
CITY OF PORT LAVACA

MEETING: FEBRUARY 9, 2026 **AGENDA ITEM** ____

DATE: 2.05.2026

TO: HONORABLE MAYOR AND CITY COUNCIL MEMBERS

FROM: JODY WEAVER, INTERIM CITY MANAGER

SUBJECT: **CONSIDER APPROVAL OF PIPELINE EASEMENT TO EQUALIZER, INC. ACROSS HOR TRACT 3**

Background:

Equalizer is in the planning stages of shifting their operations from Victoria to Port Lavaca and are working to construct new facilities to store and handle liquid and bulk fertilizer on property they own on FM 1090 across from the Harbor of Refuge. Council approved the Conceptual Plan for this development in November 2025.

A copy of the Concept Plan Sketch is *attached*. Note that there is shown a Pipeline easement across the northeast boundary line of the Harbor of Refuge Tract 3. Equalizer is proposing to construct a pipeline (6"-8" diameter) to transport liquid fertilizer UAN 32 to/from barges docked on the public dock of the Harbor of Refuge to storage tanks that will be built as part of the Equalizer Facility. This is the same product that Helena and Simplot receive into their terminals. A product information sheet about UAN 32 is attached and a MSDS can be found at <https://www.cfindustries.com/globalassets/cf-industries/media/documents/safety-data-sheets/uan---north-america/urea-ammonium-nitrate-v-2.2-en.pdf>

The attached document is the proposed Pipeline Easement agreement.

Financial Implication: There is no rent or fee associated with the portion of the easement that is within the boundary of the Harbor of Refuge Tract 3 as long as Equalizer has a valid lease agreement with the city for Tract 3. The annual fee for the 10 ft wide x 100' long easement across the public dock is calculated at \$600.00, which will be paid in monthly installments of \$50.00 concurrent with the lease payment for Tract 3.

Recommendation:

- The Port Commission has discussed this in conjunction with the long-term lease of Tract 3 to Equalizer, Inc. and recommends approval of the easement as presented.
- Approve the Pipeline Easement Agreement with Equalizer as presented, contingent upon final approval by the City Attorney*.
* Equalizer's legal team has not fully completed their review of the easement language and may possibly request minor changes. As long as Anne Marie approves any such request for change, we'd like to move forward with the easement without having to bring it back to Council.