MINUTES OF VIDEOCONFERENCE MEETING NO. 2475
COMMISSIONERS OF
JEFFERSON COUNTY DRAINAGE DISTRICT NO. 7

Place: 3400 Highway 73
Port Arthur, Texas

Date: October 6, 2026

Present: Commissioners
Richard Beaumont
Lester Champagne
James Gamble, Sr.
Matthew Vincent

Allen Sims, General Manager
Nathan Brandimarte, Attorney for District

Absent: Albert Moses, Jr.

Visitors: Barron Cook, DD7
Garrett Boudoin, DD7
Kirby Johnson, DD7
Brady Girouard, DD7
Rene Jackson, DD7
Terry Wade, DD7
Zachary Hinojosa, DD7
Wil Thorne, Brandimarte Law Firm
Keith Zotzky, AWC
Joey Choate

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

Minutes of Meeting No. 2474

The Minutes of Meeting No. 2474 were approved as read.

Consider Award of Professional Administrative Services Relating to Mitigation Reallocation Program Project (MRP) (RFP 2026-007)

Mr. Kirby Johnson stated that the Request for Proposals for the Professional Administrative Services Relating to Mitigation Reallocation Program Project (MRP) (RFP 2026-007) were received and opened at the board meeting held on September 15, 2026. Mr. Johnson stated that the responding companies were Traylor & Associates, Inc., Public Management, Inc., Langford Community Management Services and Grantworks. The proposals were scored according to the criteria list. Based on the average scoring the committee recommends that the District award the administration services contract and enter into negotiations with Traylor and Associates, Inc. Commissioner Vincent moved to award the administration services contract to Traylor and Associates, Inc. and begin negotiations. Commissioner Gamble seconded the motion. The motion carried.

Consider Award of Engineering Services Relating to Mitigation Reallocation Program Project (MRP) (RFQ 2026-008

Mr. Kirby Johnson stated that the Request for Qualifications for the Engineering Services Relating to Mitigation Reallocation Program Project (MRP) (RFQ 2026-008) were received and opened at the board meeting held on September 15, 2026. Mr. Johnson stated that the responding companies were GFT Infrastructure, Inc., Freese and Nichols, Shaumburg & Polk, Inc., Arceneaux Wilson & Cole, LLC, Fittz & Shipman, Inc. and LJA Engineering, Inc. The proposals were scored according to the criteria list. Based on the average scoring the committee recommends that the District award the engineering services be awarded to GFT Infrastructure, Inc. Commissioner Champagne

moved to award the engineering services contract to GFT Infrastructure, Inc. Commissioner Gamble seconded the motion. The motion carried.

Sabine Pass to Galveston Bay Summary

Mr. Sims reported that the PACR has been fully approved. The official project cost is now $2.9 billion, with completion scheduled for 2037. The original estimated project cost in 2017 was $863 million. Mr. Sims stated that the State recognizes the importance of the Port Arthur area to Texas and the nation due to its numerous industrial complexes and refineries. He reported that Port Arthur's industrial sector accounts for 7% of the State's gross domestic product and produces 30% of the nation's gasoline and 60% of its aviation fuel.

A meeting and tour of the project is scheduled to be held at the District on October 21, 2026, with representatives from the energy and water committees associated with the U.S. Senate and the U.S. House.

Mr. Sims reported that the U.S. Army Corps of Engineers hosted a Public-Private Partnership (P3) workshop to discuss alternative project delivery methods, including early contractor involvement and design-build contracting. Although the workshop was associated with the P3 program, much of the discussion focused on alternative delivery methods for public works projects.

During the afternoon session, representatives from the District, Harris County Flood Control District, and the Corps discussed concerns regarding the Corps' current approach to design-build contracts. Mr. Sims emphasized that design-build can be an effective project delivery method; however, the contract structure must ensure appropriate engineering oversight and review. He expressed concern that, under the Corps' current

process, engineering decisions could become secondary to contracting and cost considerations, potentially compromising the quality of the finished project. Mr. Sims stressed that the District cannot support an approach that jeopardizes public safety or project quality in the interest of cost savings.

Mr. Sims reported that Contract PAV03C, which extends from Woodworth to the Port of Port Arthur, remains on schedule. The project is scheduled to be advertised for bids on October 29, 2026. However, the advertisement could be delayed by two to four weeks due to a proposed peer review of the contract documents by the Corps' Dallas Division.

Mr. Sims has contacted the Division and requested that the proposed review be reconsidered to avoid delaying the project's advancement into construction. He emphasized that PAV03C is a critical project that needs to move into construction as soon as possible. Demonstrating construction progress will also strengthen the District's position when requesting additional state funding next year.

Mr. Sims reported that the GCPD, which serves as an intermediary in the funding process between the Texas General Land Office (GLO) and the District, has experienced several changes in board membership, including the appointment of a new Board President, Roger Gunther. The new board members have expressed interest in touring the project and the District's facilities and operations to gain a better understanding of the District's work. The tour has not yet been scheduled. The Commissioners will be notified once a date has been established in case they wish to participate.

Manager Reports

Mr. Allen Sims reported that the old breakroom and office building have been demolished. The anticipated completion date for the project is July 2027.

Mr. Sims reported that a joint project with the City of Port Arthur is underway on Rice Farm Road. The City of Port Arthur purchased the materials, and the District is providing the labor. The project involves concrete lining the ditch from Main B and Jimmy Johnson down to Rice Farm Road.

Mr. Sims reported that the storm currently in the Gulf of America is forecast to make landfall between Mobile, Alabama, and Tampa, Florida, on Sunday. A meeting was held with District Supervisors to review storm preparedness. All trucks, equipment, engines, and generators have been fueled and are ready for operation if needed.

Mr. Sims reported that the SCADA project is progressing well. The current goal is to complete the panel at Pump Station 7, Crane Bayou, which will serve as the model for the remaining pump station panels. The project is scheduled for completion in the first quarter of 2028, approximately six months ahead of schedule.

Permits

Port Neches – Groves ISD submitted a permit for proposed (1) 18-inch discharge into Main A Canal with an Emergency Concrete Overflow Structure. The permit fee is waived. Mr. Garrett Boudoin recommended approval subject to the special conditions contained within the permit. Commissioner Vincent moved to approve the permit requested by Port Neches – Groves ISD as recommended by Mr. Boudoin. Commissioner Gamble seconded the motion. The motion carried.

Manley Construction submitted a permit for proposed (1) 18-inch discharge into Lateral 6-A. The permit fee is $250.00. Mr. Garrett Boudoin recommended approval subject to the special conditions contained within the permit. Commissioner Champagne moved to approve the permit requested by Manley Construction as recommended by Mr. Boudoin. Commissioner Gamble seconded the motion. The motion carried.

Entergy Texas, Inc. submitted a permit for proposed (2) 6-inch HDPE Conduits crossing Pear Ridge Main Extension Underground via HDD method. The permit fee is $660.00. Mr. Garrett Boudoin recommended approval subject to the special conditions contained within the permit. Commissioner Champagne moved to approve the permit requested by Entergy Texas Inc., as recommended by Mr. Boudoin. Commissioner Gamble seconded the motion. The motion carried.

Corkran Management, LLC submitted a permit for proposed modification to existing outfall pipes (3) including installing flap gates entering Rodair Gully. The permit fee is $250.00. Mr. Garrett Boudoin recommended approval subject to the special conditions contained within the permit. Commissioner Gamble moved to approve the permit requested by Corkran Management, LLC as recommended by Mr. Boudoin. Commissioner Champagne seconded the motion. The motion carried.

Maintenance Fund

Ck. No. 29159 – Bryant James
$26.43 – Texas Aquatic Plant Management Society Conference Reimbursement

Ck. No. 29175 – Albert Moses, Jr.
$529.00 – Health Insurance Payment

Ck. No. 29176 – Angel Lady Services, LLC
$16,992.00 – Seasonal Mowing Service

Ck. No. 29177 – Architectural Alliance Incorporated
$1,264.80 – New Breakroom Architectural Service

Ck. No. 29178 – Blanton & Associates, Inc.
$15,915.00 – Environmental Services – Rodair Pump Station Detention Pond

Ck. No. 29179 – Caddo Land Management, LLC
$4,800.00 – PAV03A.1 Work in Kind – AOC Research – Sabine Pass to Galveston Bay Project

Ck. No. 29180 – Capitol Law Group PLLC
$10,000.00 – Legislative Consulting Services

Ck. No. 29181 – Cintas Corp.
$142.11 – Traffic Mat Service – Administration Building

Ck. No. 29182 – City of Port Arthur
$16,842.02 – 2026 Tax Increment Reinvestment Zone

Ck. No. 29183 – Devall Diesel Services, LLC
$755.00 – Pump Station 8 Generator Assessment

Ck. No. 29184 – Duck's Dragline Service, Inc.
$38,150.00 – Concrete work, pond work and mowing services

Ck. No. 29185 – Electrical Specialties, Inc.
$45.00 – Monthly Alarm Monitoring Service

Ck. No. 29186 – Environmental Systems Research Institute
$1,763.13 – Geographic Information System Software

Ck. No. 29187 – FMW, P.C
$2,200.00 – September 2026 Accounting Services

Ck. No. 29188 – Freese and Nichols, Inc.
$50,567.58 – Engineering Services – Shreveport Pump Station

Ck. No. 29189 – GFL Plant Services, LP
$6,355.71 – Rollbox & Holding Tank Rental

Ck. No. 29190 – GFT Infrastructure, Inc.
$58,940.56 – Engineering Service for Rodair Pump Station Detention Pond

Ck. No. 29191 – Groves Equipment Rental Co., Inc.
$2,700.00 – 15 Ton Crane Rental

Ck. No. 29192 – Hybrid Health Systems
$215.00 – Worker's Comp Injury Evaluation

Ck. No. 29193 – James Gamble, Sr.
$270.00 – Health Insurance Payment

Ck. No. 29194 – Jeffrey S. Ward & Associates, Inc.
$12,125.00 – Grant Administration Services

Ck. No. 29195 – LAWCO Construction
$59,232.00 – Trackhoe Work – PABTEX at Coke Docks

Ck. No. 29196 – LJA Engineering, Inc.
$62,038.00 – Engineering Services - Various Projects

Ck. No. 29197 – Lonestar Services, LLC
$152.91 – Pump Station 10 Scaffold Rental

Ck. No. 29198 – M & S Unlimited Services, LLC
$550.00 – 15 Ton Crane Transport

Ck. No. 29199 – Mazzanti & Associates
$2,500.00 – Legislative Consulting Services

Ck. No. 29200 – Raba Kistner, Inc.
$694.60 – Material Testing – Emergency Operations Center

Ck. No. 29201 – Ray Russo
$3,625.00 – Legislative Consulting Service

Ck. No. 29202 – Richard Beaumont
$185.75 – Health Insurance Payment

Ck. No. 29203 – Richards, Rodriguez & Skeith, LLP
$1,040.00 – Legal Services for Star Lake

Ck. No. 29204 – Safeguard Business Systems, Inc.
$757.24 – Check Stock

Ck. No. 29205 – Sam & Tash Services, Inc.
$1,569.00 – Janitorial Services for Administration Building

Ck. No. 29206 – Southeast Texas Regional Planning Commission
$1,019.66 – FY 2027 Dues & Stan Services

Ck. No. 29207 – Spok, Inc.
$276.54 – Control Center Pager Services

Ck. No. 29208 – FNBO
$270.19 – Travel Expense & Dues

Ck. No. 29209 – Sunbelt Rentals
$4,685.45 – Smooth Drum Roller Rental

Ck. No. 29210 – TCS Consulting
$2,970.00 – Anti-Virus Software Annual Subscription – Control Center

Ck. No. 29211 – Texan Engineering & Consulting, LLC
$14,260.00 – Permit Review Services

Ck. No. 29212 – The Brandimarte Law Firm
$43,147.00 – Legal Services – September 2026

Ck. No. 29213 – United Rentals
$2,460.00 – Mat Rental

Ck. No. 29214 – United States Postal Service
$500.00 – Postage Meter Funds

Ck. No. 29215 – Waukesha – Pearce Industries, Inc.
$19,044.00 – Various Equipment Rentals

Ck. No. 29216 – Wave Solutions, LLC
$7,029.88 – Monthly Phone Service, Software & IT Services

Ck. No. 29217 – William Scotsman, Inc.
$864.00 – Temporary Breakroom Building Rental

Ck. No. 29218 – FNBO
$615.00 – Computer Software, Training, Notary Bond

Commissioner Vincent moved to approve payment of checks from the Maintenance Fund and approve purchase orders. Commissioner Gamble seconded the motion. The motion carried.

Executive Session – Consider and Take Action, if any on Items Discussed in Executive Session

No executive session was held.

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

At 2:29 p.m., Commissioner Champagne moved that the meeting be adjourned. Commissioner Gamble seconded the motion. The motion carried.

Richard Beaumont

Richard Beaumont, Chairman

Matthew Vincent

Matthew Vincent, Assistant Secretary

JEFFERSON DRAINAGE DISTRICT 7 COUNTY

VISITOR SIGN-IN SHEET
MEETING NO. 2475
Tuesday, October 6, 2026

	Name	Email Address	Telephone Number	Public Comment	
1	KEITH ZOTZKY	KEITH.ZOTZKY@ANCENG.COM	407-724-7888	Yes ☐	No ☒
2				Yes ☐	No ☐
3				Yes ☐	No ☐
4				Yes ☐	No ☐
5				Yes ☐	No ☐
6				Yes ☐	No ☐
7				Yes ☐	No ☐
8				Yes ☐	No ☐
9				Yes ☐	No ☐
10				Yes ☐	No ☐
11				Yes ☐	No ☐
12				Yes ☐	No ☐
13				Yes ☐	No ☐
14				Yes ☐	No ☐
15				Yes ☐	No ☐