

**MINUTES OF MEETING NO. 2306  
COMMISSIONERS OF JEFFERSON COUNTY  
JEFFERSON COUNTY DRAINAGE DISTRICT NO. 7**

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

Date: September 3, 2019

Present: Commissioners  
Richard Beaumont  
Billy Joe Butler  
James Gamble, Sr.  
Albert Moses, Jr.  
Phil Kelley, Manager

Absent: Lester Champagne

Visitors: Ronnie Hollier, DD7  
Brian McZeal, DD7  
Dean Depew, DD7  
Brady Girouard, DD7  
Garrett Boudoin, LJA Engineering  
Allen Sims, LJA Engineering  
Dawn Pilcher, LJA Engineering  
Margaret Gamble, Port Arthur  
Ginny Parker, Nederland

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. 2305

The Minutes of Meeting No. 2305 was approved as read.

Public Hearing on Proposed Tax Rate for FY 19/20

Chairman Beaumont stated a Notice of Public Hearing on the Proposed Tax Rate had been published in accordance with law and asked if there was anyone in attendance to address the proposed tax rate. No one was in attendance.

Consider Adopting Tax Rate and Exemptions for FY 19/20

Commissioner Moses moved that the tax rate for the 2019 tax collection be set as follows:

Tax Rate

M & O Fund	0.311805/per \$100 valuation
Total	0.311805/per \$100 valuation

Commissioner Butler seconded the motion. The motion carried.

Commissioner Moses further moved that the 2019 tax exemptions be set as follows:

Exemptions

Residential Homestead

Optional	20% or \$5,000
Over 65 & Disabled	\$40,000
Disabled Veterans	\$12,000 (maximum)

Primary Charitable Organizations

Totally – As Approved by Texas State Comptroller

Commissioner Butler seconded the motion. The motion carried.

Consider Approval to Attend TWCA Fall Conference

Mr. Phil Kelley stated the TWCA Fall Conference will be held in San Antonio, Texas, on October 16-18, 2019. Commissioner Butler moved that any Commissioner and staff be authorized to attend. Commissioner Gamble seconded the motion. The motion carried.

Preliminary Budget Discussion

Mr. Phil Kelley submitted a Preliminary Budget for FY 19/20 for the Board's review. He stated the numbers could change before adopting the Budget and after receipt of the August 2019 financials. The format of the Budget has changed a little from prior years and worksheets have been included in the Commissioners' meeting packets. The District's fund balance has begun to recover and the increase in the tax rate will certainly help as well. Mr. Kelley used a 97% tax collection rate and the tax rate just adopted for calculating the tax revenue amount. The salaries and wages include a 2% cost of living adjustment and a proportionate increase in the Social Security and Medicare fringe benefits. Materials and supplies remain the same, and maintenance and utilities' bottom line remains the same. Under miscellaneous services, there is an increase in the amount paid to the appraisal district to appraise properties and in engineering fees, attorney's fees, and property insurance. Pump Stations and Ditch Maintenance remain the same, while Capital Outlay has an increase due to the need for more trucks and a new backhoe. Special Projects has the biggest increase due to Rodair Gully Improvements, Alligator Bayou Upgrade Project, Data Operations System, Main Office Upgrade, Laterals A-3/A-3-A System, Sabine Pass to

Galveston Bay Project and Diesel Engine Replacement. Mr. Kelley feels the Budget is a good budget and typically the District comes in under budget each year. Mr. Kelley will present the Budget in its final form at the next meeting for consideration and approval.

Manager's Miscellaneous Reports/Financials

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

HFPL Maintenance/Herbicide Crew

Herbicide Application:

- El Vista Outfall, North Port Acres Ditch A, KCS Ext., B4C, B4B, B4A, B4, B3
- Rodair Gully Lat. 6A, Highland Ditch, Lat. 6B, Central Gardens, GSU Ditch
- Main B Outfall, B1, A1, A1C, Tiger Bayou, Park Place Lat. 1, Jack St. Ditch
- C11, Lee Ditch, Airport Viterbo Lats 1,2&3, Block Bayou, Starlake Ditch
- Pine St. Ditch, Williams Ave. Ditch, Crane Bayou Main, El Vista West Lat.
- North Port Acres Ditch A

Levee:

- Removed water hyacinth from PS 17 Pit
- Hauling excess fill material from PS17 area to HFPL near W. PA Road

Contractor:

- GP Evans Contractors, Mowing areas: Floodwall breach areas: 9,11,12,13
- Ducks Dragline Service: Removing water hyacinth from PS 17 pit.

Control Center Operation and Pump Station Maintenance Report

480-volt trailer generator to station and hookup temporary power to Bridge Crane for Techs to test unit.

All Stations

taking engineers to stations to draw up preliminary plans for Scada system.

All Stations

Engineers drawing plans for Scada System. Stations 1 thru 15 complete, along with Station 20&B-Diversion Gate.

Station 7

temporary hookup of steam cleaner for crew to wash down engines.

Station 19

change hookup of sump pump to a different contactor so crew can pull Unit 2 Pump.

All Stations

Finish with Engineers drawing up preliminary station sketches for Scada System. They will start on drawings and let us know if they need further assistance.

Station 15

Unit 2 Electric Motor. New overload trip units installed with correct amperage heat strips. Old heat strips were 100amps too high. Test run motor and manually trip overload, unit shuts down. Unit will be available to run in Manual with electricians to monitor unit during rain event when there is enough water in bay.

Station 15

Unit 2-replace relay that feeds power to motor strip heaters.

Station 1

Rake B-change out trolley home proximity switch, trolley was losing its location and faulting. Test and place in Auto.

Station 16 Annex

delivering Engine Control Panels to new station that were in storage at Electric Shop. Cleaning and straighten out shop.

Station 3

Unit 4-hook up motor and greaser. Check rotation, timer on greaser.

Electric Shop

clean truck Unit 14 and continue straightening shop.

Stations 1,5,8,10&12

Test run Generator's with Electric Motors and Rakes online.

Small Control Room Generator-change Battery

Stations 2,3,7,11,13,14&15

Test run Generators with Electric Motors and Rakes online

Stations 6&19

Test run Generators and Rakes. Station 6 Generator 1-renew wiring on terminal strip on generator controls, test, all OK

Station 7

Unit 2 diesel-change battery on control panel, test, all OK  
Office, Spare Generators  
A Test Run office and 240volt and 480-volt trailer generators.

Station 10

Rain, station on generator, found 600amp station fuse blown, change out fuse back to normal power.

Station 10

Generator- renew connection on magnetic pickup, check voltage on pickup good, test running unit to try and solve overspeed tripping problem.

Station 9

check pump contractors and operating levels. Plans for platform to be installed in front of electric panels to avoid standing in water while working on contractors.

Station 7

unit 7 sump pump-250amp breaker developed hot spot and burnt out, cleared wires so unit 8 will run. New breaker on order.

Station 5

units 8&9 electric motors, check and add oil as needed.

Station 16&17

power out and generators online, found Entergy wire down on Cambridge Road, Entergy took all day to make repair.

Station 14

480volt generator-change out bad control panel and run unit. Old control panel had gone blank and eventually failed to run unit.

Station 15

UNIT 2 electric motor, test run motor pumping with enough water, unit overramping, talking problem over and discovered electric vacuum breaker not working properly. We have good power going to vacuum breaker, looking to change vacuum breaker. When manually closing vacuum breaker, amperage came down.

Station 7

Unit 7 Sump Pump-install new 250amp breaker and return unit to Auto.

Station 15

Unit 2-disconnect vacuum breaker for crew to remove, looking for new replacement.

Construction Notes - Alligator Bayou Pump Station Annex  
August 12, 2019 through August 18, 2019

Monday, August 12, 2019:

Alligator Project; On Site; Allco is working on site today.

Some of the guys are working on removing the forms on the stop-log guides.

Also, they are forming the tank pads that support the fuel tanks and setting the steel.

The crew is pouring the curb around the edge of the East end parking lot.

Approx. 9 CY of concrete used.

The roofers (0) are NOT on site today.

The plumbers (0) are NOT working today.

The Over-head Crane Co. (ACE Industries, Inc.) has finished installing the over-head crane.

The piping subcontractor Chapman Ind. is NOT on site today working on installing the engine cooling and fuel lines, plus brackets.

The Electricians (3) are working today in the station on the main floor area of the pump station running conduits, conduit-hangers, cable trays, etc.

Rod Busters (0) are NOT on site today.

Betco Scaffolding (0) are NOT on site.

Weisinger Inc., the pump installation contractor, is NOT on site today.

The Allco pile crew is digging out the dirt inside the cofferdam with a clam bucket and one off-road truck to haul, very slow work.

PC to Sunny Low 80 High 95; Winds; SW at 5 to 10 mph, Personnel / Equip (Typical); Pump Sta Site. Allco; (Moe Z.) 1; Allco (Mike Nunez) 1, Allco (Joe Latham) 0, 2 Superintendents, 20 operators/laborers, Rod Busters Sub-contractor 0 laborers. 2 rubber tire FE loader/hoe, 1 maintainer, 1 Sheep-foot roller, 3 off-road trucks, 4 track hoes, 4 large & 1 small dozer, 50-ton crane, 160-ton crane, 30 Ton Picker, 3-man lifts.

Tuesday, August 13, 2019:

Alligator Project; Allco is working on site today.

A concrete pour is scheduled for 8 am this morning to pour the circular pads under the two fuel tanks, 13 ft dia. and 6" thick X 2 Ea = 5 CY+/-.

1<sup>st</sup> Tk 124 @ 8:07 am, No Test Run, Air Temp = 84 F. Approx. 5 CY Used Finished 9 am.

No Onsite Project Meeting this week because some had time conflicts, etc.

The guys are removing the forms from the stop-log guides and cleaning up all the construction debris in the pump bays, old wooden forms, wooden pallets, etc.

The piping sub-contractor Chapman Ind. (CI) is on site installing the fuel and cooling lines in the station.

Betco Scaffolding (0) is NOT working today.

The Electricians (3) are working today in the main floor area of the pump station running conduits, conduit-hangers, cable trays, etc.

Rod Busters (0) are NOT on site today.

Weisinger Inc., the pump installation contractor is on site today working on aligning the engines with the angle drives. etc. They are changing the seals in the angle drives before connecting them up to the engines.

Allco's pile crew has started digging the dirt outside the cofferdam near the west end of the cofferdam. One off-road truck is hauling the dirt to the stockpile area.

The Over-head Crane Co. (ACE Industries, Inc.) is finished with the over-head crane.

PC to Sunny, Low 80 High 95; Winds; SW at 5 to 10 mph, / Personnel / Equip (Typical); Pump Sta Site; Allco (Moe Z.) 1, Allco (Mike Nunez) 1, Allco (Joe Latham) 0, 2 Superintendents, 20 operators/laborers, Rod Busters Sub-contractor 0 laborers. 2 rubber tire FE loader/hoe, 1 maintainer, 1 Sheep-foot roller, 3 off-road trucks, 4 track hoes, 4 large & 1 small dozer, 50-ton crane, 160-ton crane, 30 Ton Picker, 3-man lifts.

Wednesday, August 14, 2019:

Alligator Project; Allco is working on site today.

Some of the guys are working on cleaning up the old forms and wooden pallets from the pump bay areas from the grouting of the stop-log guides.

The roofers (0) are NOT on site to finish installing the roofing on the pump station. They are nearly through with the roofing installation but the roof drain outlets (scuppers) and down spouts need to be installed along with some other minor details like soft spots in the roofing.

Allco's pile crew will be unloading crane mats today and putting them on the discharge side cofferdam to support their crane.

The Overhead Crane Co. (ACE Industries, Inc.) have finished the installation of the overhead crane.

The piping sub-contractor Chapman Ind. (CI) is on site installing the fuel and cooling lines in the station. They are working on installing the fuel lines from the Tank House to the pump station.

The plumbers (0) are NOT working today in the basement rooms, main floor and the control room area.

The Electricians (3) are working today in the main floor area of the pump station running conduits, conduit-hangers, cable trays, etc. They are installing the wiring and the conduits to the engine control cabinets next to each engine.

Rod Busters (0) are NOT on site today.

Weisinger Inc., the pump installation contractor, is on site today working on aligning the engines with the angle drives, coating the inside of the pump outlet where they were welded together. etc. The problem with the seals on the angle drives is being corrected. New seals have been ordered and are being installed before the equipment is lined up and connected and ready to use.

Betco Scaffolding (7) is on site today setting scaffolding for forming for the concrete walk that goes across the top of the intake bays.

The remainder of the stop-log guides have been grouted in place.

PC to Sunny, Low 79 High 96, Winds; W at 5 to 10 mph, 40% chance of showers today in the Pm. /Personnel / Equip (Typical); Pump Sta Site; Allco (Moe Z.) 1; Allco



(Mike Nunez) 1, Allco (Joe Latham) 0, 2 Superintendents, 20 operators / laborers, Rod Busters Sub-contractor:0 laborers. 1 rubber tire FE loader/hoe,1 maintainer, 1 Sheep-foot roller,3 off-road trucks, 4 track hoes, 4 large &1 small dozer, 50-ton crane, 160-ton crane, 30 Ton Picker, 3-man lifts.

Thursday, August 15, 2019:

Alligator Project; Allco is working on site today. Lt. showers on site about 2 pm. now Partly Cloudy. The site is now a little muddy.

The roofers (0) are not on site today working on the roof.

A few guys are working on cleaning out the old forms used on the stop-log guides, wooden pallets, rubble, etc. in the intake bays.

The piping sub-contractor Chapman Ind. (CI) is on site installing the fuel lines, and engine cooling lines and drilling holes for piping in the station.

The plumbers (0) are NOT working today on the inside of the building.

Rod Busters (0) are on site today.

Electricians (3) are on site working today in the main floor area of the pump station running conduits, conduit-hangers, cable trays, and control panels, etc. They are installing the wiring and the conduits to the engine control cabinets next to each engine.

The Overhead Crane Co. (ACE Industries, Inc.) has completed installation of the crane. The stops or bumpers at the ends of the rails for safety still need to be installed.

Weisinger Inc., the pump installation contractor, is on site today working on the pumps, changing seals in the angle drives, setting the engines and angle drives and coating the inside of the pump outlet where they were welded together.

Allco's pile crew has been digging dirt outside the cofferdam and one off-road truck is hauling it to the stockpile site. They have been removing some of the beam system inside the East end of the cofferdam.

Betco Scaffolding (7) is working today setting scaffolding for forming for the concrete beam and walk that goes across the top of the north end of the intake bay walls.

PC to Sunny, Low 78 High 93 Winds; E at 5 to 10 mph, /Personnel / Equip (typical same as above),/ Personnel; Pump Sta Site; Allco (Moe Z.) 1; Allco (Mike Nunez) 1, Allco (Joe Latham) 0; 2 Superintendents, 20 operators / laborers, Rod Busters Sub-contractor 0 laborers, Equip (Typical, same as above).

Friday, August 16, 2019:

Alligator Project; Allco is working on site today. Rain on site early this morning made the site wet and muddy. A little more light rain about 9 am to 10 am.

Some of the workers have been working on cleaning out the pump bays of old form materials, scraps, etc.

Most of the Allco labor crew left the site at noon, however, the sub-contractors stayed on site the rest of the workday.

The roofers (0) are NOT on site today. sub-contractors stayed on site the rest of the workday.

Rod Busters are Not on site today.

The plumbers (0) are NOT working today in the water lines in the main floor area.

The piping contractor (4) Chapman Ind. (CI) is on site today installing brackets for the fuel and cooling lines and drilling holes for piping in the station and running underground fuel lines to the Tank House.

Electricians (3) are on site working today in the pump station running conduits, conduit-hangers, cable trays and electrical service for the engine control panels, etc.

Weisinger Inc., the pump installation contractor, is NOT on site today. They are to be back Wednesday morning.

Betco Scaffolding (0) is NOT working today.

The Overhead Crane Co. (ACE Industries, Inc.) has finished installing the overhead crane. The bumpers or stops for the crane rails have not been installed.

Allco's pile crew is currently shut down, the crane is broken down. They are working on the crane until noon. They have been digging into the top of the discharge cofferdam on the West end so they can cut out the steel framing inside the cofferdam so they can pull the sheet piling on the discharge side cofferdam, we hope.

PC to Cloudy, Low 80 High 92 Winds; SE at 5 to 10 mph. Rain on site early this am, site wet and muddy. / Personnel / Equip (Typical, same as above), Personnel; Pump Sta; Allco (Moe Z.) 1; Allco (Mike Nunez) 1; Allco (Joe Latham) 0, 2 Superintendents, 20 operators/laborers, Rod Busters Sub-contractor 0 laborers, Equip (Typical, same as above).

Saturday, August 17, 2019:

Alligator Project; Allco is NOT working on site today. Scattered showers and thunderstorms in the area. Chance of rain 60%.

Some of the guys are working on cleaning the work areas picking up bits of discarded materials, etc. The stop-log guides in all six bays have been grouted.

The piping contractor (2) Chapman Ind. (CI) is NOT on site installing the brackets to hold the fuel and cooling lines in the station.

The roofers (0) are NOT on site today working on installing the scuppers and the downspouts for the roof, also checking the soft spots that were found on the roof.

The plumbers (0) are NOT working today in the basement floor area.

Rod Busters (0) are NOT on site today.

Weisinger Inc., the pump installation contractor, is NOT on site today working on the pumps, setting the angle drives and coating the inside of the pump outlet where they were welded together.

Electricians (3) are NOT working today in the main floor area of the pump station running conduits, conduit-hangers, cable trays, etc.

Betco Scaffolding (0) is NOT working today.

PC to Cloudy, Low 81, High 92 Winds; SSW at 10 to 15, mph. / Personnel / Equip (Typical, same as above), Personnel; Pump Sta Site; Allco (Moe Z.) 0; Allco (Mike Nunez);0; Allco (Joe Latham) 0, 0 Superintendents, 0 operators/laborers, Rod Busters Sub-contractor:0 laborers, Equip. (Typical), ( same as above).

Sunday, August 18, 2019:

Alligator Project; Allco is not working on site today.

PC to Cloudy, Low 81 High 92, Winds; SSW at 10 to 15 mph, / Personnel; (Typical, same as above), Equip (Typical, same as above).

Mr. Phil Kelley gave a brief update on the Sabine Pass to Galveston Bay Project and stated a draft of the Project Partnership Agreement (PPA) has been submitted to the Corps of Engineers Division Office in Dallas as of this morning. Some changes were made to the PPA regarding the participation of the State. The District has not heard back from the State regarding the sub-agreement between the Governor's Office and the General Land Office (GLO), but Ray Russo has heard from the GLO that they have received a draft of the sub-agreement from the Governor's office and are working to finalize it. Corps of Engineers representatives will be coming into town next Monday through Wednesday to visit the Valero site for the next contract on the steel I-Wall. Corps reps will meet with District and Port of Port Arthur representatives to discuss improvements in the Port's area and general updates on status of the project.

Mr. Brian McZeal submitted some photographs of the Construction Crew repair of a concrete liner slough off in a ditch lateral close to Pump Station No. 5 parallel to the railroad track that crosses Memorial. He also submitted some before and after pictures of ditches and laterals throughout the District to reflect the hard work of the Ditch Maintenance Crew.

Mr. Ronnie Hollier stated the past rains have been detrimental to herbicide spraying and crews are hoping to get a lot of work done this week with the good weather. Some areas may need to be resprayed. The Herbicide Crew usually follows up a few weeks after the Ditch Maintenance Crew; however, if the herbicide does not

stay on the area for at least 4-6 hours before it gets rained on, it does not work. Construction projects have been slow as well, but all crews are working together to make as much progress as possible

Mr. Dean Depew submitted photos reflecting work performed by the Fabrication Crew on the walkways around the engines at the Alligator Bayou Pump Station Annex Project. Commissioners Gamble and Butler stated they were very impressed with the Project during their tour last week. In addition, Mr. Depew stated a pump has been pulled for repair at Pump Station No. 19. Two (2) repair bids have been received and he is currently waiting on receipt of a third bid.

#### Permits

Enterprise TE Products Pipeline – Request for 16”/12” Ethane Pipeline to Cross at Multiple Locations. Mr. Brady Girouard recommended approval with a One Thousand Five Hundred Forty and No/100 (\$1,540.00) Dollar permit fee and no bond required. Mr. Girouard further stated this job will entail another crossing of the Hurricane Flood Protection Levee that is not included in the subject permit and is currently pending a Corps’ 408 Review. Additionally, a portion of the subject permit will cross the District’s fee ownership and easements will be negotiated later and brought before the Board for approval. Commissioner Gamble moved to approve Mr. Girouard’s recommendation. Commissioner Butler seconded the motion. The motion carried

#### Checks and Purchase Orders Maintenance Fund

Ck. No. 15368 – BLX Group, LLC  
\$1,500.00 – Auditor Fees

Ck. No. 15369 – City of Port Arthur

\$442.32 – Tax Increment Fund

Ck. No. 15370 – Dan Delich Consulting

\$4,984.82 – Legislative Consulting Fees

Ck. No. 15371 – Deep South Crane & Rigging Co.

\$3,580.00 – Rental of 75 Ton Crane used to Install Pump #5  
at PS 3 and Rental of 15 Ton Crane used to Install  
Pump #2 at PS 19

Ck. No. 15372 - Duck's Dragline Service, Inc.

\$16,125.00 – Rental of LS240X4 Trackhoe 8/15-8/30/19,  
Rental LS250X2 Trackhoe 8/19-8/30/19 and  
Rental of LS250X3 Trackhoe 8/16-8/30/19

Ck. No. 15373 – Funchess, Mills, White & Co., P.C.

\$3,875.00 – Accounting Services

Ck. No. 15374 – Function 4 LLC

\$185.36 – Rental of Copier

Ck. No. 15375 - GP Evans Contractors

\$3,884.00 – Mowing Levee

Ck. No. 15376 – James Gamble, Sr.

\$270.00 – Health Insurance Payment

Ck. No. 15377 – KT Trucking & Cattle Co.

\$4,841.00 – Rental of Transport Trucks (3), 5/31/19, 7/10-  
7/12/19 and 7/30-8/15/19 and 15 yards of Topsoil

Ck. No. 15378 - Nerbert Frelow

\$1,320.00 – Dump Truck Rental 8/19-8/27/19

Ck. No. 15379 – Ray Russo

\$4,763.23 – Legislative Consulting Fees

Ck. No. 15380 – Ritter Forest Products Nederland

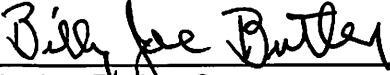
\$900.00 – Rental of 10 Mats

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

Chairman Beaumont recognized a visitor in attendance and asked if she would like to address the Board. Mrs. Ginny Parker of Nederland stated she may need a favor in the future and was in attendance to learn how the Commissioners' meetings work. Mr. Kelley asked for clarification on what she meant by "a favor in the future." Mrs. Parker stated she lives in Forest Central Addition in the corner of Oak West and Oak South. She and her husband has been doing research and trying to understand why it continues to flood. Mr. Kelley stated he has dealt with complaints in that area for a long time and the subdivision was put in with no curbs and not many ditches. He further explained how a contractor dug a channel in the back of a nearby subdivision, the Highland North Subdivision, but after the contractor left, the channel was not maintained. Eventually, the District took over this channel and it is now concrete lined. Mrs. Parker stated there is a grass ditch between two homes in her Addition that is not maintained, and she sees a possible discussion in the future about the flooding with the District. Mr. Kelley said he felt like Precinct No. 2 would also need to be involved in any discussions, and Mrs. Parker stated she has previously talked with Mike Trahan, Superintendent of Precinct 2. Her and her husband are wanting to revisit the situation as it has now been two (2) years since the 26 houses in the Addition flooded. Mr. Kelley introduced Brian McZeal, the District's Construction and Ditch Maintenance

Supervisor, and asked Mrs. Parker to stay and meet with Mr. McZeal after the meeting to schedule a time for Mr. McZeal to go out and assess the situation.

At 2:27 p.m., Commissioner Moses moved that the meeting be adjourned. Commissioner Butler seconded the motion. The motion carried.

  
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Billy Joe Butler, Secretary

  
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Richard Beaumont, Chairman