

**MINUTES OF VIDEOCONFERENCE MEETING NO. 2437
COMMISSIONERS OF
JEFFERSON COUNTY DRAINAGE DISTRICT NO. 7**

Place: 3400 Highway 73
Port Arthur, Texas

Date: February 18, 2025

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

Allen Sims, General Manager
Nathan Brandimarte, Attorney for District

Visitors: Toby Davis, DD7
Terry Wade, DD7
Brian McZeal, DD7
Rene Jackson, DD7
Barron Cook, DD7
Brady Girouard, DD7
Garrett Boudoin, DD7
Joey Choate

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. 2436

The Minutes of Meeting No. 2436 were approved as read.

Consider Resolution Decreeing the Acquisition of Property to be a Public Necessity and Authorizing the Acquisition and Payment of Compensation for Property Needed for the Expansion and Realignment of FM 365 in Jefferson County, Texas

Consider Resolution No. 534 Decreeing the Acquisition of Property to be a Public Necessity and Authorizing the Acquisition and Payment of Compensation for Property Needed

for the Expansion and Realignment of FM 365 in Jefferson County, Texas. Mr. Nathan Brandimarte stated that this is step one of the condemnation process. This resolution gives the District authority to move forward with the acquisition of the two parcels of land required for this project. The law requires that the District attempt to negotiate the purchase of the property. If the District is unsuccessful in the negotiation of the purchase, the District will then move into condemnation to acquire the two properties and pay fair market value for each. Commissioner Vincent moved to approve Resolution No. 534 Decreeing the Acquisition of Property to be a Public Necessity and Authorizing the Acquisition and Payment of Compensation for Property Needed for the Expansion and Realignment of FM 365 in Jefferson County, Texas. Commissioner Champagne seconded the motion. The motion carried. A copy of Resolution No. 534 is attached hereto and made a part of these minutes.

Consider Principal and Interest Payment from Debt Service Fund

Mr. Allen Sims submitted an invoice received from Computershare Corporate Trust for the principal and interest payment in the amount of One Million Two Hundred Fifteen Thousand Four Hundred Eighteen and 75/100 (\$1,215,418.75) Dollars from the Debt Service Fund for the Maintenance Note. This is the March 2025 payment. The payment will be made via wire transfer. Commissioner Champagne moved to approve the principal and interest payment in the amount of One Million Two Hundred Fifteen Thousand Four Hundred Eighteen and 75/100 (\$1,215,418.75) Dollars. Commissioner Gamble seconded the motion. The motion carried.

Consider Pay Request No. 2 to Triangle Civil Services for Relocation of Sanitary Sewer Line at Port Acres Wastewater Treatment Plant

A recommendation letter was submitted by Keith Zotzky, with Arceneaux, Wilson & Cole LLC for Pay Request No. 2 to Triangle Civil Services for work performed and stored materials secured on the project site from December 1, 2024, to January 31, 2025, in the amount of Four

Hundred Twenty Thousand Eight Hundred Sixty and 70/100 (\$420,860.70) Dollars. Mr. Toby Davis stated that 52% of the work has been completed using 54% of the contract's working days. Commissioner Champagne moved to approve Pay Request No. 2 to Triangle Civil Services for work performed and stored materials secured on the project site from December 1, 2024, to January 31, 2025, in the amount of Four Hundred Twenty Thousand Eight Hundred Sixty and 70/100 (\$420,860.70) Dollars. Commissioner Gamble seconded the motion. The motion carried.

Consider Approval of Certificate of Construction Completion for the Supply and Delivery of Precast Concrete Box Culverts for the Future Rodair Gully Detention Pond Pump Station

Mr. Kirby Johnson submitted the Certificate of Construction Completion relating to the Supply and Delivery of Precast Concrete Box Culverts for the Future Rodair Gully Detention Pond Pump Station. Mr. Johnson stated that all work has been completed in accordance with the plans and specifications. Southern Sourcing Solutions LLC has acknowledged that they are responsible for repairing, replacing, and making good any faulty workmanship and/or materials discovered in the work within a period of 12 months from the date of completion of the project. Commissioner Gamble motioned to approve the Certificate of Construction Completion relating to the Supply and Delivery of Precast Concrete Box Culverts for the Future Rodair Gully Detention Pond Pump Station. Commissioner Moses seconded the motion. The motion carried.

Consider Payment to Southern Sourcing Solutions, LLC for Supply and Delivery of Precast Box Culverts for Future Rodair Gully Detention Pond Pump Station

Mr. Kirby Johnson presented the Pay Request from Southern Sourcing Solutions, LLC for approval. The invoice from Southern Sourcing Solutions, LLC submitted for payment is for Supply and Delivery of Precast Concrete Box Culverts for the Future Rodair Gully Detention Pond Pump Station in the amount of Two Hundred Thousand Five Hundred Thirty-Four and 40/100 (\$200,534.40) Dollars. Commissioner Moses moved to approve the Pay Request from

Southern Sourcing Solutions LLC for the Future Rodair Gully Detention Pond Pump Station in the amount of Two Hundred Thousand Five Hundred Thirty-Four and 40/100 (\$200,534.40) Dollars. Commissioner Vincent seconded the motion. The motion carried.

Sabine Pass to Galveston Bay Summary

Mr. Sims stated that he and Commissioner Vincent attended the Senate Finance Hearing in Austin. Over the last 3 legislative sessions, the State of Texas has provided through its budget \$950 million to the project. The District has not spent that funding at this time, but it has just become available. Based on the remaining funds from Senate Bill 500 from 2019, Senate Bill 1 from 2021, and now what has been allotted to the District from House Bill 1 from the 2023 budget, the District is approximately \$60 million short of what it needs to fund the project through 2027. The District's original fund request for this legislative year was \$230 million. Should the request need to be reduced, the District will ask for \$100 million. Mr. Sims stated that legislators requested that a District representative be present for House Finance Hearing next week for potential questions regarding the project. Contract 4, a design build project, stretches between Rosehill and Lakeview Pump Stations is set to be awarded March 1, 2025. The Contract is approximately \$150 million over budget which in turn increased the amount the District is required to contribute to reach the 35% match.

Manager Reports

Mr. Allen Sims presented the financial statements prepared by FMW, P.C. for the period ending January 31, 2025, and gave a collateral securities report as of January 31, 2025.

The March 4th board meeting needs to be moved due to Golden Triangle Days and the TWA Conference. There will not be a quorum. Mr. Sims suggested moving the March 4, 2025,

meeting to February 28, 2025. The Board concurred and set the March 4, 2025 meeting for February 28, 2025 at 10:00 am.

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

No Executive Session was held.

Permits

Cornerstone Church is submitting a permit for a 24" RCP Crossing District Easement and Entering Main C. The permit fee is \$800.00. Mr. Garrett Boudoin recommended approval subject to the special conditions contained within the permit. Commissioner Vincent moved to approve the permit requested by Cornerstone Church as recommended by Mr. Boudoin. Commissioner Champagne seconded the motion. The motion carried.

Checks and Purchase Orders

Maintenance Fund

Ck. No. 25908 – Airgas USA, LLC
\$434.00 – Multiple Cylinder Rental

Ck. No. 25909 – Cintas Corp
\$96.36 – Traffic Mat & Hand Sanitizer Service – Admin Building

Ck. No. 25910 – Disa Gloval Solutions
\$25.00 – Pre-Employment Drug Screen

Ck. No. 25911 – Duck's Dragline Service, Inc.
\$3,750.00 – Trackhoe Work - OCI

Ck. No. 25912 – FMW, P.C.
\$2,300.00 – Accounting Services – January 2025

Ck. No. 25913 – Function 4 LLC
\$402.81 – Konica Copier Lease – February 2025

Ck. No. 25914 – GFL Plant Services, LP
\$2,743.95 – Rollbox & Holding Tank Rentals – Multiple Pump Stations

Ck. No. 25915 –Gregory Bostwick
\$500.00 – Weather Services – February 2025

Ck. No. 25916 – Lawco
\$76,210.00 – OCI Site Roadway and Repairs

Ck. No. 25917 – LJA Environmental Services, LLC
\$14,834.48 – Environmental Services – Groves HMGP & Sabine Pass to Galveston Bay Project

Ck. No. 25918 – LJA Surveying, Inc.
\$11,733.00 – Hydro Excavation – Blocks Bayou, Sabine Pass to Galveston Bay Project
Surveying

Ck. No. 25919 – McGriff, A MMA LLC Company
\$325.00 – Bond for Kate Carroll, Jefferson County Tax Assessor Collector

Ck. No. 25920 – Ritter Forest Products Nederland
\$4,525.00 – Mat Renal & Transportation – Rodair Gully

Ck. No. 25921 – Sam & Tash Services, Inc.
\$1,569.62 – Janitorial Services – Administration Building

Ck. No. 25922 – Southern Sourcing Solutions, LLC
\$200,534.40 – Box Culverts – Future Rodair Gully Pump Station

Ck. No. 25923 – Southwest Building Systems
\$5,506.00 – Board Room Sound System

Ck. No. 25924 – Steel Insulator Group, LLC
\$9,186.00 – Scaffold Rental – Pump Station 3

Ck. No. 25925 – Texas Water Association
\$3,450.00 – TWA Registration 2025 Annual Convention

Ck. No. 25926 – Thorpe Plant Services, Inc.
\$538.23 – Scaffold Rental – Pump Stations 1 & 10

Ck. No. 25927 – Triangle Civil Services
\$420,860.70 – Sabine Pass to Galveston Bay Project PAV03A Sanitary Sewer Relocation

Ck. No. 25928 – W-Industries
\$3,125.00 – Pump Panel Inspection – Pump Station 16 Annex

Ck. No. 25929 – Waukesha-Pearce Industries, Inc.
\$56,934.00 – Equipment Rentals

Ck. No. 25930 – Wave Solutions LLC
\$914.50 – Telephone Services – February 2025

GLO Account

Ck. No. 5095 – Texan Engineering
\$21,504.11 – Sabine Pass to Galveston Bay Project, PAV-03A & PAC-03C Relocation
Engineering Fees

Commissioner Gamble moved that the checks from the Maintenance Fund Account and GLO Fund Account be approved for payment. Commissioner Moses seconded the motion. The motion carried.

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

At 2:20 p.m., Commissioner Vincent moved that the meeting be adjourned. Commissioner Gamble seconded the motion. The motion carried.


Matthew Vincent, Assistant Secretary


Richard Beaumont, Chairman

RESOLUTION NO. 534

RESOLUTION DECREERING THE ACQUISITION OF PROPERTY TO BE A PUBLIC NECESSITY AND AUTHORIZING THE ACQUISITION AND PAYMENT OF COMPENSATION FOR PROPERTY NEEDED FOR THE EXPANSION AND REALIGNMENT OF FM 365 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 exists to acquire property to facilitate the relocation of FM 365 within and surrounding the Rodair Gully area in Jefferson County, Texas, as further described herein, and upon hearing a Motion from Commissioner Vincent and Seconded by Commissioner Moses the resolution was duly put and carried.

WHEREAS, DD7 has determined that public necessity and convenience exists for the acquisition, construction, operation, and maintenance of a public project known as the Port Arthur and Vicinity Separable Element of the Sabine Pass to Galveston Bay, Texas Coastal Storm Risk Management Project (“Project S2G”), which entails improving the existing Coastal Storm Risk Management System currently operated and maintained by DD7. Project S2G necessitates the relocation of FM 365 which entails the realignment of FM 365, and building a new bridge on property situated along FM 365 within the surrounding area of Rodair Gully, as more particularly set forth on **Exhibit A** attached and incorporated herein.

RESOLUTION

NOW, THEREFORE, BE IT RESOLVED that the acquisition, construction, operation, and maintenance of the public project known as Project S2G, which entails the realignment of FM 365, and building a new bridge on property situated along FM 365 within the surrounding area of Rodair Gully, as more particularly set forth on **Exhibit A**, is hereby accepted and approved by the BOARD.

IT IS FURTHER RESOLVED that the Board of DD7 determines and finds that public necessity and convenience exist for the public project known as Project S2G, which entails the realignment of FM 365, and building a new bridge on property situated along FM 365 within the surrounding area of Rodair Gully, 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 appraisals, surveys, title information and make official offers of specific amounts for the purchases the property for the S2G Project; that The

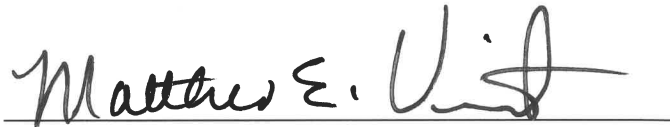
Brandimarte Law Firm, PLLC, be authorized and directed, and is hereby authorized and directed to file or cause to be filed proceedings in eminent domain and to acquire thereby for said purposes in the tract(s) which cannot otherwise be acquired by voluntary donation, dedication or purchase.

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 closing the purchase(s); 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 land, 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 S2G Project, which entails the realignment of FM 365, and building a new bridge on property situated along FM 365 within the surrounding area of Rodair Gully, as more particularly set forth on **Exhibit A**.

PASSED AND APPROVED AND RESOLVED this 18th day of February 2025.

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. 2437 held on the 18th day of February, 2025, upon motion made by Commissioner Vincent and seconded by Commissioner Moses and adopted unanimously by said Board, a quorum being present.

Given under my hand this 18th day of February 2025.



Assistant Secretary

JEFFERSON COUNTY DRAINAGE DISTRICT NO. 7

EXHIBIT A



J. W. HERBERT, ELIX W. HERBERT
 AND LOUIS M. HERBERT,
 TRUSTEES OF THE "HERBERT TRUST"
 TRACTS 1047 ACRES
 INCL. 318, PAGE 452
 D.P. 110
 FILED: MARCH 6, 1929

MOXWORTH GRIFFIN AND
 INVESTMENT CO.
 CALL EMORY GRIFFIN
 VOLUME 1074, PAGE 352
 D.P. 427
 FILED: NOVEMBER 5, 1928

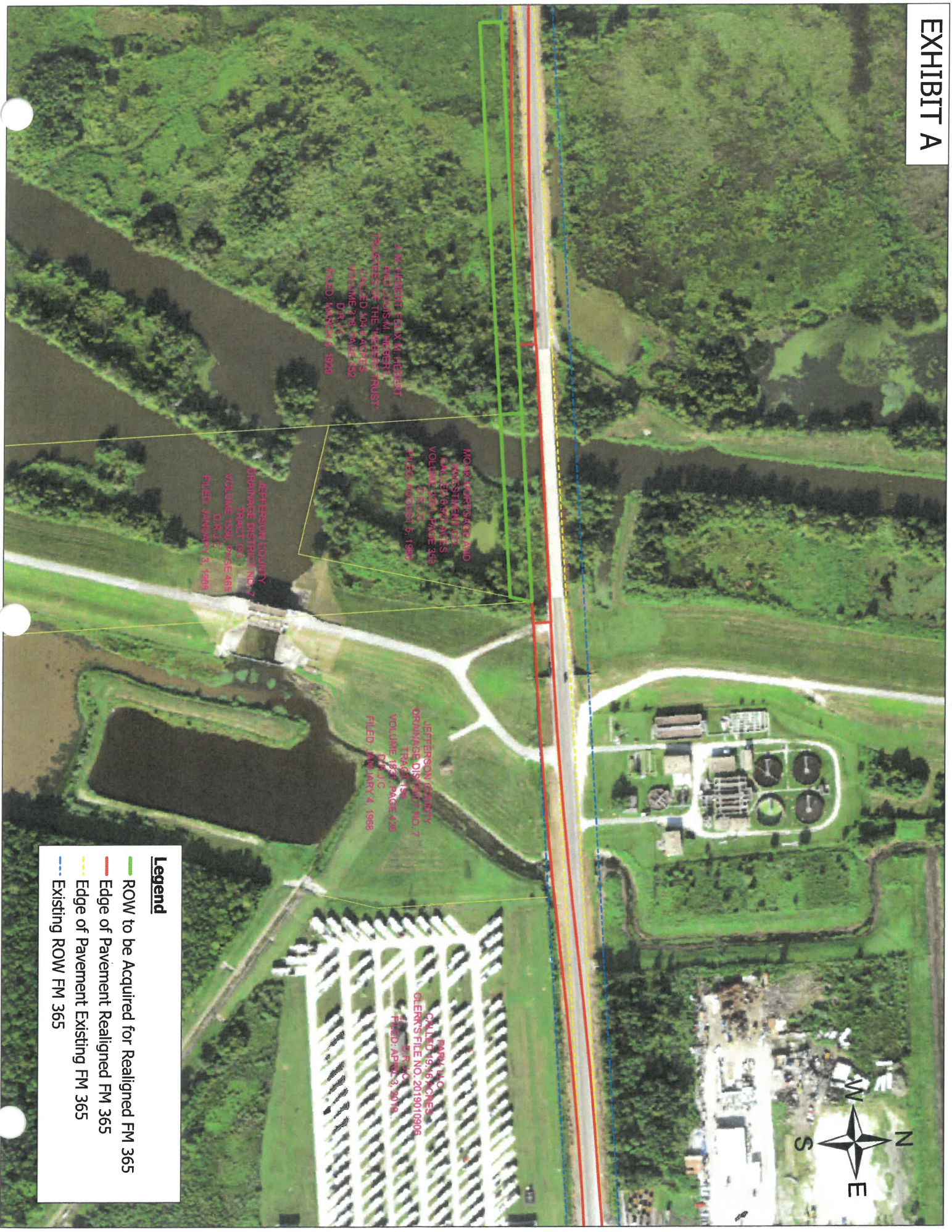
JEFFERSON COUNTY
 DRAINAGE DISTRICT NO. 7
 TRACT 193
 VOLUME 1520, PAGE 495
 D.P. 112
 FILED: JANUARY 2, 1998

JEFFERSON COUNTY
 DRAINAGE DISTRICT NO. 7
 TRACT 193
 VOLUME 1521, PAGE 499
 D.P. 112
 FILED: JANUARY 4, 1998

MARY M.C.
 CALLED BY: M. CONNER
 OLEBR'S FILE NO. 2019010808
 D.P. 210
 FILED: APRIL 3, 2018

Legend

- ROW to be Acquired for Realigned FM 365
- Edge of Pavement Realigned FM 365
- Edge of Pavement Existing FM 365
- - - Existing ROW FM 365





VISITOR SIGN-IN SHEET
MEETING NO. 2437
Tuesday, February 18, 2025

No Visitors

	Name	Contact Information Email or Telephone	Public Comment	
1			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"/>