



REGULAR PORT COMMISSION MEETING

Tuesday, February 18, 2025, 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 18th day of February 2025, the Port Commission of the City of Port Lavaca, Texas, convened in a 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
Robert Knox	Commissioner
Jamie O’Neil	Commissioner
Larry Nichols	Commissioner

And with the following Commissioners absent:

Sue Traylor	Commissioner
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COMMENTS FROM THE PUBLIC – (presented before Agenda 5)

Jack Wu, Vice President of Formosa Plastics and Lance Rodriguez from Formosa Plastics Environmental Department presented to the Board a slideshow regarding Horizon Environmental daily activities at the Marina, Ports and Harbor of Refuge and Lighthouse Beach.

CONSENT AGENDA

1. APPROVAL OF MINUTES

A) MINUTES OF JANUARY 23, 2025 - 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 January 23rd, 2025, minutes of the Regular Port Commission meeting held on February 18th, 2025, are hereby approved.

Seconded by Commissioner Butler

Motion passed by the following vote:

Voting Aye: Alex Davila, Raymond Butler, Mike McGuire, Jamie O'Neil, Larry Nichols, and Robert

Knox. Voting Nay: None

Motion carries.

2. RECEIVE HARBOR MASTER'S INSPECTION / MAINTENANCE REPORT FOR JANUARY 2025.

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 January 2025 Inspection Reports of the Port Commission Regular meeting held on February 18th, 2025, are hereby approved.

Seconded by Commissioner Butler

Motion passed by the following vote:

Voting Aye: Alex Davila, Raymond Butler, Mike McGuire, Jamie O'Neil, Larry Nichols, and Robert Knox.

Voting Nay: None

Motion carries.

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 meeting packet dated February 18th, 2025.

Agenda items discussed.
No action was taken.

4. CITY MANAGER'S REPORT

- The following is a memo, in its entirety, from Jody Weaver Interim City Manager:
 - TPWL Boating Access Grant - Renovations to the Nautical Landings Marina Breakwater
At the City Council meeting on February 10, Council awarded a construction contract to Derrick Construction for \$445,162.00. We are working on getting the contract signed and scheduling a pre- construction conference. Would the Commission like to select a member to attend the pre-construction conference as a representative of the Port Commission?
 - CDBG-MIT Coastal Resilience Living Shoreline Project.
No new update information.
 - ReStore (cleanup of old barge(s) in Smith Harbor)
Our consultant Kim Griffith reported last week that the National Wide Permit application was ready for submittal except she was waiting on one last piece of information from the COE before having us sign and finally submit. This delay will translate into a delay in receiving authorization to bid as well.
 - CDBG-MIT Round 2 Application for use of funds for Replacement of culverts under rail at Corporation Ditch and Voluntary Restoration of Harbor of Refuge Shoreline.
No new information.
 - GLO CEPRG Grant (Harbor of Refuge Shoreline Protection)
Report. Alternative 4A has been selected (see pg. 30). This is a breakwater configuration along the harbor peninsula and southern shoreline consisting of 6 shingles segmented rubble mounds breakwaters providing fish gaps with an extended gap protection overlap. The shingle orientation is to protect against the largest waves which come from the SE direction.
 - MBMT Grant Downtown Waterfront Public Access Improvement
We have received the Nationwide permit for the bulkhead but are waiting on the permit for the docks
 - TxDOT Truck Route signs
I reached out to TxDOT for an update yesterday and received an email back that a pre-construction conference had not been scheduled yet and it was copied to the TxDOT PM asking him to provide an update for us.

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

- 1). CH slip 1 & 2 big wash behind bulkhead have Gonzales Construction has been asked to backfill the area – Gonzales is very busy. The job has been turned over to Barefoot Construction.

b) Nautical Landings Building

- 1) Barefoot Construction is working on the storm covers.
- 2) Working on a scope to replace six big windows south end front of building, identify availability windstorm regulation.
- 3) Water usage – The usage appears to be ok. The leak on the South meter has been fixed.

c) Nautical Landings Marina

- 1) Horizon Environmental has been onsite 16 times since last PC meeting.
- 2) Water usage – Still monitoring the usage.

d) Smith Harbor – No Updates**e) Harbor of Refuge**

- 1) 10 Feb. 2025 Rexco commenced moving mulch to Alcoa.
- 2) 31 Jan. 2025 process to track Encore dockage use.
- 3) 27 August 2024 LCI delivering material from Alamo Heights road project.
- 4) Weed control spraying. – No Updates.

ACTION ITEMS: NEW BUSINESS**6. DISCUSS STATUS REPORT FROM THE TARIFF DEVELOPMENT COMMITTEE - PRESENTER JODY WEAVER**

- A copy of the Tariff Circular was given to the Port Commission members, and the Circular can be found in the packet dated January 23rd, 2025.

7. HEAR REPORT FROM SELECT COMMITTEE ON POSSIBLE TOPICS TO DISCUSS WITH CITY COUNCIL AT THE FEBRUARY 25TH JOINT WORKSHOP, INCLUDING POSSIBLE CHANGES TO PORT COMMISSION AND A REVIEW OF THE 2023 VALBRIDGE APPRAISAL REPORTS.

- The following is a memo, in its entirety, from Jody Weaver Interim City Manager:

There is a joint workshop scheduled with City Council for Tuesday, February 25 beginning at 5:30 pm at the Nautical Landings Marina Meeting Room.

One topic will be a review of the Valbridge valuations and how to use these valuations moving forward in negotiating new leases. Upcoming new leases to negotiate in 2025 include:

- City Harbor TR 3,4,5,6,12 (Miller's Seafood) – expires July 31, 2025
- Harbor of Refuge TR 3 + 11 (Encore Dredging) – expires November 30, 2025

Expiration dates of other leases are (assuming available extensions are exercised):

City Harbor TR 10 (Prestige): February 28, 2029

City Harbor TR 9/9A (Prestige): August 31,
2029, HOR TR 5+TR15 (Equalizer): December
31, 2030 HOR TR 2 + TR 10 (Prestige): March
30, 2031

HOR (Helena): July 31, 2058

City Harbor TR 7,8,11 (Federation): Month-to-month at this
time City Harbor TR 4 (Cableone): mirrors the cable franchise
agreement

Available Tracts not currently leased:

Landfill Tract 74 acres +/-

Tract 14 6 acre +/-

Nautical Landings Building: We won't have any new leases to negotiate in 2025 for the office building unless a current tenant does not exercise (or the Port Commission does not approve) an available extension.

Under separate cover I will send you rental rate comparison sheets for currently leased tracts.

A second topic will be a general discussion of the role of the Port Commission.

8. HEAR REPORT FROM SELECT COMMITTEE ON MEETING WITH CALHOUN COUNTY CHIEF APPRAISER REGARDING PROPERTY VALUES FOR CITY PORTS & HARBORS PROPERTIES. PRESENTER RAYMOND BUTLER

Raymond Butler met with Paul Spade, Chief Appraiser and stated he must use the lease value of property as their valuation number. However, state law states to use the minimum value as being based on rental income. Discussion is still in progress with the Chief Appraiser.

Agenda Item Discussed.

No Action Taken

ACTION ITEMS: LEASES

9. ANNOUNCEMENT BY CHAIRMAN THAT PORT COMMISSION WILL RETIRE INTO CLOSED SESSION:
 - Chairman Davila announced that Port Commission will not retire into closed session.

10. RETURN TO OPEN SESSION AND TAKE ANY ACTION DEEMED NECESSARY WITH REGARD TO MATTERS IN CLOSED SESSION.
 - Chairman Davila announced that Port Commission will not retire into closed session.

No Action was taken.

COMMENTS

11. **COMMENTS FROM COMMISSIONERS**

Agenda item discussed.

No action taken.

ADJOURNMENT

Commissioner Nichols made a motion to adjourn the meeting.

Commissioner Butler seconded this motion.

Motion passed by the following vote:

Voting Aye: Alex Davila, Raymond Butler, Mike McGuire, Larry Nichol, Jamie O’Neil, and Robert Knox

Voting Nay: None

The meeting was adjourned at 12:05 p.m.

These minutes were approved on March 18, 2025.

ATTEST:

Alex Davila, Chairman

Oralia G. Munoz, Admin Assist.