

**OFFICIAL MINUTES**  
**—REGULAR MEETING OF THE BOARD OF DIRECTORS**  
**LIBERTY COUNTY WATER CONTROL AND IMPROVEMENT DISTRICT NO. 5**  
**LIBERTY, TEXAS 77575**

The Board of Directors of the Liberty County Water Control and Improvement District No. 5 met in regular session at 7:00 pm on Tuesday, October 21st, at the LCWCID#5 Building, 2722 Beaumont Ave, Liberty, Texas 77575. Mr. Leonard called the meeting to order.

Members Present: James K. Leonard, President  
Warren Lemelle, Secretary  
David Richards, Board Member  
James "Jamie" Orand – Board Member

Others Present: Logan Pickett, Attorney  
David Papillion, General Manager  
Cami Jones, Administrative Assistant

Members Absent: Gary "Skeet" Raggio, Vice – President

**I. CONSENT AGENDA**

- A. CALL TO ORDER** - James K. Leonard, President, called the meeting to order on October 21st, 2025, at 7:15 pm
- B. APPROVAL OF MINUTES FOR SEPTEMBER 16TH, 2025, MEETINGS;** MOTION was made by Mr. Lemelle and SECONDED by Mr. Orand to approve the September 16th, Board Minutes. Motion passed UNANIMOUSLY.
- C. APPROVAL OF MINUTES FOR SEPTEMBER 16TH, 2025, MEETING;** MOTION was made by Mr. Lemelle and SECONDED by Mr. Orand to approve the September 16th, Board Minutes. Motion passed UNANIMOUSLY.
- D. APPROVAL OF ACCOUNTS PAYABLE SUBMITTED FOR PAYMENT FOR OCTOBER 2025**  
MOTION was made by Mr. Lemelle and SECONDED by Mr. Orand to approve the accounts payable payments for OCTOBER 2025. Motion passed UNANIMOUSLY.

**II. ACTION ITEMS**

**A. CONSIDER AND TAKE ACTION ON VARIOUS PROJECTS IN THE DISTRICT**

MEMEBERS DISCUSSED DR 4586 - REMOVAL OF THE BACK UP PUMP AT MAIN B AND MOVE TO OUTFLOW ON MAIN PUMP B DISCHARGE PIPE; NO ACTION TAKEN.

**B. CONSIDER AND TAKE ACTION ON PROGRESS OF PARTLOW PROPERTY**

MOTION WAS MADE BY DAVID RICHARDS TO EXCAVATE THE PROPERTY AND MOVE FORWARD WITH PLAN FOR RETENTION POND. MOTION SECONDED BY MR. LEMELLE; MOTION PASSED UNANIMOUSLY.

**C. CONSIDER AND TAKEN ACTION ON ANY PROJECTS INVOLVING THE TX-CDBG GRANT  
(HAIDUSEK PROPERTY) MAIN F – AMES.**

MR. LEMELLE MOVED TO MOVE FORWARD WITH PROJECT AT MAIN F IN AMES WITHIN BUDGETED AMOUNT AND REMOVE THE NAME "HAIDUSEK" FROM THE PROJECT TITLE. MR. ORAND SECONDED MOTION AND IT PASSED UNANIMOUSLY.

**D. CONSIDER AND TAKE ACTION ON ANY HAZARD AND MITIGATION PROJECTS INVOLVING FREESE AND NICHOLS**

AN ADVERSE IMPACT STUDY FOR THE BIG BAYOU DITCH, FERRY LAND PROPERTY, AND FLAP GATES ON TEXAS AND THE RAILROAD IS BEING CONDUCTED. CITY HAS EXPRESSED WANTING THE ENGINEERING STUDIES PRIOR TO MOVING FORWARD WITH THE PROJECTS MENTIONED. NO ACTION WAS TAKEN.

**E. CONSIDER AND TAKE ACTION ON ANY PROCUREMENT**

NO ACTION WAS TAKEN.

**F. CONSIDER AND TAKE ACTION ON ANY EQUIPMENT PURCHASES**

MOTION WAS MADE BY DAVID RICHARDS TO PURCHASE AN AIR COMPRESSOR, POWER WASHER, AND AN AUGER/POST HOLE DIGGER FOR THE SKID STEER. MR. ORAND SECONDED THE MOTION; MOTION CARRIED UNANIMOUSLY.

**H. CONSIDER AND TAKE ACTION REGARDING EASEMENTS AND RIGHT OF WAYS**

DAVID RICHARDS MOVED TO OFFER A TRADE ON THE PARTLOW PROPERTY FOR THE RIGHT OF WAY TO COMPENSATE FOR SWAPPING LOTS. MR. ORAND SECONDED MOTION; MOTION CARRIED UNANIMOUSLY.

**I. REPORT FROM THE CONSTRUCTION GENERAL MANAGER**

NO ACTION NEEDED.

**III. EXECUTIVE SESSION**

**EXECUTIVE SESSION, IF ANY, WITH ATTORNEY, PURSUANT TO TEXAS GOVT. CODE SECTION 551.071**

The board entered into executive session at 8:01 pm and exited back to regular session at 8:40 pm.

**ACTION AS A RESULT OF EXECUTIVE SESSION:**

- CONSIDER AND TAKE ACTION ON FERRY LAND ON BIG BAYOU DITCH PROJECT. MOTION WAS MADE BY DAVID RICHARDS TO CONTINUE WORK; MR ORAND SECONDED AND MOTION CARRIED UNANIMOUSLY.
- CONSIDER AND TAKE ACTION ON INSTALLATION OF FENCING AND CAMERAS AT OFFICE. MOTION WAS MADE BY MR. ORAND TO HOOK UP SECURITY SYSTEM AND PURCHASE MATERIALS FOR GATE/FENCE AT OFFICE INCLUDING MATERIALS AND LABOR. MR. LEMELLE SECONDED THE MOTION; MOTION CARRIED UNANIMOUSLY.
- CONSIDER AND TAKE ACTION WITH LIBERTY ISD ON REAL PROPERTY. INTERLOCAL AGREEMENT IN PROCESS; NO ACTION NEEDED.

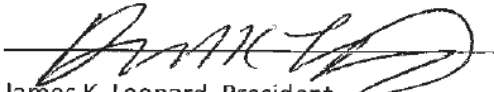
#### IV. DISCUSSION ITEMS

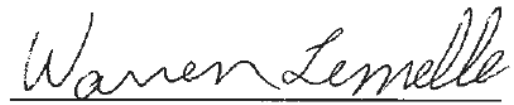
- SUPERINTENDENT CONTRACT UP FOR RENEWAL NEXT MONTH; DISCUSSION INCLUDED EXTRA DUTIES FOR DISTRICT AT \$50 PER HOUR FOR TASKS TO INCLUDE OPERATING EQUIPMENT AND HIRING PEOPLE/LABOR WILL BE SEPARATE, IN ADDITION TO SALARY OF (\$4,000 – Contract Labor for General Manager Tasks).
- CAMI REPORTED LAST DAY WILL BE OCTOBER 31, 2025. ALEXIS CORDOVA HAS BEEN HIRED TO ASSUME POSITION. CAROLYN STILL WORKING ON FINDING DOCUMENTATION FOR \$18,000 ON PAST FEMA PROJECT.

#### V. ADJOURNMENT

With no other business to discuss, Mr. Leonard called for adjournment. MOTION was made by Mr. Orand and SECONDED by Mr. Lemelle. Motion passed UNANIMOUSLY. Meeting adjourned at 8:58 pm.

Respectively Submitted,

  
James K. Leonard, President



Warren Lemelle, Secretary