

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

**HELD ON
MAY 13, 2025**

- 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 |

Directors Absent: None

Staff present:

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
Steve Hubert	Fleet Maintenance Manager
Karen K. Johnson, MBA, CTCD, CTCM	Chief Business Officer
Jason Jones	Maintenance Coordinator
Paula Karasek	Executive Assistant
Chace Mann	Program and HR Manager
John Murff	Field Operations Manager
Nelson Nixon	Maintenance Specialist
Wallace Wilson, PE, CFM	District Engineer

Visitors: Cody Bonvillion, B&B Hunting Club, Beaumont, Texas
Mark Mitchell, Property Owner/Resident of Winnie, Texas
Jeff Beaver of Schaumburg & Polk

- C. Mr. Allen led the Pledge of Allegiance.
- D. Invocation was given by Mr. Nixon
- E. The Honorable Jeff Branick, County Judge for Jefferson County, performed the official swearing-in of the Directors appointed to the Jefferson County Drainage District No. 6 Board of Directors, by the County Commissioners Court on May 6, 2025, for the 2025-2029 term of office.

Joshua W. Allen Sr.
Charles “Chuck” Guillory
Bernard Daleo Jr.
Anthony “Tony” Malley III

- F. 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.

Mark Mitchell addressed the Board about renewing the grazing lease he currently holds on property owned by the District located at 124 Gaulding Road. He explained that this property had been part of his family’s history for over 75 years before it was purchased by the District. Mr. Mitchell explained that he was the caretaker and custodian of the property for over 40 years, and since entering into a lease agreement with the District, Mr. Mitchell stated that he has made several improvements to the

property to include controlling the unwanted vegetation and trees and just recently spraying over 300 acres at a cost of \$25/acre. He plans to spray another 350 acres in 2026 should his lease be renewed. Mr. Mitchell requested that the Board consider renewing the grazing lease with renewal option(s). He thanked the Board for all their efforts, time, and consideration of his request.

Cody Bonvillian, representative on behalf of the B&B Hunting Club, addressed the Board concerning the renewal of the hunting lease the club currently holds on property in the Green Pond Detention area. Mr. Bonvillian advised the Board that the hunting club has had the privilege of leasing the tract of land since 1962, and during that time the lease has been treated as a long-term commitment, where the club cared for, invested in, and protected the land. He further explained that the club has abided by the rules set forth by the District, maintained the land with respect and integrity, and developed and implemented a wildlife management program that exceeds the minimal parameters set forth by Texas Parks and Wildlife. He further advised the Board that the hunting club has fostered strong relationships with neighboring landowners, local law enforcement, as well as Bayou Land Conservancy, the agency that manages the conservation easement that is part of the leased area. Mr. Bonvillian thanked the Board for their service, time, and consideration of the hunting club's request to renew the lease.

G. Executive Session.

1. At 9:06 a.m., the Board President called for an Executive Session (closed to the public) under Title 5, Subchapter D, of the Government Code, Sections 551.072 and 551.074 of the Government Code, the Texas open meetings law, to:
 - a. discuss matters related to the leasing of property owned by Jefferson County Drainage District No. 6; and
 - b. to deliberate on employment-related matters.
2. At 10:23 a.m., the Board reconvened in Open Session.

H. Workshop Session.

1. Jeff Beaver of Schaumburg & Polk reported on the status of the District's Corley Diversion Grant Project to include the status of the project, various phases of the project, and what each includes, grant funding, etc.
2. Butch Wilson, District Engineer, updated the Board on drainage improvements being included in the interchange project TxDOT is undertaking along IH-10 in the Beaumont area.
3. There were no easements, street abandonments, or plat review discussions.

- I. The Minutes of April 8, 2025, were approved on a motion made by Mr. Daleo and seconded by Mr. Malley, with the voting as follows: ayes—all; nays—none.

J. Business session:

1. The newly appointed Board of Directors elected to keep the same officers as the previous term, being, Joshua W. Allen Sr. – President, Bernard Daleo, Jr. – Vice President, and Charles "Chuck" Guillory – Secretary.

Motion made by: Mr. Daleo

Second by: Mr. Malley

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

Opposed: None

Action: ADOPTED BOARD OFFICERS

2. Consider a resolution authorizing the payment of routine bills received for the month of April 2025, that were not expressly authorized or denied for payment elsewhere on this agenda.

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

3. Acknowledge the receipt and filing of Jefferson County Drainage District No. 6's "Investment Schedule for March 31, 2025."

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

4. Consider a resolution authorizing the execution of a "First Amendment to the Memorandum of Understanding" between Jefferson County Drainage District No. 6 and Bayou Land Conservancy (approved on April 8, 2025), to amend Section C: Compensation, Paragraph 1, to reflect a change in the one-time payment to Bayou Land Conservancy from \$75,000.00 to \$115,000.00. .

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

5. Consider a resolution authorizing the execution of a "First Modification of Lease Agreement for Moore Bees, LLC" that will better clarify the actual amount of acreage (no more than 20 acres total) being used for beehive placement.

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

6. Consider a resolution authorizing the execution of a "First Modification of Lease Agreement for Wonderful Bees, LLC" that will better clarify the actual amount of acreage (no more than 20 acres total) being used for beehive placement.

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

7. Consider a resolution authorizing the execution of a five-year “Grazing Lease” between Jefferson County Drainage District No. 6 and Mark Mitchell, consisting of a 653.836-acre tract located in the B.B.B. & C. RR. Co. Survey, Section 264, Abstract 81, the B.B.B. & C. RR. Co. Survey, Section 118, Abstract 82, and the T. & NO. RR. O. Survey, Section 25, Abstract 143, Jefferson County, Texas (Ditch 400) and approving a lease fee of \$3,200 per year.

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

8. In connection with the relocation of a LNVA turnout needed for the District’s South Nome Project, consider a resolution authorizing the execution of an April 29, 2025, “Letter of Agreement” between Dishman Land Management, LLC and Jefferson County Drainage District No. 6 (on file in District records) regarding the new location of the relocated turnout.

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

9. Consider a resolution authorizing the execution of a February 18, 2025 “Letter of Agreement” (on file in District records) between The Raymond Lemaster Estate and Jefferson County Drainage District No. 6, outlining each party’s responsibilities related to the conveyance of a drainage easement along Ditch 1204 (Bevil Oaks).

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

10. In connection with drainage improvements on Ditch 1204 (Bevil Oaks), and pursuant to a February 18, 2025, Letter of Agreement, consider a resolution accepting a “Drainage Easement” donated by the Raymond LeMaster Estate, consisting of the actual width of Ditch 1204 where it is located on their property, and 15 feet on each side of the ditch tops that lie on their property located in the William C. Dyches Survey, Abstract 112, Bevil Oaks, Jefferson County, Texas.

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

11. Consider a resolution authorizing the execution of an “Interlocal Agreement” between Region VI Education Service Center, a purchasing cooperative agency, and Jefferson County Drainage District No. 6, providing for Jefferson County Drainage District No. 6’s participation in the Educational Purchasing Cooperative at Region 6 (EPIC 6).

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

12. Consider a resolution authorizing the Chief Operating Officer to award a contract, based upon the Evaluation Committee's recommendation, for Environmental Services for FMA 2022 Funding (RFQ 25-008/KKJ), with ratification of the contract award at the meeting following the contract's execution.

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

13. In connection with the Term Contract for Services of Aerial Herbicide Application for Jefferson County Drainage District No. 6 (RFP 23-005/KJS), awarded on July 7, 2023, consider a resolution, authorizing the execution of the second of four 1-year renewal options, with Industrial Helicopters, extending the contract expiration date from July 5, 2025, to July 4, 2026.

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

14. Consider a resolution authorizing a "Temporary Work Agreement" between H.B. Neild and Jefferson County Drainage District No. 6, allowing their crews and equipment to cross the District's right-of-way on Ditch 123, off Dowlen Road (Tuscany Park), to provide for the installation of tilt wall panels on the south side of a building, and approving a \$250.00 fee for this agreement.

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

15. Consider a resolution authorizing the execution of an "Application and Agreement for Pipeline/Utility Permit 2025-PL-05" submitted by ExxonMobil, Oil Corporation, requesting permission to install one 3.5-in sanitary sewer line across Ditches 200 and 211 that will serve ExxonMobil's new office complex located at their Hwy-90 location; and also approving a "Special Provisions Addendum" delaying the project start date until August 4, 2025, and a permit fee of \$6,000.00 (one open cut at \$5,000.00 and one bore at \$1,000.00).

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

16. Consider a resolution authorizing the execution of an "Application and Agreement for Pipeline/Utility Permit 2025-PL-06" submitted by ExxonMobil Pipeline Company, LLC, requesting permission to perform maintenance on their 16-in, 10-in and 8-in lines located on Ditch 202 (Amelia Cutoff), and approving a maintenance permit fee of \$500.00.

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

17. Consider a resolution authorizing the execution of an “Application and Agreement for Pipeline/Utility Permit 2025-PL-07” submitted by CenterPoint Energy Resources Corp., requesting permission to install a 4-in, plastic, natural gas line across Ditch 110 (11th St. & Westport Dr.), and approving a permit fee of \$1,000.00.

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

- K. Board and Staff Comments, no action items.
None.

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



Secretary/Asst. Secretary