

# MEETING MINUTES

## Board of Directors

### TREASURE ISLAND MUNICIPAL UTILITY DISTRICT

Date of Meeting: Thursday, August 15, 2024

Time of Meeting: 6:00 p.m.

Board Members Present: Rick Lawler, President; Richard Roe, Treasurer;  
Tamera Mikusek, Secretary; Roy Scott, Director

Tracie Terrill, General Manager

Not Present: Bryce Langley, Vice-President

A quorum was established.

1. Meeting was convened at 6:04 p.m.
2. Everyone introduced themselves. We had 16 people in attendance.
3. Roy Scott made a motion to approve June 27<sup>th</sup> Meeting Minutes. Richard Roe seconded the motion. Motion carried unanimously.
4. Roy Scott made a motion to approve July 18<sup>th</sup> Meeting Minutes. Richard Roe seconded the motion. Motion carried unanimously.
5. Roy Scott made a motion to approve August 8<sup>th</sup> Meeting Minutes. Richard Roe seconded the motion. Motion carried unanimously.
6. Richard Roe went over bills for payment. All bills were approved for payment. Richard Roe made a motion to approve payment of bills as presented. Tamera Mikusek seconded the motion. Motion carried unanimously.
7. Board Officer Reports
  - a. Richard – Budget – Accounting/Auditors have indicated that they would like us to approve all payments in our meetings. Automatic draft payments will now be presented and approved as well. Total spent on ACH bill payments through the end of August is \$36,000. That will put us at \$63,000 for August. This amount includes all salaries until the end of August. It does not include the haybale project. With this included we are at approximately \$67, 200 unless we have a surprise bill that arrives. We currently have \$149,000 in cash on hand. We currently have another \$90,000 in outstanding water bills that we should be receiving. We also have a \$100,000 CD that will mature on August 29<sup>th</sup>. Basically, that will be all of our revenue through the end of year, minus miscellaneous revenue, i.e. County Park water bill that is significant every month along with our quarterly water billing. In July we

spent \$103,000. Since the beginning of the fiscal year which would be May, June and July, we spent \$339,000. If you divide that by the 4 1/2 months we have left in this calendar year until property taxes start coming in, that is approximately \$75,000 a month we are spending. Funds will be very tight through the end of the year. We will recover in January when property taxes start coming in which will be approximately \$400,000. We have to make it until then and need to be careful about our commitments and spending between now and then. We do have an option to cash in some CD's that will be maturing. Those CDs currently earn 5%. If we cash them in early, we will lose 6 months of interest per CD. It is my hope to not have to.

b. Roy – Dune Building & Walkovers – Interlocal Agreement with Brazoria County will provide all labor, equipment and transportation of materials. TIMUD will purchase 100 hay bales which are 4X6 in size. GLO has given approval to leave the wraps on the bales. TIMUD is currently procuring 10' poles. Poles are not available locally and the cost will include shipping. Shipping could take as long as two weeks. Monday and Tuesday Brazoria County will be transporting the hay bales. They are projecting that this will take approximately 1-2 days. After my discussion with the County, I will decide if we are going to use the 8' poles (which did not hold in place for the County during Beryl) or have them do part of the work and come back when 10' poles are available. Tracie has been looking into the core mat which is used to stabilize the dirt. The coir mats are coconut husks used to create a net for the hay bales. Due to the sizing of the mats, we will require twice as much to protect the hay bales. This creates more of a solid structure as opposed to each hay bale being an individual unit. Poles will be approximately \$10 each x 300 plus shipping/handling. Coir mat is approximately \$260-\$300 per roll x 4 rolls. The price for the hay bales will remain the same for up to 1 year, in the event we will require additional bales.

c. Tamera – FEMA update - Tracie Terrill and Tamera had an initial phone conversation August 2, 2024 with FEMA. Currently Categories A (Debris Removal) and B (Emergency Protective Measures) have been approved by FEMA for reimbursement. Category C (Road/Bridges), Category D (Water Control Facilities), Category E (Public Buildings & Contents), Category F (Public Utilities), and Category G (Parks, Recreation & Others) have NOT been approved as of yet but are expected to be approved in the near future. FEMA covers 75% of costs incurred. TIMUD will match 25%. On site Recovery Scope meeting with FEMA representative, Michael Fauntleroy, is scheduled for August 20, 2024, at 1:00 p.m. We have forms to fill out before the August 20, 2024, meeting.

d. Richard – Audit – We will have the audit by September 12, 2024.

e. Rick – Generator Cover – I have gone out for an outside quote and also looking at what it would cost our gentlemen to complete under the design they have designed. I feel confident we will go with the outside quote due to Terry's workload.

f. Rick – House Lease Agreement – Lease agreement being created by my partner and will get with Terry and Tracie to put on file in the near future.

g. Roy – Beach Access – As of July 1, 2024 the illegal rock revetment is now legal. The existing rock that is there now, we can maintain. If serious work is needed, a supplemental request would be required. Our intent would be to improve the revetment wall that is there

by placing the current rock that has shifted back in place to the original design. We will continue to work with the GLO and Brazoria County on this matter. We will continue to identify points like Palm Drive and the need to make that safe for all residents. In addition, Rick stated that the Interlocal Agreement with Brazoria County states that they will now bring port a pottys down to our part of the beach, extend security down to our perimeter and bring back the trash cans.

Rick stated they we will continue to work with Brazoria County, GLO and other entities to continue preserving the Bluewater Hwy and the dunes for our subdivision.

h. Tracie – Water Billing – still a few meters on the beach side that are buried and haven’t been located.

i. Roy – Breaker at Shop – The problem is more the old joints rather than the breakers themselves. Joints are breaking down and water is seeping in. All the power comes out of the ground. During water surges the water seeps into the joints. This will be ongoing for a while. Marc Johnson has indicated that he will help with this issue. Lighting is still an issue in the shop, and we need to replace the bulbs with LEDs. Also we need to add a port-a-potty and hand washing station to the shop.

j. Traci. Contact List – Community list has been created. Government list has been started. Contractors are all in the current phone at the office, which is a cell phone for the office. Tracie will run a current vendor/contractor list from QuickBooks for Board members.

4. MOC Report – Roland stated that we will want to have Hazmat, chemicals, TCEQ. I can share the list with TIMUD. Plant is going very well. We haven’t lost water due to the GST running out during the summer with higher demand. Lead/Copper testing (ground) was due October 16. We have completed. It has been reviewed, confirmed and requirements accepted as of August 15, 2024. We are now in compliance with TCEQ and will have to perform testing every 3 years. We are still waiting for the SCBA Breathing Apparatus, which is a TCEQ requirement anytime you have chlorine gas. We hope to have it in the next couple of weeks. We also have more chlorine tanks than we had before. TCEQ requires you to always have a backup tank in rotation. We could look at doing liquid bleach, which costs less and would require different pumps. We would have to get TCEQ approval for conversion.

5. Tracie - General Manager Report – There is an owner on Gulf Beach where the road was completely washed out. This is where we put the temporary road in. The owner of the house is placing hay bales all the way up to our road where the stabilized sand starts. I would like to speak with Brazoria County and place hay bales in front of the stabilized sand all the way to the revetment for additional protection due to the erosion. Rick stated that we have two different Engineering firms working on road designs to harden our perimeter road. This is all part of our grant program. This program that we are involved in will help both sides of our community with drainage, dredging, trash locations and more. Tracie spoke with Michelle Culver, GLO. She was checking in with us and reiterated what we had spoken about regarding the repair of rock revetments, etc. In mentioning the Gulf Beach hay bales, she stated that the hay bales would be an emergency protective measure and to speak with Brazoria County. Rick stated that we need to communicate with Brazoria County and include the rock and the need for an emergency

permit. Roy stated that we will have additional stakes for additional hay bales and access to additional bales at the same price. The Interlocal Agreement will cover the additional hay bales for delivery and installation.

6. Rick – Grant Works – No update – We are working with 3 additional grant companies and each one works in specific areas. We are currently trying to figure out which ones the engineers will work with their grant people and their internal people. In addition, we have brought on a lawyer to watch over this process. I believe that Grant Works can help us with 2-3 of the grants. There are around 10 different possibilities. Some will require some serious engineering. I have an engineering firm willing to do the work for the FEMA money versus coming from us and then getting paid back. I am also opening up an RFQ conversation with 2 contractors on doing the same sort of thing, meaning that they will take the money from FEMA money.

7. Civic Association Request – Rick stated that he has asked Bryce Langley to be the liaison between the Civic Association and TIMUD.

8. Went into Closed session at 7:35 p.m.

9. Reconvened the meeting at 8:17 p.m.

10. No motion taken from closed session.

11. Next Meeting will be held August 22, 2024 at 6:00 p.m.

Roy Scott made a motion to adjourn meeting. Richard Roe seconded.

Meeting adjourned at 8:24 p.m.

A handwritten signature in black ink, appearing to read "Rick Lawler", is written over a horizontal line.

Rick Lawler, President of Board of Directors