



REGULAR PORT COMMISSION MEETING

Tuesday, January 20, 2026, at 3:30 p.m.

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 20th day of January 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
Jim Ward	Commissioner
Larry Nichols	Commissioner
Jamie O'Neil	Commissioner
Louis Rubio	Commissioner
Laurie Harvey	Commissioner

And the following Commissioner absent:

Jerry Smith	Commissioner/Secretary
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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 3:31 p.m. and presided.

INVOCATION

Chairman Larry Nichols 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 DECEMBER 16, 2025 - 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 December 16th, 2025, minutes of the Regular Port Commission meeting held on January 20th, 2026, are hereby approved.

Seconded by Commissioner Jim Ward.

Motion passed by the following votes:

Voting Aye: Raymond Buter, Laurie Harvey, Larry Nichols, Jamie O'Neil, Jim Ward, and Louis Rubio

Voting Nay: None

Motion carries.

2. RECEIVE HARBOR MASTER'S INSPECTION / MAINTENANCE REPORT FOR DECEMBER 2025.

Motion was made by Commissioner Jamie O'Neil

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

THAT, the Harbor Master's December 2025 Inspection Reports of the Port Commission Regular meeting held on January 20, 2026, are hereby approved.

Seconded by Commissioner Jim Ward.

Motion passed by the following votes:

Voting Aye: Raymond Buter, Laurie Harvey, Larry Nichols, Jamie O'Neil, 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) 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 January 20th, 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) CDBG-MIT Coastal Resiliency Living Shoreline Project:

There have been 5 Addendums for this Bid. The Bid opening was moved to Friday, January 16, to give bidders more time to get good bids from their subcontractors after the holidays. Jody Weaver presented the bid tabulation at the Port Commission meeting on Tuesday for the Port Commission's review and recommendation to Council for a contract award at the special meeting on January 26. The plans are available at www.civcastusa.com. The Scope is described as follows:

The Work to be performed under these Drawings and Specifications consists of furnishing all labor, materials, and equipment for performing all work required for conducting surveys; protection of the environment, excavation, construction of approximately 2,100 linear feet of rock breakwater and 920 linear cubic yards of fill material for marsh creation, and planting approximately 2.0 acres of low marsh species. The anticipated substantial completion deadline for all work is 230 days from Notice to Proceed.

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

We issued one addendum for this bid to answer questions from the Pre-Bid conference and moved the bid date to Thursday, January 15. Jody Weaver presented the bid tabulation for the Port Commission to review and recommend for award at the meeting on Tuesday. Council will consider an award at their Special Meeting on January 26.

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 Port Commission recommends that Council award a construction contract to Taylor Marine Construction, Inc. to do the base bid and additive alternative for \$407,000.00 for the Shoreline Clean-Up Project.

Seconded by Commissioner Laurie Harvey.

Motion passed by the following votes:

Voting Aye: Raymond Butler, Laurie Harvey, Larry Nichols, Jamie O'Neil, Jim Ward and Louis Rubio

Voting Nay: None

Motion carried.

3) CDBG-MIT Round 2 Application for use of funds for the Replacement of culverts under rail at Corporation Ditch and Voluntary Restoration of

Refuge Shoreline:

We are still waiting for the approval of the Authority to use the Grant Funds (AUGF) document. We have been told to expect this sometime in February. Field Surveying has begun on the Corporation Ditch. They are beginning at the north end, so it will take some time before they make it down to the railroad crossing at the Harbor of Refuge.

4) GLO CEPRA Grant (Harbor of Refuge Shoreline Protection):

No update. Mott McDonald submitted the full USACE permit application on November 5. The file number 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) MBMT Grant Downtown Waterfront Public Access Improvement:

Matt has submitted the final plans for review, and they were attached to the report. The tentative bid schedule is as follows:

Advertisement 1: January 21, 2026

Advertisement 2: January 28

Pre-Bid: January 29

Bid Date: either February 10 or 12

Port Commission Review/Recommendation: February 17

Council Award: either February 23 or March 9

Estimated start of construction: April 2026

6) TxDOT Truck Route Signs:

The posts for the large signs are in, and Wayne is working with Lester Contracting to get a price for them to install the posts and signs for us.

7) Parking area on SBA Steel property at the HOR Boat Ramp:

No update. I still have not heard back from SBA legal team yet regarding a lease or purchase of the property in question at the HOR boat ramp.

8) TxDOT Maritime Division:

As you recall, Jim, Oralia, and I met with several members of the TxDOT 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.

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

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

A) City Harbor

1) 27 October 2025, I spoke with Terence Courtney from The Federation about their lease at City Harbor (the old Evelyn's Building). They have been on a month-to-month basis for about a year, awaiting the completion of the purchase of Miller Seafood. They do want to sign a new lease but are trying to decide whose name it will be under. The Federation or The Co-op. Mr. Courtney asked if I could give him a couple of weeks. I spoke with them on 10 December 2025. We are still working on it.

13 January 2026, we are preparing a new lease under The Federation name for one-year with a one-year option.

2) Lonnie Carriles' lease commenced on 1 January 2026 at CH2 slip, but he has not been able to purchase insurance for his shrimp boat.

B) Nautical Landings Building

1) We are working on a scope to replace six big windows on the south end front of the building and identify the availability of windstorm regulations. The report has been sent to G&W Engineering for review. We received two bids: Barefoot Construction for \$44,898.00, Louger Companies for \$46,456.00, and two no-bids from Wade Wilson & BLS.

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

3) We are starting the bid process for the roof and coating repair.

C) Nautical Landings Marina

1) 16 January 2026 at 2:00 p.m. was the bid opening for the Living Shoreline Project.

2) Horizon Environmental has been on-site 19 times since the last PC meeting.

3) 10 or 12 of February 2026, possible pre-bid meeting for the back parking lot.

D) Smith Harbor

E) Harbor of Refuge

1) 7 August 2024 LCI is still 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.*

ACTION ITEMS: NEW BUSINESS

6. REVIEW BIDS RECEIVED FOR THE CDBG-MIT LIVING SHORELINE PROJECT AND CONSIDER A RECOMMENDATION OF CONTRACT AWARD TO CITY COUNCIL

Motion made by Commissioner Jim Ward

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

THAT, the Port Commission concurs with the recommendation of Mott McDonald and recommend that Council award a contract to Maverick Constructors, LLC., in the amount of \$10,247,134.00 for the Base Bid plus Additive 1, 2, and 3 Bids.

Seconded by Commissioner Larry Nichols

Motion passed by the following votes:

Voting Aye: Raymond Butler, Laurie Harvey, Larry Nichols, Jamie O'Neil, Jim Ward, and Louis Rubio

Voting Nay: None

Motion carries.

7. REVIEW AND DISCUSS QUOTE RECEIVED FROM PILOT ROOFING FOR NAUTICAL LANDING BUILDING

No action taken.

ACTION ITEMS: LEASES

8. REVIEW AND DISCUSS THE FEDERATION LEASE TO DETERMINE THE COST OF THE LEASE

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 Port Commission recommends that we move ahead with the lease document as presented for the amount of \$3,700.00 per month with a one-year lease with a one-year option.

Seconded by Commissioner Jim Ward

Voting Aye: Raymond Butler, Laurie Harvey, Larry Nichols, Jamie O'Neil, Jim Ward, and Louis Rubio

Voting Nay: None

Motion carries.

**9. REVIEW AND DISCUSS EQUALIZER LEASE AT HARBOR OF REFUGE TRACT
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No action taken.

**10. ANNOUNCEMENT BY CHAIRMAN THAT PORT COMMISSION WILL RETIRE
INTO CLOSED SESSION:**

- TO DELIBERATE THE PURCHASE, EXCHANGE, LEASE OR VALUE OF REAL PROPERTY (DELIBERATION IN AN OPEN MEETING WOULD HAVE A DETRIMENTAL EFFECT ON THE POSITION OF THE GOVERNMENTAL BODY IN NEGOTIATIONS WITH A THIRD PARTY), IN ACCORDANCE WITH CHAPTER 551, TITLE 5, SECTION 551.072 OF THE TEXAS GOVERNMENT CODE

Chairman Raymond Butler announced there would be no closed session.

**11. RETURN TO OPEN SESSION AND TAKE ANY ACTION DEEMED NECESSARY
WITH REGARD TO MATTERS IN CLOSED SESSION.**

COMMENTS

12. 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 Louis Rubio.

Motion passed by the following votes:

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

Voting Nay: None.

Motion carries.

The meeting adjourned at 4:44 p.m.

These minutes were approved on February 17th, 2026.

ATTEST:

Raymond Butler, Chairman

Oralia G. Munoz, Administrative Assistant