session.

22. Meeting opened at 11:03 p.m. to appoint Tracie Terrill as General Manager of Treasure Island Municipal district. Steve made the motion, Rick seconded the motion and the motion carried with Rick, Clark and Steve voting ayes. Tracie abstained from voting.

23. Steve adjourned the meeting at 11:05 p.m.

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**Steve Jones, President of Board of Directors**