



REGULAR PORT COMMISSION MEETING

Tuesday, February 17, 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 17th day of February 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 in 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
Laurie Harvey	Commissioner

And the following Commissioner absent:

Jamie O'Neil	Commissioner
--------------	--------------

Constituting a quorum for the transaction of business, at which time the following business was transacted.

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/discuss the following items and take any action deemed necessary.*

1. APPROVAL OF MINUTES

MINUTES OF THE JANUARY 20, 2026 - REGULAR PORT COMMISSION MEETING

Motion was made by Commissioner Larry Nichols.

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

THAT, the January 20th, 2026, minutes of the Regular Port Commission meeting held on February 17th, 2026, are hereby approved.

Seconded by Commissioner Louis Rubio

Motion passed by the following votes:

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

Voting Nay: None

Motion carried.

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

Motion made by Commissioner Larry Nichols

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

THAT, the Harbor Master's January 2026 Inspection Reports of the Port Commission Regular meeting held on February 17, 2026, are hereby approved.

Seconded by Commissioner Laurie Harvey

Motion passed by the following votes:

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

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) 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 17th, 2026.

Agenda item discussed.

No action taken.

4. CITY MANAGER'S REPORT

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

1) **Community Development Block Grant-Mitigation (CDBG-MIT)
Coastal Resilience Living Shoreline Project**

This project was awarded to Maverick Constructors, LLC at the City Council meeting on January 26. The contract award was \$10,247,134.00, which included the Base Bid and all 3 alternatives. The engineer is currently working with the contractor and KSBR to get the contract documents ready for the Mayor's signature.

<https://cleargov.com/texas/calhoun/city/port-lavaca/projects/7897/living-shoreline-breakwater-glo-cdbg-mit-coastal-resiliency>

2) **ReStore (cleanup of old barge(s) in Smith Harbor)**

This project was awarded to Taylor Marine Construction, Inc. at the January 26 City Council meeting. The contract award was \$407,000, which included the Base Bid and Alternative Bid 1. The Notice of Award was signed last week. Once we fully execute the contract agreement, it will be submitted to the US Treasury for final approval prior to a Notice to Proceed being issued.

<https://cleargov.com/texas/calhoun/city/port-lavaca/projects/13837/restore-city-of-port-lavaca-shoreline-clean-up-tceq>

3) **Community Development Block Grant-Mitigation (CDBG-MIT)
Round 2 Application for use of funds for Replacement of culverts
under rail at Corporation Ditch and Voluntary Restoration of Refuge
Shoreline**

Field survey work has begun on the Corporation Ditch, but we are still waiting on completion of the environmental review before getting approval to commence engineering design work.

4) **General Land Office Coastal Erosion Planning & Response Act
Grant (GLO CEPRA) (Harbor of Refuge Shoreline Protection)**

No update. Mott McDonald submitted the full USACE permit application on November 5. The file is SWG-2025-00420, and the project manager assigned is Kory Barone, who was the manager on the Living Shoreline and the Smith Harbor projects.

5) Matagorda Bay Mitigation Trust (MBMT) Grant Downtown Waterfront Public Access Improvement

This project received bids on Thursday, February 12. A bid tabulation was sent out before the Port Commission meeting, and action was taken to recommend an award to Council under New Business. Council is scheduled to consider this at a Special Meeting on February 23rd.

6) Texas Department of Transportation (TxDOT) Truck Route signs

The posts for the large signs are in; however, it was discovered that the pole bases had not been included in the order, so we are waiting on those. Wayne has engaged Lester Contracting to install them once they are in.

7) Parking area on SBA Steel property at the Harbor of Refuge Boat Ramp

There is no update: I still have not heard back from the SBA legal team yet regarding a lease or purchase of the property in question at the Harbor of Refuge boat ramp.

8) Harbor of Refuge Public Boat Ramp

I asked Matt Glaze with Urban Engineering to provide a quote to perform an assessment of this boat ramp and provide recommendations for repair or reconstruction with cost estimates so we can either try to budget for the work or apply for Matagorda Bay Mitigation Trust funding in October.

9) Texas Department of Transportation (TxDOT) Maritime Division

As you recall, Jim Oralia and I met with several members of the Texas Department of Transportation Maritime Division team and their consultant, Burns & McDonnell, on November 21 to provide them with a tour of our facilities and begin work on drafting a port profile for The City of Port Lavaca Ports & Harbors. They provided a list of documents/information that we need to gather and submit to them for the preparation of our Port Profile. – With the weather getting warmer, we will jump back on getting nice photographs for this.

- Kmz file outlining port boundaries – WORKING ON THIS
- High-quality photos – WORKING ON THIS
- City Comprehensive Plan and Downtown Waterfront Master Plan – DONE

10) Lease of Harbor of Refuge Tract 3

This lease, along with a pipeline easement on the northeast side of Tract 3 and a crossing easement over Corporation Ditch, was approved by Council at their meeting on

February 9. The lease is effective February 10. We will prorate the February rent, and it will end on January 31, 2031, unless the option to extend is exercised.

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

a) City Harbor

1) 13 January 2026, a new lease was prepared under the name of The Federation for one year with a one-year option.

On 9 February 2026, the lease was ratified.

2) We have been keeping up with the 2025-2026 oyster harvest, and there has been no activity to report.

b) Nautical Landings Building

1) 22 January 2026 Barefoot Construction commenced the window replacement project. The low bid was \$44,898.00.

2) 3 November 2025 Barefoot Construction started inspecting the soft spot in the floor in the men's bathroom. The dayroom floor decking & joist were rotted from an internal wall water leak.

c) Nautical Landings Marina

1) 12 February 2026 was the bid opening at 2:00 for the Nautical Landings Building back parking lot.

2) Horizon Environmental has been on-site 8 times since the last Port Commission Meeting.

d) Smith Harbor

e) Harbor of Refuge

1) 7 August 2024, LCI has been delivering material from the Alamo Heights road project.

f) To Do List – Raymond Butler

ACTION ITEMS: NEW BUSINESS – *The Port Commission will consider/discuss the following items and take any action deemed necessary.*

**6. REVIEW BIDS FOR THE MATAGORDA BAY MITIGATION TRUST GRANT
DOWNTOWN WATERFRONT PUBLIC ACCESS IMPROVEMENT PHASE 2
RECOMMEND A CONSTRUCTION CONTRACT AWARD TO CITY COUNCIL**

Motion made by Commissioner Larry Nichols

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

THAT, the Port Commission recommends to Council that the Council accept Lester Contracting, Inc.'s bid for the Downtown Waterfront Public Access Improvement Parking Lot and Sidewalk Improvements in the amount of \$238, 848.75.

Seconded by Commissioner Jim Ward

Motion passed by the following votes:

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

Voting Nay: None

Motion carried.

7. COMMENTS FROM COMMISSIONERS

No action taken.

ADJOURNMENT

Chairman Raymond Butler asked for a motion to adjourn.

Motion made by Commissioner Larry Nichols to adjourn the meeting.

Seconded by Commissioner Jerry Smith.

Motion passed by the following votes:

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

Voting Nay: None.

Motion carried.

The meeting adjourned at 4:31 p.m.

These minutes were approved on March 17th, 2026.

ATTEST:

Raymond Butler, Chairman

Oralia G. Munoz