MINUTES OF VIDEOCONFERENCE MEETING NO. 2477
COMMISSIONERS OF
JEFFERSON COUNTY DRAINAGE DISTRICT NO. 7

Place: 3400 Highway 73
Port Arthur, Texas

Date: November 3, 2026

Present: Commissioners
Richard Beaumont
Lester Champagne
Matthew Vincent
Albert Moses, Jr.

Allen Sims, General Manager
Nathan Brandimarte, Attorney for District

Absent: James Gamble, Sr.

Visitors: Barron Cook, DD7
Garrett Boudoin, DD7
Kirby Johnson, DD7
Rene Jackson, DD7
Brian McZeal, DD7
Terry Wade, DD7
Zachary Hinojosa, DD7
Brady Girouard, DD7
Ike Mills
Keith Zotsky, AWC

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.

Public Comment

Mr. Ike Mills inquired whether the District had received any inquiries or participated in discussions regarding the development of data centers and any studies evaluating their

potential water usage within the District. He also asked about the Environmental Impact Study for the Sabine Pass to Galveston Bay Project.

Mr. Allen Sims stated that the District had not been approached regarding any proposed data center developments. He noted that the District has limited suitable large-scale land available to accommodate such facilities.

Regarding the Sabine Pass to Galveston Bay Project, Mr. Sims explained that the United States Army Corps of Engineers had commissioned an environmental study through the Regional Planning and Environmental Center of Expertise (RPEC), located in Dallas.

Minutes of Meeting No. 2476

The Minutes of Meeting No. 2476 were approved as read.

Consider Pay Request No. 3 to SETEX Construction for Emergency Operations Center Contract No. 2026-005

Mr. Kirby Johnson presented Pay Request No. 3 to SETEX Construction Corp for Construction of Emergency Operations Center for approval. He stated that the contractor is requesting payment for demolition, concrete paving, building pad earthwork, various miscellaneous items and administrative costs.

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 14% of the project using 35% of the allotted contract time. Staff recommend approval of Payment Request No. 3 in the amount of Three hundred Thirty Thousand Six Hundred Thirty-Eight and 32/100 Dollars ($330,638.32). Commissioner Champagne moved to approve Pay Request No. 3 from SETEX Construction Corp for Construction of the Emergency Operations Center in the amount of Three hundred Thirty Thousand Six

Hundred Thirty-Eight and 32/100 Dollars ($330,638.32). Commissioner Moses seconded the motion. The motion carried.

Sabine Pass to Galveston Bay Summary

Mr. Sims reported that Contract PAV03C, which extends from Rose Hill Manor to slightly past the Port of Port Arthur, was originally scheduled to go out for bid last week but has been rescheduled for this week. Bids are expected to be received in January, with contract awards anticipated in March or April. A pre-bid meeting is scheduled for December 9, 2026, with an additional public meeting planned for January. Construction is expected to begin shortly after the contracts are awarded.

Contract PAV04 remains in the design phase and is approximately 95% complete. Construction is anticipated to begin in January or February. A public meeting will be scheduled once a construction date has been established.

Contracts PAV02, PAV03, and PAV05 are currently in the design phase.

Manager Reports

Representatives from the U.S. House Appropriations Committee and Senator Kevin Cramer and staff visited the District on two separate occasions to tour the project and observe ongoing construction activities. The Rice Farm Road and Emergency Operations Center projects remain underway and are progressing well.

Maintenance Fund

Ck. No. 29343 – Albert Moses, Jr.
$529.00 – Health Insurance Payment

Ck. No. 29344 – Angel Lady Services, LLC
$14,5800.00 – Seasonal Mowing Services

Ck. No. 29345 – Arceneaux, Wilson & Cole, LLC
$2,702.50 – Sabine Pass to Galveston Bay Project – PAV05 – Work in Kind – City of Port Arthur Utility Investigation

Ck. No. 29346 – Architectural Alliance Incorporated
$5,064.30 – EOC Architectural Services

Ck. No. 29347 – Armor Shred
$153.90 – Document Shredding Service

Ck. No. 29348 – Atkinsrealis USA, Inc.
$15,900.04 – Sabine Pass to Galveston Bay Project – Work in Kind – Alternative Analysis

Ck. No. 29349 – Blanton & Associates
$27,231.25 – Environmental Services – Rodair Detention Pond Pump Station

Ck. No. 29350 – Caddo Land Management, LLC
$19,200.00 – Sabine Pass to Galveston Bay Project – Work in Kind – Utility Confirmation

Ck. No. 29351 – Capitol Law Group PLLC
$5,000.00 – Legislative Consulting Services

Ck. No. 29352 – Cintas Corp.
$98.95 – Traffic Mat & Hand Sanitizer Service – Admin Building

Ck. No. 29353 – Cook & Associates, Inc.
$7,268.00 – Sabine Pass to Galveston Bay Project – Land Acquisitions

Ck. No. 29354 – Dan Delich Consulting
$3,500.00 – Legislative Consulting Services

Ck. No. 29355 – Disa Global Solutions, Inc.
$76.75 – New Employee Drug Screening

Ck. No. 29356 – Duck's Dragline Service, Inc.
$33,175.00 – Concrete Work – Rice Farm Road & Culvert Work – Johns Gully

Ck. No. 29357 – Electrical Specialties, Inc.
$45.00 – Monthly Alarm Monitoring

Ck. No. 29358 – Gary Traylor & Associates, Inc.
$550,000.00 – Grant Administration Services

Ck. No. 29359 – GFT Infrastructure, Inc.
$253,036.91 – Engineering Services – Rodair Detention Pond Pump Station

Ck. No. 29360 – Groves Equipment Rental Co., Inc.
$2,700.00 – 15 Ton Crane Rental

Ck. No. 29361 – Hybrid Health Systems
$80.00 – New Employee Physical

Ck. No. 29362 – James Gamble, Sr.
$270.00 – Health Insurance Payment

Ck. No. 29363 – Jeffrey S. Ward & Associates, Inc.
$12,125.00 – Grant Administration Services

Ck. No. 29364 – LAWCO Construction
$58,300.00 – PABTEX Levee Repairs

Ck. No. 29365 – Lonestar Services, Inc.
$51,318.38 – Pump Station 7 Blast & Paint Exhaust & Gates

Ck. No. 29366 – Mazzanti & Associates, LLC
$2,500.00 – Legislative Consulting Services

Ck. No. 29367 – National Waterway Conference, Inc.
$3,983.33 – 2027 Annual Dues

Ck. No. 29368 – Perkins Roofing Company
$250.00 – Annual Roof Inspection

Ck. No. 29369 – Ray Russo
$3,312.50 – Legislative Consulting Services

Ck. No. 29370 – Richard Beaumont
$185.75 – Health Insurance Payment

Ck. No. 29371 – Richards, Rodiguez & Skeith, LLP
$325.00 – Legal Services – Star Lake

Ck. No. 29372 – Sam & Tash Services, Inc.
$1,569.62 – Janitorial Services – Admin Building

Ck. No. 29373 – FNBO
$7,788.96 – Software, Dues, Travel, Education, and Levee Maintenance

Ck. No. 29374 – Sunbelt Rentals
$2,270.43 – Multiple Equipment Rentals

Ck. No. 29375 – Texan Engineering & Consulting, LLC
$11,730.00 – Permit Review Services

Ck. No. 29376 – The Brandimarte Law Firm, PLLC
$35,957.07 – Legal Services – October 2026

Ck. No. 29377 – Ursula Parks Consulting, LLC
$20,000.00 – Legislative Consulting Services – August, September, October, November

Ck. No. 29378 – Waukesha-Pearce
$13,041.00 – Multiple Equipment Rentals

Ck. No. 29379 – Wave Solutions LLC
$6,225.00 – Monthly IT & Software Expenses

Ck. No. 29383 – SETEX Construction Corp.
$330,638.32 – Emergency Operations Center Construction Pay Request #3

Commissioner Vincent moved to approve payment of checks from the Maintenance Fund and approve purchase orders. Commissioner Champagne 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 2:13 p.m., Commissioner Moses moved that the meeting be adjourned. Commissioner Champagne seconded the motion. The motion carried.

Richard Beaumont, Chairman

Albert Moses, Jr., Secretary

JEFFERSON DRAINAGE DISTRICT 7 COUNTY

VISITOR SIGN-IN SHEET
MEETING NO. 2477
Tuesday, November 3, 2026

	Name	Email Address	Telephone Number	Public Comment	
1	KEITH ZOTENY	KEITH.ZOTENY@AWCENG.COM	409-724-7808	Yes ☐	No ☑
2	Ike Mills	igalious.mills@gmail.com	(409) 543-1411	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 ☐