

Anahuac Municipal Development District  
Minutes  
Regular Meeting  
October 22, 2019

**PRESENT:**

Janice Jircik  
Bill Stults  
Kenneth Miller

Chairman  
Vice-Chairman  
Member

**ABSENT:**

Danni Previte  
Cheryl Sanders

Secretary-Treasurer  
Member

**GUESTS:**

Toby Haynes  
Stephanie Haynes  
Debra Duniphin  
Annette Abernathy

Project Mgr - Logo  
Citizen  
Citizen  
Office Manager – AMDD

Agenda Item 1: Chairman Janice Jircik called the meeting to order at 6:00 p.m. with a quorum present.

Agenda Item 2: Comments from citizens: No citizen comments were presented.

Agenda Item 3: After review of the minutes from September 17, 2019, motion was made by Director Stults, seconded by Director Miller to approve the minutes as presented. All in favor, motion carried.

Agenda Item 4: After review of the accounts payable and bank statement for September 2019, motion was made by Director Stults, seconded by Director Miller, to approve the accounts payable and bank statement as presented. All in favor, motion carried.

Agenda Item 5: Discussion then proceeded concerning removal of dilapidated buildings in the City of Anahuac.

- a. Debra Duniphin, owner of property located at 703 Main Street, stated her attempts to remove her dilapidated trailer cited by the City of Anahuac as unsafe. She asked for help in this project. Directors thanked her for her efforts and stated that they would look into her request. She was informed of a new policy now being written requiring the owner of said property to contribute \$1,000 toward the removal of a structure by demolition. Mrs. Duniphin thanked the directors for their time.
- b. In the absence of Leroy Coates, owner of property located at 306 Texas Avenue, Director Kenneth Miller stated that he had spoken to Mr. Coates who was unable to attend. Mr. Coates is asking for assistance in removing by controlled burn his dilapidated house. Directors stated they would look further into his request. A new policy is now being written requiring the owner of said property to contribute \$500 toward the removal of a structure by controlled burn. Director Miller stated that he would relay this information to Mr. Coates.
- c. Discussion of preparing a Memorandum of Agreement with the Ministerial Alliance and Oak Island/Double Bayou Fire Department was then discussed relating to the demolition and controlled burn of dilapidated properties within the City of Anahuac. A proposed document prepared by Attorney Richard Baker was presented for review. Chairman Jircik requested all directors review this document and interject any ideas they may have for final approval to be considered at the next board meeting.

Agenda Item 6: Toby Haynes, artist and volunteer project manager for the logo to be placed on the Above Ground Water Tank, gave an overview of his endeavors. Three companies were solicited for bids, with two companies responding. Spectrum Graphic Designs offered the best pricing as well as a two year warranty on their work. Mr. Haynes gave a detailed presentation of how the painting would be applied to the tank. He informed the board that a meeting was held on

site with a Spectrum representative this morning, October 22, 2019, with Director Stults, Sheryl Shaw - Chambers County Historical Commission President, Cort Fyvie - City of Anahuac Public Works Director and Annette Abernathy being present. The Spectrum representative detailed the project and will send a rendering of how the tank will look with the picture applied. Directors thanked Mr. Haynes for his untiring work on this project.

After discussion concerning information provided by Mr. Haynes and review of the bids submitted, motion was made by Director Stults, seconded by Director Miller, to approve the bid submitted in the amount of \$7,473.94 by Spectrum Graphic Designs as well as approval of \$2,000.00 for unseen incurred expenses. All in favor, motion carried.

Agenda Item 7: Discussion then proceeded concerning the Anahuac Boat Dock and Kayak Launch Project.


- a. A need for additional material to level out the trailer parking area before the crushed concrete is applied was then discussed. Motion was made by Director Jircik, seconded by Director Miller, to authorize the contractor JoGayle, Inc., to purchase the additional material at a cost of \$1,080. All in favor, motion carried.
- b. After deliberation, motion was made by Director Miller, seconded by Director Stults, to purchase two Boat/Kayak Ramp/Birding Trail signs from Here's Your Sign Company in the amount of \$750.00 as well as approve a \$250.00 amount to be used for incidentals should the need arise. All in favor, motion carried.

Agenda Item 8: Convene into executive session – Pursuant to Open Meetings Act, Chapter 551, Section 551.071(a) and Section 551.072(b) of the Texas Government Code:


- a. Deliberation with attorney concerning possible litigation was postponed until further notice.
- b. Deliberation regarding purchase of real property was postponed until further notice.

Agenda Item 9: No executive session was held; therefore, no action was taken on executive session items.

Agenda Item 10: There being no further business, meeting adjourned at 8:00 p.m.

  
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Janice Jircik  
Chairman

ATTEST:

  
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Bill Stults  
Vice-Chairman