

MINUTES OF THE REGULAR MEETING OF
THE BOARD OF COMMISSIONERS OF
JEFFERSON COUNTY EMERGENCY SERVICES DISTRICT NO. 4

A regular meeting of the Board of Commissioners of the Jefferson County Emergency Services District No. 4 (“District”) was called for at 5:30 p.m. on November 17, 2025, at the Labelle fire station, located at 12880 FM 365, Beaumont, Texas 77705, pursuant to notice duly posted according to law.

At approximately 5:30 p.m., the regular meeting was called to order. The roll was called of the duly constituted officers and members of the Board, to wit:

Jeff Roebuck	President
Charlie Reneau	Vice President
Davilyn Walston	Secretary
Sandra Melton	Treasurer
Robert Bordes	Assistant Treasurer

All of said Board members were present, with the exception of President Roebuck, thus constituting a quorum. Also present were: David Stacey, District Fire Chief; Cristy Draper, District Administrative Assistant; Joshua Heinz of Benckenstein & Oxford, LLP, attorneys for the District; and, the individuals listed on the attendance log attached hereto as **Exhibit A**.

Upon establishing that a quorum was present, Vice President Reneau asked for public comment as set forth in Agenda Item No. 3, and being as there was none, the Board moved along to Agenda Item No. 4, at which time Chief Stacey reviewed his monthly written Chief’s Report, a copy of which is attached hereto as **Exhibit B**.

Vice President Reneau then directed the Board’s attention to Agenda Item No. 5 for review of the Minutes of the October 20, 2025 regular meeting. Upon motion by

Secretary Walston and seconded by Treasurer Melton, the proposed minutes were unanimously approved by the Board members present.

Next, the Board was directed to Agenda Item No. 6 for the Treasurer's Report. Treasurer Melton reported the following balances in the District's accounts, as reflected in her written Treasurer's Report attached hereto as **Exhibit C**: Texas First Bank checking (9417) - \$34,942.36 as of October 31, 2025, and \$109,062.24 as of November 17, 2025; and, TexSTAR general fund investment (1110) - \$3,345,241.30 as of October 31, 2025 and November 17, 2025. The District's total funds on deposit as of November 17, 2025 was \$3,454,303.54. Treasurer Melton then reviewed with the Board the District's monthly financial Statement of Activities, a copy of which is attached hereto as **Exhibit D**.

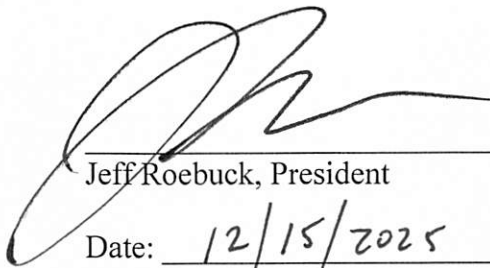
Then, under Agenda Item No. 7, Chief Stacey requested the Board approve and ratify the new U.S. Fire Apparatus Commercial Pumper purchase from Kemper Emergency Vehicles (Dealer) for \$539,000.00, a portion of which is being paid/reimbursed with funds acquired through the Texas A&M Forest Service Apparatus Grant Program). A copy of the Purchase Agreement is attached hereto as **Exhibit E**. Upon motion by Assistant Treasurer Bordes and seconded by Treasurer Melton, the Board members present unanimously approved and ratified the apparatus purchase.

The Board then moved along to Agenda Item No. 8 for approval and payment of the District's bills. Chief Stacey and Treasurer Melton reviewed with the Board the District's various monthly expenditures, as shown on the Check List and Bank Account Registers attached hereto as **Exhibit F**. Upon motion by Treasurer Melton and seconded by Secretary Walston, the Board members present unanimously approved payment of the

District's bills and expenditures (Check Nos. 5504-5505 and 5525-~~5554~~⁵⁵⁶⁴, plus the Spectrum Business, Visa, Entergy, Verizon Wireless, T-Mobile, Enterprise Guardian, and other auto-debit payments).

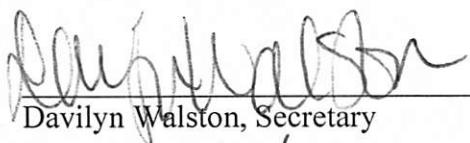
Thereafter, the Board was directed to Agenda Item No. 9, at which time the Board reviewed and discussed the proposed Fittz & Shipman engagement letter for Owner's Representative services on the new Fannett Fire Station design/build project, which was received earlier that afternoon. A copy of proposed engagement letter is attached hereto as Exhibit G. Mr. Heinz advised that he had reviewed the engagement letter and discussed same with Chief Stacey and President Roebuck, and he recommended the following changes: (i) a reduced percentage (i.e. 2%) or flat rate compensation amount; and, (ii) net 30 days payment terms on progress invoices. The Board agreed with Mr. Heinz's recommended changes, which will be proposed to Fittz & Shipman after Mr. Heinz has had further discussions with President Roebuck.

Being as there were no other matters to come before the Board under Agenda Item Nos. 10 and 11, the regular meeting was adjourned at approximately 5:55 p.m.



Jeff Roebuck, President
Date: 12/15/2025

ATTEST:



Davilyn Walston, Secretary
Date: 12/15/2025

Exhibit A



JEFFERSON COUNTY ESD No. 4

Regular Board Meeting

November, 17 2025

SIGN-IN SHEET

1 Randy Lyday 4110

2 Stacy

3 Casey Dji 4502

4 Pat Larson

5 Don Burrell Fittz + Shipman, Inc

6 Karen Reneau

7

8

9

10

Exhibit B

FIRE CHIEF'S REPORT

Board Meeting on November 17, 2025

		INSERVICE	OUT OF SERVICE	
LABELLE				
	E41	x		
	T41	x		
	B41	x		
	U4	X		
	F550	X		
	U43	x		
	BB40	x		
FANNETT				
	E42	x		
	T42	X		
	B42R	x		
	M4	X		
	U41	X		
CHEEK				
	E43	x		
	T43	x		Portable tank not on unit. Broken latch
	B43	X		

STATION 1: LABELLE

•

STATION 2: FANNETT

•

STATION 3: CHEEK

•

EMS:

- No transports since last Board Meeting.
- Quotes obtain for AED purchases approved in 2025-2026 Budget.
- Capital purchase of 4 AED's were ordered. AED's received 11/06/25

Fire:

- Chief attended Sabine Neches Chief's meeting on 11/5/25

FIRE RECOVERY:

- 1 Fire Recovery incidents uploaded for billing since last Board meeting.

ESD:

- Fire Chief spoke with multiple vendors for Fire apparatus. We will be meeting with US Fire Apparatus Rep. on the 19th to finalize specifications on new Engine.
- Texas Forestry Service direct deposited \$3,822.29 for Workers Compensation grant.
- Attorney and I met with Fittz and Shipman to discuss contract for Owners Rep.
- Discussed our upcoming web site design with Designer.
- Fire Chief used 5 days of vacation. 10/27/25 – 10/31/25

FIRE TRAINING:

- Fire training was canceled in October, 2025

EMS TRAINING:

- EMS training was canceled in October 2025.

MEMBERSHIP:

- 27 Volunteer members.
- See Active-Duty Report attached.

RUNS/CALL VOUME:

- 60 emergency responses by JCESD4 in the month of October 2025.
- 39 or 67% of the calls were Medical/EMS calls. Motor vehicle accidents accounted for 35 of those 39 calls.
- 11 Volunteer members made calls in September 2025.
- **Zero** "no responses" for October 2025.

Contract Firefighter:

- 8 Contracted Firefighters are on the roster.

SURPLUS:

- 3 Zoll AED:
 - SN: **00847946002237X17B897861**, Asset # JC0350
 - SN: **00847946002237X17B898098**, Asset # JC0349
 - SN: **00847946002152X18D017297**, Asset # JC0348

(Would like to donate to Churches within JCESD4 District if approved)

Filter statement

Filters **Alarm Date Range** 10/1/25 to 10/31/25 | **Is Locked** Exclude: false

Fire Incident Types

Classifies types of fire incidents by type group

Count of Total Incidents

Count of Incidents
60

Fire Calls

Count of Fire Calls
5
Percent of Fire Calls **8.3%**

EMS Calls

Count of EMS Calls
39
Percent of EMS Calls **65.0%**

Other Calls

Count of Other Calls
16
Percent of Other Calls **26.7%**

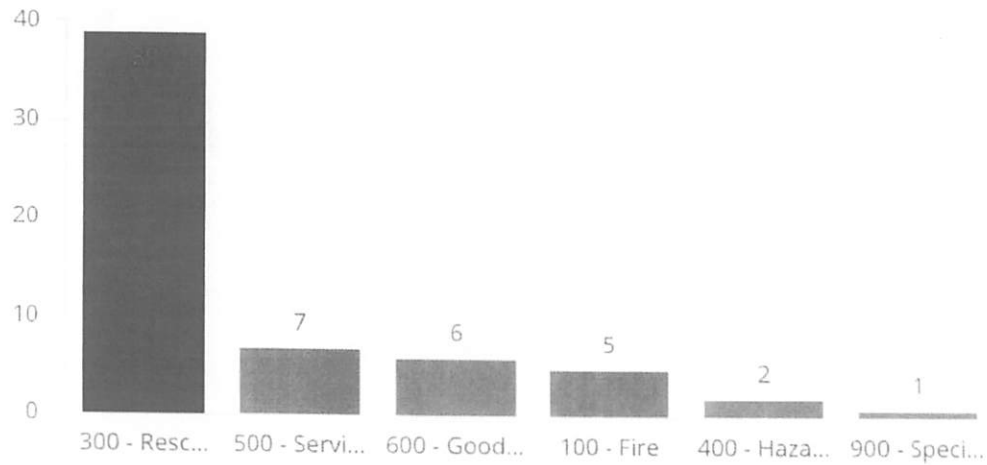
Fire Incident Types

10/1/25 to 10/31/25 Fire Incidents

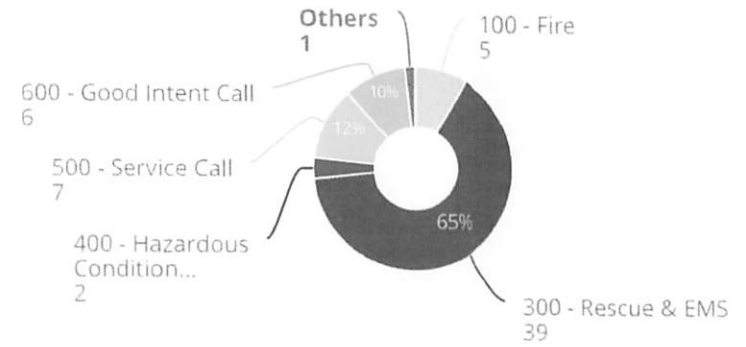
Filter statement

Filters Alarm Date Range 10/1/25 to 10/31/25 | Is Locked Exclude: false

Count of Incidents by Incident Type Group and Year



Percentage of Incident Type Group



Fire Incident Types

Fire Incidents

Filter statement

Filters **Alarm Date Range** 10/1/25 to 10/31/25 | **Is Locked** Exclude: false

Count of Incidents by Type

Incident Type Group	Incident Type	Incident Type Code	Count of Incidents	
			10/2025	Grand Total
100 - Fire	Brush or brush-and-grass mixture fire	142	1	1
	Building fire	111	1	1
	Cultivated grain or crop fire	171	1	1
	Grass fire	143	1	1
	Passenger vehicle fire	131	1	1
100 - Fire Total			5	5
300 - Rescue & EMS	Emergency medical service incident, other	320	2	2
	EMS call, excluding vehicle accident with injury	321	23	23
	Medical assist, assist EMS crew	311	6	6
	Motor vehicle accident with injuries	322	5	5
	Motor vehicle accident with no injuries.	324	2	2
	Rescue, EMS incident, other	300	1	1
300 - Rescue & EMS Total			39	39
400 - Hazardous Condition	Carbon monoxide incident	424	1	1
	Combustible/flammable gas/liquid condition, other	410	1	1
400 - Hazardous Condition Total			2	2
500 - Service Call	Assist invalid	554	5	5
	Unauthorized burning	561	2	2

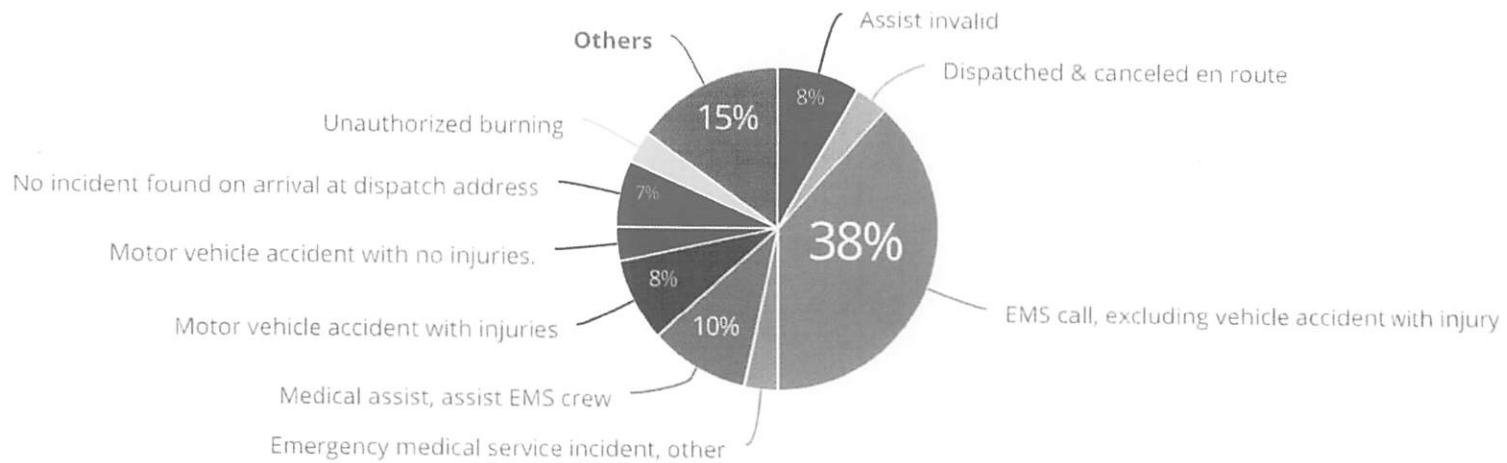
Fire Incident Types

10/17/2015 2:31:02 PM Fire Incidents

Filter statement

Filters **Alarm Date Range** 10/1/25 to 10/31/25 | **Is Locked** Exclude: false

Count of Incidents by Type copy



- Assist invalid
- Dispatched & canceled en route
- EMS call, excluding vehicle accident with injury
- Emergency medical service incident, other
- Medical assist, assist EMS crew
- Motor vehicle accident with injuries
- Motor vehicle accident with no injuries.
- No incident found on arrival at dispatch address
- Unauthorized burning
- Others

Filter statement

Filters **Alarm Date Range** 9/1/25 to 9/30/25 | **Is Locked** Exclude: false

Fire Incident Types

Classifies types of fire incidents by type group

Count of Total Incidents

Count of Incidents
58

Fire Calls

Count of Fire Calls
4
Percent of Fire Calls **6.9%**

EMS Calls

Count of EMS Calls
39
Percent of EMS Calls **67.2%**

Other Calls

Count of Other Calls
15
Percent of Other Calls **25.9%**

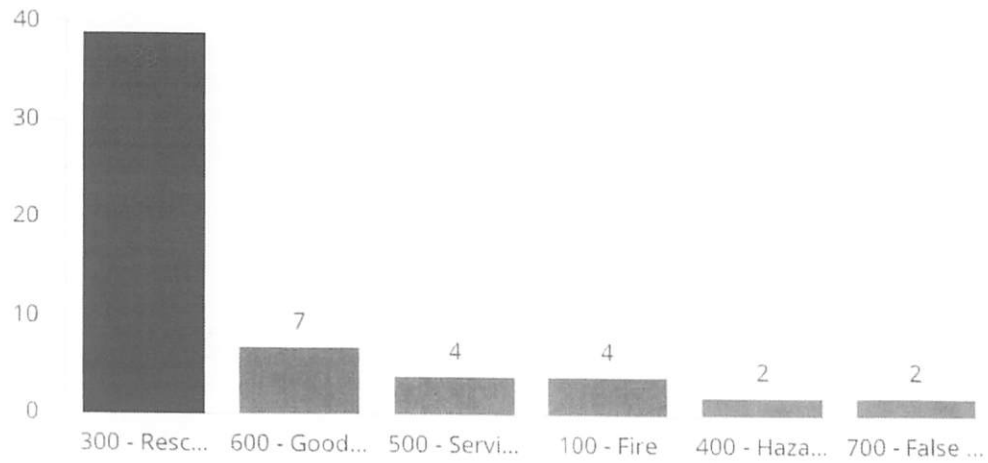
Fire Incident Types

9/1/25 5:14:55 PM Fire Incidents

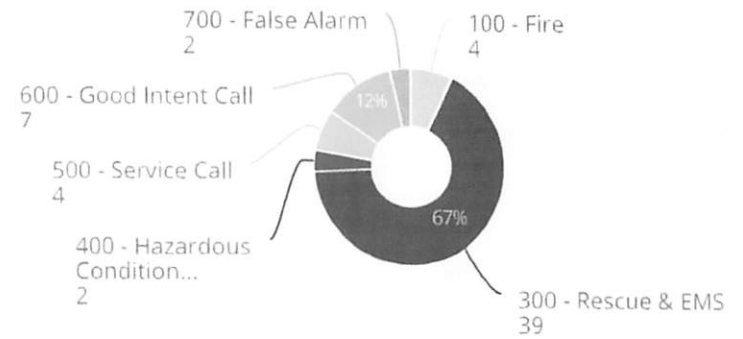
Filter statement

Filters **Alarm Date Range** 9/1/25 to 9/30/25 | **Is Locked** Exclude: false

Count of Incidents by Incident Type Group and Year



Percentage of Incident Type Group



Fire Incident Types

9/11/25 1:40:55 PM Fire Incidents

Filter statement

Filters **Alarm Date Range** 9/1/25 to 9/30/25 | **Is Locked** Exclude: false

Count of Incidents by Type

Incident Type Group	Incident Type	Incident Type Code	Count of Incidents	
			09/2025	Grand Total
100 - Fire	Brush or brush-and-grass mixture fire	142	1	1
	Building fire	111	1	1
	Road freight or transport vehicle fire	132	2	2
100 - Fire Total			4	4
300 - Rescue & EMS	EMS call, excluding vehicle accident with injury	321	25	25
	Medical assist, assist EMS crew	311	3	3
	Motor vehicle accident with injuries	322	9	9
	Motor vehicle accident with no injuries.	324	1	1
	Rescue, EMS incident, other	300	1	1
300 - Rescue & EMS Total			39	39
400 - Hazardous Condition	Vehicle accident, general cleanup	463	2	2
500 - Service Call	Assist invalid	554	1	1
	Assist police or other governmental agency	551	1	1
	Public service assistance, other	550	1	1
	Unauthorized burning	561	1	1
500 - Service Call Total			4	4
600 - Good Intent Call	Dispatched & canceled en route	611	4	4
	No incident found on arrival at dispatch address	622	2	2

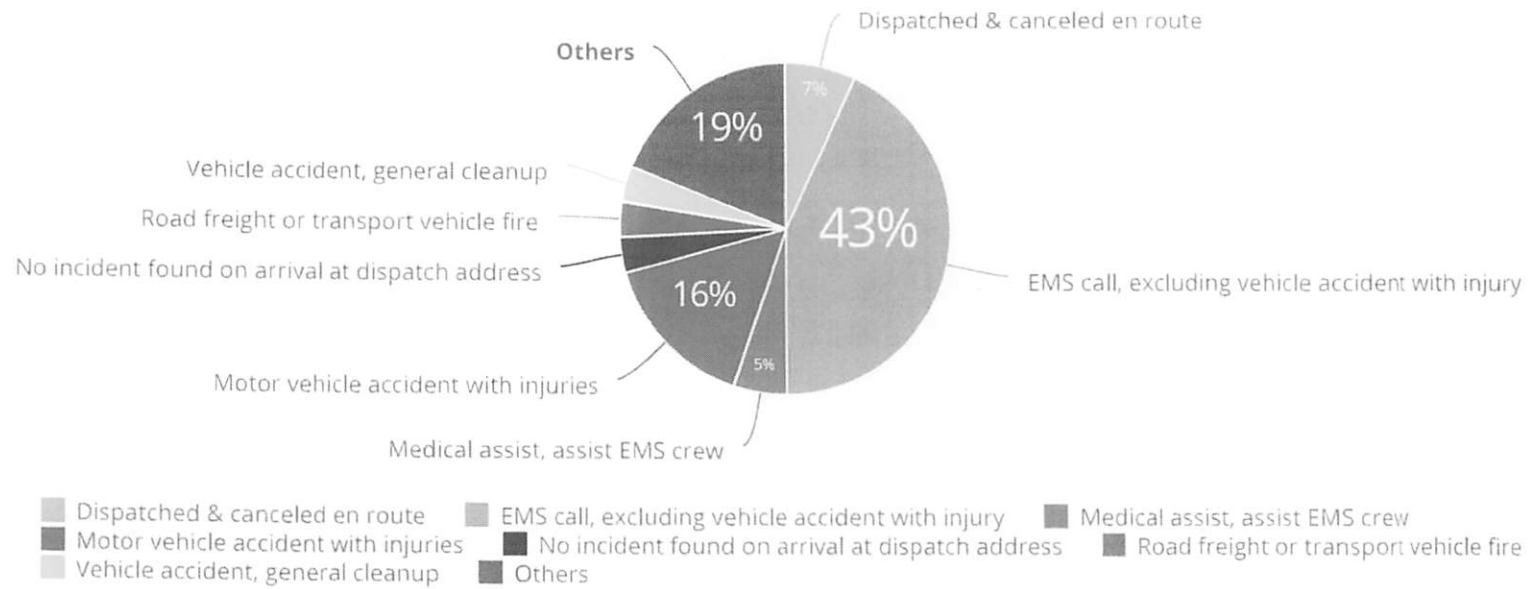
Fire Incident Types

9/14/2025 1:40:30 PM Fire Incidents

Filter statement

Filters Alarm Date Range 9/1/25 to 9/30/25 | Is Locked Exclude: false

Count of Incidents by Type copy



JCESD 4
MONTH ACTIVE MEMBER REPORT JANUARY 2025

ID	APRIL		MAY		JUNE		JULY 2025		AUGUST 2025		SEPTEMBER 2025		OCTOBER 2025	
	RUNS	TRAINING	RUNS	TRAINING	RUNS	TRAINING	RUNS	TRAINING	RUNS	TRAINING	RUNS	TRAINING	RUNS	NO TRAINING
4144	0	0	0	0	0	0	0	0	0	0	0	0	0	
4139	0	0	0	0	0	0	0	0	0	0	0	0	0	
4106	1	0	2	0	1	0	3	0	0	1	2	0	0	
422	4	2	6	0	8	0	5	1	1	6	9	1	0	
4322	1	2	1	0	3	1	0	1	1	0	1	1	3	
4108	1	0	1	0	0	0	2	0	0	0	1	0	0	
4101	0	0	0	0	0	0	0	0	0	0	0	0	0	
4401	0	0	0	0	0	0	0	0	0	0	0	0	0	
4134	2	0	0	0	0	0	0	0	0	0	0	0	0	
4328	0	0	0	0	0	0	0	0	0	0	0	0	0	
4115	4	0	4	0	0	0	2	0	0	0	0	0	0	
4125	5	1	3	0	0	0	1	1	0	0	0	0	1	
4223	1	0	0	0	0	0	0	1	0	0	0	0	0	
4129	0	0	0	0	0	0	0	0	2	12	10	1	4	
4110	30	2	26	1	19	2	19	1	1	19	19	3	11	
4416	17	1	7	0	8	1	9	0	1	6	12	1	11	
4119	2/7	0	0/10	0	0/5	0	0/4	0	0	0/1	0/1	0	0	
4124	1	0	0	0	0	0	0	0	0	0	0	0	0	
430	0	0	0	1	1	0	0	1	0	0	0	0	0	
402	0	1	2	0	1	1	0	0	1	2	0	1	0	
4207	2/5	1	0/7	1	11	0	12	0	0	2/5	5	0	6/0	
401	19	2	22	1	17	2	13	0	1	16	23	2	12	
4320	1	0	0	0	2	0	0	1	0	0	0	0	1	
4204	3	1	8	0	2	1	12	1	1	3	4	1	10	
4111	0	0	0	1	0	0	0	1	0	0	0	0	0	
440	8	1	1	0	2	0	4	1	0	2	1	0	1	
4121	0	1	0	0	0	1	0	0	1	0	1	1	2	
4206	1	2	0	0	0	1	0	0	0	0	0	2	0	
4131	7	1	4	0	5	2	2	0	0	10	0	2	5	
BER OF CAL	70		68		65		65		55		58		60	
MEMBERS M	18		13		14		12		11		11		11	

Exhibit C

JEFFERSON COUNTY ESD #4 FINANCIAL REPORT -- 11/17/2025

BANK ACCOUNT DETAIL FOR THE MONTH OF OCTOBER 2025 AND NOVEMBER 17, 2025 YEAR-TO-DATE:

	10/31/2025	11/17/2025
	BALANCE	BALANCE
TEXAS FIRST BANK		
Checking Account #10229417	\$ 34,942.36	\$ 109,062.24
TEXSTAR		
Includes TexStar interest payment of \$11,655.53 or 4.1164%	\$ 3,345,241.30	\$ 3,345,241.30
2025 YTD Interest = \$104,783.73		
TOTAL FUNDS AS OF 11/17/2025	\$ 3,317,436.64	\$ 3,425,001.15

3,380,489.66

3,454,303.54

November 2025 Deposits at Texas First Bank As Of 11/17/2025	DEPOSITS
11/04/2025 UFIS Refund	\$ 196.00
11/05/2025 Jefferson County Property Taxes	\$ 19,707.92
11/07/2025 CPA State Fiscal/Inv-Payments (Sales Tax)	\$ 6,335.68
11/07/2025 CPA State Fiscal/Inv-Payments (Sales Tax)	\$ 73,602.92
TOTAL NOVEMBER 2025 DEPOSITS AS OF 11/17/2025	\$ 99,842.52

NOVEMBER 2025 Payments at Texas First Bank As Of 11/17/2025	PAYMENTS
11/03/2025 Payment to Charles Evans	\$ 2,068.00
11/04/2025 Payment to Donald Scott Wade	\$ 110.00
11/04/2025 Payment to Vaughn's Air Conditioning	\$ 375.00
11/04/2025 Payment to Donald Scott Wade	\$ 400.00
11/05/2025 Texas Workforce	\$ 19.66
11/04/2025 Payment to Orange County ESD No. 2	\$ 20,525.00
11/10/2025 Entergy	\$ 74.98
11/10/2025 Entergy	\$ 383.83
11/10/2025 Entergy	\$ 482.81
11/12/2025 Enterprise Guard	\$ 100.00
11/14/2025 IRS/USATAXPAYMENT	\$ 1,183.36
TOTAL NOVEMBER 2025 PAYMENTS AS OF 11/17/2025	\$ 25,722.64



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600 Gulf Freeway, Texas City, TX 77591

Return Service Requested

TELEPHONE BANKING
(409) 945-9889 (281) 538-2226
(855) 355-8321

CUSTOMER SERVICE
(409) 948-1993

1

JEFFERSON COUNTY EMERGENCY
SERVICES DISTRICT No. 4
12880 FM 365 RD
BEAUMONT TX 77705-9682

Page 1 of 8

Account Number: ****9417
Date 10/31/25

EM

PUBLIC FUNDS TIERED INT. JEFFERSON COUNTY EMERGENCY Acct XXXXXX9417

Summary of Activity Since Your Last Statement

Beginning Balance	10/01/25	56,174.89	
Deposits / Misc Credits	9	99,913.38	
Withdrawals / Misc Debits	61	121,145.91	
** Ending Balance	10/31/25	34,942.36	**
Service Charge		6.60	
Interest Paid Thru 10/31/25		56.81	
Interest Paid Year To Date		1,364.00	
Annual Percentage Yield Earned		.63 %	
Number of Days for A.P.Y.E.		31	
Average Balance for A.P.Y.E.		106,357.22	
Minimum Balance		34,892	
Enclosures		47	

	Total for this period	Total year-to-date
Total Overdraft Fees	\$.00	\$.00
Total Returned Item Fees	\$.00	\$.00

Deposits and Other Credits

Date	Amount	Activity Description
10/06	250.00	Deposit
10/06	735.00	Deposit
10/06	8,960.00	Deposit
10/10	6,125.21	CPA STATE FISCAL/INV-PAYMTS 32092946816000 JEFFERSON CO ESD
10/10	75,266.54	CPA STATE FISCAL/INV-PAYMTS 32066141139000 JEFFERSON CO ESD
10/14	2,177.43	Jefferson CO Tax/ACH Property tax Disbursement 86 ESD 4
10/16	2,520.00	Deposit
10/31	3,822.39	TFS/VENDOR PAY RMR*IV*FI-151-901107\REF*VV*0602756\REF* PO*E505437\ XXXXXXX8100 JEFFERSON COUNTY ESD 4



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**JEFFERSON COUNTY EMERGENCY
SERVICES DISTRICT No. 4
12880 FM 365 RD
BEAUMONT TX 77705-9682**

Page **1**
2 of 8

Account Number: *****9417

Deposits and Other Credits

Date	Amount	Activity Description
10/31	56.81	Interest Paid

Debits and Other Withdrawals

Date	Amount	Activity Description
10/01	10.91	VERIZON WIRELESS/PAYMENTS 064225772500001 0000000064225772500001
10/01	417.89	VERIZON WIRELESS/PAYMENTS 094212557100001 0000000094212557100001
10/10	100.00	ENTERPRISE GUARD/ENGUARD M81245315338 DAVID STACEY
10/14	116.88	ENTERGY TEXAS, I/BANK DRAFT JEFFERSON COUNTY ESD 4
10/14	445.82	ENTERGY TEXAS, I/BANK DRAFT JEFFERSON COUNTY ESD 4
10/14	497.13	ENTERGY TEXAS, I/BANK DRAFT JEFFERSON COUNTY ESD 4
10/14	1,140.88	IRS/USATAXPYMT 270568780292944 JEFFERSON COUNTY EMERG
10/15	30.93	W Jefferson MWD/W Jefferso JEFFERSON COUNTY EDS #4
10/15	35.11	W Jefferson MWD/W Jefferso JEFFERSON COUNTY ESD #4
10/15	304.47	W Jefferson MWD/W Jefferso JEFFERSON CO. ESD # 4 CHEEK
10/17	82.52	REPUBLICSERVICES/RSIBILLPAY 308622980992 JEFFERSON COUNTY ESD F
10/17	101.39	REPUBLICSERVICES/RSIBILLPAY 308622980958 JEFFERSON COUNTY ESD F
10/23	65.89	T-MOBILE/PCS SVC 6159685 JEFFERSON COUNTY EMER
10/27	120.45	SPECTRUM/SPECTRUM JEFFERSON COUNTY ESD N
10/27	1,674.25	VISA/PAYMENT 487452XXXX6511 DAVID STACEY JR
10/31	12.86	VERIZON WIRELESS/PAYMENTS



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CUSTOMER SERVICE
(409) 948-1993

JEFFERSON COUNTY EMERGENCY
SERVICES DISTRICT No. 4
12880 FM 365 RD
BEAUMONT TX 77705-9682

Page 1
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Account Number: ****9417

Debits and Other Withdrawals

Date	Amount	Activity Description
10/31	417.89	064225772500001 0000000064225772500001 VERIZON WIRELESS/PAYMENTS
10/31	6.60	094212557100001 0000000094212557100001 GLOBAL ITEM 22 at \$.30

Checks

Date	Check No	Amount	Date	Check No	Amount	Date	Check No	Amount
10/06	5428	120.99	10/28	5462	24.99	10/31	5498	1,034.00
10/02	5432*	400.00	10/23	5463	866.67	10/28	5499	2,134.00
10/01	5447*	1,056.00	10/27	5464	8,731.29	10/24	5502*	955.82
10/28	5449*	500.00	10/21	5465	50.00	10/21	5503	4,357.50
10/29	5450	2,750.00	10/21	5466	60.00	10/23	5512*	1,056.00
10/27	5451	255.00	10/27	5467	152.15	10/24	5513	15.00
10/28	5452	1,478.15	10/30	5468	987.00	10/24	5514	305.00
10/29	5453	485.92	10/29	5470*	59,901.00	10/28	5518*	950.00
10/28	5454	1,010.78	10/27	5472*	482.07	10/22	5519	410.00
10/22	5455	400.00	10/27	5473	690.00	10/28	5520	75.00
10/30	5456	294.55	10/31	5474	11,515.00	10/24	5521	305.00
10/27	5457	42.58	10/23	5475	2,090.00	10/27	5523*	205.00
10/29	5458	776.83	10/22	5495*	2,442.00	10/30	5524	1,750.00
10/27	5460*	434.75	10/22	5496	2,343.00			
10/30	5461	400.00	10/24	5497	1,271.00			

* indicates a break in check number sequence

Daily Balance Summary

Date	Balance	Date	Balance	Date	Balance
10/01	54,690.09	10/16	147,532.06	10/27	117,567.73
10/02	54,290.09	10/17	147,348.15	10/28	111,394.81
10/06	64,114.10	10/21	142,880.65	10/29	47,481.06
10/10	145,405.85	10/22	137,285.65	10/30	44,049.51
10/14	145,382.57	10/23	133,207.09	10/31	34,942.36
10/15	145,012.06	10/24	130,355.27		

Please refer to the attached PDF behind your statement of upcoming ACH changes effective October 1, 2025 and Wire changes effective November 1, 2025.



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www.texasfirst.bank

600 Gulf Freeway, Texas City, TX 77591

Return Service Requested

TELEPHONE BANKING
(409) 945-9889 (281) 538-2226
(855) 355-8321

CUSTOMER SERVICE
(409) 948-1993

JEFFERSON COUNTY EMERGENCY
SERVICES DISTRICT No. 4
12880 FM 365 RD
BEAUMONT TX 77705-9682

Page 1
4 of 8

Account Number: ****9417

PUBLIC FUNDS SAVINGS	JEFFERSON COUNTY EMERGENCY	Acct XXXXXX1885
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Summary of Activity Since Your Last Statement

Beginning Balance	10/01/25	.00	
Deposits / Misc Credits	0	.00	
Withdrawals / Misc Debits	0	.00	
** Ending Balance	10/31/25	.00	**
Service Charge		.00	
Average Balance		25,770	
Minimum Balance		0	

TEXAS FIRST BANK
CHECKING DEPOSIT
DATE: October 6, 2025
NAME: Jefferson County ESO4
ACCOUNT NUMBER: *0010229417
AMOUNT: 250.00
MICR: ⑆5011⑉0256⑆

10/06/2025 \$250.00

Jefferson County Emergency Services No. 4
DATE: 10/01/2025
AMOUNT: 5447
MICR: ⑆00005447⑆ ⑆443440756⑆ ⑆10229417⑆

10/01/2025 5447 \$1,056.00

Jefferson County Emergency Services No. 4
DATE: 10/28/2025
AMOUNT: 5454
MICR: ⑆00005454⑆ ⑆443440756⑆ ⑆10229417⑆

10/28/2025 5454 \$1,010.78

TEXAS FIRST BANK
CHECKING DEPOSIT
DATE: October 6, 2025
NAME: Jefferson County ESO4
ACCOUNT NUMBER: *0010229417
AMOUNT: 735.00
MICR: ⑆5011⑉0256⑆

10/06/2025 \$735.00

Jefferson County Emergency Services No. 4
DATE: 10/28/2025
AMOUNT: 5449
MICR: ⑆00005449⑆ ⑆443440756⑆ ⑆10229417⑆

10/28/2025 5449 \$500.00

Jefferson County Emergency Services No. 4
DATE: 10/22/2025
AMOUNT: 5455
MICR: ⑆00005455⑆ ⑆443440756⑆ ⑆10229417⑆

10/22/2025 5455 \$400.00

TEXAS FIRST BANK
CHECKING DEPOSIT
DATE: October 6, 2025
NAME: Jefferson County ESO4
ACCOUNT NUMBER: *0010229417
AMOUNT: 8960.00
MICR: ⑆5011⑉0256⑆

10/06/2025 \$8,960.00

Jefferson County Emergency Services No. 4
DATE: 10/29/2025
AMOUNT: 5450
MICR: ⑆00005450⑆ ⑆443440756⑆ ⑆10229417⑆

10/29/2025 5450 \$2,750.00

Jefferson County Emergency Services No. 4
DATE: 10/30/2025
AMOUNT: 5456
MICR: ⑆00005456⑆ ⑆443440756⑆ ⑆10229417⑆

10/30/2025 5456 \$294.55

TEXAS FIRST BANK
CHECKING DEPOSIT
DATE: October 16, 2025
NAME: Jefferson County ESO4
ACCOUNT NUMBER: *0010229417
AMOUNT: 2520.00
MICR: ⑆5011⑉0256⑆

10/16/2025 \$2,520.00

Jefferson County Emergency Services No. 4
DATE: 10/27/2025
AMOUNT: 5451
MICR: ⑆00005451⑆ ⑆443440756⑆ ⑆10229417⑆

10/27/2025 5451 \$255.00

Jefferson County Emergency Services No. 4
DATE: 10/27/2025
AMOUNT: 5457
MICR: ⑆00005457⑆ ⑆443440756⑆ ⑆10229417⑆

10/27/2025 5457 \$42.58

Jefferson County Emergency Services No. 4
DATE: 10/06/2025
AMOUNT: 5428
MICR: ⑆00005428⑆ ⑆443440756⑆ ⑆10229417⑆

10/06/2025 5428 \$120.99

Jefferson County Emergency Services No. 4
DATE: 10/28/2025
AMOUNT: 5452
MICR: ⑆00005452⑆ ⑆443440756⑆ ⑆10229417⑆

10/28/2025 5452 \$1,478.15

Jefferson County Emergency Services No. 4
DATE: 10/29/2025
AMOUNT: 5458
MICR: ⑆00005458⑆ ⑆443440756⑆ ⑆10229417⑆

10/29/2025 5458 \$776.83

Jefferson County Emergency Services No. 4
DATE: 10/02/2025
AMOUNT: 5432
MICR: ⑆00005432⑆ ⑆443440756⑆ ⑆10229417⑆

10/02/2025 5432 \$400.00

Jefferson County Emergency Services No. 4
DATE: 10/29/2025
AMOUNT: 5453
MICR: ⑆00005453⑆ ⑆443440756⑆ ⑆10229417⑆

10/29/2025 5453 \$485.92

Jefferson County Emergency Services No. 4
DATE: 10/27/2025
AMOUNT: 5460
MICR: ⑆00005460⑆ ⑆443440756⑆ ⑆10229417⑆

10/27/2025 5460 \$434.75

Jefferson County Emergency Services No. 4
 10/30/2025 5461 \$400.00

Jefferson County Emergency Services No. 4
 10/27/2025 5467 \$152.15

Jefferson County Emergency Services No. 4
 10/23/2025 5475 \$2,090.00

Jefferson County Emergency Services No. 4
 10/28/2025 5462 \$24.99

Jefferson County Emergency Services No. 4
 10/30/2025 5468 \$987.00

Jefferson County Emergency Services No. 4
 10/22/2025 5495 \$2,442.00

Jefferson County Emergency Services No. 4
 10/23/2025 5463 \$866.67

Jefferson County Emergency Services No. 4
 10/29/2025 5470 \$59,901.00

Jefferson County Emergency Services No. 4
 10/22/2025 5496 \$2,343.00

Jefferson County Emergency Services No. 4
 10/27/2025 5464 \$8,731.29

Jefferson County Emergency Services No. 4
 10/27/2025 5472 \$482.07

Jefferson County Emergency Services No. 4
 10/24/2025 5497 \$1,271.00

Jefferson County Emergency Services No. 4
 10/21/2025 5465 \$50.00

Jefferson County Emergency Services No. 4
 10/27/2025 5473 \$690.00

Jefferson County Emergency Services No. 4
 10/31/2025 5498 \$1,034.00

Jefferson County Emergency Services No. 4
 10/21/2025 5466 \$60.00

Jefferson County Emergency Services No. 4
 10/31/2025 5474 \$11,515.00

Jefferson County Emergency Services No. 4
 10/28/2025 5499 \$2,134.00

Account Number

***9417

Date 10/31/2025

Page

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Jefferson County Emergency Services No. 4
 10/24/2025
 \$ 955.82
 MICHAEL METCALFE
 1321 THORNDY ST
 BEAUMONT, TX 77705

10/24/2025 5502 \$955.82

Jefferson County Emergency Services No. 4
 10/22/2025
 \$ 410.00
 MICHAEL METCALFE
 1321 THORNDY ST
 BEAUMONT, TX 77705

10/22/2025 5519 \$410.00

Jefferson County Emergency Services No. 4
 10/21/2025
 \$ 4,357.50
 MICHAEL METCALFE
 1321 THORNDY ST
 BEAUMONT, TX 77705

10/21/2025 5503 \$4,357.50

Jefferson County Emergency Services No. 4
 10/28/2025
 \$ 75.00
 MICHAEL METCALFE
 1321 THORNDY ST
 BEAUMONT, TX 77705

10/28/2025 5520 \$75.00

Jefferson County Emergency Services No. 4
 10/23/2025
 \$ 1,056.00
 MICHAEL METCALFE
 1321 THORNDY ST
 BEAUMONT, TX 77705

10/23/2025 5512 \$1,056.00

Jefferson County Emergency Services No. 4
 10/24/2025
 \$ 305.00
 MICHAEL METCALFE
 1321 THORNDY ST
 BEAUMONT, TX 77705

10/24/2025 5521 \$305.00

Jefferson County Emergency Services No. 4
 10/24/2025
 \$ 15.00
 MICHAEL METCALFE
 1321 THORNDY ST
 BEAUMONT, TX 77705

10/24/2025 5513 \$15.00

Jefferson County Emergency Services No. 4
 10/27/2025
 \$ 205.00
 MICHAEL METCALFE
 1321 THORNDY ST
 BEAUMONT, TX 77705

10/27/2025 5523 \$205.00

Jefferson County Emergency Services No. 4
 10/24/2025
 \$ 305.00
 MICHAEL METCALFE
 1321 THORNDY ST
 BEAUMONT, TX 77705

10/24/2025 5514 \$305.00

Jefferson County Emergency Services No. 4
 10/30/2025
 \$ 1,750.00
 MICHAEL METCALFE
 1321 THORNDY ST
 BEAUMONT, TX 77705

10/30/2025 5524 \$1,750.00

Jefferson County Emergency Services No. 4
 10/28/2025
 \$ 950.00
 MICHAEL METCALFE
 1321 THORNDY ST
 BEAUMONT, TX 77705

10/28/2025 5518 \$950.00



Good Afternoon, Sandra Melton

Public Funds Tiered Int. **9417

Last Updated: November 15, 2025 3:16 PM

\$109,062.24 **\$109,062.24**
 Current Balance Available Balance

[Transactions](#) [Details & Settings](#)

Date	Description	Amount	
NOV 14 2025	IRS/USATAXPYMT 270571893660478 JEFFERSON COUNTY EMERG	(\$1,183.36) \$109,062.24	⋮
NOV 12 2025	ENTERPRISE GUARD/ENGUARD M81301267392 DAVID STACEY	(\$100.00) \$110,245.60	⋮
NOV 10 2025	ENERGY TEXAS, I/BANK DRAFT JEFFERSON COUNTY ESD 4	(\$482.81) \$110,345.60	⋮
NOV 10 2025	ENERGY TEXAS, I/BANK DRAFT JEFFERSON COUNTY ESD 4	(\$383.83) \$110,828.41	⋮
NOV 10 2025	ENERGY TEXAS, I/BANK DRAFT JEFFERSON COUNTY ESD 4	(\$74.98) \$111,212.24	⋮
NOV 7 2025	CPA STATE FISCAL/INV-PAYMTS 32066141139000 JEFFERSON CO ESD	\$73,602.92 \$111,287.22	⋮

NOV 7 2025	CPA STATE FISCAL/INV-PAYMTS 32092946816000 JEFFERSON CO ESD		\$6,335.68 \$37,684.30	⋮
NOV 5 2025	☞ Check - 5459	<i>Orange County ESD No. 2</i>	(\$20,525.00) \$31,348.62	⋮
NOV 5 2025	TXWORKFORCECOMM/DEBIT (512)463-2325 TWC-998829950 <i>TWC</i>		(\$19.66) \$51,873.62	⋮
NOV 5 2025	Jefferson CO Tax/ACH Paymen 6781125 JCESD NO 4		\$19,707.92 \$51,893.28	⋮
NOV 4 2025	☞ Check - 5471	<i>Donald Scott Wade</i>	(\$400.00) \$32,185.36	⋮
NOV 4 2025	☞ Check - 5469	<i>Vaughn's Air Conditioning</i>	(\$375.00) \$32,585.36	⋮
NOV 4 2025	☞ Check - 5522	<i>Donald Scott Wade</i>	(\$110.00) \$32,960.36	⋮
NOV 4 2025	☞ Deposit	<i>UFIS Refund</i>	\$196.00 \$33,070.36	⋮
NOV 3 2025	☞ Check - 5494	<i>Charles Eaves</i>	(\$2,068.00) \$32,874.36	⋮
OCT 31 2025	GLOBAL ITEM 22 at \$.30		(\$6.60) \$34,942.36	⋮
OCT 31 2025	Interest Paid		\$56.81 \$34,948.96	⋮
OCT 31 2025	☞ Check - 5474		(\$11,515.00) \$34,892.15	⋮
OCT 31 2025	☞ Check - 5498		(\$1,034.00) \$46,407.15	⋮
OCT 31 2025	VERIZON WIRELESS/PAYMENTS 094212557100001 0000000094212557100001		(\$417.89) \$47,441.15	⋮



JEFFERSON COUNTY ESD 4
 ATTN SANDRA J MELTON
 12880 FM 365 RD
 BEAUMONT TX 77705-9682

MONTHLY STATEMENT OF ACCOUNT

ACCOUNT: 1230911110

ACCOUNT NAME: GENERAL FUND

STATEMENT PERIOD: 10/01/2025 - 10/31/2025

TEXSTAR MONTHLY SUMMARY: THE AVERAGE MONTHLY RATE WAS 4.1164%. THE AVERAGE WEIGHTED AVERAGE MATURITY WAS 47 DAYS AND THE NET ASSET VALUE FOR 10/31/25 WAS 1.000163.

MONTHLY ACTIVITY DETAIL

TRANSACTION DATE	DESCRIPTION	CONFIRMATION NUMBER	TRANSACTION AMOUNT	BALANCE
	BEGINNING BALANCE			3,333,585.77
10/31/2025	MONTHLY POSTING	9999888	11,655.53	3,345,241.30
	ENDING BALANCE			3,345,241.30

MONTHLY ACCOUNT SUMMARY

BEGINNING BALANCE	3,333,585.77
TOTAL DEPOSITS	0.00
TOTAL WITHDRAWALS	0.00
TOTAL INTEREST	11,655.53
ENDING BALANCE	3,345,241.30
AVERAGE BALANCE	3,333,585.77

ACTIVITY SUMMARY (YEAR-TO-DATE)

ACCOUNT NAME	DEPOSITS	WITHDRAWALS	INTEREST
GENERAL FUND	1,050,000.00	0.00	104,783.73

Exhibit D

Jefferson County Emergency Services District No. 4
Statement of Activities (Modified Cash Basis)
All Locations

	1 Month Ended 10/31/2025 Actual	1 Month Ended 10/31/2025 Actual	Annual Budget	Over (Under) Budget	% of Budget Used to Date
Revenue					
Ad Valorem Taxes	\$ 2,581	\$ 2,581	\$ 836,449	\$ (833,868)	0.31%
Sales and Use Tax Revenue	82,446	82,446	1,000,000	(917,554)	8.24%
Grants	3,822	3,822	20,000	(16,178)	19.11%
EMS Billing	-	-	5,000	(5,000)	0.00%
Fire Recovery	12,465	12,465	5,000	7,465	249.30%
Interest Income	11,712	11,712	120,000	(108,288)	9.76%
Other Income	-	-	20,000	(20,000)	0.00%
Sale of Equipment	-	-	5,000	(5,000)	0.00%
Donation of Property	-	-	20,000	(20,000)	0.00%
Total Revenue	<u>113,026</u>	<u>113,026</u>	<u>2,031,449</u>	<u>(1,918,423)</u>	<u>5.56%</u>
Operating Expenses					
Advertising	1,140	1,140	3,500	(2,360)	32.57%
Bank Fees	7	7	150	(143)	4.67%
Accounting	690	690	19,500	(18,810)	3.54%
Cleaning & Building Maintenance/Repairs	1,832	1,832	15,000	(13,168)	12.21%
Lawn Service	987	987	6,500	(5,513)	15.18%
Office Supplies & Postage	-	-	2,500	(2,500)	0.00%
Dues & Fees	1,642	1,642	1,500	142	109.47%
Tax & Appraisal Fees	403	403	22,500	(22,097)	1.79%
Sales and Use Tax Fees	1,649	1,649	20,000	(18,351)	8.25%
Interest Expense	-	-	2,690	(2,690)	0.00%
Insurance - VFIS District	-	-	500	(500)	0.00%
Legal/Professional	3,550	3,550	25,000	(21,450)	14.20%
Sales Tax Oversight/Reporting	-	-	5,000	(5,000)	0.00%
Lodging/Meals/Travel & Regist ESD	-	-	7,500	(7,500)	0.00%
District Manager	1,500	1,500	19,500	(18,000)	7.69%
Administrative Assistant	1,035	1,035	18,814	(17,779)	5.50%
Payroll Tax Expense	86	86	3,000	(2,914)	2.87%
Small Equipment Purchases (less than \$5,000)	-	-	12,000	(12,000)	0.00%
Website Development and Maintenance	-	-	5,000	(5,000)	0.00%
Utilities	1,060	1,060	12,000	(10,940)	8.83%
Internet	1,016	1,016	7,200	(6,184)	14.11%
Telephone/Cell Phone	30	30	1,000	(970)	3.00%
Water & Garbage	554	554	4,000	(3,446)	13.85%
Note Payable - 3000 Gal Tanker (New -2022-23)	-	-	45,745	(45,745)	0.00%
Total Operating Expenses	<u>17,181</u>	<u>17,181</u>	<u>260,099</u>	<u>(242,918)</u>	<u>6.61%</u>

Jefferson County Emergency Services District No. 4
Statement of Activities (Modified Cash Basis)
All Locations

	1 Month Ended 10/31/2025 Actual	1 Month Ended 10/31/2025 Actual	Annual Budget	Over (Under) Budget	% of Budget Used to Date
Emergency Medical Services					
EMS - Medics - Contract Labor	-	-	20,000	(20,000)	0.00%
EMS - Medical Coordinator	400	400	4,800	(4,400)	8.33%
Billing - Admin. Fees	17	17	600	(583)	2.83%
Billing - Collection Fees	-	-	1,100	(1,100)	0.00%
Data/Connectivity (Phone)	100	100	650	(550)	15.38%
EMS-Medical Director	500	500	6,000	(5,500)	8.33%
Equipment (New/Repair/Testing)	-	-	9,000	(9,000)	0.00%
Medical Supplies	1,478	1,478	15,000	(13,522)	9.85%
Tuition/Reg/Certification/Dues	-	-	7,500	(7,500)	0.00%
Vehicle Repair & Maintenance	-	-	6,000	(6,000)	0.00%
Fuel	45	45	500	(455)	9.00%
Total Emergency Medical Services	<u>2,540</u>	<u>2,540</u>	<u>71,150</u>	<u>(68,610)</u>	<u>3.57%</u>
Fire Services					
Fire Chief - Telephone Allowance	50	50	600	(550)	8.33%
Certification Dues	-	-	500	(500)	0.00%
Fire Chief	3,500	3,500	46,200	(42,700)	7.58%
Small Equipment Purchases	-	-	8,000	(8,000)	0.00%
Fire Field Meals	142	142	1,000	(858)	14.20%
Dispatch Services/I Am Responding	20,525	20,525	25,000	(4,475)	82.10%
Vehicle Repair & Maintenance	9,589	9,589	65,000	(55,411)	14.75%
Travel/Lodging/Meals/Trans Expenses	-	-	2,000	(2,000)	0.00%
Personal Protection Equipment	-	-	25,000	(25,000)	0.00%
Air-Pack SCBA Inspection & Repair	-	-	3,000	(3,000)	0.00%
Equipment, Boots, Gloves-Insp/Repairs	-	-	9,000	(9,000)	0.00%
Fire Uniforms	-	-	5,000	(5,000)	0.00%
Supplies - Hoses/Nozzles/Tarps	-	-	10,000	(10,000)	0.00%
Training & Materials/Tuition/Registration	186	186	5,000	(4,814)	3.72%
Fuel	884	884	12,000	(11,116)	7.37%
Insurance - Prop. & Liab.	59,901	59,901	57,000	2,901	105.09%
Insurance - Worker's Compensation	-	-	25,000	(25,000)	0.00%
Maint., Repairs & Fees - Comm/Radios	-	-	16,000	(16,000)	0.00%
Personal Protective Equipment - Inspection	-	-	4,500	(4,500)	0.00%
Payroll Tax Expense	383	383	3,500	(3,117)	10.94%
Supplies - Fire	80	80	5,000	(4,920)	1.60%
Software - Emer Reporting	-	-	10,000	(10,000)	0.00%
Billing - Collection Fees	994	994	1,500	(506)	66.27%
Assitant Fire Chief	867	867	10,400	(9,533)	8.34%
Pay Per Call	2,775	2,775	20,000	(17,225)	13.88%
Fire Fighter Contract Pay	14,438	14,438	200,000	(185,562)	7.22%
Temporary Site Expenditures	-	-	100,000	(100,000)	0.00%
Total Fire Services	<u>114,314</u>	<u>114,314</u>	<u>670,200</u>	<u>(555,886)</u>	<u>17.06%</u>
Capital Expenditures					
Equipment	11,515	11,515	18,000	(6,485)	63.97%
Emergency Response Vehicles	-	-	90,000	(90,000)	0.00%
Capital Fund New Fire Station	-	-	900,000	(900,000)	0.00%
Total Capital Expenditures	<u>11,515</u>	<u>11,515</u>	<u>1,008,000</u>	<u>(996,485)</u>	<u>1.14%</u>
Contingency					
Contingency	-	-	22,000	(22,000)	0.00%
Total Contingency	<u>0</u>	<u>0</u>	<u>22,000</u>	<u>(22,000)</u>	<u>0.00%</u>
Total Expenses	<u>145,550</u>	<u>145,550</u>	<u>2,031,449</u>	<u>(1,885,899)</u>	<u>7.16%</u>
Net Change in Fund Balance	<u>\$ (32,524)</u>	<u>\$ (32,524)</u>	<u>\$ 0</u>		

These financial statements have not been audited or reviewed and no CPA expresses an opinion or a conclusion nor provides any assurance on them.

Exhibit E



KEMPER EMERGENCY VEHICLES

HONESTY * INTEGRITY * SERVICE

AGREEMENT made on the date reflected below between **Kemper Emergency Vehicles** with an address of 307 W. Marshall Avenue, Longview, Texas 75601 (Hereafter known as DEALER) and Jefferson County Emergency Services District No. 4 with address of 12880 FM-365, Beaumont, TX 77705 (Hereafter known as BUYER).

BUYER has agreed to purchase the vehicle(s) listed below from DEALER in accordance with the conditions written below and the specifications and addendum(s) attached which are made part of this Agreement. This Agreement does not become binding until it is agreed to and properly signed by an authorized agent of DEALER.

TERMS OF PAYMENT - The Buyer agrees to purchase: One-(1) US Fire Apparatus Commercial Pumper on a 2024 4-Door Freightliner M2-106 Cab and Chassis, with 1,500 GPM Hale QMax Pump and 1,250 Gallon Water Tank. Body shall be a heavy duty 3/16" extruded aluminum construction for the total sum of:

Price for Each Apparatus:

\$537,000.00

HGACBuy Administrative Fee:

\$2,000.00

Total Price:

\$539,000.00

COPY

This apparatus shall be purchased in accordance with HGAC Contract No. FS12-23.

Price is exclusive of sales tax, tire fees, etc. and the buyer is responsible for all applicable taxes associated with the purchase.

Payment shall be made directly to **Kemper Emergency Vehicles** at the time of final inspection in Holden, LA prior to the apparatus departing the facility. Payment shall be made in United States Currency. No checks or any other form of payment shall be made to any sales representatives, dealers, agents, etc.,

IF THESE PAYMENT TERMS ARE NOT STRICTLY ADHERED TO, **KEMPER EMERGENCY VEHICLES**. SHALL ASSESS A DAILY INTEREST CHARGE BASED ON AN ANNUAL PERCENTAGE RATE OF 18% ON THE UNPAID BALANCE. IF MORE THAN ONE VEHICLE IS COVERED BY THIS CONTRACT AND THE VEHICLES ARE SHIPPED ON DIFFERENT DATES, THE TERMS STATED ABOVE SHALL APPLY TO EACH VEHICLE.

DELIVERY - Delivery shall be completed in **180 Calendar Days After Receipt of Signed Approval Package**. DEALER shall not be held liable for damages for failure to make deliveries because of fire, flood, riots, strikes, chassis shortages or delays caused by its suppliers, any acts of God or any other circumstances beyond DEALER's control.

INSPECTION - The BUYER shall inspect the apparatus immediately upon delivery and shall give written notice of any defects within Ten (10) days. The vehicle(s) shall be deemed accepted if the BUYER fails to give such notice. The BUYER expressly waives any rights the BUYER may have to revoke acceptance after the Ten (10) day period.

307 W. Marshall Avenue, Longview, Texas, 75601 5344

Phone: 903-445-1257 * Email: johnhcoward@gmail.com



KEMPER EMERGENCY VEHICLES

HONESTY * INTEGRITY * SERVICE

WARRANTY - Each vehicle manufactured by US Fire Pump Company, LLC shall be warranted by Coward and Associates, LLC in accordance with the provisions contained in the US Fire Pump Company, LLC Warranty Certificate.

ASSIGNMENT - The rights and obligations of the BUYER under this Agreement shall not be assigned or transferred without the prior written consent of DEALER.

AMENDMENT(S) - No modifications, alterations, additions, deletions, or any other changes in the terms hereof shall be binding on either party unless reduced in writing and properly executed by a duly authorized officer of DEALER and a representative of the BUYER.

NOTICES - All notices under this Agreement must be certified mail, return receipt requested.

GOVERNING LAW - This Agreement shall be constructed and interpreted, and its performance shall be governed by the laws of the Texas.

AGREED this 23 day of October 2025

Jefferson County E.S.D. No. 4
12880 FM-365
Beaumont, TX 77705

SIGNED: *[Signature]*
(Authorized Signature for Buyer)

BY:

TITLE: *CHIEF*

copy

ACCEPTED this 23 day of October 2025

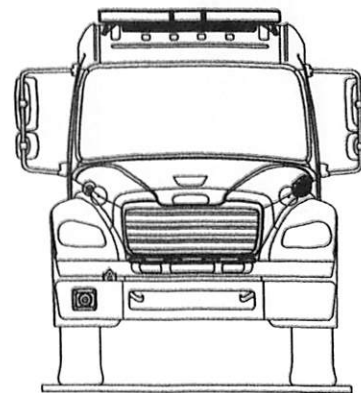
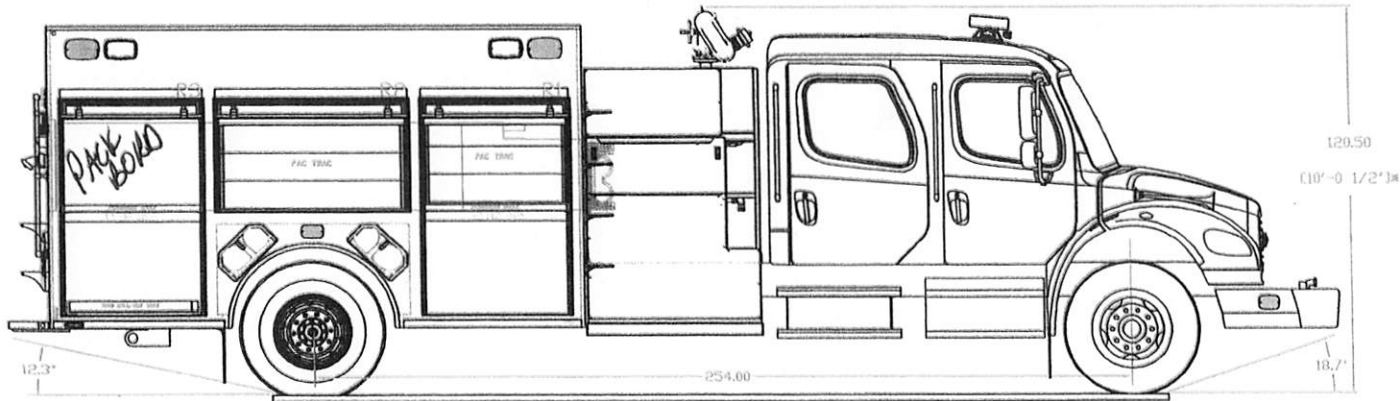
Kemper Emergency Vehicles

SIGNED: *[Signature]*

BY:

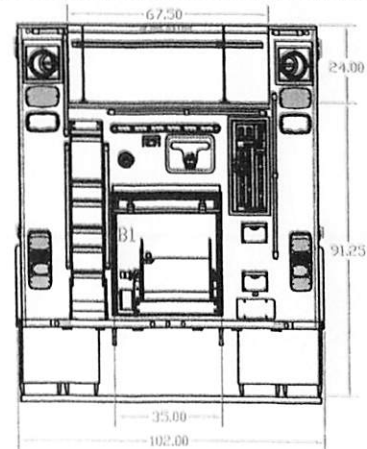
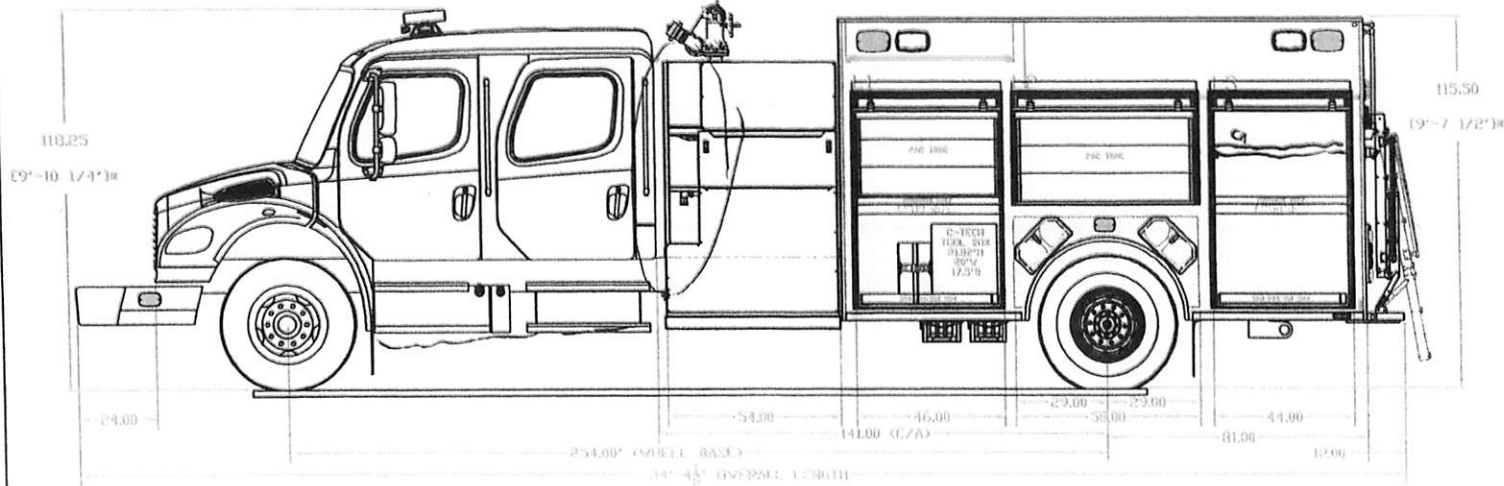
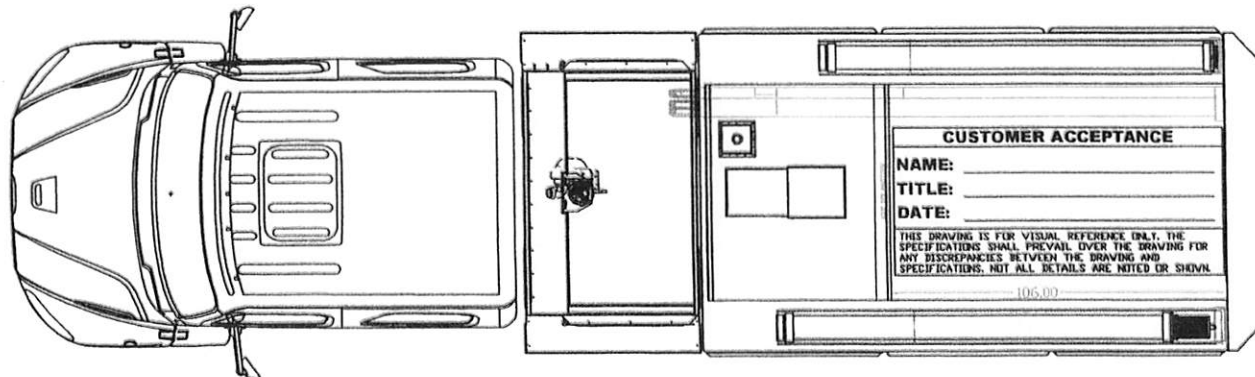
TITLE: *President*

307 W. Marshall Avenue, Longview, Texas, 75601-5344
Phone: 903-445-1257 • Email: johnhcoward@gmail.com



JEFFERSON COUNTY ESD #4
BEAUMONT, TX
JOB NO.: 1077
1,500 GPM HALE QMAX PUMP
1,250 GALLON WATER TANK
30 GALLON FOAM CELL

	INTERIOR	OPENING
L1	46W X 70.25H X 15/28D	44.00W X 60.875H
L2	58W X 38H X 15D	56.00W X 28.625H
L3	44W X 70.25H X 15/28D	42.00W X 60.875H
R1	46W X 70.25H X 15/28D	44.00W X 60.875H
R2	58W X 38H X 15D	56.00W X 28.625H
R3	44W X 70.25H X 15/28D	42.00W X 60.875H
B1	35W X 40.00H X 29D	33.00W X 31.375H



*HEIGHT COULD VARY +/- 2" BASED ON LOADING OF VEHICLE

Exhibit F

JCESD4 - Jefferson County Emergency Services District No. 4

Check List

All Bank Accounts
November 17, 2025

Check Number	Check Date	Payee	Amount
Payroll Checks			
5504	11/17/25	Draper, Cristine A	1,279.97
5505	11/17/25	Stacey, David M	4,739.16
Payroll Check Total			<u>6,019.13</u>
Vendor Checks			
5525	11/17/25	24 Hr Safety	298.40
5526	11/17/25	AMERICAN WELDING & GAS, INC.	540.00
5527	11/17/25	DR. CHRISTOPHER ALAN BELL	500.00
5528	11/17/25	Bound Tree Medical, LLC	445.89
5529	11/17/25	CITY OF BEAUMONT	10,639.33
5530	11/17/25	County Home & Outdoors	656.95
5531	11/17/25	Delta Industrial Service and Supply	3,667.92
5532	11/17/25	The Examiner	202.50
5533	11/17/25	Green Acres Grocery, Inc.	422.49
5534	11/17/25	J & M Neal Inc., dba Health Claims Plus	378.26
5535	11/17/25	Joshua C. Heinz	400.00
5536	11/17/25	Jefferson County Tax A/C	5,128.00
5537	11/17/25	Love's Travel Stops & Country Stores	40.27
5538	11/17/25	Hubert Oxford, IV	400.00
5539	11/17/25	P. C. Market and Hardware	58.93
5540	11/17/25	Mary Ellen Robertson, CPA, PLLC	690.00
5541	11/17/25	Casey Sanders	866.67
5542	11/17/25	DAVID M STACEY	50.00
5543	11/17/25	Joyce M. Stacey	130.00
5544	11/17/25	DANIEL SUMMERS	74.63
5545	11/17/25	Town and Country	186.30
5546	11/17/25	DONALD SCOTT WADE	400.00
5547	11/17/25	TRET ALLEN DARR	1,380.00
5548	11/17/25	Charles Daniel Eaves	1,932.00
5549	11/17/25	AARON MCNEIL	2,208.00
5550	11/17/25	CASEY PARIGI	3,715.00
5551	11/17/25	SEAN PETERSON	2,341.00
5552	11/17/25	NICHOLAS RAND	253.00
5553	11/17/25	LOGAN SMITH	2,024.00
5554	11/17/25	Jeremy Tullis	2,749.00
5555	11/17/25	Unlimited Lawn Care	462.00
5556	11/17/25	Benckenstein & Oxford, L.L.P.	375.00
Vendor Check Total			<u>43,615.54</u>
Check List Total			<u><u>49,634.67</u></u>

Check count = 34

JCESD4 - Jefferson County Emergency Services District No. 4**Bank Account Register**

Texas First Bank - Checking

October 21, 2025 - November 17, 2025

Date	Reference	Payee ID	Description	Checks/ Payments	Deposits/ Additions	Balance
			Beginning Balance			9,068.32
10/23/25		TMOBILE	T-MOBILE	65.89		9,002.43
10/27/25		VISA6511	VISA	1,674.25		7,328.18
10/27/25		SPEC	SPECTRUM BUSINESS	120.45		7,207.73
10/31/25		TexasFirst	Texas First Bank	6.60		7,201.13
10/31/25		VERIZON7725	Verizon Wireless	12.86		7,188.27
10/31/25		VERIZON5571	Verizon Wireless	417.89		6,770.38
10/31/25			INTEREST PAID FOR OCTOBER 2025		56.81	6,827.19
10/31/25			TEXAS A&M FOREST SERVICE		3,822.39	10,649.58
11/04/25			WINSTAR INSURANCE GROUP, LLC		196.00	10,845.58
11/05/25			JEFFERSON COUNTY PROPERTY TAX DEPOSIT FOR OCTOBER 2025		19,707.92	30,553.50
11/05/25		TWCOMM	Texas Workforce Commission	19.66		30,533.84
11/05/25		TWCOMM	Texas Workforce Commission	19.66		30,514.18
11/07/25			JCESD4-A SALES TAX DEPOSIT FOR OCTOBER 2025		6,335.68	36,849.86
11/07/25			JCESD4 SALES TAX DEPOSIT FOR OCTOBER 2025		73,602.92	110,452.78
11/10/25		ENTERGY878	ENTERGY	383.83		110,068.95
11/10/25		ENTERGY498	Entergy	482.81		109,586.14
11/10/25		ENTERGY892	Entergy	74.98		109,511.16
11/12/25		ENGUARD	ENTERPRISE GUARDIAN INC. ENGUARD	100.00		109,411.16
11/14/25		EFTPS	EFTPS on-line payroll tax payment	1,183.36		108,227.80
11/17/25		WJEFACTYMWD1	W. Jefferson Co. M.W.D	32.33		108,195.47
11/17/25		WJEFACTYMWD2	W. Jefferson CO. M.W.D.	36.03		108,159.44
11/17/25		WJEFACTYMWD3	W. JEFFERSON CO. M.W.D.	30.93		108,128.51
11/17/25	5504		Draper, Cristine A	1,279.97		106,848.54
11/17/25	5505		Stacey, David M Jr	4,739.16		102,109.38
11/17/25	5525	24HRSAFETY	24 Hr Safety	298.40		101,810.98
11/17/25	5526	AWG	AMERICAN WELDING & GAS, INC.	540.00		101,270.98
11/17/25	5527	DRBELL	DR. CHRISTOPHER ALAN BELL	500.00		100,770.98
11/17/25	5528	Bound	Bound Tree Medical, LLC	445.89		100,325.09
11/17/25	5529	BMTCITY	CITY OF BEAUMONT	10,639.33		89,685.76
11/17/25	5530	COUNTYHOM	County Home & Outdoors	656.95		89,028.81
11/17/25	5531	DELTA	Delta Industrial Service and Supply	3,667.92		85,360.89
11/17/25	5532	EXAMINER	The Examiner	202.50		85,158.39
11/17/25	5533	GREENACRES	Green Acres Grocery, Inc.	422.49		84,735.90
11/17/25	5534	HCPlus	J & M Neal Inc., dba Health Claims Plus	378.26		84,357.64
11/17/25	5535	HEINZ	Joshua C. Heinz	400.00		83,957.64
11/17/25	5536	JEFFCTYTAX	Jefferson County Tax A/C	5,128.00		78,829.64
11/17/25	5537	LOVES	Love's Travel Stops & Country Stores	40.27		78,789.37
11/17/25	5538	OXFORD	Hubert Oxford, IV	400.00		78,389.37
11/17/25	5539	PCMARKET	P. C. Market and Hardware	58.93		78,330.44
11/17/25	5540	MER	Mary Ellen Robertson, CPA, PLLC	690.00		77,640.44
11/17/25	5541	SANDERS	Casey Sanders	866.67		76,773.77
11/17/25	5542	DSTACEYREIM	DAVID M STACEY	50.00		76,723.77
11/17/25	5543	JOYCES	Joyce M. Stacey	130.00		76,593.77
11/17/25	5544	DSUMREIM	DANIEL SUMMERS	74.63		76,519.14
11/17/25	5545	TOWNANDCOUN	Town and Country	186.30		76,332.84
11/17/25	5546	SWADE	DONALD SCOTT WADE	400.00		75,932.84
11/17/25	5547	TRETD	TRET ALLEN DARR	1,380.00		74,552.84
11/17/25	5548	CHARE	Charles Daniel Eaves	1,932.00		72,620.84
11/17/25	5549	AARONMC	AARON MCNEIL	2,208.00		70,412.84
11/17/25	5550	CPARIGI	CASEY PARIGI	3,715.00		66,697.84
11/17/25	5551	SEANPET	SEAN PETERSON	2,341.00		64,356.84
11/17/25	5552	NICRAND	NICHOLAS RAND	253.00		64,103.84
11/17/25	5553	LOSMITH	LOGAN SMITH	2,024.00		62,079.84
11/17/25	5554	JEREMYT	Jeremy Tullis	2,749.00		59,330.84

JCESD4 - Jefferson County Emergency Services District No. 4

Bank Account Register

Texas First Bank - Checking
October 21, 2025 - November 17, 2025

Date	Reference	Payee ID	Description	Checks/ Payments	Deposits/ Additions	Balance
11/17/25	5555	UNLIMITED	Unlimited Lawn Care	462.00		58,868.84
11/17/25	5556	BENCK	Benckenstein & Oxford, L.L.P.	375.00		58,493.84
Totals				<u>54,296.20</u>	<u>103,721.72</u>	<u>58,493.84</u>

Transaction count = 56

JCESD4 - Jefferson County Emergency Services District No. 4

Bank Account Register

TexSTAR Checking

October 21, 2025 - November 17, 2025

Date	Reference	Payee ID	Description	Checks/ Payments	Deposits/ Additions	Balance
10/31/25			Beginning Balance INTEREST PAID FOR OCTOBER 2025		11,655.53	3,333,585.77 3,345,241.30
			Totals	<u>0.00</u>	<u>11,655.53</u>	<u>3,345,241.30</u>

Transaction count = 1

Exhibit G

Ronald D. Fittz, P.E., R.P.L.S. (1948-1987)
Terry G. Shipman, P.E., Senior Consultant
Bernardino D. Tristan, P.E., Chief Executive Officer

Daniel A. Dotson, P.E., President
Donald R. King, P.E., Vice President

November 17, 2025

Mr. David Stacey
Fire Chief/Administrator
Jefferson County ESD No. 4
12880 FM 365 Beaumont
Texas 77705

****ENGAGEMENT LETTER****

**RE: Owner's Representative Proposal
New Fannett Fire Station No. 2**

Dear Mr. Stacey:

Fittz & Shipman, Inc. is pleased to present this proposal for Owner's Representative Services for the New Fannett Fire Station No. 2, to be located at 18892 FM 365, Beaumont, Texas 77705. Based on our meeting held on Thursday, November 6, 2025, it is our understanding that the project will be delivered utilizing the Design-Build method. The following sections outline our Scope of Work and Proposed Fee Structure for providing comprehensive Owner's Representative services throughout the duration of the project.

Scope of Work – Owner's Representative Services (Design-Build Project)

1. General Purpose

The Owner's Representative ("OR") shall act on behalf of the Owner to protect the Owner's interests throughout all phases of the design-build project. The OR shall provide comprehensive project management, technical oversight, coordination, and administration services in conjunction with the Owner's staff and selected consultants. The OR will serve as the Owner's primary point of contact to ensure that the project is delivered within the established scope, schedule, budget, quality standards, and contractual requirements.

2. Project Phases Covered

The OR's services include, but are not limited to, the following project phases:

- Project Initiation & Pre-Design
- Design-Build Team Procurement
- Design Phase Oversight
- Construction Phase Oversight
- Closeout, Commissioning & Occupancy

1405 Cornerstone Court • Beaumont, Texas 77706 • (409) 832-7238 • fax (409) 832-7303

Tx Board of Prof Engineers Firm No. 1160 • Tx Board of Prof Land Surveyors Firm No. 100186

- Post-Construction / Warranty Phase Support

3. Detailed Scope of Services

A. Project Initiation & Planning

1. Review Owner's goals, program, budget, schedule, and operational requirements.
2. Assist the Owner in establishing project governance, decision-making protocols, and communication procedures.
3. Develop or refine the preliminary project budget, including contingencies and allowances.
4. Prepare and maintain an overall project master schedule identifying major milestones.
5. Coordinate with Owner's legal, financial, and technical consultants as required.
6. Assist in defining the design-build delivery approach, performance requirements, and contract structure.

B. Procurement of Design-Build Team

1. Prepare RFQ and RFP documentation for the selection of the Design-Build (DB) team.
2. Manage the solicitation process, including advertising, pre-proposal meetings, addenda, and responses to proposer questions.
3. Develop scoring criteria and participate in proposal evaluations.
4. Facilitate interviews, presentations, and negotiations.
5. Provide recommendation for award to the Owner.
6. Assist in finalizing and executing the DB contract, including clarification of scope, schedule, and pricing.

C. Design Phase Services

1. Serve as the liaison between Owner and DB team for all design-related matters.
2. Conduct regular design coordination meetings; prepare agendas and meeting minutes.
3. Manage and oversee the DB team's compliance with:
 - i. Owner's program and performance criteria
 - ii. Design standards, codes, and regulatory requirements
 - iii. Budget, quality, and functional needs
4. Review and comment on design submittals (concept, schematic, design development, construction documents).
5. Facilitate Owner stakeholder input and user-group meetings; document decisions.
6. Monitor and maintain design schedule and deliverables.
7. Oversee submission and tracking of required permits and approvals.
8. Advise Owner regarding value engineering options, design alternatives, and potential cost impacts.

9. Review cost estimates for accuracy and alignment with budget.

D. Construction Phase Services

1. Perform construction management oversight on behalf of the Owner.
2. Attend all construction progress meetings and report key issues to the Owner.
3. Monitor construction schedule and track critical path activities.
4. Provide on-site observation (frequency determined by Owner and project needs) to review:
 - i. Progress of work
 - ii. Compliance with contract documents
 - iii. Quality control procedures
 - iv. Safety compliance (non-enforcement role)
5. Review RFIs, submittals, shop drawings, and change order requests; provide recommendations to the Owner.
6. Evaluate proposed substitutions for cost, schedule, and quality impacts.
7. Monitor DB team's cost control, including allowances, contingencies, and potential claims.
8. Review monthly pay applications for accuracy and recommend approval.
9. Assist in dispute resolution between DB team, subcontractors, and Owner.
10. Coordinate with third-party testing agencies, geotechnical, environmental, or commissioning providers.
11. Maintain documentation logs including RFIs, submittals, change orders, and daily reports.

E. Project Controls, Reporting & Communication

1. Maintain updated project budget, cost logs, and forecast reports.
2. Provide monthly (or Owner-requested frequency) progress reports summarizing:
 - i. Project status
 - ii. Schedule updates
 - iii. Budget performance
 - iv. Issues needing Owner decisions
 - v. Risk items and recommended mitigations
3. Facilitate communication between all project stakeholders and maintain centralized project records.

F. Project Closeout & Commissioning

1. Monitor completion of the punch list process and final inspections.
2. Coordinate commissioning activities and verification of system performance.
3. Ensure submission of all closeout documentation, including:
 - i. As-built drawings
 - ii. O&M manuals

- iii. Warranties
- iv. Training materials
4. Review final pay application, lien releases, and contract closeout documents.
5. Oversee substantial completion and final completion certification.
6. Support move-in, occupancy coordination, and transition-to-operations.

G. Post-Construction / Warranty Period Support

1. Assist Owner with warranty claim management and follow-up with DB team.
2. Participate in 11-month and post-occupancy evaluations.
3. Ensure DB team addresses deficiencies during warranty period.
4. Provide final report summarizing project outcomes, lessons learned, and recommendations.

4. Scope of Work Qualifications - Services or fees not included in this contract include:

- Legal representation or legal services
- Direct design services (architecture, engineering)
- Construction means and methods responsibility
- Hazardous material assessments or abatement design
- Surveying, testing, or special inspections (unless coordinated)
- Environmental permitting beyond typical project scope
- Surveying for/or preparation of easements offsite or onsite;
- Traffic Impact Studies
- Construction permit fees by City or State;
- Landscaping and irrigation design;
- Continuous site observation/inspection of construction;
- Coordination and fees associated with construction quality assurance testing (i.e. subgrade density testing, concrete strength testing, etc.)
- Geotechnical Engineering
- Elevation certificate.

*Although these services are not authorized, this contract may be amended to provide additional services at the published standard rates.

COMPENSATION – Percent of Construction Cost

We propose to provide the above outlined Basic Services based upon a 2.5% of total final construction cost. The fee will be adjust based upon final construction cost. Assuming an estimated construction cost of \$5,500,000.00, the estimated fee would be as shown below:

Owner's Representative Services = \$137,500.00

Fittz & Shipman, Inc., shall submit monthly statements for Services rendered based on percent of task complete and for Reimbursable Expenses incurred. Payment terms for progress invoices are net 15 days from receipt of invoice. Reimbursable Expenses mean the actual expenses incurred for Application Fees, mileage & lodging for meetings, and similar Project-related items. Reimbursable Expenses shall also include the amount billed to Fittz & Shipman, Inc. by special consultants employed by Fittz & Shipman, Inc., (as authorized by you) for such consultants' services and Reimbursable Expenses Plus a management fee of 15%.

RESPONSIBILITY OF OWNER/CONTRACTOR

Owner shall be responsible for all fees, all fees for permits and certifications as required by Jefferson County, TxDOT and other entities as required for application, filing, reproduction, and recording and/or review of construction plans. It is the responsibility of the contractor to have in his possession all required permits prior to commencing work.

SCHEDULE

Fittz & Shipman, Inc. is prepared to begin work immediately upon authorization of this proposal.

We appreciate your confidence in **Fittz & Shipman, Inc.** for this project. If you wish to discuss our scope of services, scheduling, or compensation, please feel free to call. If this proposal meets with your approval, please sign retain one copy for your files and return one to our office.

Sincerely,

Accepted:

Fittz & Shipman, Inc.

Jefferson County ESD #4



Bernardino D. Tristan, P.E.

For the Firm

by: _____

Date