

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

**HELD ON
NOVEMBER 12, 2024**

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

B. The following Directors were present:

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

Directors Absent: None

Staff present:

Darin Auer	Fleet Supervisor
Jamar Banks	Safety & Training Coordinator
Doug S Canant, Jr., PE, RPLS, CFM	Chief Operating Officer
Shelby Clodfelter	Buyer/Contract Administrator
Kristin Ferguson, CPA	Chief Financial Officer
J. Thad Heartfield	Lead Legal Counsel (DD6)
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
Karen J. Stewart, MBA, CTCD, CTCM	Chief Business Officer
Wallace "Butch" Wilson, PE, CFM	District Engineer

Visitors: None

C. Mr. Allen led the Pledge of Allegiance.

D. Invocation was given by Mr. Nelson.

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 or projects.

G. The Minutes of October 8, 2024, were approved on a motion made by Mr. Daleo and seconded by Mr. Malley, with the voting as follows: ayes—all; nays—none.

Business session:

1. Consider a resolution authorizing the payment of routine bills received for the month of October 2024, that were not expressly authorized or denied for payment elsewhere on this agenda.
Motion made by: Mr. Daleo
Second by: Mr. Malley
In favor: Mr. Allen, Mr. Daleo, Mr. Guillory, Mr. Malley, Mr. Kiker
Opposed: None
Action: AUTHORIZED

2. Acknowledge the receipt and filing of Jefferson County Drainage District No. 6's "Investment Schedule" for September 30, 2024, pursuant to Section 2256.023 of the Public Funds Investment Act.
Motion made by: Mr. Malley
Second by: Mr. Guillory
In favor: Mr. Allen, Mr. Daleo, Mr. Guillory, Mr. Malley, Mr. Kiker
Opposed: None
Action: ACKNOWLEDGED

3. As required by Section 49.455 of the Texas Water Code, consider a resolution authorizing the execution, by a majority of the Board of Directors, of an "Amended Information Form" revised to reflect Drainage District No. 6's adopted tax rate of \$0.184917/\$100 valuation for 2024; which includes an amended "Notice to Purchasers" as required by Section 49.452 of the Texas Water Code; both of which relate to information to be furnished to prospective purchasers of real estate as to the amount of outstanding bonded indebtedness, boundaries, and tax rate of the District.
Motion made by: Mr. Daleo
Second by: Mr. Malley
In favor: Mr. Allen, Mr. Daleo, Mr. Guillory, Mr. Malley, Mr. Kiker
Opposed: None
Action: AUTHORIZED

4. Consider a resolution approving Jefferson County's "Certified Roll Jurisdiction Summary" of the tax roll for Tax Year 2024, pursuant to the Texas Property Tax Code, Section 26.09.
Motion made by: Mr. Malley
Second by: Mr. Guillory
In favor: Mr. Allen, Mr. Daleo, Mr. Guillory, Mr. Malley, Mr. Kiker
Opposed: None
Action: APPROVED

5. Consider a resolution approving Chambers County's "Certified Roll Jurisdiction Summary" of the tax roll for Tax Year 2024, pursuant to the Texas Property Tax Code, Section 26.09.
Motion made by: Mr. Guillory
Second by: Mr. Malley
In favor: Mr. Allen, Mr. Daleo, Mr. Guillory, Mr. Malley, Mr. Kiker
Opposed: None
Action: APPROVED

6. Consider a resolution authorizing the casting of the District's 185 votes for Lauren Williams Mason, nominated to serve on the Jefferson Central Appraisal District Board of Directors for the 2025, 2025-2027 term of office.

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

7. Consider a resolution adopting Drainage District No. 6's Holiday Schedule for the Year 2025 as noted below:

January 1 (Wednesday)
New Year's Day

January 20 (Monday)
Martin Luther King, Jr. Day

April 18 (Friday)
Good Friday

May 26 (Monday)
Memorial Day

June 20 (Friday)
Juneteenth Day

July 4 (Friday)
Independence Day

September 1 (Monday)
Labor Day

November 11 (Tuesday)
Veteran's Day

November 27 & 28 (Thursday & Friday)
Thanksgiving

December 25 & 26 (Thursday & Friday)
Christmas

January 1, 2026 (Thursday)
New Year's

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

8. In connection with the Sarah Street Drainage Improvement Project/ Ditch 107-A2, consider a resolution giving the District's Chief Operating Officer and Legal Counsel the authority to purchase a 0.692-acre tract of land out of the J.W. Bullock Survey, Abstract 7, Beaumont, Jefferson County, Texas, owned by Jutajo Holdings, LLC on behalf of Jefferson County Drainage District No. 6, through negotiation or condemnation, with all transactions ratified at a future meeting.
- Motion made by: Mr. Malley**
Second by: Mr. Daleo
In favor: Mr. Allen, Mr. Daleo, Mr. Gillory, Mr. Malley, Mr. Kiker
Opposed: None
Action: AUTHORITY GRANTED
9. Consider a resolution rescinding the action taken on September 12, 2023 (Resolution 2023-135) authorizing the execution of carbon sequestration agreements between Jefferson County Drainage District No. 6 and Bayou Bend CCS LLC, related to a 641.852-acre tract of land owned by Jefferson County Drainage District No. 6.
- Motion made by: Mr. Maley**
Second by: Mr. Kiker
In favor: Mr. Allen, Mr. Daleo, Mr. Guillory, Mr. Malley, Mr. Kiker
Opposed: None
Action: RESCINDED ACTION
10. Contingent upon final approval by Jefferson County Drainage District No. 6's Chief Operating Officer and Legal Counsel, consider a resolution authorizing the execution of carbon sequestration agreements between Jefferson County Drainage District No. 6 and Bayou Bend CCS LLC, regarding 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, 2005, 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 as shown in the following documents to be approved:
- Memorandum of Carbon Sequestration Agreements;
 - Carbon Sequestration Easement Agreement; and
 - any additional documentation necessary to memorialize the parties' agreement.
- Motion made by: Mr. Daleo**
Second by: Mr. Guillory
In favor: Mr. Allen, Mr. Daleo, Mr. Guillory, Mr. Malley, Mr. Kiker
Opposed: None
Action: AUTHORIZED with Contingency
11. Consider a resolution authorizing the execution of an October 15, 2024, "Letter of Agreement" between Jefferson County Drainage District No. 6 and Jack Lee Short in connection with drainage improvements on Ditches 600 and 613-A/East China Project (on file in the District's offices), outlining the work to be performed by Drainage District No. 6 in exchange for the conveyance of two drainage easements; and also authorizing payment to Jack Lee Short in the amount of \$24,550.00 for the 9.82 acres of easement.
- Motion made by: Mr. Guillory**
Second by: Mr. Malley
In favor: Mr. Allen, Mr. Daleo, Mr. Guillory, Mr. Malley, Mr. Kiker
Opposed: None
Action: AUTHORIZED

12. In connection with drainage improvements on Ditches 600, 613, and 613-A/East China Project, and pursuant to an October 15, 2024 Letter of Agreement between Jefferson County Drainage District No. 6 and Jack Lee Short, consider a resolution accepting the following “Drainage Easements” received from Mr. Short:

- Drainage Easement on Ditches 600 and 613-A consisting of a 7.59-acre tract out of the J. Gerish Jr. League, Abstract 4, Jefferson County, Texas, as recorded in the Real Property Records of Jefferson County, Texas; and
- Drainage Easement on Ditch 613 consisting of a 2.23-acre tract of land out of the James Gerish League, Abstract 25, Jefferson County, Texas.

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

13. Consider a resolution authorizing the execution of an October 3, 2024, “Letter of Agreement” between Jefferson County Drainage District No. 6 and David and Carla Speaks in connection with drainage improvements on Ditches 600 and 613-A/East China Project (on file in the District’s offices), outlining the work to be performed by Drainage District No. 6 in exchange for the conveyance of a Drainage and Temporary Access Easement; and also authorizing payment to the Speaks in the amount of \$5,875.00 for the conveyance.

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

14. In connection with drainage improvements on Ditches 600, 613, and 613-A/East China Project, and pursuant to an October 3, 2024 Letter of Agreement between Jefferson County Drainage District No. 6 and David and Carla Speaks, consider a resolution accepting a “Drainage and Temporary Access Easement” received from the Speaks consisting of a 2.03-acre drainage easement and a 10-ft wide temporary access easement out of the J. Gerish Jr. League, Abstract 4, Jefferson County, Texas.

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

15. In connection with drainage improvements on Ditch 600/East China Project, consider a resolution authorizing the execution of an October 29, 2024, "Letter of Agreement" between Jefferson County Drainage District No. 6 and Jane Latta Leger, Jeffery Steven Leger, and Dan Barton Leger as co-trustees for the Joseph Weldon Leger Testamentary Trust (on file in the District's offices), outlining work to be performed by Drainage District No. 6 in exchange for the conveyance of a Drainage Easement on Ditch 600, and also authorizing payment to the Leger Co-Trustees in the amount of \$15,625.00 for the conveyance.

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

16. In connection with drainage improvements on Ditch 600/East China Project, and pursuant to an October 29, 2024 Letter of Agreement between Jefferson County Drainage District No. 6 and Jane Latta Leger, Jeffery Steven Leger, and Dan Barton Leger as co-trustees for the Joseph Weldon Leger Testamentary Trust, consider a resolution accepting a "Drainage Easement" received from the Legers consisting of a 6.25-acre drainage easement out of the J. Gerish Jr. League, Abstract 4, Jefferson County, Texas.

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

17. In connection with drainage improvements on Ditch 613-D1, consider a resolution authorizing the execution of an October 29, 2024, "Letter of Agreement" between Jefferson County Drainage District No. 6 and Jane Latta Leger, Jeffery Steven Leger, and Dan Barton Leger as trustees for the Joseph Weldon Leger Testamentary Trust (on file in the District's offices), outlining the work to be performed by Drainage District No. 6 in exchange for the conveyance of a Drainage Easement on Ditch 613-D1.

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

18. In connection with drainage improvements on Ditch 613-D1, and pursuant to an October 29, 2024 Letter of Agreement between Jefferson County Drainage District No. 6 and Jane Latta Leger, Jeffery Steven Leger, and Dan Barton Leger as co-trustees for the Joseph Weldon Leger Testamentary Trust, consider a resolution accepting a "Drainage Easement" received from the Legers consisting of the actual width of Ditch 613-D1 where it located on their property and 25 feet on each side of the ditch tops located on their property in the J. Gerish Jr. League, Abstract 4, Jefferson County, Texas.

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

19. In connection with drainage improvements on Ditch 610, consider a resolution accepting a "Drainage Easement" donated by LaBelle Properties, Ltd. consisting of the actual width of Ditch 610 where it lies on their property and 25 feet on each side of the ditch tops that lie on their property located in the Maria F. Lazarin Survey, Abstract 6, Jefferson County, Texas.

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

20. Consider a resolution authorizing the execution of a "Private Road Easement" to Beaumont Rice Mills, Inc. providing them access to a portion of their property located adjacent to property owned by Drainage District No. 6 at Green Pond Gully/Ditch 600.

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

21. In connection with the Amelia Cutoff/Ditch 100 Grant Project, consider a resolution accepting Special Warranty Deeds donated by Rhinoceros Ventures Group, Inc. and the Hebert Heirs, conveying their undivided interests in the following tracts:

4.642-acre tract out of the Charles Williams Survey, Abstract 59, Beaumont, Jefferson County, Texas, and also being out of that certain tract of land conveyed to Dowlen Extension, LLC;

4.781-acre tract out of the C. Williams Survey, Abstract 59, Beaumont, Jefferson County, Texas, and also being out of that certain tract conveyed to Clyde D. Hebert et al.;

3.710-acre tract out of the C. Williams Survey, Abstract 59, Beaumont, Jefferson County, Texas, and also being out of Lot 20 of the T.H. Langham Subdivision; and

7.447-acre tract out of the C. Williams Survey, Abstract 59, Beaumont, Jefferson County Texas, and also being out of three tracts of land conveyed to Clyde D. Hebert et al.

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

22. In connection with the term contract for Staffing Services for Temporary Labor for Jefferson County Drainage District No. 6 (RFP 20-019/KJS) awarded to DSF Advanced Staffing, Inc. and approved by the Board of Directors on January 12, 2021, consider a resolution authorizing the execution of the second of three 2-year renewal options, extending the contract expiration date from January 10, 2025 to January 9, 2027.

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

23. In connection with the Term Contract for Publication of Legal Notices (IFB 23-021/SC), awarded on January 9, 2024, consider a resolution authorizing the execution of the first of five 1-year renewal options with *The Examiner*, extending the contract expiration date from January 3, 2025, to January 2, 2026.

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

24. 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 third of four 1-year renewal options, with Coburn Supply, extending the contract expiration date from December 30, 2024, to December 29, 2025.

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

25. Consider a resolution authorizing the execution of a Storm Drainpipe Permit 2024-SDP-08 submitted by H.B. Neild & Sons requesting permission to install one 36-in HDPE tie-in to Ditch 123 and one 36-in HDPE tie-in to Ditch 100 (Caldwood Cut-Off area), to serve a new development within Tuscany Park on Dowlen Road in Beaumont; and also authoring a permit fee totaling \$500.

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

26. Contingent upon receiving the required executed document(s), consider a resolution approving an "Encroachment Agreement" between Jefferson County Drainage District No. 6 and OCI LFG Texas LLC regarding the construction and use of a permanent improved roadway along a portion of the eastern ditch top of Ditch 107, between the City of Beaumont Landfill and the Wastewater Treatment Plant, pending approval of the final construction plans by the District Engineer and Chief Operating Officer.

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

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

The Board members all thanked the staff and employees for the wonderful work everyone has been doing, saying that things are going well and keep up the good work.

Mr. Allen was recognized for his 43 years of service on the District's Board of Directors. He stated that he has never been prouder to work for an organization like Drainage District No. 6.

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



Secretary/Asst. Secretary