



## REGULAR PORT COMMISSION MEETING

Tuesday, February 21, 2023, at 10:00 AM

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 21<sup>st</sup> day of February 2023, the Port Commission of the City of Port Lavaca, Texas, convened in regular session at 10:00 a.m. in the regular meeting place in City Council Chambers at City Hall, 202 North Virginia Street, Port Lavaca, Texas, with the following Commissioners in attendance:

#### ROLL CALL:

Alex Davila	Commissioner / Chairman
Raymond Butler	Commissioner / Secretary
Mike McGuire	Commissioner
Michael Kovarek	Commissioner
Sue Traylor	Commissioner
Larry Nichols	Commissioner

And with the following Commissioner absent:

Jaimie O'Neil	Commissioner
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#### CONSENT AGENDA

##### 1. APPROVAL OF MINUTES

##### a) MINUTES OF JANUARY 17, 2023 - REGULAR MEETING

Motion made by Commissioner McGuire

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

THAT, the minutes of the Port Commission regular meeting held on February 21<sup>st</sup>, 2023, are hereby approved.

Seconded by Commissioner Butler.

Motion passed by the following vote.

Voting Aye: Alex Davila, Mike McGuire, Raymond Butler, Sue Traylor, Larry Nichols, and Mike Kovarek.

Voting Nay: None

## **2. RECEIVE HARBOR MASTER'S INSPECTION / MAINTENANCE REPORT**

Motion made by Commissioner McGuire

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

THAT, the Harbor Master's Inspection Report of the Port Commission regular meeting held on February 21<sup>st</sup>, 2023, are hereby approved.

Seconded by Commissioner Butler.

Motion passed by the following vote.

Voting Aye: Alex Davila, Mike McGuire, Raymond Butler, Sue Traylor, Larry Nichols, and Mike Kovarek.

Voting Nay: None

## **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's meeting packet dated February 21, 2023.

Agenda item discussed.

No action was taken.

### **4. ACTION ITEMS: RECEIVE STATUS REPORTS**

- a) Renovations to Nautical Landings Marina Breakwater - Presenter Jody Weaver

**TPWL GRANT — NAUTICAL LANDINGS BREAKWATER**

- Matt Glaze reports that we have received construction approval from the THC and he has received comments back (received on 2/17) from the environmental submittal and he is working on a response.

**b) CDBG-MIT Coastal Resilience Project / Restore Project - Presenter Jody Weaver****CDBG-MIT Coastal Resiliency**

- We have a progress meeting scheduled with Mott McDonald on February 22 at 10:30 am to review the analysis results of the alternatives selected for review at the last meeting.

**RESTORE**

- UPDATE!! We are in receipt of the DRAFT contract with TCEQ for the \$500,000 ReStore Grant program. We are reviewing this and will get back to TCEQ with comments asap. The next step involves the environmental review.

**c) Discuss reports prepared by Valbridge property advisors - Presenter Jody Weaver**

At the end of July, we received 4 reports from Valbridge:

- Harbor of Refuge
- City Harbor
- Smith Harbor & Cottage Cove Tracts
- Nautical Landings

These were emailed to each board member asking for comments. No comments from board members have been received to date. Jim Rudellat has spent some time reviewing the reports and I hope to look at them each closer this weekend. I need to gather all comments and submit them to Valbridge next week. Valbridge did say that if they have overlooked anything in providing information that we were hoping for, to just let them know and they will do their best to address any issues.

- Chairman Davila requested a Workshop be scheduled at the end of February 2023.

**5. ACTION ITEM - RECEIVE STATUS REPORTS ON SPECIAL PROJECTS**

- a) Status report regarding TCEQ inspection in June 2022 of Tract 17 and 17Ar  
- Presenter Jody Weaver

**TCEQ inspection of Tracts 17 and 17A in June 2022:**

- On Jan. 31, we submitted to TCEQ
  - a) a copy of the Special Waste Profile and Laboratory Report on the samples taken on the debris collected.
  - b) a copy of the Service Order for Republic to pick up and dispose of the debris at the Victoria Landfill
- On February 8, we submitted the weight ticket and waste manifest for the disposal by Republic.
- Encore has been working to get the Tract 17 and 17A area prepared so they can be fully off that land.
- We received questions and comments back from the TCEQ Municipal Solid Waste Division on the request to disturb cover/voluntary restoration. Matt is working through those questions to prepare a response.

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

**A) City Harbor**

- 1) 2/14/23 - Alby's Seafood in Rockport inquired about track 9.
- 2) Wild Reef Seafood wants to continue month to month lease.
- 3) Miller Seafood lease, exercise option.

**B) Nautical Landings Building**

- 1) 2/15/23 - Pre-Construction meeting Barefoot Construction.
- 2) 2/16/23 - Barefoot Construction commenced work.

**C) Nautical Landings Marina**

- 1) Matt Estes - City Attorney awaiting probate.
- 2) Abandon boat – found owner, in process of auction sale.
- 3) Horizon Environmental has been onsite 20 times since last PC meeting.

**D) Smith Harbor**

- 1) Dredge spoils waiting for it to dry out before shaping up piles.

**E) Harbor of Refuge**

- 1) Aerial spraying.
- 2) LCI has been hauling fill material & stockpiling.
- 3) 2/13/23 - Gonzales Contracting started spreading dirt.
- 4) Clean up track 11, 14 brush staging area Public Works started cleaning.
- 5) Alcoa should be moving the mulch by the end of February 2023.
- 6) Encore Dredging – cleaning, moving equipment to track 11.

**COMMENTS**

**7. COMMENTS FROM THE COMMISSIONERS**

No Comments

**ADJOURNMENT**

Commissioner Nichols made a motion to adjourn the meeting.

Commissioner Kovarek seconded this motion.

Motion passed by the following vote:

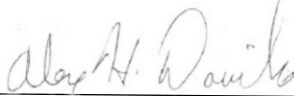
Voting Aye: Alex Davila, Mike McGuire, Raymond Butler, Sue Traylor, Larry Nichols, and Mike Kovarek.

Voting Nay: None

Meeting adjourned at 10:50 a.m.

These minutes were approved on March 21, 2022.

ATTEST:

  
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Alex Davila, Chairman

  
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Rachel Garza, Admin. Assistant