MINUTES OF VIDEOCONFERENCE MEETING NO. 2476
COMMISSIONERS OF
JEFFERSON COUNTY DRAINAGE DISTRICT NO. 7

Place: 3400 Highway 73
Port Arthur, Texas

Date: October 20, 2026

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

Allen Sims, General Manager
Nathan Brandimarte, Attorney for District

Visitors: Barron Cook, DD7
Garrett Boudoin, DD7
Kirby Johnson, DD7
Rene Jackson, DD7
Brian McZeal, DD7
Wil Thorne, Brandimarte Law Firm

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. 2475

The Minutes of Meeting No. 2475 were approved as read.

Consider Pay Request No. 2 to SETEX Construction for Emergency Operations Center Contract No. 2026-005

Mr. Kirby Johnson presented Pay Request No. 2 to SETEX Construction Corp for Construction of Emergency Operations Center for approval. He stated that the contractor

is requesting payment for Phase 1 utilities, stormwater improvements, electrical work, demolition, 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 4% of the project using 27% of the allotted contract time. Staff recommend approval of Payment Request No. 2 in the amount of Eighty-Five Thousand Seventy-Seven and 35/100 Dollars ($85,077.35). Commissioner Champagne moved to approve Pay Request No. 2 from SETEX Construction Corp for Construction of the Emergency Operations Center in the amount of Eighty-Five Thousand Seventy-Seven and 35/100 Dollars ($85,077.35). Commissioner Gamble seconded the motion. The motion carried.

Consider Resolution to Approve 2026 Certified Tax Roll

Resolution No. 550 approving the 2026 Certified Tax Roll was presented for approval by Mr. Allen Sims. Commissioner Moses moved that Resolution No. 550 approving the 2026 Certified Tax Roll be approved. Commissioner Vincent seconded the motion. The motion carried. A copy of Resolution No. 550 is attached hereto and made part of these minutes.

Sabine Pass to Galveston Bay Summary

Mr. Sims stated that, following approval of the PACR, the District is moving forward with planned projects. Contract PAV03C, which extends from Rose Hill Manor to slightly beyond the Port of Port Arthur, is scheduled to go out for bid. A slight delay may occur due to the Division's requested contract review. Bid advertisements are anticipated in November or December 2026, with the contract award expected in the spring of 2027. An

open house will be held on December 1, 2026, to give prospective bidders an opportunity to view the project site before submitting bids.

Contract PAV04, which extends from Rose Hill back toward Lakeview Pump Station, is progressing toward construction, which is anticipated to begin in January or February 2027. A public meeting regarding the project will be held in late December 2026 or early January 2027.

Mr. Sims further stated that a project presentation will be given tomorrow at 9:00 a.m. in the District Board Room to representatives of the U.S. House Appropriations Committee, Corps legislative liaisons, the U.S. Army Corps of Engineers Galveston District, and the Orange County Drainage District. A separate presentation to the U.S. Senate Finance Committee is scheduled for October 27, 2026.

Manager Reports

Mr. Brian McZeal reported that Phase 1 of the Rice Farm Road project has been completed. The construction crew is scheduled to begin Phase 2 tomorrow.

Mr. Toby Davis presented an update on ongoing projects being handled by the District's crews. The presentation included improvement projects, maintenance projects, and projects currently in the planning and design phases.

Mr. Allen Sims presented the financial statements prepared by FMW, P.C. for the period ending September 30, 2026, and gave a collateral securities report as of September 30, 2026.

Permits

5A Homes Development LLC submitted a permit for proposed (2) stormwater discharge into Central Gardens Outfall Ditch. The permit fee is $315.00. Mr. Garrett

Boudoin recommended approval subject to the special conditions contained within the permit. Commissioner Champagne moved to approve the permit requested by 5A Homes Development LLC as recommended by Mr. Boudoin. Commissioner Gamble seconded the motion. The motion carried.

Maintenance Fund

Ck. No. 29265 – Airgas USA, LLC
$664.80 – Multiple Cylinder Rental

Ck. No. 29266 – Angel Lady Services, LLC
$33,804.00 – Seasonal Mowing Service

Ck. No. 29267 – Arceneaux Wilson & Cole, LLC
$2,050.00 – Sabine Pass to Galveston Bay Project – PAV05 – Work in Kind - Utility Research

Ck. No. 29268 – Blue Cross Blue Shield of Texas
$237.00 – Health Insurance Payment

Ck. No. 29269 – Cintas Corp.
$86.32 – Traffic Mat Service – Administration Building

Ck. No. 29270 – Dan Delich Consulting
$43.23 – Legislative Consulting Service

Ck. No. 29271 – Disa Global Solutions, Inc.
$76.75 – New Employee Drug Screen

Ck. No. 29272 – Flatiron Dragados Contractors, Inc.
$14,955.21 – Pump Station 18 Electricity Reimbursement

Ck. No. 29273 – Freese and Nichols, Inc.
$10,420.00 – Sabine Pass to Galveston Bay Project – PAV03C Wall & Schedule

Ck. No. 29274 – Function 4 LLC
$402.81 – Konica Copier Lease – October 2026

Ck. No. 29275 – GFL Plant Services, LP
$7,034.87- Rollbox & Holding Tank Rental

Ck. No. 29276 – GFT Infrastructure, Inc.
$197.70 – Engineering Services – Groves Detention Pond

Ck. No. 29277 – Hybrid Health Systems
$80.00 – New Employee Health Screening

Ck. No. 29278 – Jefferson County Tax A/C
$24,583.86 – 2026 Tax Collection Fees

Ck. No. 29279 – Ken's Electrical Marine Service
$33,628.57 – Pump Station 8 Temporary Generator

Ck. No. 29280 – Kyla Dean
$460.80 – TWA Conference Travel Reimbursement

Ck. No. 29281 – Lester Champagne
$1,275.04 – TWA Conference Travel Reimbursement

Ck. No. 29282 – LJA Engineering, Inc.
$51,929.74 – Engineering Services – Various Projects

Ck. No. 29283 – LJA Surveying, Inc.
$3,790.00 – Sabine Pass to Galveston Bay Project – PAV08 – Work in Kind – Utility Confirmation & Deed Corrections

Ck. No. 29284 – Raba Kistner, Inc.
$554.30 – Emergency Operations Center Materials Testing

Ck. No. 29285 – Richard Beaumont
$1,185.37 – TWA Conference Travel Reimbursement

Ck. No. 29286 – Sam & Tash Services, Inc.
$1,569.62 – Janitorial Services for Admin Building

Ck. No. 29287 – SETEX Construction Corp.
$85,077.35 – Emergency Operations Center Construction

Ck. No. 29288 – FNBO
$264.80 – Travel Expenses, Software Subscriptions & Banking Fees

Ck. No. 29289 – Texas Workforce Commission
$5,445.00 – Unemployment Claim

Ck. No. 29290 – Toby Davis
$1,342.62 – TWA Conference Travel Reimbursement

Ck. No. 29291 – TWA Risk Management Fund
$25.50 – MVR Billing

RESOLUTION 550

BE IT RESOLVED pursuant to the Texas Property Tax Code, Section 26.09, that the Board of Directors of Jefferson County Drainage District No. 7, hereby approve the 2026 Tax Roll this the 20th day of October, 2026.

JEFFERSON COUNTY DRAINAGE DISTRICT NO. 7

Richard Beaumont

RICHARD BEAUMONT
Chairman

SWORN TO AND SUBSCRIBED before me, the undersigned authority, on this the 20th day of October, 2026.

NOTARY PUBLIC
Kyla S Dean
Exp. 10/21/2029
ID No. 10539321
STATE OF TEXAS

Kyla S. Dean

NOTARY PUBLIC IN AND FOR
THE STATE OF TEXAS

Tax Collection System - JEFFERSON COUNTY
Certified Roll Jurisdiction Summary
Processing For Tax Year: 2026 County Code: ALL Tax Unit: ALL Roll Codes: ALL

Jurisdiction: **51 DRAINAGE DISTRICT #7**

Total Parcels:	58,533	**Tax Rate:**	0.2873280		
Market Value:	22,827,433,629	**State Hom:**	0	**Opt Hom:**	0.2000000
		State O65:	0	**Opt O65:**	40,000
		Disabled:	40,000	**Opt Disabled:**	0

AG Exclusion Count:	207	**AG Exclusion Amt:**	78,953,162
Timber Exclusion Count:	0	**Timber Exclusion Amt:**	0
HS Capped Count:	10,295	**HS Capped Amt:**	307,455,165
NHS Capped Count:	10,719	**NHS Capped Amt:**	245,901,371
Assessed Value:	22,195,123,931		

Prorated-Exxv Cnt/Amt:	2,258	1,474,002,518	**Bpp Multiple Situs, Aggregated (Cons Cnt/Amt:**	699	7,658,385
100% Exempt Vet Cnt/Amt:	437	97,335,470	**Bpp Single Situs Cnt/Amt:**	2,982	134,890,587
Immed Residential Homestead Cnt/Amt:	92	3,428,862	**Abatement Cnt/Amt:**	6	2,682,592,182
Low Income Housing Cnt/Amt:	6	10,257,976	**Freeport Cnt/Amt:**	38	325,491,449
Fire Destroyed Hs Exemption Cnt/Amt:	1	208,310	**Bpp Multiple Situs, Aggregated (Leas Cnt/Amt:**	1,969	11,654,100
Surviving Spouse Active Duty Cnt/Amt:	1	17,930	**Foreign Trade Zone Cnt/Amt:**	42	1,288,672
Surviving Spouse First Responder Cnt/Amt:	1	178,970	**Solar Exemption Cnt/Amt:**	6	279,282
Pollution Control Cnt/Amt:	73	805,560,300			

State Homestead Count:	0	**State Homestead Amt:**	0
Local Homestead Count:	23,982	**Local Homestead Amt:**	913,825,450
State Over 65 Count:	0	**State Over 65 Amt:**	0
Local Over 65 Count:	10,001	**Local Over 65 Amt:**	385,497,148
Surviving Spouse Count:	77	**Surviving Spouse Amt:**	2,941,955
State Disabled Count:	0	**State Disabled Amt:**	0
Local Disabled Count:	919	**Local Disabled Amt:**	35,713,392
Total VET Count:	545	**Total VET Amt:**	5,824,936
***VET Surviving Spouse Count:**	24	***VET Surviving Spouse Amt:**	274,500
***included in the Total VET Count/Amt**			

Partial Exempt Values:	1,343,802,881		
Taxable Value:	15,296,476,057		
Total Levy Amt:	43,971,752.07		
Late Rendition Penalty Count:	155	**Late Rendition Penalty Amt:**	20,695.60
Frozen Account Count:	0		
Frozen Homesite Value:	0		
Frozen Taxable Value:	0		
Unfrozen Levy Amt:	0.00		
Frozen Levy Amt:	0.00		
Frozen Levy Loss Amt:	0.00		
Total Non-Exempt Parcel Count:	58,533		

Ck. No. 29292 – United of Omaha
$1,640.74 – Health Insurance Payment

Ck. No. 29293 – Vector Security, Inc.
$68.96 – Control Center Monthly Alarm Monitoring

Ck. No. 29294 – Waukesha-Pearce Industries, Inc.
$6,003.00 – Excavator Rental

Ck. No. 29295 – Williams Scotsman, Inc.
$864.00 – Temporary Breakroom Rental

Ck. No. 29296 – Freese and Nichols, Inc.
$57,683.33 – Engineering Services – Shreveport Pump Station

Ck. No. 29297 – LJA Engineering, Inc.
$110,871.88 – Engineering Services – Halbouty Detention Project

Commissioner Vincent moved to approve payment of checks from the Maintenance Fund and approve purchase orders. Commissioner Moses 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 2:35 p.m., Commissioner Gamble moved that the meeting be adjourned. Commissioner Vincent seconded the motion. The motion carried.

Richard Beaumont, Chairman

Albert Moses, Jr., Secretary

JEFFERSON DRAINAGE DISTRICT 7 COUNTY

VISITOR SIGN-IN SHEET
MEETING NO. 2476
Tuesday, October 20, 2026

	Name	Email Address	Telephone Number	Public Comment	
1	Wil Thorne			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 ☐