



REGULAR PORT COMMISSION MEETING

Tuesday, September 15, 2026, at 3:30 PM
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 15th day of September 2026, the Port Commission of the City of Port Lavaca, Texas, convened in a regular session at 3:30 p.m. in the regular meeting place, City Council Chambers, at City Hall, 202 N. Virginia Street, Port Lavaca, Texas, with the following Commissioners in attendance:

ROLL CALL

Raymond Butler	Commissioner/Chairman
Jerry Smith	Commissioner/Secretary
Larry Nichols	Commissioner
Louis Rubio	Commissioner
Jim Ward	Commissioner
Jamie O'Neil	Commissioner
Laurie Harvey	Commissioner

And the following Commissioners absent:

Jamie O'Neil	Commissioner
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CALL TO ORDER

Chairman Raymond Butler called the meeting to order at 3:30 p.m. and presided.

INVOCATION

Commissioner Jim Ward gave the invocation

PLEDGE OF ALLEGIANCE

Chairman Raymond Butler led the Pledge of Allegiance.

COMMENTS FROM THE PUBLIC - *(Limited to 3 minutes per individual unless permission to speak longer is received in advance. You may make public comments as you would at a meeting by logging on with your computer and using "Join Zoom Meeting" information on the first page of this agenda).*

CONSENT AGENDA

The Port Commission will consider the following items and take any action deemed necessary.

1. APPROVAL OF MINUTES

MINUTES OF THE AUGUST 18, 2026 – REGULAR PORT COMMISSION MEETING

A motion was made by Commissioner Jim Ward.

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

THAT, the August 18th, 2026, minutes of the Regular Port Commission meeting held on September 15th, 2026, are hereby approved.

Seconded by Commissioner Louis Rubio.

Motion passed by the following votes:

Voting Aye: Raymond Butler, Jerry Smith, Larry Nichols, Louis Rubio, Laurie Harvey, and Jim Ward.

Voting Nay: None.

Motion carried.

2. RECEIVE HARBOR MASTER'S INSPECTION / MAINTENANCE REPORT

RECEIVE HARBOR MASTER'S INSPECTION/MAINTENANCE REPORT FOR AUGUST 2026.

Motion was made by Commissioner Jim Ward.

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

THAT the Harbor Master's August 2026 Inspection Reports of the Port Commission Regular Meeting held on September 15, 2026, are hereby approved.

Seconded by Commissioner Louis Rubio.

Motion passed by the following votes:

Voting Aye: Raymond Butler, Jerry Smith, Larry Nichols, Louis Rubio, Laurie Harvey, and Jim Ward.

Voting Nay: None.

Motion carried.

REPORTS

3. RECEIVE FINANCIAL REPORTS OF PORT REVENUE FUND

- a) Tariff Report
- b) Account Aging Report
- c) Payment Report
- d) Port Commission Financial Snapshot

- A copy of these reports, in their entirety, can be found in the Port Commission Meeting packet dated September 15, 2026.

Agenda item discussed.

No action taken.

4. CITY MANAGER'S REPORT**1.) Community Development Block Grant Mitigation Coastal Resilience****Living Shoreline Project (CDBG-MIT):**

See attached meeting notes from the September 8th weekly construction update meeting.

2.) Community Development Block Grant Mitigation Round 2 -**Replacement of Culverts Under Rail at Corporation Ditch and****Voluntary Restoration of Harbor of Refuge Shoreline (CDBG-MIT):**

On August 20th 3 bids were received for the Voluntary Restoration of the Harbor of Refuge Shoreline.

Bidder	Total Base Bid	Total Base Bid + Alt Bid No. 1	Calendar Days to Substantial Completion
Rexco, Inc.	\$139,871.00	\$145,241.00	30
Lester Contracting, Inc.	\$178,150.00	\$195,650.00	90
Spartan Divers, LLC	\$250,950.00	\$275,450.00	90

I have *attached* the bid tabulation. Because the low bidder was a local, well-known contractor with no issues with the bid process, and this involves 100% grant funds, and due to the timing of the Port Commission meeting and the Council meeting, I am taking the award of this contract to Council on September 14 (Monday night) with a recommendation from staff and Urban Engineering to award this to Rexco, Inc.

3.) Matagorda Bay Mitigation Trust Grant Downtown Waterfront Public**Access Improvement (MBMT):**

The construction passed ADA inspection on September 4. We have been holding Lester's retainage for some time, waiting first on Maverick to complete hauling of the spoils and then waiting on the ADA inspection when we decided to wait and pour the last section of Shared Use path with the next project, so with the Port Commission's approval Tuesday, I will put the release of retainage approval on the City Council's special meeting next Monday night, September 21.

4.) Matagorda Bay Mitigation Trust Grant Application (MBMT):**Improvements to Boat Ramp at Harbor of Refuge**

The Matagorda Bay Mitigation Trust has issued their 2026 Request for Proposals, which are due by 5 pm on October 14, 2026. I am working with Matt Glaze to submit an

application to rebuild the Harbor of Refuge Boat Ramp. The anticipated individual project maximum award is \$750,000.

5.) Matagorda Bay Mitigation Trust Grant Application (MBMT):

Litter Catchers at the Marina

Our partners at GLO Clean Coast Texas have done some research for me on Litter Catchers, specifically for the two storm drain pipes that drain into the Nautical Landings Marina. I am working with them to submit an application to the MBMT to provide litter catchers for these two outfalls, and possibly others.

6.) Texas Department of Transportation (TxDOT) Truck Route Signs:

Public Works is working with Lester Contracting on a schedule when Lester can assemble a crew to do this work for us. Still on the critical path is TxDOT's contractor – as they are still not complete with the installation of the small signs.

7.) Texas Ports Association (TPA):

I reached out last Thursday to the info email address for TPA and got in touch with someone that it supposed to be updating the website address on their site.

8.) Texas Department of Transportation (TxDOT) Maritime Division:

TxDOT Maritime Division shared the following timeline with me regarding our application to fund improvements to the public dock at the Harbor of Refuge: The Legislative Session should wrap up around June 2027, at which point TxDOT will understand what monies may be allocated to them for grants. They will then look to the Port Mission Plan for projects, the PAAC (along with a scoring committee) will review them and make recommendations for funding to the Texas Transportation Commission (again, dependent on whether funding was allocated) – this typically happens in late June. TxDOT will then take those recommendations before the Texas Transportation Commission in August (typically) for approval. If we are approved for the funding, we would anticipate having those funds available in early 2028.

5. RECEIVE HARBOR MASTER'S OPERATIONS, PROMOTION/DEVELOPMENT ACTIVITY REPORT

a) City Harbor

b) Nautical Landings Building

1) 7 July 2026: I delivered a new lease for Suite 3 to Zbigniew Zborowski.

c) Nautical Landings Marina

1) Horizon Environmental has been on-site 11 times since the last Port Commission

meeting.

- 2) On 21 July 2026: Maverick Constructors commenced building the Matrix block breakwater. They are still approximately 1000 cubic yards short after moving all of the spoil material from Smith Harbor for the wetland creation. The balance will come from the Lighthouse Beach Park dredge spoil area.

d) Smith Harbor

- 1) On 8 September 2026 at 2:00, we had a pre-development meeting with Sasha Nevarez.

e) Harbor of Refuge

- 1) On 20 August 2026: Bid opening for West Shoreline Rehab Project. Rexco was the low bidder.
- 2) Matt Glaze with Urban Engineering is working on plans for the Harbor of Refuge (HOR) Boat Ramp.

f) To-Do List - Raymond Butler

ACTION ITEMS:

6. **REVIEW THE CERTIFICATE OF COMPLETION AND CONSIDER RECOMMENDATION TO CITY COUNCIL FOR APPROVAL AND RELEASE OF RETAINAGE FOR THE CITY OF PORT LAVACA DOWNTOWN WATERFRONT PUBLIC ACCESS PARKING LOT AND SIDEWALK IMPROVEMENTS**
PRESENTER JODY WEAVER

A motion was made by Commissioner Nichols.

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

THAT, THE PORT COMMISSION RECOMMENDS TO CITY COUNCIL TO ACCEPT THE CERTIFICATE OF COMPLETION AND TO APPROVE THE RELEASE OF RETAINAGE FOR THE CITY OF PORT LAVACA DOWNTOWN WATERFRONT PUBLIC ACCESS PARKING LOT AND SIDEWALK IMPROVEMENTS IN THE AMOUNT OF \$12,079.44.

Seconded by Commissioner Ward.

Voting Aye: Raymond Butler, Jerry Smith, Larry Nichols, Louis Rubio, Laurie Harvey, and Jim Ward.

Voting Nay: None.

Motion carried.

ACTION ITEMS: LEASES

7. **CONSIDER ENTERING INTO A NEW LEASE WITH SPIRETEK, NAUTICAL LANDINGS BUILDING, SUITE 2. PRESENTER JODY WEAVER**

Agenda Item discussed.

No action taken.

8. **CONSIDER ENTERING INTO A NEW LEASE WITH BAY LTD. AT NAUTICAL LANDINGS BUILDING, SUITE 5. PRESENTER JODY WEAVER**

Agenda Item discussed.

No action taken.

9. **CONSIDER ENTERING INTO A LEASE WITH ZBIGNIEW ZBOROWSKI AT NAUTICAL LANDINGS BUILDING, STE. 3 PRESENTER JODY WEAVER**

Agenda Item discussed.

No action taken.

10. **TO DELIBERATE THE PURCHASE, EXCHANGE, LEASE OR VALUE OF REAL PROPERTY (DELIBERATION IN AN OPEN MEETING WOULD HAVE A DETRIMENTAL EFFECT ON THE POSITION OF THE GOVERNMENTAL BODY IN NEGOTIATIONS WITH A THIRD PARTY), IN ACCORDANCE WITH CHAPTER 551, TITLE 5, SECTION 551.072 OF THE TEXAS GOVERNMENT CODE**

Chairman Butler announced that the Port Commission would not go into closed session at 4:39 p.m.

11. **RETURN TO OPEN SESSION AND TAKE ANY ACTION DEEMED NECESSARY WITH REGARD TO MATTERS IN CLOSED SESSION**

COMMENTS

12. COMMENTS FROM COMMISSIONERS

Agenda item discussed.

No action taken.

ADJOURNMENT

Chairman Butler asked for a motion to adjourn.

Motion was made by Commissioner Larry Nichols to adjourn the meeting.

Seconded by Commissioner Louis Rubio.

Motion passed by the following votes:

Voting Aye: Raymond Butler, Jerry Smith, Larry Nichols, Louis Rubio, Laurie Harvey, and Jim Ward.

Voting Nay: None.

Motion carried.

The meeting adjourned at 4:48 p.m.

These minutes were approved on October 20, 2026.

ATTEST:

Raymond Butler, Chairman

Oralia G. Munoz, Exec. Admin. Asst.