



REGULAR PORT COMMISSION MEETING

Tuesday, April 21, 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 21st day of April 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
Laurie Harvey	Commissioner
Larry Nichols	Commissioner
Jim Ward	Commissioner
Louis Rubio	Commissioner

And the following Commissioners absent:

Jerry Smith	Commissioner/Secretary
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 first page of this agenda).*

CONSENT AGENDA

The Port Commission will consider the following items and take any action deemed necessary.

1. APPROVAL OF MINUTES

MINUTES OF THE MARCH 17, 2026 – REGULAR PORT COMMISSION MEETING

Motion was made by Commissioner Jim Ward.

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

THAT, the March 17th, 2026, minutes of the Regular Port Commission meeting held on April 21st, 2026, are hereby approved.

Seconded by Commissioner Louis Rubio.

Motion passed by the following votes:

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

Voting Nay: None

Motion carried.

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

Motion was made by Commissioner Jim Ward.

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

THAT, the Harbor Master's March 2026 Inspection Reports of the Port Commission Regular meeting held on April 21, 2026, are hereby approved.

Seconded by Commissioner Larry Nichols

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

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) Profit and Loss Cash Flow Report
- e) Revenues and Expenditures
- f) Balance Report, Property Tax Distribution
- g) Purchase Order Report

- A copy of these reports, in their entirety, can be found in the Port Commission Meeting packet dated April 21st, 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 Resiliency Living Shoreline Project:

The contractor, Maverick Constructors, has received delivery of the reef units for the oyster reef breakwater and is expected to submit a materials on-hand invoice for these stored units. They are scheduled to mobilize in mid-May. Below are 3 photographs of our Natrx units in the manufacturer’s storage yard.



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

Kateryna spoke with Texas Community Environmental Quality (TCEQ) on April 9 and was told that the Notice to Proceed (NTP) is in the final stage of approval, and we should receive it within the next week or so. As soon as we receive this NTP from TCEQ, we will, in turn, issue an NTP to Taylor Marine. This project has certainly been an exercise in patience.

<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 - Replacement of Culverts Under Rail at Corporation
Ditch and Voluntary Restoration of Refuge Shoreline:**

Mott McDonald met with the USACE and Triton Environmental (their environmental sub-consultant) and report the following:

- The culvert replacement will be covered under a Nationwide Permit, and we'll be able to work 200 feet up and downstream from the culvert as needed to remove debris, sediment, etc.
- It was determined that the ditch from 200 feet north of the culvert to 2000 feet north of the culvert is tidal wetlands and will require an individual permit, which would take 12-18 months. The proposed bridge crossing for Equalizer is within this section of Corporation Ditch. I've notified Equalizer of this determination.

KSBR LLC is expecting environmental clearance by mid-July for this Corporation Ditch Project.

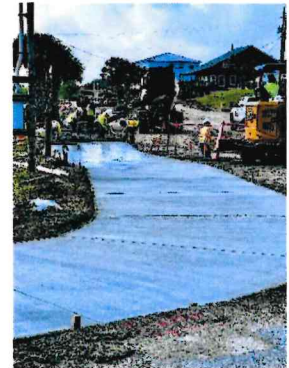
**4.) General Land Office (GLO) Coastal Erosion Planning &
Response Act (CEPRA) Grant (Harbor of Refuge Shoreline
Protection):**

The public comment period for the USACE application SWG-2025-00420 for this project ended on April 4. We were notified by GLO that the proposed project will impact State-owned land, so a GLO Lease and a new Coastal Boundary Survey will be required. Mott McDonald has submitted the application for the lease on our behalf (which can take 4-6 months) and they are working on the Coastal Boundary Survey.

You can still find the Project information at the following USACE link:
<https://www.swg.usace.army.mil/Media/Public-Notices/Article/4423128/swg-2025-00420-jody-weaver-city-of-port-lavaca-lavaca-bay-calhoun-county-texas/>

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

Lester began working on this project at the end of March. They have graded the parking lot, dug the drainage “rain gardens pits” for the green infrastructure drainage and are currently pouring the 10 ft wide shared use path. There will be a change order of approximately \$6,000 to add some stone retaining wall at the southwest corner of the parking lot. Below are some work-in-progress photos:

**6.) Texas Department of Transportation (TxDOT) Truck Route Signs:**

At the end of March, TxDOT let me know that they were still negotiating a change order with their contractor to replace the initially installed small signs, which were unfortunately fabricated the wrong size (no fault of the contractor). They anticipated that the final pricing should wrap up by early April so the new signs can be ordered and fabricated. They anticipate that all of the sign assemblies will be fully installed by the end of May. Public Work still has not received the sign bases, but Wayne has put in another inquiry about the status and an estimated ship date.

7.) Parking area on SBA Steel Property at the Harbor of Refuge**(HOR) Boat Ramp:**

No update.

8.) Harbor of Refuge (HOR) Public Boat Ramp:

No update on this. We need to discuss setting aside some funds that we can commit as a match in an application to the MBMT in October.

9.) Texas Department of Transportation (TxDOT) Maritime Division:

Jim and I simply haven't had time to look in earnest into the grant application due June 15, but we will be doing that very soon. After some discussion with TxDOT a few weeks ago, we are planning to apply for two projects: 1) development of a Comprehensive Master Plan for the Harbor of Refuge (or possibly all of Ports & Harbors), and 2) the public dock improvements at the Harbor of Refuge, which we have previously discussed. We are hoping there will be some increased oyster activity at the docks soon, where we can get Bill Harvey to take some action shots for the profile.

10.) 2028 General Land Office (GLO) Coastal Resiliency Master Plan:

I am a member of the Technical Advisory Committee for the 2028 GLO Coastal Resiliency Master Plan, which GLO and their consultant AECOM are working on. I just wanted to share that they will begin considering projects later this year for possible inclusion in the new CRMP. If there are any resiliency projects that you would like to discuss and consider pitching to the Committee, just let me know. Note that our Downtown shoreline protection project (recently awarded) was included in the 2019 plan and the Harbor of Refuge Shoreline protection projects were included in the 2023 plan.

11.) 2026-2027 Budget:

On May 18, the City Council will meet in a workshop to provide their input on ideas for Capital Planning and other funding priorities for the 2026-27 Budget. The Port Commission meets on May 19. At that meeting, I will include an agenda item for the Port Commissioners to discuss the same with respect to the Ports & Harbors 2026-2027 budget, so bring your ideas with you to the May meeting. You can view the current 5-year Capital Improvements plan at

https://portlavaca.org/wp-content/uploads/2025/10/CAPITAL-IMPROVEMENT-PROGRAM-26_30.pdf beginning on page 99. Currently, in the 5-year CIP we have \$3000,000 earmarked for dredging Nautical Landings Marina in 2028, \$250,000 for sandblasting and recoating the steel bulkhead at City Harbor in 2028, and \$66,000 for improvements to Evelyn's Dock in 2028, the CEPRA grant project for HOR shoreline protection in 2029, and \$1.5M for more bulkheading at HOR in 2023. We revisit the CIP each budget cycle to add, delete, or edit project scope, timing, and cost estimates. The 2025-26 Budget is found here:

<https://portlavaca.org/wp-content/uploads/2025/11/BUDGET-25-26-BOOK-binding.pdf> Ports & Harbors begins on page 139.

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

- 1) We have been keeping up with the 2025-2026 oyster harvest, and there has been activity to report.

B) Nautical Landings Building

- 1) 3 November 2025 Barefoot Construction started inspecting the soft spot in the floor in the men's bathroom in the dayroom floor. The decking and joists were rotted from an internal wall water leak.
- 2) April 4, 2026, Barefoot Construction completed the installation of six big windows on the south end of the building.
- 3) July 6, 2026, Edward Jones will be moving out of Suite 3.
- 4) March 30, 2026, Lester Contracting Inc. commenced the back parking lot project, which should be completed by mid-May.

C) Nautical Landings Marina

- 1) Horizon Environmental has been on-site 7 times since the last Port Commission Meeting.

D) Smith Harbor**E) Harbor of Refuge**

- 1) Matt Glaze with Urban Engineering is working on plans for the Harbor of Refuge boat ramp.
- 2) April 3, 2026, Michael Balajka cleaned up the public dock adjacent to track 3.
- 3) April 4, 2026, I met with Mike Reeves from CORE PROJECTS about cameras.

F) To Do List – Raymond Butler

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

ACTION ITEMS: LEASES

6. DISCUSS TERMINATION OF THE EDWARD JONES LEASE, NAUTICAL LANDINGS BUILDING, SUITE 3.

No action taken.

COMMENTS

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 Jim Ward.

Motion passed by the following votes:

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

Voting Nay: None.

Motion carried.

The meeting adjourned at 4:43 p.m.

These minutes were approved on May 19th, 2026.

ATTEST

Raymond Butler, Chairman

Oralia G. Munoz