



Jefferson County
**WATER CONTROL AND IMPROVEMENT DISTRICT NO.
10**
3707 CENTRAL BOULEVARD, NEDERLAND, TEXAS 77627
(409)722-6922 ■ FAX (409)722-2494

JANUARY 2, 2025
SPECIAL MEETING

Board Members Present:
Stephen Savant, President
Lester Crooks, Vice President
John Wagner, Secretary
Jereme Havard, Director

Staff Present:
Thomas McDonald, General Manager
Candace Plessala, Office Manager

Call Special Meeting to Order at 12:00 pm

Invocation

Pledge of Allegiance

No Public Comments

Discussion of Fire Hydrant Meter rate schedule.

Accepted by Unanimous Consent

FIRST motion by Havard, SECOND by Crooks to adopt changes to rate schedule for Hydrant Meters.

Motion Carried

No Directors' Comments

MEETING ADJOURNED

_____ Minutes read and approved



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10**
3707 CENTRAL BOULEVARD, NEDERLAND, TEXAS 77627
(409)722-6922 ■ FAX (409)722-2494

JANUARY 16, 2025
REGULAR MEETING

Board Members Present:
Stephen Savant, President
Lester Crooks, Vice President
Allan Zumo, Director
Jereme Havard, Director

Staff Present:
Thomas McDonald, General Manager
Candace Plessala, Office Manager

Call Regular Meeting to Order at 4:11 pm

Invocation

Pledge of Allegiance

No Public Comments

Adjourn Open Meeting; go into Closed Executive Session pursuant to 551.071 to the Texas Government Code for consultation with legal counsel regarding damages in water filter rehabilitation project.

Adjourn Closed Executive Session and return to Open Meeting.

FIRST motion by Havard, SECOND by Crooks to adopt contract with Jessica Hallmark for possible litigation.

Motion Carried

SECOND motion by Crooks, SECOND by Zumo to approve minutes from December 19, 2024 Regular Meeting and January 2, 2025 Special Meeting.

Motion Carried

Fire Report

Accepted by Unanimous Consent

THIRD motion by Havard, SECOND by Zumo to approve donation of surplus equipment to Dam-B Volunteer Fire Department.

Motion Carried

Engineer's Report with LJA Engineering

Accepted by Unanimous Consent

FOURTH motion by Crooks, SECOND by Havard to approve Jefferson Electric Co, Inc Payment Request #13 in the amount of \$29,947.22 for work completed on the Electrical SCADA Project.

Motion Carried

FIFTH motion by Havard, SECOND by Crooks to approve T. Johnson Industries Payment Request #2 in the amount of \$104,670.00 for work completed on the Central Heights Lift Station & Gravity Diversion Project.

Motion Carried

Engineer's Report with Leavins Engineering & Design, LLC

Accepted by Unanimous Consent

SIXTH motion by Havard, SECOND by Zumo to approve MK Constructors Payment Request #4 in the amount of \$493,721.65 for work completed on the Neches River Outfall Project Phase I.

Motion Carried

Manager's Report

Accepted by Unanimous Consent

SEVENTH motion by Crooks, SECOND by Zumo to ratify current bills.

Motion Carried

Adjourn Open Meeting; go into Closed Executive Session pursuant to 551.074 to the Texas Government Code for the evaluation of the General Manager.

Tabled

Adjourn Closed Executive Session and return to Open Meeting.

Tabled

Consider any action discussed in Closed Executive Session.

Tabled

No Directors' Comments

MEETING ADJOURNED

_____ Minutes read and approved



Jefferson County
**WATER CONTROL AND IMPROVEMENT DISTRICT NO.
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3707 CENTRAL BOULEVARD, NEDERLAND, TEXAS 77627
(409)722-6922 ■ FAX (409)722-2494

FEBRUARY 20, 2025
REGULAR MEETING

Board Members Present:
Stephen Savant, President
Lester Crooks, Vice President
Allan Zumo, Director

Staff Present:
Thomas McDonald, General Manager
Candace Plessala, Office Manager

Call Regular Meeting to Order at 4:04 pm

Invocation

Pledge of Allegiance

No Public Comments

FIRST motion by Crooks, SECOND by Zumo to approve minutes from January 16, 2025 Regular Meeting.

Motion Carried

Fire Report

Accepted by Unanimous Consent

Engineer's Report with LJA Engineering

Accepted by Unanimous Consent

SECOND motion by Crooks, SECOND by Zumo to approve Jefferson Electric Co, Inc Payment Request #14 in the amount of \$14,964.02 for work completed on the Electrical SCADA Project.

Motion Carried

THIRD motion by Zumo, SECOND by Crooks to approve T. Johnson Industries Payment Request #3 in the amount of \$99,225.00 for work completed on the Central Heights Lift Station & Gravity Diversion Project.

Motion Carried

Engineer's Report with Leavins Engineering & Design, LLC

Accepted by Unanimous Consent

FOURTH motion by Crooks, SECOND by Zumo to approve MK Constructors Payment Request #5 in the amount of \$1,236,025.72 for work completed on the Neches River Outfall Project Phase I.

Motion Carried

Consideration and possible action to approve OCI request for water/line extension on Hwy 347.

Tabled

Consideration and possible action to approve Industrial Water Use Agreement with OCI.

Tabled

Discussion about DD7 drainage improvements for Central Gardens and how it relates to wastewater plant property.

Tabled

Manager's Report

Accepted by Unanimous Consent

FIFTH motion by Crooks, SECOND by Zumo to ratify current bills.

Motion Carried

Adjourn Open Meeting; go into Closed Executive Session pursuant to 551.071 to the Texas Government Code for consultation with legal counsel regarding damages in water filter rehabilitation project.

Adjourn Closed Executive Session and return to Open Meeting.

SIXTH motion by Savant, SECOND by Crooks to conclude litigation research with Dunham & Hallmark.

Motion Carried

Adjourn Open Meeting; go into Closed Executive Session pursuant to 551.074 to the Texas Government Code for the evaluation of the General Manager.

Tabled

Adjourn Closed Executive Session and return to Open Meeting.

Tabled

Consider any action discussed in Closed Executive Session.

Tabled

No Directors' Comments

MEETING ADJOURNED

_____ Minutes read and approved



Jefferson County
**WATER CONTROL AND IMPROVEMENT DISTRICT NO.
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3707 CENTRAL BOULEVARD, NEDERLAND, TEXAS 77627
(409)722-6922 ■ FAX (409)722-2494

MARCH 20, 2025
REGULAR MEETING

Board Members Present:
Stephen Savant, President
Lester Crooks, Vice President
John Wagner, Secretary
Allan Zumo, Director

Staff Present:
Thomas McDonald, General Manager

Call Regular Meeting to Order at 4:02 pm

Invocation

Pledge of Allegiance

No Public Comments

FIRST motion by Wagner, SECOND by Zumo to approve minutes from February 20, 2025 Regular Meeting.

Motion Carried

Fire Report

Accepted by Unanimous Consent

SECOND motion by Zumo, SECOND by Wagner to approve Jefferson Electric Co, Inc Payment Request #15 in the amount of \$15,426.77 for work completed on the Electrical SCADA Project.

Motion Carried

THIRD motion by Wagner, SECOND by Zumo to approve MK Constructors Payment Request #2 in the amount of \$24,094.80 for work completed on the 600,00 gallon ground storage tank replacement.

Motion Carried

FOURTH motion by Zumo, SECOND by Wagner to approve MK Constructors Payment Request #6 in the amount of \$283,100.00 for work completed on the Neches River Outfall Project Phase I.

Motion Carried

Consideration and possible action to approve Industrial Water Use Agreement with OCI.

Tabled

Manager's Report

Accepted by Unanimous Consent

FIFTH motion by Wagner, SECOND by Crooks to ratify current bills.

Motion Carried

Adjourn Open Meeting; go into Closed Executive Session pursuant to 551.074 to the Texas Government Code for the evaluation of the General Manager.

Tabled

Adjourn Closed Executive Session and return to Open Meeting.

Tabled

Consider any action discussed in Closed Executive Session.

Tabled

No Directors' Comments

MEETING ADJOURNED

_____ Minutes read and approved



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**WATER CONTROL AND IMPROVEMENT DISTRICT NO.
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3707 CENTRAL BOULEVARD, NEDERLAND, TEXAS 77627
(409)722-6922 ■ FAX (409)722-2494

APRIL 17, 2025

NOTICE OF MEETING CANCELLATION

Due to lack of quorum, the scheduled meeting on April 17, 2025 is canceled. All agenda items will be discussed at Board of Directors meeting April 24, 2025 at 4:00 pm.



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3707 CENTRAL BOULEVARD, NEDERLAND, TEXAS 77627
(409)722-6922 ■ FAX (409)722-2494

APRIL 24, 2025
REGULAR MEETING

Board Members Present:
Stephen Savant, President
John Wagner, Secretary
Allan Zumo, Director
Jereme Havard, Director

Staff Present:
Thomas McDonald, General Manager
Candace Plessala, Office Manager

Call Regular Meeting to Order at 4:01 pm

Invocation

Pledge of Allegiance

No Public Comments

Presentation by Beaumont New Ammonia, LLC.

FIRST motion by Wagner, SECOND by Zumo to approve minutes from March 20, 2025 Regular Meeting.

Motion Carried

Fire Report

Accepted by Unanimous Consent

Engineer's Report with LJA Engineering

Accepted by Unanimous Consent

SECOND motion by Havard, SECOND by Zumo to approve Jefferson Electric Co, Inc Payment Request #16 in the amount of \$4,657.20 for work completed on the Electrical SCADA Project.

Motion Carried

THIRD motion by Zumo, SECOND by Wagner to approve T. Johnson Industries, Inc. Payment Request #4 in the amount of \$51,768.42 for work completed on the Central Heights Lift Station & Gravity Diversion Project.

Motion Carried

FOURTH motion by Havard, SECOND by Zumo to approve T. Johnson Industries, Inc. Change Order #1 for cost reduction in the amount of \$28,500.00 on Central Heights Lift Station & Gravity Diversion Project.

Motion Carried

FIFTH motion by Wagner, SECOND by Havard to approve T. Johnson Industries, Inc. Certificate of Construction Completion on the Central Heights Lift Station & Gravity Diversion Project start 1 year warranty period.

Motion Carried

SIXTH motion by Havard, SECOND by Wagner to approve T. Johnson Industries, Inc. Payment Request #5 FINAL in the amount of \$37,392.00 to release retainage on the Central Heights Lift Station & Gravity Diversion Project.

Motion Carried

SEVENTH motion by Wagner, SECOND by Havard to approve MK Constructors Payment Request #3 in the amount of \$199,665.25 for work completed on the 600,000 Ground Storage Tank Replacement.

Motion Carried

Engineer's Report with Leavins Engineering & Design, LLC

Accepted by Unanimous Consent

EIGHTH motion by Havard, SECOND by Zumo to approve MK Constructors Payment Request #7 in the amount of \$367,123.70 for work completed on the Neches River Outfall Project Phase I.

Motion Carried

NINTH motion by Wagner, SECOND by Havard to award bid for disinfection basin/lift station on Neches River Project to MK Constructos, LLC.

Motion Carried

TENTH motion by Wagner, SECOND by Havard to approve Industrial Water Use Agreement with Beaumont New Ammonia, LLC.

Motion Carried

Manager's Report

Accepted by Unanimous Consent

ELEVENTH motion by Havard, SECOND by Zumo to ratify current bills.

Motion Carried

Adjourn Open Meeting; go into Closed Executive Session pursuant to 551.074 to the Texas Government Code for the evaluation of the General Manager.

Adjourn Closed Executive Session and return to Open Meeting.

By General Consent, approve a 4% raise retro-active for the General Manager.

Directors' Comments

MEETING ADJOURNED

_____ Minutes read and approved



Jefferson County
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(409)722-6922 ■ FAX (409)722-2494

MAY 15, 2025
REGULAR MEETING

Board Members Present:
Stephen Savant, President
Lester Crooks, Vice President
Allan Zumo, Director
Jereme Havard, Director

Staff Present:
Candace Plessala, Office Manager

Workshop called to order at 5:00 pm

Presentation by Office Manager on FY 2025-2026 Budget

Presentation by General Manager on FY 2025-2026 Fire Fund Budget

Call Regular Meeting to Order at 5:25 pm

Invocation

Pledge of Allegiance

Public Comments – T. Wells – new effluent pipeline looks great, request that marker signs with name and number are placed multiple locations along pipeline.

No public comments on 2024 Consumer Confidence Report

FIRST motion by Crooks, SECOND by Havard to approve minutes from April 17, 2025 Regular Meeting and April 24, 2025 Regular Meeting.

Motion Carried

Presentation by Joe Morrow, Hilltop Securities, Financial Advisor on future bond proposals.

Fire Report

Accepted by Unanimous Consent

Engineer's Report with LJA Engineering

Accepted by Unanimous Consent

SECOND motion by Havard, SECOND by Crooks to approve MK Constructors Payment Request #4 in the amount of \$64,836.79 for work completed on the 600,000 gallon ground storage tank replacement.

Motion Carried

Engineer's Report with Leavins Engineering & Design, LLC

Accepted by Unanimous Consent

THIRD motion by Havard, SECOND by Zumo to approve MK Constructors Payment Request #8 in the amount of \$91,636.05 for work completed on the Neches River Outfall Project Phase I.

Motion Carried

Manager's Report

Accepted by Unanimous Consent

FOURTH motion by Crooks, SECOND by Havard to ratify current bills.

Motion Carried

Consideration and possible action to approve General Fund FY 2025-2026 Budget.

Tabled

Consideration and possible action to approve Fire Department FY 2025-2026 Budget.

Tabled

FIFTH motion by Havard, SECOND motion by Crooks to approve engagement letter with Marino CPA Firm for fiscal year ending June 30, 2025 financial audit.

Motion Carried

Directors' Comments

MEETING ADJOURNED

_____ Minutes read and approved



Jefferson County
**WATER CONTROL AND IMPROVEMENT DISTRICT NO.
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3707 CENTRAL BOULEVARD, NEDERLAND, TEXAS 77627
(409)722-6922 ■ FAX (409)722-2494

JUNE 19, 2025
REGULAR MEETING

Board Members Present:
Stephen Savant, President
Lester Crooks, Vice President
Jereme Havard, Director

Staff Present:
Thomas McDonald, General Manager
Candace Plessala, Office Manager

Workshop called to order at 4:06 pm

Presentation by Office Manager on FY 2025-2026 Budget

Presentation by Fire Chief on FY 2025-2026 Fire Fund Budget

Presentation by General Manager and Jeff Leavins of LEAD for the 2025 November Bond Proposition.

Call Regular Meeting to Order at 4:45 pm

Invocation

Pledge of Allegiance

NO Public Comments

FIRST motion by Crooks, SECOND by Havard to approve minutes from May 15, 2025 Regular Meeting.

Motion Carried

Fire Report

Accepted by Unanimous Consent

Engineer's Report with LJA Engineering

Accepted by Unanimous Consent

SECOND motion by Crooks, SECOND by Havard to award Spurlock Road Water Line Replacement project to T. Johnson.

Motion Carried

THIRD motion by Havard, SECOND by Crooks to approve Change Order #1 with MK Constructors for cost reduction in the amount of \$11,094.00 on 600,000 gallon ground storage tank replacement. This project is funded by 2018 Improvements Bond.

Motion Carried

FOURTH motion by Havard, SECOND by Crooks to approve MK Constructors Payment Request #5 FINAL in the amount of \$100,331.52 for work completed on the 600,000 gallon Ground Storage Tank Replacement. This project is funded by 2018 Improvements Bond.

Motion Carried

FIFTH motion by Havard, SECOND motion by Crooks to approve MK Constructors Certificate of Construction Completion on the 600,000 gallon ground storage tank replacement. Project start 1 year warranty period.

Motion Carried

SIXTH motion by Savant, SECOND motion by Havard to approve Jefferson Electric Co, Inc. Payment Request #17 FINAL in the amount of \$75,330.90 for retainage on the Electrical SCADA Project. This project is funded by 2018 Improvements Bond & 2015 SCADA Electrical Bond.

Motion Carried

SEVENTH motion by Havard, SECOND by Crooks to approve Jefferson Electric Co., Inc. Certificate of Construction Completion on the Electrical/SCADA Improvements Project start 1 year warranty period on June 13, 2025.

Motion Carried

Engineer's Report with Leavins Engineering & Design, LLC

Accepted by Unanimous Consent

EIGHTH motion by Havard, SECOND by Crooks to approve capacity study for Stillwater Lake Estates Phase II.

Motion Carried

NINTH motion by Havard, SECOND by Crooks to approve MK Constructors Payment Request #9 FINAL in the amount of \$259,576.85 for retainage on the Neches River Outfall Project Phase I. This project is funded by ARPA Federal Grant.

Motion Carried

TENTH motion by Havard, SECOND by Crooks to approve MK Constructors Certificate of Construction Completion on the WWTP Effluent Improvements Project. Project start 1 year warranty period.

Motion Carried

ELEVENTH motion by Havard, SECOND by Crooks to award WWTP Sludge Removal to Blackfox Services. This project is funded in combination by ARPA Federal Grant Round 2 and 2025 Bond.

Motion Carried

Manager's Report

Accepted by Unanimous Consent

TWELFTH motion by Havard, SECOND by Crooks to ratify current bills.

Motion Carried

THIRTEENTH motion by Crooks, SECOND by Havard to approve General Fund FY 2025-2026 Budget.

Motion Carried

FOURTEENTH motion by Crooks, SECOND by Havard to approve Fire Department FY 2025-2026 Budget.

Motion Carried

FIFTEENTH motion by Havard, SECOND motion by Crooks to authorize General Manager, Office Manager, District Engineer, Financial Advisor and Legal Counsel to move forward with 2025 November Bond Proposition.

Motion Carried

Directors' Comments

MEETING ADJOURNED

_____ Minutes read and approved



Jefferson County
**WATER CONTROL AND IMPROVEMENT DISTRICT NO.
10**

3707 CENTRAL BOULEVARD, NEDERLAND, TEXAS 77627
(409)722-6922 ■ FAX (409)722-2494

JUNE 26, 2025
SPECIAL MEETING

Board Members Present:
Stephen Savant, President
Lester Crooks, Vice President
John Wagner, Secretary
Allan Zumo, Director
Jereme Havard, Director

Staff Present:
Thomas McDonald, General Manager
Candace Plessala, Office Manager

Call Special Meeting to Order at 4:00 pm

<https://www.microsoft.com/en-us/microsoft-teams/join-a-meeting>

Meeting ID: 254 981 870 043 0
Passcode: 584mM3D2

Dial in by phone

+1 872-239-8104,,51265369# United States, Chicago

<https://dialin.teams.microsoft.com/52023c0d-0ead-4b04-adac-ecb1e3ffc846?id=51265369>

Phone conference ID: 512 653 69#

Invocation

Pledge of Allegiance

Presentation by Joe Morrow, Hilltop Securities, Financial Advisor on future bond and tax rate proposals.

Directors' Comments

MEETING ADJOURNED

_____ Minutes read and approved



Jefferson County
**WATER CONTROL AND IMPROVEMENT DISTRICT NO.
10**
3707 CENTRAL BOULEVARD, NEDERLAND, TEXAS 77627
(409)722-6922 ■ FAX (409)722-2494

JULY 17, 2025
REGULAR MEETING

Board Members Present:
Stephen Savant, President
Lester Crooks, Vice President
John Wagner, Secretary
Allan Zumo, Director
Jereme Havard, Director

Staff Present:
Thomas McDonald, General Manager
Candace Plessala, Office Manager

Call Regular Meeting to Order at 4:00 pm

Invocation

Pledge of Allegiance

NO Public Comments

FIRST motion by Crooks, SECOND by Zumo to approve minutes from June 19, 2025 Regular Meeting and June 26, 2025 Special Meeting.

Motion Carried

Fire Report

Accepted by Unanimous Consent

Presentation by Drainage District #7 on current drainage projects for Central Gardens.

Accepted by Unanimous Consent

Engineer's Report with Leavins Engineering & Design, LLC

Accepted by Unanimous Consent

Presentation by Jeff Leavins, LEAD Engineering on the Jefferson County WCID 10 2025 Bond Election Engineering Report.

Accepted by Unanimous Consent

SECOND motion by Havard, SECOND by Wagner to approve 2025 Bond Election Engineering Report and file in the District's office for public inspection.

Motion Carried

Discussions with legal counsel on review of rates and contracts.

TABLED

THIRD motion by Havard, SECOND by Crooks to approve contract agreement with Beaumont New Ammonia.

Motion Carried

FOURTH motion by Havard, SECOND by Wagner to approve resolution expressing intent to finance expenditures to be incurred.

Motion Carried

Manager's Report

Accepted by Unanimous Consent

FIFTH motion by Havard, SECOND by Crooks to ratify current bills.

Motion Carried

Directors' Comments

MEETING ADJOURNED

_____ Minutes read and approved



Jefferson County
WATER CONTROL AND IMPROVEMENT DISTRICT NO. 10
3707 CENTRAL BOULEVARD, NEDERLAND, TEXAS 77627
(409)722-6922 ■ FAX(409)722-2494

AUGUST 14, 2025
REGULAR MEETING

Board Members Present:
Stephen Savant, President
Lester Crooks, Vice President
Allan Zumo, Director
Jereme Havard, Director

Staff Present:
Thomas McDonald, General Manager
Candace Plessala, Office Manager

Call Regular Meeting to Order at 4:05 pm

Invocation

Pledge of Allegiance

NO Public Comments

FIRST motion by Crooks, SECOND by Havard to approve minutes from July 17, 2025 Regular Meeting.

Motion Carried

Fire Report

Accepted by Unanimous Consent

Engineer's Report with Leavins Engineering & Design, LLC

Accepted by Unanimous Consent

Presentation by Jeff Leavins, LEAD Engineering on the Jefferson County WCID 10 2025 Bond Election Engineering Report.

Accepted by Unanimous Consent

SECOND motion by Havard, SECOND by Zumo to approve 2025 Bond Election Engineering Report and file in the District's office for public inspection.

Motion Carried

Presentation by legal counsel on election procedures for proposed District ballot proposition and election calendar for \$28,500,000 Jefferson County Water Control & Improvement District No. 10 Unlimited Tax Bonds (the "Bonds").

Accepted by Unanimous Consent

THIRD motion by Crooks, SECOND by Havard to adopt Order Calling Bond Election to be Held by the Jefferson County Water Control & Improvement District No. 10, Making Provisions for the Conduct of the Election, and Resolving Other Matters Incident and Related to Such Election as to \$28,500,000 Jefferson County Water Control & Improvement District No. 10 Unlimited Tax Bonds (Proposition A)

Motion Carried

FOURTH motion by Havard, SECOND by Zumo to authorize execution of a Joint Election Agreement or other appropriate agreement(s) with Jefferson County, Texas for conduct of a November 4, 2025 Election on the Bonds

Motion Carried

FIFTH motion by Crooks, SECOND by Zumo to authorize the Board President or Vice President, the Board Secretary or such other District officials to execute and deliver a notice of redemption and documents as necessary to proceed with the redemption of certain outstanding maturities of the Jefferson County Water Control & Improvement District No. 10 Unlimited Tax Bonds, Series 2015 and 2015A including but not limited to providing notice of redemption to the Paying Agent/Registrar for certain maturities of the Series 2015 and 2015A Bonds; and authorizing deposit of monies with the Paying Agent/Registrar to effect said redemption.

Motion Carried

SIXTH motion by Havard, SECOND by Crooks to approve engagement letter with Germer PLLC as bond counsel.

Motion Carried

SEVENTH motion by Crooks, SECOND by Zumo to acknowledge 2025 Anticipated Collection Rate.

Motion Carried

EIGHTH motion by Havard, SECOND by Zumo to approve the 2025 Tax Appraisal Roll.

Motion Carried

NINTH motion by Havard, SECOND by Zumo to approve setting of the 2025 Tax Exemption.

Motion Carried

TENTH motion by Havard, SECOND by Zumo to approve setting of the 2025 Proposed Tax Rate.

Motion Carried

ELEVENTH motion by Crooks, SECOND by Zumo to set a Public Hearing on September 18, 2025 for the 2025 Proposed Tax Rate.

Motion Carried

Manager's Report

Accepted by Unanimous Consent

Adjourn Open Meeting; go into Closed Executive Session pursuant to 551.071 to the Texas Government Code with legal counsel on new wastewater force main to Neches River.

Adjourn Closed Executive Session and return to Open Meeting.

TWELFTH motion by Savant, SECOND by Havard to action on items discussed in closed executive session.

Motion Carried

THIRTEENTH motion by Crooks, SECOND by Zumo to ratify current bills.

Motion Carried

Directors' Comments

MEETING ADJOURNED

_____ Minutes read and approved



Jefferson County
WATER CONTROL AND IMPROVEMENT DISTRICT NO. 10
3707 CENTRAL BOULEVARD, NEDERLAND, TEXAS 77627
(409)722-6922 ■ FAX (409)722-2494

SEPTEMBER 19, 2025
SPECIAL MEETING

Board Members Present:
Stephen Savant, President
Lester Crooks, Vice President
John Wagner, Secretary
Allan Zumo, Director
Jereme Havard, Director

Staff Present:
Thomas McDonald, General Manager
Candace Plessala, Office Manager

Call Public Hearing to Order at 3:00 pm

Presentation on 2025 Bond Election

No Public Comments

Close Public Hearing on 2025 Bond Election

Call Special Meeting to Order at 3:05 pm

Invocation

Pledge of Allegiance

NO Public Comments

FIRST motion by Havard, SECOND by Wagner to reset public hearing on September 25, 2025 for the 2025 Proposed Tax Rate.

Motion Carried

SECOND motion by Wagner, SECOND by Havard to approve minutes from August 14, 2025 Regular Meeting.

Motion Carried

THIRD motion by Havard, SECOND by Zumo to set public hearing on 2025 Bond Election to October 18, 2025.

Motion Carried

Fire Report

Accepted by Unanimous Consent

FOURTH motion by Wagner, SECOND motion by Havard to approve T. Johnson Industries, Inc. Payment Request #1 in the amount of \$81,097.19 for work completed on the Spurlock Road water line project.

Motion Carried

Engineer's Report with Leavins Engineering & Design, LLC

Accepted by Unanimous Consent

FIFTH motion by Havard, SECOND motion by Zumo to approve MK Constructors Payment Request #1 in the amount of \$75,726.99 for work completed on the WWTP Disinfection & Lift Station.

Motion Carried

SIXTH motion by Havard, SECOND by Wagner to approve capacity study for Foster's Place Apartments.

Motion Carried

Manager's Report

Accepted by Unanimous Consent

SEVENTH motion by Havard, SECOND by Wagner to ratify current bills.

Motion Carried

Directors' Comments

MEETING ADJOURNED

_____ Minutes read and approved



Jefferson County
WATER CONTROL AND IMPROVEMENT DISTRICT NO. 10
3707 CENTRAL BOULEVARD, NEDERLAND, TEXAS 77627
(409)722-6922 ■ FAX (409)722-2494

SEPTEMBER 25, 2025
SPECIAL MEETING

Board Members Present:
Stephen Savant, President
Lester Crooks, Vice President
John Wagner, Secretary
Allan Zumo, Director
Jereme Havard, Director

Staff Present:
Thomas McDonald, General Manager
Candace Plessala, Office Manager

Call Public Hearing to Order at 4:02 pm

Presentation on 2025 Tax Rate

No Public Comments

Close Public Hearing on 2025 Tax Rate

Call Special Meeting to Order at 4:07 pm

Invocation

Pledge of Allegiance

NO Public Comments

FIRST motion by Havard, SECOND by Zumo to adopt 2025 Proposed Tax Rate.

Motion Carried

Directors' Comments

MEETING ADJOURNED

_____ Minutes read and approved



Jefferson County
WATER CONTROL AND IMPROVEMENT DISTRICT NO. 10
3707 CENTRAL BOULEVARD, NEDERLAND, TEXAS 77627
(409)722-6922 ■ FAX (409)722-2494

OCTOBER 16, 2025
REGULAR MEETING & PUBLIC HEARING

Board Members Present:
Stephen Savant, President
Lester Crooks, Vice President
John Wagner, Secretary
Allan Zumo, Director

Staff Present:
Thomas McDonald, General Manager
Candace Plessala, Office Manager

Call Public Hearing to Order at 4:05 pm

Presentation on 2025 Bond Election

No Public Comments

Close Public Hearing on 2025 Bond Election

Call Regular Meeting to Order at 4:21 pm

Invocation

Pledge of Allegiance

NO Public Comments

FIRST motion by Crooks, SECOND by Zumo to approve minutes from September 19, 2025 and September 25, 2025 Special Meetings.

Motion Carried

Fire Report

Accepted by Unanimous Consent

Engineer's Report with LJA Engineering

Accepted by Unanimous Consent

SECOND motion by Wagner, SECOND by Crooks to approve T. Johnson Industries, Inc. Change Order #1 in the amount of \$20,500.00 for reducing contract on the Spurlock Road water line project, bringing contract total to \$132,300.00.

Motion Carried

THIRD motion by Crooks, SECOND by Zumo to approve Progress Payment No. 2 (final payment) in the amount of \$51,202.81 for work completed on the T. Johnson Industries, Inc Spurlock Road Water Line Project.

Motion Carried

FOURTH motion by Wagner, SECOND by Zumo to accept Engineer's Certificate of Completion and start 1-year warranty on the Spurlock Road Water Line Project.

Motion Carried

Engineer's Report with Leavins Engineering & Design, LLC

Accepted by Unanimous Consent

FIFTH motion by Zumo, SECOND by Wagner to set date and time for Special Meeting to review and approve the Fiscal Year 2024-2025 Audit.

Motion Carried

SIXTH motion by Crooks, SECOND by Zumo to approve the Jefferson County Tax Certified Roll Jurisdiction Summary for 2025.

Motion Carried

SEVENTH motion by Wagner, SECOND by Crooks to approve serving 10 de Mayo Restaurant with sanitary sewer service outside the Jefferson County WCID 10 Boundary.

Motion Carried

Manager's Report

Accepted by Unanimous Consent

EIGHTH motion by Crooks, SECOND by Zumo to ratify current bills.

Motion Carried

Directors' Comments

MEETING ADJOURNED

_____ Minutes read and approved



Jefferson County
WATER CONTROL AND IMPROVEMENT DISTRICT NO. 10
3707 CENTRAL BOULEVARD, NEDERLAND, TEXAS 77627
(409)722-6922 ■ FAX (409)722-2494

OCTOBER 30, 2025

NOTICE OF MEETING CANCELLATION

Due to lack of quorum, the scheduled meeting on October 30, 2025 is canceled. All agenda items will be discussed at Board of Directors meeting November 11, 2025 at 4:00 pm.



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**WATER CONTROL AND IMPROVEMENT DISTRICT NO.
10**
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NOVEMBER 11, 2025
SPECIAL MEETING

Board Members Present:

Lester Crooks, Vice President
John Wagner, Secretary
Allan Zumo, Director
Jereme Havard, Director

Staff Present:

Thomas McDonald, General Manager
Candace Plessala, Office Manager

Call Special Meeting to Order at 4:02 pm

Invocation

Pledge of Allegiance

NO Public Comments

Presentation by Marino CPA Firm on financial audit for fiscal year ending June 30, 2025.

Accepted by Unanimous Consent

FIRST motion by Crooks, SECOND by Zumo to approve financial audit for fiscal year ending June 30, 2025.

Motion Carried

Consideration and possible action to approve Federal Single Audit for fiscal year ending June 30, 2025.

Tabled

Directors' Comments

MEETING ADJOURNED

Minutes read and approved



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NOVEMBER 13, 2025
SPECIAL MEETING

Board Members Present:
Stephen Savant, President
Lester Crooks, Vice President
John Wagner, Secretary
Allan Zumo, Director
Jereme Havard, Director

Staff Present:
Thomas McDonald, General Manager
Candace Plessala, Office Manager

Call Special Meeting to Order at 4:00 pm

Invocation

Pledge of Allegiance

NO Public Comments

FIRST motion by Havard, SECOND by Crooks to approve Order Canvassing Returns and Declaring Results of Bond Election.

Motion Carried

Directors' Comments

MEETING ADJOURNED

_____ Minutes read and approved



Jefferson County
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(409)722-6922 ■ FAX (409)722-2494

NOVEMBER 20, 2025
REGULAR MEETING

Board Members Present:
Stephen Savant, President
Lester Crooks, Vice President
John Wagner, Secretary
Allan Zumo, Director
Jereme Havard, Director

Staff Present:
Thomas McDonald, General Manager
Candace Plessala, Office Manager

Call Regular Meeting to Order at 4:01 pm

Invocation

Pledge of Allegiance

NO Public Comments

FIRST motion by Havard, SECOND by Wagner to approve minutes from October 16, 2025 Regular Meeting, October 30, 2025 Special Meeting, November 11, 2025 Special Meeting, and November 13, 2025 Special Meeting.

Motion Carried

Fire Report

Accepted by Unanimous Consent

Engineer's Report with Leavins Engineering & Design LLC

Accepted by Unanimous Consent

SECOND motion by Wagner, SECOND motion by Havard to approve MK Constructors Payment Request #2 in the amount of \$556,162.03 for work completed on the WWTP Disinfection & Lift Station.

Motion Carried

THIRD motion by Havard, SECOND by Zumo to approve Black Fox Services, LLC. Payment Request #1 in the amount of \$32,726.61 for work completed on the WWTP Sludge Removal Project.

Motion Carried

FOURTH motion by Havard, SECOND by Zumo to approve \$200.00 Christmas gift cards for employees.

Motion Carried

FIFTH motion by Crooks, SECOND by Zumo to approve 2026 Holiday Schedule.

Motion Carried

SIXTH motion by Wagner, SECOND by Crooks to authorize the district manager to visit property

owners on Peterson Street about sanitary sewer options.

Motion Carried

Manager's Report

Accepted by Unanimous Consent

SEVENTH motion by Crooks, SECOND by Havard to ratify current bills.

Motion Carried

Directors' Comments

MEETING ADJOURNED

_____ Minutes read and approved



Jefferson County
WATER CONTROL AND IMPROVEMENT DISTRICT NO. 10
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DECEMBER 18, 2025
REGULAR MEETING

Board Members Present:
Stephen Savant, President
Lester Crooks, Vice President
Allan Zumo, Director

Staff Present:
Thomas McDonald, General Manager

Call Regular Meeting to Order at 4:08 pm

Invocation

Pledge of Allegiance

NO Public Comments

FIRST motion by Crooks, SECOND by Zumo to approve minutes from November 20, 2025 Regular Meeting.

Motion Carried

Fire Report

Accepted by Unanimous Consent

Engineer's Report with Leavins Engineering & Design LLC

Accepted by Unanimous Consent

SECOND motion by Crooks, SECOND motion by Zumo to approve MK Constructors Payment Request #3 in the amount of \$129,770.00 for work completed on the WWTP Disinfection & Lift Station.

Motion Carried

THIRD motion by Zumo, SECOND by Crooks to approve MK Constructors Change Order #1 in the amount of \$134,461.00 for reducing contract on the WWTP Disinfection & Lift Station project, bringing contract total to \$2,899,869.00.

Motion Carried

FOURTH motion by Crooks, SECOND by Zumo to approve Black Fox Services, LLC. Payment Request #2 in the amount of \$153,485.50 for work completed on the WWTP Sludge Removal Project.

Motion Carried

FIFTH motion by Crooks, SECOND by Zumo to approve agreement for the provision of Out-of-District Sanitary Sewer Servies to Manriguez Enterprise, D/B/A 10 De-Mayo Mexican Grill and Bar #3.

Motion Carried

SIXTH motion by Crooks, SECOND by Zumo to approve investment policy and Thomas McDonald as Public Funds Investment Officer.

Motion Carried

SEVENTH motion by Crooks, SECOND by Zumo to authorize Legal Counsel, Engineers and the Financial Advisor to file application with the Texas Commission on Environmental Quality for the 2026 Bond \$28,500,000 total for Neches River Project.

Motion Carried

Manager's Report

Accepted by Unanimous Consent

EIGHTH motion by Crooks, SECOND by Zumo to ratify current bills.

Motion Carried

Directors' Comments

MEETING ADJOURNED

_____ Minutes read and approved