

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

**HELD ON  
JANUARY 9, 2024**

A. The meeting was called to order by Joshua W. Allen, Sr., President.

B. The following Directors were present:

Joshua W. Allen, Sr.	President
Bernard Daleo	Vice President
Charles "Chuck" Guillory	Secretary
Charles "Chuck" Kiker III	Director

Directors Absent: Anthony "Tony" Malley III, Director

Staff present:

Darin Auer	Fleet Supervisor
Jamar Banks	Safety Coordinator
Doug S Canant, Jr., PE, RPLS	Interim Chief Operating Officer
Steve Hubert	Fleet Manager
Jason Jones	Maintenance Coordinator
Paula Karasek	Executive Assistant
Chace Mann	Program and HR Manager
James McDonald	Construction Coordinator
John Murff	Field Operations Manager
Nelson Nixon	Maintenance Specialist
Wallace "Butch" Wilson, PE, CFM	District Engineer

Visitors: Roland Bieber, Drainage District No. 6 Consultant

Former Mayor Becky Ames and Megan Gallier, Representatives of  
Griffith Mosley Johnson and Associates

C. Mr. Allen led the Pledge of Allegiance.

D. Invocation was given by Mr. Nixon.

E. Public Comments: Any citizens in attendance were given the opportunity to address the Board of Directors on agenda items or concerns not on the agenda. The District retains the public comment cards reflecting individuals who addressed the Board.

There were no public comments.

F. Workshop Session

1. There were no easements, street abandonments, or plat review discussions.
2. There were no general discussions or reports on various drainage plans and projects.

G. The Minutes of November 14, 2023, were approved on a motion made by Mr. Daleo, seconded by Mr. Guillory, with the voting as follows: ayes—all; nays—none.

H. Business session:

1. Consider a resolution authorizing the payment of routine bills received for November and December 2023, that were not expressly authorized or denied for payment elsewhere on this agenda.

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

2. Acknowledge the receipt and filing of Jefferson County Drainage District No. 6's Investment Schedule for November 30, 2023, pursuant to Section 2256.023 of the Public Funds Investment Act.

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

3. Consider a resolution approving an Insurance Consulting and Risk Management Service Agreement with J. S. Edwards and Sherlock Insurance Agency for professional risk management services for one year, with an effective date of January 1, 2024, and expiring December 31, 2024, with a fee of \$6,423.00; no increase in price from the previous year.

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

4. Consider a resolution authorizing the execution of Tax Abatement Agreements between Jefferson County Drainage District No. 6 and Golden Triangle Storage LLC for Phase 1 and Phase 2 of Project Gemstone, pursuant to Chapter 312, Texas Property Tax Code.

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

5. Pursuant to Chapter 312, Texas Property Tax Code, consider a resolution authorizing the execution of a Tax Abatement Agreement between Jefferson County Drainage District No. 6 and Linde, Inc. for their terminal facility in connection with the Golden Triangle Storage LLC Gemstone Project.

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



6. In connection with the Texas Water Development Board Commitment Agreement (TWDB No. G1001280) related to the \$8,500,000 Flood Infrastructure Fund Grant, Project No. 40034 (Regional Watershed Study) approved by the Board on October 12, 2021, consider a resolution acknowledging receipt of TWDB's approval of an amended timeline; and also ratifying the execution of Amendment No. 2 increasing the total completion date of the project to November 2025.

**Motion made by:** Mr. Kiker

**Second by:** Mr. Daleo

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

**Opposed:** None

**Action:** ACKNOWLEDGED and RATIFIED

Prior to voting on Item 7, Mr. Canant noted for the record that in addition to the Bayou Bend CCS, LLC Carbon Sequestration Easement Agreement and Fee Agreement, a revised Memorandum of Carbon Sequestration Agreement between Drainage District No. 6 and Bayou Bend CCS, LLC will also need to be executed under this agenda item. There were no questions or concerns and the Board moved forward with Item 7 as amended.

7. In connection with the Board of Directors September 12, 2023, approval of carbon sequestration agreements between Jefferson Country Drainage District No. 6 and Bayou Bend CCS LLC, pertaining to a 641.852-acre tract of land being all of the Texas & New Orleans Railroad Company Survey, Section 271 (W.S. Benson Survey), Abstract 671 and described in the Special Warranty Deed dated May 21, 2004, from Will L. Ohmstede, Jordan Reese, III, and Peggy Pressler Wood, as Independent Executrix of the Estate of Carlton E. Wood, Jr. Deceased, to Jefferson County Drainage District No. 6 and recorded in Instrument No. 2004019968 in the Official Public Records of Jefferson County, Texas, consider a resolution authorizing the execution of the following documents:

*Revised* Carbon Sequestration Easement Agreement with Bayou Bend CCS LLC;

*Revised* Confidential Carbon Sequestration Fee Agreement with Bayou Bend CCS LLC;

*Revised* Memorandum of Carbon Sequestration Agreements;  
and

Carbon Sequestration Consent Agreement with Bayou Land Conservancy.

**Motion made by:** Mr. Kiker

**Second by:** Mr. Daleo

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

**Opposed:** None

**Action:** AUTHORIZED

8. In connection with the City of Beaumont's Street Rehab Project, consider a resolution authorizing the execution of a 24-month Lease Agreement with Allco, LLC, providing them temporary access to the District's right-of-way off Folsom Road for use as a laydown yard; and also approving a lease fee of \$1,400 per month.

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

9. Consider a resolution accepting an Access Easement received from Kerrville 50/50 Reality, LLC granting Jefferson County Drainage District No. 6 a permanent, 40-ft wide easement on their property to provide access to Ditches 408 and 400 for maintenance and drainage improvements.

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

10. Consider a resolution authorizing the execution of a "Letter of Agreement" dated November 6, 2023, between Drainage District No. 6, and James Anthony Whitmore Sr. (on file in the District's records), wherein Drainage District No. 6 will perform certain work on his property in exchange for the conveyance of a drainage easement along Ditch 202-C (Washington Blvd. & Major Dr.).


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

11. Pursuant to an authorized Letter of Agreement dated November 6, 2023, consider a resolution accepting a "Drainage Easement" donated by James Anthony Whitmore Sr., in connection with drainage improvements along Ditch 202-C (Washington Blvd. & Major Dr.), consisting of the actual width of the aforementioned ditch, including improvements, plus 15 feet of the ditch tops that lie on their property (Chas. Williams Survey, Abstract 59, Jefferson County, Texas).

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




12. In connection with the term contract for Corrugated High Density Polyethylene pipe for Jefferson County Drainage District No. 6 (IFB 22-010/KJS) awarded on April 18, 2022, consider a resolution authorizing the execution of the second of four 1-year renewal options, with Coburn Supply as primary supplier (no price change) and ACT Pipe as the secondary supplier (price changes noted below) extending the contract expiration date from December 31, 2023, to December 30, 2024.

 <b>IFB 22-010/KJS Term Contract</b> <b>Corrugated High Density Polyethylene Pipe</b> Bids Opened: April 14, 2022 Final Tabulation: April 18, 2022 Three (3) Bids Received				<b>Coburns Supply Co.</b> 1000 Bowie St. Beaumont, Texas 77701 Phone: 409-835-1447 Contact: Matt Hebert mhebert@coburns.com	<b>Ferguson Enterprises, LLC</b> 15711 Eastex Freeway Humble, Texas 77396 Phone: 713-675-2211 Contact: Jacob Jourdan jacob.jourdan@ferguson.com	<b>ACT Pipe and Supply</b> 1405 Ashley Beaumont, Texas 77701 Phone: 409-813-2796 Contact: Jon Broussard jbroussard@actpipeandsupply.com
Item No.	HDPE Pipe Diameter	Unit	Estimated Quantity	Primary Unit Price	Secondary Unit Price	2024 Price Increases
1	12.00"	LF		\$ 6.70	\$ 7.10	\$ 6.90 \$ 7.00
2	15.00"	LF		\$ 9.26	\$ 9.79	\$ 9.30 \$ 9.71
3	18.00"	LF		\$ 12.21	\$ 12.91	\$ 12.50 \$ 12.79
4	24.00"	LF		\$ 21.05	\$ 22.24	\$ 21.50 \$ 22.01
5	30.00"	LF		\$ 30.59	\$ 32.27	\$ 31.25 \$ 31.94
6	36.00"	LF		\$ 34.04	\$ 37.91	\$ 36.95 \$ 40.36
7	42.00"	LF		\$ 51.54	\$ 57.36	\$ 52.60 \$ 58.06
8	48.00"	LF		\$ 61.77	\$ 68.73	\$ 63.05 \$ 69.65
9	54.00"	LF		NB	NB	NB NB
10	60.00"	LF		\$ 100.02	\$ 111.25	\$ 102.00 \$ 113.85
				*2024 no price increase		*2024 price increases

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

13. In connection with an invitation for bids for the Term Contract for Publication of Legal Notices (IFB 23-021/SC), opened on January 4, 2024, consider a resolution approving an Award and the execution of an Acceptance of Offer with The Examiner, in the amounts listed on the Final Bid Tabulation below:

		<b>IFB 23-021/SC</b> <b>Publication of Legal Notices</b>		<b>The Examiner</b> 795 Willow St. Beaumont, Tx 77701 Attn: Donna Broussard <a href="mailto:legalnotice@theexaminer.com">legalnotice@theexaminer.com</a>	
<b>FINAL TABULATION</b>					
<b>Item</b>	<b>Description</b>	<b>Daily Rate Per Line</b>		<b>Sunday Rate Per Line</b>	
1	Newspaper with circulation of 50,000 or more.	\$	-	\$	-
2	Newspaper with circulation of under 50,000.	\$	1.25	\$	-

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



14. Consider a resolution authorizing the execution of an "Application and Agreement for Pipeline/Utility Permit No. 2024-PL-1" submitted by Texas Eastern Transmission LP requesting permission to perform maintenance on their existing 30-in natural gas line located on Ditch No. 407 near North Green Acres Detention Pond in Fannett, Texas; and also authorizing a fee of \$500.00 associated with this permit.

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

15. Consider a resolution authorizing the execution of a 1-year Temporary Workspace Agreement between Jefferson County Drainage District No. 6 and Texas Eastern Transmission, LP, granting Texas Eastern Transmission, LP a temporary workspace totaling 1.1 acres within the North Green Acres Detention Pond property to perform maintenance on their existing 30-in natural gas line, and also authorizing a fee of \$5,000.00 as compensation.

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

16. Consider a resolution authorizing the sale at public auction of the following obsolete and/or worn-out equipment, with the proceeds from the sale to be deposited into the Maintenance and Operating Fund:

Unit 5190: 2000 Chevrolet 1500 4WD - SN Ending 1306,  
Unit 2080: 2006 New Holland Skid Steer - SN Ending 4149,  
Unit 2081: 2008 New Holand Skid Steer - SN Ending 4313,  
Unit 5937: Military Truck (not road worthy) - SN C531-00499,  
Unit 5253: 2012 Chevrolet Silverado - SN Ending 8390,  
Unit 5213: 2013 Chevrolet Silverado - SN Ending 6897,  
Unit 5860: 1988 Ford F-600 Flatbed Truck - SN Ending 4858,  
Unit 5403: 2011 Ford F550 Dump Truck - SN Ending 6017,  
Unit 5713: 2007 Ford Explorer - SN Ending 5029,  
Two worn-out truck beds; and  
Miscellaneous worn-out parts from the Fleet/Maintenance Departments.

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

- I. Board and Staff Comments, no action items.

Members of the Board wished the District personnel a Happy New Year and thanked everyone for all their hard work; doing a great job.

Mr. Kiker briefly spoke about the Needmore Window Lowering Project and stated that the project has performed better than expected.

- J. There were no other comments/discussions and Mr. Allen called for the adjournment of the meeting.

  
Secretary/Asst. Secretary