



## REGULAR PORT COMMISSION MEETING

Tuesday, September 16, 2025 at 3:30 PM  
City Council Chambers | 202 N. Virginia Street, Port Lavaca TX 77979

---

### PUBLIC NOTICE OF MEETING

---

**The following item will be addressed at this or any other meeting of the Port Commission upon the request of the chairman, any member(s) of Port Commission and/or the City Attorney:**

*Announcement by the Chairman that Port Commission will retire into closed session for consultation with City Attorney on matters in which the duty of the attorney to the Port Commission under the Texas disciplinary rules of professional conduct of the state bar of Texas clearly conflicts with the open meetings act (title 5, chapter 551, section 551.071(2) of the Texas government code).*

**(All matters listed under the Consent Agenda item are routine by the Port Commission and will be enacted by one motion. There will not be separate discussion of these items. If discussion is desired, that item will be removed from the Consent Agenda and will be considered separately.)**

### AGENDA

*Port Commission will consider/discuss the following items and take any action deemed necessary.*

#### MEETING PROCEDURE

*Public notice is hereby given that the Port Commission of the City of Port Lavaca, Texas, will hold a meeting TUESDAY, SEPTEMBER 16, 2025, beginning at 03:30 p.m., at the regular meeting place in Council Chambers at City Hall, 202 North Virginia Street, Port Lavaca, Texas to consider the following items of business:*

*The meeting will also be available via the video conferencing application "ZOOM".*

*Join Zoom Meeting:*

<https://us02web.zoom.us/j/81403405907?pwd=kYvAvraq4J4QmGO37NCmdatB1Dlax1.1>

*Meeting ID:* 814 0340 5907

*Passcode:* 000353

*One tap mobile*

*+13462487799,,81403405907#,,,,\*000353# US (Houston)*

**CALL TO ORDER**

**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/DISCUSS THE FOLLOWING ITEMS AND TAKE ANY ACTION DEEMED NECESSARY.**

1. APPROVAL OF MINUTES
  - A) MINUTES OF AUGUST 15, 2025 - SPECIAL PORT COMMISSION MEETING
  - B) MINUTES OF AUGUST 19, 2025 - REGULAR PORT COMMISSION MEETING
2. RECEIVE HARBOR MASTER'S INSPECTION / MAINTENANCE REPORT FOR AUGUST 2025.

**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
4. CITY MANAGER'S REPORT
  - 1.) TPWL Grant – Renovations to Nautical Landings Marina Breakwater
  - 2.) CDBG-MIT Coastal Resiliency Living Shoreline Project
  - 3.) Restore (cleanup of old barge(s) in Smith Harbor)
  - 4.) CDBG- MIT Round 2 Application for use of funds for Replacement of culverts under rail at Corporation Ditch and Voluntary Restoration of Refuge Shoreline
  - 5.) GLO CEPRA Grant (Harbor of Refuge Shoreline protection)
  - 6.) MBMT Grant Downtown Waterfront Public Access Improvement
  - 7.) TxDOT Truck Route signs
  - 8.) Parking area on SBA Steel property at the Harbor of Refuge boat ramp
  - 9.) TxDOT Maritime Division
  - 10) Review 2025-2026 Ports & Harbor's Budget and 5 year CIP
  - 11) Below is a link the adopted 5-year Capital Improvement Plan. The Ports & Harbors is on pages 99-110.  
[https://portlavaca.org/wp-content/uploads/2025/08/CAPITAL-IMPROVEMENT-PROGRAM-26\\_30.pdf](https://portlavaca.org/wp-content/uploads/2025/08/CAPITAL-IMPROVEMENT-PROGRAM-26_30.pdf)
  - 12) Below is a link to the proposed 2025-26 Budget, which passed the 1st reading of Council on September 8. The second reading is scheduled for September 22. The Ports & Harbors is on pages 140-146.

<https://portlavaca.org/wp-content/uploads/2025/08/BUDGET-25-26-BOOK-.pdf>

5. RECEIVE HARBOR MASTER'S OPERATIONS, PROMOTION/DEVELOPMENT ACTIVITY REPORT
  - a) City Harbor
  - b) Nautical Landings Building
  - c) Nautical Landings Marina
  - d) Smith Harbor
  - e) Harbor of Refuge

#### **ACTION ITEMS: NEW BUSINESS**

6. CONSIDER AWARD OF TASK ORDER # 39 TO URBAN ENGINEERING FOR \$24,775.00 TO PROVIDE ENGINEERING SERVICES FOR THE CONSTRUCTION OF ADDITIONAL BULKHEADING ON THE NORTH SIDE OF SMITH HARBOR.
7. DISCUSS PROJECT SCOPE FOR THE "PUBLIC ACCESS BOARDWALK AT SMITH HARBOR" FOR FUNDING WITH A CMP CYCLE 31 GLO GRANT AND IDEAS FOR FUTURE USE OF SMITH HARBOR.

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

8. CONSIDER APPROVAL OF A ONE YEAR LEASE OF TRACT 11 AT HARBOR OF REFUGE TO ENCORE WITH A ONE-YEAR OPTION TO EXTEND.
9. DISCUSS POTENTIAL LEASE OF TRACT 3 AT THE HARBOR OF REFUGE
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
11. RETURN TO OPEN SESSION AND TAKE ANY ACTION DEEMED NECESSARY WITH REGARD TO MATTERS IN CLOSED SESSION.

#### **COMMENTS**

12. COMMENTS FROM COMMISSIONERS

**ADJOURNMENT****CERTIFICATION OF POSTING NOTICE**

This is to certify that the above notice of a regular meeting of The Port Commission of The City of Port Lavaca, scheduled for **Tuesday, September 16, 2025**, beginning at 3:30 p.m., was posted at city hall, easily accessible to the public, as of **5:00 p.m. Wednesday, September 10, 2025**.

/s/ Oralia G. Munoz

*Oralia G. Munoz, Administrative Assistant*

**ADA NOTICE**

The Port Lavaca City Hall and Council Chambers are wheelchair accessible. Access to the building is available at the primary north entrance facing Mahan Street. Special parking spaces are located in the Mahan Street parking area. In compliance with the Americans with Disabilities Act, the City of Port Lavaca will provide for reasonable accommodations for persons attending meetings. To better serve you, requests should be received 24 hours prior to the meetings. Please contact City Secretary Mandy Grant at (361) 552-9793 Ext. 230 for assistance.

---