

**MINUTES OF VIDEOCONFERENCE MEETING NO. 2463  
COMMISSIONERS OF  
JEFFERSON COUNTY DRAINAGE DISTRICT NO. 7**

Place: 3400 Highway 73  
Port Arthur, Texas

Date: March 17, 2026

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

Allen Sims, General Manager  
Nathan Brandimarte, Attorney for District

Attendees: Toby Davis, DD7  
Barron Cook, DD7  
Rene Jackson, DD7  
Terry Wade, DD7  
Brady Girouard, DD7  
Kirby Johnson, DD7  
Zachary Hinojosa, DD7  
Wil Thorne, Brandimarte Law Firm  
Keith Zotsky, AWC  
Joey Choate

The meeting was called to order at 2:05 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.

Minutes of Meeting No. 2462

The Minutes of Meeting No. 2462 were approved as read.

Consider Pay Request No. 4 to Brystar Contracting, Inc. for Sanitary Sewer Line Relocation at Lake Charles Lift Station

Mr. Keith Zotsky with Arceneaux, Wilson and Cole, Inc. presented Pay Request No. 4 submitted by Brystar Contracting, Inc. for the Relocation of the Sanitary Sewer Line at Lake Charles Lift Station for approval. Mr. Zotsky submitted an invoice from Brystar Contracting, Inc. for Three Hundred Four Thousand One Hundred Seventy-Six and 70/100 (\$304,176.70) Dollars for traffic control, Stormwater Pollution Prevention Plan, bypass pumping, trench safety system, dewatering, 42" PVC sanitary sewer line, tie into existing 6" and 8" sanitary sewer laterals, connection to existing sanitary sewer lines and asphalt restoration. 100% of the project is complete. The request has been reviewed, and it is recommended that the Board approve Pay Request No. 4 in the amount of Three Hundred Four Thousand One Hundred Seventy-Six and 70/100 (\$304,176.70) Dollars. Commissioner Moses moved to approve Pay Request No. 4 from Brystar Contracting, Inc. for Relocation of the Sanitary Sewer Line at the Lake Charles Lift Station in the amount of Three Hundred Four Thousand One Hundred Seventy-Six and 70/100 (\$304,176.70) Dollars. Commissioner Vincent seconded the motion. The motion carried.

Consider Pay Request No. 1 to Brystar Contracting, Inc. for Sanitary Sewer Line Relocation at City Hall

Mr. Keith Zotsky with Arceneaux, Wilson and Cole, Inc. presented Pay Request No. 1 submitted by Brystar Contracting, Inc. for the Relocation of the Sanitary Sewer Line at City Hall for approval. Mr. Zotsky submitted an invoice from Brystar Contracting, Inc. for Eighty-One Thousand Four Hundred Five and 50/100 (\$81,405.50) Dollars for mobilization, traffic control, and connecting to 6" and 12" water lines. Approximately 11% of the project is complete. The request has been reviewed, and it is recommended that

the Board approve Pay Request No. 1 in the amount of Eighty-One Thousand Four Hundred Five and 50/100 (\$81,405.50) Dollars. Commissioner Champagne moved to approve Pay Request No. 1 from Brystar Contracting, Inc. for Relocation of the Sanitary Sewer Line at the City Hall in the amount of Eighty-One Thousand Four Hundred Five and 50/100 (\$81,405.50) Dollars. Commissioner Gamble seconded the motion. The motion carried.

Consider Pay Request No. 5 to Epic Engineering (W-Industries) for Supervisory Control and Data Acquisition (SCADA) System

Mr. Kirby Johnson presented Pay Request No. 5 submitted by Epic Engineering (W-Industries) for the Supervisory Control and Data Acquisition (SCADA) System for approval. Mr. Johnson submitted an invoice from Epic Engineering for Seven Hundred Fifty-One Thousand Four Hundred Seventy-Seven and 99/100 (\$751,477.99) Dollars for the electrical pre-work at Pump Stations 2, 5, 7, 17, & 19. They are also requesting payment for the control room server & equipment, which has been ordered. Approximately 28% of the project is complete. The request has been reviewed, and it is recommended that the Board approve Pay Request No. 5 in the amount of Seven Hundred Fifty-One Thousand Four Hundred Seventy-Seven and 99/100 (\$751,477.99) Dollars. Commissioner Gamble moved to approve Pay Request No. 5 from Epic Engineering for the electrical pre-work at Pump Stations 2, 5, 7, 17, & 19, and payment for the control room server & equipment, which has been ordered in the amount of Seven Hundred Fifty-One Thousand Four Hundred Seventy-Seven and 99/100 (\$751,477.99) Dollars. Commissioner Vincent seconded the motion. The motion carried.

Consider Resolution Authorizing the General Manager or His Designated Representative to Execute all Closing and Necessary Documents and Instruments to Effectuate the Purchase of Property as it Relates to Groves Detention Pond Project

Consider Resolution No. 544 Authorizing the Purchase of Real Property by the Jefferson County Drainage District No. 7 as it Relates to the Groves Detention pond Project. Mr. Toby Davis reported that, this is the resolution that the title company needs to be approved by the Board to effectuate the purchase of 39.02 acres of land located within the Port Arthur Land Company Subdivision, Groves, Texas the when the time comes to close on the property once negotiations are finalized. Resolution No. 544 authorizes the General Manager, or his designated representative, to execute the closing documents on behalf of the District. Commissioner Vincent moved to approve Resolution No. 544 Authorizing the General Manager, or his designated representative, to execute the closing documents on behalf of the District. Commissioner Champagne seconded the motion. The motion carried. A copy of Resolution No. 544 is attached hereto and made a part of these minutes.

Sabine Pass to Galveston Bay Summary

Mr. Allen Sims reported that fronting protection at Alligator, Lakeside and Rodair Pump Stations are in construction.

Next week the Colonel and various contractors are scheduled to have a project update meeting next Thursday. The District is working with the Corps to get Contract C which runs from Rosehill to the Port of Port Arthur out to bid this year.

It appears that the Corps is taking the District's erosion or corrosion concerns into account when designing Contract 4.

The District has requested \$1.2 million from the Gulf Coast Protection District (GCPD) for the Texas Gas relocation in downtown Port Arthur.

Manager Reports

Mr. Allen Sims presented the financial statements prepared by FMW, P.C. for the period ending February 28, 2026, and gave a collateral securities report as of February 28, 2026.

The generators that were not working during the last rain event have been repaired and are operational.

Mr. Rene Jackson stated that three engines of the six that were ordered last year have been installed. The process is a little slower due to District employees coordinating with contractors working on the levee. Six more engines and reductions gears will be soon.

The District is moving forward with the breakroom / emergency operations center.

Executive Session – Pursuant to Section 551.071, Texas Government Code, Regarding Consultation with Attorney in Regards to Contemplated or Threatened Litigation

At 2:18 p.m., the Commissioners entered an Executive Session pursuant to Section 551.071, Texas Government Code, regarding Consultation with Attorney in Regard to Contemplated or Threatened Litigation.

At 2:31 p.m., the meeting returned to its regular session.

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

No action was taken.

Checks and Purchase Orders

Maintenance Fund

Ck. No. 28031 – AMMCO Solutions Group, LLC

\$2,281.65 – Clean out under PS 8

Ck. No. 28032 – Architectural Alliance Incorporated

\$33,150.00 – New Breakroom Architectural Services

Ck. No. 28033 – Caddo Land Management, LLC

\$6,100.00 – Sabine Pass to Galveston Bay Project – Land Acquisitions PAV03C

Ck. No. 28034 – Canadian Pacific Railway Company

\$125.00 – Drainage Pipe Rental Fees

Ck. No. 28035 – Cintas Corp

\$12.63 – Traffic Mat & Hand Sanitizer Service – Admin Building

Ck. No. 28036 – Environmental Tree Service, LLC

\$2,500.00 – Tree Removal – 2845 Estes Lane

Ck. No. 28037 – Fidelity Exterminating Company

\$235.00 – Quarterly Pest Control Center

Ck. No. 28038 – FMW, P.C.

\$2,200.00 – Accounting Services February 2026

Ck. No. 28039 – Frank's Trucking & Material LLC

\$3,800.00 – Dump Truck Services

Ck. No. 28040 – Function 4 LLC

\$402.81 – Konica Copier Lease – March 2026

Ck. No. 28041 – Jefferson Central Appraisal District

\$113,627.29 – Quarter 2 2026 Entity Allocations

Ck. No. 28042 – LAWCO Construction

\$22,400.00 – Excavator Services at OCI

Ck. No. 28043 –LJA Environmental Services, LLC

\$1,010.00 – Sabine Pass to Galveston Bay Project – PAV05 Work in Kind Environmental Services

Ck. No. 28044 – M & S Unlimited Services, LLC

\$450.00 – Transport 15 Ton Crane

Ck. No. 28045 –Richard Beaumont  
\$1,218.02 – TWA Conference Travel Reimbursement

Ck. No. 28046 – Sam & Tash Services, Inc.  
\$1,569.62 – Janitorial Services – Admin Building

Ck. No. 28047 –FNBO  
\$906.54 – Meeting Expenses, Fees, Herbicide Equipment

Ck. No. 28048 – Swat Construction  
\$2,212.00 – Road Plate Rental – Sinkhole at Main B Diversion

Ck. No. 28049 – United of Omaha  
\$2,627.65 – Health Insurance Payment

Ck. No. 28050 – Vector Security, Inc.  
\$68.96 – Monthly Alarm Service – Control Center

Ck. No. 28051 – Wave Solutions, LLC  
\$978.86 – Monthly Telephone Services

Ck. No. 28053 – W- Industries  
\$751,477.99 - SCADA Pay Request No. 5

GLO Fund

Ck. No. 5120 – Brystar Contracting, Inc.  
\$304,176.70 – Sabine Pass to Galveston Bay Project, PAV03C, Relocation of Sanitary Sewer Line at Lake Charles Lift Station

Ck. No. 5121 – Texan Engineering  
\$10,846.50 – Sabine Pass to Galveston Bay Project, PAV03C Relocation of Sanitary Sewer Line at Lake Charles Lift Station

Ck. No. 5122 – Brystar Contracting, Inc.  
\$81,405.50 – Sabine Pass to Galveston Bay Project, PAV03C, Relocation of Sanitary Sewer Line at City Hall


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

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

At 2:35 p.m., Commissioner Moses moved that the meeting be adjourned. Commissioner Gamble seconded the motion. The motion carried.



Albert Moses, Jr., Secretary



Richard Beaumont, Chairman



**VISITOR SIGN-IN SHEET**  
**MEETING NO. 2462**  
**Tuesday, March 17, 2026**

	Name	Email Address	Telephone Number	Public Comment	
				Yes <input type="checkbox"/>	No <input type="checkbox"/>
1	<i>Keith Zorck</i>	<i>Keith.Zorck@Amecc.com</i>	<i>409-724-7888</i>	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>
2				Yes <input type="checkbox"/>	No <input type="checkbox"/>
3				Yes <input type="checkbox"/>	No <input type="checkbox"/>
4				Yes <input type="checkbox"/>	No <input type="checkbox"/>
5				Yes <input type="checkbox"/>	No <input type="checkbox"/>
6				Yes <input type="checkbox"/>	No <input type="checkbox"/>
7				Yes <input type="checkbox"/>	No <input type="checkbox"/>
8				Yes <input type="checkbox"/>	No <input type="checkbox"/>
9				Yes <input type="checkbox"/>	No <input type="checkbox"/>
10				Yes <input type="checkbox"/>	No <input type="checkbox"/>
11				Yes <input type="checkbox"/>	No <input type="checkbox"/>
12				Yes <input type="checkbox"/>	No <input type="checkbox"/>
13				Yes <input type="checkbox"/>	No <input type="checkbox"/>
14				Yes <input type="checkbox"/>	No <input type="checkbox"/>
15				Yes <input type="checkbox"/>	No <input type="checkbox"/>

**RESOLUTION NO. 544**

**RESOLUTION AUTHORIZING THE PURCHASE OF REAL PROPERTY BY THE  
JEFFERSON COUNTY DRAINAGE DISTRICT NO. 7 AS IT RELATES TO THE  
GROVE DETENTION POND IN JEFFERSON COUNTY, TEXAS**

**THE STATE OF TEXAS           §**

**COUNTY OF JEFFERSON       §**

**WHEREAS**, on this 17<sup>th</sup> Day of March 2026, at a regular board meeting of the Jefferson County Drainage District No. 7 (“DD7”), the Board of DD7 considered and approved the purchase of approximately **39.02 acres of land** out of and part of Lots 3, 4, 5, 6, Block 4, Range “B”, Port Arthur Land Company Subdivision, City of Groves, recorded in Volume 1, Page 22, Map Records, Jefferson County, Texas, being part of a tract of land described in deed to American Petrofina Company of Texas, recorded in Volume 2285, Page 323, Deed Records Jefferson County, such property is more particularly described as **Exhibit “A”** attached and incorporated herein to this Resolution (the “Property”);

**WHEREAS**, the purchase is being made to facilitate and improve drainage in DD7’s jurisdiction and area and is intended to serve that purpose (the “Project”); and

**WHEREAS**, the Board of DD7, upon hearing a Motion from Commissioner Vincent and Seconded by Commissioner Champagne to approve the resolution to purchase the Property for the Project was duly put and carried.

**RESOLUTION**

**NOW, THEREFORE, BE IT RESOLVED** that DD7 hereby approves the purchase of the Property for the Project and such purchase is hereby accepted and approved by the BOARD of DD7.

**IT IS FURTHER RESOLVED** that Allen Sims, the DD7 General Manager, and his or her designated representatives are hereby authorized and directed to execute all closing and necessary documents and instruments to effectuate the purchase of the Property for the Project.

**IT IS FURTHER RESOLVED** that Allen Sims, the DD7 General Manager, or his or her designated representatives are hereby authorized and directed to pay all closing and other costs associated with this purchase of the Property for the Project.

**PASSED AND APPROVED AND RESOLVED** this 17<sup>th</sup> day of March 2026.

I, Albert Moses, Jr., Secretary of the Board of Commissioners of Jefferson County Drainage District No. 7, do hereby certify that the above is a true and correct copy of a resolution adopted by the Board of Commissioners of Jefferson County Drainage District No. 7, at their meeting No. 2463 held on the 17<sup>th</sup> day of March, 2026, upon motion made by Commissioner Vincent and seconded by Commissioner Champagne and adopted by said Board, a quorum being present.

Given under my hand this 17th day of March 2026.



Secretary

JEFFERSON COUNTY DRAINAGE DISTRICT NO. 7

**Exhibit "A"**

Legal Descriptions of the Property, approximately 39.02 acres more or less

