



REGULAR PORT COMMISSION MEETING

Tuesday, November 16, 2021 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 §

MINUTES OF 11/16/2021 REGULAR PORT COMMISSION MEETING

The agenda having been properly posted, Chairman Alex Davila called the meeting to order at 10:03 A.M. on Tuesday, November 16, 2021. Members attending were Commissioner David Roberts, Commissioner Mike McGuire, Commissioner Michael Kovarek, Commissioner Larry Nichols, and Commissioner Jamie O'Neil. City Staff attending were, Interim City Manager Jody Weaver, Finance Director Susan Lang, Harbor Master Jim Rudellat and Rachel Garza. Visitors in attendance Matt Glaze, Urban Engineering and Christian Malbrough, GIS Engineering.

Absent Member: Commissioner Sue T aylor

CONSENT AGENDA

1. APPROVAL OF MINUTES
 - a) MINUTES OF THE REGULAR MEETING OCTOBER 5, 2021
 - b) MINUTES OF THE SPECIAL PORT COMMISSION MEETING OCTOBER 19, 2021

*A motion was made to approve the minutes by Commissioner Mike McGuire, Seconded by Commissioner David Roberts.
Motion Carries.*

2. HARBOR MASTER REPORTS.
*Checklist submitted by Jim Rudellat, Harbor Master.
Commissioners discussed this agenda item.
No action necessary and none taken.*

REPORTS

3. RECEIVE FINANCIAL REORTS 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

Motion to table until Special Port Commission Meeting, December 7, 2021, at 10:00 am.

*Motion was made by Commissioner Larry Nichols, Seconded by Commissioner Mike Kovarek.
Motion Carries.*

4. RECEIVE STATUS REPORTS OF CAPITAL IMPROVEMENT PROJECTS.

a) Upper Docks at City Harbor

The pre-construction meeting was held on 11-10-21. Staff Concrete intends to start 11-15-21.

b) Renovations to Nautical Landing Marina Breakwater, TPWL Grant

The plans are complete awaiting Texas Parks and Wildlife approval to bid the project.

Working on completing documents for approval including Texas Historical Commission & Section 7 Environmental Assessment.

c) Disposal of dredge materials at Smith Harbor

Derrick Construction completed dredging on 9/23/21. Eddie Fisher completed the final hydrographic survey. Waiting on documents to close out the project.

d) Repairs at tracts 9 and 10

Motion to authorize Jim Rudellat to obtain three (3) bids for repairs to Tracts 9 & 10.

*Motion was made by Commissioner Mike McGuire and Seconded by David Roberts,
Motion Carries.*

e) Repair of hill at Scully's

Motion to authorize Jim Rudellat to move forward with Phillip Gonzales to repair the washes and add the edging.

*Motion was made by Commissioner Mike McGuire and Seconded by David Roberts.
Motion Carries.*

f) Improvements to the Nautical Landings Marina Building

Barefoot Construction will begin door replacement.

g) Moorings for Poor Boy's Bait

Motion to authorize Jim Rudellat to acquire up to 5 pilings at a reasonable price.

*Motion was made by Commissioner Mike McGuire and Seconded by Commissioner Mike Kovarek.
Motion Carries.*

h) CDBG-MIT Coastal Resilience Project / Restore Project

We are still waiting on receipt of the grant contract documents from the GLO for this 13.6M CDBG-Mitigation Grant. There is no action to be taken until we receive this contract from the GLO. After that we can begin negotiations with the selected engineer, Mott McDonald, for professional engineering services for the project.

RESTORE: The revised application has been submitted and we are waiting on it's review by TCEQ.

5. RECEIVE STATUS REPORTS ON SPECIAL PROJECTS.

a) Voluntary Restoration of disturbed final cover at the Harbor of Refuge Tract 16

Randy Boyd has paid an additional \$15,000 and signed a letter acknowledging that this project and other things will be accomplished by no later than December 15, 2021. Jim Rudellat will keep in touch with RLB and be on site with Matt Glaze to make sure the work is completed properly. Recall that the scope includes providing 18" of clay soil and 6" of topsoil over an area about 150' x 95' and graded to drain.

b) Limited Phase II Environmental Site Assessment of Harbor of Refuge Tracts 16, 17, and 17A.

There is no activity to report on this item.

As you recall, earlier this year we contracted with CRG Texas Environmental Services to perform a Limited Phase II Environmental Site Assessment/TRRP Applicability Determination Report on the referenced site. This report was submitted to TCEQ in early July, requesting TCEQ consider exclusion of this site from further action under TRRP (Texas Risk Reduction Program).

It was my understanding from our consultant CRG that TCEQ had until November 1 to respond, however I have not heard anything. John Hogue is on vacation this week, but I will try to get an update prior to the Port Commission Meeting next week.

c) Proposed Air Burner for Brush Operations and Cleanup at the Harbor of Refuge.

Air Burner status:

Jody Weaver is waiting to get information back from Victoria Electric Coop on an estimated cost to bring 3-phase power to the County's former landfill site, so the air burner can be powered with electricity. Wayne Shaffer did meet with Commissioner Vern Lyssy a couple weeks ago and conceptually identified a location for the burner. They discussed working together to establish a brush/tire/recycle facility for all County residents. We are not sure yet whether improvement to the access drive over the railroad from SH 87 is feasible, so access will probably be from Westerland Grade/Landfill Road. I have mentioned to Mike Reeves with Republic that access may only be available from the Landfill Road, and he will let me know if that will be an issue or not. Jim Rudellat is working to get pricing to haul chips to Republic in Bloomington. We are limiting the contract to \$50,000 so we do not have to advertise in the newspaper with a full competitive bid package.

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

a) City Harbor

- *September 30, 2021, Gonzales Contracting looked over washes behind bulkhead on track 9 and the wash out behind Scully's.*
- *November 10, 2021, Pre-Construction meeting on high dock.*

b) Nautical Landings Building

- *November 15, 2021 - Barefoot Construction will start door replacement.*
- *November 9, 2021 - Allied Universal to sign lease for G4S.*
- *November 8, 2021 - Council Ratified the below leases.*
Port Lavaca Plumbing.
Bay Ltd.
Spiretek

c) Nautical Landings Marina

- *Awaiting sign and surrender of title from Dominic Diodato.*
- *Matt Estes Estate - City Attorney is getting signatures from family.*
- *Working with Colin Rangnow to locate the owner of the abandon boat*
- *Horizon Environmental been onsite 0 times since last PC meeting.*

d) Smith Harbor

- *Poor Boys Bait needs 5 pilings (plus shopping cost).*

e) Harbor of Refuge

- *Shopping cost for mulch loading & hauling to Victoria Landfill.*
- *Chief Rangnow and Wayne Shaffer are researching for cameras.*

7. ANNOUNCEMENT BY THE CHAIRMAN THAT THE PORT COMMISSION WILL RETIRE TO CLOSED SESSION

Chairman Alex Davila, announced that Port Commission would retire into closed session at 11:02 a.m.

8. RETURN TO OPEN SESSION AND TAKE ANY ACTION NECESSARY ON ITEM DICUSSED IN CLOSED SESSION

Chairman Alex Davila announced that Port Commission was back in open session at 11:49 a.m. and there would be no action taken with regard to matters discussed in closed session.

NEW BUSINESS

9. SCHEDULE SPECIAL MEETING TO REVIEW PROPOSALS FOR TRACT 3 AND 7 FOR HARBOR OF REFUGE

Tabled until Special Port Commission Meeting, December 7, 2021, at 10:00 am.

COMMENTS

10. COMMENTS FROM THE COMMISSIONERS

No Comments.

ADJOURNMENT

A motion was made by Commissioner Mike McGuire to adjourn the meeting. It was seconded by Commissioner Larry Nichols. The meeting was adjourned at 11:52 A.M.