

**MINUTES OF VIDEOCONFERENCE MEETING NO. 2353  
COMMISSIONERS OF  
JEFFERSON COUNTY DRAINAGE DISTRICT NO. 7**

Place: 4749 Twin City Highway, Suite 300  
Port Arthur, Texas

Date: August 3, 2021

Present: Commissioners  
Richard Beaumont  
Albert Moses, Jr.  
James Gamble, Sr.  
Matthew Vincent  
Phil Kelley, Manager  
Pete Steele, Attorney

Absent: Lester Champagne

Visitors: Brady Girouard, DD7  
Dean Depew, DD7  
Kirby Johnson, DD7

The meeting was called to order at 2:00 p.m. by Chairman Beaumont after ascertaining that the Notice of Meeting had been posted in accordance with the law. Commissioner Moses gave the invocation.

Minutes of Meeting No. 2352

The Minutes of Meeting No. 2352 was approved as read.

Consider Interest Payment from Debt Service Fund

Mr. Phil Kelley stated the District had received an invoice from Wells Fargo for an interest payment in the amount of Two Hundred Seventy-Five Thousand Seven Hundred Eighteen and 75/100 (\$275,718.75) Dollars from the Debt Service Fund for the District's Maintenance Note debt. This is the September 2021 interest payment. Commissioner Vincent moved to approve the interest payment in the amount of Two

Hundred Seventy-Five Thousand Seven Hundred Eighteen and 75/100 (\$275,718.75) Dollars. Commissioner Gamble seconded the motion. The motion carried.

Sabine Pass to Galveston Bay Project Summary

Mr. Brady Girouard gave a brief update on the Sabine Pass to Galveston Bay Project Summary (SP2GB) Project. Contract 1 is under construction and is making good progress. The District has no concerns regarding temporary flood control. The Corps is limiting the temporary flood control to less than 500 foot per contract, and, realistically, the District has not seen more than a 300-foot breach at any one time. Work-in-kind proposals have been solicited for Contract 2. The official kick-off for Contract 2 is later this month. The District is heavily involved in relocations regarding Contract 3, which is the big project through Valero Refinery. A bid package for the first relocation is about to be awarded for the east/west pipe rack, the corridor where Valero ships its product out to the dock. This one relocation is estimated at \$1.5 million, and the total estimation is \$25 million for all relocations inside the refinery. Contract 3B is at 100% design. Allen Sims and Barron Cook are out in the field with Corps representatives today performing for a final walk through. Contract 3A is approaching the 95% drawing completion. There are a couple of big relocations within Contract 3A, one being a complicated Motiva pipeline corridor within its 7<sup>th</sup> Street Tank Farm that has an estimate of approximately \$25 million. This relocate is hoped to be performed without any disruption of service. Contracts 4 and 5 still do not have a fully defined scope of work by the Corps, and the District is not concerned due to all the work to be completed with the relocations regarding Contracts 3 and 3B. Commissioner Vincent

asked if there is any movement with the Corps on the easement where the pilings are being installed in the ground at an angle. Mr. Girouard stated the District, Corps and stakeholders are still discussing whether the surface is going to be encumbered and what the subsurface encumbrance will be.

Mr. Phil Kelley stated the District had a visit last Tuesday from Nicole Sunstrum, who was Senator Taylor's Chief Staff Member for the Senate Finance Committee. Senator Taylor filed the Bill to create the Gulf Coast Protection District (GCPD). Ms. Sunstrum will be leaving Senator Taylor's office and she has been appointed as the General Manager of the GCPD. She visited Orange County Drainage District (OCDD) visit last Monday and spend the day Tuesday here. She was given a tour of the District and its levee system. Discussion will be held regarding the disposition of the \$200 million the State budgeted for the GCPD. The GCPD will be signing a Project Partnership Agreement for the new levee system in Orange County, and Mr. Kelley feels sure the bulk of the \$200 million will be appropriated to Orange County. The District is working toward hopefully getting approximately \$75 million out of the \$200 million. Although it is not Ms. Sunstrum's decision on how the funding will be distributed and ultimately the GCPD's Board's decision, the visit went well, and she now has insight on what it is like to work with the Corps on these type projects. The GCPD is planning to have their first Board meeting in Orange County around the end of August, and within a year or so, there should be an election put together to consider a property tax to fund the GCPD. Jefferson County Commissioners' Court was considering at its meeting today appointing Allen Ritter to serve on the GCPD Board as the representative for

Jefferson County. Mr. Kelley does not know the outcome of the vote but feels Allen Ritter would be a good choice for Jefferson County.

Manager's Miscellaneous Reports

Since the date of the last Commissioner's meeting, the following work has been done:

HFPL Maintenance/Herbicide Crew

Herbicide Application:

- KCS Ditch, Stadium Ditch, Stadium Ditch Lat. 1, Central Gardens Ditch, Lats. 6A and 6B
- Highland Ditch, Central Gardens Outfall, Central Gardens Lat. 1, East Port Acres Ditch
- South Port Acres Ditch, South Port Acres Ditch A & B, Main C, Jack St. Ditch
- North Port Acres Ditch A & B, Rodair Gully Lats 2 & 3, Williams Ave. Ditch
- Blocks Bayou, Main A, A6, Pine Street Ditch, Main Outfall, El Vista Lat. 2
- C7, A5, B1, B4, B4A, B4B, B4C, Park Place Lat. 1, Pear Ridge Main Lat. 1 & 2, C2B
- C3, C4, C5, C9, B2B, B2 Ext., Lat. B4, Lat. A2, A4B, Foster, Crane Bayou
- C1, C1A, C7A, Atlantic Main, A4, A4A, Johns Gully Lat. 1, Main B Fabriform

Misc.

- Installed gate on El Vista Lat. 2

Contractor:

- GP Evans Contractors: Mowing HFPL and District Rights-of Way, Areas 4, 5, 6, 7, 8, 9, 10, 11, 11A, 12 and 13

Control Center Operation and Pump Station Maintenance Report

Dean Depew submitted photos of building stands for the sump pump installation at Pump Station 19.

Construction Notes - Alligator Bayou Pump Station Annex  
July 12, 2021 – July 23, 2021

Monday, July 12:

Alligator Project; Allco worked on site today. Weather conditions were cloudy. The site conditions were dry.

Allco's superintendents (3) on site (Terrell, Joe, and Roger) with (8) operators/laborers reported.

Allco's crew resealed a couple of unions on the second floor, Roger's crew had to leave early and go to another job. Allco is cutting beams on the inside of the cofferdam and removing them to be able to keep digging dirt out from the inside. The crew is removing the steel beams where they built the temporary boat dock inside the intake bay.

E.S.I. has (2) representatives on site. The crew is wiring the fuel transfer control boxes on the generators.

DD7's Nathan and Bryan changed the oil (150/32) in Unit #3's clutch bearings, reading at 97 hours.

Tuesday, July 13:

Alligator Project; Allco worked on site today. Weather conditions were partly cloudy to sunny. The site conditions were dry.

Allco's superintendent (2) on site (Terrell and Joe) with (5) operators/laborers reported.

Allco's crew is digging dirt out from the cofferdam, removing the I-beams from inside of the cofferdam, and removing the sheet pile dock inside the intake bay. The crew is loading the barges on tracks to get them off the job site.

E.S.I. has (1) representative on site. The representative is wiring the fuel transfer pump to the generator and working with BL Technology.

BL Technology has (1) representative on site. The representative is installing equipment in the office's cabinet and a computer screen.

Wednesday, July 14:

Alligator Project; Allco worked on site today. Weather conditions were partly cloudy. The site conditions were dry.

Allco's superintendent (2) on site (Terrell, Joe) with (5) operators/laborers reported.

Allco is loading the barges onto trucks and hauling them off the job site. Allco is also working on the cofferdam.

Thursday, July 15:

Alligator Project; Allco worked on site today. Weather conditions had rain early then was partly cloudy for the remainder of the day. The site conditions were dry.

Allco's superintendent (2) on site (Terrell, Joe) with (5) operators/laborers reported.

Allco is attempting to repair the longstick trackhoe which is out of service. The crew is also loading the barges onto trucks to be hauled off site.

BL Technology has (3) representatives on site. The crew is setting up communication from equipment in the station, fans, and trash rakes to the computer in the office

E.S.I. has (1) representative on site.

Friday, July 16:

Alligator Project; Allco is not working on site today. Weather conditions were partly cloudy. The site conditions were dry.

Allco's superintendent (2) on site (Terrell, Joe) with (5) operators/laborers reported.

Allco's longstick trackhoe is out of service. Allco is not working on site today.

BL Technology has (3) representatives on site. The crew is still working on the communication from the equipment to the computer in the office.

E.S.I. has (1) representative on site.

Monday, July 19:

Alligator Project; Allco worked on site today. Weather conditions were cloudy. The site conditions were dry.

Allco's superintendent (2) on site (Terrell and Joe) with (5) operators/laborers reported.

Allco's crew is working on the cofferdam.

Tuesday, July 20:

Alligator Project; Allco worked on site today. Weather conditions were partly cloudy. The site conditions were dry.

Allco's superintendent (3) on site (Terrell, Roger, and Joe) with (8) operators/laborers reported.

Allco's crew is working on the cofferdam and installing the outside door pull handles.

Wednesday, July 21:

Alligator Project; Allco worked on site today. Weather conditions held rain on and off throughout the day. The site conditions were muddy.

Allco's superintendent (2) on site (Terrell and Joe) with (5) operators/laborers reported.

Allco's crew is working on the cofferdam.

BL Technology has (3) representatives on site. The crew is working on setting up communication from the engines to the computer in the office.

E.S.I. has (1) representative on site, working with BLT.

Thursday, July 22:

Alligator Project; Allco worked on site today. Weather conditions held rain on and off throughout the day. The site conditions were muddy.

Allco's superintendent (2) on site (Terrell and Joe) with (5) operators/laborers reported.

Allco's crew is working on the cofferdam.

BL Technology has (3) representatives on site. The crew is working on setting up communication from the engines to the computer in the office.

E.S.I. has (1) representative on site, working with BLT. The representative is also installing fuel level switches in the generators' fuel tanks.

Friday, July 23:

Alligator Project; Allco worked on site today. Weather conditions were partly cloudy. The site conditions were dry.

Allco's superintendents (2) on site (Terrell and Joe) with (22) operators/laborers reported.

Allco has Diver Dan on site, working with them to cut sheet pile off the cofferdam. Diver Dan has (3) representatives on site, working with Allco.

Mr. Dean Depew reported Unit 3 is back in service at Pump Station No. 8.

Crews are working on building stands for the sump pumps at Pump Station No. 19.

Work is still being done on the second phase of the SCADA system.

Mr. Kelley reported there is a City of Port Arthur Sewer Lift Station that has a problem and is dumping in excess of 100,000 gallons of raw sewage into the District's system per day. Brady Girouard is working with the City on the issue trying to establish dams to hold some of the sewage up. Mr. Girouard stated his rough calculation as of this morning is the District's system is currently holding about 1 million gallons. The issue has been reported to the Texas Commission on Environmental Quality (TCEQ) by the City of Port Arthur. All the raw sewage is going to Pump Station No. 19, and one of the diesel pumps is cycling to pump it out.

Mr. Kelley reported the 2021 Appraisal Roll has been certified by the Jefferson Central Appraisal District, and it looks like the taxable value compared to the current fiscal year is increasing a little over \$357 million. Last year the total appraisals in the District were about \$11.330 billion, and this year appraisals are \$11.687 billion, which is a difference of about \$357 million. The Tax Assessor's office is working hard to calculate all taxing units' effective tax rate. Mr. Kelley will need a consensus of the Board on whether it wants to consider any sort of tax increase or hold the line. Mr. Kelley's recommendation is a zero-tax increase like was done last year. If that is the Board's decision, Mr. Kelley will work with the Tax Office to adjust the tax rate down so it will result in no tax increase. If any Board member has any questions or concerns regarding the tax rate, Mr. Kelley asked that they please let him know.

Mr. Kelley is beginning to work on next year's budget, and he has requested figures from consultants, engineers, and District staff on some of the special projects. He is planning to work with a 2% cost of living adjustment as he has done before and stated if the Board feels otherwise to please advise him. Mr. Kelley hopes to have a list of the special projects by the next Board meeting. Mr. Ronnie Hollier has also started working on the budget. Commissioner Vincent asked if the Certified Tax Roll breaks down the residential and industrial values. Mr. Kelley stated it is broken down in a spread sheets but typically it only shows residential and commercial. Mr. Kelley stated he has not seen the industrial. Commissioner Vincent stated the industrial value is down and with TPC closing, the City of Port Neches was going to have a shortfall on its budget, and he was curious how it was for Port Arthur. Mr. Kelley stated the first notice



he received back in April on the values was a little over \$12 billion, but with the resolution of disputes on property value, it has been finalized at \$11.687 billion. Mr. Kelley is not sure how the closing of TCP will affect the District's revenue and stated industry pays approximately one-third of the District's revenue. Mr. Kelley feels the District is in good shape.

Checks & Purchase Orders  
Maintenance Fund

Ck. No. 18757 – Dannenbaum Engineering Corp.  
\$57,058.90 – Engineering Fees, Sabine Pass to Galveston Bay Project,  
and Groves Detention HMGP Project (2)

Ck. No. 18758 – Duck's Dragline Service  
\$7,160.00 – Rental of Cutter Head and Rental of LS250X4 Trackhoe,  
7/19-7/30/21

Ck. No. 18759 – Dan Delich Consulting  
\$1,500.00 – Legislative Consulting Fees

Ck. No. 18760 – FILMR, LLC  
\$264.00 – Social Media Posts

Ck. No. 18761 – Function 4 LLC  
\$192.98 – Rental Konmin Copier

Ck. No. 18762 - James Gamble, Sr.  
\$270.00 – Health Insurance Payment

Ck. No. 18763 – Mason Construction, Ltd.  
\$21,067.45 – Sabine to Galveston Work in Kind, Contract 3 Exploratory  
Digs in Valero and along 7<sup>th</sup> Street

Ck. No. 18764 - Mazzanti & Associates LLC  
\$2,500.00 – Legislative Consulting Fees

Ck. No. 18765 – National Networks  
\$3,638.74 – Computer Services 6/21

Ck. No. 18766 – National Waterways Conference, Inc.  
\$1,525.00 – Membership Renewal 9/21-8/22

Ck. No. 18767 - Nerbert Frelow  
\$1,830.00 – Rental of Dump Truck 7/21-7/29/21

Ck. No. 18768 - Ray Russo  
\$8,716.62 – Legislative Consulting Fees

Ck. No. 18769 – Richard Beaumont  
\$207.58 – Health Insurance Payment

Ck. No. 18770 – Sage Industrial, Inc.  
\$1,190.38 – Rental Backhoe 5/17-5/24/21

Ck. No. 18771 - Texan Engineering & Consulting, LLC  
\$13,860.00 – HMGP Projects, Permit Review, General Engineering  
and A3A Crossings

Ck. No. 18772 – Tidal Basin Government Consulting, LLC  
\$990.00 – Rodair Gully Detention HMGP and A3A Detention HMGP

Ck. No. 18773 – Wells Fargo Remittance System  
\$1,590.27 – Travel & Meeting Expense, Engineering Supplies and  
Tractors & Mowers

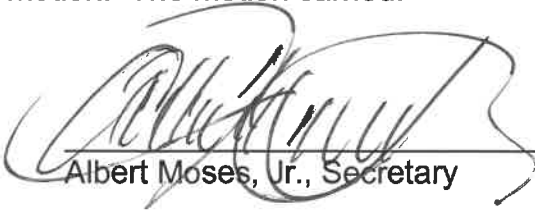
Ck. No. 18775 - GP Evans Contractors  
\$42,820.00 – Levee Mowing

Ck. No. 2021 – Wells Fargo Corporate Trust Services  
\$275,718.75 – Interest Payment on Maintenance Notes


Commissioner Moses moved that the checks from the Maintenance Fund be approved for payment. Commissioner Vincent seconded the motion. The motion carried.

Chairman Beaumont asked if there was any other business to come before the Board. There was none.

At 2:19 p.m., Commissioner Vincent moved that the meeting be adjourned.  
Commissioner Moses seconded the motion. The motion carried.



Albert Moses, Jr., Secretary



Richard Beaumont, Chairman