

**MINUTES OF VIDEOCONFERENCE MEETING NO. 2472
COMMISSIONERS OF
JEFFERSON COUNTY DRAINAGE DISTRICT NO. 7**

Place: 3400 Highway 73
Port Arthur, Texas

Date: August 4, 2026

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

Absent: 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
Keith Zotzky, AWC

The meeting was called to order at 2:02 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. 2471

The Minutes of Meeting No. 2471 were approved as read.

Consider Approval to Advertise for RFP for Grant Administration Services Related to Mitigation Reallocation Program Through GLO

Mr. Allen Sims requested approval to advertise for RFP for Grant Administration Services Related to Mitigation Reallocation Program Through GLO. Commissioner Vincent moved to approve the request to Advertise for RFP for Grant Administration Services Related to Mitigation Reallocation Program Through GLO. Commissioner Gamble seconded the motion. The motion carried.

Consider Approval to Advertise for RFQ for Professional Engineering Services Related to Mitigation Reallocation Program Through GLO

Mr. Allen Sims requested approval to advertise for Professional Engineering Services Related to Mitigation Reallocation Program Through GLO. Commissioner Gamble moved to approve the request to Advertise for Professional Engineering Services Related to Mitigation Reallocation Program Through GLO. Commissioner Vincent seconded the motion. The motion carried.

Preliminary Budget Discussion

Mr. Allen Sims reported that his research indicated the average cost-of-living adjustment in the area ranges from approximately 2.3% to 4%. Mr. Sims proposed a 4% cost-of-living adjustment and advised that the budget would be prepared using a 4% adjustment unless instructed otherwise by the Board.

Mr. Sims advised that the District received property tax information from the Jefferson County Central Appraisal District. Residential appraisal values increased approximately 6% to 7%. Mr. Sims noted that homesteaded property accounts for approximately 30% to 35% of the District's taxable property value and is a significant factor in determining the District's tax rate.

Mr. Sims further advised that the District's tax rate is applied to industrial and business properties, and changes in the applicable rate have a significant impact on District revenue. 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.

The District received the 2026-27 Renewal Summary from the Texas Water Association (TWA) Risk Management Fund, which provides insurance and liability coverage for the District.

The renewal reflects an estimated annual premium reduction of approximately \$200,000. However, the insurance provider is proposing a potential change in coverage that may offset some or all the anticipated savings.

The District's contribution rate to the Texas County & District Retirement System (TCDRS) for Plan Year 2027 will decrease from 23.0% to 22.3%. This reduction is expected to decrease the District's contribution by approximately \$50,000, which will offset a significant portion of the approximately \$55,000 in revenue loss anticipated by the District.

The Group Term Life rate for Plan Year 2027 will be 0.19%.

Sabine Pass to Galveston Bay Summary

Mr. Allen Sims reported that the Colonel and approximately ten employees from the U.S. Army Corps of Engineers Galveston Division toured the District the previous day. Several questions and comments were addressed during the tour.

Mr. Sims reported that the District and the Corps are continuing work on Contract PAV03C, which extends from Rose Hill Manor to the Port of Port Arthur, with the objective of issuing the bid request later this year.

An offer letter is being prepared for submission to Canadian Pacific Kansas City Southern Railroad, with details still being finalized.

Mr. Sims identified the primary outstanding issue as the difference between the amount of credit the Corps is willing to provide the District and the amount of funding the General Land Office (GLO) is willing to provide. A meeting with the GLO is being requested for Thursday to discuss the matter further.

Manager Reports

Mr. Sims advised the Board that a press release has been released regarding the District's partnership with TotalEnergies for the acquisition of approximately 40 acres of property near the former Taft Elementary School site.

Mr. Sims reported that multiple appraisals were conducted, with the property appraised at values ranging from approximately \$200,000 to \$1 million. The District and TotalEnergies have reached an agreement whereby TotalEnergies will sell 40 acres to the District for \$100,000 in fee.

The parties discussed potential recreational uses for the area, including a soccer field, baseball fields, or a playground. Due to the logistical considerations associated with

those uses, TotalEnergies elected to sponsor the construction of pickleball courts adjacent to the library. Upon the completion of the purchase of the property TotalEnergies will utilize those monies to construct pickleball courts and donate the courts to the City of Groves.

The groundbreaking ceremony is scheduled for 1:00 p.m. tomorrow.

Checks and Purchase Orders

Maintenance Fund

Ck. No. 28829 – Albert Moses, Jr.
\$529.00 – Health Insurance Payment

Ck. No. 28830 – Arceneaux Wilson & Cole, LLC
\$1,890.00 – Sabine Pass to Galveston Bay Project – PAV03C Relocations City of Port Arthur Electrical

Ck. No. 28831 – Capitol Law Group PLLC
\$5,000.00 – Legislative Consulting Services

Ck. No. 28832 – Cintas Corp
\$98.95 – Traffic Mat & Hand Sanitizer Service – Administration Building

Ck. No. 28833 – Dan Delich Consulting
\$3,500.00 – Legislative Consulting Services

Ck. No. 28834 – Duck’s Dragline Service, Inc.
\$21,700.00 – Concrete Work & Tree Cutting

Ck. No. 28835 – Electrical Specialties, Inc.
\$427.50 – Alligator Annex Service & Monthly Alarm Monitoring Service

Ck. No. 28836 – Entergy Texas, Inc.
\$867,981.00 – Sabine Pass to Galveston Bay Project – PAV03C – Relocations Electrical Construction

Ck. No. 28837 – Environmental Tree Service LLC
\$4,600.00 – Remove Fallen Tree – Port Neches

Ck. No. 28838 – Freese and Nichols, Inc.
\$75,328.53 – Sabine Pass to Galveston Bay Project – PAV03C – Work in Kind – Rose Hill Realignment

Ck. No. 28839 – Function 4, LLC
\$367.75 – Konica Copier Overages

Ck. No. 28840 – GFT Infrastructure, Inc.
\$139,759.29 – Engineering Services – Various Projects

Ck. No. 28841 – Groves Equipment Rental Co., Inc.
\$2,700.00 – 15 Ton Crane Rental

Ck. No. 28842 – James Gamble, Sr.
\$270.00 – Health Insurance Payment

Ck. No. 28843 – LAWCO Construction
\$48,430.00 – OCI Site Work, Debris, Fence & Vegetation Removal

Ck. No. 28844 – LJA Engineering, Inc.
\$138,926.10 – Engineering Services – Various Projects

Ck. No. 28845 – Lonestar Services, LLC
\$152.91 – Pump Station 10 Scaffold Rental

Ck. No. 28846 – M & S Unlimited Services, LLC
\$450.00 – Transport 15 Ton Crane

Ck. No. 28847 – Mazzanti & Associates LLC
\$2,500.00 – Legislative Consulting Services

Ck. No. 28848 – Ray Russo
\$3,375.00 – Legislative Consulting Services

Ck. No. 28849 – Richard Beaumont
\$185.75 – Health Insurance Payment

Ck. No. 28850 – Richards, Rodriguez & Skeith, LLP
\$663.00 – Legal Services – Star Lake

Ck. No. 28851 – Sam & Tash Services, Inc.
\$1,569.62 – Janitorial Services for Administration Building

Ck. No. 28852 – Select Civil Services, LLC
\$362.25 – Sabine Pass to Galveston Bay Project – PAV03A.1 Relocations

Ck. No. 28853 – Sunbelt Rentals
\$4,685.45 – Smooth Drum Roller Rental

Ck. No. 28854 – Texan Engineering & Consulting, LLC
\$11,500.00 – Permit Review Services

Ck. No. 28855 – The Brandimarte Law Firm, PLLC
\$25,990.50 – Legal Services – July 2026

Ck. No. 28856 – TWA Risk Management Fund
\$5,147.00 – General Liability Insurance

Ck. No. 28857 – Waukesha-Pearce Industries, Inc.
\$6,003.00 – Excavator Rental

Ck. No. 28858 – Wave Solutions LLC
\$6,046.00 – Monthly IT Services, Software Subscriptions

Ck. No. 28859 – Williams Scotsman, Inc.
\$864.00 – Temp Breakroom Rental

Ck. No. 28860 – Cook & Associates, Inc.
\$3,500.00 – Sabine Pass to Galveston Bay Project – PAV03D Land Acquisitions

Ck. No. 28861 – Jefferson County Drainage District 7 Petty Case Fund
\$869.90 – Petty Cash Reimbursement

Ck. No. 28862 – FNBO
\$1,064.91 – Meeting & Sundry Expenses

Ck. No. 28863 – Seabreeze Culvert, Inc.
\$1,053.00 – City of Port Arthur Sewer Plant Stop Log

Debt Service Fund

Ck. No. 2033 – Computershare Trust Company, N.A.
\$185,068.75 – August 2026 Principal and Interest Payment

Commissioner Gamble moved that the checks from the Maintenance Fund and Debt Service Fund be approved for payment. Commissioner Champagne seconded the motion. The motion carried.

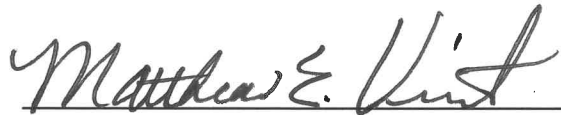
Executive Session – See Footnote

No executive session.

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

At 2:17 p.m., Commissioner Gamble moved that the meeting be adjourned. Commissioner Vincent seconded the motion. The motion carried.


Richard Beaumont, Chairman


Matthew Vincent, Assistant Secretary



VISITOR SIGN-IN SHEET
MEETING NO. 2472
Tuesday, August 4, 2026

	Name	Email Address	Telephone Number	Public Comment	
1	KEITH ZORZUP	KEITH.ZORZUP@ AWE ENG. CO. INC	409-724-7868	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 ☐