

**MINUTES OF A MEETING OF THE DIRECTORS
OF
JEFFERSON COUNTY DRAINAGE DISTRICT NO. 6
HELD ON**

January 25, 2022

- A. The meeting was called to order by Joshua W. Allen, Sr., President.
- B. The following Directors were present:

Joshua W. Allen, Sr.	President
Charles "Chuck" Guillory	Secretary
Bernie Daleo	Vice President
Anthony "Tony" Malley, III	Director
Charles "Chuck" Kiker, III	Director

Directors Absent: None

Staff present:

Doug Canant, PE, RPLS, CFM	District Engineer
Connie Carmon	Payroll Technician
J. Thad Heartfield	District's Legal Counsel
Jason Jones	Superintendent
Paula Karasek	Executive Assistant
Dr. Joseph G. Majdalani, PE	General Manager
John Murff	Senior Project Manager
Chuck Oakley, CPA	Chief Financial Officer
Karen J. Stewart, MBA, CTP	Chief Business Officer
Chace Mann	Project Manager

Visitors: Representatives of Griffin Mosely Johnson
on behalf of Coastal Caverns:
John Johnson, Megan Gallien, former Mayor Becky Ames
Darrell Hall - Coastal Caverns
Roland Bieber via Zoom – District's Tax Consultant
Residents of Grand Oak Estates: Mr. Dismukes on Winzer Rd.
Mrs. Broussard on Dawn Dr.
Mr. & Mrs. Rogers on Jacob Crt.
Mr. Blanchard on Joshua Crt.

- C. Pledge of Allegiance was led by Mr. Allen.
- D. Invocation was given by Mr. Oakley.

At this point in the meeting, Mr. Allen directed the Board to Business Session Agenda Item 3 before moving on to the Workshop Session.

3. Connie Carmon, the District's Payroll Technician, was recognized by the Board and staff for her 33 years and 8 months of service to Drainage District No. 6. Various members of the Board and staff thanked her for her dedication and service, and wished her well in retirement.
- E. Workshop Session.
1. There were no easements, street abandonments, and plat reviews to discuss.
 2. There were no general reports or discussions.

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- F. Public Comments: Citizens in attendance were given the opportunity to address the Board of Directors on agenda items or concerns not on the agenda. The District has retained the public comment cards reflecting individuals who addressed the Board.

Mr. Blanchard addressed the Board on behalf of the residents of Grand Oak Estates with concerns about the District's North Green Acres Detention Project. Mr. and Mrs. Rogers, Mrs. Broussard, and Mr. Dismukes also addressed the Board with their concerns about the project. Residents requested that the District leave a tree buffer, there were questions about fencing of the area, as well as other concerns about the project as a whole. Mr. Canant, the District's Engineer, invited the residents to meet with him after the board meeting so he could address their concerns.

- G. The Minutes of December 14, 2021, were approved on a motion made by Mr. Daleo, seconded by Mr. Malley, with the voting as follows: ayes—all; nays—none.

H. Business session

1. The President called for a Public Hearing Session concerning the District's consideration of a tax abatement with Coastal Caverns, 1 LP.

Present at the hearing to answer any questions the Board may have about the abatement were representatives of Griffin Mosely Johnson on behalf of Coastal Caverns, Mr. Hall an employee of Coastal Caverns, as well as Roland Bieber, the District's tax consultant.

2. After some brief discussion the Board approved a Property Tax Abatement Agreement, pursuant to Section 321.401, Texas Tax Code, between Coastal Caverns 1 LP and Jefferson County Drainage District No. 6 for Phase 3 only consisting of Caverns 4 and 5.

Motion made by: Mr. Malley

Second by: Mr. Kiker

In favor: Mr. Allen, Mr. Guillory, Mr. Daleo, Mr. Malley, Mr. Kiker

Opposed: None

Action: APPROVED

3. Connie Carmon retirement recognition. This item was presented to Board prior to the Workshop Session.

4. Consider a resolution authorizing the payment of routine bills received since December 14, 2021, that were not expressly authorized or denied for payment elsewhere on this agenda.

Motion made by: Mr. Malley

Second by: Mr. Guillory

In favor: Mr. Allen, Mr. Guillory, Mr. Daleo, Mr. Malley, Mr. Kiker

Opposed: None

Action: AUTHORIZED

5. Acknowledge the receipt and filing of Jefferson County Drainage District No. 6's Investment Schedule for December 31, 2021, pursuant to Section 2256.023 of the Public Funds Investment Act.

Motion made by: Mr. Malley

Second by: Mr. Daleo

In favor: Mr. Allen, Mr. Guillory, Mr. Daleo, Mr. Malley, Mr. Kiker

Opposed: None

Action: ACKNOWLEDGE

6. Consider a resolution, as requested by Wells Fargo Bank, N.A., authorizing the Bank of New York Mellon to release excess collateral pledged to Jefferson County Drainage District No. 6.

Motion made by: Mr. Daleo
Second by: Mr. Malley
In favor: Mr. Allen, Mr. Guillory, Mr. Daleo, Mr. Malley, Mr. Kiker
Opposed: None
Action: AUTHORIZED

7. In connection with the "Professional Services Agreement (PROF 20-005)" with Gauge Engineering to conduct various District studies for future grant funding (approved on February 11, 2020), consider a resolution authorizing Amendment I to the original contract to increase the "not to exceed" value from \$143,985.00 to \$176,648.75; an increase of \$32,663.75 due to the expanded authorized scope.

Motion made by: Mr. Daleo
Second by: Mr. Kiker
In favor: Mr. Allen, Mr. Guillory, Mr. Daleo, Mr. Malley, Mr. Kiker
Opposed: None
Action: AUTHORIZED

8. In connection with Request for Qualifications (RFQ 21-013) Professional Engineering Services for a Regional Watershed Study, (Funded by the TWDB Flood Infrastructure Fund Grant -contract executed September 23, 2021, in an amount of \$8.5 million), and pursuant to the authority given the General Manager on June 8, 2021, consider a resolution ratifying an award to Freese and Nichols, Inc., and the execution of a Master Services Agreement (PROF 21-013) for multiple tasks orders to be authorized individually throughout the progression of the Regional Watershed Study.

Motion made by: Mr. Daleo
Second by: Mr. Malley
In favor: Mr. Allen, Mr. Guillory, Mr. Daleo, Mr. Malley, Mr. Kiker
Opposed: None
Action: RATIFIED

9. Consider a resolution ratifying the execution of an Upgrade Engagement Acceptance with BCS ProSoft for services related to upgrading the District's Sage 100 and Sage 100 Payroll applications in an amount not to exceed \$5,422.50.

Motion made by: Mr. Guillory
Second by: Mr. Daleo
In favor: Mr. Allen, Mr. Guillory, Mr. Daleo, Mr. Malley, Mr. Kiker
Opposed: None
Action: RATIFIED

10. Consider a resolution authorizing the execution of a Professional Services Agreement (PROF 22-003) with Soutex Surveyors & Engineers for services related to the general topographical surveying necessary to design repairs for the District's concrete-lined ditches, in an amount not to exceed \$15,000.00.

Motion made by: Mr. Guillory
Second by: Mr. Daleo
In favor: Mr. Allen, Mr. Guillory, Mr. Daleo, Mr. Malley, Mr. Kiker
Opposed: None
Action: AUTHORIZED

11. In connection with drainage improvements to Ditch No. 117, consider a resolution authorizing the General Manager and the District's legal counsel to negotiate the purchase of a .274-acre vacant lot located at 1855 Briarcliff, which is owned by Le's Beaumont Family Investment, LLP, for an amount not to exceed the appraised value of \$20,000.00.

Motion made by: Mr. Malley
Second by: Mr. Daleo
In favor: Mr. Allen, Mr. Guillory, Mr. Daleo, Mr. Malley, Mr. Kiker
Opposed: None
Action: AUTHORIZED

12. Consider a resolution authorizing the acceptance and execution of a Notice Encroachment between Drainage District No. 6 and Abby Court, LP, allowing Abby Court, LP to install and maintain a stone and brick monument sign, electric boxes, telephone pedestals, and a water valve (all in concrete pads), along with underground conduit and a section of a wooden fence on a portion of the District's drainage easement on Ditch No. 123-C (off Folsom Drive), wherein the District will not be responsible for any maintenance or damage to the encroachments.

Motion made by: Mr. Kiker
Second by: Mr. Daleo
In favor: Mr. Allen, Mr. Guillory, Mr. Daleo, Mr. Malley, Mr. Kiker
Opposed: None
Action: AUTHORIZED

13. Consider the acceptance of a Drainage Easement received from the Charles R. Sherron 2012 Trust and the Eleanor M. Sherron 2012 Trust consisting of the actual width of Ditch Nos. 400, 400-X, 406-A, 505, 505-D, and 505-F, including improvements, plus 25 feet on each side of the ditch tops, in addition to two 100-ft wide easements and a 125-ft wide easement for ditches on the west end of the property located in Jefferson County, Texas (John C. Grant Survey, A-128, Sarah Miles survey, A-173, and the T. & N. O. RR. Co. Survey, Section 2674, Abstract 562).

Motion made by: Mr. Daleo
Second by: Mr. Malley
In favor: Mr. Allen, Mr. Guillory, Mr. Daleo, Mr. Malley, Mr. Kiker
Opposed: None
Action: ACCEPTED

14. Consider the acceptance of a Drainage Easement received from Marilyn Kimball consisting of the actual width of Ditch No. 502 including improvements, plus 25 feet on each side of the ditch tops where the ditch lies on her property, located in Jefferson County, Texas (Manuel Chirino Survey, Abstract 10).

Motion made by: Mr. Guillory

Second by: Mr. Daleo

In favor: Mr. Allen, Mr. Guillory, Mr. Daleo, Mr. Malley, Mr. Kiker

Opposed: None

Action: ACCEPTED

15. Contingent upon receipt of the necessary documents, consider a resolution authorizing the execution of an "Application and Agreement for Pipeline/Utility Permit (2022-PL-1)" submitted by CenterPoint Energy Resources Corps., d/b/a CenterPoint Energy Texas Gas Operations, requesting permission to install one 2-in IP PLA line transporting natural gas across Ditch No. 202-E (Evangeline Lane and Bancroft Drive), and also approving a fee of \$1,000.00 associated with this permit.

Motion made by: Mr. Malley

Second by: Mr. Kiker

In favor: Mr. Allen, Mr. Guillory, Mr. Daleo, Mr. Malley, Mr. Kiker

Opposed: None

Action: AUTHORIZED

16. Consider a resolution authorizing the execution of an "Application and Agreement for Pipeline/Utility Permit (2022-PL-2)" submitted by CenterPoint Energy Resources Corps., d/b/a CenterPoint Energy Texas Gas Operations, requesting permission to install one 4-in line transporting natural gas across Ditch Nos. 607, 607-A, and 607-A5 (Brooks Road and S. Pine Island Road.), and also approving a fee of \$3,000.00 associated with this permit.

Motion made by: Mr. Guillory

Second by: Mr. Malley

In favor: Mr. Allen, Mr. Guillory, Mr. Daleo, Mr. Malley, Mr. Kiker

Opposed: None

Action: AUTHORIZED

17. Consider a resolution authorizing the execution of an "Application and Agreement for Pipeline/Utility Permit (2022-PL-3)" submitted by ExxonMobil Pipeline Company, requesting permission to perform maintenance on seven lines that cross Ditch No. 100 (Tyrrell Park-Cattail Marsh area), and also approving a fee of \$500.00 associated with this permit.

Motion made by: Mr. Kiker

Second by: Mr. Daleo

In favor: Mr. Allen, Mr. Guillory, Mr. Daleo, Mr. Malley, Mr. Kiker

Opposed: None

Action: AUTHORIZED

18. Consider a resolution authorizing the execution of an "Application and Agreement for Storm Drainpipe Tie-in Permit (2022-SDP-1)" submitted by SR Tilley Builders, Inc., requesting permission to tie two 24-in lines and one 18-in line into Ditch No. 1002-A2 (RFD Road-Highpoint Avenue), and also approving a fee of \$750.00 associated with this permit.

Motion made by: Mr. Daleo
Second by: Mr. Malley
In favor: Mr. Allen, Mr. Guillory, Mr. Daleo, Mr. Malley, Mr. Kiker
Opposed: None
Action: AUTHORIZED

19. Contingent upon receipt of the necessary documents, consider a resolution authorizing the execution of an "Application and Agreement for Storm Drainpipe Tie-in Permit (2022-SDP-2)" submitted by Saucedo's Construction, LLC, requesting permission to tie one 24-in line into Ditch No. 125 (Westridge Lane at Dowlen Road), and also approving a fee of \$250.00 associated with this permit.

Motion made by: Mr. Guillory
Second by: Mr. Daleo
In favor: Mr. Allen, Mr. Guillory, Mr. Daleo, Mr. Malley, Mr. Kiker
Opposed: None
Action: AUTHORIZED


I. Board Comments, no action items.

The Board thanked the Grand Oak Estates residents for attending the meeting and presenting their concerns and let them know that Mr. Canant will stay after the meeting to answer their questions.

Mr. Guillory and Mr. Daleo commended the staff and crews on the great job they are doing out in the community. Mr. Guillory commented that a lot of progress is being observed out in the Cheek area and the residents are very appreciative of the work that is being done.

Dr. Majdalani updated the Board on the status of the District's submitted grant applications and the progress of the awarded grant projects.

J. There were no other comments or discussions and the Board President called for the meeting to be adjourned.


Secretary/Asst. Secretary