



## **SPECIAL PORT COMMISSION MEETING**

Tuesday, November 08, 2022, 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 8<sup>th</sup> day of November 2022, the Port Commission of the City of Port Lavaca, Texas, convened for a Special 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	Chairman
Raymond Butler	Commissioner / Secretary
Mike McGuire	Commissioner
Sue Traylor	Commissioner
Michael Kovarek	Commissioner
Jamie O'Neil	Commissioner
Larry Nichols	Commissioner

#### **CALL TO ORDER**

#### **ACTION ITEMS: LEASES**

1. CONSIDER EXISTING LEASE OF TRACT 17, 17Ar. AND NEW LEASE OF TRACT 11 AT THE HARBOR OF REFUGE.

Chairman Davila announced this agenda item would be discussed in closed session.

2. ANNOUNCEMENT BY THE CHAIRMAN THAT THE PORT COMMISSION WILL RETIRE TO CLOSED SESSION.

Chairman Davila announced that Port Commission would retire into closed session at 10:03 a.m.

3. RETURN TO OPEN SESSION AND TAKE ANY ACTION NECESSARY ON ITEM DICUSSED IN CLOSED SESSION.

Chairman Davila announced that Port Commission was back in open session at 10:48 a.m.

(A)

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 lease Tract 11 to Encore with the following recommendations, Twenty-Five Hundred (\$2,500) dollars with a one-year (1) lease and a one-year (1) option with an annual MCI of 2% mininum and a 5% maximum.

Motion died due to lack of a second.

(B)

Motion made by Commissioner Butler

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

THAT, Chairman Davila, makes recommendation to lease Tract 11 to Encore with the following recommendations, Twenty-Five Hundred (\$2,500) dollars with a one-year (1) lease.

Motion died due to lack of a second.

(C)

Motion made by Commissioner O'Neil

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

THAT, Chairman Davila, makes recommendation to lease Tract 11 to Encore with the following recommendations, Twenty-Five Hundred (\$2,500) dollars with a five-year (5) lease, no option, with an annual MCI of 2% mininum and a 5% maximum.

Seconded by Commissioner Nichols.

Motion failed by the following vote:

Voting Aye:

Jamie O'Neil, Michael Kovarek, Larry Nichols

Voting Nay:

Mike McGuire, Raymond Butler, Sue Traylor, and Alex Davila

(D)

Motion made by Commissioner Traylor

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

THAT, Chairman Davila, makes recommendation to lease Tract 11 to Encore with the following recommendations, Twenty-Five Hundred (\$2,500) dollars with a three-year (3) lease, no option, with an annual increase on October 1<sup>st</sup>, using the actual variable MCI.

Seconded by Commissioner Butler.

Motion passed by the following vote:

Voting Aye:

Alex Davila, Mike McGuire, Larry Nichols, Michael Kovarek, Raymond Butler, and Sue Traylor.

Voting Nay: James O'Neil

(E)

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 designate Tract 11, 12, 13 and "No Man's Land" to be know as Tract 11 as shown on Exhibit A.

Seconded by Commissioner Kovarek.

Motion passed by the following vote:

Voting Aye:

Alex Davila, Mike McGuire, Larry Nichols, Michael Kovarek, Raymond Butler, Sue Traylor and James O'Neil.

Voting Nay:

None

**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, Mike McGuire, Larry Nichols, Michael Kovarek, Raymond Butler, Sue Traylor, and Jamie O'Neil.

Voting Nay: None

Meeting adjourned at 11:05 a.m.

These minutes were approved on November 15, 2022.

ATTEST:

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Alex Davila, Chairman

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Rachel Garza, Admin. Assistant