



# REGULAR PORT COMMISSION MEETING

Tuesday, September 17, 2024, 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 17<sup>TH</sup> day of September 2024, the Port Commission of the City of Port Lavaca, Texas, convened in a regular session at 10:00 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
Larry Nichols	Commissioner

And with the following Commissioners absent:

Sue Traylor	Commissioner
Jamie O'Neil	Commissioner

## CONSENT AGENDA

### 1. APPROVAL OF MINUTES

#### A) MINUTES OF AUGUST 20, 2024 - 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 August 20<sup>th</sup>, 2024, minutes of the Regular Port Commission meeting held on September 17<sup>th</sup>, 2024, are hereby approved.

Seconded by Commissioner Butler

Motion passed by the following vote:

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

Voting Nay: None

Motion carries.

**2. RECEIVE HARBOR MASTER'S INSPECTION / MAINTENANCE REPORT FOR AUGUST 2024.**

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 August 2024 Inspection Reports of the Port Commission Regular meeting held on September 17<sup>th</sup>, 2024, are hereby approved.

Seconded by Commissioner Butler

Motion passed by the following vote:

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

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 September 17<sup>th</sup>, 2024

Agenda item discussed.

No action was taken.

**4. CITY MANAGER'S REPORTS.**

- City Harbor Flood Light billing: We have received a credit from GEXA for the Public Dock Flood Lights, which I've attached. This doesn't however show what our new normal bill will be, so we'll need to wait another month for that.

- TPWL Grant — Renovations to the Nautical Landings Marina Breakwater: I received this email this morning from Julie Dillard of TPWL

- Good morning, Jody, I contacted FWS and he stated that he sent them revisions on 8/29 based on the responses received and that they have received those updates but FWS is still waiting to hear back.

Thank you,  
 Julie Dillard  
 Boat Access and Target Range Grant Manager  
 (512) 389-8773 — Office  
 (737) 272-9957 — Cell

- CDBG-MIT Coastal Resilience Living Shoreline Project  
 Mott McDonald is progressing with the 70% design drawings and specifications for both a "continuous rock breakwater" and a "rock breakwater with one gap". The proposed bid scheme is as follows:

Base Bid — Continuous Rock Breakwater built to +7 ft Additive 1  
 Bid — Add one gap shingled  
 Additive 2 Bid — Northern rock breakwater built to +8 ft Additive  
 3 Bid — Southern rock breakwater built to +8 ft

- ReStore (clean-up of old barge(s) in Smith Harbor)  
 The Workplan has been prepared and submitted by our consultant Kim Griffith and has been approved. We are working on the environmental report and preliminary bid documents.
- CDBG-MIT Round 2 Application for use of funds (Voluntary Restoration II and Culvert replacement at the Harbor of Refuge): We had a meeting with KSBJ (grant writers), the engineers and GLO last week and helped answer several **RFI** questions. We are hopeful that we will have a contract with GLO for the funding by early 2025.
- Replacement of culverts under rail at Corporation Ditch (Harbor of Refuge)  
 See above — CDBG-MIT Round 2 Application for use of funds

- GLO CEPRA GRANT: No update information from GLO on progress.
- MBMT Grant Downtown Waterfront Public Access Improvement:  
Matt and I haven't been able to coordinate our schedules to review this together, but we will meet next week so the COE permit application can be sent off.
- Wetlands and Waters of the U.S. Delineation — 70 acres at the Harbor of Refuge.  
CRG Texas has done the field work, and I am waiting on a status report from them.

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

### a) City Harbor

- 1) September 9, 2024, City Council ratified Prestige Oysters lease for track 9 & 9A.
- 2) September 9, 2024, have a signed lease from Mike Hooks Dredging.  
Slip CH2 & CH3 (.4 acres for parking \$1050 month.)
- 3) September 12, 2024, US Army Corps needs two slips annual leases.

### b) Nautical Landings Building

- 1) Working on building improvements lighting, two cupolas and storefront at the south end of the building.

### c) Nautical Landings Marina

- 1) Horizon Environmental has been on site 13 times since the last PC meeting.
- 2) Figured out water usage problem (11A Kenneth Waller III)  
He has been contacted & working on the water bill.
- 3) September 11, 2024, Cox boat met with the Post Office received print outs  
Sent to TPWD they will except the letters and print outs, but we do have to hold new Public Auction due to time frame, which will start 18<sup>th</sup> through 25<sup>th</sup> September.

### d) Smith Harbor

- 1) September 9, 2024, I met with Poor Boys Bait about harbor improvements and moving his facility.

### e) Harbor of Refuge

- 1) August 11, 2024, CRG was onsite to start wetland delineation so we can commence leveling & spreading dirt.

- 2) August 27, 2024, LCI delivering material from Alamo Heights Road project.
- 3) Weed control spraying – no updates.

**ACTIONS ITEMS: LEASES**

**6. DISCUSS NEW LEASE AGREEMENT FOR PORT LAVACA PLUMBERS, SOMETHING MORE MEDIA, AND BAY LIMITED - PRESENTER JODY WEAVER**

- A copy of the cost breakdown can be found in the Port Commission meeting packet dated September 17<sup>th</sup>, 2024

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 accept the new lease proposals for Port Lavaca Plumbers, Something More Media and Bay Limited with the exception of the discount being removed and an actual MCI increase on the second year.

Seconded by Commissioner Butler.

Motion passed by the following vote:

Voting Aye: Alex Davila, Raymond Butler, Robert Knox, and Larry Nichols.

Voting Nay: Mike McGuire

Motion carries.

**ACTION ITEMS: NEW BUSINESS**

**7. DISCUSS STATUS REPORT FROM THE TARIFF DEVELOPMENT COMMITTEE - PRESENTER JODY WEAVER**

Waiting for more information to be presented to the board regarding dispatch or answering service.

Agenda item discussed.

No action was taken.

**8. CONSIDER RECOMMENDATION TO COUNCIL TO AMEND CODE OF ORDINANCES, APPENDIX A – FEES, RATES AND CHANGES, CHAPTER 54 WATERWAYS FEES – PRESENTER JODY WEAVER**

- Presented on September 9, 2024, Regular City Council Meeting
  - First reading of the ordinance to change the Appendix A – Fees, rates and charges for Chapter 54 Waterways to include daily rates for general dockage and fleeting and mooringThe second reading will be at the October 14<sup>th</sup>, 2024, Regular City Council Meeting.

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 Council the addition of Commercial Vessel Dockage Rates will only be available for leases of one year or more, less than a year will be charged at a daily rate.

Seconded by Commissioner Butler.

Motion passed by the following vote:

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

Voting Nay: None

Motion carries.

**COMMENTS**

**9. COMMENTS FROM THE COMMISSIONERS.**

Agenda item discussed.

No action necessary.

**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, Robert Knox, and Larry Nichols.

Voting Nay: None

The meeting was adjourned at 11:34 a.m.

These minutes were approved on October 15<sup>th</sup>, 2024.

ATTEST:

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Alex Davila, Chairman

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Rachel Garza, Admin Assist.