

Galveston County WCID #8  
Regular Meeting of Board of Directors  
- MINUTES FOR JANUARY 19<sup>TH</sup> 2023 -

The Board of Directors of Galveston County WCID #8 met in regular session on Thursday, January 19<sup>th</sup> 2023 meeting was call to order by President C.T. "Tommy" Anderson at 4:30 pm, and he declared a quorum was present.

Roll Call: Anderson, Barnett, Tyner, Stenzel, and Bob Wylie were all in attendance, James Newman, Bill Manning, and Dee Ann Hedgpeth were in attendance

Prayer Fritz Barnett

Visitors:

**Consent Agenda:**

Motion Ralph Stenzel, seconded by Fritz Barnett, to approve the Minutes from the Special Board Meeting December 21<sup>st</sup> 2022; approve the Financial Investment Report; approve the current bills payable; approve to accept the current month property tax income; and approve the transfer of necessary funds as shown on the Investment Transfer Report the motion carries unanimously.

**Old Business: - None**

**New Business:**

- (A) Motion by Keith Tyner, seconded by Bob Wylie; motion carries unanimously to approve the Water Facilities Agreement between Galveston County Water Control and Improvement District No. 8 and Gulf Coast Water Authority for the Thomas S. Mackey Water Treatment Plant Expansion.
- (B) Motion by Ralph Stenzel, seconded by Fritz Barnett; motion carries unanimously approve the following Water Facilities Agreement between Galveston County Water Control and Improvement District No. 8 and Gulf Coast Water Authority for the South Transmission System.
- (C) Motion by Bob Wylie, seconded by Keith Tyner; motion carries unanimously to approve and adopt a resolution implementing a 20% Penalty on 2022 Delinquent Taxes and Contracting with Attorneys to Collect Delinquent Taxes.
- (D) Motion by Bob Wylie, seconded by Ralph Stenzel; motion carries unanimously to adopt a Resolution from "2023" Tax Year.
- (E) Motion by Ralph Stenzel, seconded by Keith Tyner, motion carries unanimously to approve 2020 Bond Invoices totaling \$15,119.68
  - Linde Gas & Equipment      Invoice 1127285/2211292 / 33117667      \$75.17
  - Sander Engineering      Invoice 15712      \$2,109.58
  - Sander Engineering      Invoice 15713      \$12,934.94
- (F) Motion by Fritz Barnett, seconded by Ralph Stenzel; motion carries unanimously to approve the 2021 Bond Invoices
  - Sander Engineering      Invoice15711      \$2,960.06

(G) Motioned by Bob Wylie seconded by Fritz Barnett to opt out of opening and Executive Session, motion carried unanimously.

(H) ENGINEERING's REPORT – Bill Manning went over ongoing project in the Engineering Department:

- FEMA RPA Submittal, Tier II Reporting, Project Milestones, Annexations – 39 individual and 4-5 Developer, Metes and Bounds for new District Map, TCEQ Operational Evaluation Report, Wastewater Treatment Plant Equipment Building Bond Project reallocation of bond funds, Wastewater Treatment Plant Aeration Bond Project, Water Plant #1 Bond Projects, Plant Trunk Sewer and Plant Lift Station Bond Projects, Avenue H Relief Sewer, Wastewater Treatment Plant Land, Developments, Storm Water Permit issued and submitted revised SWPPP to TCEQ, DEVELOPMENTS - FM646 Multi-family 3 story unit & Mulberry Farms, Assisted Living Center& Centennial Oaks & Medical Center.

(I) GENERAL MANAGER's REPORT – James Newman went over project ongoing within the district.

- How well the district held up in the freeze over Christmas
- Personnel – John Montez left / rehired Josh Presson part time
- Setting up a time to go get the equipment from Jackrabbit Road
- Complaint – Bracknell residence off Peck. Flooded house when meter dropped, customer did not communicate that it was under renovation with no water spickets or cut off valves. Not sure why the he insisted the meter dropped when he wasn't ready for water. Board members were briefed via email. Turned case over to insurance department.
- Complaint – Burnam Residence – JDC technician informed customer that we did not change a part and it blew the grinder pump up. Board agreed to split the JDC bill with customer 50/50.

(J) OFFICE MANAGER's REPORT – Dee Ann went over projects within the office.

- Individual Annexations going out in the mail next week
- Polo shirts will be ordered for the board need sizing.
- Monique getting QuickBooks & Debbie getting workstation upgrade

(K) ANNOUNCEMENTS – NONE

(L) BOARD COMMENTS –

- Bob Wylie
  - Status of Frontier Invoice
  - Sign completed for Equipment building/old sign is being refurbished for WP#1
- C.T. Anderson
  - Countryside has new buyer – now called Field Creek Crossing, new buyers still interested in water and sewer

The Board adjourned at 6:04 p.m. Bob Wylie made the motion, seconded by Keith Tyner, motion carries unanimously.

DATE: January 19<sup>th</sup> 2023.

 President

 Secretary/Treasurer

Galveston County WCID #8  
Special Meeting of Board of Directors

- MINUTES FOR January 26th 2023 -

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The Board of Directors of Galveston County WCID #8 met in special session on Thursday, January 26<sup>th</sup> 2023 meeting was call to order by President C.T. "Tommy" Anderson at 1:00 pm, and he declared a quorum was present.

Roll Call: Anderson, Barnett, Tyner, Wylie and Stenzel were all in attendance  
James Newman and Dee Ann Hedgpeth were also in attendance

Visitors: John Wallace with Bacon, Wallace and Philbin  
Mike Moriarty and Sarah Motes with Kimley Horn Engineering  
Brittanie Martin, Harry Winslow and Kevin Mims with Affinal Realty  
Josh with Woodforest Company and Levi with I2 Engineering

**New Business:**

Field Creek Crossing – Modular Home Development located off Countryside.  
Discussion that nothing has changed from the previous owner Mr. Mickler. They will be interested in both water and sewer from WCID8. They will run lines to WCID8's specifications with upgrades for future growth. A cost payback program to be discussed through both entities legal department.

WCID8 will make a trip to see other like developments they have created.

Mr. Tyner asked about storage for the individual lots.

John Wallace will reach out to their legal team and draft an Infrastructure Agreement

Goal is 2 years – 360 lots for modular homes all to be owned by homeowners

(E) ANNOUNCEMENTS – none

(F) BOARD COMMENTS – none

The Board adjourned at 1:40 p.m. Bob Wylie made the motion, seconded by Ralph Stenzel, motion carries unanimously.

DATE: January 26<sup>th</sup> 2023.

\_\_\_\_\_, President

\_\_\_\_\_, Secretary/Treasurer

Galveston County WCID #8  
Regular Meeting of Board of Directors  
- MINUTES FOR FEBRUARY 16<sup>th</sup> 2023 -

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The Board of Directors of Galveston County WCID #8 met in regular session on Thursday, February 16<sup>th</sup> 2023 meeting was call to order by President C.T. "Tommy" Anderson at 4:30 pm, and he declared a quorum was present.

Roll Call: Anderson, Barnett, Tyner and Bob Wylie were all in attendance, Stenzel was absent James Newman, Bill Manning, and Dee Ann Hedgpeth were in attendance

Prayer Bob Wylie

Visitors: Ed Barba with Barba Development & Ed Figueroa with Shelmark

Mr. Barba introduced himself and brought to the board of directors his plans for a development off Tower Road. Preliminary 19 acres 35 lot max. discussion of annexation, cost payback and WCID8's required infrastructure was discussed

**Consent Agenda:**

Motion Fritz Barnett, seconded by Keith Tyner, to approve the Minutes from the Regular Board Meeting January 19<sup>th</sup> and Special Board Meeting January 26<sup>th</sup> 2023; approve the Financial Investment Report; approve the current bills payable; approve to accept the current month property tax income; and approve the transfer of necessary funds as shown on the Investment Transfer Report the motion carries unanimously.

**Old Business: - None**

**New Business:**

- (A) Motion by Bob Wylie, seconded by Fritz Barnett; motion carries unanimously to approve the 2020 Bond Invoices totaling \$ \$9,419.61:

|                       |                      |            |
|-----------------------|----------------------|------------|
| • GFL                 | Invoice TD0000004018 | \$263.45   |
| • GFL                 | Invoice TD0000006911 | \$611.35   |
| • GFL                 | Invoice TD0000007549 | \$1207.75  |
| • GFL                 | Invoice TD0000008270 | \$611.35   |
| • Linde               | Invoice 33671279     | \$42.54    |
| • A&L Valve & Fitting | Invoice 3068A        | \$2,353.59 |
| • Hometown Equipment  | Invoice51415-1       | \$129.80   |
| • Ferguson Waterworks | Invoice 1155680      | \$711.14   |
| • USA bluebook        | Invoice250283        | \$3,488.64 |

- (B) Motion by Keith Tyner, seconded by Fritz Barnett; motion carries unanimously approve Payment ONE of the Neptune Meters to Santander Bank, N.A. in the amount of \$ 128,595.84

- (C) ENGINEERING's REPORT – Bill Manning went over ongoing project in the Engineering Department:

- FEMA RPA Submittal
- Tier II Reporting
- Project Milestones
- Annexations – 39 individual and 4-5 Developer, Metes and Bounds for new District Map, Starting new annexations
- TCEQ Operational Evaluation Report

- Wastewater Treatment Plant Equipment Building Bond Project reallocation of bond funds
- Wastewater Treatment Plant Aeration Bond Project
- Water Plant #1 Bond Projects
- Plant Trunk Sewer and Plant Lift Station Bond Projects
- Avenue H Relief Sewer
- Wastewater Treatment Plant
  - Land
  - Storm Water Permit issued and submitted revised SWPPP to TCEQ
  - Biomonitoring
  - Quarterly Reports for Jan 1 Permit Compliance
- DEVELOPMENTS –
  - FM646 Multi-family 3 story unit
  - Mulberry Farms,
  - Assisted Living Center
  - Centennial Oaks & Medical Center

(I) GENERAL MANAGER's REPORT – James Newman went over project ongoing within the district.

- WP#1 lot cleaned up
- Metal Doors for building
- Presented gas main invoice from CenterPoint
- Flag Pole Bid
- Discussion of address of Peck

(J) OFFICE MANAGER's REPORT – Dee Ann went over projects within the office.

- Individual Annexations under way, turn out is good
- Polo shirts have been ordered and will be here withing a week
- Will be getting the TCEQ review for the reallocation of bond funds
- Presented to open a second CD with Amoco for the Water Deposit Accounts. We will also be getting the reallocation of bond fund reimbursement that will need to be invested as well.
  - The board agrees to open a CD in the amount of \$100,000 of the Water Deposit funds into Amoco Federal Credit Union.
  - They will discuss the amount for the second CD after receiving the funds.

(K) ANNOUNCEMENTS – NONE

(L) BOARD COMMENTS –

- C.T. Anderson
  - Asked James the status of the Chlorination Building timeline

The Board adjourned at 6:04 p.m. Bob Wylie made the motion, seconded by Keith Tyner, motion carries unanimously.

DATE: February 16<sup>th</sup> 2023.

 President

 Secretary/Treasurer

Galveston County WCID #8  
Regular Meeting of Board of Directors  
- MINUTES FOR MARCH 16<sup>th</sup> 2023 -

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The Board of Directors of Galveston County WCID #8 met in regular session on Thursday, March 16<sup>th</sup> 2023 meeting was call to order by President C.T. "Tommy" Anderson at 4:30 pm, and he declared a quorum was present.

Roll Call: Anderson, Barnett, Tyner, Wylie and Stenzel were all in attendance.  
James Newman, Bill Manning, Dee Ann Hedgpeth and Monique Guidry were in attendance

Prayer Fritz Barnett

Visitors: NONE

**Consent Agenda:**

Motion Keith Tyner, seconded by Ralph Stenzel, to approve the Minutes from the Regular Board Meeting February 16<sup>th</sup>; approve the Financial Investment Report; approve the current bills payable; approve to accept the current month property tax income; and approve the transfer of necessary funds as shown on the Investment Transfer Report the motion carries unanimously.

**Old Business: - NONE**

**New Business:**

- (A) Motion by Fritz Barnett, seconded by Bob Wylie; motion carries unanimously to approve the 2020 Bond Invoices totaling \$4,255.98:

|                      |                     |           |
|----------------------|---------------------|-----------|
| • Cherry Companies   | Invoice A2261057372 | \$595.00  |
| • Linde              | Invoice 34260728    | \$42.54   |
| • Hometown Equipment | Invoice 51415-1     | \$129.80  |
| • USA Bluebook       | Invoice 250283      | \$3488.64 |

- (B) Motion by Ralph Stenzel, seconded by Keith Tyner; motion carries unanimously approve Amended and Restated Order Adding Land and Redefining Boundaries of the District

- (C) ENGINEERING's REPORT – Bill Manning went over ongoing project in the Engineering Department:

- FEMA RPA Submittal
- Tier II Reporting
- Project Milestones
- TxDot -FM 646 utility information
- Annexations – 39 individual and 4-5 Developer, Metes and Bounds for new District Map, Starting new annexations
- TCEQ Operational Evaluation Report
- Wastewater Treatment Plant Equipment Building Bond Project reallocation of bond funds
- Wastewater Treatment Plant Aeration Bond Project
- Water Plant #1 Bond Projects
- Plant Trunk Sewer and Plant Lift Station Bond Projects
- Avenue H Relief Sewer
- Wastewater Treatment Plant
  - Land
  - Storm Water Permit issued and submitted revised SWPPP to TCEQ
  - Biomonitoring
  - Quarterly Reports for Jan 1 Permit Compliance

• DEVELOPMENTS –

- Mulberry Farms,
- FM646 Multi-family 3 story unit
- Centennial Oaks
- Assisted Living Center

(D) GENERAL MANAGER's REPORT – James Newman went over project ongoing within the district.

- Taps thru the District
- New Solar lights installed at equipment building
- Extending concrete road around equipment building
- Flag pole installed
- Equipment for Geo Mapping – Engineer work for LaMarque & Alvin
- Metal Doors for building
- Presented gas main invoice from CenterPoint
- Flag Pole installed
- Discussion about Nick's retirement and insurance

(E) OFFICE MANAGER's REPORT – Dee Ann went over projects within the office.

- Polo shirts have been delivered
- Auditor is here
- Moving June Board meeting to July 13<sup>th</sup> or July 27<sup>th</sup>
- Opened a second CD with Amoco for the Water Deposit Accounts, discussion to open a 3<sup>rd</sup> CD with Amoco Federal Credit Union with the funds from the savings account – all board members are in agreement. Will reach out and get paperwork started.

(K) ANNOUNCEMENTS – NONE

(L) BOARD COMMENTS –

- C.T. Anderson
  - Asked James the status of the Chlorination Building timeline
  - Mr. Anderson inquired about the signatures for opening an account at Amoco, with Board regulations are three, do all members have to sign the paperwork? Dee Ann will ask.

The Board adjourned at 5:45 p.m. Keith Tyner made the motion, seconded by Fritz Barnett, motion carries unanimously.

DATE: March 16<sup>th</sup> 2023.

 Vice President

 Secretary/Treasurer

Galveston County WCID #8  
Regular Meeting of Board of Directors  
- MINUTES FOR APRIL 20<sup>th</sup> 2023 -

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The Board of Directors of Galveston County WCID #8 met in regular session on Thursday, April 20<sup>th</sup> 2023 meeting was call to order by Vice President William Fritz Barnett at 4:30 pm, and he declared a quorum was present.

Roll Call: Barnett, Tyner, Wylie and Stenzel were all in attendance  
James Newman, and Dee Ann Hedgpeth were in attendance

Prayer Keith Tyner

Visitors: Greg Cox - Knox Cox & Company LP  
Dinh V. Ho - Adico Consulting Engineers  
Morgan Kinloch Taylor - Kinloch Equipment & Supply Company

Greg Cox presented the 2022 Audit to the board, he asked for questions and answers. After brief discussion the audit was approved in New Business Item (A)

Dinh V. Ho presented a PowerPoint presentation of the Geo Mapping Program Adico is presenting in their quote. He went into detail about annual subscriptions, iCloud storage, smart phone capabilities, web portals and illustrated how the program works with layers and filters. He answered all the boards questions. The board decided to discuss further amongst themselves and will readdress it at next month's meeting.

Morgan Kinloch Taylor presented a PowerPoint presentation for their equipment Vactors, she illustrated the different capabilities between their models and the state requirements for each. Warranties and order timeframe were discussed. There was a model onsite to view. The board decided to discuss further amongst themselves and will readdress it at next month's meeting

**Consent Agenda:**

Motion Bob Wylie, seconded by Ralph Stenzel, to approve the Minutes from the Regular Board Meeting March 16<sup>th</sup>; approve the Financial Investment Report; approve the current bills payable; approve to accept the current month property tax income; and approve the transfer of necessary funds as shown on the Investment Transfer Report the motion carries unanimously.

**Old Business: - NONE**

**New Business:**

- (A) Motion by Ralph Stenzel, seconded by Keith Tyner; motion carries unanimously approve the 2022 audit submitted by Knox Cox & Company LLP.
- (B) Motion by Keith Tyner, seconded by Ralph Stenzel; motion carries unanimously to table the approval until next month for professional engineering services from Adico Consulting Engineers to prepare a GIS Mapping Solution for Galveston County WCID8's Water and Wastewater System.
- (C) Motion by Bob Wylie, seconded by Ralph Stenzel; motion carries unanimously to approve the Bond Invoices totaling \$58,499.78:

|                      |                |             |
|----------------------|----------------|-------------|
| • Linde              | Inv 34833880   | \$38.42     |
| • Sander Engineering | Inv 15748      | \$20,754.87 |
| • Sander Engineering | Inv 15782      | \$2,944.76  |
| • Ellis Surveying    | Inv 2023-14079 | \$15,525.00 |
| • Big K Construction | Inv 23-140     | \$19,236.73 |



- (D) Motion by Bob Wylie, seconded by Keith Tyner; motion carries unanimously to table the approval until next month for WCID8's updated Personnel Policy.
- (E) ENGINEERING's REPORT – NONE
- (F) GENERAL MANAGER's REPORT – James Newman went over projects ongoing within the district.
- Mulberry Lift Station canal done and operational in two weeks
  - WCID8 has approved Mulberry Phase Two
  - Water Plant #1 concrete ring done by next week, sheetrock and fireproof
  - Flag pole installed
  - Discussion about Nick's retirement party
- (E)OFFICE MANAGER's REPORT – Dee Ann went over projects within the office.
- Status on I-PADS
  - Legal Research – John Wallace's office said is almost complete
  - Moving June Board meeting to July 13<sup>th</sup> or July 27<sup>th</sup>
  - Discussion on CD and Amegy Bank
- (K) ANNOUNCEMENTS – NONE
- (L) BOARD COMMENTS –
- Bob Wylie
    - Chamber of Commerce – Grand Opening

The Board adjourned at 6:03 p.m. Ralph Stenzel made the motion, seconded by Bob Wylie, motion carries unanimously.

DATE: April 20<sup>th</sup> 2023.

 President

 Secretary/Treasurer

Galveston County WCID #8  
Special Meeting of Board of Directors  
- MINUTES FOR May 4<sup>th</sup> 2023 -

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The Board of Directors of Galveston County WCID #8 met in special session on Thursday, May 4<sup>th</sup> 2023 meeting was call to order by President C.T. "Tommy" Anderson at 2:00 pm, and he declared a quorum was present.

Roll Call: Anderson, Barnett, Tyner, Wylie and Stenzel were all in attendance  
James Newman, and Dee Ann Hedgpeth were in attendance

Prayer Fritz Barnett

Visitors: Brent Berthier with Adico, Corey Boyer was unavailable

**New Business:**

- (A) Discussion of proposed development known as Assisted Living Center located off FM 1764 and Avenue F. Mr. Anderson asked for clarification on comments that were made during a meeting with the City of Santa Fe in regards to WCID8's infrastructure cost assistance. The board let Mr. Berthier know that there has not been any formal agreement between the Developer, WCID8 and the City of Santa Fe to assist running infrastructure to his project. The developer is moving forward without having any agreements, or utility easements in place. For the development to progress with utilities, a meeting will need to be scheduled with WCID8 board of directors and Corey Boyer.
- (B) ANNOUNCEMENTS – James announced he is researching information on a VACTOR, he will bring the information to the next board meeting for formal discussion.
- (C) BOARD COMMENTS – NONE

The Board adjourned at 2:45 p.m. Fritz Barnett made the motion, seconded by Bob Wylie, motion carries unanimously.

DATE: May 4<sup>th</sup> 2023.

, Vice President

, Secretary/Treasurer

Galveston County WCID #8  
Regular Meeting of Board of Directors  
- MINUTES FOR May 18<sup>th</sup> 2023 -

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The Board of Directors of Galveston County WCID #8 met in regular session on Thursday, May 18<sup>th</sup> 2023 meeting was call to order by President C.T. "Tommy" Anderson at 4:30 pm, and he declared a quorum was present.

Roll Call: Anderson, Barnett, Tyner, Wylie were all in attendance and Stenzel had excuse absence James Newman, and Dee Ann Hedgpeth were in attendance

Prayer Fritz Barnett

Visitors: Dinh V. Ho - Adico Consulting Engineers

Dinh V. Ho presented a plan for Geo Mapping for the District underground infrastructure.

Dinh V. Ho presented a PowerPoint presentation of the Geo Mapping Program Adico is presenting in their quote. He went into detail about annual subscriptions, iCloud storage, smart phone capabilities, web portals and illustrated how the program works with layers and filters. He answered all the boards questions. The board agreed and will approve the proposal with item "F" of the current agenda.

**Consent Agenda:**

Motion Fritz Barnett, seconded by Keith Tyner, to approve the Minutes from the Regular Board Meeting April 20<sup>th</sup> 2023, approve the Financial Investment Report; approve the current bills payable; approve to accept the current month property tax income; and approve the transfer of necessary funds as shown on the Investment Transfer Report the motion carries unanimously.

**Old Business: - NONE**

**New Business:**

- (A) There was no motion or consideration for adopting order adding land and redefining metes and bounds as the motion was completed and adopted December 2022.
- (B) Motion by Bob Wylie, seconded by Keith Tyner; motion carries unanimously to approve amendment to the district boundary map.
- (C) Motion by Fritz Barnett, seconded by Bob Wylie; motion carries unanimously to approve updates to the district rate order.
- (D) After discussion, a motion was made by Bob Wylie, seconded by Keith Tyner; motion carries unanimously to table approval of the district's personnel policy, will readdress next month after a few modifications for clarity.
- (E) Motion by Fritz Barnett, seconded by Keith Tyner; motion carries unanimously to approve the 2023 Contract for Water Pollution Control and Abatement by Galveston County Health District.
- (F) Motion by Fritz Barnett, seconded by Keith Tyner; motion carries unanimously to table the proposal for GIS mapping solution presented by Adico Consulting Engineers until next month.
- (G) Motion by Bob Wylie, seconded by Fritz Barnett; motion carries unanimously to approve quote # 2022-49771 from Kinlich Equipment and Supply, Inc. for KESI Stock # VA0103 iMAPCT Vactor in the amount of \$ 349,026.00.

(H) Motion by Bob Wylie, seconded by Keith Tyner; motion carries unanimously to approve the Bond Invoices totaling \$173,515.00:

|                     |                      |              |
|---------------------|----------------------|--------------|
| • Linde             | Inv 35447727         | \$42.54      |
| • Mustang CAT       | Inv A1630702 (March) | \$6,593.23   |
| • Mustang CAT       | Inv A1630703 (April) | \$6,593.23   |
| • Rage Industrial   | Inv 2117             | \$48,700.00  |
| • Lone Star Blowers | Inv 107195           | \$111,586.00 |

(I) ENGINEERING's REPORT – Bill Manning gave reports for engineering projects currently active within the district.

- FEMA RPA Freeze event
- Annexations – received revised map from Ellis
- TCEQ – Operational Evaluation Report
- WWTP Aeration Bond Project
- Water Plant #1 Bond Project
- Plant Trunk Sewer and Plant Lift Station Bond Projects
- Avenue H Relief Sewer
- WWTP – land purchase for second site
- Developments – Mulberry Farms, Gateway Plaza, FM 646 Multi Family Unit, Centennial Oaks, Medical Center, Tower Road Phase Three, and Barba Tower

(J) GENERAL MANAGER's REPORT – James Newman went over projects ongoing within the district.

- Will have workshops in the next couple of weeks with Megatel and Arcadia Station.

(K) OFFICE MANAGER's REPORT – Dee Ann went over projects within the office.

- Discussion on CD and Amegy Bank – last month spoke about moving funds to Amegy for CD rates. I have not heard anything back, will reach out again and get the funds transferred to CD's as soon as possible.

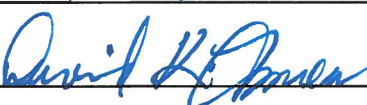
(K) ANNOUNCEMENTS – NONE

(L) BOARD COMMENTS – NONE

The Board adjourned at 6:20 p.m. Keith Tyner made the motion, seconded by Bob Wylie, motion carries unanimously.

DATE: May 18<sup>th</sup> 2023.

 Vice President

 Secretary/Treasurer

Galveston County WCID #8  
Special Meeting of Board of Directors  
- MINUTES FOR May 25<sup>th</sup> 2023 -

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The Board of Directors of Galveston County WCID #8 met in special session on Thursday, May 25<sup>th</sup> 2023 meeting was call to order by President C.T. "Tommy" Anderson at 12:29 pm, and he declared a quorum was present.

Roll Call: Anderson, Barnett, Tyner, Wylie were all in attendance and Stenzel had excuse absence James Newman, and Dee Ann Hedgpeth were in attendance

Prayer C.T. "Tommy" Anderson

Visitors: Steve Maglisceau, Vice President, Land Acquisitions & Developments at Megatel  
Zach Ipour with Megatel Homes  
Samuel Johnson – Coats Rose

**New Business:**

- (A) Discussion of proposed development of an area called Tres Rios, located within Santa Fe. Mr. Anderson asked questions on the scope of their project and then gave a brief run down on where the district stands as far as available utilities. There were some suggestions about possible partnerships with other developments within the area. Some hurdles that may need to be addressed. At this point the engineers need to meet and should it appear that a working relationship can move forward professional agreements will need to be created by each entities legal department.
- (B) ANNOUNCEMENTS – NONE
- (C) BOARD COMMENTS – NONE

The Board adjourned at 1:58 p.m. Keith Tyner made the motion, seconded by Bob Wylie, motion carries unanimously.

DATE: May 25<sup>th</sup> 2023.

, Vice President

, Secretary/Treasurer

Galveston County WCID #8  
Special Meeting of Board of Directors  
- MINUTES FOR May 31<sup>st</sup> 2023 -

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The Board of Directors of Galveston County WCID #8 met in special session on Wednesday, May 31<sup>st</sup> 2023 meeting was call to order by President C.T. "Tommy" Anderson at 1:00 pm, and he declared a quorum was present.

Roll Call: Anderson, Barnett, Tyner, Wylie were all in attendance and Stenzel had excuse absence James Newman, and Dee Ann Hedgpeth were in attendance

Prayer Fritz Barnett

Visitors: Benjamin Cheng  
Jason Cheng  
Eric Cheng  
Adam Kupstas  
Larry Kupstas  
Raul Wong  
Mike Shelton  
Sara Motes

**New Business:**

- (A) Discussion of proposed development of an area called Arcadia Station, located within Santa Fe. Mr. Anderson asked questions on the scope of their project and then gave a brief run down on where the district stands as far as available utilities. There were some suggestions about possible partnerships with other developments within the area. Some hurdles that may need to be addressed. At this point the engineers need to meet and should it appear that a working relationship can move forward professional agreements will need to be created by each entities legal department.
- (B) ANNOUNCEMENTS – NONE
- (C) BOARD COMMENTS – NONE

The Board adjourned at 2:05 p.m. Fritz Barnett made the motion, seconded by Bob Wylie, motion carries unanimously.

DATE: May 31<sup>st</sup> 2023.

WZB Vice President  
David R. Brown Secretary/Treasurer

Galveston County WCID #8  
Special Meeting of Board of Directors  
- MINUTES FOR May 31<sup>st</sup> 2023 -

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The Board of Directors of Galveston County WCID #8 met in special session on Wednesday, May 31<sup>st</sup> 2023 meeting was call to order by President C.T. "Tommy" Anderson at 1:00 pm, and he declared a quorum was present.

Roll Call: Anderson, Barnett, Tyner, Wylie were all in attendance and Stenzel had excuse absence James Newman, and Dee Ann Hedgpeth were in attendance

Prayer Fritz Barnett

Visitors: Benjamin Cheng  
Jason Cheng  
Eric Cheng  
Adam Kupstas  
Larry Kupstas  
Raul Wong  
Mike Shelton  
Sara Motes


**New Business:**

- (A) Discussion of proposed development of an area called Arcadia Station, located within Santa Fe. Mr. Anderson asked questions on the scope of their project and then gave a brief run down on where the district stands as far as available utilities. There were some suggestions about possible partnerships with other developments within the area. Some hurdles that may need to be addressed. At this point the engineers need to meet and should it appear that a working relationship can move forward professional agreements will need to be created by each entities legal department.
- (B) ANNOUNCEMENTS – NONE
- (C) BOARD COMMENTS – NONE

The Board adjourned at 2:05 p.m. Fritz Barnett made the motion, seconded by Bob Wylie, motion carries unanimously.

DATE: May 31<sup>st</sup> 2023.

\_\_\_\_\_, President

\_\_\_\_\_, Secretary/Treasurer

Galveston County WCID #8  
Regular Meeting of Board of Directors

-MINUTES for June 15<sup>th</sup> 2023

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The Board of Directors of Galveston County WCID #8 met, on Thursday, June 15<sup>th</sup> 2023, meeting was called to order by President C.T. "Tommy Anderson at 4:30 p.m. and he declared a quorum was present.

1. Roll Call – Barnett, Tyner, Wylie, Stenzel were all attendance, Anderson was present on the phone  
James Newman, Dee Ann Hedgepeth, Monique Guidry & Bill Manning were in attendance

2. Prayer. Keith Tyner

3. Visitors: Dinh Ho – Adico LLC

4. **Consent Agenda:**

A Motion was made by Ralph Stenzel, seconded by Fritz Barnett, to approve the minutes from the Regular Board Meeting, May 18<sup>th</sup>, 2023, & Special Workshops May 4<sup>th</sup>, 2023, May 25<sup>th</sup>, 2023 & May 31<sup>st</sup>, 2023. Approved the Financial Investment Report; approve the current bills payable; approve the accept the current month property tax income, and approve the transfer of necessary funds as shown on the Investment Transfer Report.

**Old Business:** NONE

**New Business:**

- (A) Motion made by Bob Wylie, seconded by Keith Tyner, motion carries unanimously to approve and ratify the Amendment to the Information Form.
- (B) Motion made by Keith Tyner, seconded by Ralph Stenzel, motion carries unanimously to approve the updates to the districts personnel policy.
- (C) After discussion, a motion was made by Ralph Stenzel, seconded by Keith Tyner; motion carries to table approval, for financing options for WCID8's portion of the GCWA's Budget intended for repairs needed to the Shannon Pumping Plant, will readdress before August 15<sup>th</sup> 2023 deadline.
- (D) Motion made by Keith Tyner, seconded Ralph Stenzel; motion carries unanimously to approve Bond Invoices totaling \$ 914.32

|                   |              |          |
|-------------------|--------------|----------|
| • Linde           | Inv 36022004 | \$41.16  |
| • Gass Automotive | Inv 23-7430  | \$873.16 |

- (E) Engineer's Report – Bill Manning gave reports for engineering projects currently active within the district.

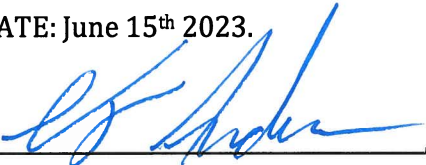
- FEMA RPA Freeze event
- Annexations – received revised map from Ellis
- TCEQ – Operational Evaluation Report
- WWTP Aeration Bond Project
- Water Plant #1 Bond Project
- Plant Trunk Sewer and Plant Lift Station Bond Projects
- Avenue H Relief Sewer
- WWTP – land purchase for second site
- Developments – Mulberry Farms, Gateway Plaza, FM 646 Multi Family Unit, Centennial Oaks, Medical Center, Tower Road Phase Three, 10 Acres on west side of Tower Rd, Barba Tower and Big Horn BBQ



- (F) General Manager's Report - James Newman went over Mulberry Farms Phase 2 will tie in, remove fire hydrant 10-15ft from 2<sup>nd</sup> hydrant, pressure test sewer. A/C unit for storage building McNair will install. John with Megatel wants a professional agreement drawn up but needs to pay for water upfront.
- (G) Office Manager's Report – Monique went over James and her went out to Tower Cir. to speak to residents about getting their property annexed, upon speaking to a few residents some vaguely knew about the annexation. She ended up mailing out letters to each homeowner and extending the deadline for Tower Cir. until July 14<sup>th</sup> to get it over to legal.
- (H) Announcements - NONE
- (I) Board Comments - NONE

The Board adjourned at 5:56 p.m. Ralph Stenzel made the motion, seconded by Keith Tyner, motion carries unanimously.

DATE: June 15<sup>th</sup> 2023.

  
\_\_\_\_\_, President

  
\_\_\_\_\_, Secretary/Treasurer

Galveston County WCID #8  
Special Meeting of Board of Directors

-MINUTES for July 6<sup>th</sup> 2023

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The Board of Directors of Galveston County WCID #8 met, on Thursday, July 6<sup>th</sup> 2023, meeting was called to order by President C.T. "Tommy Anderson at 1:00 p.m. and he declared a quorum was present.

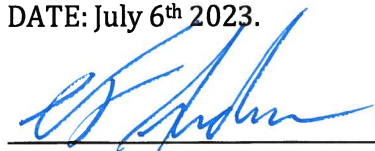
1. Roll Call – Anderson, Barnett, Tyner, Wylie, were all attendance, Stenzel was absent  
James Newman, Dee Ann Hedgpeth
2. Prayer. Keith Tyner
3. Visitors: Mike Shelton and Sarah Motes from Kimley Horn & John Wallace from Bacon Wallace & Philbin  
Sarah Motes presented a PowerPoint presentation on the development off Cemetery Road. The data she presented showed how Arcadia Station and Field Creek Crossing could possible work together to input infrastructure to service their developments. There will be a meeting in the future of both developers, engineering and legal from both developers, along with WCID8 Board of directors and WCID8's engineering and legal representation.

**New Business:**

- (A) John Wallace received on the way to our meeting a memo outlining preliminary requests from Megatel. Megatel Homes is a developer and is working on a project called Tres Rios. The conversation was on the ability to get water rights from Megatel. They will be responsible for the extra water, not WCID8. John Wallace will be reaching out to their legal representation to get a deposit for engineering and legal fees and work up a professional agreement contract. There will be another meeting in the future with engineering, legal, the board of directors and the developers. This meeting will let us know exactly what they are needing and if we have the capabilities to service the project.
- (B) John Wallace briefly spoke about the issue every county on the gulf coast is having with property insurance and the ability to get windstorm. He suggested a couple of routes and our current insurance company is assisting in getting an underwriter through a pool. We will be reaching out to our district engineer as he will need to provide information in a timely manner. Our renewal date is October 1<sup>st</sup>.
- (C) Announcements – NONE
- (D) Board Comments - NONE

The Board adjourned at 3:01 p.m. Ralph Stenzel made the motion, seconded by Keith Tyner, motion carries unanimously.

DATE: July 6<sup>th</sup> 2023.



\_\_\_\_\_, President



\_\_\_\_\_, Secretary/Treasurer

Galveston County WCID #8  
Regular Meeting of Board of Directors

**- MINUTES for July 13<sup>th</sup> 2023 -**

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The Board of Directors of Galveston County WCID #8 met, on Thursday, July 13<sup>th</sup> 2023, meeting was called to order by President C.T. "Tommy Anderson at 4:30 p.m. and he declared a quorum was present

1. Roll Call – Anderson, Barnett, Tyner, Wylie, Stenzel, James Newman, Dee Ann Hedgpeth, Bill Manning and Monique Guidry
2. Prayer – Tommy Anderson
3. Consent Agenda:

A Motion was made by Bob Wylie, seconded by Fritz Barnett, to approve the minutes from the Regular Board Meeting, June 15<sup>th</sup>, 2023, & Special Meeting July 6<sup>th</sup>, 2023. Approve the Financial Investment Report; approve to pay current bills; Approve to Accept Current Month Property Tax Income Information; Approve the transfer of necessary funds as shown on the Investment Transfer Report.

**Old Business: NONE**

**New Business:**

- (A) Motion made by Tommy Anderson, seconded by Fritz Barnett, motion carries unanimously to Approve Amended Resolution Regarding Fees of Office.
- (B) Motion made by Fritz Barnett, seconded by Ralph Stenzel; motion carries unanimously to approve bond invoices totaling \$ 243,586.32

|                      |                  |              |
|----------------------|------------------|--------------|
| • Lonestar Blowers   | Inv PS-INV107554 | \$186,498.50 |
| • Alsay Inc.         | Inv. 9764        | \$34,185.00  |
| • EJ & Sons          | Inv. I2455       | \$7,100.00   |
| • Mustang CAT        | Inv. A1630705    | \$6,593.23   |
| • Mustang CAT        | Inv. A1630706    | \$6,593.23   |
| • Sander Engineering | Inv. 15857       | \$1,373.82   |
| • Mainland Carpet    | Inv. 12038       | \$1,200.00   |
| • Linde              | Inv 36618423     | \$42.54      |

- (C) Engineer's Report. – Bill Manning gave reports for engineering projects currently active within the district.

- FEMA RPA Freeze event
- Annexations
- TCEQ – Operational Evaluation Report
- WWTP Aeration Bond Project
- Water Planet #1 Bond Project
- Plant Truck Sewer & Plant Lift Station Bond Projects
- Ave H Relief Sewer
- WWTP -land purchase for second site
- Developments – Mulberry Farms, Gateway Plaza, FM 646 Multifamily, Centennial Oaks, Medical Center, Tower Road Phase three, Barba Tower, Big Horn BBQ & Village Manor

- (D) General Manager's Report – James Newman went over Projects within the district.

He's working with Mulberry Farms and the City Manager - Alun on the city ordinance. Meters out at Tower Rd aren't reading correcting might need a second tower out there or booster in the lift station. Water Plant #1 building is torn down.

- (E) Office Manager's Report. – additional shirts will be ordered, Mr Wallace has asked for a Developer Deposit from three developments – Field Creek Crossing, Arcadia Station, and Tres Rios.
- (F) Announcements. – NONE
- (G) Board Comments – NONE

The Board adjourned at 6:15 p.m. Motion made by Bob Wylie, seconded by Keith Tyner, motion carries unanimously.

DATE: July 13<sup>th</sup> 2023.

\_\_\_\_\_, President

\_\_\_\_\_. Secretary/ Treasurer

Galveston County WCID #8  
Special Meeting of Board of Directors

-MINUTES for August 10<sup>th</sup> 2023

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The Board of Directors of Galveston County WCID #8 met, on Thursday, August 10<sup>th</sup> 2023, meeting was called to order by President C.T. "Tommy Anderson at 1:00 p.m. and he declared a quorum was present.

1. Roll Call – Anderson, Barnett, Tyner, Wylie, Stenzel were present

James Newman, Dee Ann Hedgpeth, Monique Guidry

2. Prayer. William "Fritz" Barnett

3. Visitors:

Mike Shelton and Sarah Motes from Kimley Horn

John Wallace from Bacon Wallace & Philbin

Field Creek Crossing Development – owners and representatives

Arcadia Station Development – owners and representatives

General Public

*Mr. Anderson gave the floor to the General Public, no one had any comment, they were here to listen to the presentation.*

Sarah Motes presented a PowerPoint presentation on the development off Cemetery Road. The data she presented showed how Arcadia Station and Field Creek Crossing could possible work together to input infrastructure to service their developments.

*After the presentation Mr. Anderson gave the floor to the General Public, a comment about the sewer not having to be discharged through property was welcoming among the property owners within the developments area and they appreciated it.*

(A) Announcements – Developments appreciate the work and will reconvene after having a more detailed look at the information presented

(B) Board Comments – will await further direction after both developments go over the presentation in more detail.

The Board adjourned at 2:30 p.m. Ralph Stenzel made the motion, seconded by Keith Tyner, motion carries unanimously.

DATE: August 10<sup>th</sup>, 2023.

 \_\_\_\_\_ President

 \_\_\_\_\_ Secretary/Treasurer

Galveston County WCID #8  
Regular Meeting of Board of Directors

**- MINUTES for August 17<sup>th</sup> 2023 -**

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The Board of Directors of Galveston County WCID #8 met, on Thursday, August 17<sup>th</sup> 2023, meeting was called to order by President C.T. "Tommy" Anderson at 4:30 p.m. and he declared a quorum was present

1. Roll Call – Anderson, Tyner, Wylie, Stenzel, were in attendance and Barnett had excused absence James Newman, Dee Ann Hedgpeth, Bill Manning, John Wallace and Monique Guidry

2. Prayer – Keith Tyner

3. Consent Agenda:

A motion was made by Keith Tyner, seconded by Ralph Stenzel, to approve the minutes from the Special Board Meeting, July 13<sup>th</sup> 2023 & Special Meeting August 10<sup>th</sup> 2023. Approve the Financial Investment Report; approve to pay current bills; Approve to Accept Current Month Property Tax Income Information; Approve the transfer of necessary funds as shown on the Investment Transfer Report.

**Old Business: NONE**

**New Business:**

(A) Motion made by Bob Wylie, seconded by Keith Tyner, motion carries unanimously to review and approve Financial Advisor's and Tax Advisor's recommendation, including authorize publication of Notice of Public Hearing on Tax Rate for 2023.

(B) Motion made by Bob Wylie, seconded by Ralph Stenzel; motion carries unanimously to approve annexation of 1.218 acres and 16.66 acres, including:

- consider Petitions for Addition of Certain Lands;
- adopt Orders Adding Land and Redefining Boundaries; and
- state of revised District boundary map

(C) Motion made by Ralph Stenzel, seconded by Bob Wylie; motion carries unanimously to approve Amended Notice to Purchaser and District Information Form.

(D) Motion made by Ralph Stenzel, seconded by Keith Tyner; motion carries unanimously to approve GCWA's Shannon Funding Contracts.

(E) Motion made by Keith Tyner, seconded by Ralph Stenzel; motion carries unanimously to approve Cyber Security Governing Board Acknowledgment Form.

(F) Motion made by Ralph Stenzel, seconded by Bob Wylie; motion carries unanimously to table the purchase of land, revisit upon researching the proposed usage of the land and the benefits for the District.

(G) John Wallace gave the status of upcoming changes to coastal counties windstorm coverage and discussed additional items that are needed in order to obtain adequate coverage for the district.

(H) Motion made by Ralph Stenzel, seconded by Bob Wylie; motion carries unanimously to approve bond invoices totaling \$ 200,304.77

|                      |                 |              |
|----------------------|-----------------|--------------|
| • Big K Construction | Inv 23-140      | \$26,219.98  |
| • Ellis Surveying    | Inv. 2022-13995 | \$3,440.00   |
| • Rage Industrial    | Inv. 2219       | \$164,020.00 |
| • Mustang CAT        | Inv. A1630707   | \$6,593.23   |
| • Linde              | Inv 36618423    | \$31.56      |

(I) Engineer's Report. – Bill Manning gave reports for engineering projects currently active within the district.

- FEMA RPA Freeze event
- Annexations
- TCEQ – Operational Evaluation Report
- WWTP Aeration Bond Project
- Water Planet #1 Bond Project
- Plant Truck Sewer & Plant Lift Station Bond Projects
- Ave H Relief Sewer
- WWTP -land purchase for second site
- Developments
  - Mulberry Farms
  - Centennial Oaks
  - Barba Tower
  - Gateway Plaza
  - Medical Center Tower
  - Village Manor Phase II
  - FM 646 Multifamily,
  - Road Phase three
  - Whataburger

(J) General Manager's Report – James Newman went over Projects within the district.

Culverts at the WWTP are finished

Feasibility study for Tres Rios – 3<sup>rd</sup> in line for water behind Field Creek Crossing and Arcadia Station  
Lunch next week at Equipment Building

(K) Office Manager's Report. – NONE

(L) Announcements. – Bob Wylie announce that Our Lady of Lords is sponsoring a food bank for the community this Saturday the 19<sup>th</sup> at 10:00 am

(M) Board Comments – NONE

The Board adjourned at 6:08 p.m. Motion made by Bob Wylie, seconded by Keith Tyner, motion carries unanimously.

DATE: August 17<sup>th</sup> 2023.

\_\_\_\_\_, President

\_\_\_\_\_, Secretary/ Treasurer

Galveston County WCID #8  
Regular Meeting of Board of Directors

**- MINUTES for September 21<sup>st</sup> 2023 -**

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The Board of Directors of Galveston County WCID #8 met, on Thursday, September 21<sup>st</sup> 2023, meeting was called to order by President C.T. "Tommy" Anderson at 4:30 p.m. and he declared a quorum was present

1. Roll Call – all board members were in attendance - Anderson, Tyner, Wylie, Stenzel, and Barnett  
Dee Ann Hedgpeth, Bill Manning and Monique Guidry. James Newman had a medical excuse
2. Prayer – Fritz Barnett
3. Visitors – Corey Boyer – NC4 Management & Daniel Blanco REME Development

Corey Boyer spoke in regards to his project on FM 1764 & Ave F. He is asking the board to go in a partnership with the City of Santa Fe, and the Economic Development Corporation to fund a percentage of the infrastructure for his development. He gave reasons why he felt it would be beneficial to the City of Santa Fe to invest in the project. He presented an estimate of costs and was asking for approval, it was not a final estimate as it has a lift station listed and edits have since removed it. The board of directors would like to have a firm cost and not an estimate. The board stated to Mr. Boyer that the District does not assist in the funding of developments but are open to listen to how his development would benefit the citizens of the district. The board decided to table the decision until Mr. Boyer can bring a firm quote. The district feels the open estimate option, leaves room for additional funds not accounted for. After Mr. Boyer presentation, the districts engineer explained that there would be a one-time infrastructure fee for the additional purchased water that the district will have to purchase from GCWA. With upcoming growth imminent and the availability of surface water scarce, the district opted to purchase future water rights from GCWA so the water for new growth would be available. The District's engineer gave Mr. Boyer the estimate of what that cost would be based on the latest data submitted and how it is figured along with instructions the office personnel would be sending an invoice. Mr. Boyer said he would work on the final estimate and readdress at our October Meeting.

Daniel Blanco addressed the board in regards to approval of infrastructure for Phase Two of the Mulberry Farms Subdivision. The districts engineer explained that the approval could not be certified at the time as there was an issue with Phase One that came to light that directly effects Phase Two. Mr. Blanco will address the issues with Phase One based on the district engineers' recommendations. The board decided they will approve Phase Two after the districts engineers and general manager accepts that the issue with Phase One has been resolved to the districts standards.

4. Consent Agenda:

A motion was made by Fritz Barnett, seconded by Keith Tuner, to approve the minutes from the Special Board Meeting, August 17<sup>th</sup> 2023. Approve the Financial Investment Report; approve to pay current bills; Approve to Accept Current Month Property Tax Income Information; Approve the transfer of necessary funds as shown on the Investment Transfer Report.

**Old Business: NONE**

**New Business:**

- (A) Motion made by Fritz Barnett, seconded by Ralph Stenzel, motion carries unanimously to table the consideration and/or approval of a development agreement with NC4 Management. To be readdressed at a future meeting.
- (B) Motion made by Bob Wylie, seconded by Keith Tyner; motion carries unanimously to approve the infrastructure acceptance letter for Mulberry Farms Phase Two upon the approval of the district engineer and general manager that the issues with Phase One have been resolved to the districts satisfaction.
- (C) Motion made by Ralph Stenzel, seconded by Bob Wylie; motion carries unanimously to adopt "Order Setting 2023 Tax Rate".



- (D) Motion made by Keith Tyner, seconded by Ralph Stenzel; motion carries unanimously to authorize the "Amendment to Information Form" and "Notice to Purchasers of Property within Galveston County Water Control and Improvement District No. 8".
- (E) Motion made by Ralph Stenzel, seconded by Keith Tyner; motion carries unanimously approve "Order Regarding Annual Review of Rules, Policies, and Code of Ethics for the Investment of District Funds".
- (F) Motion made by Fritz Barnett, seconded by Keith Tyner; motion carries unanimously approve an insurance proposal for the District reflecting the policy period from October 1, 2023 through September 30th 2024.
- (G) Motion made by Ralph Stenzel, seconded by Keith Tyner; motion carries unanimously to approve bond invoices totaling \$ 242,618.66

|                      |                    |             |
|----------------------|--------------------|-------------|
| • Big K Construction | Inv 23-154         | \$35,400.00 |
| • Big K Construction | Inv 23-155         | \$23,600.00 |
| • Mustang CAT        | Inv. A1630708      | \$6,593.23  |
| • United Rentals     | Inv. 223027304-001 | \$1,272.17  |
| • Sander Engineering | Inv 15926          | \$16,496.01 |
| • Sander Engineering | Inv. 15929         | \$15,957.25 |

- (H) Engineer's Report. – Bill Manning gave reports for engineering projects currently active within the district.

- FEMA RPA Freeze event, TX DOT getting utility information, Insurance WPI's for WWTP
- Annexations for 2023
- TCEQ – Operational Evaluation Report – TTHM 3<sup>rd</sup> Quarter results
- WWTP Aeration Bond Projects
- Water Planet #1 Bond Project
- Plant Truck Sewer & Plant Lift Station Bond Projects
- Ave H Relief Sewer
- WWTP -land purchase for second site
- Developments
  - Mulberry Farms
  - Centennial Oaks
  - Barba Tower
  - Gateway Plaza
  - Medical Center Tower
  - Village Manor Phase II
  - FM 646 Multifamily,
  - Road Phase Three
  - Whataburger

- (I) General Manager's Report – James Newman was absent, his report is given by Office Manager
- (J) Office Manager's Report. – Special Meeting December date confirmed / Blower at WWTP went out currently waiting on a part, 50 - 2 inch Meters came in / Texas First Bank had leak at meter, no cut off located, fixed meter and installed a cut off value for the bank.
- (K) Announcements. – NONE
- (L) Board Comments – NONE

The Board adjourned at 5:40 p.m. Motion made by Ralph Stenzel, seconded by Keith Tyner, motion carries unanimously.

DATE: September 21<sup>st</sup> 2023.

\_\_\_\_\_, President

\_\_\_\_\_. Secretary/ Treasurer

Galveston County WCID #8  
Regular Meeting of Board of Directors

**- MINUTES for October 19<sup>th</sup> 2023 -**

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The Board of Directors of Galveston County WCID #8 met, on Thursday, October 19<sup>th</sup> 2023, meeting was called to order by President C.T. "Tommy" Anderson at 4:30 p.m. and he declared a quorum was present

1. Roll Call – all board members were in attendance - Anderson, Tyner, Wylie, Stenzel, and Barnett  
Dee Ann Hedgpeth, Bill Manning and James Newman.

2. Prayer – Fritz Barnett

3. Visitors – Corey Boyer – NC4 Management & a representative from Adico Consulting Engineers

Corey Boyer addressed the board in length to his project on FM 1764 & Ave F. He is asking the board to go in a partnership with the City of Santa Fe, and the Economic Development Corporation to fund a percentage of the infrastructure for his development. This is a follow up to last month's meeting. He does not have any additional information to present, but did bring the engineering firm to ask the important questions that need to be answered so a more detailed quote can be created. Once an updated quote can be presented, the board will discuss what the district may and may not be able to do in way of assisting infrastructure. The district's general manager said there are options that need to be researched further and we would get back with him after such research was completed. In closing, we will get with Corey in regards to our research and he will get a formal quote/contract to present to WCID8.

4. Consent Agenda:

A motion was made by Keith Tyner, seconded by Fritz Barnett, to approve the minutes from the Regular Board Meeting, September 21st 2023. Approve the Financial Investment Report; approve to pay current bills; Approve to Accept Current Month Property Tax Income Information; Approve the transfer of necessary funds as shown on the Investment Transfer Report.

**Old Business: NONE**

**New Business:**

- (A) Motion made by Bob Wylie, seconded by Keith, motion carries unanimously to table the consideration and/or approval of a development agreement with NC4 Management. To be readdressed at a future meeting.
- (B) Motion made by Fritz Barnett, seconded by Keith Tyner; motion carries unanimously upon final approval from John Wallace to approve edits to the personnel policy incorporating maternity leave.
- (C) Motion made by Ralph Stenzel, seconded by Keith; motion carries unanimously to approve the construction approval plans submitted for 1st Street Barba Tower Development Phase 1 with additional comment from WCID8's engineer.
- (D) Motion made by Fritz Barnett, seconded by Ralph Stenzel; motion carries unanimously approve quote # 184 from Big K Construction for 2020 Bond Project - WWTP Electrical Blower Feed and New Service.
- (E) Motion made by Bob Wylie, seconded by Keith Tyner; motion carries unanimously to approve bond invoices totaling \$ 17,950.55

|               |               |             |
|---------------|---------------|-------------|
| • Mustang CAT | Inv. A163070  | \$6,593.23  |
| • Mustang CAT | Inv. 16307081 | \$180.95    |
| • IRC         | Inv 133       | \$11,176.37 |

(F) Engineer's Report. – Bill Manning gave reports for engineering projects currently active within the district.

- FEMA RPA Freeze event, TX DOT getting utility information, Insurance WPI's for WWTP
- Annexations for 2023
- TCEQ – Operational Evaluation Report – Report Filed declared Admin Complete TTHM 3<sup>rd</sup> Qrt Running Annual Avg
- WWTP Aeration Bond Projects
- Water Planet #1 Bond Project
- Plant Truck Sewer & Plant Lift Station Bond Projects
- Ave H Relief Sewer
- WWTP -land purchase for second site, SWPP to TCEQ, Jan 1 next report
- Developments
  - Mulberry Farms
  - Centennial Oaks
  - Barba Tower
  - Gateway Plaza
  - Medical Center Tower
  - Village Manor Phase II
  - FM 646 Multifamily,
  - Tower Road Phase Three
  - Whataburger

(G) General Manager's Report – James Newman gave status of items going on the district. Starbucks is coming in where the old Churches is located. Donated cleaning machine to the City of Santa Fe. Discussion of City of Santa Fe's current water billing rate. The rate order will be modified and updated to accommodate the additional property the City has acquired that will need utility services. There will be special meeting with Tres Rios (Megatel) in regards to water purchased for their development and the options to support their needs. Mr. Wylie stated he wanted to educate himself on the process so he can make an informative decision.

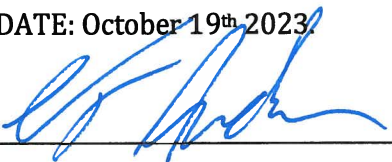
(H) Office Manager's Report. – Dee Ann Hedgpeth gave an update on sending Morgan Wagner to training on our billing system. Onsite training will also be provided for the my360 portal, this will allow customers to log into the system and see live their water usage.

(I) Announcements. – NONE

(J) Board Comments – NONE

The Board adjourned at 6:15 p.m. Motion made by Ralph Stenzel, seconded by Fritz Barnett, motion carries unanimously.

DATE: October 19<sup>th</sup> 2023

\_\_\_\_\_, President

\_\_\_\_\_. Secretary/ Treasurer

Galveston County WCID #8  
Special Meeting of Board of Directors  
November 2<sup>nd</sup> 2023, at 11:00 a.m.

**- MINUTES FOR November 2<sup>nd</sup> 2023-**

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The Board of Directors of Galveston County WCID #8 met in a special session on Thursday, November 2<sup>nd</sup> 2023 meeting was called to order by President C.T. "Tommy" Anderson at 11:24 a.m. and he declared a quorum was present.

1. Roll Call: Anderson, Wylie, Stenzel, Tyner, Barnett were all in attendance  
James Newman and Monique Guidry were also in attendance
2. Prayer. Mr. Anderson
3. Visitors: John Wallace with Bacon, Wallace & Philbin  
Mike Shelton, Sarah Motes, Victoria Baltzar & Raul Dominquez with Kimley Horn Engineering  
Terry Reeves with Quiddity Engineering LLC  
Tim Green with Coasts Rose PC  
Steve Maglisceau, Zach Ipor, Sidne Bazzi with Megatel Homes  
Sam Johnson

**New Business:**

Kimley Horn went over their scope of engineering for Tres Rios.

A Tax tirz got brought up by Mr. Anderson & Bob Wylie.

A request was made to setup a meeting with Gulf Coast Water Authority for all parties to attend.

(A) Announcements - none

(B) Board Comments - none

The Board adjourned at 1:20 p.m. Ralph Stenzel made a motion, seconded by Bob Wylie, motion carries unanimously.

DATE November 2<sup>nd</sup> 2023.

\_\_\_\_\_, President

\_\_\_\_\_, Secretary / Treasurer

Galveston County WCID #8  
Regular Meeting of Board of Directors

**- MINUTES for November 16<sup>th</sup> 2023 -**

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The Board of Directors of Galveston County WCID #8 met, on Thursday, November 16<sup>th</sup> 2023, meeting was called to order by President C.T. "Tommy" Anderson at 4:30 p.m. and he declared a quorum was present

1. Roll Call – Anderson, Tyner, and Barnett were present, Wylie was conferenced on the phone, Mr. Stenzel arrived at 4:45 pm  
Dee Ann Hedgpeth, Bill Manning and James Newman.
2. Prayer – Fritz Barnett
3. Visitors – Terrell Palmer with Post Oak Municipal Advisors  
Mr. Palmer addressed the board in regards to guidelines that are in place for WCID8 when discussing with possible developments that may want to come into the district.
4. Consent Agenda:  
A motion was made by Keith Tyner, seconded by Fritz Barnett, to approve the minutes from the Regular Board Meeting, October 19<sup>th</sup> 2023 and Special Board Meeting October 26<sup>th</sup> 2023. Approve the Financial Investment Report; approve to pay current bills; Approve to Accept Current Month Property Tax Income Information; Approve the transfer of necessary funds as shown on the Investment Transfer Report.

**Old Business: NONE**

**New Business:**

- (A) Motion made by Ralph Stenzel, seconded by Keith Tyner, motion carries unanimously to accept Engagement Letter from Knox Cox & Company, L.L.P. for Galveston County WCID8's 2023 Audit
- (B) Motion made by Fritz Barnett, seconded by Ralph Stenzel; motion carries unanimously to accept Engagement Letter from Helen R. Duvall Certified Public Accountant for the assistance with 2023 year-end closing.
- (C) Motion made by Keith Tyner, seconded by Ralph Stenzel; motion carries unanimously to approve the "Amended 2023 Budget".
- (D) Motion made by Fritz Barnett, seconded by Keith Tyner; motion carries unanimously approve the 2023 Merit Awards presented by General Manager.
- (E) Motion made by Ralph Stenzel, seconded by Keith Tyner; motion carries approve Order Adopting Consolidated Amended Rate Order and Rules and Regulations.
- (F) Motion made by Fritz Barnett, seconded by Keith Tyner; motion carries approve the WP#1 Booster Pump Bids Tabulation and awarding contract for the Booster Pumps at Water Plant No. 1 as part of the 2021 Bond Funds.
- (G) Motion made by Fritz Barnett, seconded by Ralph Stenzel; motion carries approve the Ave H Relief Sanitary Sewer Bids Tabulation and awarding contract for the Ave H Relief Sanitary Sewer as part of the 2021 Bond Funds.
- (H) Motion made by Ralph Stenzel, seconded by Fritz Barnett; motion carries to consider annexation of 2023 short form annexation parcels, including:
  - consider Petitions for Addition of Certain Lands;
  - adopt Orders Adding Land and Redefining Boundaries; and
  - approve revised District boundary map

(I) Motion made by Fritz Barnett, seconded by Ralph Stenzel; motion carries approve the following Bond Invoices totaling \$ 21,101.41.

|                               |                  |            |
|-------------------------------|------------------|------------|
| • Mustang CAT                 | Invoice A1630710 | \$6,593.23 |
| • Linde                       | Invoice 38729626 | \$353.98   |
| • Sander Engineering          | Invoice 16027    | \$6,617.67 |
| • Sander Engineering          | Invoice 16028    | \$4,144.23 |
| • Sander Engineering          | Invoice 16029    | \$2,982.66 |
| • Galveston County Daily News | Invoice 49699    | \$409.64   |

(J) Engineer's Report. – Bill Manning gave reports for engineering projects currently active within the district.

- FEMA RPA Freeze event, TX DOT getting utility information, Insurance WPI's for WWTP
- Annexations for 2023
- TCEQ – Operational Evaluation Report – Report Filed declared Admin Complete TTHM 3<sup>rd</sup> Qrt Running Annual Avg
- WWTP Aeration Bond Projects
- Water Planet #1 Bond Project – bid openings
- Plant Truck Sewer & Plant Lift Station Bond Projects
- Ave H Relief Sewer – Pre bid and Bid Opening
- WWTP -land purchase for second site, SWPP to TCEQ, Jan 1 next report
- Developments
  - Mulberry Farms
  - Centennial Oaks
  - Barba Tower
  - Gateway Plaza
  - Medical Center Tower
  - Village Manor Phase II
  - FM 646 Multifamily,
  - Tower Road Phase Three
  - Whataburger

(A) General Manager's Report – James Newman gave status of items going on the district. Starbucks is coming in where the old Churches is located. Permitting, we had not violations. Met with GCWA in regards to Megatel. GCWA explained water is available, what the cost is and you can choose to purchase it or not.

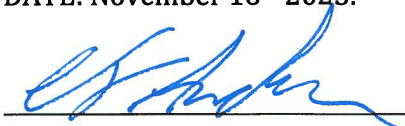
(B) Office Manager's Report - NONE

(C) Announcements. – NONE

(D) Board Comments – C.T. "Tommy" Anderson asked about the Trachoe rental cost in comparison to out right purchasing one. James will look into it.

The Board adjourned at 6:10 p.m. Motion made by Ralph Stenzel, seconded by Fritz Barnett, motion carries unanimously.

DATE: November 16<sup>th</sup> 2023.

\_\_\_\_\_, President

\_\_\_\_\_. Secretary/ Treasurer

Galveston County WCID #8  
Special Meeting of Board of Directors  
December 15<sup>th</sup> 2023, at 6:30 pm

- MINUTES FOR December 15<sup>th</sup> 2023-

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The Board of Directors of Galveston County WCID #8 met in a special session on Friday, December 15<sup>th</sup> 2023 meeting was called to order by President C.T. "Tommy" Anderson at 6:30 pm. and he declared a quorum was present.

1. Roll Call: Anderson, Wylie, Tyner and Barnett were all in attendance  
James Newman and Dee Ann Hedgpeth were also in attendance
2. Prayer. Fritz Barnett
3. Visitors: NONE

**New Business:**

- (A) Motion made by Bob Wylie, seconded by Keith Tyner, motion carries unanimously to approve the following Bond Invoices totaling \$ 7,959.65.


|               |                      |            |
|---------------|----------------------|------------|
| • Mustang CAT | Invoice A1630711     | \$6,593.23 |
| • GFL         | Invoice TD0000035614 | \$683.21   |
| • GFL         | Invoice TD0000036497 | \$683.21   |

- (B) Motion made by Fritz Barnett, seconded by Keith Tyner, motion carries unanimously to approve the CAT Financial Invoice 34699469 totaling \$ 21,326.97.

- (C) Announcements.  
(D) Board Comments.  
(E) Adjournment.

The Board adjourned at 6:35 p.m. Keith Tyner made a motion, seconded by Bob Wylie, motion carries unanimously.

DATE December 15<sup>th</sup> 2023.

\_\_\_\_\_, President

\_\_\_\_\_, Secretary / Treasurer

Galveston County WCID #8  
Regular Meeting of Board of Directors

**- MINUTES for December 21<sup>st</sup> 2023 -**

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The Board of Directors of Galveston County WCID #8 met, on Thursday, December 21<sup>st</sup> 2023, meeting was called to order by President C.T. "Tommy" Anderson at 4:30 p.m. and he declared a quorum was present

1. Roll Call – Anderson, Tyner, Barnett and Wylie were present, Stenzel was absent, James Newman and Dee Ann Hedgpeth were also in attendance.
2. Prayer – Fritz Barnett
3. Visitors – Noah Niday, a developer that wants to bring an event center into the district. He passed out maps indicating where it is going to be and asked the best route to tie in and furnish his property with water and sewer. Tommy explained the cost payback and annexation process, the property is zoned for commercial.
4. Consent Agenda:  
A motion was made by Fritz Barnett, seconded by Keith Tyner, to approve the minutes from the Regular Board Meeting, November 16<sup>th</sup> 2023 and Special Board Meeting December 15<sup>th</sup> 2023. Approve the Financial Investment Report; approve to pay current bills; Approve to Accept Current Month Property Tax Income Information; Approve the transfer of necessary funds as shown on the Investment Transfer Report.

**Old Business: NONE**

**New Business:**

- (A) A letter was submitted to the City of Santa Fe in regards to closing 15<sup>th</sup> street at Highway 6 for the safety of the public and WCID8 employees. The City of Santa Fe replied and requested a punch list of items that need to be furnished for consideration. A motion was made by Fritz Barnett and seconded by Keith Tyner, all in favor, motion carries unanimously to continue with the study and survey, submit the finding to the City of Santa Fe as requested.

- (B) Motion made by Keith Tyner, seconded by Fritz Barnett; motion carries unanimously to approve the 2024 Budget.

**(I) OPEN EXECUTIVE SESSION at 4:50 pm**

- Discussion - district personnel
- Consideration and possible action to approve salaries for 2024 presented by the General Manager
- Adjournment

**CLOSE EXECUTIVE SESSION at 5:05 pm and Reconvene Regular Board Meeting**

Motion by Keith Tyner and seconded by Fritz Barnett, motion carries unanimously to approve the 2024 personnel salaries submitted by the General Manager, with the edits discussed in the closed session.

- (J) Engineer's Report. – NONE

- (K) General Manager's Report – James Newman gave status of items going on the district. The district has a suite by Robert Sunday, we sent it to John Wallace's office. He is working on it. Finished the Water and Sewer lines, 600 foot of lines, taps and meter for James Miller

- (L) Office Manager's Report - NONE

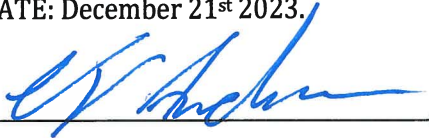
- (M) Announcements. – NONE



(N) Board Comments – C.T. “Tommy” Anderson gave the board members insight with the direction of Megatel. The districts financial advisor said no to TIRZ but will research further, they need water in the interim and in the end will do their own packaging plant for recycling of water. Would like WCID8 to run it. There will need to be more research from our legal and financial advisors before any kind of an agreement. It must be self-sufficient and not burden the district.

The Board adjourned at 5:45 p.m. Motion made by Keith Tyner, seconded by Bob Wylie, motion carries unanimously.

DATE: December 21<sup>st</sup> 2023.

\_\_\_\_\_, President

\_\_\_\_\_, Secretary/ Treasurer