



PORT COMMISSION REGULAR MEETING

Tuesday, October 05, 2021 at 10:00 AM

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.

COVID-19 MEETING PROCEDURE

Public notice is hereby given that the Port Commission of the City of Port Lavaca, Texas, will hold a meeting WEEKDAY, MONTH DAY, 2021 beginning at 10:00 a.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:

Due to COVID-19 concerns, social distancing guidelines will be encouraged for in-person attendance. The meeting will also be available via the video conferencing application "ZOOM".

Join Zoom Meeting:

<https://us02web.zoom.us/j/84071741209?pwd=WGJPMCSvK0dYWGJrUjI1K0VyVWlNQQT09>

Meeting ID: 840 7174 1209

Passcode: 937689

One Tap Mobile

13462487799,,84071741209#,,,937689# US (Houston)

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 on Zoom by logging on with your computer and/or smart phone as described in the zoom invitation below or on Facebook Live through the comment section, which will be monitored and answered. As appropriate.*

CONSENT AGENDA

1. MINUTES OF REGULAR MEETING SEPTEMBER 7, 2021.
2. RECEIVE HARBOR MASTER'S INSPECTION / MAINTENANCE REPORT

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
 - f) Profit and Loss Cash Flow Report
4. RECEIVE STATUS REPORTS OF CAPITAL IMPROVEMENT PROJECTS
 - a) Upper Docks at City Harbor
 - b) Dredging of Smith Harbor
 - c) Renovations to Nautical Landings Marina Break-water - TPWL Grant
 - d) Improvements to the Nautical Landings Marina Building
 - e) CDBG-MIT Coastal Resilience Project / Restore Project
5. RECEIVE STATUS REPORTS ON SPECIAL PROJECTS
 - a) Voluntary Restoration of disturbed final cover at the Harbor of Refuge Tract 16.
 - b) Limited Phase II Environmental Site Assessment of Harbor of Refuge Tracts 16, 17, and 17A.
 - c) Proposed Air Burner for Brush Operations and Cleanup at the Harbor of Refuge.
6. 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

RECEIVE REPORTS AND DISCUSS STATUS OF LEASES: Presenter Jim Rudellat

7. CONSIDER RENTAL RATES AND TERMS FOR THE FOLLOWING NEW LEASES
 - a) Spiretek – Suite 2
 - b) Bay Ltd – Suite 5

- c) Port Lavaca Plumbing – Suite 1D
- d) Shrimp boat slip for Aucencio Rubio (Smith Harbor)

8. CONSIDER RENTAL MARKET RATE FOR TRACT 3, 11 AND 12 OF THE HARBOR OF REFUGE
9. CONSIDER RENTAL MARKET RATE FOR TRACTS 9 AND 10 OF CITY HARBOR
10. REPORT ON HIRING SPECIAL COUNSEL FOR PORT COMMISSION TENANTS THAT REFLECT CONFLICT OF INTEREST WITH THE CITY ATTORNEY
11. ANNOUNCEMENT BY THE CHAIRMAN THAT THE PORT COMMISSION WILL RETIRE TO CLOSED SESSION

FOR CONSULTATION WITH ATTORNEY ON A MATTER IN WHICH THE DUTY OF THE ATTORNEY TO THE GOVERNING BODY, UNDER THE TEXAS DISCIPLINARY RULES OF PROFESSIONAL CONDUCT OF THE STATE BAR OF TEXAS, CLEARLY CONFLICTS WITH THE OPEN MEETINGS ACT, IN ACCORDANCE WITH TITLE 5, CHAPTER 551, SECTION 551.071(B) OF THE TEXAS GOVERNMENT CODE

12. RETURN TO OPEN SESSION AND TAKE ANY ACTION NECESSARY ON ITEM DISCUSSED IN CLOSED SESSION

ACTION ITEMS: NEW BUSINESS

13. CONSIDER ESTABLISHING A NEW MONTHLY DATE AND TIME FOR REGULAR PORT COMMISSION MEETINGS

COMMENTS

14. 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, OCTOBER 07, 2021**, beginning at 10:00 a.m., was posted at city hall, easily accessible to the public, as of **5:00 p.m. Friday, OCTOBER 01, 2021**.

Rachel Garza, *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.
