



REGULAR PORT COMMISSION MEETING

Tuesday, August 19, 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, AUGUST 19, 2025 beginning at 3:30 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/84206975209?pwd=ClCq7zb2eTJgIJbeX3Win0Gr2WjOop.1>

Meeting ID: 842 0697 5209

Passcode: 715422

One tap mobile

+13462487799,,84206975209#,,,*715422# US (Houston)

+12532158782,,84206975209#,,,*715422# US (Tacoma)

Dial by your location

• +1 346 248 7799 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 JULY 15, 2025 - REGULAR PORT COMMISSION MEETING
2. RECEIVE HARBOR MASTER'S INSPECTION / MAINTENANCE REPORT FOR JULY 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 the 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 funding: Replace culverts under rail at Corporation Ditch and Voluntary Restoration of Harbor 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

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. DISCUSS POTENTIAL CAPITAL IMPROVEMENT PROJECT TO CONSTRUCT BULKHEADING ALONG THE NORTH SIDE OF SMITH HARBOR AND RELOCATE POOR BOY'S BAIT
7. DISCUSS FLEETING AND MOORING POLICY IN PORTS & HARBORS

ACTION ITEMS: LEASES

8. RECEIVE 90-DAY ADVANCE LEASE EXTENSION REQUESTS FROM:
 - 1) SOMETHING MORE MEDIA with the one-year extension, this lease will expire on September 30, 2026.
 - 2) BAY LTD. with the one-year extension, this lease will expire on October 31, 2026.
 - 3) PORT LAVACA PLUMBING with the one-year extension, this lease will expire on October 31, 2026.
 - 4) SPIRETEK with the one-year extension, this lease will expire on October 31, 2026.
9. DISCUSS NEW LEASE TERMS FOR POOR BOY'S BAIT
10. DISCUSS LEASE OF HARBOR OF REFUGE TRACTS 3 AND 11 BY ENCORE, LLC
11. 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

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

COMMENTS

13. 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, August 19, 2025**, beginning at 3:30 p.m., was posted at City Hall, easily accessible to the public, as of **4:30 p.m. Friday, August 15, 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.
