

**MINUTES OF THE SPECIAL MEETING  
OF THE BOARD OF DIRECTORS OF THE  
ORANGE COUNTY DRAINAGE DISTRICT**

**April 24, 2024**

The special called meeting of the Board of Directors of the Orange County Drainage District was held on Tuesday, April 24, 2024 at 10:00 a.m. at the District Office located at 8081 Old Highway 90, Orange, Texas. A quorum of the Board of Directors was present for this meeting of the Board of Directors at the location set forth above.

**DIRECTORS PRESENT:**

Russell Covington	Director, Precinct No. 1
Larry Ancelot, Jr.	Director, Precinct No. 2
James Scales	Director, Precinct No. 3
Hal LaPray	Director, Precinct No. 4

**DIRECTORS ABSENT:**

Brent Peveto	Director At-Large
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**OTHERS PRESENT:**

Neal Ford	General Manager
Douglas Manning	Assistant General Manager
Don Carona	Executive Manager of Special Projects (by video conference)
Andrea Fabacher	Recording Secretary
Martin Dies	Attorney (by video conference)

**MEETING OPENED**

Mr. Scales called the meeting of the Board of Directors of the Orange County Drainage District to order at 10:02 a.m. Mr. Manning led the Invocation and the Pledge of Allegiance.

**VISITORS**

None

**CONSIDER FOR APPROVAL RESOLUTIONS AND DECLARATION OF THE DISTRICT'S INTENT TO BE BOUND BY THE TERMS OF THE PROPOSED RESIDENTIAL TAX ABATEMENT AGREEMENTS BETWEEN THE CITY OF VIDOR, TEXAS, AND THE FOLLOWING PROPERTY OWNERS:**

- a. Matthew Conn & Derian Conn, 455 Glenwood, Vidor, Texas 77662
- b. Wesley Reed & Sarah Reed, 270 Teal Drive, Vidor, Texas 77662
- c. Bobby Ray Harris, 350 W. Lindberg, Vidor, Texas 77662

- d. Michael Tuttle & Dianna Tuttle, 1145 Pine Street, Vidor, Texas 77662
- e. Harvest Homes Contractors, LLC, 5 Heritage Drive, Vidor, Texas 77662
- f. Thelma Dean Baxter, 250 Delores Street, Vidor, Texas 77662
- g. Prater Properties and Construction, LLC, 580 Pine Street, Vidor, Texas 77662
- h. Byron K. Franklin, 1225 Pine Street, Vidor, Texas 77662
- i. Orange County Builders, LLC, 375 Lakewood Drive, Vidor, Texas 77662
- j. Christopher Lugo & Shiree Lugo, 2675 East Railroad, Vidor, Texas 77662
- k. DJM Contractors, LTD, 1285 SS Brewer, Vidor, Texas 77662
- l. DJM Contractors, LTD, 1280 SS Brewer, Vidor, Texas 77662

Mr. LaPray made a motion to approve the above resolutions and declaration of the District's intent to be bound by the terms of the proposed residential tax abatement agreements between the City of Vidor, Texas and the said property owners. Mr. Ancelot seconded the motion. Motion carried 4-0.

**CONSIDERATION AND APPROVAL OF THE FINAL PLAT OF PIRATES COVE ESTATES PHASE 1A LOCATED AT THE INTERSECTION OF WEST TRAM ROAD AND 3<sup>RD</sup> STREET, VIDOR, TEXAS, PREPARED BY SOUTEX SURVEYORS AND ENGINEERS INC. UNDER THE AUTHORITY OF JEREMY J. MITCHELL, P.E., SUBJECT TO, AND PROVIDED THAT, ALL CHANGES TO THE FINAL PLAT AND ALL HOA RELATED DOCUMENTS AS REQUIRED BY THE DISTRICT ARE MADE, AS DETERMINED AND APPROVED BY THE DISTRICT'S ENGINEER, STAFF AND COUNSEL**

Mr. Covington made a motion to approve the final plat of Pirates Cove Estates Phase 1A located at the intersection of West Tram Road and 3<sup>rd</sup> Street, Vidor, Texas, prepared by Soutex Surveyors and Engineers Inc. under the authority of Jeremy J. Mitchell, P.E., subject to, and provided that, all changes to the Final Plat and all HOA related documents as required by the District are made, as determined by and approved by the District's Engineer, Staff, and Counsel. Mr. LaPray seconded the motion. Motion carried 4-0.

**CONSIDERATION AND AUTHORIZATION FOR THE DRAINAGE DISTRICT STAFF TO APPROVE THE DRAINAGE PLAN FOR PIRATES COVE ESTATES PHASE 2 TO BE LOCATED AT TEXAS STREET, VIDOR, TX, PREPARED BY JEREMY J. MITCHELL, P.E., DATED APRIL 8, 2024**

Mr. Ancelot made a motion to authorize the Drainage District Staff to approve the Drainage Plan for Pirates Cove Estates Phase 2 to be located at Texas Street, Vidor, Texas, prepared by Jeremy J. Mitchell, P.E., dated April 8, 2024. Mr. LaPray seconded the motion. Motion carried 4-0.

**CONSIDERATION AND APPROVAL OF THE FINAL PLAT OF PIRATES COVE ESTATES PHASE 2 LOCATED AT TEXAS STREET, VIDOR, TEXAS, PREPARED BY SOUTEX SURVEYORS AND ENGINEERS INC. UNDER THE AUTHORITY OF JEREMY J. MITCHELL, P.E., SUBJECT TO, AND PROVIDED THAT, ALL CHANGES TO THE FINAL PLAT AND ALL HOA RELATED DOCUMENTS AS REQUIRED BY THE DISTRICT ARE MADE, AS DETERMINED AND APPROVED BY THE DISTRICT'S ENGINEER, STAFF AND COUNSEL**

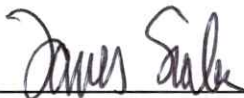
Mr. LaPray made a motion to approve the Final Plat of Pirates Cove Estates Phase 2 located at Texas Street, Vidor, Texas prepared by Soutex Surveyors and Engineers Inc. under the authority of Jeremy J. Mitchell, P.E., subject to, and provided that, all changes to the Final Plat and all HOA related documents as required by the District are made, as determined and approved by the District's Engineer, Staff and Counsel. Mr. Ancelot seconded the motion. Motion carried 4-0.

**CONSIDERATION AND AUTHORIZATION FOR THE DRAINAGE DISTRICT STAFF TO APPROVE THE DRAINAGE STUDY AND ASSOCIATED PLANS FOR THE TUBAL-CAIN PROJECT, A COMMERCIAL DEVELOPMENT, TO BE LOCATED AT 5665 N. MAIN STREET, VIDOR, TX, PREPARED BY SAMUEL PAUL FOUNTAIN, P.E., DATED APRIL 15, 2024**

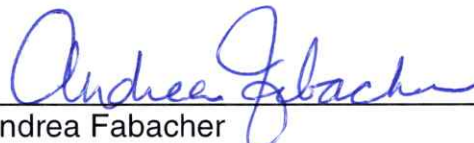
Mr. Ancelot made a motion to authorize the Drainage District Staff to approve the Drainage Study and associated plans for the Tubal-Cain project, a commercial development, to be located at 5665 N. Main Street, Vidor, Texas, prepared by Samuel Paul Fountain, P.E., dated April 15, 2024. Mr. LaPray seconded the motion. Motion carried 4-0

**BOARD ADJOURNS**

There being no further business to discuss, Mr. Ancelot made the motion to adjourn. Mr. Covington seconded the motion. Motion carried 4-0. The meeting adjourned at 10:19 a.m.



James Scales  
Secretary



Andrea Fabacher  
Recording Secretary