

**MINUTES OF VIDEOCONFERENCE MEETING NO. 2473
COMMISSIONERS OF
JEFFERSON COUNTY DRAINAGE DISTRICT NO. 7**

Place: 3400 Highway 73
Port Arthur, Texas

Date: August 18, 2026

Present: Commissioners
Richard Beaumont
Lester Champagne (Via Zoom) Allen Simns, General Manager
Matthew Vincent Nathan Brandimarte, Attorney for District
James Gamble, Sr.
Albert Moses, Jr.

Visitors: Toby Davis, DD7
Barron Cook, DD7
Garrett Boudoin, DD7
Brady Girouard, DD7
Brian McZeal, DD7
Rene Jackson, DD7
Terry Wade, DD7
Zachary Hinojosa, DD7
Wil Thorne, Brandimarte Law Firm
Scott Leimer, USACE
Kim Carroll, Texan Engineering (Via Zoom)
Michael Miller (Via Zoom)

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

Minutes of Meeting No. 2472

The Minutes of Meeting No. 2472 were approved as read.

Consider Pay Request No. 1 to SETEX Construction for Emergency Operations Center Contract No. 2026-005

Mr. Kirby Johnson presented Pay Request No. 1 to SETEX Construction Corp for Construction of Emergency Operations Center for approval. He stated that the contractor is requesting payment for mobilization, bonding, and permits as well as other miscellaneous administrative items.

The contractor has mobilized and begun work on Phase I of the project, which is demolishing and replacing the driveway between the existing warehouse and the new building. This area also requires demolition and installation of several new utility connections to the existing warehouse prior to the driveway being repoured.

Staff have conducted a thorough review of the work completed to date and have verified that progress aligns with the request. The contractor has currently completed 2% of the project using 10% of the allotted contract time. Staff recommend approval of Payment Request No. 1 in the amount of Fifty Thousand Eight Hundred Eighty-Five and 16/100 (\$50,885.16). Commissioner Gamble moved to approve Pay Request No. 1 from SETEX Construction Corp for Construction of the Emergency Operations Center in the amount of Fifty Thousand Eight Hundred Eighty-Five and 16/100 (\$50,885.16) Dollars. Commissioner Moses seconded the motion. The motion carried.

Consider Proposed Tax Rate for Purposes of Publishing Notice of Public Hearing on Tax Rate

Mr. Sims distributed a worksheet outlining the previous year's adopted tax rate and this year's proposed tax rate which was discussed at the previous meeting. Based on the current information, maintaining the existing tax rate would result in an estimated revenue reduction of approximately \$1.5 million.

Mr. Sims advised that a 3.5% increase in the District's tax rate would not require an election and would reduce the anticipated revenue loss to approximately \$55,000. The estimated increase to the average household's tax bill would be approximately \$15 per year.

Commissioner Gamble moved to approve 0.287328 per \$100 value as the proposed tax rate for purposes of publishing the Notice of Public Hearing on Tax Rate. Commissioner Vincent seconded the motion. The motion carried.

Consider and Ratify the Interest Payment Made from the Debt Service Fund

Mr. Sims stated the District received an invoice from Computershare Corporate Trust for an interest payment in the amount of One Hundred Eighty-Five Thousand Sixty-Eight Dollars and 75/100 (\$185,068.75) Dollars from the Debt Service Fund for the District's Maintenance Note debt. The payment due date was prior to this meeting. This is the September 2026 interest payment. Mr. Sims stated that this maintenance note was used to pay for the Alligator Annex Pump Station. Commissioner Moses moved to approve to ratify the interest payment in the amount of One Hundred Eighty-Five Thousand Sixty-Eight Dollars and 75/100 (\$185,068.75) Dollars. Commissioner Vincent seconded the motion. The motion carried.

Sabine Pass to Galveston Bay Summary

Mr. Sims reported that the District is nearing an agreement to make an offer on the railroad property located near the Port of Port Arthur. The proposed offer is \$440,000, which is consistent with the current appraisals. The District will coordinate with the Corps regarding the amount it will receive toward its 35% cost share.

Contract PAV03C is expected to be advertised for bid in mid-September. Mr. Sims noted that there are several parcels of property that must be acquired in order to proceed with the project.

Mr. Toby Davis and Mr. Barron Cook recently met with representatives of Port Arthur ISD to begin the process of acquiring the property needed from the school district. Lamar University Port Arthur and Jefferson County have agreed to donate property for the project.

Mr. Sims reported that the District expects to acquire all property necessary to proceed with the project within the next four to six weeks. The remaining details are being finalized.

Manager Reports

Mr. Sims stated that he is finalizing the 2026–2027 draft budget. He reported that approximately eight to ten items have increased due to higher material costs, while four to five items have decreased because the District does not anticipate the need to purchase large equipment.

Mr. Allen Sims presented the financial statements prepared by FMW, P.C. for the period ending July 31, 2026, and gave a collateral securities report as of July 31, 2026.

Permits

City of Port Arthur submitted a permit for proposed (2) Stormwater Pump Stations each with (3) 42" discharge pipes and concrete lined aprons and (1) 24" overflow pipe with rocked / concrete apron erosion protection on Main B Canal. 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 the City of Port Arthur as recommended by Mr. Boudoin. Commissioner Gamble seconded the motion. The motion carried.

Checks and Purchase Orders

Maintenance Fund

Ck. No. 28917 – Airgas USA, LLC

\$502.20 – Multiple Cylinder Rentals

Ck. No. 28918 – Architectural Alliance Incorporated

\$775.20 – New Breakroom Architectural Services

Ck. No. 28919 – Armor Shred

\$76.95 – Document Shredding Service

Ck. No. 28920 – Caddo Land Management, LLC

\$3,200.00 – Sabine Pass to Galveston Bay Project – PAV03A.1 Work in Kind AOC Packages

Ck. No. 28921 – Cintas Corp

\$86.32 – Traffic Mat Service – Administration Building

Ck. No. 28922 – FMW, P.C.

\$2,200.00 – July 2026 Accounting Services

Ck. No. 28923 – Freese and Nichols, Inc.

\$39,060.38 – Engineering Services – Shreveport Pump Station

Ck. No. 28924 – Function 4 LLC

\$402.81 – Konica Copier Lease – August 2026

Ck. No. 28925 – GFT Infrastructure, Inc.

\$971.59 – Sabine Pass to Galveston Bay Project – PAV03A.1 – Land Acquisitions & Project Management

Ck. No. 28926 – LJA Surveying, Inc.

\$9,087.79 – Sabine Pass to Galveston Bay Project – PAV03C – Land Acquisitions Boundary Survey

Ck. No. 28927 – Sam & Tash Services, Inc.

\$1,569.62 – Janitorial Services – Administration Building

Ck. No. 28928 – SETEX Construction Corp.

\$50,885.16 – Emergency Operation Center Pay Request No. 1

Ck. No. 28929 – SWAT Construction

\$2,212.00 – Road Plate Rental

Ck. No. 28930 – Texas Water Association
\$4,955.00 – Membership Renewal

Ck. No. 28931 – United Rentals
\$1,013.00 – Plug Hoses & Test Rental

Ck. No. 28932 – Vector Security, Inc.
\$68.96 – Monthly Alarm Monitoring Service

Ck. No. 28933 – Waukesha-Pearce Industries, Inc.
\$9,198.00 – Dozer Rental

Ck. No. 28934 – Wave Solutions LLC
\$980.56 – Monthly Telephone Services

Ck. No. 28935 – GFT Infrastructure, Inc.
\$127,022.98 – Engineering Services – Miscellaneous Pump Station Upgrades

Ck. No. 28936 – FNBO
\$1,632.10 – Computer Equipment, Software Subscriptions, Travel Expenses, and Education

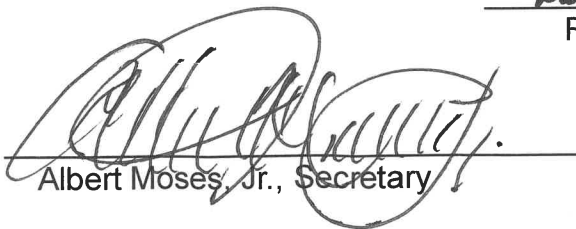
Commissioner Moses moved that the checks from the Maintenance Fund be approved for payment. Commissioner Gamble seconded the motion. The motion carried.

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 2:18 p.m., Commissioner Moses moved that the meeting be adjourned. Commissioner Vincent seconded the motion. The motion carried.



Albert Moses, Jr., Secretary



Richard Beaumont, Chairman



VISITOR SIGN-IN SHEET
MEETING NO. 2473
Tuesday, August 18, 2026

	Name	Email Address	Telephone Number	Public Comment	
1	Scott Leimer	Grps		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 ☐