

**MINUTES OF VIDEOCONFERENCE MEETING NO. 2465
COMMISSIONERS OF
JEFFERSON COUNTY DRAINAGE DISTRICT NO. 7**

Place: 3400 Highway 73
Port Arthur, Texas

Date: April 15, 2026

Present: Commissioners
Richard Beaumont
James Gamble, Sr.
Matthew Vincent
Lester Champagne
Allen Sims, General Manager
Nathan Brandimarte, Attorney for District

Absent: Albert Moses, Jr.

Attendees: Toby Davis, DD7
Barron Cook, DD7
Garrett Boudoin, DD7
Rene Jackson, DD7
Brian McZeal, DD7
Kirby Johnson, DD7
Zachary Hinojosa, DD7
Terry Wade, DD7
Brady Girouard, DD7

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 Champagne gave the invocation.

Minutes of Meeting No. 2464

The Minutes of Meeting No. 2464 were approved as read.

Consider Approving the Financial Statements for Year Ended September 30, 2025, Together with Independent Auditor's Report

Mr. Allen Sims introduced Mrs. Jana Uribe of Pollans & Cohen, P.C. Mrs. Uribe gave a detailed report on the audit and financial statement for the fiscal year ended September 30, 2025. Mrs. Uribe stated that the District's audit had no significant findings, and that the District received an unmodified opinion, which is best opinion the District can receive.

Mrs. Jana Uribe, Pollans & Cohen, P.C., also submitted a final governance letter to the District. The letter, required under the generally accepted auditing standards, sets forth particular information regarding the District's significant audit matters and other matters. The Board acknowledged receipt of the letter.

Commissioner Vincent made a motion that the audit be approved as presented, the Chairman be authorized to sign the Annual Filing Affidavit that accompanies a copy of the audit report to be submitted to the Texas Commission on Environmental Quality, and the audit report be forwarded to other appropriate agencies as requested. Commissioner Gamble seconded the motion. The motion carried.

Consider Resolution Declaring Public Necessity to Acquire Lands for Sabine Pass to Galveston Bay Project Contract PAV03C and Authorize General Manager or his Designee to Negotiate and Acquire the Property

Consider Resolution No. 545 Authorizing the Declaration of Public Necessity to Acquire Lands for the Sabine Pass to Galveston Bay Project, Contract PAV03C and Authorize the General Manager or his Designee to Negotiate and Acquire the Property. Commissioner Vincent moved to approve Resolution No. 545 Authorizing the Declaration of Public Necessity to Acquire Lands for the Sabine Pass to Galveston Bay Project, Contract PAV03C and Authorize the General Manager or his Designee to Negotiate and

Acquire the Property. Commissioner Champagne seconded the motion. The motion carried. A copy of Resolution No. 545 is attached hereto and made a part of these minutes.

Sabine Pass to Galveston Bay Summary

Mr. Allen Sims reported that he and Mr. Toby Davis attended a meeting of the Gulf Coast Protection District. He stated that the Post Authorization Change Report (PACR) remains on schedule for release in late May or early June.

Mr. Sims further reported that he and Mr. Davis will depart on April 16, 2026, to attend the National Waterways Conference scheduled for April 20–22, 2026, and will be on vacation following the conference, returning to work on April 28, 2026. He noted that several meetings have been arranged during the conference with various groups, including representatives from the Corps of Engineers.

Mr. Sims stated that the District's primary request is to ensure that the \$4 billion allocated to the Sabine Pass to Galveston Bay Project remains dedicated to that project. He added that the District is also requesting that the Corps assign the necessary personnel to advance the project.

Mr. Sims further reported that the newly appointed Assistant Secretary of the Army for Civil Works is working to establish a priority list to allocate manpower for project completion. He noted that the Sabine Pass to Galveston Bay Project ranks high on the State of Texas' priority list, and a request will be made to elevate the project's position on the national priority list.

Manager Reports

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

Mr. Sims reported that he submitted an offer for the tract of land proposed for sale by the Doornbos Estate; however, no response has been received to date.

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

No Executive Session was held.

Checks and Purchase Orders

Maintenance Fund

Ck. No. 28185 – Angel Lady Services, LLC
\$42,264.00 – Seasonal Mowing Services

Ck. No. 28186 – Architectural Alliance Incorporated
\$56,100.00 – New Breakroom Architectural Services

Ck. No. 28187 – Freese and Nichols, Inc.
\$104,979.74 – Shreveport Pump Station – Engineering Design

Ck. No. 28188 – Higginbotham Insurance Agency
\$356.00 – Commissioner’s Bond – Beaumont and Gamble

Ck. No. 28189 – Jeffrey S. Ward & Associates, Inc.
\$12,125.00 – Grant Administration Services

Ck. No. 28190 – LJA Surveying, Inc.
\$15,000.00 – Sabine Pass to Galveston Bay Project – PAV03C Land Acquisitions

Ck. No. 28191 – Survey Support, Inc.
\$775.00 – New Equipment Shed Staking

Ck. No. 28192 – TWA Risk Management Fund
\$1,000.00 – Insurance Lawyer Fee

Ck. No. 28193 – United of Omaha
\$1,436.18 – Health Insurance Payment

Ck. No. 28194 – Vector Security, Inc.
\$68.96 – Monthly Alarm Service – Control Room

Ck. No. 28195 – Wave Solutions, LLC
\$10,178.25 – Monthly Telephone Service, Server Storage

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

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

At 2:19 p.m., Commissioner Gamble moved that the meeting be adjourned. Commissioner Vincent seconded the motion. The motion carried.


Matthew E. Vincent,
Assistant Secretary


Richard Beaumont, Chairman



VISITOR SIGN-IN SHEET
MEETING NO. 2465
Wednesday, April 15, 2026

	Name	Email Address	Telephone Number	Public Comment	
1	Jana Uribe	jana@pollac-chen.com	409-832-7400	Yes <input type="checkbox"/>	No <input 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. 545

**RESOLUTION DECREERING THE ACQUISITION OF PROPERTY TO
BE A PUBLIC NECESSITY AND AUTHORIZING THE ACQUISITION AND
PAYMENT OF COMPENSATION FOR PROPERTY NEEDED FOR THE SABINE
PASS TO GALVESTON BAY PROJECT IN JEFFERSON COUNTY, TEXAS**

THE STATE OF TEXAS §

COUNTY OF JEFFERSON §

WHEREAS, at a regular board meeting of the Board of the Jefferson County Drainage District No. 7 (“DD7”), the Board considered and determined that public necessity exist to acquire property to facilitate DD7’s hurricane protection levee project commonly referred to as the “S2G Project” located in Jefferson County, Texas, and upon hearing a Motion from Commissioner Vincent and Seconded by Commissioner Champagne the resolution was duly put and carried.

WHEREAS, DD7 has determined that public necessity and convenience exist for the acquisition of property in Jefferson County, Texas for the construction, operation, and maintenance of a public project known as the S2G Project, which entails improving and increasing height of an existing hurricane protection levee and Coastal Storm Risk Management System currently operated and maintained by DD7. The S2G Project necessitates the improvement of floodwall structures, fronting protection structures, and the raising of earthen levees, as more particularly described on Exhibit “A”.

RESOLUTION

NOW, THEREFORE, BE IT RESOLVED that the acquisition of property for the construction, operation, and maintenance of the public project known as the S2G Project located in Jefferson County, Texas, as more particularly set forth on Exhibit “A”, is necessary and serves a public purpose, and is therefore hereby accepted and approved by the BOARD.

IT IS FURTHER RESOLVED that the Board of the DD7 determines and finds that public necessity and convenience exist for the public project known as the S2G Project, as more particularly set forth on Exhibit “A”, and such determinations and findings are hereby accepted and approved by the BOARD.

IT IS FURTHER RESOLVED that the DD7 General Manager and his or her designated representatives be authorized and directed to obtain, acquire and purchase property in the area of the S2G Project, as reflected on Exhibit “B”, and order and purchase appraisals, surveys, title information and title insurance policies, and be further authorized and directed to order and purchase services and goods necessary for such acquisition, and make official offers of specific amounts for the purchases of the property for the S2G Project; that the law firm of The Brandimarte

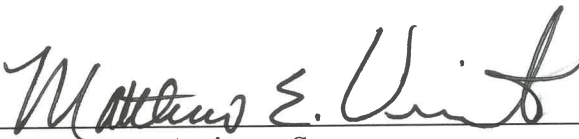
Law Firm, PLLC, be authorized and directed, and is hereby authorized and directed to file or cause to be filed proceedings in eminent domain and to acquire thereby for said purposes in the tract(s) of property which cannot be otherwise acquired by donation, dedication or voluntary purchase.

IT IS FURTHER ORDERED AND DECREED that the DD7 General Manager, or his or her designated representatives be authorized and directed to sign any papers or agreements associated with the closing of the purchase(s) of property necessary for the S2G Project; the DD7 attorneys and DD7 staff be authorized and directed to perform any and all necessary acts within their respective responsibilities and official duties toward the final acquisition of the tract(s) of property, or interest(s) therein for the S2G Project, including without limitation the payment of compensation for such property acquisition, together with the improvement if any, within the said public project known as the S2G Project.

PASSED AND APPROVED AND RESOLVED this 15th day of April, 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. 2465 held on the 15th day of April, 2026, upon motion made by Commissioner Vincent and seconded by Commissioner Champagne and adopted unanimously by said Board, a quorum being present.

Given under my hand this 15th day of April 2026.



Matthew E. Unit

Assistant Secretary

JEFFERSON COUNTY DRAINAGE DISTRICT NO. 7

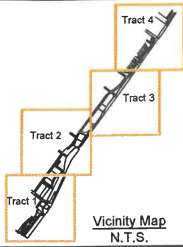
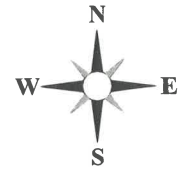


Exhibit "A"

PAV03C Acquisition Tracts Jefferson County, Texas

J. Butler Survey
Abstract No. 9
H. McHanks Survey
Abstract No. 40



- Legend :**
- Proposed Permanent Easement
 - Temporary Workspace
 - Existing Easement
 - D.R.J.C.T. Deed Records Jefferson County, Texas
 - O.P.R.J.C.T. Official Public Records Jefferson County, Texas

- Note :**
1. All bearings are based upon the Texas State Plane Coordinate System of 1983 (2011), South Central Zone '4204' (U.S. Survey Foot). All distances and acreages are grid.
 2. This plat is being submitted along with a Surveyor's Field Note Description of the hereon described tract.
 3. Nothing in this survey is intended to express an opinion regarding ownership of title to any property.
 4. This is an easement drawing and is not intended to represent a boundary survey.

Drawn by: MAG/KPA FB PG: FBXXX-PXXX
 Rev "A" APRIL 08, 2026
 Sheet No. 1 of 4 JOB NO. LJAS494-2507



2615 Calder Ave, Suite 500 Tel: 409.833.3363
 Beaumont, Texas 77702 Fax: 409.833.0317
 TBPELS Firm No. 10194382

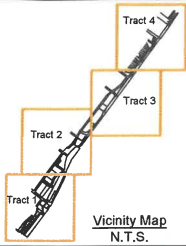
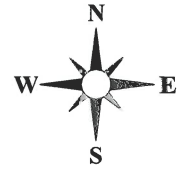


Exhibit "A"

PAV03C Acquisition Tracts Jefferson County, Texas

J. Butler Survey
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H. McHanks Survey
Abstract No. 40



Legend :

	Proposed Permanent Easement
	Temporary Workspace
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Drawn by: MAG/KPA FB PG: FBXXX-PXXX
Rev "A" APRIL 08, 2026
Sheet No. 2 of 4 JOB NO. LJA5494-2507



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TBPELS Firm No. 10194382

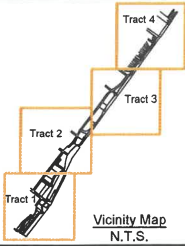
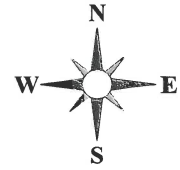


Exhibit "A"

PAV03C Acquisition Tracts Jefferson County, Texas

J. Butler Survey
Abstract No. 9
H. McHanks Survey
Abstract No. 40



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 - O.P.R.J.C.T. Official Public Records Jefferson County, Texas

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Easement Tract 133-A
Jefferson County
Drainage District No.7
(Called 10.282 Acres)
Vol. 1454, Pg. 4
D.R.J.C.T.

Port Arthur Independent
School District
Volume 84, Page 113
D.R.J.C.T.

Port Arthur Independent
School District
Called 2.200 Acres
F.C. No. 103-08-0051
O.P.R.J.C.T.

Easement Tract 134
Jefferson County
Drainage District No.7
(Called 3.044 Acres)
Vol. 1454, Pg. 9
D.R.J.C.T.

Tract 134A
Jefferson County
Drainage District No.7
(Called 0.132 Acre)
Vol. 1521, Pg. 326
D.R.J.C.T.

Easement Tract 135
Jefferson County
Drainage District No.7
(Called 1.649 Acres)
Vol. 1508, Pg. 489
D.R.J.C.T.

Residue of Tract 135
Jefferson County
Drainage District No.7
(Called 1.556 Acres)
Vol. 1454, Pg. 9
D.R.J.C.T.

Drawn by: MAG/KPA FB PG: FBXXX-PXXX
Rev "A" APRIL 08, 2026
Sheet No. 3 of 4 JOB NO. LJAS494-2507



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TBPELS Firm No. 10194382

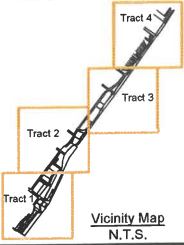
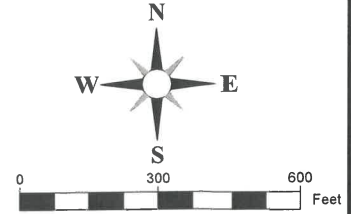


Exhibit "A"

PAV03C Acquisition Tracts Jefferson County, Texas

J. Butler Survey
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H. McHanks Survey
Abstract No. 40



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 Sheet No. 4 of 4 JOB NO. LJAS494-2507



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