



## REGULAR PORT COMMISSION MEETING

Tuesday, November 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 21<sup>ST</sup> day of November 2023, the Port Commission of the City of Port Lavaca, Texas, convened in regular session at 10:12 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
Mike McGuire	Commissioner
Sue Traylor	Commissioner
Robert Knox	Commissioner
Larry Nichols	Commissioner
Jamie O'Neil	Commissioner

And with the following Commissioner absent:

Raymond Butler	Commissioner / Secretary
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#### CONSENT AGENDA

##### 1. APPROVAL OF MINUTES

##### a) MINUTES OF OCTOBER 17, 2023 - REGULAR MEETING

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 of the Port Commission regular meeting held on November 21<sup>st</sup>, 2023, are hereby approved.

Seconded by Commissioner Traylor.

Motion passed by the following vote:

Voting Aye: Alex Davila, Mike McGuire, Sue Traylor, Robert Knox, Larry Nichols, 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 October 2023 Inspection Report of the Port Commission regular meeting held on November 21<sup>st</sup>, 2023, are hereby approved.

Seconded by Commissioner Traylor.

Motion passed by the following vote:

Voting Aye: Alex Davila, Mike McGuire, Sue Traylor, Robert Knox, Larry Nichols, 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 November 21, 2023.

Agenda item discussed.

No action was taken.

### **4. RECEIVE STATUS REPORTS**

#### **a) Renovations to Nautical Landings Marina Breakwater - Presenter Jody Weaver**

- Comments from Jody Weaver and Matt Glaze, we have both reached out to Robin Kolton for an update without any success. E-mail has also been forwarded to Senator Kolkhorst, asking if someone from her staff could reach out to TPWL on our behalf to get a status

report and see what could be done to move this along. I pointed out that unless we can get approval to bid this out very soon, we will be looking at another Hurricane season this summer without protection for our marina.

**b) CDBG-MIT Coastal Resilience Project - Presenter Jody Weaver**

- A copy of the October 1st thru November 8th Progress Report from Mott McDonald can be found in the Port Commission Packet dated November 21, 2023

**c) Restore Project - Presenter Jody Weaver**

- Comments from Jody Weaver, contract has been signed and sent back. State pending to be signed and to be fully executed.

**d) Culvert Replacement Project #P-2024-019 - Presenter Jody Weaver**

- Comments from Jody Weaver, City Council voted to award the construction contract to Lester Contracting, contingent upon Helena Chemical paying all cost over \$300,000 dollars that Council budgeted for. I am waiting to hear back from Helena Chemical. Lester Contracting agreed to hold the bid until December 4<sup>th</sup>.

**5. RECEIVE STATUS REPORTS ON SPECIAL PROJECTS**

**a) Status report regarding Voluntary Restoration Project II at the Harbor of Refuge - Presenter Jody Weaver**

- Comments from Jody Weaver, CDBG-MIT grant application is complete and will not hear anything until February or March 2024.

**b) CRG Limited Phase II Environmental Site Assessment of the Harbor of Refuge Tracts 16, 17 and 17Ar - Presenter Jody Weaver.**

- Comments from Jody Weaver, No new updates at this time.

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

**a) City Harbor**

- 1) Prestige Oysters is scheduled for a new lease in February 2024. They are also interested in possibly leasing tract 9 and 9A.

**b) Nautical Landings Building**

- 1) June 12, 2023, Barefoot Construction commenced work.

**c) Nautical Landings Marina**

- 1) Abandon boat – No updates at this time.
- 2) Horizon Environmental has been onsite 18 times since last PC meeting.

**d) Smith Harbor**

- 1) Jody Weaver submitted application to Matagorda Bay Mitigation Trust October 16, 2023.

**e) Harbor of Refuge**

- 1) LCI has been hauling fill material & stockpiling.

- 2) Encore Dredging has been cleaning and moving equipment to track 11.
- 3) RR drain culvert replacement – Construction Contract awarded to Lester Contracting.
- 4) Spoke to Hendry Schorr with Manson Dredging sent demand letter October 11, 2023 about dredge pipe.
- 5) Aerial spraying- no new updates

**ACTION ITEMS: NEW BUSINESS**

**7. DISCUSS REVISIONS TO THE NAUTICAL LANDINGS MARINA LEASE AGREEMENT - PRESENTER JIM RUDELLAT**

**(1)**

Motion made by Commissioner McGuire

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

THAT, Chairman Davila, makes recommendation to present to City Council changes to the NAUTICAL LANDINGS MARINA LEASE FOR DOCKING SPACE.

Motion withdrawn by Commissioner McGuire

**(2)**

Motion made by Commissioner Nichols

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

THAT, Chairman Davila, makes recommendation to present to City Council the amended changes to the NAUTICAL LANDINGS MARINA LEASE FOR DOCKING SPACE with the following modifications.

- Strike out number #6 – No Firearms
- Allow only 2 guests per lessee.
- The Live aboard is only temporary, no more than 10 days per month.

Seconded by Commissioner Traylor.

Motion passed by the following vote:

Voting Aye: Alex Davila, Mike McGuire, Sue Traylor, Robert Knox, Larry Nichols.

Voting Nay: Jamie O’Neil

Motion carries.

**COMMENTS**

**8. COMMENTS FROM THE COMMISSIONERS.**

Agenda item discussed.

No action necessary.

**ADJOURNMENT**

Commissioner McGuire made a motion to adjourn the meeting.

Commissioner O’Neil seconded this motion.

Motion passed by the following vote:

Voting Aye: Alex Davila, Mike McGuire, Sue Traylor, Robert Knox, Larry Nichols, and Janie O’Neil

Voting Nay: None

The meeting was adjourned at 11:33 a.m.

These minutes were approved on December 19, 2023.

ATTEST:

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Alex Davila, Chairman

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Rachel Garza, Admin Assist.