



PORT COMMISSION REGULAR MEETING

Tuesday, March 21, 2023 at 10:00 AM

City Council Chambers | 202 N. Virginia Street, Port Lavaca TX 77979

MINUTES

STATE OF TEXAS §
COUNTY OF CALHOUN §
CITY OF PORT LAVACA §

On this the 21ST day of March 2023, the Port Commission of the City of Port Lavaca, Texas, convened in regular session at 10:04 a.m. in the regular meeting place in City Council Chambers at City Hall, 202 North Virginia Street, Port Lavaca, Texas, with the following Commissioners in attendance:

ROLL CALL:

Alex Davila	Commissioner / Chairman
Raymond Butler	Commissioner / Secretary
Mike McGuire	Commissioner
Michael Kovarek	Commissioner
Sue Traylor	Commissioner
Larry Nichols	Commissioner
Jaimie O'Neil	Commissioner

CONSENT AGENDA

1. APPROVAL OF MINUTES

- a) MINUTES OF FEBRUARY 21, 2023 - REGULAR MEETING
- b) MINUTES OF FEBRUARY 28, 2023 – WORKSHOP

Motion made by Commissioner McGuire

NOW THEREFORE, LET IT BE RESOLVED BY THE PORT COMMISSION OF THE CITY OF PORT LAVACA, TEXAS:

THAT, the Regular Minutes and Workshop Minutes of the Port Commission regular meeting held on March 21st, 2023, are hereby approved.

Seconded by Commissioner Traylor.

Motion passed by the following vote:

Voting Aye: Alex Davila, Mike McGuire, Larry Nichols, Michael Kovarek, Raymond Butler, Sue Traylor and Jamie O'Neil.

Voting Nay: None

2. RECEIVE HARBOR MASTER'S INSPECTION / MAINTENANCE REPORT

Motion made by Commissioner McGuire

NOW THEREFORE, LET IT BE RESOLVED BY THE PORT COMMISSION OF THE CITY OF PORT LAVACA, TEXAS:

THAT, the Harbor Master's Inspection Report of the Port Commission regular meeting held on March 21st, 2023, are hereby approved.

Seconded by Commissioner Traylor.

Motion passed by the following vote:

Voting Aye: Alex Davila, Mike McGuire, Larry Nichols, Michael Kovarek, Raymond Butler, Sue Traylor, and Jamie O'Neil.

Voting Nay: None

REPORTS

3. RECEIVE FINANCIAL REPORTS OF PORT REVENUE FUND

- a) Tariff Report
- b) Account Aging Report
- c) Payment Report
- d) Revenue and Expenditure Report
- e) Balance Sheet / Property Tax Distribution
- f) Profit and Loss Cash Flow Report

A copy of these reports, in their entirety, can be found in the Port Commission's meeting packet dated March 21, 2023

Agenda item discussed.

No action was taken.

4. RECEIVE STATUS REPORTS**a) Renovations to Nautical Landings Marina Breakwater - Presenter Matt Glaze**

- **TPWL GRANT — NAUTICAL LANDINGS BREAKWATER**

We are awaiting a response to our supplemental submittal on the Section 7 biological evaluation.

b) CDBG-MIT Coastal Resilience Project / Restore Project - Presenter Jody Weaver

- **CDBG-MIT Coastal Resiliency**

Attached is the Monthly Progress Report dated March 6 which covers progress during January and February.

Attached is a copy of the PowerPoint presentation given during our last Project Update meeting on February 22. During the meeting, Mott McDonald reviewed the Coastal Engineering Analysis which they performed on the alternates which were selected for consideration at the last meeting. There were two alternatives studied: ID and 2A.

The original conceptual plan that was defined in the grant application is shown on Page 5. It involved a breakwater from Fisher Harbor to the channel next to the pier and then from the north side of the pier to near Scully's, with oyster reefs all along the bay side of the breakwaters and new marsh construction between the breakwater and the shoreline.

Alternate ID is very similar except it adds a little "kick-out" on the breakwater near the boat channel next to the pier.

Alternate 2A replaces the breakwater north of the pier with only oyster reef creation and increases the height and width of the breakwater to the south of the pier. Earlier analysis showed that providing the expense of a breakwater north of the pier did not provide any significant additional protection that just providing oyster reefs, so we thought it would make more sense to put the expense of the breakwater all on the south side, by increasing its size, where it does make a significant difference.

The detailed analysis confirmed the initial findings, and it was decided to pursue Alternate 2A in the COE permit application.

- **RESTORE**

UPDATE!! We are in receipt of the DRAFT contract with TCEQ for the \$500,000 ReStore Grant program. We have made comments on the draft and submitted them back to TCEQ.

c) Discuss property values and evaluations - Presenter Alex Davila

Comments from Alex Davila, Chairman, Valbridge' projected rates and estimates were lower than what was anticipated. Staff all agreed to provide Valbridge with new information to re-examine and submit an acceptable report.

5. RECEIVE STATUS REPORTS ON SPECIAL PROJECTS**a) Status report regarding TCEQ inspection in June 2022 of Tract 17 and 17Ar - Presenter Jody Weaver**

TCEQ inspection of Tracts 17 and 17A in June 2022:

- On Monday, March 13, we submitted to TCEQ the documentation showing that CRG Environmental had properly disposed of the potentially contaminated soil at the Victoria Landfill.
- On Thursday, March 16, we received a second round of questions and comments back from the TCEQ Municipal Solid Waste Division on the request to disturb cover/voluntary restoration. Matt believes most of the questions are already answered in the submitted materials, but he is working to communicate with TCEQ and clarify their needs.

6. RECEIVE HARBOR MASTER'S OPERATIONS, PROMOTION/DEVELOPMENT ACTIVITY REPORT**A) City Harbor**

- 1) Miller Seafood lease will need to submit a letter by end April to exercise second option.
- 2) Big Bear lease up June 30, 2023.
- 3) Track 9 & 9A - discuss leasing.
- 4) Track 7, 8 & 11 - discuss leasing.

B) Nautical Landings Building

- 1) 2/16/23 Barefoot Construction commenced work.

C) Nautical Landings Marina

- 1) Matt Estes - City Attorney awaiting probate.
- 2) Abandon boat no updates.

- 3) Horizon Environmental has been onsite 13 times since last PC meeting.

D) Smith Harbor

- 1) Dredge spoils waiting for it to dry out before shaping up piles.

E) Harbor of Refuge

- 1) LCI has been hauling fill material & stockpiling.
- 2) 16 February 2023, Gonzales Contracting completed spreading material.
- 3) 7 March 2023, Alcoa completed moving mulch.
- 4) Encore Dredging cleaning and moving equipment to track 11.
- 5) Clean up trash pile track 3.
- 6) Rail Spur repair.

COMMENTS

7. COMMENTS FROM COMMISSIONERS

No comments.

ADJOURNMENT

Commissioner Butler made a motion to adjourn the meeting.

Commissioner Nichols seconded this motion.

Motion passed by the following vote:

Voting Aye:

Alex Davila, Mike McGuire, Michael Kovarek, Raymond Butler, Sue Traylor, Larry Nichols and Jamie O'Neil.

Voting Nay: None

The meeting was adjourned at 11:24 a.m.

These minutes were approved on April 18, 2023.

ATTEST:

Alex Davila, Chairman

Rachel Garza, Admin. Assistant