



REGULAR PORT COMMISSION MEETING

Tuesday, August 18, 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 18th day of August 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, 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
Jamie O'Neil	Commissioner
Laurie Harvey	Commissioner

And the following Commissioners absent:

None.

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 the following items and take any action deemed necessary.

1. APPROVAL OF MINUTES

MINUTES OF THE JULY 21, 2026 – REGULAR PORT COMMISSION MEETING

Motion was made by Commissioner Louis Rubio.

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

THAT, the July 21st, 2026, minutes of the Regular Port Commission meeting held on August 18th, 2026, are hereby approved.

Seconded by Commissioner Jim Ward.

Motion passed by the following votes:

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

Voting Nay: None.

Motion carried.

2. RECEIVE HARBOR MASTER'S INSPECTION / MAINTENANCE REPORT

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

Motion was made by Commissioner Jerry Smith.

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

THAT the Harbor Master's July 2026 Inspection Reports of the Port Commission Regular Meeting held on August 18, 2026, are hereby approved.

Seconded by Commissioner Louis Rubio.

Motion passed by the following votes:

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

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) Port Commission Financial Snapshot
 - A copy of these reports, in their entirety, can be found in the Port Commission Meeting packet dated August 18, 2026.

Agenda item discussed.

No action taken.

4. CITY MANAGER'S REPORT

1.) Community Development Block Grant Mitigation Coastal Resilience Living

Living Shoreline Project:

See the latest weekly Construction Update Report dated 8/11/2026.

Maverick started to haul the stockpiled dredged material from Smith Harbor to Clement Cove today. This material will be used to construct a new marsh area between the reef breakwater and the Clement Cove wetlands.

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

Taylor Marine has completed the removals, and we have received all documents to close out the project. A recommendation to Council to approve the project and release retainage is a separate agenda item in today's agenda.

3.) Community Development Block Grant Mitigation Round 2 -**Replacement of Culverts Under Rail at Corporation Ditch and Voluntary****Restoration of Harbor of Refuge Shoreline:**

The Pre-bid was held on August 6 at 2:30 at City Hall with 2 prospective bidders in attendance. Bids are due on August 20 at 2:30 pm.

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

No Update.

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

The project is complete and is awaiting ADA inspections. We decided to remove the section of shared use path across Live Oak and include it in a future project.

6.) Texas Department of Transportation Truck Route Signs:

Public Works is working with Lester to have them schedule soon to erect the large signs. I saw where the TxDOT contractor had installed one of the new Truck Route signs on SH35 at Virginia, so hopefully they have all the signs in now and will start getting those installed.

7.) Texas Ports Association:

The link to our Ports & Harbors website is still broken on the TPA website, and Jim is having difficulty getting a response from TPA regarding making the correction.

8.) Texas Department of Transportation Maritime Division:

TxDOT has sent us a draft of our Port Profile. Our feedback is vital to verify that we're accurately represented to the Texas Legislature. Please review and provide feedback at the meeting. I need to submit any comments by Tuesday, August 18.
Here is a link to the draft:

<https://app.govisually.com/open/c1b900149aecc4096f52137af1392cf93ba71f1736ab00f097/6a72265127e2db0015381e0c?rm=1>

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

- 1) 13 July 2026 I spoke with Blerim Halili with Prestige Oysters about a sublease for Tract 9 & 9A City Harbor to Maverick Constructors.

10 August 2026, the City of Port Lavaca gave written approval to Prestige Oysters to sublease tract 9 & 9A to Maverick Constructors.

b) Nautical Landings Building

- 1) On 7 July 2026, delivered a new lease for Suite 3 to Zbigniew Zborowski.
- 2) On 5 August 2026, Garcia's AC & Heat installed a new HVAC system in Suite 2.
- 3) 11 August 2026 Consider building a retaining wall on the south side of the building. See attached Scope of Work and photos.

c) Nautical Landings Marina

- 1) Horizon Environmental has not been on-site since the last Port Commission Meeting.
- 2) On 21 July 2026, Maverick Constructors commenced building the Matrix block breakwater.
- 3) 11 August 2026: Review sidewalk drainage issues at Nautical Landings Marina.

d) Smith Harbor

- 1) 29 July 2026: Meeting with Poor Boys Bait (Lencho) to complete planning details on where to put his building, etc.

e) Harbor of Refuge

- 1) Matt Glaze with Urban Engineering is working on plans for the HOR boat ramp.
- 2) On 5 May 2026, I spoke with Matt Salinas about cameras to put on AEP light poles.
- 3) On 7 August 2026, the Alcoa Point Comfort site has an interest in entering into an agreement with the City of Port Lavaca to take all of our mulch from the Harbor of Refuge for use in their mud lakes. This will be free of cost to Alcoa.

f) To Do List – Raymond Butler**ACTION ITEMS:**

6. **REVIEW THE CERTIFICATE OF COMPLETION AND CONSIDER RECOMMENDATION TO CITY COUNCIL FOR APPROVAL AND RELEASE OF THE PROJECT RETAINAGE FOR THE B1 MIP1 CITY OF PORT LAVACA SHORELINE CLEANUP NO. 582-23-42179 - PRESENTER JODY WEAVER**

Motion made by Commissioner Jerry Smith.

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

THAT, the Port Commission recommends that City Council pay the balance of \$40,700.00 for the remainder of the cleanup effort. For approval

and release of the project retainage for the B1 MIP1 City of Port Lavaca Shoreline Cleanup NO. 582-23-42179.

Seconded by Commissioner Jim Ward.

Motion passed by the following votes:

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

Voting Nay: None.

Motion carried.

7. CONSIDER CHANGING THE STARTING TIME FOR THE REGULAR PORT COMMISSION MEETINGS FROM 3:30 TO 3:00 P.M. - PRESENTER JODY WEAVER

City Manager Jody Weaver asked for this item to be passed. Commissioner Jamie O'Neil stated that the meeting would remain at 3:30 pm

No action necessary and none taken.

ACTION ITEMS: LEASES

8. CONSIDER A NEW LEASE WITH SOMETHING MORE MEDIA AT NAUTICAL LANDINGS BUILDING STE. 4 - PRESENTER JODY WEAVER

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 that City Council agree to a 2-year lease with a one-year option with Something More Media at Nautical Landings Building, Ste. 4.

Seconded by Jerry Smith

Motion passed by the following votes:

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

Voting Nay: None.

Motion carried.

COMMENTS

9. COMMENTS FROM COMMISSIONERS

Agenda item discussed.

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 Laurie Harvey

.Motion passed by the following votes:

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

Voting Nay: None.

Motion carried.

The meeting adjourned at 5:04 p.m.

These minutes were approved on September 15th, 2026.

ATTEST:

Raymond Butler, Chairman

Oralia G. Munoz, Exec. Admin. Asst.